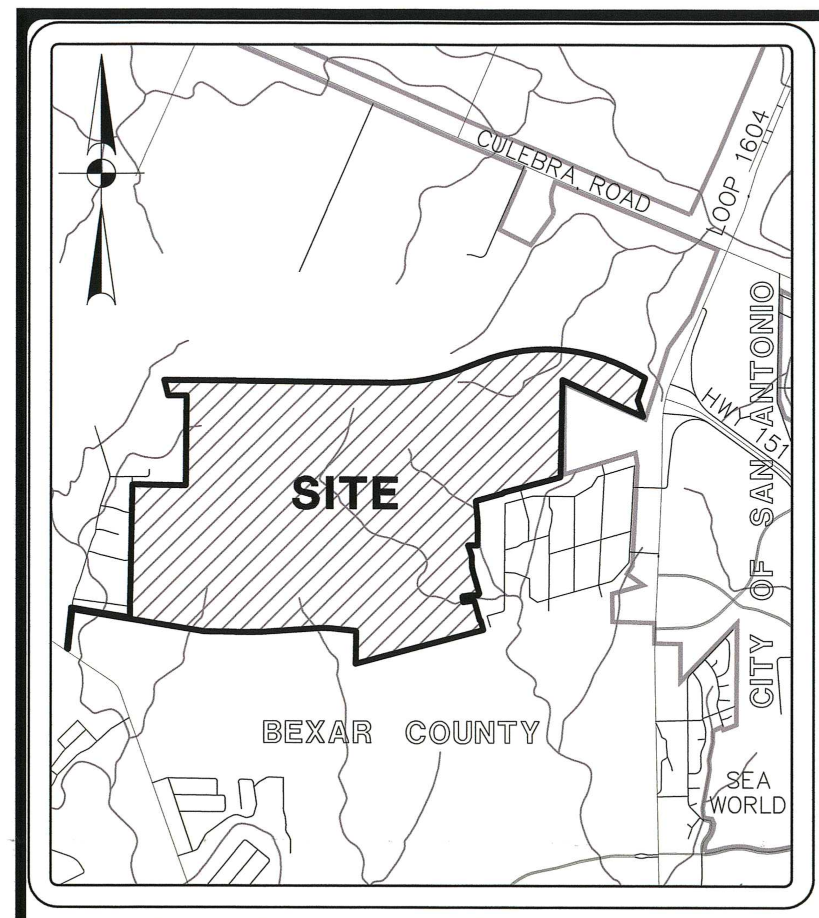


LOCATION MAP

SCALE: 1" = 3000'

LEGEND:

- COMMERCIAL
- RESIDENTIAL
- SCHOOL
- AMENITY CENTER
- ONSITE FLOOD PLAIN
- GREENSPACE
- NOT INCLUDED IN THIS MDP
- INTERSECTION WIDENING–300' LENGTH (MIN. R.O.W. WIDTH AS NOTED ON PLAN)
- CITY OF SAN ANTONIO 100 YR FLOOD PLAIN
- EXISTING FEMA FLOOD PLAIN
- PROPOSED FEMA FLOOD PLAIN
- CITY OF SAN ANTONIO LIMITS
- 200' NOTIFICATION BOUNDARY
- (1) PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- (A) 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)
- P.U.D. DEVELOPMENT BOUNDARY
- DEL WEBB (P.U.D.) PHASE 1 BOUNDARY
- DEL WEBB (P.U.D.) PHASE 2 BOUNDARY

EASEMENT INFORMATION:

