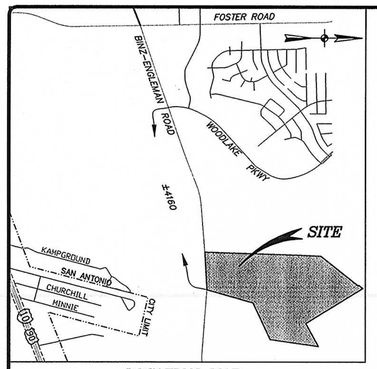
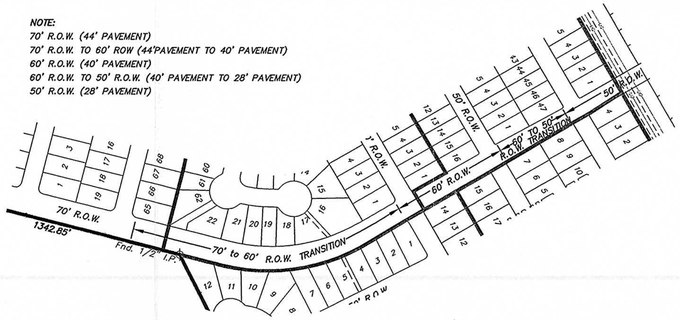
PLAN ID NUMBER: 789

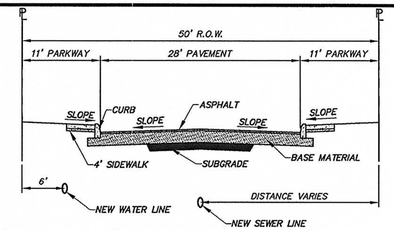


LOCATION MAP
SCALE : 1" = 2000'

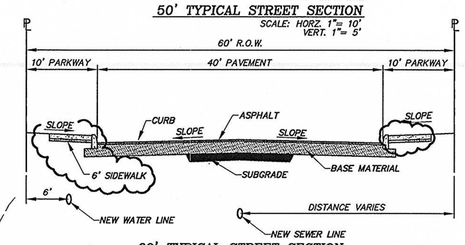
NOTE:
70' R.O.W. (44' PAVEMENT)
70' R.O.W. TO 60' ROW (44'PAVEMENT TO 40' PAVEMENT)
60' R.O.W. (40' PAVEMENT)
60' R.O.W. TO 50' R.O.W. (40' PAVEMENT TO 28' PAVEMENT)
50' R.O.W. (28' PAVEMENT)



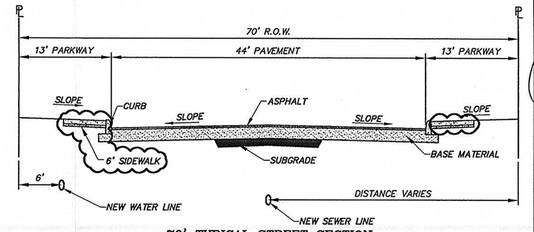
R.O.W. TRANSITION DETAIL
SCALE: 1"= 200'



50' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

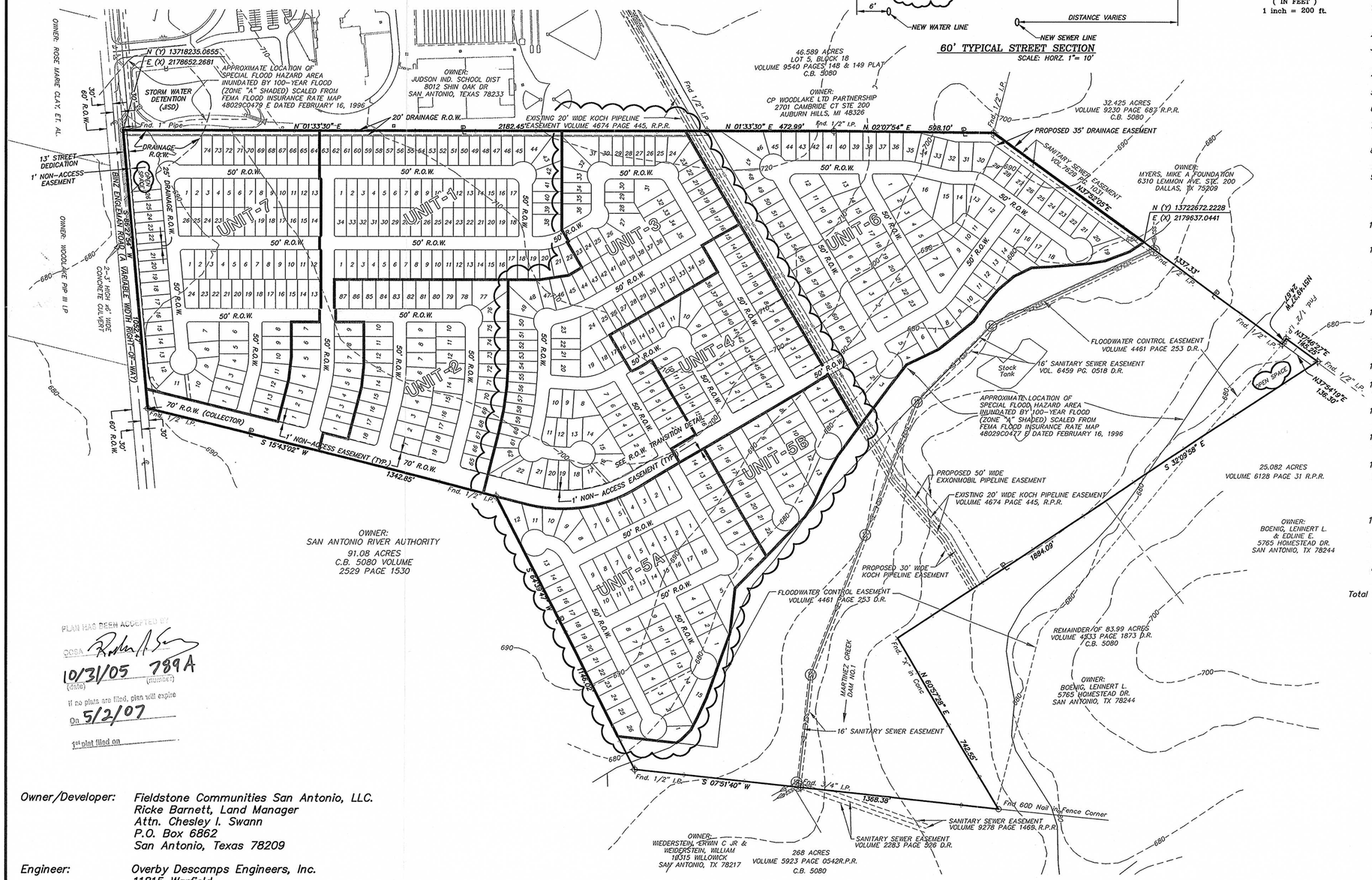


60' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'



70' TYPICAL STREET SECTION
SCALE: HORZ. 1"= 10'
VERT. 1"= 5'

GRAPHIC SCALE
0 100 200 400
(IN FEET)
1 inch = 200 ft.



PLAN HAS BEEN ACCEPTED BY
DSSA Richard A. Sun
10/31/05 (date) 789A (number)
If no plats are filed, plan will expire
On 5/2/07
1st plat filed on

Owner/Developer: Fieldstone Communities San Antonio, LLC.
Ricke Barnett, Land Manager
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Engineer: Overby Descamps Engineers, Inc.
11815 Warfield
San Antonio, TX 78216

NOTES:

1. The bearings and coordinates shown are based on the Texas State Plane Coordinate System, South Central Zone, NAD83
2. Water service to be provided by San Antonio Water System.
3. Sanitary Sewer service to be provided by the San Antonio River Authority
4. Gas and Electric services to be provided by City Public Service.
5. Telephone Service to be provided by Southwestern Bell Telephone Company.
6. Cable T.V. to be provided by Time Warner Cable.
7. All streets and drains within the development will be dedicated to the public
8. All Streets are local Type "A" except approximately 1,500 feet of a Collector street beginning at Binz-Engleman Road
9. The Developer will pay a fee in lieu of dedicating the required parks or open space to meet the requirements of Section 35-503 of the City of San Antonio Unified Development Code (2001).
10. This Development will include sidewalks along the street right-of-ways.
11. The Floodplain Limits 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 Stormwater Management Plan in accordance with Appendix B, Section 35-B119 of the City of San Antonio Unified Development Code.
12. This Development will comply with San Antonio UDC Section 35-504 Stormwater Management (f)Stormwater detention by providing on site detention coordinated with Judson ISD on the adjacent Middle School site and by providing additional volume by excavating behind Martinez Creek Dam No. 1.
13. All acreage subject to change without notice.
14. The local Type "A" streets are shown for information purposes only and are subject to change at the time of platting.
15. Lot layout is for informational purposes only, unit layouts will be finalized with Plat submittal.
16. There is no alternative pedestrian circulation system proposed. Sidewalks will be installed with the typical street section indicated.
17. Section 35-506 (e) connectivity, (2) projection streets of the Unified Development Code requires connectivity to adjoining areas not subdivided. At the time of platting Unit-6, we will either provide connectivity to adjoining areas not subdivided or request a variance to section 35-506.
18. Land Uses -

Drainage	=	47.395 Acres
Open Space	=	1.754 Acres
Exxon Pipeline Easement	=	2.238 Acres
Koch Pipeline Easement	=	1.361 Acres
Total Single Family Residential	=	102.422 Acres
Total Area	=	155.170 Acres

Single Family
Unit 1 = 98 Lots — 12 – (50' x 110') / 86 – (40' x 110')
Unit 2 = 51 Lots — (50' x 110')
Unit 3 = 110 Lots — (40' x 110')
Unit 4 = 51 Lots — (40' x 110')
Unit 5A = 73 Lots — (50' x 110')
Unit 5B = 25 Lots — (50' x 110')
Unit 6 = 101 Lots — (50' x 110')
Unit 7 = 94 Lots — 25 – (50' x 110') / 69 – (40' x 110')

