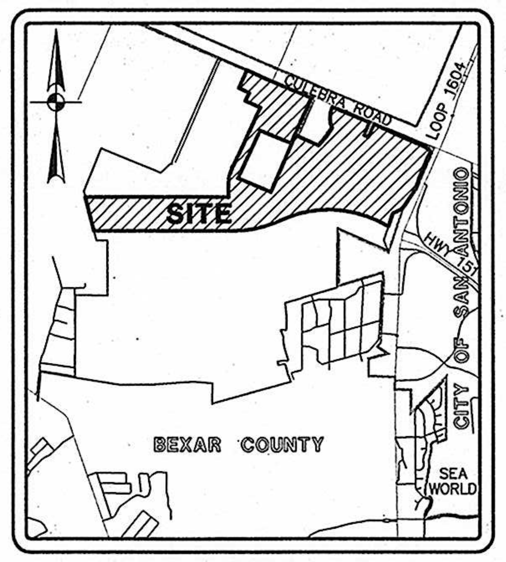


LOCATION MAP

NOT-TO-SCALE

DRAINAGE NOTES:

1. REFERENCE STORM WATER MANAGEMENT PLAN FOR ±3,163 ACRES ALAMO RANCH AND WESTWINDS DATED OCTOBER 2004.
2. PROPOSED DEVELOPMENTS WITHIN DRAINAGE AREAS 1–3 (CARACOL CREEK WATERSHED) WILL REQUIRE ONSITE DETENTION OR PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM THROUGH STORMWATER MITIGATION.
3. THE STORMWATER MANAGEMENT PLAN WITH ON-SITE DETENTION OR PROPOSED DOWNSTREAM IMPROVEMENTS WILL BE SUBMITTED DURING THE PLATTING PROCESS.
4. PROPOSED DETENTION PONDS WILL BE SHOWN ON THE FUTURE PLAT/PLATS.
5. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS, WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:
6. FINAL LOCATIONS OF INDIVIDUAL DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT PLAN AND MAY BE UPSTREAM OF LOCATIONS SHOWN ON THIS PLAN.

DETENTION POND PRELIMINARY SIZING	
DRAINAGE AREA	AREA (ACRES)
WESTWINDS WEST	4.55
UNIT-51	0.83

NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 30' PAVEMENT AND 2-10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE PROPERTY IS BOTH INSIDE AND OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO. PROPERTY ON THE WEST SIDE OF LOOP 1604, SOUTH OF CULEBRA ROAD IS ZONED C-3. THE REMAINDER OF THE PROPERTY IS OUTSIDE THE CITY LIMITS.
3. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
4. SEWER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
6. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
7. THE BEARINGS FOR THIS MASTER DEVELOPMENT PLAN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
8. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, LATEST EDITION.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q.). 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 70 FEET RIGHT OF WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT OF WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT OF WAY).
10. CULEBRA MARKET-F.M. 471 (R.O.W. VARIES), F.M. 1560 (R.O.W. VARIES), LOOP 1604 (R.O.W. VARIES), AND WESTWOOD LOOP (60' R.O.W.) ARE PUBLIC DEDICATED RIGHTS-OF-WAY AND ARE WITHIN THE 200' NOTIFICATION BOUNDARY.
11. COMMERCIAL TRACTS ADJACENT TO ALAMO RANCH PKWY SHALL PROVIDE SHARED CROSS-ACCESS
12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN. 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.

PROPERTY OWNERSHIP:

28 SPENCER R. AND WILLIAM M. WEIDNER
29 CULEBRA-1604 J.V.
30 CITY OF SAN ANTONIO
31 NORTHSIDE ISD
32 FC STONEBRIDGE LTD. PARTNERSHIP
33 SONIC DEVELOPMENT OF CENTRAL TEXAS
34 MARGARET PERSYN CADENA
35 STATE OF TEXAS
36 PULTE HOMES OF TEXAS, L.P.
37 CONTINENTAL HOMES
73 VISE OAKS I LTD.
74 OSCAR GASS
75 CORDI MARIAN SISTERS

