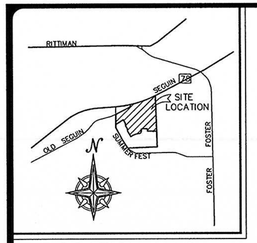
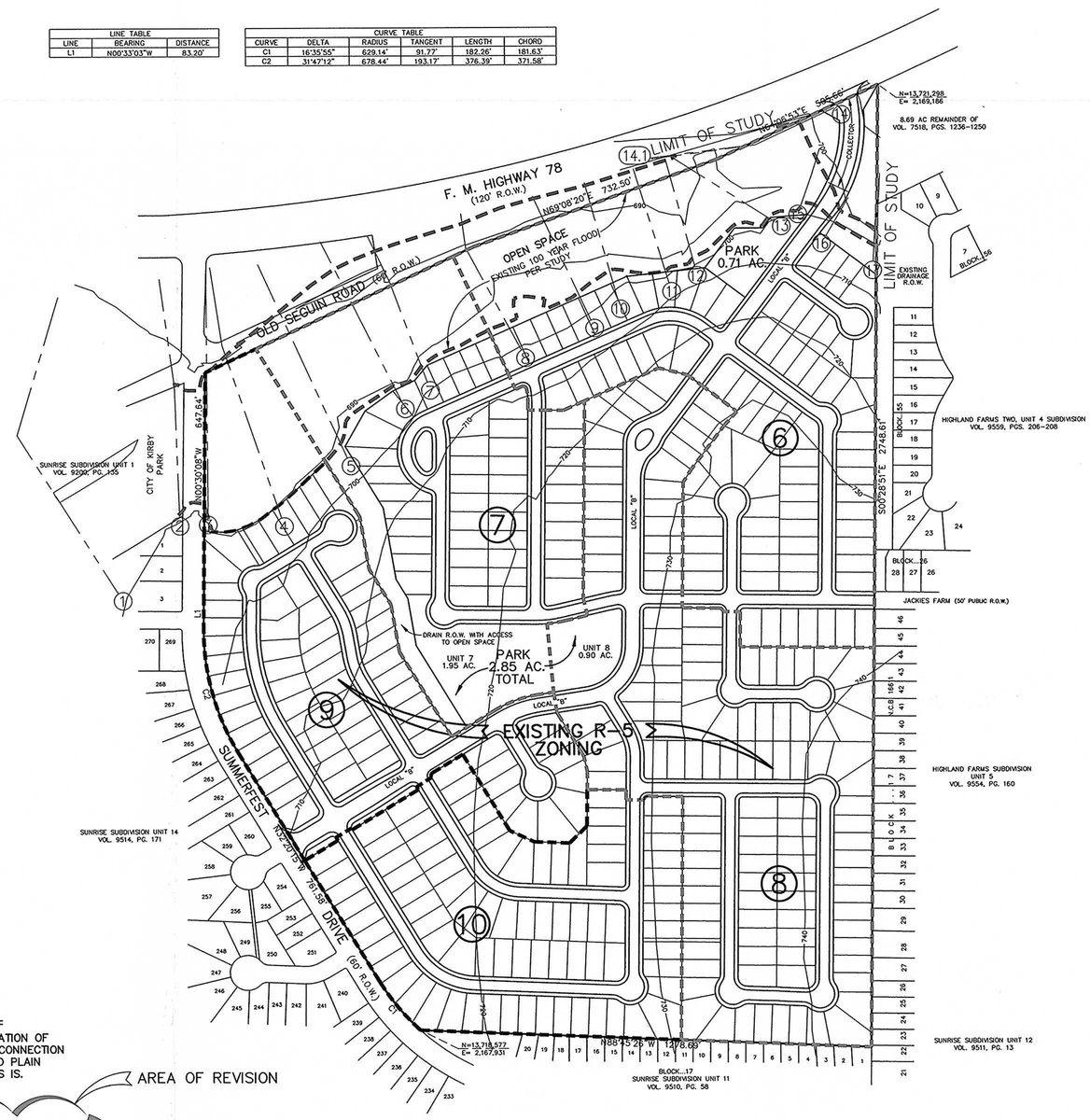
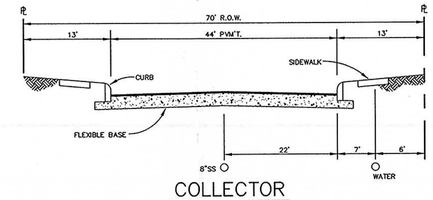


LOCATION MAP

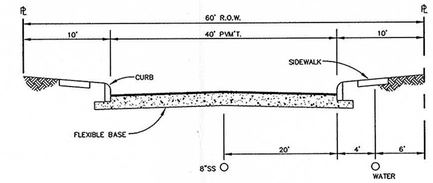
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N00°33'03"W	83.20'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°35'55"	629.14'	91.77'	182.26'	181.63'
C2	31°47'12"	678.44'	193.17'	376.39'	371.58'

