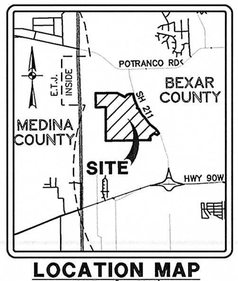


LOCATION MAP

SCALE: 1" = 5000'

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)
1 inch = 400 ft.

PARK CALCULATIONS:

2,463 LOTS/ 114 = 22 ACRES REQUIRED DEDICATED PARK
PARK FEATURES

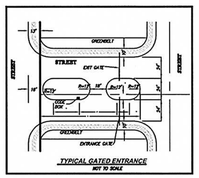
UNIT–3A 2.62 AC (GREENWAY)
1.05 AC (GREENWAY)
2.38 AC (FLOODPLAIN)

UNIT–22 1.55 AC (GREENWAY)
5.61 AC (FLOODPLAIN)

UNIT–4 6.02 AC (PARK)
18.25 AC (FLOODPLAIN)

TOTAL PARK AREA 37.48 AC (11.24 AC IN GREENWAY & PARK)
(11.00 AC FLOODPLAIN DEDICATION)

	UNIT	LAND USE	ACREAGE	# OF LOTS	DENSITY
POD 1 (ENCLAVE)	UNIT-1A	RESIDENTIAL	47.42	158	3.33
	UNIT-1B	RESIDENTIAL	48.81	155	2.76
POD 2 (ENCLAVE)	UNIT-2	RESIDENTIAL	50.57	125	1.99
POD 3 (ENCLAVE)	UNIT-3A	RESIDENTIAL	54.75	186	3.40
	UNIT-3B	RESIDENTIAL	31.07	119	3.83
	UNIT-3C	RESIDENTIAL	40.44	186	4.60
	UNIT-3D	RESIDENTIAL	30.86	115	3.73
		BEXARMET WATER FACILITY	4.04	--	--
POD 4 (ENCLAVE)	UNIT-4	RESIDENTIAL	26.37	69	2.62
		PARK	6.02	--	--
		FLOODPLAIN/PARK	18.25	--	--
POD 5 (ENCLAVE)	UNIT-5	RESIDENTIAL	45.86	151	3.29
POD 6 (P.U.D.)	UNIT-6A	RESIDENTIAL	62.92	208	3.31
	UNIT-6B	RESIDENTIAL	30.67	127	4.14
	UNIT-6C	RESIDENTIAL	23.13	99	4.28
	UNIT-6D	RESIDENTIAL	23.93	98	4.10
	UNIT-6E	RESIDENTIAL	26.71	104	3.89
	UNIT-6F	RESIDENTIAL	24.37	119	4.88
POD 7 (ENCLAVE)	UNIT-7A	RESIDENTIAL	37.43	90	2.40
	UNIT-7B	RESIDENTIAL	26.19	69	2.63
	UNIT-7C	RESIDENTIAL	29.22	73	2.49
	UNIT-7D	RESIDENTIAL	51.54	128	2.48
	UNIT-8	RESIDENTIAL	38.67	86	2.22
	UNIT-11	COMMERCIAL	9.98	--	--
	UNIT-12	COMMERCIAL	1.93	--	--
	UNIT-15	COMMERCIAL	8.47	--	--
	UNIT-16	COMMERCIAL	17.96	--	--
	UNIT-17	COMMERCIAL	20.04	--	--
	UNIT-18	COMMERCIAL	21.21	--	--
	UNIT-20	COMMERCIAL	2.19	--	--
	UNIT-21A	GREENBELT	26.27	--	--
	UNIT-22	GREENBELT	7.16	--	--
	UNIT-23	OPENSPACE	14.31		
	UNIT-23A	FLOODPLAIN	31.58	--	--
	TOTALS		940.27	2463	3.42
	MARBACH RD., UNIT-1		3.14		
	GRAND TOTAL		943.41		



TYPICAL GATED ENTRANCE
NOT TO SCALE

PHASING SCHEDULE:

UNIT–1A:	LAST QUARTER OF 2007
UNIT–3A & UNIT–22:	EARLY 2008
UNIT–4 & PARK:	LATE 2008
UNIT–1B, UNIT–3B:	2009
UNIT–3C, 3D:	2010

SOUTHERN HALF DEVELOPMENT WILL BE DICTATED BY THE RESIDENTIAL DEVELOPMENT STATUS AT THE DISCRETION OF THE DEVELOPER

NOTE:
1. ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2–10' PARKWAYS, EXCEPT WHERE NOTED.
2. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. THE PROPERTY IS LOCATED IN THE MEDINA VALLEY I.S.D.
5. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. WATER SERVICE WILL BE PROVIDED BY BEXAR METROPOLITAN WATER DISTRICT.
7. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
8. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
9. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
10. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT–OF–WAY PER UDC ARTICLE 5, DIVISION. 2: 35–506(a.). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 60 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 70 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
11. THERE ARE NO CITY OF SAN ANTONIO ZONING DISTRICTS WITHIN THE PROPERTY LIMITS.

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 STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35–B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC. *CIRI LAND DEVELOPMENT COMPANY*

LINE TABLE		
LINE	LENGTH	BEARING
L1	159.12'	S25°43'07"W
L2	110.25'	S12°17'40"E
L3	78.30'	N77°34'37"E
L4	173.28'	S63°37'48"E
L5	292.55'	S30°51'17"E
L6	345.83'	S20°56'10"E
L7	580.54'	S34°50'41"E
L8	211.96'	S50°10'42"E
L9	308.83'	S30°54'30"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1002.36'	7460.00'	501.94'	7°41'55"	1001.61'	S22°19'50"E
C2	853.60'	2664.79'	430.49'	18°21'12"	849.96'	N36°14'22"W

86'/140' R.O.W. STREET SECTION
NOT TO SCALE

70'/90' R.O.W. STREET SECTION
NOT TO SCALE

50' R.O.W. STREET SECTION
NOT TO SCALE

PLAN HAS BEEN ACCEPTED BY
COSA
6/29/07 803-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
6/28/09
Date

06-29-07 P03:46 IN

LEGEND:

- FEMA FLOOD PLAIN
- ULTIMATE DEVELOPMENT FLOOD PLAIN
- 200' NOTIFICATION BOUNDARY
- (3) OWNERSHIP INFORMATION SEE KEYED NOTES BELOW
- 10' CONTOURS
- 50' CONTOURS
- LIMITS OF POD
- GREENWAYS
- GATED ENTRANCE SEE DETAIL THIS SHEET

EASEMENTS

A 16' SAN. SWR ESM'T
VOL. 5174, PG. 1708 O.P.R.

B 16' SAN. SWR ESM'T
VOL. 4527, PG. 1637, O.P.R.
VOL. 4527, PG. 1659, O.P.R.

C 16' SAN. SWR ESM'T
VOL. 5763, PG. 1108, O.P.R.
VOL. 9521, PG. 153–163, O.P.R.
VOL. 4597, PG. 2094 O.P.R.

D 75' IMPROVEMENT LINE
VOL. 5763, PPG. 1070, O.P.R.

E 100' BUILDING LINE
VOL. 5763, PPG. 1070, O.P.R

PROPERTY OWNERSHIP:

1. TEXAS RESEARCH AND TECHNOLOGY TRUST
2. T SLASH BAR TEXAS LTD
3. DIANE LOUISE STAHLEY C/O META KELLER
4. META K. KELLER
5. BRUCE H. BENGEL
6. CHARLES J. AND M.Y. HABY ET AL

DEVELOPER/OWNER:
CIRI LAND DEVELOPMENT CO.
2525 "C" ST STE 500
ANCHORAGE, AL 99509

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

OCTOBER, 2006

THIS PLAN AMENDS THE PREVIOUSLY APPROVED M.D.P. NO. 803, APPROVED BY PLANNING COMMISSION ON 1/21/05.