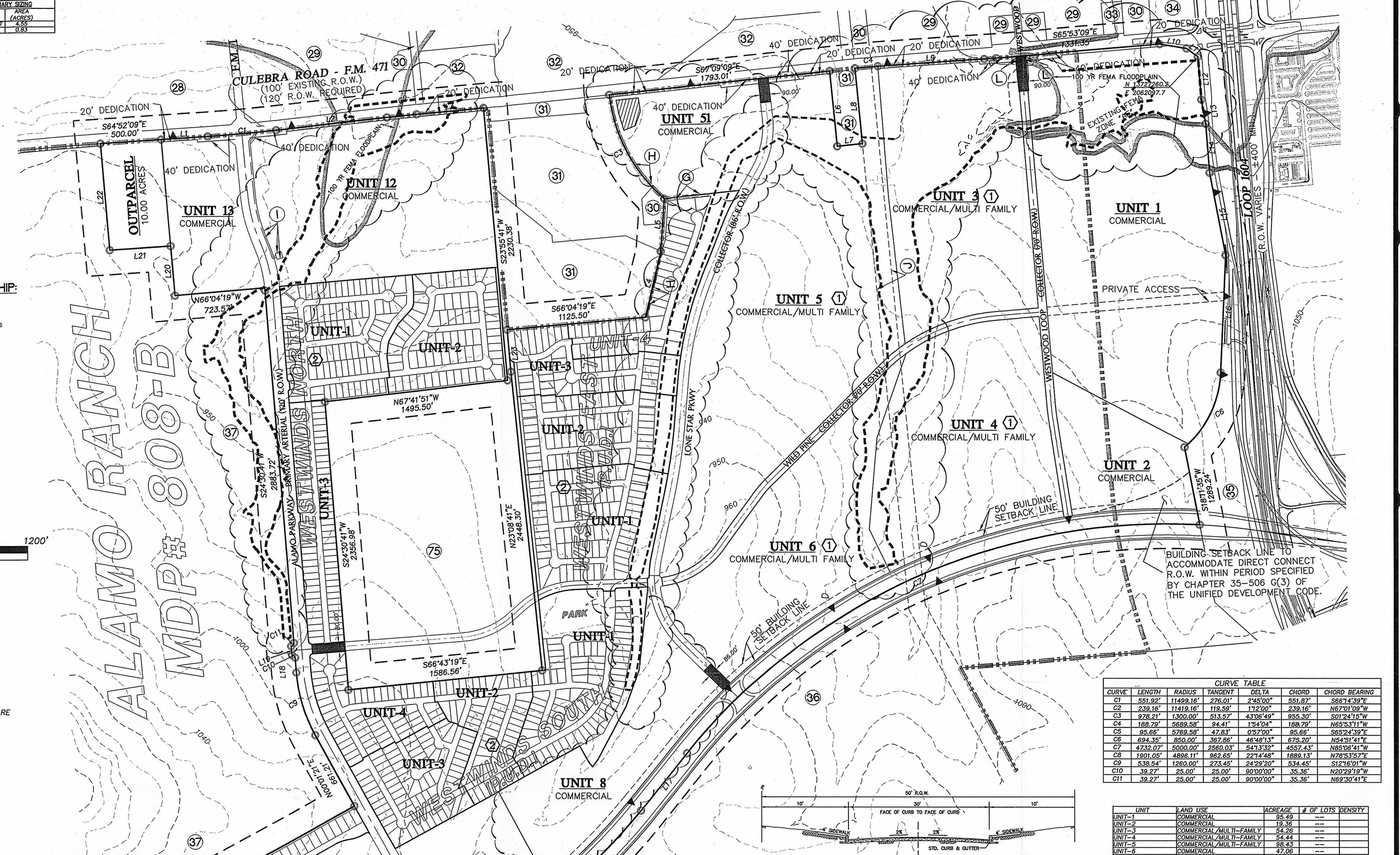
SCALE : 1"=400'

