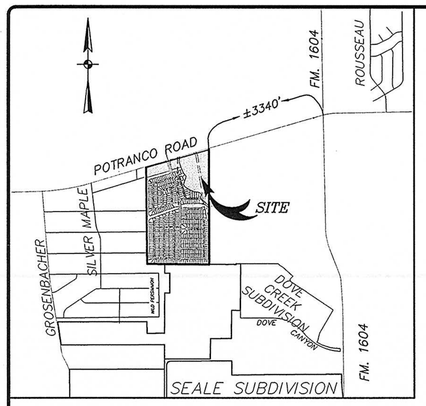
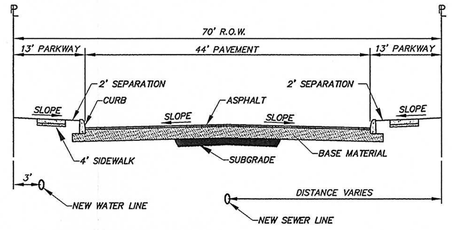
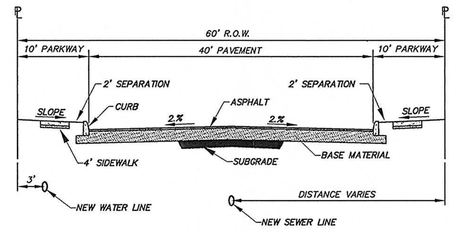
PLAT ID NUMBER 805-A



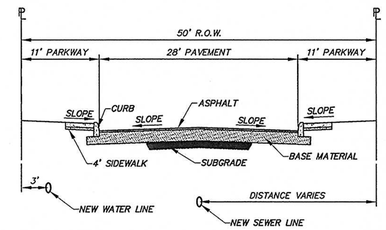
LOCATION MAP
SCALE 1" = 2000'



COLLECTOR STREET SECTION
N.T.S.



LOCAL TYPE "B" STREET SECTION
N.T.S.

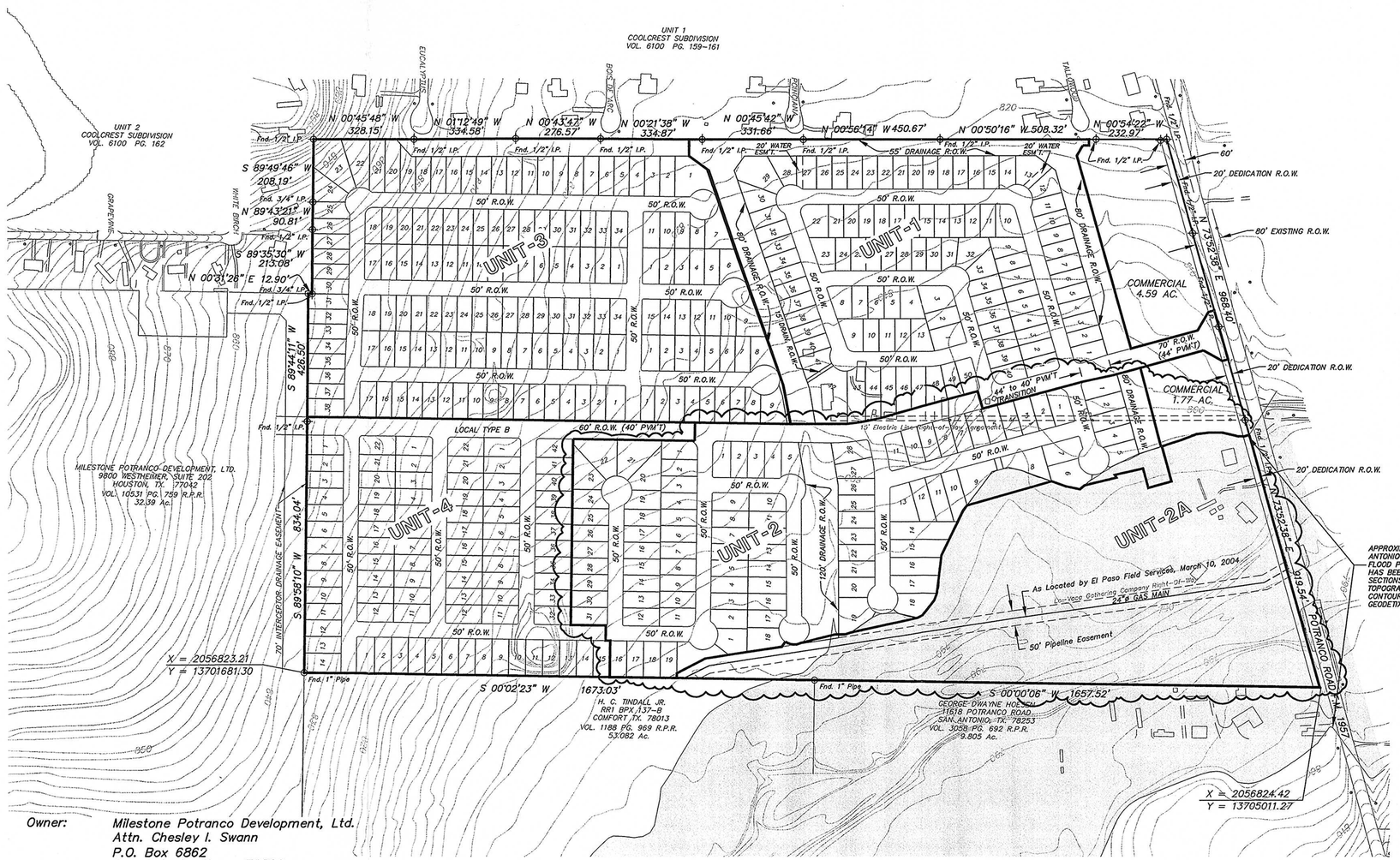


LOCAL TYPE "A" STREET SECTION
SCALE: 1" - 10'

PLAN HAS BEEN ACCEPTED BY
QOSA
8/22/05 (date) 805-A (number)
If no plats are filed, plan will expire
On 2/21/07
1st plat filed on

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

LEGEND
UNIT BOUNDARY
580 EXISTING CONTOURS



NOTES:

1. BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993), U.S. SURVEY FROM NGS STATION SAN ANTONIO RRP, PID AY2157, (Y) N 13726385.18251, (X) E 2103179.12018
2. WATER SERVICE TO BE PROVIDED BY BEXARMET WATER DISTRICT.
3. SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM WITH UTILITY SERVICE AGREEMENT THROUGH RESOLUTION NO. 05-004.
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 FOR A COLLECTOR WITH 44' PAVEMENT FOR 380Ft. SOUTH OF POTRANCO ROAD, A 100Ft. TRANSITION TO A LOCAL TYPE "B" WITH 40' PAVEMENT CONTINUING WITH 40' PAVEMENT TO THE SOUTH PROPERTY LINE OF THIS TRACT.
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, WITH DECEMBER 2, 2004. ANNUAL UPDATE.
10. THIS DEVELOPMENT WILL INCLUDE SIDEWALKS ALONG THE STREET RIGHT-OF-WAYS.
11. THE FLOOD PLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN ARE 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.
12. THE DEVELOPER WILL REQUEST TO PARTICIPATE IN THE REQUIRED STORM WATER MANAGEMENT PROGRAM AND WILL PAY A FEE IN LIEU OF ON-SITE DETENTION.
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 IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, SECTION 35-506 (q) (1).
17. CLEAR VISION AREAS WILL BE PROVIDED AT INTERSECTIONS OF TWO OR MORE STREETS AND WILL BE FREE OF OBSTRUCTIONS TO MEET THE REQUIREMENTS OF SECTION 35-506(d)(5) OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE (2001).
18. LAND USES --

Flood Plain	=	20.81 Acres
Commercial	=	6.36 Acres
Single Family Residential	=	99.17 Acres
Total Area	=	126.34 Acres
Unit 1	=	103 Lots (50'x110')
Unit 2	=	97 Lots (55'x120')
Unit 3	=	158 Lots (50'x120')
Unit 4	=	84 Lots (55'x120')
Total	=	442 Lots
Lots	=	103 Lots (50'x110')
		158 Lots (50'x120')
		181 Lots (55'x120')
Density	=	3.68 Lots/Acre *

* density does not include commercial acreage

NOTE:
THE PURPOSE OF THIS REVISION IS TO INDICATE THE CHANGE IN THE PHASING OF THIS PROJECT. THE LIMITS OF UNIT-2 HAS BEEN REDUCED AND UNIT-2A HAS BEEN CREATED TO INCLUDE A PORTION OF THE ORIGINAL UNIT-2.