REASONS FOR AMENDMENT

1. PHASING OF UNITS WAS RENUMBERED AND LOT LAYOUTS ADDED.
2. LIMITS OF THE PARK WERE DELINEATED
3. THE ORIGINAL UNIT–13 AND UNIT–14 COMMERCIAL WERE INCORPORATED INTO UNIT–1 AS SINGLE–FAMILY RESIDENTIAL.

APPROVED
MASTER DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO
CHAIRMAN:_____ DATE:_____
SECRETARY:_____ DATE:_____

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

FELDER TRACT
MASTER DEVELOPMENT PLAN AMENDMENT NO. 803-A

JOB NO. 6445-00
DATE JUNE 2007
DESIGNER RBS
CHECKED ARC DRAWN MCS
SHEET 1 OF 1

Date: Jun 28, 2007, 2:33pm User ID: MPeprzica
File: Z:\6445\00\Design\Civil\MDP\6445-00-amend-803A.dwg

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

City of San Antonio

Department of Development Services

June 29, 2007

Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: **Felder 943 Arce Tract (Amended)** **MDP # 803-A**

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed Felder 943 Arce Tract (amended) Master Development Plan **MDP # 803-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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.

Historic Preservation states the following: Staff of the HPO has reviewed the above referenced MDP. All requested archaeological work was completed prior to this MDP.

If there are any questions or additional information regarding archaeological sites needed please call Kay Hindes at 210-207-7306.

The **DSD – Traffic Impact Analysis & Streets Division** has reviewed the Level-3 Traffic Impact Analysis (TIA) for the proposed Felder 943 Arce Tract (amended) Development. The Streets and TIA division has no comments to return to the engineer and the analysis indicates compliance with TIA Ordinance 91700. The proposed development is located in west Bexar County within the San Antonio's Extra-Territorial Jurisdiction (ETJ) on State Highway 211 between US Highway 90 and FM 1957 (Potranco Road). The proposed development consists of approximately 645 acres of detached single-family residences, 944,272 square feet of retail/commercial, a middle school on 34.82 acres and an elementary school on 20.09 acres for a total area of 787 acres of developable land. Portions of these areas are located in the floodplain and are not included in the 787 acres of developable land. The proposed development is projected to generate 3,142 AM peak hour trips and 4,009 PM peak hour trips with a total of 48,672 daily trips by the year 2019. The property is currently vacant and the development is anticipated to be completed by 2019.

State Highway 211 (Texas Research Parkway) will provide primary access to the site. A future collector street running north and south (Proposed Collector A) and the potential Marbach Extension to the west of State Highway 211 (Texas Research Parkway) provides direct access to the various areas of the development. Regional access will be enhanced with the construction of a grade-separated interchange at State Highway 211 and FM 1957 (Potranco Road).

The Texas Department of Transportation (TxDOT) is proposing the future extension of State Highway 211 (Texas Research Parkway) as a two lane rural road with left turn bays until funding becomes available for construction of a six lane freeway with an interchange at State Highway 211 and FM 1957 (Potranco Road) and a interchange at State Highway 211 and Marbach Road. The construction of these grade-separated interchanges is expected to improve traffic flow by moving the north/south through volumes onto the main lanes and out of the at-grade intersections.

The following improvements, are necessary and shall be provided by the developer at the time of platting for the proposed Felder Tract development, at no cost to the City of San Antonio:

- Development of the individual units should incorporate an overall access strategy that will allow major, signalized access along Marbach and SH 211. The signalized location should be planned to occur at ½ – mile (preferred, intervals) or approximately ¼ – mile (absolute minimum intervals). Good consistent spacing in multiples of ¼ - mile will provide for future two-way progressive coordination. Uneven spacing of traffic signals will decrease the ability to provide good two-way progression, thereby degrading future traffic flow along the arterials. Each signalized intersection should have a minimum of two approach lanes on any minor street. Intersections should be flared as necessary to provide dedicated left and right-turn lanes. The developer is responsible for the design and placement of all traffic signals when warranted. The City of San Antonio Public Works Traffic Department shall approve all traffic signals.