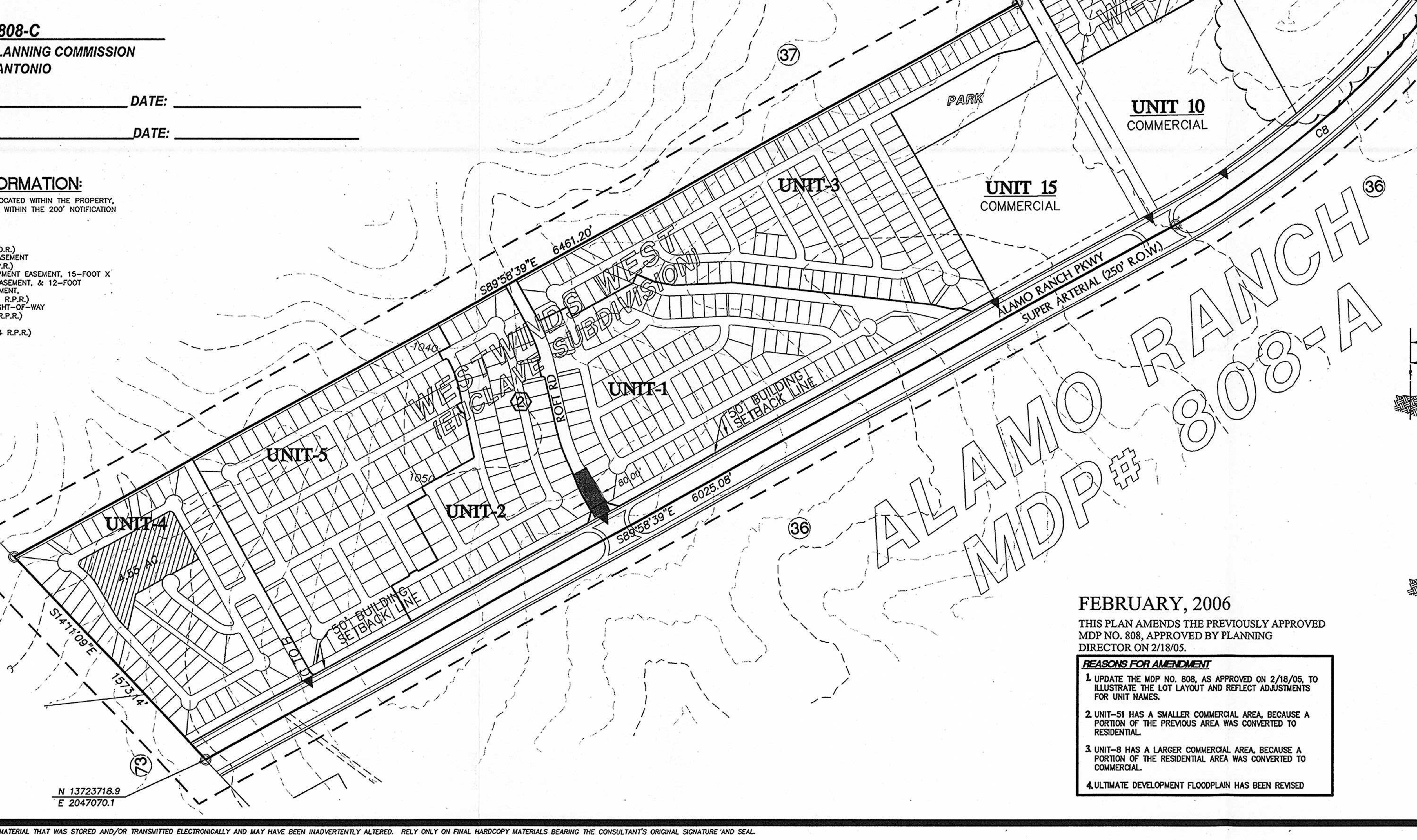
0' 400' 800' 1200'

ACKNOWLEDGED BY:

PAPE-DAWSON ENGINEERS, INC.

A B G DEVELOPMENT





ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9030

DEVELOPER/OWNER:
BRAD GALO
A B G DEVELOPMENT
1210 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

KEYED NOTES:

(1) *MULTI-FAMILY PROJECTS LOCATED WITHIN UNITS 3, 4, 5, AND 6 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN.*

(2) *RESIDENTIAL SUBDIVISIONS WITHIN WESTWINDS UNITS WILL PROVIDE INTERNAL NEIGHBHORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:*
WESTWINDS NORTH--FEE WILL BE PAID IN LIEU OF PARK
WESTWINDS EAST & SOUTH--4.35 ACRES
WESTWINDS WEST--5.52 ACRES

MDP PLAN NO.: 808-C
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN:_______________ DATE: _______________

SECRETARY:_______________ DATE: _______________

EASEMENT INFORMATION:

NOTE: THESE EASEMENTS ARE LOCATED WITHIN THE PROPERTY, ADJACENT TO THE PROPERTY, OR WITHIN THE 200' NOTIFICATION BOUNDARY.

