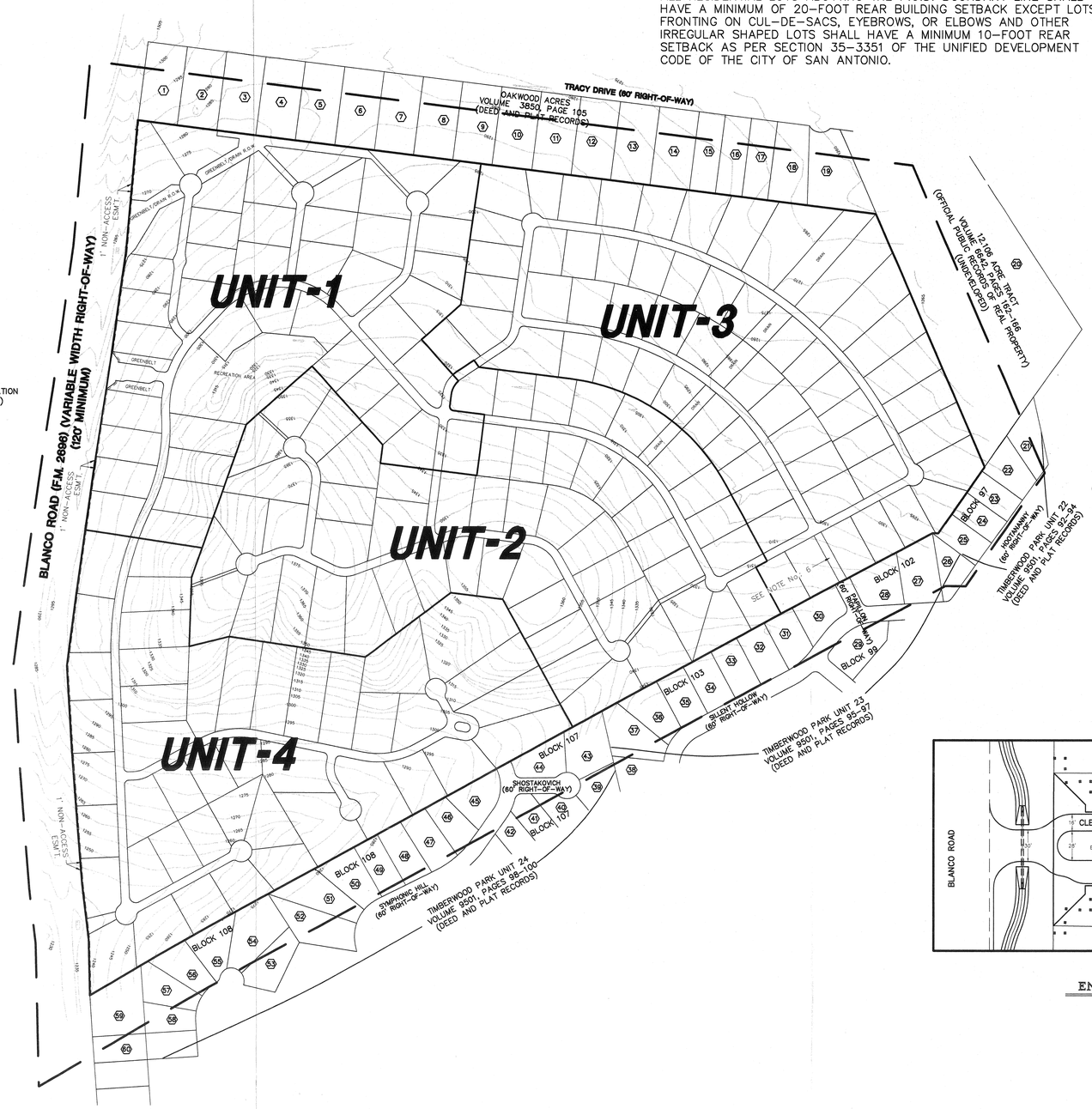
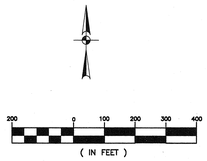
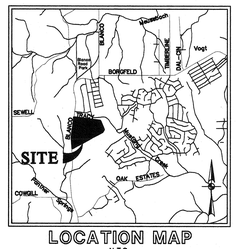
NOTE:
ALL RESIDENTIAL LOTS ABUTTING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM OF 20-FOOT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON CUL-DE-SACS, EYEBROWS, OR ELBOWS AND OTHER IRREGULAR SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-3351 OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.

LEGEND:

- PUD/POADP
- 200' R. O/S
- (X) PROPERTY OWNER INFORMATION



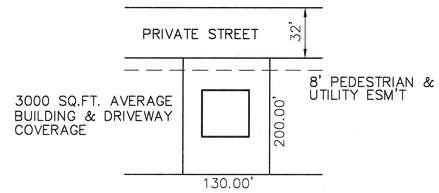




LOCATION MAP
N.T.S.

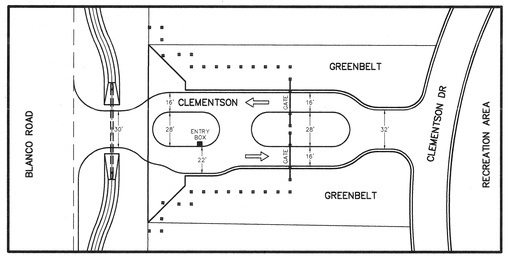
NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.

NOTE:
1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE 34' R.O.W. UNLESS OTHERWISE INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM WILL BE INDIVIDUAL PRIVATE SEPTIC SYSTEMS.
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT.
5. GATED ENTRY DETAIL TO BE SHOWN ON CONSTRUCTION DOCUMENTS FOR FIRST UNIT.
6. INGRESS/EGRESS ROAD INTO TIMBERWOOD PARK FOR EMERGENCY USE ONLY.
7. SITE DISTANCE REQUIREMENTS WILL BE ADDRESSED AT TIME OF PLATTING.



TYPICAL LOT DETAIL
NOT-TO-SCALE

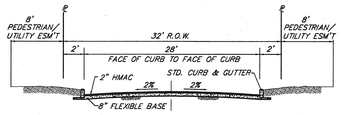
NOTE:
20' FRONT SETBACK
5' SIDE YARD SETBACK



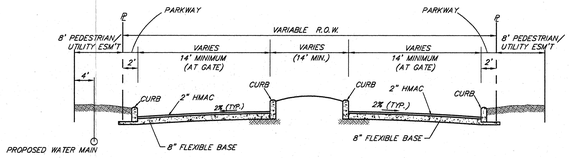
ENTRANCE DETAIL
1" = 50'

DEVELOPER:
GARRETT BROTHERS PROPERTIES
830 NE Loop 410, Suite 512
San Antonio, Texas 78209
Phone: (210) 826-2321
FAX: (210) 824-5253

SANITARY SEWER: INDIVIDUAL PRIVATE SEPTIC SYSTEMS
WATER: BEXAR METROPOLITAN WATER DISTRICT
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COMPANY



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



VARIABLE R.O.W. BOULEVARD SECTION
NOT TO SCALE

OPEN SPACE RATIO AND DENSITY TABLE

UNIT	LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
1*	RESIDENTIAL/RECREATIONAL	37.24	44	1.19	3.03	4.30	29.91	80.3
2	RESIDENTIAL	42.17	54	1.28	3.72	3.16	35.29	83.7
3	RESIDENTIAL	43.97	59	1.34	4.06	3.43	36.48	83.0
4	RESIDENTIAL	40.62	44	1.08	3.03	3.22	34.37	84.6
	TOTAL	164.00	201	1.22	13.84	14.11	136.05	83.0

* UNIT-1 INCLUDES A 3.6 ACRE RECREATION LOT

PLAN HAS BEEN ACCEPTED BY
COSA
9-28-04 (date) 674A (number)
If no plats are filed, plan will expire
On 3-30-06
1st plat filed on

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

CLEMENTSON RANCH
(UNITS 1, 2 3, AND 4)
PUD/POADP PLAN

JOB NO. 4911.00 DATE: MARCH 28, 2000
DATE: AUGUST 31,2004 - REVISED UNITS

POADP #: 674
PUD #: 00-014

Date: Sep 01, 2004, 4:48pm User ID: JRoos
File: P:\4911\00\DESIGN\DWG\PDP\PDP01-2.dwg

AMENDING
City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date Submitted:	Project ID Number: 674

*** Will this project be used in conjunction with a Tax Increment Financing Application (TIF):* ☐ *YES* ☒ *NO*

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881.

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(Check One)

- ☐ Master Development Plan (MDP) (Formerly POADP)
- ☒ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Plat Certification Request
- ☐ P.U.D. Plan
- ☐ Mixed Use District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- ☐ Manufactured Home Park Plan ((MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Master Plan Submittals: ***Completeness Review Form*** *and 15 copies (folded) with* ***Planning Department Request for Review form*** *(attached) for respective departments or agencies.*

Project Name: Clementson Ranch

Owner/Agent: Garrett Brothers Properties Phone: (210) 826-2321 Fax: (210) 824-5253

Address: 830 Northeast Loop 410, Suite 203 San Antonio, TX Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION
(Continued)

Existing legal Description (PUD Only): A 164.0 acre tract of land out of the Guadalupe College Survey No. 419, Abstract No. 261, County Block 4836, the J. Poitevent No. 1, Abstract No. 602, County Block 4885, the P.J. Poss Survey No. 348, Abstract No. 589, County Block 4843, the P.J. Poss Survey No. 348 ½, Abstract 286, County Block 4844, recorded in Volume 2501, Page 1526-1529 of the Deed Records of Bexar County, Texas.

