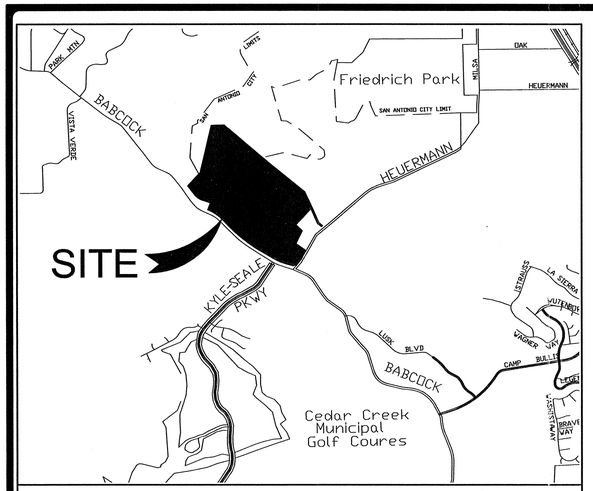
BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

ACRES: 165

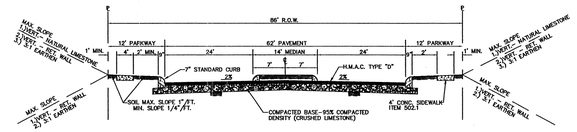
DATE : 2/16/05



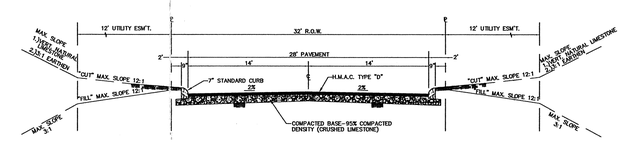
LOCATION MAP 1"=2000'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	69.68	58	0.83	1
UNIT 2	49.85	44	0.88	2
UNIT 3	35.82	47	1.31	3
MULTI-FAMILY/COMMERCAIL	9.74	194	19.92	4
TOTAL DEVELOPMENT	165.09	343	2.08	–
OPEN SPACE	45.61	–	–	1,2,3
PARK/COMMON AREA	1.81	–	–	1
PRIVATE STREET R.O.W.	8.99	–	–	1,2,3
KYLE SEALE PKWY R.O.W.	2.03	–	–	1,4

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1490.93'	15°16'15"	199.87'	397.37
C2	2710.71'	08°26'11"	199.93'	399.14'
C3	3273.23'	07°00'04"	200.23'	399.96'
C4	1224.39'	25°15'36"	274.36'	539.79'
C5	1424.39'	02°15'22"	28.05'	56.09'
C6	492.40'	32°13'48"	142.26'	276.99'
C7	1397.71'	00°44'33"	9.06'	18.11'

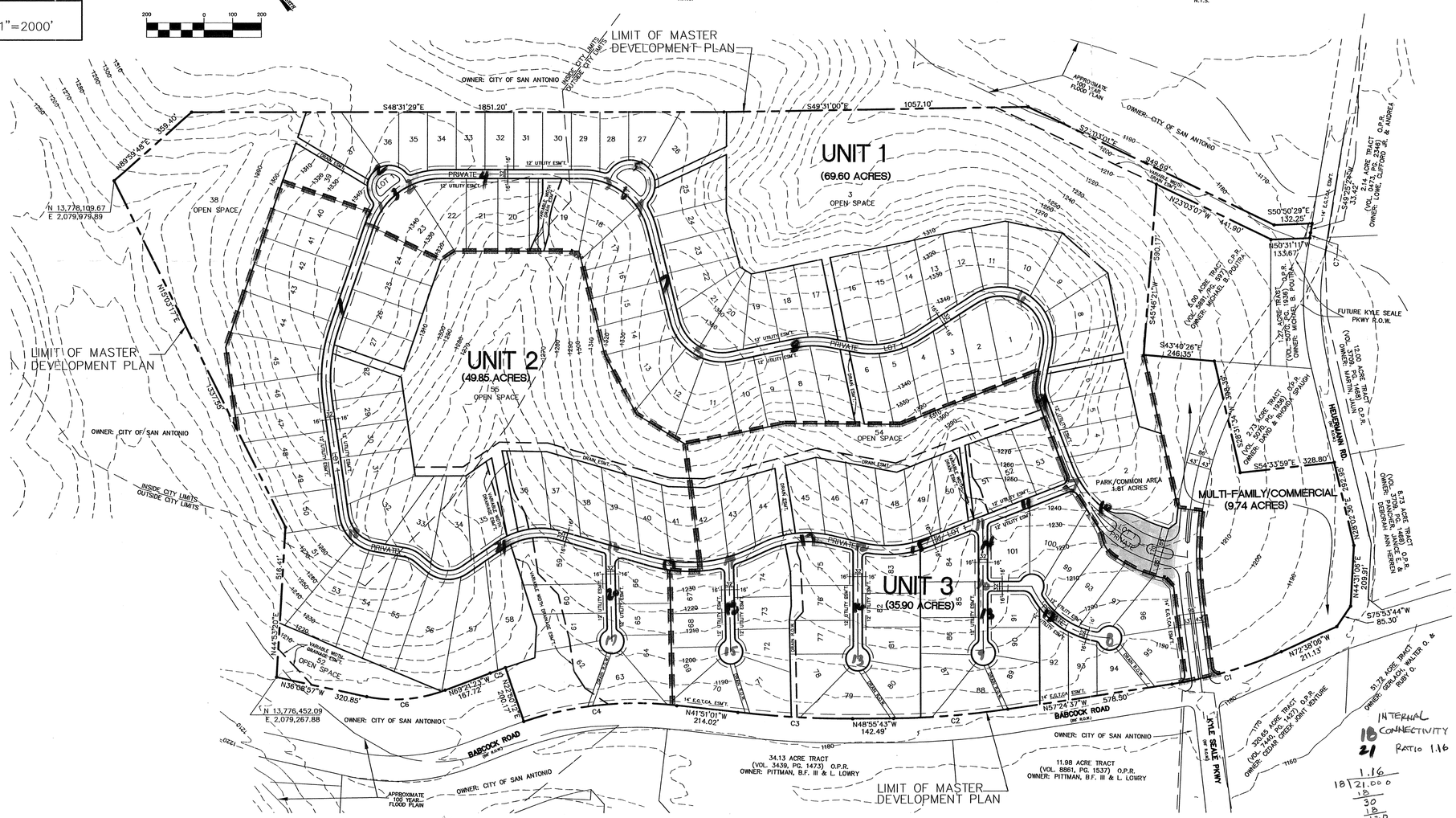


TYPICAL STREET SECTION – KYLE SEALE PKWY
N.T.S.



