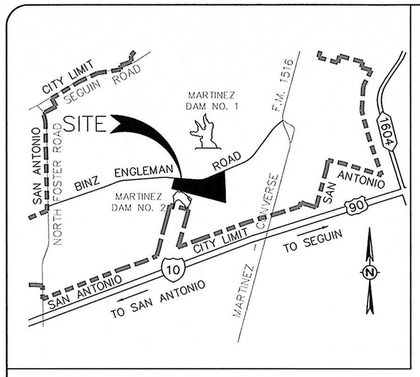
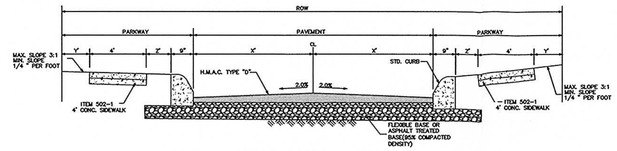
BINZ-ENGLEMAN
MASTER DEVELOPMENT PLAN
PLAN #: _____

DATE: 10/19/04



LOCATION MAP
NOT TO SCALE



TYPICAL STREET SECTION
NTS.

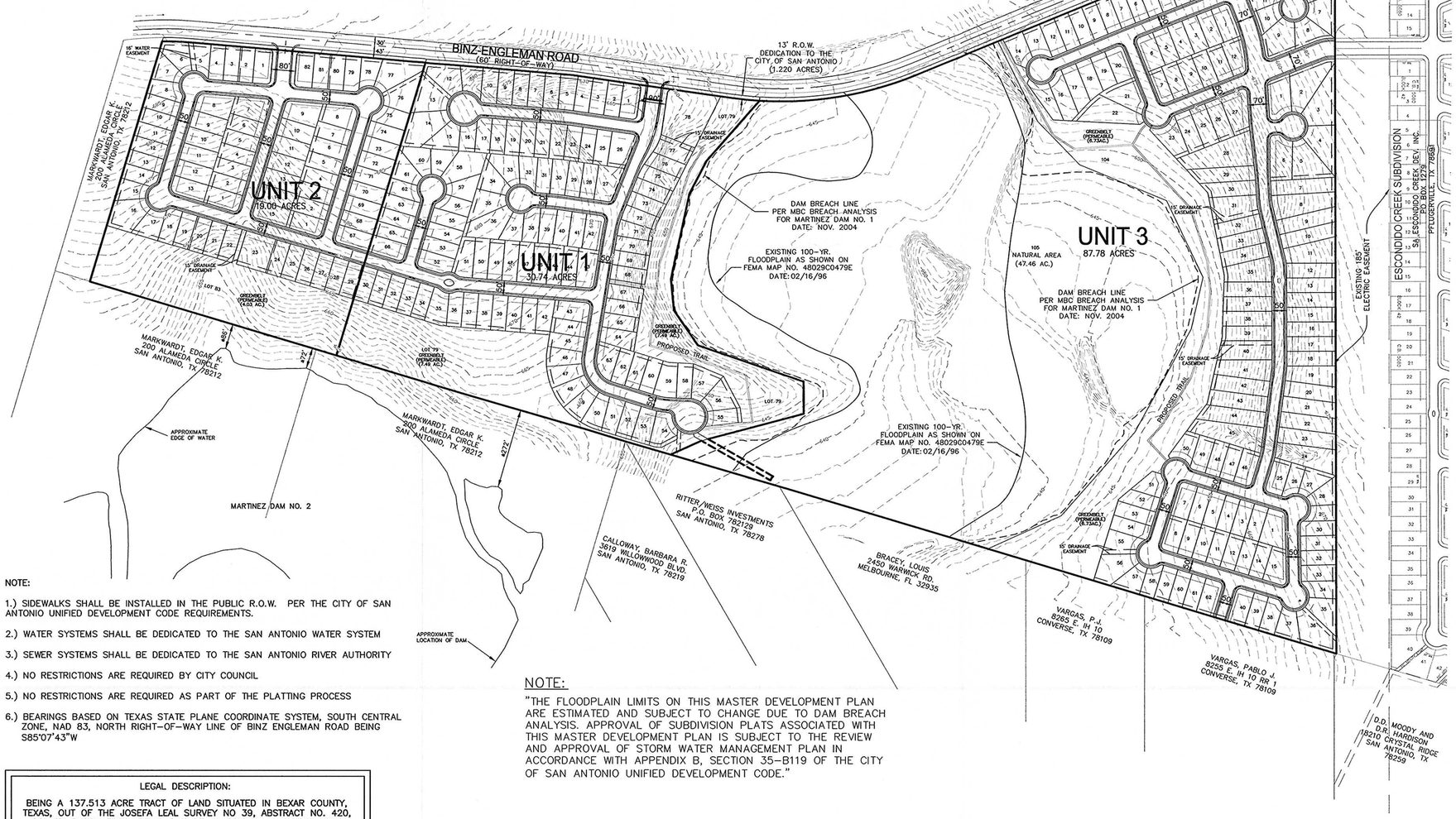
STREET CROSS SECTION					
ROW	PAVEMENT	PARKWAY	X'	Y'	Z'
50'	30'	10'	14'	4.25'	0'
70'	44'	13'	22'	6.25'	2'
80'	44'	18'	22'	11.25'	2'
90'	48'	21'	24'	14.25'	2'

0 100 200 300 400

SCALE: 1"=200'

LEGEND

NTS	NOT TO SCALE
R.O.W.	RIGHT OF WAY
_____	APPROXIMATE LOCATION 100 YEAR FLOODPLAIN



NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) WATER SYSTEMS SHALL BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM

3.) SEWER SYSTEMS SHALL BE DEDICATED TO THE SAN ANTONIO RIVER AUTHORITY

4.) NO RESTRICTIONS ARE REQUIRED BY CITY COUNCIL

5.) NO RESTRICTIONS ARE REQUIRED AS PART OF THE PLATTING PROCESS

6.) BEARINGS BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83, NORTH RIGHT-OF-WAY LINE OF BINZ ENGLEMAN ROAD BEING S85°07'43"W

LEGAL DESCRIPTION:

BEING A 137.513 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEING OUT OF AN ORIGINAL 148.0568 ACRE PARCEL DESCRIBED IN VOLUME 6403, PAGE 1532, DEED RECORDS OF BEXAR COUNTY, TEXAS: THAT SAME 148 ACRE TRACT CONVEYED IN LEO P. CLOUD, JR. AND JERRY D. CLOUD, DOING BUSINESS AS LEO P. CLOUD, JR. & SON, BY DEED RECORDED IN VOLUME 6193, PAGE 423, OF THE DEED RECORDS OF BEXAS COUNTY, TEXAS.

NOTE:

"THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE DUE TO DAM BREACH ANALYSIS. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPMENT SUMMARY				
ITEM	ACRES	# LOTS	DENSITY (LOTS / ACRE)	PHASING SEQUENCE
UNIT 1				
SINGLE FAMILY	18.071	114	3.77	1
PUBLIC RIGHT OF WAY	4.582	-		
GREENWAY	7.390	1		
PARK	0.599	1		
EASEMENT	0.094	-		
UNIT 1 SUBTOTAL	30.736	116		
UNIT 2				
SINGLE FAMILY	11.573	73	3.95	2
PUBLIC RIGHT OF WAY	3.434	-		
GREENWAY	3.988	1		
UNIT 2 SUBTOTAL	18.995	74		
UNIT 3				
SINGLE FAMILY	26.204	138	1.62	3
PUBLIC RIGHT OF WAY	7.389	-		
GREENWAY	6.734	1		
NATURAL AREA	47.455	1		
UNIT 3 SUBTOTAL	87.782	140		
TOTAL DEVELOPMENT	137.513	330	2.42	-

DEV. SERVICES

2005 APR 26 P 1:33

OWNER & APPLICANT
GREAT AMERICA COMPANIES
CONTACT PERSON: ISRAEL FOGIEL
8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230-3898
TEL: (210) 344-9200
FAX: (210) 344-3137

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: ARTURO CAMACHO, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525

PLAN HAS BEEN ACCEPTED BY

COSA

3/2/05 (date) 812 (number)

If no plats are filed, plan will expire

On 9/1/06

1st plat filed on _____

DIRECTOR OF DEVELOPMENT SERVICES DATE

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North Suite 425
San Antonio, Texas 78231
(210) 494-0088 Fax: (210) 494-4525

© COPYRIGHT 2003 Carter and Burgess, Inc.

MASTER DEVELOPMENT PLAN

BINZ-ENGLEMAN DEVELOPMENT
GREAT AMERICA COMPANIES
8000 IH 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

DATE: 10/19/04
DRAWN BY: K.S.R.
DESIGNED BY: K.S.R.
CHECKED BY: K.C.
REVIEWED BY: A.C.
PROJECT NUMBER: 310171.052

SHEET 1 OF 1

CITY OF SAN ANTONIO

March 02, 2005

Arturo Camacho, P.E.

Carter Burgess Engineers
911 Central Pkwy North
San Antonio, TX 78232

Re: Binz-Engleman Development Subdivision MDP # 812

Dear Mr. Camacho:

The City Staff Development Review Committee has reviewed Binz-Engleman Development Subdivision Master Development Plan M.D.P. # 812 . 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.

- The acceptance of this Master Development Plan # 812 is confined to the boundary limits of the site. Any projection(s) of future roadways outside the boundaries does not infer any set alignment of future roadways. All major arterials and streets shall follow all regulations.

- 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.

- Streets and Drainage approves this project with the following conditions:
  1. The following potential issues should be addressed during the respective platting process:

     a. For cul-de-sacs greater than 500 feet in total length, the pavement width for the entire length of the CDS shall be a minimum of 30 feet and the turnaround roadway shall have a minimum exterior radius of 50 feet.
     b. Evaluate clear vision easement requirements at several intersections in all three(3) units.
     c. Evaluate need for a drainage interceptor with easement along eastern boundary of Unit 3.
     d. Evaluate need for drainage outfall easement on southern boundary of Unit 2.

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

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 TIA Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Binz-Engleman Development MDP. The analysis is in compliance with TIA Ordinance 91700.

  This proposed development is located in eastern Bexar County on Binz-Engleman Road, approximately two miles east of the intersection of North Foster Road and Binz-Engleman Road. The combined 137.52 acre tract is proposed to contain three single-family residential units comprised of approximately 328 dwelling units. The proposed development is projected to generate 323 PM peak hour trips.

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

  1) All roadways shall follow Table 506-7, Functional Classification System Description.

  2) All access roadways shall comply with UDC 35-506.

  3) 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.

  It should be understood that the submitted TIA concurrent with the proposed Binz-Engelman 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.

- This project will be subject to the Streetscape standards and the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

- Bexar County Infrastructures Services Department cites the following conditions:

  1) Intersection sight distance should be used for all intersections

  2) It is understood that this MDP is a conceptual plan and all regulations will be addressed at time of platting.

  3) County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

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 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 Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Roderick J. Sanchez, AICP

Assistant Development Services Director
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