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

A 40–FOOT RIGHT–OF–WAY FOR ROAD PURPOSES (VOL. 3795, PGS. 144–145 D.R.) OUT OF PARENT TRACT TO J–BAR RANCH
B DRAINAGE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
C 10' X 220' UTILITY POLE GUY WIRE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
D 10' X 200' UTILITY POLE GUY WIRE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
E 20' DRAINAGE EASEMENT (VOL. 5580, PGS. 214–218 D.P.R.)
F RIGHT–OF–WAY AGREEMENT (VOL. 6059, PGS. 348–352 D.R.) 50' WIDTH – VOID (VOL. 6375, PGS. 445–448 D.R.) 30' WIDTH
K 135–FOOT EASEMENT AND RIGHT–OF–WAY (VOL. 6187, PGS. 261–264 R.P.R.)
M 10' X 300' ELECTRIC EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
N 135–FOOT WIDE TRANSMISSION LINE EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
O ELECTRIC EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
P DRAINAGE EASEMENT (VOL. 7000, PGS. 7–8 D.P.R.)
Q EQUESTRIAN EASEMENT (VOL. 8000, PG. 153 D.P.R.)
R DRAINAGE EASEMENT (VOL. 8000, PG. 153 D.P.R.)

PROPERTY OWNERSHIP:

1 EDWARD S. DAILEY ET AL
2 JOES GUSTAVO ACERO AND JENNIFER LEMA–ACERO
3 GUSTAVO ACERO
4 MINNIE G. RICH
5 ANTONIO E. AND DOROTHY CASTANEDA
6 RAYMOND AND APRIL M. MARTINEZ
7 JAMES ALLEN HACK
8 JAYBAR DEVELOPMENT CO.
9 LARRY C. RAMOS
10 JOSEPH F. III AND SANDRA DOYLE
11 RUBY S. WUNSCH
12 KRISTOPHER HETZEL
13 A. AND LAURA E. SCHLOTFELDMARK C/S VETERANS LAND BOARD
14 VICTOR J.P. HOUSTON
15 JOE GONZALES
16 SANDRA PEREZ SALAZAR
17 XAVIER T. REVELES
18 JAMAS A. JR. AND ANITA K. THARP
19 LENELLE MARSH
20 GABRIEL AND ROBIN L. FLORES
21 JOHN AND NANCY JOHNSTON
22 ELOISE C. LOPEZ
23 MALCHOLM AND JUDY MONGER
24 RANDY C. AND LILLIE BRADSHAW
25 STEPHEN SR AND GEORGIA HORVATH
35 STATE OF TEXAS
36 CITY PUBLIC SERVICE
37 JOSEPH N. AND EVELYNN J.R. MITCHELL
38 GERALDINE C. DAHLQUIST
39 FANNIE MAE
40 MICHAEL K. AND KATHLEEN A. GORE
41 ERNEST R. AND ROSA A. MADRIGAL
42 KEVIN W. AND ELISABETH WILSON
43 CURTIS F. AND ANNETTE CARR
44 TIMOTHY K. AND CYNTHIA I. MORA
45 TED A. AND MARY L. DUMA
46 NORMA J. AND REYNALDO SANCHEZ
47 JOSEPH L. AND LURA L. DAVIDSON
48 BILLY A. BECK
49 SEBASTIAN S. AND ORALIA B. ALANIZ
50 ROBERT E. AND LINDA G. RUSHING
51 DAVID W. AND M. ELLEN RIRIE
52 DONALD E. AND JUDITH M. LIGHT
53 MICHAEL R. AND DONNA J. MURPHY
54 MARIA BUNEGIN
55 CARLOS J. AND MARTHA L. BARRERA
56 JAMES L. AND LINDA M. MARSH
57 STEPHEN J. AND FLORENCE BEPKO
58 EARL AND MARGARET BELL
59 VISE OAKS I LTD.
60 CANDID WILLIAM ROGERS
61 MICHAEL J. AND MARGARET R. STRAMOSKI
62 STEWART J. AND AURELIA CLEMONS
63 ESTELA M. DORONIO
64 JOHN P. LITRIO
65 CURTIS W. AND LAURA A. THURMAN
66 TODD J. AND REBECCA R. GUIDRY
67 MOSES L. AND YOLANDA L. ZAMORA
68 EDWARD AND SYLVIA GRETCHNER
69 WAYNE A. AND JACQUELINE BOWMAN
70 RUDOLPH AND MARIA MOCZYGEMBA
71 ALBERT P. HORVATH
72 JOHN C. AND DELL R. CUPIT
73 VISE OAKS I LTD.
74 LAREDO S. LTD.
75 AMY PERSYN