TYPICAL STREET SECTION – LOCAL TYPE "A"
N.T.S.

SCALE: 1" = 200'



CIVIL ENGINEER

MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

DEVELOPER

ZUNIGA DEVELOPMENT, INC.
CONTACT PERSON : ARTHUR ZUNIGA
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

OWNER

BABCOCK ROAD 165, LTD.
CONTACT PERSON : CHARLES HEDGES
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

NOTES:

1. THE PORTION OF THIS PROJECT THAT LIES WITHIN THE CITY LIMITS IS ZONED "RM-4S" WITH A SPECIFIC USE AUTHORIZATION FOR A GOLF COURSE.
2. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. ALONG KYLE SEALE PKWY EXTENSION.
3. ALL PROPOSED STREETS ARE "LOCAL A"; 32' R.O.W. AND 28' PAVEMENT WIDTH (NO SIDEWALKS).
4. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83, SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00018.
5. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
7. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
8. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
9. THE DEVELOPER OR DEVELOPER'S ASSIGNED REPRESENTATIVE WILL BE SEEKING EITHER AN ADMINISTRATIVE EXCEPTION OR VARIANCE TO THE UDC SECTION 35-506(a)(7) "SECONDARY ACCESS", DURING THE P.U.D. STAGE.
10. A SEPARATE P.U.D. SUBMITTAL WILL BE ASSOCIATED WITH THIS M.D.P.
11. STREET GRADES WILL COMPLY WITH UDC SECTION 35-506(d)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
12. ALL INTERSECTIONS WILL COMPLY WITH CLEAR-VISION REQUIREMENTS AS PER UDC SECTION 35-506(d)(5), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
13. BLOCK LENGTHS WILL COMPLY WITH UDC SECTION 35-515(b)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.

CHAIRPERSON DATE

SECRETARY DATE

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	8-22-05	STREET/THOROUGHFARE COMMENTS	MP

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
040460	D.A.M.	E.C.	J.H.	4-13-05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

MDP# 827

0020

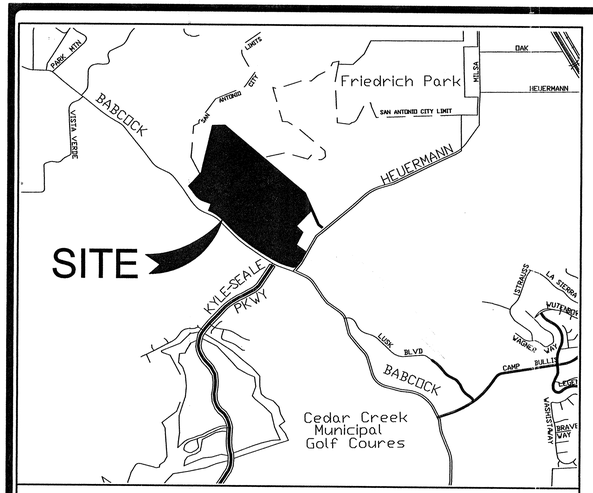
P:\040461-Babcock-Heuermann Tract\dwg\00_mdplan.dwg

BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

ACRES: 165

DATE : 2/16/05



LOCATION MAP 1"=2000'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	DWELLING UNITS	DU./Ac.	SEQUENCE
UNIT 1	69.60	58	0.83	1
UNIT 2	49.85	44	0.88	2
UNIT 3	35.90	47	1.31	3
MULTI-FAMILY/COMMERCAIL	9.74	194	19.92	4
TOTAL DEVELOPMENT	165.09	343	2.08	–
OPEN SPACE	45.61	–	–	1,2,3
PARK/COMMON AREA	1.81	–	–	1
PRIVATE STREET R.O.W.	8.99	–	–	1,2,3
KYLE SEALE PKWY R.O.W.	1.95	–	–	1,4

SCALE: 1" = 200'

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1490.93'	15°16'15"	199.87'	397.37
C2	2710.71'	08°26'11"	199.93'	399.14'
C3	3273.23'	07°00'04"	200.23'	399.96'
C4	1224.39'	25°15'36"	274.36'	539.79'
C5	1424.39'	02°15'22"	28.05'	56.09'
C6	492.40'	32°13'48"	142.26'	276.99'
C7	1397.71'	00°44'33"	9.06'	18.11'

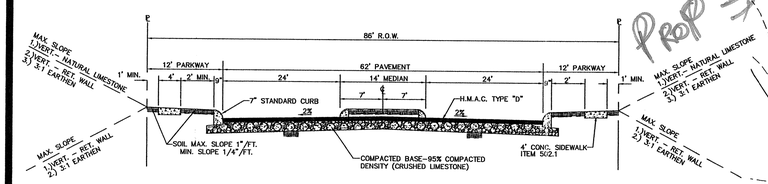
CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

DEVELOPER
ZUNIGA DEVELOPMENT, INC.
CONTACT PERSON : ARTHUR ZUNIGA
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

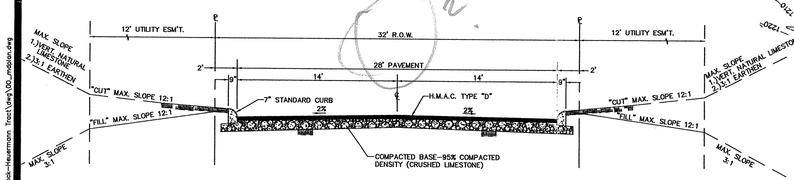
OWNER
BABCOCK ROAD 165, LTD.
CONTACT PERSON : CHARLES HEDGES
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

NOTES:

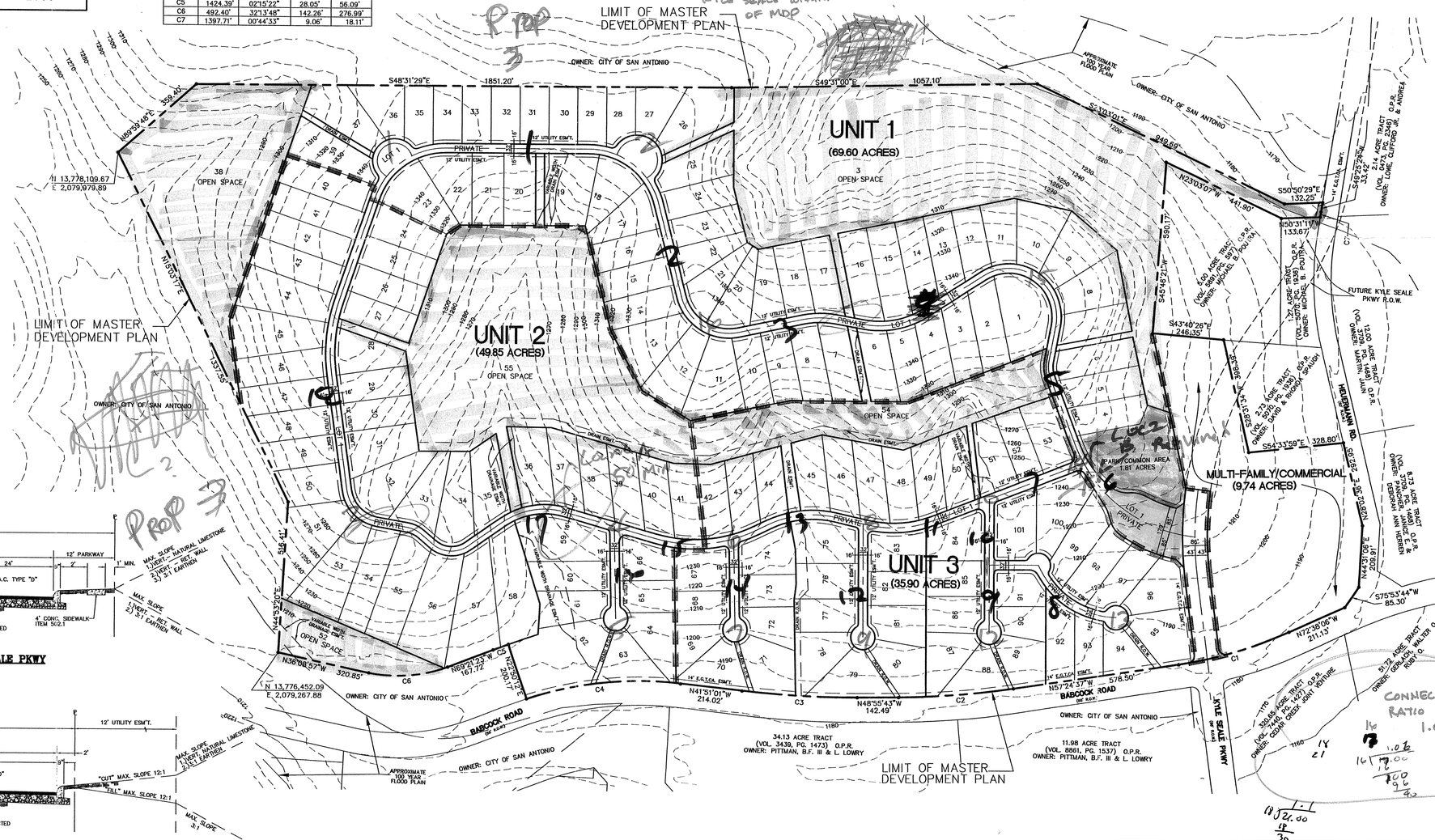
1. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. ALONG KYLE SEALE PKWY EXTENSION.
2. ALL PROPOSED STREETS ARE "LOCAL A"; 32' R.O.W. AND 28' PAVEMENT WIDTH (NO SIDEWALKS).
3. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83, SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00018.
4. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
6. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
7. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.



TYPICAL STREET SECTION – KYLE SEALE PKWY
N.T.S.



TYPICAL STREET SECTION – LOCAL TYPE "A"
N.T.S.



CHAIRPERSON DATE

SECRETARY DATE

REVISIONS		
NO.	DATE	DESCRIPTION	BY

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
040461	D.A.M.	E.C.	J.H.	2-16-05

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085
KERRY J. KOEHLER 84705 PROFESSIONAL ENGINEER

BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

MDP# 827

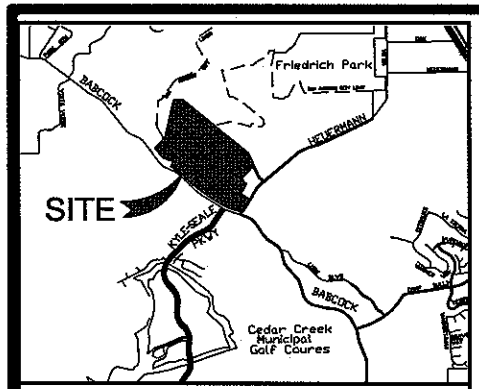
BABCOCK ROAD 165

2005 MAR -1 P 1:58

MASTER DEVELOPMENT PLAN

ACREAGE 165

DATE : 2/16/05



LOCATION MAP 1"=2000'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	UNITS	DU./Ac.	SEQUENCE
UNIT 1	69.60	68	0.97	1
UNIT 2	46.95	54	0.86	2
UNIT 3	30.90	37	1.19	3
MULTI-FAMILY/COMMERCIAL	8.74	164	18.77	4
TOTAL DEVELOPMENT	165.19	323	1.96	
NET DU/AC	165.19	–	–	1-4
PARK/COMMON AREA	1.01	–	–	1
PRIVATE STREET R.O.W.	8.69	–	–	1-3
KYLE SEALE PKWY R.O.W.	1.65	–	–	1-4

SCALE: 1" = 200'

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1486.13'	15°42'33"	205.07'	407.37'
C2	570.21'	38°36'11"	198.43'	384.11'
C3	1023.33'	17°05'09"	153.13'	305.00'
C4	1325.36'	21°17'36"	249.79'	534.72'
C5	1325.36'	02°12'47"	26.08'	52.07'
C6	25.00'	87°47'49"	23.39'	38.30'
C7	1387.71'	02°43'33"	1.10'	2.20'

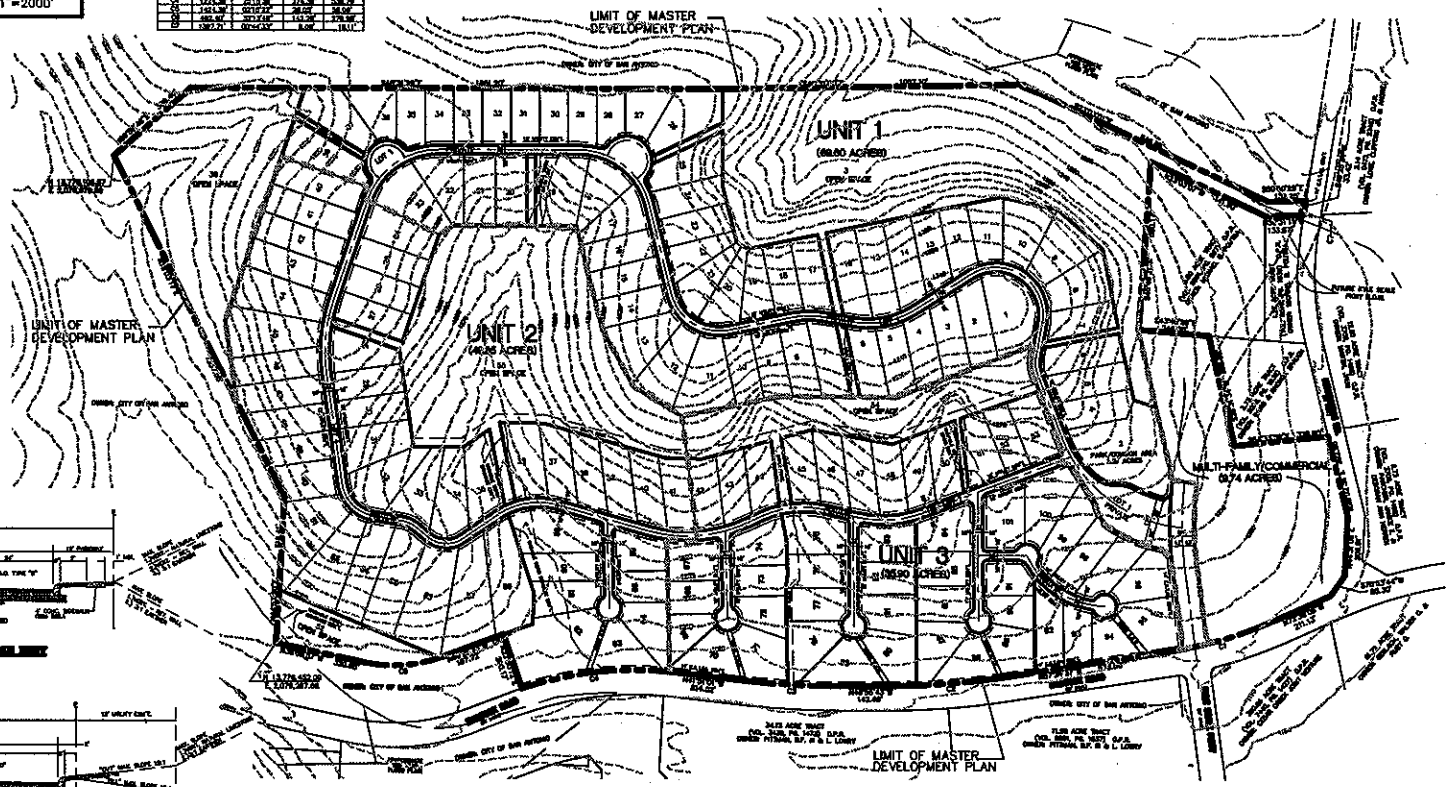
CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5065

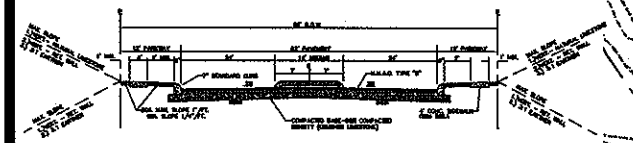
DEVELOPER
ZUNIGA DEVELOPMENT, INC.
CONTACT PERSON : ARTHUR ZUNIGA
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

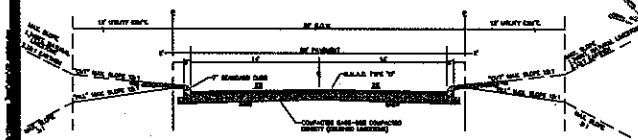
OWNER
BABCOCK ROAD 165, LTD.
CONTACT PERSON : CHARLES HEDGES
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

NOTES:

1. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. ALONG KYLE SEALE PKWY EXTENSION.
2. ALL PROPOSED STREETS ARE "LOCAL A", 50' R.O.W. AND 30' PAVEMENT WIDTH (NO SIDEWALKS).
3. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83, SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00016.
4. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
5. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
6. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
7. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.







CHAIRPERSON DATE

SECRETARY DATE

NO.	DATE	DESCRIPTION	BY

MOY CIVIL ENGINEERS

BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

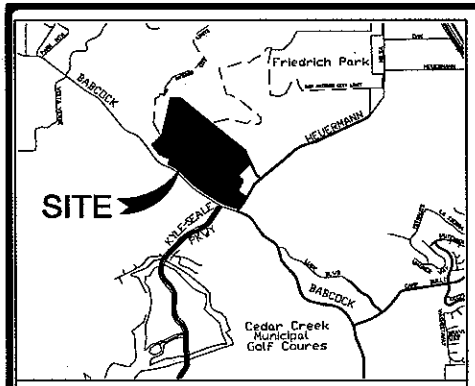
SHEET 1 OF 1

BABCOCK ROAD 165

MASTER DEVELOPMENT PLAN

ACRES: 165

DATE : 2/16/05

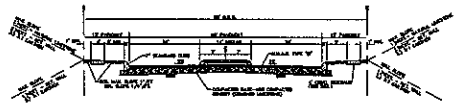


LOCATION MAP 1"=2000'

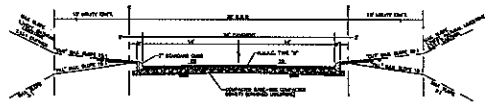
DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	UNITS	DU./Ac.	SEQUENCE
UNIT 1	69.60	58	0.83	1
UNIT 2	48.65	44	0.90	2
UNIT 3	33.82	47	1.39	3
MULTI-FAMILY/COMMERCIAL	9.74	194	19.92	4
TOTAL DEVELOPMENT	165.09	343	2.08	
OPEN SPACE	45.91	--	--	1,2,3
PARK/CORRIDOR AREA	1.61	--	--	1,2,3,4
PRIVATE STREET R.O.W.	6.59	--	--	1,2,3,4
KYLE SEALE PKWY R.O.W.	3.03	--	--	1,2,3,4

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1460.45'	15°16'17"	195.87'	387.17'
C2	2710.71'	09°28'11"	224.52'	448.14'
C3	3313.32'	07°00'04"	202.37'	388.96'
C4	1224.35'	13°17'08"	274.58'	530.29'
C5	1424.57'	02°03'22"	25.02'	50.02'
C6	492.60'	32°17'16"	142.56'	278.95'
C7	1387.71'	00°44'33"	8.06'	16.11'

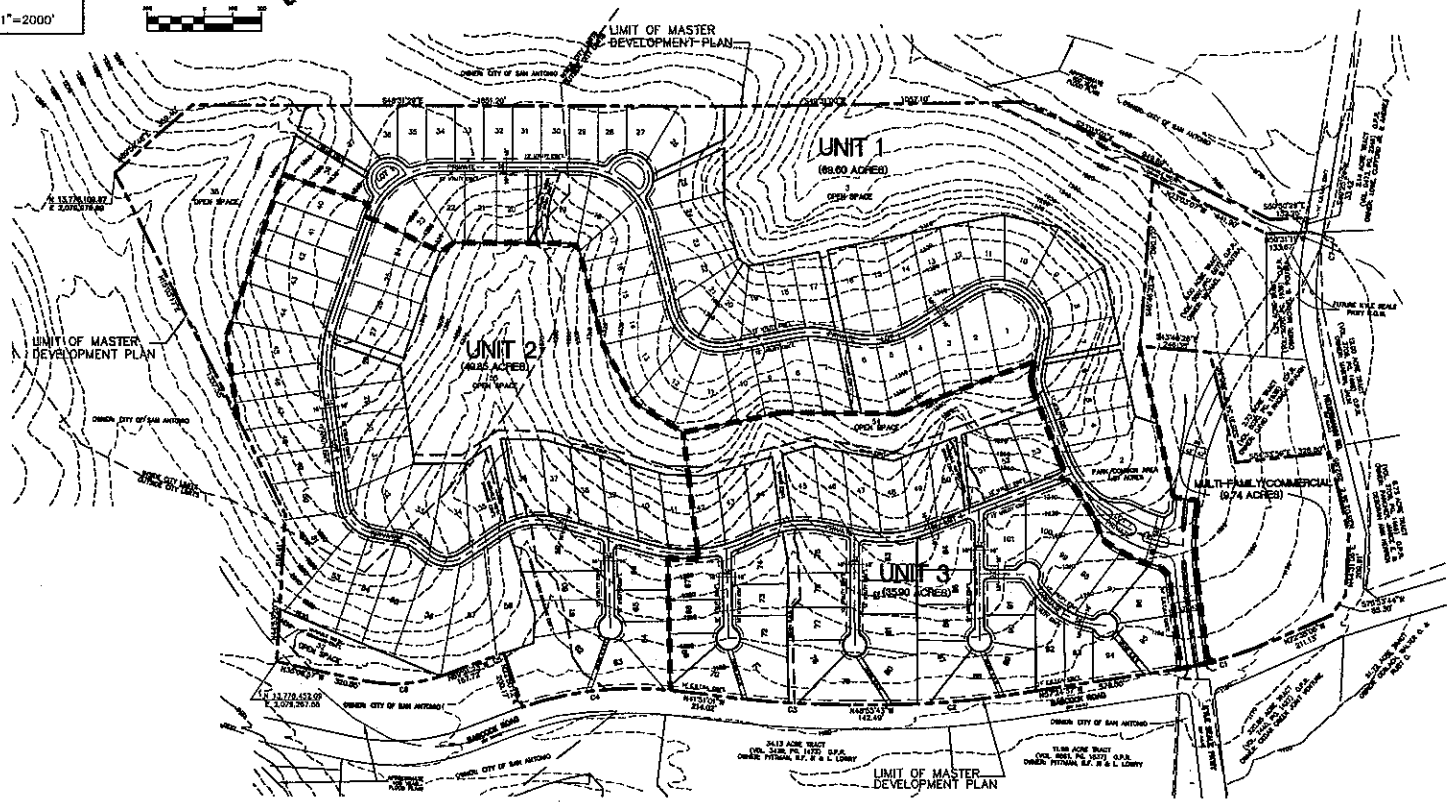
SCALE: 1" = 200'



TYPICAL STREET SECTION – KYLE SEALE PKWY
N.T.S.



TYPICAL STREET SECTION – LOCAL TYPE "A"
N.T.S.



CIVIL ENGINEER
MOY CIVIL ENGINEERS
CONTACT PERSON: KERRY J. KOEHLER, P.E.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

DEVELOPER
ZUNIGA DEVELOPMENT, INC.
CONTACT PERSON : ARTHUR ZUNIGA
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

OWNER
BABCOCK ROAD 165, LTD.
CONTACT PERSON : CHARLES HEDGES
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

NOTES:
1. THE PORTION OF THIS PROJECT THAT LIES WITHIN THE CITY LIMITS IS ZONED "RM-4S" WITH A SPECIFIC USE AUTHORIZATION FOR A GOLF COURSE.
2. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. ALONG KYLE SEALE PKWY EXTENSION.
3. ALL PROPOSED STREETS ARE "LOCAL A", 32' R.O.W. AND 28' PAVEMENT WIDTH (NO SIDEWALKS).
4. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83, SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00018.
5. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
7. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
8. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
9. THE DEVELOPER OR DEVELOPER'S ASSIGNED REPRESENTATIVE WILL BE SEEKING EITHER AN ADMINISTRATIVE EXCEPTION OR VARIANCE TO THE UDC SECTION 35-506(a)(7) "SECONDARY ACCESS", DURING THE P.U.D. STAGE.
10. A SEPARATE P.U.D. SUBMITTAL WILL BE ASSOCIATED WITH THIS M.D.P.
11. STREET GRADES WILL COMPLY WITH UDC SECTION 35-506(d)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
12. ALL INTERSECTIONS WILL COMPLY WITH CLEAR-VISION REQUIREMENTS AS PER UDC SECTION 35-506(d)(5), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.
13. BLOCK LENGTHS WILL COMPLY WITH UDC SECTION 35-515(b)(3), UNLESS AN ADMINISTRATIVE EXCEPTION OR A VARIANCE IS OTHERWISE GRANTED.

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

NO.	DATE	DESCRIPTION	BY
1	9-21-05	STREET / HYDROLOGY PAC COMMENTS	BP

PROJ. # 04-0450 | DW. BY: JMP | CHKD. BY: KJK | SCALE: 1" = 200' | DATE: 11-12-04

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

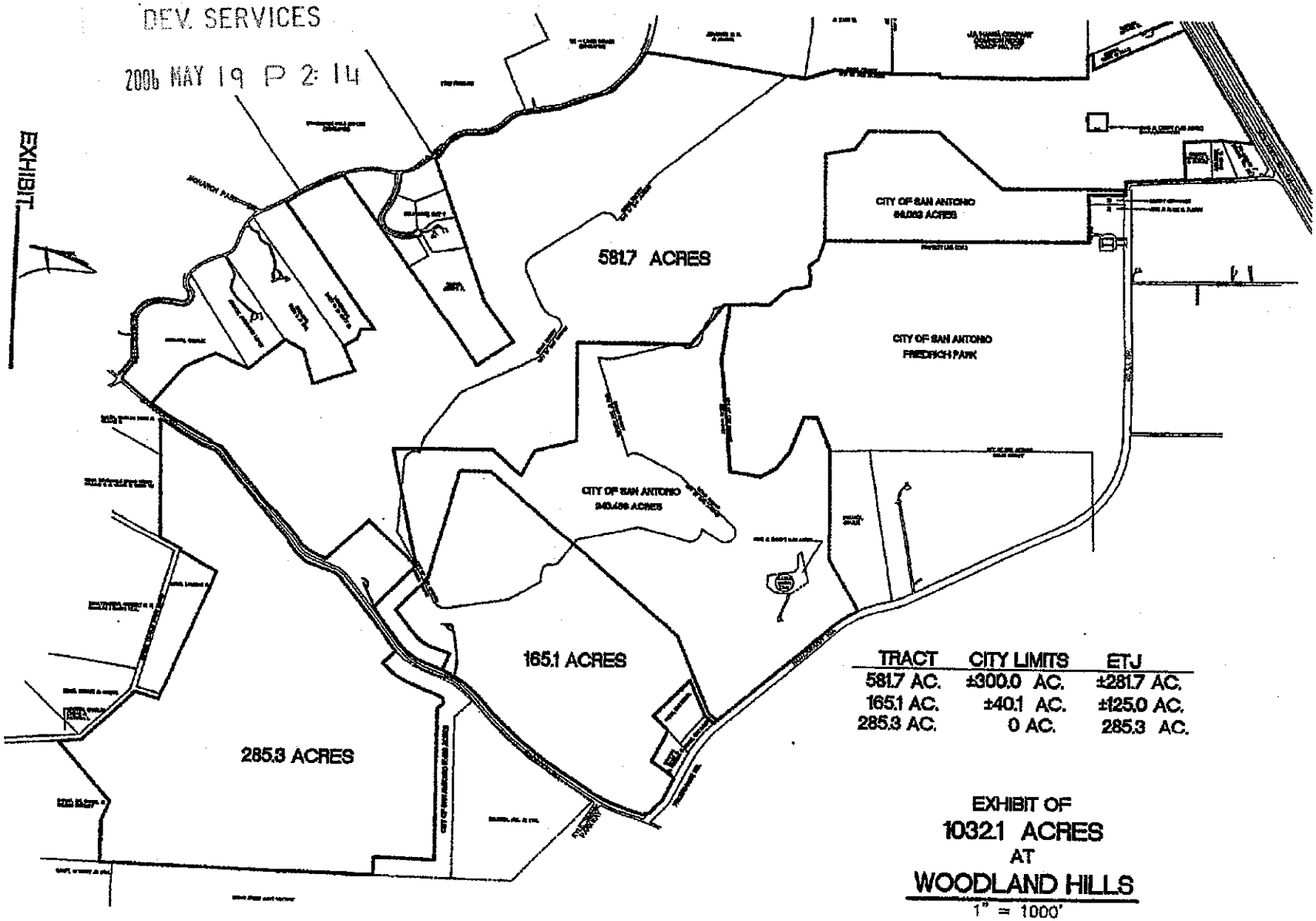
BABCOCK ROAD 165
MASTER DEVELOPMENT PLAN

SHEET 1 OF 1

DEV. SERVICES

2006 MAY 19 P 2:14

EXHIBIT



TRACT	CITY LIMITS	ETJ
581.7 AC.	±300.0 AC.	±281.7 AC.
165.1 AC.	±40.1 AC.	±125.0 AC.
285.3 AC.	0 AC.	285.3 AC.