Existing zoning: N/A (ETJ) Proposed zoning: N/A

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: Unit-1,44; Unit-2,54; Unit-3,59; Unit-4,44

Total Number of lots: 201 divided by acreage: 164 = Density: 1.22

(PUD Only) Linear feet of street: 16,800 ☒ Private ☐ Public ☒ Gated ☐ Un-Gated ☐ Attached ☒ Detached

(PUD Only) Total open space: 136.05 divided by total acreage: 164 = Open space: 83.0 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): Key Pad

(PUD Only) Construction start date: August 2000

(PUD Only) X/Y coordinates at major street entrance: X: 299159 Y: 981121

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Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Comal ISD Ferguson Map Grid: 450 A6, A7 & B6, B7

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Clementson Ranch No. 674

Is there a corresponding PUD for this site? Name Clementson Ranch No. #00-014

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name Clementson Ranch Unit-1 No. 000263

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Tom Garrett Signature: _____

Date: 9-1-04 Phone: (210) 826-2321 Fax: (210) 826-5253

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City of San Antonio
Planning Department
Master Development Plan Section
Technical Review

CITY OF SAN ANTONIO
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- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- ☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- ☒ Date of preparation;
- ☒ Graphic and written scale and north arrow;
- ☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- ☒ Total area of property;
- ☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;
- ☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- ☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

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☒ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable. **N/A**

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage. **N/A**

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

☒ Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(PUD ONLY)
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☒ A stormwater management plan (section 35-B119)

I certify that the _____Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: JESSE PACHECO Signature: _____ Date: 09/02/04

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If you have any questions please call Michael O. Herrera Special Projects Coordinator at 207-7038
APPLICATION REVISED January 1, 2003

City of San Antonio
Development Services Department

Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: POADP #674
Plat Name: Clementson Ranch
Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
Address: 555 East Ramsey, San Antonio, TX 78216
Phone # (210) 375-9000 **Fax #:** (210) 375-9010 **E-mail:** jpacheco@pape-dawson.com

Development Services Department

Required Items for Completeness Review

- ☑ *Completed and signed Application Form*
- ☑ *Appropriate Plan Review Fee*
- ☑ *Digital information* ***(MDP's and PUD)***
- ☑ *8 1/2 " x 11" Reduced Copy* ***(MDP's and PUD)***
- ☐ *Storm Water Management Plan* ***(MDP's and PUD)***

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- ***(Plats Only):***
  4 copies (folded) with ***Development Services Department*** *Request for Review form (attached):*
  (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with* ***Development Services Department*** *Request for Review form (attached) for respective departments or agencies*

☐ Master Development Plan	☐ Street and Drainage
☐ Major Thoroughfare	☐ Traffic T.I.A.
☐ Neighborhoods ☐ Historic	☐ Building Inspection - Trees
☐ Disability Access (Sidewalks)	☐ Parks – Open space
☐ Zoning	☐ Fire Protection
☐ SAWS Aquifer	☐ Bexar County Public Works
☐ Storm Water Engineering	☐ Other: _____

☑ Accepted ☐ Rejected

Completeness Review By: Dustin [illegible] Date: 9/28/04

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CITY OF SAN ANTONIO

September 28, 2004

Mr. Jesse F. Pacheco

Pape-Dawson Engineers, INC.
555 East Ramsey
San Antonio, TX 78216

Re: Clementson Ranch (Amendment) MDP # 674-A

Dear Mr. Pacheco:

The City Staff Review Committee has reviewed Clementson Ranch Subdivision Master Development Plan # 674. Please find enclosed a signed copy for your files. Although your plan was accepted, 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.
- Access and R.O.W. issues along state facilities will need to be resolved with Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, 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

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

Mr. Pacheco

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 MDP will be invalid. All platting will have to comply with the UDC, Master Development 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) 207-7038.

Sincerely,

Roderick J. Sanchez, A.I.C.P.
Assistant Director, Development Services

cc: Sam Dent, P. E., Development Services
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

September 1, 2004

Mr. Michael Herrera
Development Services
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, TX 78205

CITY OF SAN ANTONIO
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Re: Clementson Ranch PUD/POADP Plan Amendment
POADP #674
PUD #00-014

Dear Mr. Herrera:

Pursuant to our conversation we are submitting the above plan with some minor amendments for your review and approval. These amendments are:

- Adjusting the limits of the units from 3 phases to 4 phases
- Reducing the total number of proposed platted lots from 203 to 201
- Decrease in overall density from 1.24 to 1.22
- Change in internal street circulation pattern not increasing the number of lots

Attached are the eight prints of the plan, an 8 ½" x 11" reduction, the amending PUD and Master applications and filing fee of $500.00.

Should you require additional information, please call our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Jesse F. Pacheco
Sr. Project Manager

P:\49\11\13\Word\Letter\040901a1.doc

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

GARRETT BROTHERS BUILDERS

103

Clementson Ranch Unit 2 processing fee plan amendment PUD revision

---

103

GARRETT BROTHERS BUILDERS
830 N.E. LOOP 410 SUITE #203 826-2321
SAN ANTONIO, TX 78209

WELLS FARGO BANK OF TEXAS, N.A.
88-65/1119

FIVE HUNDRED DOLLARS & 00/100*

	DATE	AMOUNT
PAY TO THE ORDER OF: CITY OF SAN ANTONIO	8/27/04	$500.00

AUTHORIZED SIGNATURE

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈010312⑈ ⑆111900659⑆ 0367 519253⑈

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