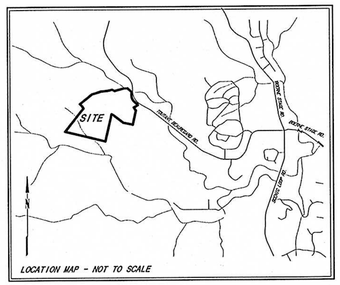
ANAQUA SPRINGS RANCH, P.U.D.

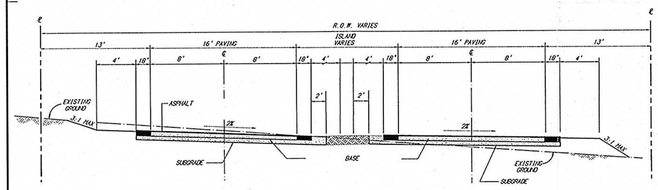
MASTER DEVELOPMENT PLAN



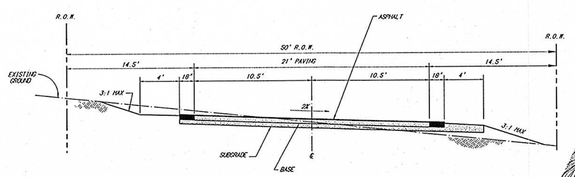
CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	060°39'25"	1185.93'	693.56'	1255.15'	S 32°24'37" E	1197.39'
2	006°41'24"	2824.93'	165.11'	329.84'	S 59°23'07" E	329.65'

GENERAL NOTES

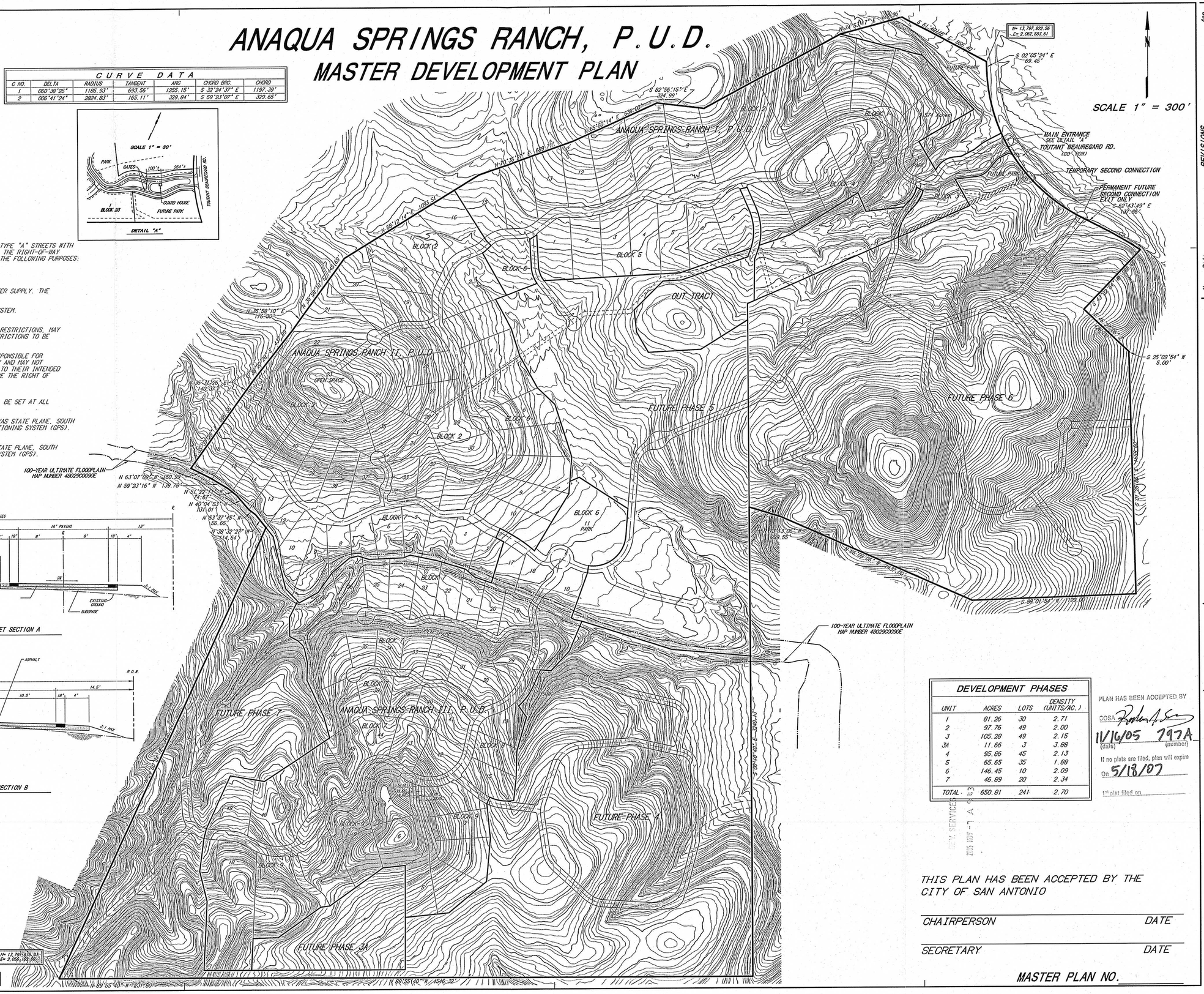
1. ALL PROPOSED STREETS ARE GENERALLY PLANNED AS LOCAL TYPE "A" STREETS WITH 21 FEET OF PAVEMENT WIDTH IN A 50 FOOT RIGHT-OF-WAY. THE RIGHT-OF-WAY AND PAVEMENT WIDTHS MAY BE ADJUSTED AS REQUIRED FOR THE FOLLOWING PURPOSES:
   a. AS REQUIRED BY CITY ORDINANCE
   b. TO ACHIEVE TRAFFIC CALMING
   c. TO COMPLY WITH THE TIA.
2. WATER SERVICE WILL BE PROVIDED THROUGH A CENTRAL WATER SUPPLY. THE WATER PURVEYOR IS BEXAR METROPOLITAN WATER DISTRICT.
3. SANITARY SEWER SERVICE WILL BE PROVIDED BY SEPTIC SYSTEM.
4. ADDITIONAL BUILDING SETBACK RESTRICTIONS, AND OTHER RESTRICTIONS, MAY BE ESTABLISHED BY THE SUBDIVISION COVENANTS AND RESTRICTIONS TO BE FILED BY SEPARATE INSTRUMENT.
5. PROPERTY OWNERS ARE HEREBY ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE. THE GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASMENTS.
6. 1/2-INCH DIAMETER IRON RODS (WITH PLASTIC CAPS) WILL BE SET AT ALL PROPERTY CORNERS.
7. ALL BEARINGS AND DISTANCES REFERENCED HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD'83), AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS). THE GRID TO SURFACE SCALE FACTOR IS: 1.000160
8. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM (GPS).