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	1329.17'	N05°26'12"E	L34	263.00'	S06°09'17"E
L2	563.57'	S80°53'48"E	L35	634.81'	S00°03'09"E
L3	390.57'	S80°58'18"E	L36	260.00'	N89°20'23"W
L4	666.69'	S80°48'18"E	L37	331.56'	S18°55'12"E
L5	147.17'	N00°51'42"E	L38	143.51'	S00°40'14"W
L6	335.93'	N00°19'07"E	L39	588.06'	S17°05'46"E
L7	197.17'	N00°13'00"E	L40	57.55'	S36°53'57"W
L8	189.11'	N00°44'21"E	L41	138.99'	N89°06'20"W
L9	234.29'	N00°26'02"E	L42	187.77'	S80°08'40"W
L10	290.38'	N00°22'42"E	L43	26.43'	N07°06'54"W
L11	315.66'	N00°25'42"E	L44	157.29'	N35°33'22"W
L12	109.46'	N00°39'50"E	L45	480.05'	S43°39'19"E
L13	219.75'	N00°21'27"W	L46	225.38'	S15°32'48"E
L14	310.76'	N00°11'57"W	L47	28.80'	S15°32'48"E
L15	112.36'	N00°07'57"W	L48	158.89'	N87°31'46"W
L16	316.00'	N00°06'35"W	L49	137.30'	S88°52'57"W
L17	350.90'	N00°05'08"W	L50	134.58'	S88°00'40"W
L18	382.31'	N00°11'49"W	L51	275.48'	S89°27'14"W
L19	399.44'	N00°05'11"E	L52	156.62'	N89°58'46"W
L20	382.09'	N00°02'49"W	L53	671.21'	N80°50'12"W
L21	501.70'	S89°51'15"W	L54	390.48'	N81°00'41"W
L22	482.70'	S19°14'29"E	L55	520.24'	N80°51'38"W
L23	183.99'	S00°38'02"W	L56	1307.77'	S05°29'27"W
L24	1539.42'	N89°21'58"W	L57	45.19'	N56°35'51"W
L25	16.00'	S84°19'28"E	L58	70.00'	S74°27'12"W
L26	590.61'	S04°24'35"E	L59	28.80'	N15°32'48"W
L27	16.00'	S85°35'25"W	L60	225.38'	N15°32'48"W
L28	276.87'	S04°24'35"E	L61	5.00'	S46°20'41"W
L29	136.37'	S90°00'00"E	L62	284.53'	N43°39'19"W
L30	167.77'	N74°03'21"E	L63	623.33'	S46°20'41"W
L31	22.54'	N12°12'12"W	L64	146.06'	S04°59'23"W
L32	38.92'	N74°04'37"E	L65	219.45'	N85°00'37"W
L33	356.54'	S05°59'34"E			

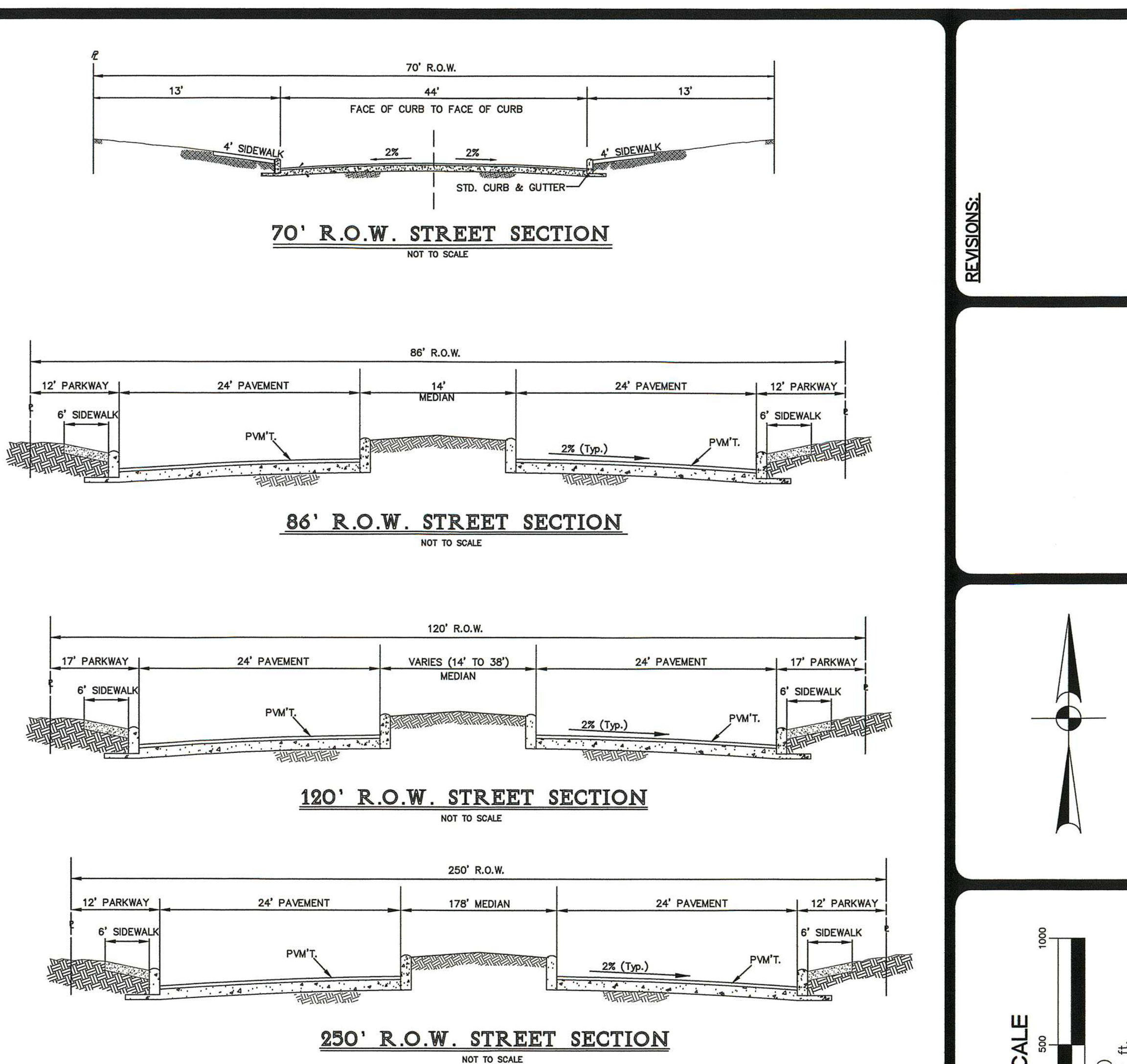
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1901.05'	4896.11'	962.65'	22°14'48"	1889.13'	N78°53'57"E
C2	4732.07'	5000.00'	2560.03'	54°13'32"	4557.43'	N85°06'41"W
C3	1192.44'	1843.00'	617.93'	37°04'15"	1171.75'	N24°17'08"E
C4	757.60'	1157.00'	392.94'	37°31'01"	744.14'	S24°03'45"W
C5	19.48'	1141.00'	9.74'	0°58'42"	19.48'	S04°48'35"W
C6	173.86'	1141.00'	87.10'	8°43'49"	173.69'	S00°02'41"E
C7	313.81'	1012.00'	158.17'	17°46'00"	312.55'	S08°12'46"E
C8	108.82'	580.00'	54.57'	10°45'00"	108.66'	S85°31'10"W
C9	79.74'	425.00'	39.99'	10°45'00"	79.62'	S85°31'10"W
C10	281.92'	743.00'	142.68'	21°44'25"	280.23'	N35°28'28"E
C11	23.56'	15.00'	15.00'	90°00'00"	21.21'	S01°20'41"W
C12	360.58'	735.00'	184.00'	28°06'31"	356.98'	N29°36'04"W
C13	326.24'	665.00'	166.47'	28°06'31"	322.98'	N29°36'04"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N88°39'19"W
C15	822.83'	1140.00'	430.26'	41°21'18"	805.08'	S25°40'02"W

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: 17
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

DETENTION POND	AREA (ACRES)
1	0.785
2	1.031
3	1.093
4	1.018
5	1.646
6	0.285
7	0.166
8	0.875
9	0.646
10	3.688
11	4.078
12	0.292



REVISIONS:

GRAPHIC SCALE (IN FEET) 1 inch = 500 ft.

KEYED NOTES:

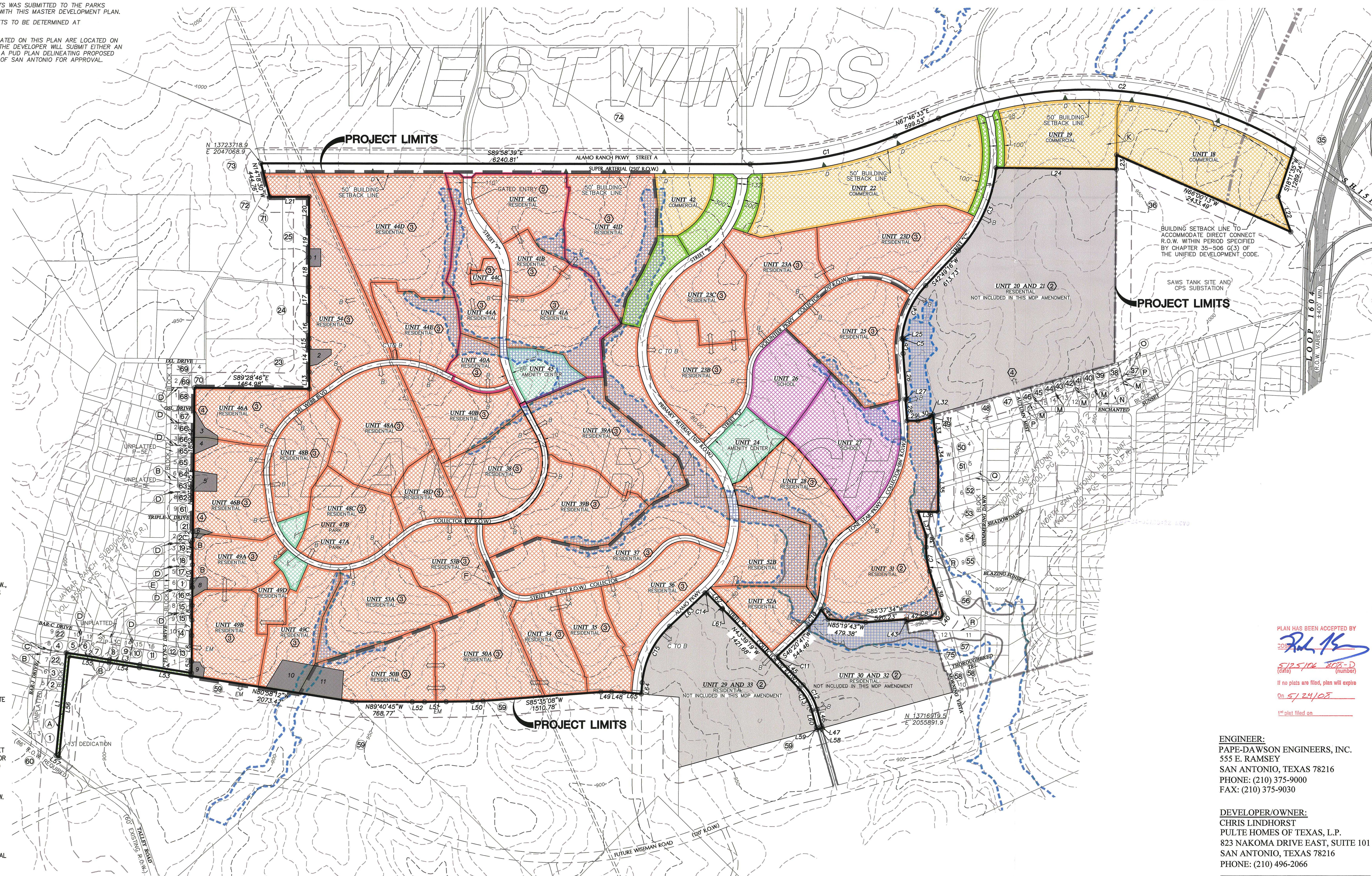
1. NOT USED
2. RESIDENTIAL SUBDIVISIONS WITHIN UNITS 20, 21 AND 31 WILL PROVIDE INTERNAL NEIGHBORHOOD PARKS TO SUPPORT THEIR OWN PLAN. BASED ON THE PROPOSED DENSITIES, PARKLAND DEDICATION REQUIREMENTS FOR THESE UNITS ARE AS FOLLOWS:
   UNIT 20/21 – 4.0 ACRES
   UNIT 30/32 – 1.0 ACRES
   UNIT 29/33 – 2.3 ACRES
3. A PARKS PLAN FOR THESE UNITS WAS SUBMITTED TO THE PARKS AND RECREATION DEPARTMENT WITH THIS MASTER DEVELOPMENT PLAN.
4. CONNECTION TO EXISTING STREETS TO BE DETERMINED AT TIME OF PLATTING.
5. THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED ON PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT EITHER AN ENCLAVE SUBDIVISION PLAT OR A PUD PLAN DELINEATING PROPOSED PRIVATE STREETS TO THE CITY OF SAN ANTONIO FOR APPROVAL.

LAND USE AND DENSITY TABLE

UNIT	LAND USAGE	ACREAGE (GROSS)	FLOOD PLAIN	ACREAGE (NET)	# OF LOTS/EDUs	DENSITY (Lots/Ac.)
18	COMMERCIAL	45.25	0.00	45.25	–	–
19	COMMERCIAL	28.82	0.00	28.82	–	–
20&21	NOT INCLUDED IN THIS MDP					
22	COMMERCIAL	56.96	0.00	56.96	–	–
23A	RESIDENTIAL	28.04	0.00	28.04	108	3.65
23B	RESIDENTIAL	31.91	0.00	31.91	119	3.73
23C	RESIDENTIAL	21.98	0.00	21.98	90	4.09
23D	RESIDENTIAL	32.08	0.00	32.08	109	3.40
24	AMENITY CENTER	10.94	0.00	10.94	–	–
25	RESIDENTIAL	36.48	2.12	34.36	75	2.06
26	SCHOOL	20.15	0.44	19.71	–	–
27	SCHOOL	35.90	3.64	32.26	–	–
28	RESIDENTIAL	26.69	6.71	19.98	74	2.77
29&33	NOT INCLUDED IN THIS MDP					
30&32	NOT INCLUDED IN THIS MDP					
31	RESIDENTIAL	51.36	15.20	36.16	100	1.95
34	RESIDENTIAL	17.47	0.00	17.47	72	4.12
35	RESIDENTIAL	18.57	0.00	18.57	85	4.58
36	RESIDENTIAL	24.97	0.00	24.97	95	3.80
37	RESIDENTIAL	62.43	18.02	44.41	87	1.39
37A	NOT USED					
37B	NOT USED					
37C	NOT USED					
37D	NOT USED					
38	RESIDENTIAL	25.31	0.70	24.61	100	3.95
39A	RESIDENTIAL	38.04	8.13	29.91	121	3.18
39B	RESIDENTIAL	31.34	2.34	29.00	120	3.83
40A	RESIDENTIAL	9.41	2.14	7.27	15	1.59
40B	RESIDENTIAL	23.18	0.72	22.46	57	2.46
41A	RESIDENTIAL	28.79	8.53	20.26	77	2.67
41B	RESIDENTIAL	9.88	0.00	9.88	41	4.15
41C	RESIDENTIAL	22.80	1.77	21.03	81	3.55
41D	RESIDENTIAL	37.37	8.23	29.14	130	3.48
42	COMMERCIAL	10.94	1.24	9.70	–	–
43	NOT USED					
44A	RESIDENTIAL	18.47	3.76	14.71	43	2.33
44B	NOT USED					
44C	RESIDENTIAL	2.39	0.00	2.39	10	4.18
44D	RESIDENTIAL	52.00	2.57	49.43	279	5.37
44E	RESIDENTIAL	19.56	1.34	18.22	60	3.07
45	AMENITY CENTER	10.19	4.78	5.41	–	–
46A	RESIDENTIAL	19.33	0.00	19.33	72	3.72
46B	RESIDENTIAL	26.55	0.00	26.55	105	3.95
47A	PARK	2.67	0.00	2.67	–	–
47B	PARK	2.31	0.00	2.31	–	–
48A	RESIDENTIAL	35.33	0.00	35.33	78	2.21
48B	RESIDENTIAL	20.38	0.00	20.38	44	2.09
48C	RESIDENTIAL	25.76	0.00	25.76	71	2.59
48D	RESIDENTIAL	12.75	0.00	12.75	23	1.80
49A	RESIDENTIAL	16.90	0.00	16.90	66	3.91
49B	RESIDENTIAL	23.39	0.00	23.39	151	6.46
49C	RESIDENTIAL	21.08	2.44	18.64	42	1.94
49D	RESIDENTIAL	5.57	2.44	5.57	25	4.49
50A	RESIDENTIAL	31.82	0.00	31.82	113	3.55
50B	RESIDENTIAL	26.64	2.39	24.25	90	3.38
52	NOT USED					
52A	RESIDENTIAL	15.01	5.17	9.84	45	3.00
52B	RESIDENTIAL	21.26	11.19	10.06	45	2.12
53A	RESIDENTIAL	30.97	2.67	28.30	119	3.84
53B	RESIDENTIAL	23.28	0.00	23.28	83	3.57
54	RESIDENTIAL	39.28	0.00	39.28	123	3.13
	STREETS	115.54	1.54	114.00		–
	GREENSPACE	27.21	4.97	22.24		–
	GRAND TOTALS:	1432.42	125.19	1307.23	3443	

NOTE:

1. ALL INTERNAL STREETS WITHIN THE M.D.P. RESIDENTIAL UNITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT AND 2–10' PARKWAYS. LOCAL TYPE "B" CONNECTIONS TO COLLECTOR STREETS ARE AS SHOWN.
2. THE MAJORITY OF THE MDP IS OUTSIDE OF THE CITY LIMITS. THE EASTERN PORTION OF UNIT 18 IS WITHIN THE CIY LIMITS AND ZONED C–3.
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 SURVEY 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 REUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 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. TALLY ROAD (60' R.O.W.), BAR–C DRIVE (60' R.O.W.), FLYN–Y DRIVE (60' R.O.W.), TRIPLE–X DRIVE (60' R.O.W.), 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 STREET A SHALL PROVIDE SHARED CROSS–ACCESS.
12. PHASING OF UNIT DEVELOPMENT WILL NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
13. ADDITIONAL SUPPLEMENTAL PLANS SHALL BE SUBMITTED AS ADDITIONAL SEGMENTS OF THE ORIGINAL MASTER PLAN ARE DEVELOPED.



PLAN HAS BEEN ACCEPTED BY
COSA
5/25/06 808-D
(date) (number)
If no plats are filed, plan will expire
On 5/24/08
1st plat filed on

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

DEVELOPER/OWNER:
CHRIS LINDHORST
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TEXAS 78216
PHONE: (210) 496-2066

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

ALAMO RANCH

1,693.0 ACRE TRACT
MASTER DEVELOPMENT PLAN

MDP # 808D

JOB NO. 5629-68
DATE FEBRAUARY 2006
DESIGNER CBD
CHECKED SLW DRAWN CBD
SHEET C1.00

Date: May 18, 2006, 11:49am User ID: BDohogne
File: P:\56\29\68\DESIGN\CIVIL\MDP562900AlamoRanch(808-D).dwg

CITY OF SAN ANTONIO

May 25, 2006

Ms. Shauna Weaver

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

Re: Alamo Ranch **MDP # 808-D**

Dear Ms. Weaver,

The City Staff Development Review Committee has reviewed the Alamo Ranch Master Development Plan **M.D.P. # 808-D**. 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 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 access roadways and 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, landacaping and improvements shall be selected and located so as not to block these clear sight distance areas.