Total No. of Lots = 603 (316 Lots 40'x110' & 287 Lots 50'x110')
Density = 3.89 Lots/Acre

STATE OF TEXAS
EDUARDO J. DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
10/20/05

REVISIONS

03/09/04	REVISED AS PER CSA COMMENTS AND CHANGE SUBDIVISION NAME
04/01/04	ADDED LOT SIZE TO EACH UNIT
04/23/04	REVISED AS PER CSA PLANNING COMMENTS.
07/15/04	REVISED PER TIA COMMENTS
10/20/05	REVISED LIMITS FOR UNITS 3, 4, 5A AND 5B

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3525
ode@overbydescamps.com
OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

DEV SERVICES
05 OCT 20 A 11:24

VALLEY VIEW SUBDIVISION
PREVIOUSLY KNOWN AS BINZ ENGLEMAN SUBDIVISION
MASTER DEVELOPMENT PLAN

PROJECT NO. 0486.00
DATE 02/03/04
DRAWN RQ CHECKED RT
SHEET 1 OF 1

Date: Oct 20, 2005, 2:22pm User ID: BAngulo
File: M:\Land Projects R2\048600\dwg\48600MDP.dwg

CITY OF SAN ANTONIO

October 31, 2005

Robert Delgado, P.E.
Overby- Descamps Engineers
11815 Warfield
San Antonio, TX 78216

Re: Valley View Subdivision (Amendment) MDP # 789-A

Dear Mr. Delgado:

The City Staff Development Review Committee has reviewed Valley View Subdivision Master Development Plan (M.D.P.) # 789-A (Amendment). 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 207-7102.

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

- Development Service Planning as part of the conditional approval, cite at the time of platting Unit-6 shall satisfy this section of the City of San Antonio Unified Development Code (UDC) by the following means:
    1. Provide and construct the street stub-out and drainage culvert in accaordinance with the UDC or
    2. A variance request to section 35-506, (e) Connectivity, (2) Projecting Streets before the Planning Commission.

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

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

- Historic Preservation: The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code (Article 6 35-630 to 35-634). The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. Also, in the opinion of the HPO,it is unlikely that any significant sites or other archaeological resources are present. However, if a previously unidentified site is encountered durning construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

- Bexar County Public Works as part of their conditional approval cite the following:

It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.

- Storm Water Engineering as part of their conditional approval cite the following:
  1. Please note that according to Walzem Farms Subdivision drainage study, June 2002, the 100yr ultimate development causes the Martinez Dam Site#1 pool level to rise to an elevation of 676.38. All structures adjacent to the inundated area must be at level two (2) feet above this water surface elevation. The crest of Martinez Dam Site#1 is at an elevation of 680.6 feet.

2. In case a storm event of a higher magnitude hits this general area, the floodplain inundation may cause major flooding in the adjacent areas of the dam. The hydraulic inadequacy of the dam makes it unable to pass the Probable Maximum Flood (PMF). The proposed development will be inundated up to the elevation when the breach occurs and will be above the crest of the dam. Even floods of lesser magnitude, assuming routing starts at the emergency spillway, will also flood the proposed development. The consultant must determine this elevation and routing of the PMF is needed. The engineer can also use the 1981 report done by the US Army COE. Should you have any questions please call at 207-5012.

- The Development Services Engineering (TIA) as part of their conditional approval cite the following, on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for Valley View Development, at no cost to the City Of San Antonio.
  1. Binz-Engleman Road- The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Binz-Englemen Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2) adjacent to this proposed project. The total length of property frontage is 1052.47- feet as indicated by submitted MDP.
  2. Construction of an internal collector street system approximately 1400-feet in length. Collector street design parameters consist of 70 feet of ROW and 44 feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c),(4)).
  3. Construction of an internal Local B Street approximately 1200-feet in length from the end of the proposed collector to Unit 6 (UDC Appendix A, Definitions of Local A and Local B).
  4. All Roadways shall conform to UDC 35-506(c), (1), Table 506-1: Functional Classification System Description.
  5. The developer shall be responsible for upgrading the intersection of Binz-Engleman Road and the Collector Street. This includes a sufficient left-turn storage lane on eastbound Binz-Englemen Road, with a bay taper and transition (UDC-35-506,(m),(2) and a right-turn deceleration lane (westbound Binz-Engleman Road) with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC –35-502 (a)(7), subsection C.

6. It should be understood that the submitted TIA concurrent with the proposed Valley View MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

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

1. Valley View is a proposed subdivision of 603 single-family dwelling units. Per UDC section 35-503(b) Table 503-1 single-family development is required to provide 1 acre of open/park space per 70 dwelling units. The total open/park space required is 8.6 acres. Applicant has stated intent to fulfill Park/Open Space requirement via fee in lieu of payment as allowed by UDC §35-503(g). Fee must be paid prior to recordation of any plat. A total of 1.8 acres has been provided of parkland.

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
Arturo Villarreal Jr, P.E. Storm Water Engineering
Richard Chamberlin, P.E. Senior Engineer Development Services
Todd Sang, Civil Engineer Assistant Bexar County