DOUBLE-LANE STREET SECTION A
N.T.S.



SINGLE-LANE STREET SECTION B
N.T.S.



DEVELOPMENT PHASES			
UNIT	ACRES	LOTS	DENSITY (UNITS/AC.)
1	81.26	30	2.71
2	97.76	49	2.00
3	105.28	49	2.15
3A	11.66	3	3.89
4	95.86	45	2.13
5	65.65	35	1.89
6	146.45	10	2.09
7	46.89	20	2.34
TOTAL	650.81	241	2.70

PLAN HAS BEEN ACCEPTED BY
COSA
11/16/05 797A
(date) (number)
If no plats are filed, plan will expire
On 5/18/07
1st plat filed on

THIS PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

MASTER PLAN NO.

PREPARED BY: BROWN ENGINEERING COMPANY
ATTN: MARK BROWN
1000 CENTRAL PARKWAY N., SUITE 100
SAN ANTONIO, TEXAS 78232
TELEPHONE (210) 494-5511

OWNER/DEVELOPER: ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS
325 SONTERRA BLVD. EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
TELEPHONE (210) 493-1444

THIS IS NOT A LAND TITLE SURVEY

No.	Date	REVISIONS	App.
1	08/30/05	REVISED PER CITY/COUNTY COMMENTS	KG

fbco/projects/Dreiss-346/Prison/Dev.gm/ map_05-0511.mx kathy: 2 Nov 2005

DWN: CAD APP: KG/MHB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 346-057-11 / BG&T DATE: 08/11/2005

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED
PROFESSIONAL ENGINEER
11-2-05

ANAQUA SPRINGS RANCH, INC.
ANAQUA SPRINGS RANCH, P.U.D.
MASTER DEVELOPMENT PLAN

SHEET NO. 1 OF 1

CITY OF SAN ANTONIO

November 16, 2005

Laurie Rothman
Brown Engineering Co.
1000 Central Parkway N, Suite 100
San Antonio, TX 78232

Re: **Anaqua Springs MDP** **MDP # 797-A**

Dear Ms. Rothman,

The City Staff Development Review Committee has reviewed the Anaqua Springs Development Plan, **M.D.P. # 797-A**. Enclosed, please find 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.

Master Development Planning

- MDP recommends approval with the condition that two of the projected roadways within the PUD associated with this MDP shall be built at the time of the platting of those phases. These projections are located at the south and southeast edges of the MDP Plan and feed into Phase 4 and 3a.

San Antonio Water System (SAWS)

Plat Certification will require compliance with Aquifer Protection Ordinance 81491. This evaluation will require the following:

- 100 Year Flood Plain and buffering to be shown (if applicable)
- Sensitive Recharge Features and buffering to be shown (if applicable)
- Category Letter of all Site Specific Plats (Category 2 and 3 require Aquifer Protection Plan)

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

Water Quality Ordinance #81491 (Sec. 34-914) may also require buffering. In addition, prior to construction, a Water Pollution Abatement Plan (WPAP) or Contributing Zone Plan must be submitted to, and approved by, the Texas Commission on Environmental Quality (TCEQ).

All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

In closing, 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.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County