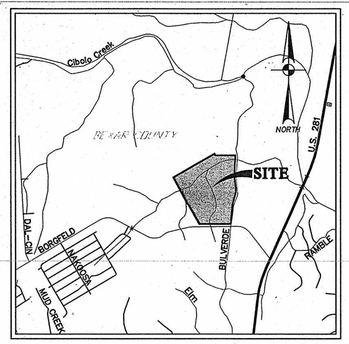
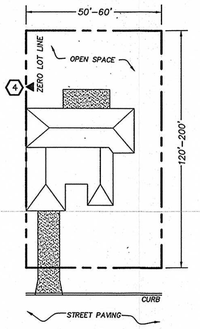
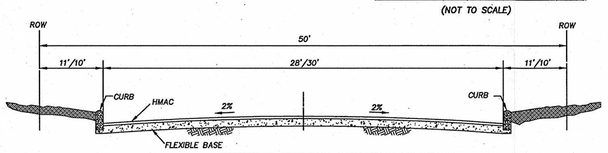


LOCATION MAP

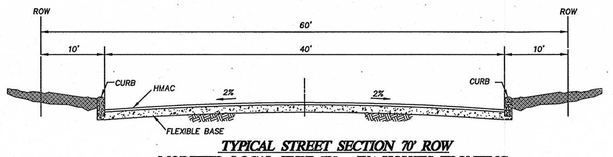
NOT-TO-SCALE



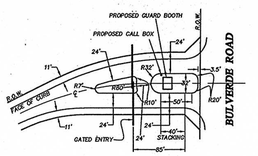
TYPICAL RESIDENTIAL LOT
50' X 150'(min) - 60' x 200'(max)
(NOT TO SCALE)



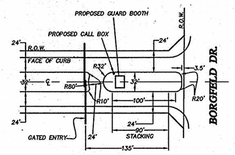
TYPICAL STREET SECTION 50' ROW
LOCAL TYPE "A"
(NOT TO SCALE)
*28' PAVEMENT UNLESS NOTED OTHERWISE



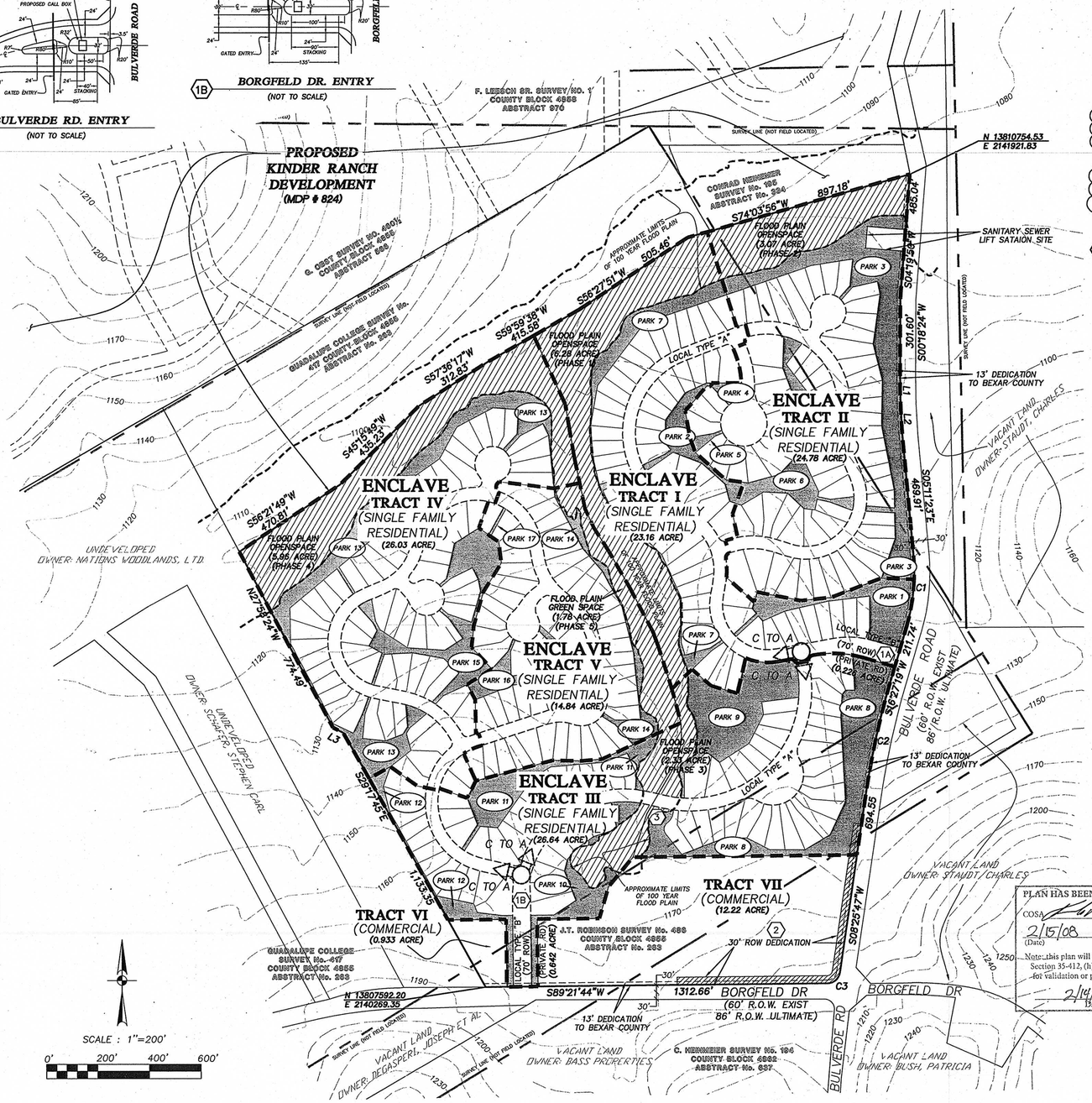
TYPICAL STREET SECTION 70' ROW
MODIFIED LOCAL TYPE "B" - W/ HOUSES FRONTING
(NOT TO SCALE)



