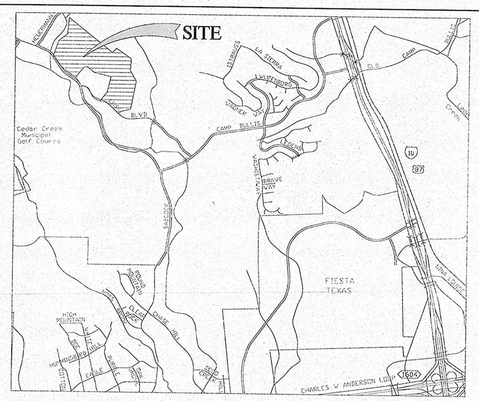


## LOCATION MAP

SCALE: 1"=2000'

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 75.89 | N44°53'01"E |
| L2 | 109.90 | N42°32'53"E |
| L3 | 105.05 | S55°24'30"W |
| L4 | 80.91 | N80°34'49"W |
| L5 | 124.82 | N63°16'05"E |
| L6 | 49.99 | N75°50'33"W |
| L7 | 106.01 | S84°13'30"W |
| L8 | 121.63 | N30°56'26"W |

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE | DELTA | RADIUS | LENGTH | CHORD | CHORD BEARING |
| C1 | 35°41'41" | 430.00 | 267.89 | 263.57 | N62°36'48"W |
| C2 | 53°33'28" | 370.00 | 345.86 | 333.41 | N53°40'27"W |
| C3 | 3°57'36" | 748.97 | 51.77 | 51.76 | N32°38'00"W |
| C4 | 10°10'15" | 748.97 | 132.95 | 132.78 | N51°37'22"W |
| C5 | 25°12'44" | 1341.30 | 590.22 | 585.47 | N43°27'44"W |

| DEVELOPMENT SUMMARY | | | | |
|---|---|---|---|---|
| ITEM | ACRES | # UNITS | DU./Ac. | PHASING SEQUENCE |
| UNIT 1 | 45.90 | 134 | 2.92 | 1 |
| UNIT 2 | 41.98 | 85 | 2.02 | 2 |
| TOTAL DEVELOPMENT | 87.88 | 219 | 2.47 | |

0 50 100 150 200
SCALE: 1"=100'

EXCEPTION NOTE:

A VARIANCE TO THE CONNECTIVITY REQUIREMENT OF THE UDC, SECTION 35-506 (R) – CONNECTIVITY WILL BE SUBMITTED DURING THE PLATTING PROCESS.

## LEGEND

| EXISTING | PROPOSED | |
|---|---|---|
| | | EXISTING CONTOUR |
| | | MDP BOUNDARY |
| | | UNIT BOUNDARY |
| | XX | ZONING |

THE PARK REQUIREMENT FOR THIS SUBDIVISION IS 3.1 ACRES BASED ON 218 RESIDENTIAL LOTS.

3.19 ACRES OF FEMA FLOODPLAIN WILL BE LEFT AS NATURAL AREA, ACCORDING TO 35-503 (D)(2)(A). THIS ACREAGE CAN BE CREDITED FOR UP TO 50% OF THE SITE REQUIREMENT OR 1.6 ACRES.

23.00 ACRES OF OPEN SPACE PROVIDED TO MEET PARK DEDICATION REQUIREMENTS.

REQUIRED: 3.1 ACRES
PROVIDED: 23.00 ACRES

| NO. | DATE | REVISION | BY |
|---|---|---|---|
| 1 | 10/8/05 | REVISE LOT LAYOUT | K.S.R. |


Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232-5065
(210) 494-0088 Fax (210) 494-4525

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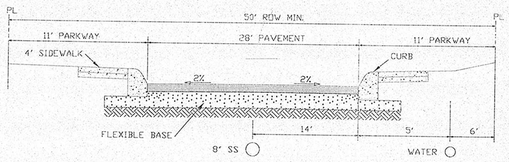
# MASTER DEVELOPMENT PLAN

## BABCOCK/LUSKEY TRACT

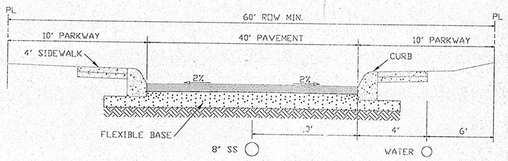
BARUCH PROPERTIES
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

PLAN REVIEW HAS BEEN ACCEPTED BY
March 27, 2009
(Date)
Note: this plan will have to comply with Section 35-412, (3) Scope of approval for ratification or plan will expire on March 27, 2009
Date




TYPICAL STREET SECTION LOCAL TYPE "A"

NOT TO SCALE




TYPICAL STREET SECTION LOCAL TYPE "B"

NOT TO SCALE


OWNER & APPLICANT
BARUCH PROPERTIES
CONTACT PERSON: SHAUL BARUCH
8235 DOUGLAS AVENUE, STE. 770
DALLAS, TX., 75225
TEL: (214) 739-2900
FAX: (214) 739-2904

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


NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS ARTICLE 5, DIVISION 2: 35-506(q.).