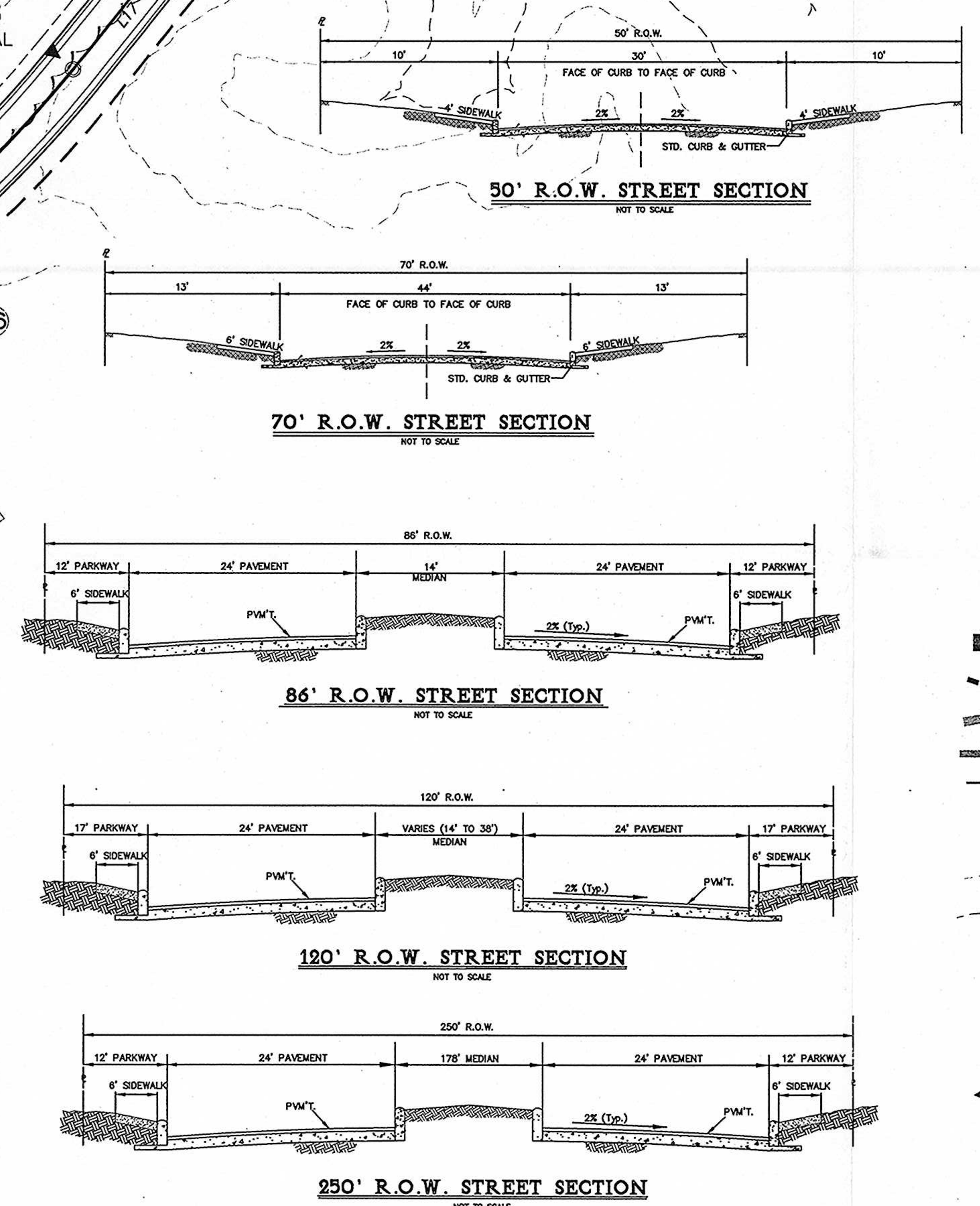
G RIGHT-OF-WAY AGREEMENT (VOL. 6243, PGS. 716-724 D.R.)
H 20-FOOT SANITARY SEWER EASEMENT (VOL. 3536, PGS. 41-47 R.P.R.)
I 50- FOOT X 50-FOOT EQUIPMENT EASEMENT, 15-FOOT X 20-FOOT INGRESS/EGRESS EASEMENT, & 12-FOOT TEMPORARY TELEPHONE EASEMENT. (VOL. 11320, PGS. 347-365, R.P.R.)
J 135-FOOT EASEMENT AND RIGHT-OF-WAY (VOL. 6187, PGS. 265-268 R.P.R.)
L GUY LINE EASEMENTS (VOL. 8885, PGS. 1773-1784 R.P.R.)

