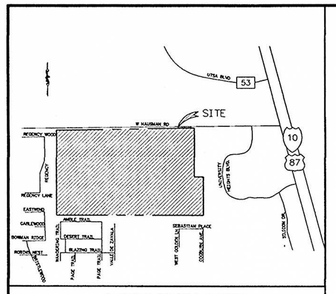
THE PARK AT UNIVERSITY HILLS SUBDIVISION

MASTER DEVELOPMENT PLAN # 767B

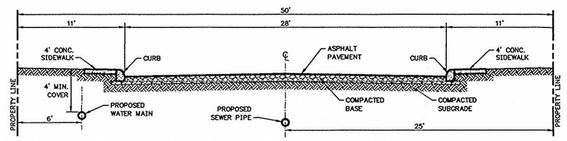
DATE : MAY 2005



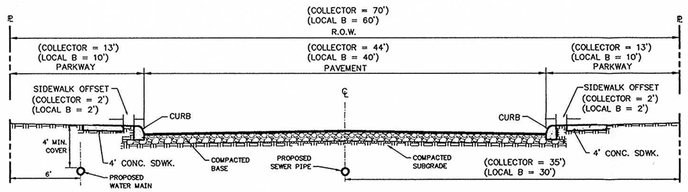
LOCATION MAP N.T.S.

SCALE: 1" = 200'

200 0 100 200



TYPICAL LOCAL "A" STREET CROSS-SECTION



TYPICAL COLLECTOR & LOCAL "B" STREET CROSS SECTION

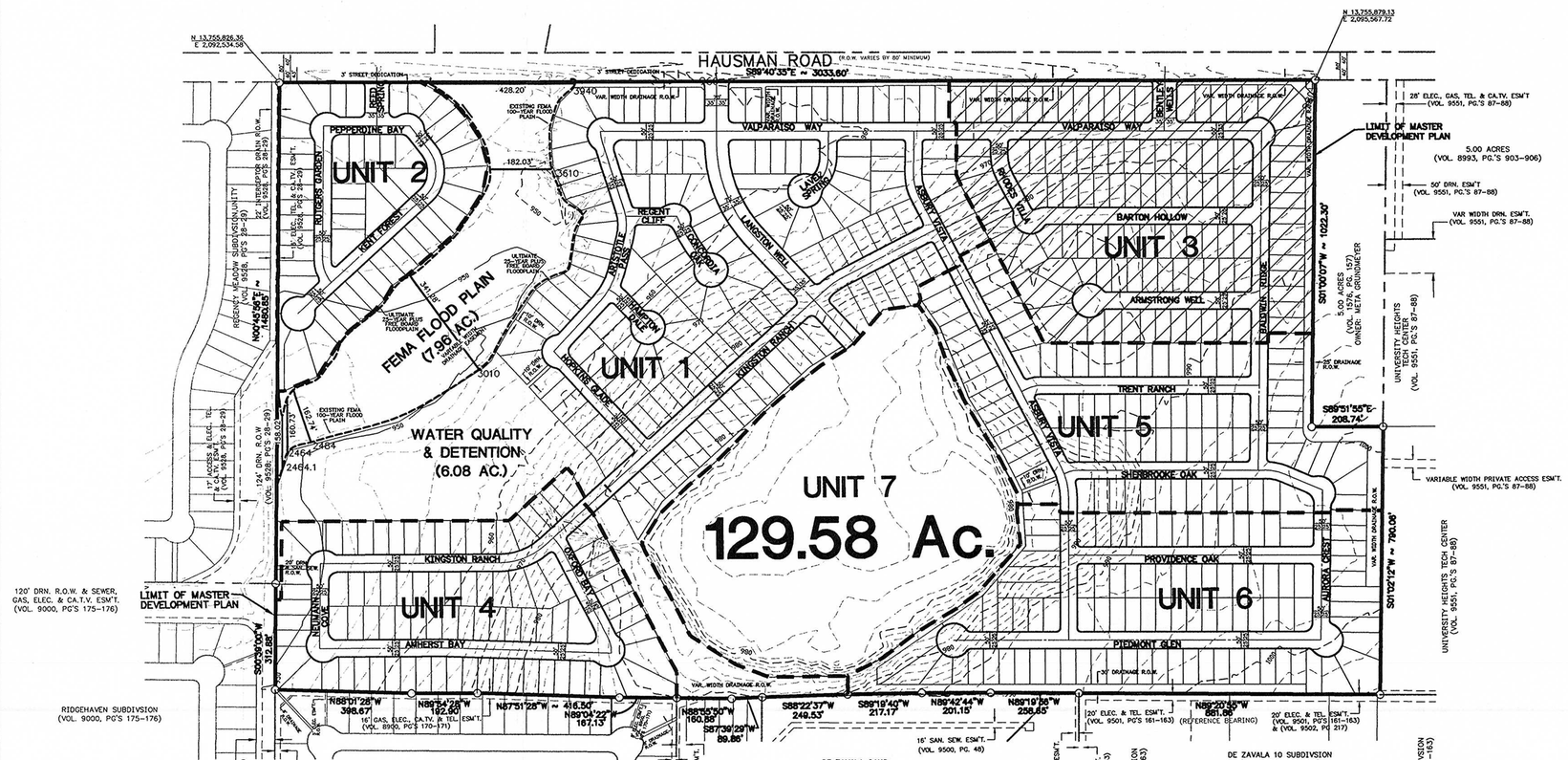
PLAN HAS BEEN ACCEPTED BY
COSA
6/17/05 767B
(date) (number)
If no plats are filed, plan will expire
On 12/17/06
1st plat filed on