2.) LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 70 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU-OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

3.) BEARING BASIS FOR THIS PROJECT FROM ACE INVESTMENTS SUBDIVISION PLAT AS RECORDED IN VOLUME 9545 PAGE 189.

4.) WATER SERVICE TO BE PROVIDED BY SAWS.

5.) SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.

6.) GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS OR GREYFOREST UTILITIES.

7.) TELEPHONE SERVICE TO BE PROVIDED BY SBC TELEPHONE.

8.) CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.

9.) ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN.

10.) INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLAT.

11.) LAND USE IS SINGLE FAMILY RESIDENTIAL.

12.) THIS DEVELOPMENT WILL BE COMPLETED IN TWO UNITS.

13.) THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT.

14.) DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.

15.) DEVELOPER WILL COMPLY WITH UDC ARTICLE V,VI CONCERNING PARKS AND OPEN SPACE, WHICH WILL BE DEFERRED UNTIL INDIVIDUAL SUBDIVISION PLAT IS FILED. ALL PARKS AND OPEN SPACES SHALL BE MAINTAINED BY THE H.O.A.

16.) ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN THE CITY OF SAN ANTONIO.

17.) DEVELOPER WILL COMPLY WITH ORDINANCE CONCERNING TREES, WHICH WILL BE DEFERRED UNTIL ASSOCIATED SUBDIVISION PLAT IS FILED.

18.) TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 50' AT THE PROPERTY LINE.

19.) ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SITE CLEARANCE EASEMENTS AS REQUIRED.

BEING A 87.88 ACRE TRACT OF LAND, OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS, ALSO BEING NEW CITY BLOCK (N.C.B.) 18333, BLOCK 11, LOTS 1,2 AND 3 AS SHOWN ON PLAT OF CROWNRIDGE-ACE INVESTMENTS OF RECORD IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTE:

"THE FLOODPLAIN ON THIS MASTER DEVELOPMENT PLAN IS ESTIMATED AND SUBJECT TO REVISION. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORMWATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE."

DEVELOPER/AGENT — DATE 3/16/07
ENGINEER — DATE 03/15/07

1 (REVISION NOTE:)

A.) THE INTERSECTION BETWEEN EDWARD'S EDGE AND HAYS HILL HAS BEEN REMOVED AND REPLACED WITH A CUL-DE-SAC AT EDWARD'S EDGE.

B.) THE ENTRANCE NO. 1 HAS BEEN RELOCATED.

C.) THE INTERSECTION BETWEEN REAL RIDGE AND LLANO LEDGE HAS BEEN RELOCATED.

D.) THE STREET COMAL CROSSING HAS BEEN REMOVED.

87.88 TOTAL ACRES

THIS MDP WAS PREPARED ON JANUARY 4, 2006

DATE: 10/13/05
DRAWN BY: GP/CJL
DESIGNED BY: GP
CHECKED BY: KKC
REVIEWED BY: KKC
310354012

SHEET 1 OF 1

# City of San Antonio

Department of Development Services

March 22, 2007

Ish Saleh, P.E.
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, TX 78232

Re: **Babcock / Luskey Tract (Amended)** **MDP # 872-A**

Dear Mr. Saleh:

The City Staff Development Review Committee has reviewed Babcock / Luskey Tract Master Development Plan **MDP # 872-A**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance, 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.

**SAWS Aquifer Protection and Evaluation** will require the following for plat certification:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Features and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)
- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

**Traffic Impact Analysis & Streets Division** has reviewed the Level-1 Traffic Impact Analysis (TIA) and the MDP plan for Babcock / Luskey Tract MDP (submitted 12/28/05). The analysis indicates compliance with TIA Ordinance 91700 and the UDC. Listed below are some of the

requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of any plats, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-1, Functional Classification System Description and shall comply with UDC 35-502(a)(9).

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

- 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.

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

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic, while minimizing the impact to non-site trips. All technical requirements of the Unified Development Code will be complied with at the time of platting.

**Tree Preservation** has indicated as part of their approval, the following conditions shall be met:

- This project will be subject to the Streetscape standards and 2003 Tree Preservation ordinance.

For information about these requirements you can contact Joan H. Miller at 207-8265.

**Parks and Recreation Department** has indicated as part of their approval, the following conditions shall be met:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland provided shall be dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

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 MDP will be invalid. I would encourage you to work closely with the school district, so that they can plan accordingly.

**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 Robert Lombrano at (210) 207-5014.

Sincerely,

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