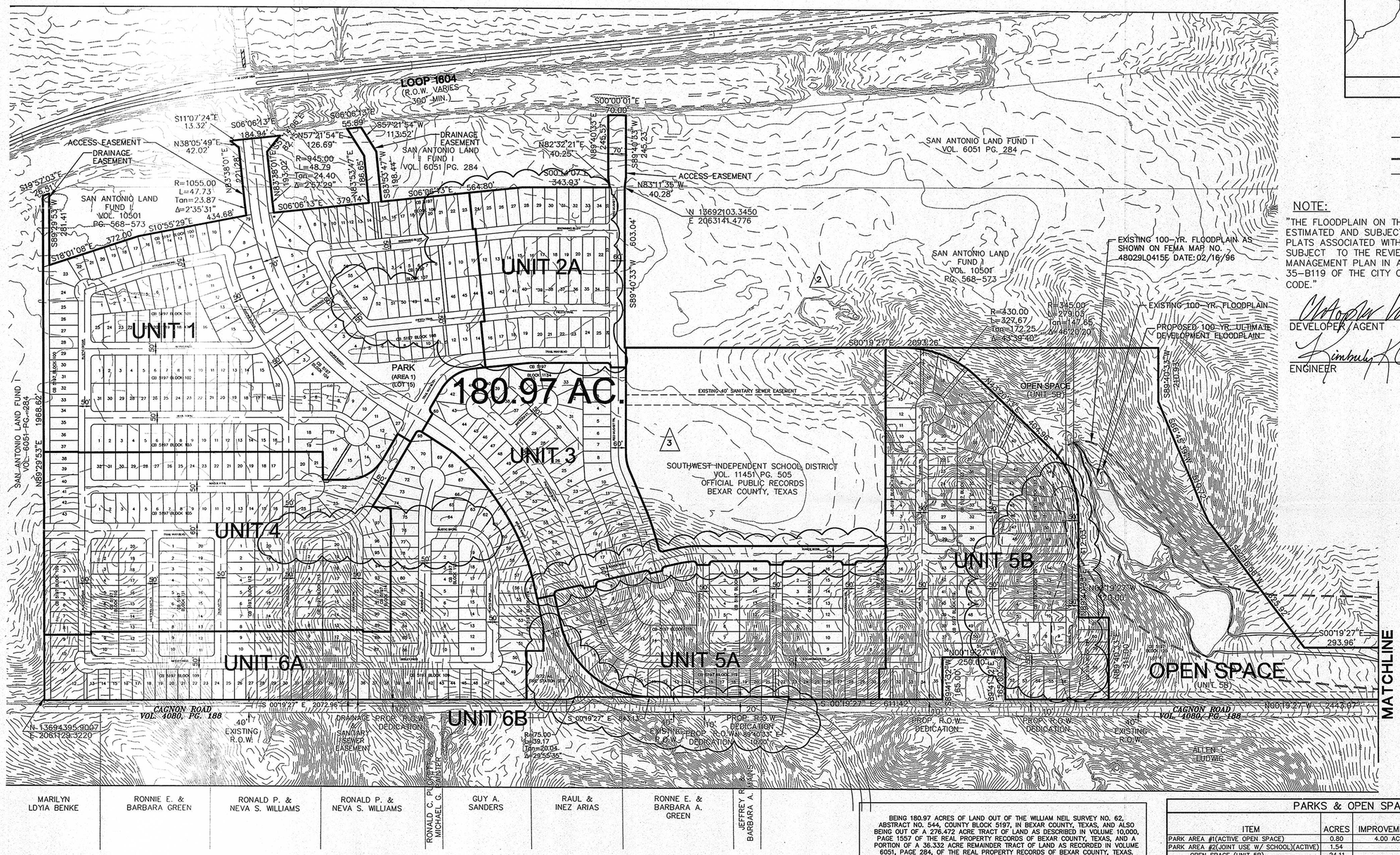

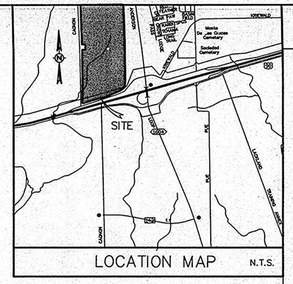

LEGEND

100 YR FEMA FLOODPLAIN

PROP. 100 YR ULTIMATE DEVELOPMENT FLOODPLAIN

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER / AGENT — DATE 5/23/06

ENGINEER — DATE 05/22/06

NO.	DATE	REVISION	BY
4	03/28/06	REVISED UNIT BOUNDARIES & CAGNON R.O.W & ADDED FIRE STATION	JW
3	9/22/05	MODIFIED UNIT BOUNDARIES	AC
2	5/20/05	ADDED SCHOOL/MODIFIED UNIT BOUNDARIES	FRM
1	10/08/04	REVISED NEW STREET NAMES	GJL

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
811 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525
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REVISED MASTER DEVELOPMENT PLAN

HILLCREST SUBDIVISION

PULTE HOMES OF TEXAS LP.
823 NAKOMA DR. EAST, SUITE 101
SAN ANTONIO, TX 78216

OWNER & APPLICANT

PULTE HOMES OF TEXAS. L.P.
CONTACT PERSON: CHRISTOPHER LINDHORST
823 NAKOMA DR. EAST, STE. 101
SAN ANTONIO, TX., 78216
TEL: (210) 496-2066
FAX: (210) 494-9076

CIVIL ENGINEER

CARTER & BURGESS, INC.
CONTACT PERSON: KIMBERLY K. CORNETT, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

BEING 180.97 ACRES OF LAND OUT OF THE WILLIAM NEIL SURVEY NO. 62, ABSTRACT NO. 544, COUNTY BLOCK 5197, IN BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 276.472 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 10,000, PAGE 1557 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 36.332 ACRE REMAINDER TRACT OF LAND AS RECORDED IN VOLUME 6051, PAGE 284, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

PARKS & OPEN SPACE			
ITEM	ACRES	IMPROVEMENTS	TOTAL ACRES/ CREDIT ACRES
PARK AREA #1(ACTIVE OPEN SPACE)	0.80	4.00 AC	4.80 AC
PARK AREA #2(JOINT USE W/ SCHOOL)(ACTIVE)	1.54		1.54 AC
OPEN SPACE (UNIT 5B)	24.11		
TOTAL ACTIVE AND PASSIVE OPEN SPACE	26.45		

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

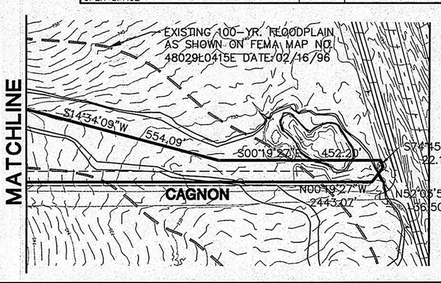
2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO CAGNON ROAD WILL ADDRESS THE R.O.W. DEDICATION TO CAGNON ROAD DURING THE PLATTING STAGE.

4.) NO EXISTING STREETS ARE LOCATED ADJACENT TO CAGNON ROAD ALONG THE LIMITS OF THE PROPOSED HILLCREST MDP. PROPOSED STREETS ADDRESS THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-506 E(2).

5.) ADJACENT UNITS TO TxDOT R.O.W. WILL BE SUBMITTED TO TxDOT FOR REVIEW DURING THE PLATTING STAGE.

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	36.49	189	5.18	1
UNIT 2A	9.63	42	4.36	2
UNIT 3	13.87	59	4.25	3
UNIT 4	21.87	125	5.72	4
UNIT 5A	14.41	87	6.04	8
UNIT 5B	21.15	107	5.06	7
UNIT 6A	19.91	114	5.73	5
UNIT 6B (FIRE STATION SITE)	1.54	–	–	6
PROPOSED ELEMENTARY SCHOOL	17.99	–	–	–
OPEN SPACE (UNIT 5B)	24.11	–	–	–
PARK 1 (AREA IN UNIT 1)	0.80	–	–	–
PARK 2 (JOINT USE W/SCHOOL)	1.54	–	–	–
TOTAL DEVELOPMENT	180.97	723	4.00	



PLAN HAS BEEN ACCEPTED BY
DOSA
6/6/2006 787-B
(date) (number)
If no plats are filed, plan will expire
On 6/5/2008
1st plat filed on

06-06-06A08:53 RCVD

HILLCREST
MASTER DEVELOPMENT
PLAN #: 787B
DATE: 08/22/03
RESUBMITTED: 03/28/06

DATE: 03/28/06	
DRAWN BY: JA	
DESIGNED BY: WPF	
CHECKED BY: WPF	
REVIEWED BY: KC	
PROJECT NUMBER: 310031.142	

SHEET 1 OF 1

Drawing Name: M:\310031.142 Pulte - Hwy 1604 & 90\dwg\MDP\Hillcrest MDP.dwg May 22, 2006 - 10:39am

CITY OF SAN ANTONIO

June 6, 2006

Ms. Kimberly Cornett, P.E.

Carter Burgess, Inc.
911 Central Parkway North, Ste. 425
San Antonio, TX 78216

Re: **Hillcrest Subd.** **MDP #787-B**

Dear Ms. Cornett:

The City Staff Development Review Committee has reviewed **Hillcrest Subdivision** Master Development Plan **M.D.P. #787-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.

- **Streets/TIA** has indicated that follow on-site, as well as, improvements alsong the project limits are necessary and shall b provided by the developer, on and before the completion of the Hillcrest Development, no cost to the City of San Antonio:
  - The Developer shall provide 35 feet of ROW from the centerline of Cagnon Road (Collector) and it is recommended that the developer construct 22 – feet of pavement adjacent to the proposed project limits as shown on the MDP.
  - Construction of an internal collect street system. Collector streets with 70-feet of ROW and 44-feet of pavement shall have no house fronting.
  - All Roadways shall conform to table 506-1: Functional Classification System Description.
  - All roadways accessing Loop 1604 shall have right turn deceleration lanes as per TxDOT standards.

  TxDOT currently has Loop 1604 under construction from Culebra to US 90 on the southside. This project will create a 4-lane divided roadway and includes the installation of a traffic signal at Marbach and Loop 1604. Pape-Dawson Engineers has completed the design work for Loop 1604 project. The contractor should begin work on the section from SH 151 to US 90 sometime in early 2004.

- **Bexar County** remarks that:
  - It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- 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.

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.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

cc: Sam Dent, P.E. Chief Engineer, DSD
Richard Chamberlin, P.E. Senior Engineer Development Services
Todd Sang Civil Engineer Assistant Bexar County, Infrastructure Services Dept.