OWNER & DEVELOPER

CENTEX REAL ESTATE CORP.
CONTACT PERSON: TREY MARSH
1354 N. LOOP 1604 EAST, STE. 108
SAN ANTONIO, TEXAS 78232
TEL: (210) 496-1985
FAX: (210) 496-0449

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	26.89	135	5.02	1
UNIT 2	8.73	49	5.61	2
UNIT 3	17.96	108	6.01	3
UNIT 4	13.01	85	6.53	4
UNIT 5	17.26	98	5.68	5
UNIT 6	14.42	91	6.31	6
UNIT 7	17.26	–	–	6
WATER QUALITY/DETENTION	6.08	–	–	–
FEMA FLOOD PLAIN	7.96	–	–	–
TOTAL DEVELOPMENT	129.58	566	4.37	–

OPEN SPACE CALCULATION METHOD: 566 OF LOTS x 0.009 = 5.01 AC. REQUIRED
PERCENTAGE OF OPEN SPACE = 16.91%



LEGAL DESCRIPTION

129.575 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14861 BEING ALL OF THE REAL PROPERTY DESIGNATED AS TRACT 2 (129.636 ACRES OF LAND) AS DESCRIBED BY DEED RECORDED IN VOLUME 6527, PAGES 828-831, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS.

NOTE:

SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.

CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.

ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121

NON-RESIDENTIAL TRACT SET ASIDE AS POTENTIAL PARK SPACE.

STREETSCAPE WILL BE INSTALLED ALONG THE HAUSMAN R.O.W. AND ALONG THE COLLECTOR TYPE STREETS WITHIN THE DEVELOPMENT.

AS A CONDITION OF THE MASTER DEVELOPMENT PLAN APPROVAL, LEFT TURN LANE IMPROVEMENTS ON HAUSMAN ROAD WILL BE CONSTRUCTED AT THE TIME OF DEVELOPMENT OF UNIT 3.

LEGEND:

- MDP LIMITS
- PHASE LIMITS
- 8' HIGH PERIMETER FENCE
- EXISTING FEMA 100-YEAR FLOOD PLAIN
- ULTIMATE 25-YEAR PLUS FREE BOARD FLOODPLAIN
- VARIABLE WIDTH DRAINAGE EASEMENT
- AMENDMENT "B"

AMENDMENTS

REVISIONS INCLUDE LOCAL "A" STREET CONFIGURATION, LOT CONFIGURATION, LOT DENSITY REDUCTION, & IS CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-414(G)(2).

PLANNING DIRECTOR DATE

THE PARK AT UNIVERSITY HILLS SUBDIVISION
MASTER DEVELOPMENT PLAN

DEV. SERVICES 2005 JUN 10 P 1:04

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION
3/2/04	CSA COMMENTS
5/24/05	LAND PLAN REVISION

DRAWN BY:	C.R.D.	DATE:	1/5/04	SHEET 1 OF 1	P4
CHECKED BY:	I.J.C.	JOB NO.:	197400		

CITY OF SAN ANTONIO

June 17, 2005

Mr. Joshua Cude

M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: The Park at University Hills Subdivision (Amended) MDP # 767-B

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Park at University Hills Subdivision (Amended) Master Development Plan M.D.P. # 767-B. 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 Section has indicated as part of their conditional approval, It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats, within the limits of this MDP/PUD during technical reviewing stage. This includes such items intersection sight distances, and right- of- way requirements.

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

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 will have to 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) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard Chamberlin, P.E. Senior Engineer Development Services
Sam Dent, P.E. Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering