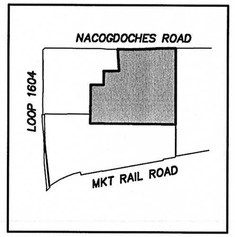
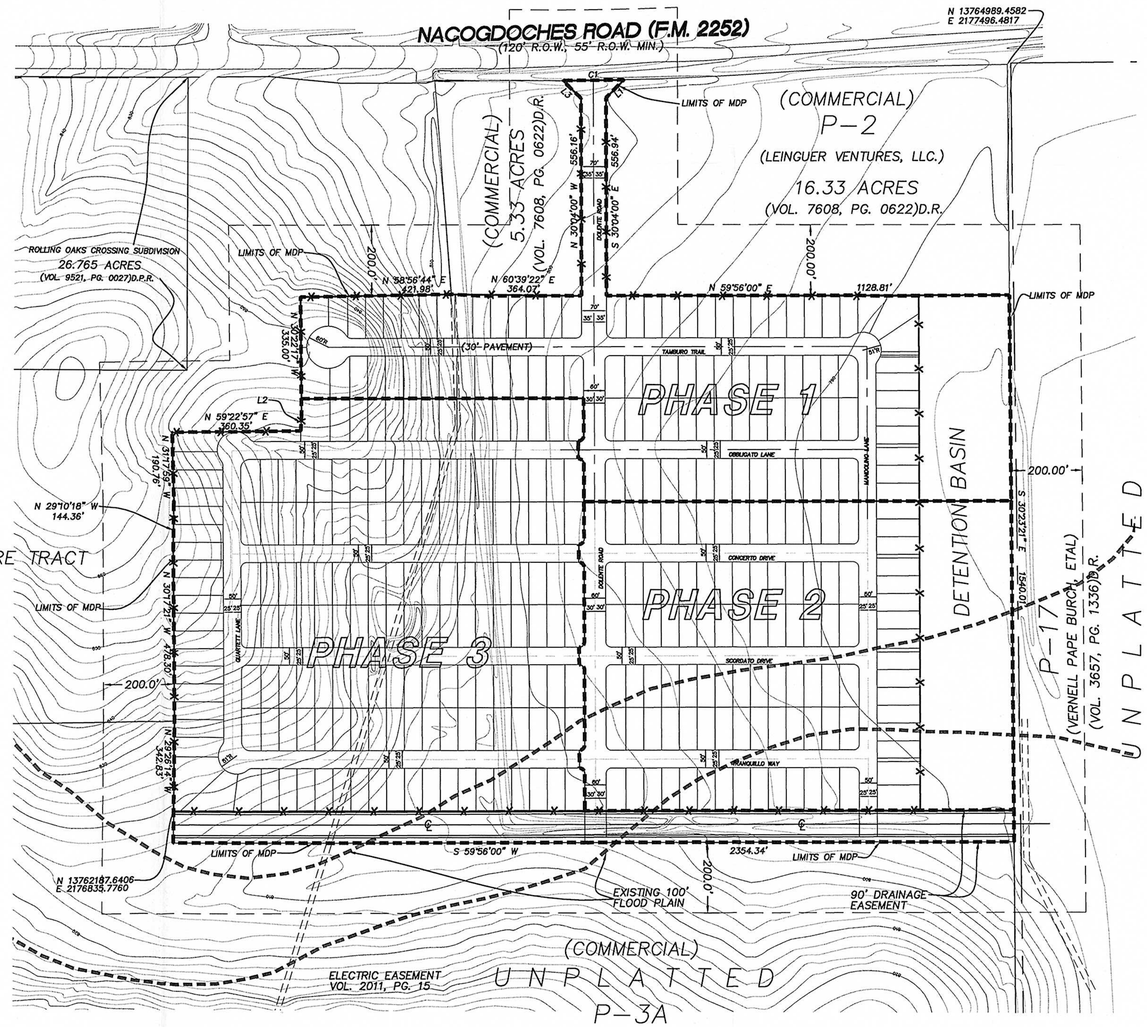
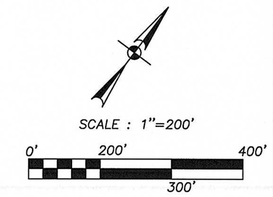


LOCATION MAP

SCALE: 1"=2000'





LEGEND

- PHASE LINES
- —X—X— 8' PRIVACY FENCE

LINE TABLE		
LINE	LENGTH	BEARING
L1	71.39'	N14°23'24"E
L2	42.75'	N26°59'44"W
L3	70.59'	N75°09'55"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	170.01'	7709.44'	85.01'	1°15'49"	170.01'	N59°17'22"E