Owner: Milestone Potranco Development, Ltd.
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

Developer: Milestone Properties, Inc.
A Texas Corporation, Its General Partner
Attn. Chesley I. Swann
P.O. Box 6862
San Antonio, Texas 78209

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

STATE OF TEXAS
EDUARDO J. DESCAMPS
40825
LICENSED
PROFESSIONAL ENGINEER
8-18-05

REVISIONS
11/10/04 REVISED LOT LAYOUT
11/30/04 REVISED PER STREETS & DRAINAGE
02/02/05 REVISED TO SHOW DEVELOPER'S NAME.
08/17/05 REVISED CREATE UNIT-2A.

11815 WARFIELD
SAN ANTONIO, TX 78216
Tel. (210) 828-3500
Fax. (210) 828-3599
cde@overbydescamps.com
OVERBY DESCAMPS ENGINEERS
CIVIL • ENVIRONMENTAL • SURVEYING

POTRANCO 126.34 ACRE TRACT MASTER DEVELOPMENT PLAN

PROJECT NO. 0445.30
DATE 09/15/04
DRAWN JM CHECKED RT
SHEET 1 OF 1

Date: Aug 18, 2005, 9:24am User ID: agomez
File: M:\Land Projects\2\0445\30\dwg\44530_mdp.dwg

CITY OF SAN ANTONIO

August 22, 2005

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

Re: Potranco 126.34 Acre Tract MDP # 805-A

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Potranco 126.34 Acre Tract Master Development Plan (M.D.P.) # 805-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.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-0278

- 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/architectural sturbance 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

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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/architectural sites have been previously identified within the above referenced property. Aerial photographs however show what appear to be several standing structures, some of which may be historic. Therefore, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant.

Thus, before any work that might affect any sites is begun, the HPO recommends that a qualified professional should conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO 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.
If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

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

  1. It is understood that this is a conceptual plan and all regulations will be addressed at the time of platting.
  2. County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at the time of platting.
  3. The following are recommendations based on Transportation Planning and Traffic Engineering practice.

     a. Extend the proposed northbound/southbound roadway as a collector from Potranco to the southern portion of the MDP.
     b. Provide additional pavement for left-turn lanes on collector streets intersecting other collectors.
     Extend a collector street stub-out east, approximately ½ mile south of Potranco.

- **Development Services Department Engineering – Street and Drainage** has indicated as part of their conditional approval, the following conditions shall be met:

  1. Based upon the information provided, the above referenced MDP is approved with the following condition: add a note that addresses clear vision area requirements in accordance with 35-506(d)(5) of the UDC.

  2. It should be understood that this is a general review of a conceptual plan and that ***all*** technical requirements of the Unified Development Code for Streets & Drainage shall be complied with.

- **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 Potranco 126.34 Acre Tract Development MDP, at no cost to the City Of San Antonio. The analysis is in compliance with TIA Ordinance 91700.

  This proposed development is located on the south side of Potranco approximately 3,340-feet west of FM 1604, in west Bexar County. The 126.34 Mr. Descamps Acre tract is proposed to be developed with as many as 460 new residential homes, a neighborhood retail center, consisting of 6.36 acres. The proposed 126.34 acre development combined with an additional 162.98 acres of single family residential is projected to generate 1029 AM peak hour trips and 1614 PM peak hour trips with approximately 16,000 Average Daily Trips.

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion of the Potranco 126.34 Acre Tract MDP, at no cost to the City of San Antonio:

- *FM 1957 (Potranco Road)* - The Developer shall dedicate 60 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of FM 1957 (Primary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project. The total length of property frontage is approximately 1900-feet.

- Construction of an internal north-south collector street system approximately 500-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)).

- Construction of an internal Local B collector street system approximately 2600-feet in length. Local B street design parameters consist of 60-feet of ROW and 40-feet of pavement (Table 506-3). The proposed Local B street shall have no houses fronting.

- All access driveways shall comply with UDC 35-506 (r) - Access and Driveways.

- All access driveways shall provide clear sight distance on all existing and proposed roadways in order 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.

It should be understood that the submitted TIA concurrent with the proposed 126.34-Acre 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.

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) 207-7038

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard De La Cruz, P.E., Development Services
Arturo Villarreal Jr, P.E. Strom Water Engineering
John McDonald, Senior Planner Parks Department
Christina De La Cruz, P.E. Bexar County