    - The developer shall be responsible for probiding sidewalks along all internal and adjacent external roadways where non-existing or not in compliance with ADA (Uniform Development Code (UDC) – 35-506(q)

    - All streets and driveways shall follow UDC 35-506 including 35-506, (r) Access and Driveways.

    - **No internal streets network has been provided. The Streets Division review is in no way a review of an internal street network. Streets reserve the right to make further comments should a detailed internal street network be provided. UDC 35-506 will be implemented at the time of platting.**

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

- **Trees** approves with the following conditions:
  - 2003 Tree Preservation ordinance standards per UDC 35-523 – a Master Tree Permit has been approved for this development – A/P 1052162.
  - Streetscape standards apply as per UDC Section 35-512 (we recommend preservation of existing trees where available and possible)
- **Parks** approves with the following conditions:
  - Area #1 consists of Units 20/21, 30/32, 31, 29/33 and 52(A-B). This section will pay a fee-in-lieu of parkland dedication or provide a parks plan which meets requirements for each unit at the time of platting.
  - Area #2 consists of Units 23(A-D), 25, 28, 34, 35, 36, 37 and 50(A-B). The requirement for this section is **9.8** acres. This section has privided **10.9** acres of park as Unit 24.
  - Area #3 consists of Units 38, 39(A-B), 40(A-B), 41(A-D), 44(A, C-E), 46(A-B), 48(A-D), 49(A-D), 53(A-B) and 54. The requirement for this section is **18.7** acres. This section has provided 10.2 acres of park as Unit 45, plus 2.7 acres of park as Unit 47A, plus 2.3 acres of park as Unit 47B for a **total** of **15.2** acres. The remaining **3.5** acres of parkland dedication are to be gained by providing park amenities. The parks plan of said amenities must be provided at the time of platting. As stated in UDC section 35-503(f); subdivisions proposed in phases shall provided parkland in increments equal to the acreage required.
  - The parkland provided is dedicated to the Home Owners Association.
  - A Provision and Maintenance Plan is provided to this department at the time of platting.
  - Parkland dedication, for each separate area, must be platted by the second phase of development. A detail of the amenities needed for credit must be provided with the plat. No further subdivision plat shall be approved unless and until parkland is provided in increments equal to the acreage required.
  - All amenities provided for credit meet standards set forth in the Unified Development Code.
  - Any phases which become multi-family must provide supplemental information at the time of platting in order to determine park dedication requirements.
  - All plats associated with this development which were filed prior to this approval must meet these standards and conditions.
- **Bexar County** states the following improvements will be provided by the developer prior to completion of the Alamo Ranch Subdivision:
  - Alamo Ranch Parkway (SH 151 extension) is not designated as a state highway west of Loop 1604, however it will be extended west of Loop 1604 as a four lane divided Super Arterial with a minimum of 250 feet right-of-way

- Alamo Parkway is classified as a primary arterial with 1520 feet right-of-way, and will be extended through this dvelopment as a four lane divided roadway

- Street "F" will be a loop road within the senior adult community, and will be constructed as a four lane divided roadway with turn lanes provided at all internal intersections.

- The primary gated entry of Street "F" shall provide for adequate queue storage and turn around capcity for the full build out of the senior adult community. If queuing at the main enterance interferes with the public right roadway system, then Bexar County reserves the right to require appropriate action to eradicate the problem

- Roadyway configurations adjacent to and within the Alamo Ranch Subdivision shall be consistent with Table 14 of the Seale Ranch Level Three Traffic Impact Analysis prepared September 2004. Residential lots shall not side against any roadway classified a thoroughfare or greater.

- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

- 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. 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