EXHIBIT OF

1032.1 ACRES

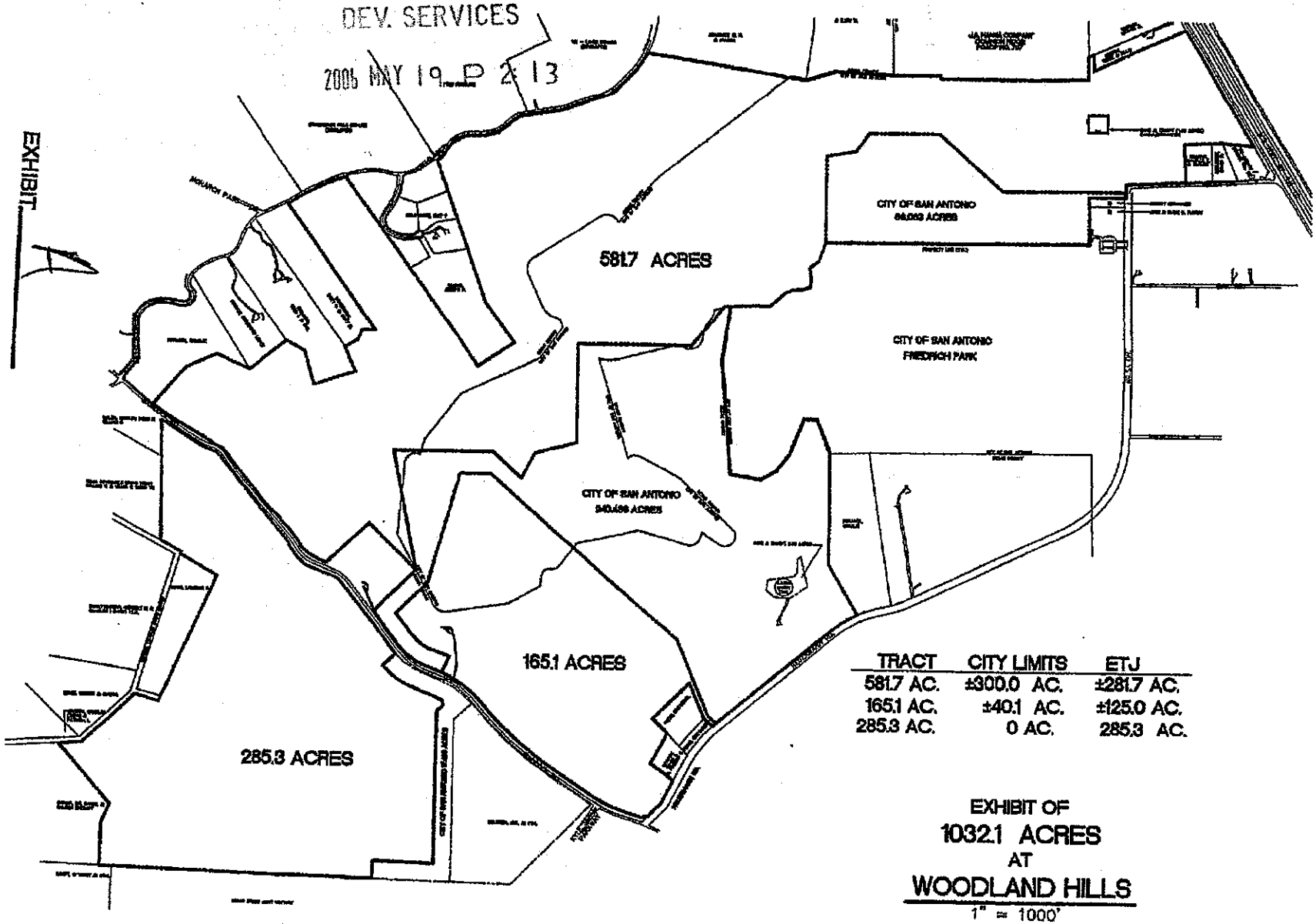
AT

WOODLAND HILLS

1" = 1000'

DEV. SERVICES
2006 MAY 19 P 2:13

EXHIBIT A



TRACT	CITY LIMITS	ETJ
581.7 AC.	±300.0 AC.	±281.7 AC.
165.1 AC.	±40.1 AC.	±125.0 AC.
285.3 AC.	0 AC.	285.3 AC.

EXHIBIT OF
1032.1 ACRES
AT
WOODLAND HILLS
1" = 1000'

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: February 17, 2005

Case Manager:	**File Number:**
Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014, rlombrano@sanantonio.gov Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov	

*****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, (indicate TIF project name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Rural Development (RD)
  - ☐ Fame and Ranch (FR)
  - ☐ Mix Light Industrial (MI-1)
- ☐ P.U.D. Plan
- ☐ Mixed Used 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: Babcock Road 165

Owner/Agent Zuniga Development, Inc. Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100 San Antonio, Texas Zip Code: 78249

Engineer/Surveyor: Moy Civil Engineers Phone:(210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas Zip Code78249

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

☒ I recommend approval ☐ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

At this time, the Babcock Road 165 MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 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) (if applicable)

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.

Additional Comments:

Signature	Title	Date
[illegible]	Manager	4-12-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:

0503024

Date: **February 17, 2005**

SAN ANTONIO WATER SYSTEM AQUIFER STUDIES 2005 MAR 21 P 2:23

(Check One)

Project Name: Babcock Road 165 **FILE #**

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # PUD# Plat #

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development (1) Major Thoroughfare

*Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department **MDP Division Request for Review form (attached)** for respective departments or agencies.*

Bexar
PV

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number)
(210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other: _____

Date: February 17, 2005

(Check One)

Project Name: Babcock Road 165 **FILE #** _____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD# _____ Plat # _____

(Plats Only): 2 copies (folded) with Request for Review forms (attached)
(1) Master Development (1) Major Thoroughfare

Master Plans & P.U.D. Submittals 15 copies (folded) with Development Services Department MDP Division Request for Review form (attached) for respective departments or agencies.

Request for Review

(Cont.)

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

City of San Antonio Planning Department use

FROM: _____ **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☒ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** (210) 698-5051

Comments: 1) EXCEEDS 125 LOTS WITH ONLY ONE ENTRANCE
2) KYLE SEAL PKWY NEEDS TO EXTEND WITHIN PROPERTY LIMITS OF PROPOSED MULTI-FAMILY
3) RESIDENTIAL ROADWAY INTERSECTING WITH KYLE SEAL SHALL BE AS FAR AS PRACTICAL FROM BABCOCK ROAD.
4) SUBMIT TIA

Signature	Title	Date
[signature]	Civil Engineer Assistant	4-14-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Planning Department
Master Development Plan Section

Completeness Review

This completeness review is applicable to the following: Master Development Plan **(MDP)**, Master Plan Community District **(MPCD)**, Planned Unit Development **(PUD)**, Flexible Development Plan **(FDP)**, Traditional Neighborhood Development **(TDN)**, 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 & IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. # _____

Plat Name: Babcock Road 165

Project Engineers/Surveyors or Firm Name: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone# (210) 698-5051 **Fax#:** (210) 698-5085 **E-Mail:** kkoehler@moy-ce.com

Planning Department
Required Items for Completeness Review

2005 MAR -1 P 1:51
CITY SERVICES

- ☒ *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)***

- ***(Plats Only):***
  4 copies (folded) with ***Planning 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* ***Planning 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 Finley Date: _____

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Date: February 17, 2005

Case Manager:	**File Number:**
Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014, rlombrano@sanantonio.gov Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov	

*****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, (indicate TIF project name on all submissions).

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/P.U.D. Plan (Combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD)
  - ☐ Rural Development (RD)
  - ☐ Fame and Ranch (FR)
  - ☐ Mix Light Industrial (MI-1)
- ☐ P.U.D. Plan
- ☐ Mixed Used 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: Babcock Road 165

Owner/Agent Zuniga Development, Inc. Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100 San Antonio, Texas Zip Code: 78249

Engineer/Surveyor: Moy Civil Engineers Phone: (210) 698-5051 Fax: (210) 698-5085

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas Zip Code 78249

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

City of San Antonio

Development Services Department

Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)

☐ MDP/ P.U.D. Plan (combination)

☐ Master Plan Community District (MPCD)

☐ Traditional Neighborhood Development (TND)

☐ Flexible Development District

☐ Urban Development (UD) ☐ Rural Development (RD)

☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)

☐ Plat Certification Request

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

☐ P.U.D. Plan

☐ Mixed Used District (MXD)

☐ Military Airport Overlay Zone (MOAZ)

☐ Manufactured Home Park Plan (MHPP)

☐ Pedestrian Plan (PP)

☐ Other:_____

Date: **February 17, 2005**

(Check One)

Project Name: Babcock Road 165 **FILE #**_____

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

2005 MAR -1 P 1:50 CITY SERVICES

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # _____ PUD#_____ Plat #_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*
(1) Master Development (1) Major Thoroughfare