FEBRUARY, 2006

THIS PLAN AMENDS THE PREVIOUSLY APPROVED MDP NO. 808, APPROVED BY PLANNING DIRECTOR ON 2/18/05.

REASONS FOR AMENDMENT

1. UPDATE THE MDP NO. 808, AS APPROVED ON 2/18/05, TO ILLUSTRATE THE LOT LAYOUT AND REFLECT ADJUSTMENTS FOR UNIT NAMES.
2. UNIT-51 HAS A SMALLER COMMERCIAL AREA, BECAUSE A PORTION OF THE PREVIOUS AREA WAS CONVERTED TO RESIDENTIAL.
3. UNIT-8 HAS A LARGER COMMERCIAL AREA, BECAUSE A PORTION OF THE RESIDENTIAL AREA WAS CONVERTED TO COMMERCIAL.
4. ULTIMATE DEVELOPMENT FLOODPLAIN HAS BEEN REVISED



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

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

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

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

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	551.92'	11499.16'	276.01'	2°45'00"	551.87'	S66°14'39"E
C2	239.16'	11419.16'	119.59'	1°12'00"	239.16'	N67°01'09"W
C3	978.21'	1300.00'	513.57'	43°06'49"	955.30'	S01°24'15"W
C4	188.79'	5689.58'	94.41'	1°54'04"	188.79'	N65°53'11"W
C5	95.66'	5769.58'	47.83'	0°57'00"	95.66'	S65°24'39"E
C6	694.35'	850.00'	367.86'	46°48'13"	675.20'	N54°51'41"E
C7	4732.07'	5000.00'	2560.03'	54°13'32"	4557.43'	N85°06'41"W
C8	1901.05'	4896.11'	962.65'	22°14'48"	1889.13'	N78°53'57"E
C9	538.54'	1260.00'	273.45'	24°29'20"	534.45'	S12°16'01"W
C10	39.27'	25.00'	25.00'	90°00'00"	35.36'	N20°29'19"W
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	N69°30'41"E

UNIT	LAND USE	ACREAGE	# OF LOTS	DENSITY
UNIT-1	COMMERCIAL	95.49	--	
UNIT-2	COMMERCIAL	19.36	--	
UNIT-3	COMMERCIAL/MULTI-FAMILY	54.26	--	
UNIT-4	COMMERCIAL/MULTI-FAMILY	54.44	--	
UNIT-5	COMMERCIAL/MULTI-FAMILY	98.43	--	
UNIT-6	COMMERCIAL	47.06	--	
UNIT-8	COMMERCIAL	29.76	--	
UNIT-10	COMMERCIAL	20.01	--	
UNIT-12	COMMERCIAL	55.21	--	
UNIT-13	COMMERCIAL	18.35	--	
UNIT-15	COMMERCIAL	20.03	--	
UNIT-51	COMMERCIAL	21.37	--	
STREETS	--	81.48	--	
OUTPARCEL	--	10.00	--	
WESTWINDS NORTH				
UNIT-1	RESIDENTIAL	20.72	92	4.44
UNIT-2	RESIDENTIAL	18.09	73	4.04
UNIT-3	RESIDENTIAL	14.00	75	5.36
WESTWINDS EAST				
UNIT-1	RESIDENTIAL	23.32	80	3.43
UNIT-2	RESIDENTIAL	17.52	68	3.88
UNIT-3	RESIDENTIAL	12.48	48	3.85
UNIT-4	RESIDENTIAL	16.31	40	2.45
WESTWINDS SOUTH				
UNIT-1	RESIDENTIAL	25.42	76	2.99
UNIT-2	RESIDENTIAL	12.29	53	4.31
UNIT-3	RESIDENTIAL	14.96	70	4.68
UNIT-4	RESIDENTIAL	12.41	61	4.92
WESTWINDS WEST				
UNIT-1	RESIDENTIAL	39.89	113	2.83
UNIT-2	RESIDENTIAL	23.23	65	2.80
UNIT-3	RESIDENTIAL	49.38	151	3.06
UNIT-4	RESIDENTIAL	31.15	67	2.15
UNIT-5	RESIDENTIAL	38.89	120	3.09
TOTALS		995.31	1253	3.39