1A **BULVERDE RD. ENTRY**
(NOT TO SCALE)



1B **BORGFELD DR. ENTRY**
(NOT TO SCALE)



GENERAL NOTES:

1. THE PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE LATEST EDITION OF THE AASHTO MANUAL.
6. AN ALTERNATIVE PEDESTRIAN CIRCULATION PLAN PER UDC ARTICLE 5, DIVISION 2: 35-506 a(2)(A) WILL BE PROVIDED IN LIEU OF SIDE WALKS ALONG THE STREET RIGHT-OF-WAY.
7. ALL AREAS WITHIN THE MDP LIMITS WILL BE PLATTED.
8. THIS AREA WAS PREVIOUSLY APPROVED AS THE BASS RANCH MDP. SIGNIFICANT CHANGES FROM THE BASS RANCH MDP INCLUDE MOVING THE NORTHERN BOUNDARY LINE FURTHER SOUTH AND MINOR ADJUSTMENTS TO THE STREET ALIGNMENTS.

KEY NOTES

1A 1B THE GATED ENTRY POINTS INDICATED ON THIS PLAN ARE LOCATED IN PROPOSED PRIVATE STREETS. THE DEVELOPER WILL SUBMIT PLAT OR A MASTER DEVELOPMENT PLAN DELINEATING PROPOSED PRIVATE STREETS & ENTRY DETAILS TO THE CITY OF SAN ANTONIO FOR APPROVAL.

2 30' R.O.W. DEDICATION FOR 600' AT INTERSECTION OF BORGFELD DR & BULVERDE ROAD FOR FUTURE INTERSECTION IMPROVEMENTS.

3 All WEATHER CROSSING DESIGNED TO ALLOW PASSAGE OF 100 YEAR ULTIMATE DEVELOPMENT DISCHARGE OR 25 YEAR ULTIMATE DEVELOPMENT PLUS FREEBOARD IF HIGHER.