DENSITY TABLE				
PHASE	LAND USE	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.
1	RESIDENTIAL	22.25	97	4.36
2	RESIDENTIAL	24.02	100	4.16
3	RESIDENTIAL	34.63	168	4.85
	TOTAL	80.90	365	4.51

REVISION HISTORY

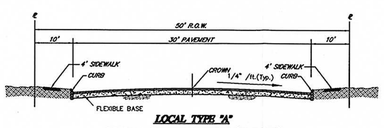
MDP	ACCEPTED DATE

PLAN HAS BEEN ACCEPTED BY
COSA
2/23/05 760A
(date) (number)
If no plats are filed, plan will expire
On 8/25/06
1st plat filed on

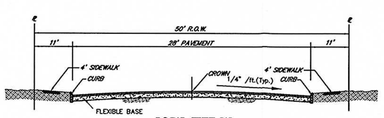
NOTES:

1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY CCMA
3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
9. SPECIFIC LOT BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
11. DEVELOPER WISHES TO PAY FEE IN LIEU OF 3.39 AC. OF PARK LAND DEDICATION IN ACCORDANCE WITH SECTION 35-503 (C).
12. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

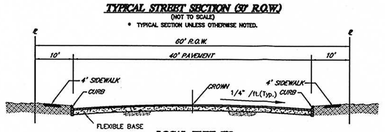
DEVELOPER: LEINGUER VENTURES, LLC.
AGENT: JOEY GUERRA
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217



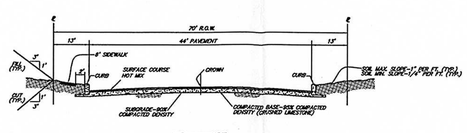
LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)



LOCAL TYPE "A"
TYPICAL STREET SECTION (50' R.O.W.)
(NOT TO SCALE)
* TYPICAL SECTION UNLESS OTHERWISE NOTED.



LOCAL TYPE "B"
TYPICAL STREET SECTION (60' R.O.W.)
(NOT TO SCALE)



COLLECTOR
TYPICAL STREET SECTION (70' R.O.W.)
(NOT TO SCALE)

M.D.P. # 760A

REVISIONS:
ENTRY DRIVE MODIFICATION-7/14/03
BOUNDARY MODIFICATION-2/07/05

PAPE-DAWSON ENGINEERS
1965-2005 • 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

ROLLING MEADOWS
SAN ANTONIO, TEXAS
MASTER DEVELOPMENT PLAN

JOB NO.	5652-01
DATE	FEBRUARY 2005
DESIGNER	RG
CHECKED CV	DRAWN MK
SHEET	1

Date: Feb 18, 2005, 4:34pm User ID: CVanheerde
File: P:\56\52\01\DESIGN\CIVIL\M0565201.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

CITY OF SAN ANTONIO

February 23, 2005

Mr. Chris Van Heerde

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Rolling Meadows MDP # 760A

Dear Mr. Van Heerde:

The City Staff Development Review Committee has reviewed the Rolling Meadows Master Development Plan, M.D.P. # 760A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278.

- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- Development Services, Engineering Street and Drainage Section and TIA have indicated as part of their conditional approval, the following shall be met by the developer at the time of final plat submittal:

  1. Pre-Development % of Impervious Cover will be required at the platting stage.

  2. Clarification of the 21.55 Acres of Lewisville silt clay will be required at the platting stage.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

3. During the platting stage, a drainage study with a drainage area map showing the path of Tc will be required. This is to verify the overland flow of 20 min. in both Pre and Post Conditions.

TIA

It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats at the technical reviewing stage. This includes such items as intersection sight distances, street design and pavement requirements, traffic calming, cul-de-sac requirements, knuckle requirements, and right-of-way requirements.

This property is proposed to consist of 365 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 367 peak hour trips. A new collector street will extend from Nacogdoches Road (FM 2252) to the first cross street within the subdivision. Two stub-out streets will be provided to the southeast of the property for additional connectivity.

The following on-site improvements, as well as, improvements along the project limits are necessary before the completion of the Rolling Meadows Subdivision, at no cost to the City of San Antonio:

1. A right-turn deceleration lane shall be installed for northbound Nacogdoches Road at the main entrance to this subdivision.

2. The City of San Antonio recommends the installation of a left-turn lane for the main entrance on southbound Nacogdoches Road.

- The Parks and Recreation Department as part of their conditional approval impose the following:

  1. Rolling Meadows is a proposed subdivision of 365 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Rolling Meadows has a park dedication requirement of 3.3 acres of parkland or the equivalent fee in-lieu of dedication.

  2. Prior to the recordation of the first plat filed under this Plan, a fee in-lieu of dedication in the amount of $20,475.97 is to be paid to the Parks and Recreation department for the remaining dedication requirement of 3.3 acres.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County