LEGEND:

- INTERSECTION WIDENING-300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- FLOOD PLAIN-ULTIMATE DEVELOPMENT
- FLOOD PLAIN-FEMA
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- (1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- (G) EASEMENT INFORMATION (SEE LIST)
- 10' CONTOURS
- 50' CONTOURS
- ⇒B LOCAL TYPE B
- ⇒EM EMERGENCY ONLY ACCESS
- ⇔ CROSS CONNECTION
- C TO B COLLECTOR TO LOCAL TYPE B
- ◄D TxDOT ACCESS POINT (PRIVATE DRIVEWAY)
- ◄C TO B TxDOT ACCESS POINT (COLLECTOR TO LOCAL B)

LINE TABLE		
LINE	LENGTH	BEARING
L1	375.55'	S64°52'09"E
L2	910.20'	S67°37'09"E
L3	545.10'	S66°25'09"E
L4	554.50'	N42°11'40"E
L5	428.91'	N32°58'14"E
L6	616.50'	S23°24'02"W
L7	208.14'	S66°35'58"E
L8	618.42'	N23°24'02"E
L9	862.90'	S64°56'09"E
L10	218.23'	S51°35'03"E
L11	113.21'	S24°12'45"E
L12	350.00'	S24°27'34"W
L13	201.00'	S18°44'56"W
L14	400.00'	S24°27'34"W
L15	684.29'	S18°02'27"W
L16	959.64'	S31°27'34"W
L17	599.53'	N67°46'33"E
L18	122.33'	S24°30'41"W
L19	70.00'	N24°30'41"E
L20	405.13'	N24°02'12"E
L21	500.00'	S64°52'09"E
L22	871.36'	S24°02'12"W
L23	345.29'	N23°55'41"E

04-07-06P02:33 RCVD

REVISIONS:

PAPE-DAWSON ENGINEERS
1965-2005 ■ 40 YEARS OF EXCELLENCE
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

WESTWINDS
995.31 ACRE TRACT
MASTER DEVELOPMEMT PLAN AMENDMENT 808-C

PLAN HAS BEEN ACCEPTED BY COSA
4/7/06 (date) 808-C (number)
If no plats are filed, plan will expire On 4/6/2008
1st plat filed on

JOB NO. 6123-14
DATE DECEMBER 2005
DESIGNER RBS
CHECKED ARC DRAWN RBS
SHEET 1 of 1

Date: Apr 07, 2006, 11:17am User ID: RBidana
File: P:\61\23\00\Design\Civil\MDP\MDP-westwinds.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

April 7, 2006

Mr. Al Chua

Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Westwinds **MDP # 808-C**

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed the Westwinds Master Development Plan **M.D.P. # 808-C**. 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.

- **DSD – Traffic Impact Analysis & Streets** indicates the that the following requirements and onsite improvements are necessary and shall be provided by the developer, on and before the completion of the Westwinds MDP, at no cost to the City of San Antonio:

    - All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9)

    - All access roadways 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.

    - The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) – 35-502(a)(7), subsection C.

    - Sidewalks along all interior and exterior roadways are to be installed in accourdance with UDC 35-506(q).

    - Intersections will require mitigation for a traffic signal (when warranted and approved by Bexar County Traffic, Public Works – Traffic and TxDOT) as per UDC 35-502(a)(7)(C) Limitations on Traffic Impact Analysis. Lane configuration of all intersection shall follow Table 14 in the Level 3 Seale Ranch TIA dated September 24, 2004.

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

- **Trees** approves with the following conditions:
    - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.
    - Streetscape Standards per UDC 35-512 – Alamo Ranch parkway requires streetscape on existing ROW. New ROWs within subdivision (Wild Pine, Lone Star Parkway, Texan Parkway, Alamo Parkway, Westwood Loop) will require streetscaping as well (we recommend preservation of existing trees where available and possible).
- **Parks** recommends approval with the following conditions:
    - The multi-family portions of this development submit detailed plans at time of platting in order to determine their park dedication requirement.
    - The Park/Open Space is dedicated to their respective Home Owners Associations and a Provision and Maintenance plan be submitted to this department at time of platting.
    - The areas dedicated are labeled as either "Park" or "Open Space" at 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. (formerly POADP) 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 Development Service
Todd Sang, Civil Engineer Assistant Bexar County