LEGEND:

- MDP LIMITS
- PHASE/UNIT BOUNDARY
- FLOOD PLAIN (FEMA ZONE "A")
- 10' CONTOURS
- OPEN SPACE/100 YR FLOOD PLAIN
- PARK SPACE
- B TO A — R.O.W. TRANSITION
- LOCAL "A" STUB-OUT
- SCHEMATIC INTERNAL STREET
- PARK # — PARK SPACE

REVISION HISTORY

MDP	ACCEPTED DATE
823	06/20/2005
823A	

PATTERN

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	288.02'	762.40'	145.75'	21°38'42"	286.31'	N05°37'58"E
C2	459.01'	3276.93'	229.88'	8°01'32"	458.64'	S12°26'33"W
C3	70.73'	50.00'	42.74'	81°03'07"	64.98'	N48°57'20"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	110.72'	S00°50'32"E
L2	114.09'	S03°16'52"E
L3	44.49'	S62°23'45"E

LAND USE TABLE	
LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL (NET)	73.50
COMMERCIAL (NET)	13.15
OPEN SPACE/FLOOD PLAIN	19.42
PARK SPACE	22.24
LIFT STATION SITE	0.288
TOTALS	128.60

PARK SPACE SUMMARY (PARK #)		
PARK SPACE	ACREAGE	UNIT
PARK 1	1.382 AC	PHASE 1
PARK 2	0.688 AC	PHASE 1
PARK 3	3.724 AC	PHASE 2
PARK 4	0.143 AC	PHASE 2
PARK 5	0.087 AC	PHASE 2
PARK 6	1.135 AC	PHASE 2
PARK 7	1.221 AC	PHASE 1
PARK 8	3.054 AC	PHASE 3
PARK 9	2.317 AC	PHASE 3
PARK 10	0.961 AC	PHASE 3
PARK 11	1.232 AC	PHASE 3
PARK 12	0.627 AC	PHASE 3
PARK 13	3.189 AC	PHASE 4
PARK 14	0.653 AC	PHASE 5
PARK 15	1.769 AC	PHASE 4
PARK 16	0.596 AC	PHASE 5
PARK 17	0.028 AC	PHASE 5
TOTAL	22.81 AC	TOTAL

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE						
TRACT	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ OPEN SPACE (Ac.)	PARK SPACE (Ac.)
1	SINGLE FAMILY RESIDENTIAL	23.16	61	2.63	6.28	3.29
2	SINGLE FAMILY RESIDENTIAL	24.78	72	2.91	3.07	5.09
3	SINGLE FAMILY RESIDENTIAL	26.64	68	2.55	2.33	8.19
4	SINGLE FAMILY RESIDENTIAL	26.03	67	2.57	5.96	4.96
5	SINGLE FAMILY RESIDENTIAL	14.84	55	3.71	1.78	1.28
6	COMMERCIAL	0.933	–	–	–	–
7	COMMERCIAL	12.22	–	–	–	–
	TOTALS/AVERAGE	128.60	323	2.51	19.42	22.81

PARK SPACE SUMMARY
REQUIRED PARK SPACE — 323 LOTS X 1 ACRE / 70 LOTS = 4.614 AC.
PARK (PHASE 1–5) 22.81 ACRES GROSS USE 22.81 ACRES TOTAL = 22.81 ACRES
FLOODPLAIN / OPEN SPACE (PHASE 1–5) 19.42 ACRES GROSS USE 2.307 ACRES TOTAL = 2.307 ACRES OUT OF 4.643 AC REQUIRED PARK SPACE
TOTAL PARK SPACE REQUIRED = 4.614 ACRES TOTAL PARK SPACE PROVIDED = 25.12 ACRES

PROPERTY LEGAL DESCRIPTION

A 128.60 ACRE, OR 5,601,816 SQ. FT. MORE OR LESS, TRACT OF LAND BEING OUT OF A 38.28 ACRE TRACT RECORDED IN VOLUME 4087, PAGES 0712–0715, OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 590 OF BEXAR COUNTY, TEXAS, A 19.36 ACRE TRACT RECORDED IN VOLUME 5354, PAGES 1706–1707, OUT OF THE J.T. ROBINSON SURVEY NO. 486, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, ABSTRACT NO. 266 OF BEXAR COUNTY, TEXAS, A 126.14 ACRE TRACT RECORDED IN VOLUME 6227, PAGES 1386–1387, OUT OF THE OUT OF THE J.T. ROBINSON SURVEY NO. 485, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, ABSTRACT NO. 637 OF BEXAR COUNTY, TEXAS, AND A 150.73 ACRE TRACT RECORDED IN VOLUME 6299, PAGES 1521–1522, OUT OF THE J.T. ROBINSON SURVEY NO. 486, GUADALUPE COLLEGE SURVEY NO. 417, C. HEINMEIER SURVEY NO. 194, COUNTY BLOCK NO. 4857 OF BEXAR COUNTY, TEXAS, OF THE OFFICIAL RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

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. BITTERBLUE, INC.

PLAN HAS BEEN ACCEPTED BY
COSA 2/15/08 (Date) 823-A (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 2/14/2010 Date

APPLICANT: BITTERBLUE INC.
11 LYNN BATTS LANE
SUITE 100
SAN ANTONIO, TEXAS 78218
OFFICE: (210) 828–6131
FAX: (210) 828–6137

ENGINEER: PAPE–DAWSON ENGINEERS
555 E. RAMSEY
SAN ANTONIO, TX 78216
OFFICE: (210) 375–9000
FAX: (210) 375–9010

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM (S.A.W.S.)
WATER:	SAN ANTONIO WATER SYSTEM (S.A.W.S.)
GAS AND ELECTRIC:	CITY PUBLIC SERVICE (C.P.S.)
TELEPHONE:	AT&T
CABLE TELEVISION:	TIME WARNER CABLE

RECEIVED 08 FEB 13 AM 8:35 LAND DEVELOPMENT SERVICES DIVISION

WILLIS RANCH
MASTER DEVELOPMENT PLAN
(ENCLAVE)

MDP PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

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

PREPARATION DATE: NOVEMBER, 2004 JOB NO. 6180-00

Date: Feb 08, 2008, 4:29pm User ID: JoshuaGarcia
File: P:\61\61\00\DESIGN\CIVIL\MDP618000_Enclave.dwg

City of San Antonio

Department of Development Services

February 15, 2008

Johnny Martinez, P.E.
Pape-Dwason Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: **Willis Ranch** **MDP # 823-A**

Dear Mr. Martinez,

The City Staff Development Review Committee has reviewed the **Willis Ranch** Master Development Plan Amendment, **MDP # 823-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, however, please note the following conditions:

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 (210) 615-5814.

Bicycle approves with the following conditions:

- As required in the Bicycle Master Plan (Ordinance 100741- approved by City Council April 21, 2005), future collector and arterial roadways will be required to include bicycle facilities (path or lane). It's my understanding that the roadway network in this subdivision will be private. Be advised that if this subdivision is to be annexed into the City of San Antonio the roadways will have to be brought up to City standards, which include the installation of bike facilities on roadways collector and above.

If you have any further questions, please call Abigail Kinnison at (210) 207-3971.

Traffic Impact Analysis & Streets Division approves with the following conditions:

- Secondary access shall be constructed with or prior to the approval of any plat or combination of plats exceeding 125 dwelling units (UDC 35-506(e)(7)) or shall apply for a variance as per section 35-483.

If you have any further questions, please call Nick V. Fernandez at (210) 207-0282.

Tree Preservation approves with the following conditions:

- 2006 Tree Preservation ordinance standards per UDC §35-523 – a Tree Permit is requires 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 (30% preservation of tree canopy at MDP or 35% preservation at platting for residential and 40% for commercial lots) based on the large lot sizes and tree canopy area. Note that flood plain area must be delineated separately (preserved at 80% for significant trees and 100% for heritage trees).
- Streetscape standards per UDC 35-512 – The new Collector will require streetscaping as well (we recommend preservation of existing trees where available and possible).

If you have any further questions, please call Joan Miller at (210) 207-8265.

All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulation for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested that you work closely with the school district, so 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. The validity for this permit shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or less than twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412, (h)(1).

Should you need further assistance, please contact Jasmin Moore at (210) 207-0142.

Sincerely,

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