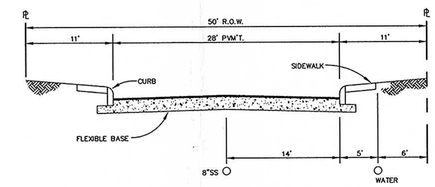




COLLECTOR
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



LOCAL "A"
NOT TO SCALE

2005 JUL -8 P 4:18
DEV. SERVICES

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. SPECIFIC LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT
8. ALL LAND USE IS DETACHED SINGLE FAMILY RESIDENTIAL
9. THIS DEVELOPMENT WILL BE COMPLETED IN FIVE PHASES
10. THIS DEVELOPMENT IS IN THE JUDSON INDEPENDENT SCHOOL DISTRICT
11. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
12. DEVELOPER WILL COMPLY WITH UDC ARTICLE V, VII CONCERNING PARKS AND OPEN SPACE. PARK IMPROVEMENT AND FEE WILL BE ADDRESSED AT PLATTING.
13. BEARING REFERENCE SOURCE IS VOLUME 9554, PAGE 160 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
14. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-509(q.)
15. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.
16. TOTAL ACTIVE OPEN SPACE 2.85 AC.
    TOTAL PASSIVE OPEN SPACE 14.45 AC
17. PARK DEDICATION WILL COMPLY WITH SECTION 35-503(F)(2).
18. DEVELOPER WILL DEDICATE 3.56 ACRES FOR PARK AND PAY PARK FEE FOR REMAINING REQUIREMENT AS PER U.D.C. ARTICLE V.

CONNECTIVITY INDEX

42 LINKS
33 NODES

42/33 = 1.27 CONNECTIVITY RATIO

100 YEAR FLOOD PLAIN NOTE

FLOOD PLAIN IMPROVEMENTS LIMITED TO INSTALLATION OF CULVERTS UNDER PROPOSED ENTRANCE STREET CONNECTION TO FM 78. ALL OTHER AREAS OF EXISTING FLOOD PLAIN AS DETERMINED BY FLOOD STUDY TO BE LEFT AS IS.

AREA OF REVISION

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	LOT SIZE	ACRES
UNIT 6	83	50'X110'	24.3
UNIT 7	47	50'X110'	16.3
UNIT 8	118	50'X110'	23.2
UNIT 9	67	50'X110'	16.3
UNIT 10	81	50'X110'	14.0
TOTAL	396		

4.20 UNITS PER ACRE

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
5150 N. LOOP 1604 W.
SAN ANTONIO, TEXAS 78249
PHONE: (210) 493-3095

NOTE:
THIS PLAN INCLUDES MINOR AMENDMENTS AS PER UDC ARTICLE 4, DIVISION 2: 35-412(g.).
AMENDMENTS ARE TO PHASING SCHEDULE

LEGEND

- PHASE LINE
- (2) PHASE NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 975 EXISTING CONTOUR
- (2) — — — (2) DRAINAGE CROSS SECTION

ALL PROPERTY WITHIN THE LIMITS OF THIS MDP IS CURRENTLY ZONED R-5

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

PLAN HAS BEEN ACCEPTED BY
DOSA Robert A. Gu
7/22/05 180-A
(date) (number)
If no plats are filed, plan will expire
On 1/21/07
1st plat filed on

94.11 TOTAL ACRES
THIS MDP MODIFICATION WAS PREPARED ON JUNE 13th, 2005

Denham-Ramones Engineering and Associates, Inc.
(210) 495-3100 Office
(210) 495-3122 Fax
13424 West Avenue
San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN for HIGHLAND FARMS III SUBDIVISION

JOB # 020009
DWG FILE:
DATE: 8/1/03
DESIGN:
DRAWN: L.M.R.
CHECKED:
SHEET 1 OF 1

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

Date: Jul 07, 2005, 9:27am User ID: MarkHuffley File: N:\Land Projects 3\Licensed\Highland Farms III\MDP.dwg

CITY OF SAN ANTONIO

July 22, 2005

Mr. Paul W. Denham

Denham-Ramones Engineering
13424 West Avenue
San Antonio, TX 78216

Re: Highland Farms III MDP # 780-A

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Highland Farms III Master Development Plan M.D.P. # 780-A. 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.
- Detention is not required at this time. However, the final determination is made during platting. Conditions in the watershed may change over time. Storm Water Engineering (SWE) cannot grant blanket approvals for detention requirements during the MDP process.
- Development Services, TIA Engineering Section has reviewed the Level-1 traffic Impact analysis (TIA) for the subject project. The analysis is in compliance with the TIA Ordinance 91700. As part of the conditional approval, the following conditions shall be met by the developer at the time of final plat submittal:

This property is proposed to consist of 396 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 400 peak hour trips. Primary access will be provided to FM 78 with alternate access to Summer Fest Drive and Jackies Farm.

- This development will need to comply with tree preservation ordinance #85262 and the 2003 Tree Protection Standards, Streetscape Standards and other applicable codes and standards. For information about these requirements you can contact Development Service at 207-7102.

- The Parks and Recreation Department cites the following:

  Highland Farms III is a proposed subdivision of 396 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Highland Farms III has a 3.5-acre parkland dedication.

  Approval of the Highland Farms III Master Development Plan is recommended with the following conditions:

  1. The 2.85-acre park designated "Park" on the plan be deeded to the Highland Farms III Home Owner's Association (HOA). All requirements of 35-503 (f)(2) are in force and required for this park.

  2. Trees shall be planted parallel to all perimeter rights-of-ways. The distance between trees shall be an average of 32.5 feet with no distance greater than 50 feet. Each tree must have a minimum caliper of three (3) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, or Monterrey Oak. Trees must be cared for and maintained by the developer for a minimum of one year from installation.

  3. Park to include at least three of the following improvements: playground, informal play area, trail, parking/access control, park furnishings, or landscaping. Improvements to be approved with Unit 7 or the second phase platted under this plan. Park must be constructed with the second unit platted.

4. Remaining balance of 0.65 acres due is to be paid as a fee in-lieu of dedication. Fee is to be paid in full prior to recordation of first plat filed under this plan.

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
Assistant Development Services Director

cc: Sam Dent, P. E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
Christina De La Cruz, P.E. Public Works