- Marbach Road - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Felder Tract development as shown on the City of San Antonio Major Thoroughfare Plan.

  UDC Requirements for the design and construction of Marbach Road:

  Article 5, 35-506
  (g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs on each side of median
Secondary Arterial	43 - feet	24 – feet with curbs

(d) Cross-Section and Construction Standards
(1) Interior Streets
The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- Marbach Road and State Highway 211 – It is recommended that within 600 feet of the intersection with State Highway 211 and on both sides of Marbach Road, that this right-of-way dedication be expanded to 140 feet to allow for future turning lanes. ROW dedication is shown on the Felder Tract MDP.

- Construction of an internal loop collector street system approximately 2 miles in length. The internal collector will extend from SH 211 north to Marbach Road and from Marbach Road to SH 211 south. Collector street design parameters consist of minimum 70-feet of ROW and minimum 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).

- Provide left-turn lanes and right turn deceleration lanes along the proposed collector and along Marbach Extension at project driveways and internal residential roadways. Development Services TIA Division, Public Works and Development Services Streets Division will determine storage capacity and taper length at the time of platting based on traffic data provided in the Level 3 TIA.

- Construct right-turn deceleration lanes at each project roadway and driveway along SH 211. Deceleration lanes shall be 510 feet in length, inclusive of a 210 feet straight line taper to accommodate posted speeds of 65 mph.

- Construct project driveways with throat lengths in accordance with the City of San Antonio Unified Development Code 35-506 (r).

- Provide clear sight distance at each roadway to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

- Traffic signalization is required at the follow on-site intersections:

    1. State Highway 211 and Proposed Collector (North)
    2. State Highway 211 and Marbach Road
    3. State Highway 211 and Proposed Collector (South)

The City of San Antonio Public Works Traffic Department and TxDOT Traffic Department shall approve all traffic signals when warranted.

Construction/installation of the proposed improvements are provided as ultimate build-out conditions only. The year that each improvement will actually be needed will coincide with various potential improvements and pace of development build-out. Due to the time frame associated with the potential build out and existing conditions, including the current uncertainty associated with the scheduled build-out of State Highway 211 it is recommended that the specific needs and build-out of

transportation improvements including roadways, turn lanes, and traffic signals be evaluated on an on-going basis throughout the development of the project.

It should be understood that the submitted TIA concurrent with the proposed Felder Tract 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.

If you have any questions please contact Juan M. Ramirez at 210-207-0281

Tree Preservation has indicated as part of their approval, the following conditions shall be met: This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 for both residential and commercial development – a Tree Permit is required prior to any work on site. This can be submitted either as a clearing permit or at the platting stage. This project appears to be suited to a Tree Stand Delineation; note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees). A ROW clearing permit, AP 1314857 has been issued for entire MDP area – note that work on lots and easement clearing is not allowed under current permit.

- Streetscape standards per UDC Section 35-512 - New ROWs (W Grosenbacher, Golden Rain, Indian Falls) will require streetscaping (we recommend preservation of existing trees where available and possible).

For information about these requirements you can contact Joan Miller at 207-8265.
Parks and Recreation recommends approval with the following conditions:

Felder Tract is a proposed subdivision with 2,463 single-family residential units. This MDP was originally submitted in 2004, and complies with Section 35-503 of the 2004 UDC which states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 21.6 acres of park/open space dedication. This subdivision provides 81.7 acres of open space within the 100 year floodplain for a credit of 10.8 acres. In addition, 25.2 acres of park/open space are provided outside of the floodplain, for a total of 36.0 acres of park/open space dedication.

Parks recommends approval of Felder 943 Arce Tract Master Development Plan with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland provided is dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing*

For information about these requirements you may contact David Clear at 207-4091.

Please note that acceptance of this MDP 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. I would encourage you to work closely with the school district, so that they can plan accordingly.

If the proposed development is not platted in phases this Master Development Plan (MDP) shall become invalid. All platting shall 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 Robert Lombrano at (210) 207-5014.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department