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies.*

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

Existing Legal Description: A 165.091 acre tract of land being out of the C. San Miguel Survey No. 227 ½, Abstract No.728, County Block 4717, The Tyler Tap R.R. Company Survey No. 333, Abstract No. 947, County Block 4716, The G. Elliot Survey No. 24 ½, Abstract No. 215, County Block 4718, The J. Metzler Survey No. 24 ¾, Abstract No. 521, County Block No. 4719 and The City of San Antonio Survey No. 409, Abstract No. 177, County Block 4726, Bexar County, Texas, said 165.091 acre tract also being part of that certain 415.64 acre tract conveyed to Cielo Vista Associates by deed recorded in volume 3153, pages 319-326, Official Public Records, Bexar County, Texas, part of that certain 70.46 acre tract conveyed to Cielo Vista Associates by deed recorded in volume 3776, pages 1178 - 1182, Official Public Records, Bexar County, Texas, part of that certain 59.742 acre tract conveyed to Cielo Vista Associates by deed recorded in volume 3439, pages 1466-1472, Official Public Records, Bexar County, Texas, all of that certain 15.245 acre tract conveyed to Cielo Vista Associated by deed recorded in volume 3534,pages 1055-1059, Official Records, Bexar County, Texas, and part of that certain 43.748 acre tract conveyed to Cielo Vista Associates by deed recorded in volume 5891, pages 597-602, Official Public Records, Bexar County, Texas.

Existing Zoning RM4-S Proposed Zoning: No Change

Projected # of Phases: 3

Number of Dwelling Units (Lots) by Phases: Unit 1 – 52 lots; Unit 2 – 44 lots; Unit 3 – 48 lots;
Multi-Family/Commercial – 194 dwelling units

Total Number of Lots: 343 Divided by Acreage: 165.09 = Density: 2.08

(PUD Only) Linear Feet of Street _____ ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Total Open Space: _____ Divided by Total Acreage _____ = Open Space _____ %

(PUD Only) Type of Gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction Start Date: _____

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? **Both** ☒ Yes ☒ No

Council District: 8 (Portion) School District: N.I.S.D. Ferguson Map Grid: 479 D8

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

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this Master Development Plan (a.k.a. POADP) or site?
Name _____ No. _____
Name _____ No. _____
Name _____ No. _____

REQUEST FOR REVIEW

(Cont.)

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

City of San Antonio Development Services Department use

FROM: Michael O. Herrera, Special Projects Coordinator **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☐ **I do not recommend approval**

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

DEV. SERVICES 2006 MAY 19 P 2: 12

Signature **Title** **Date**

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

- ☒ 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 an 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 SERVICES
2005 MAR -1 P 1:51

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

☒ (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.

☒ 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.

☒ 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 SERVICES
2006 MAR -1 PM 1:08

City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION

☒ Traffic Impact Analysis (section 35-502). **Previously submitted with** Woodland Hills

☐ (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 are, 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 storm water management plan (section 35-B119)

Owner or Authorized Representative:

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

Print Name: Arthur Zuniga Signature: A. Zuniga

Date: February 17, 2005 Phone: (210) 698-5051 Fax: (210) 698-5085

2005 MAR -1 P 1:58 DEVELOPMENT SERVICES

If you have any questions please call Michael O. Herrera, Special Project Coordinator at 207-7038

Request for Review

(Cont.)

To:

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

City of San Antonio Planning Department use

FROM: _____ **Date:** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next scheduled meeting. Your written comments are strongly encouraged for documentation in the file.

☐ **I recommend approval** ☑ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** (210) 698-5051

Comments: BABCOCK ROAD IS ON THE MTP REQUIRING A MIN. OF 86' ROW. PROPOSED PLAN ADDRESSES THOROUGHFARE. KYLE SEAL IS ON THE MTP REQUIRING 86' ROW MIN. PROPOSED PLAN DOES NOT ADDRESS THOROUGHFARE IN ITS ENTIRETY. PROPOSED PLAN MUST REMOVE PRIVATE STREET INDICATION UNLESS DEVELOPMENT IS IN A PUD/35-344, 35-506(2), A ENCLAVE/35-202. PLAN MIN. STREET STANDARDS MUST BE LOCAL A/35-506(d). TABLE 506-3, PROPOSED PLAN DOES NOT ADDRESS MIN. STREET STANDARDS. PROPOSED PLAN DOES NOT ADDRESS 35-506(e)(1) INTERNAL CONNECTIVITY AND 35-506(e)(7) SECONDARY ACCESS. 35-506 (9)(i);

Signature	Title	Date
[signature]	Planner	03/17/05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio
Development Services Department
Master Development Plan Section

Request for Review

Case Manager

Robert Lombrano, Planner II (**Even** File Number) (210) 207-5014 rlombrano@sanantonio.gov

Ernest Brown, Planner II (**Odd** File Number) (210) 207-7207, ernestb@sanantonio.gov

(Check One)

- ☒ Master Development Plan (MDP) (Formerly POADP)
- ☐ MDP/ P.U.D. Plan (combination)
- ☐ Master Plan Community District (MPCD)
- ☐ Traditional Neighborhood Development (TND)
- ☐ Flexible Development District
  - ☐ Urban Development (UD) ☐ Rural Development (RD)
  - ☐ Farm and Ranch (FR) ☐ Mix Light Industrial (MI-I)
- ☐ Plat Certification Request
  - Public Hearing ☐ Yes ☐ No
  - ☐ Major ☐ Minor
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MOAZ)
- ☐ Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)
- ☐ Other:

0503024

Date: **February 17, 2005**

SAN ANTONIO WATER SYSTEM
AQUIFER STUDIES
2005 MAR 21 P 2:23

(Check One)

Project Name: Babcock Road 165 **FILE #**

Engineer/Surveyor: Moy Civil Engineers

Address: 12770 Cimarron Path, Suite 100, San Antonio, Texas 78249

Phone: (210) 698-5051 Fax: (210) 698-5085

Contact Person Name: Kerry J. Koehler, P.E. E-Mail: kkoehler@moy-ce.com

2005 MAR -1 P 2:00

Reference Any MDP's, POADP's, and PUD's associated with this project:

MDP # PUD# Plat #

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*
(1) Master Development (1) Major Thoroughfare

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies.*

☒ I recommend approval ☐ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:_____

At this time, the Babcock Road 165 MDP #? was provided. However, please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 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) (if applicable)

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.

Additional Comments:

Signature	Title	Date
[signature]	Manager	4-12-05

Please return this form to Michael O. Herrera, Special Projects Coordinator by next scheduled meeting.

City of San Antonio

Development Services Department

Master Development Plan

REQUEST FOR REVIEW

Case Manager

Robert Lombrano , Planner II (**Even** File number)
(210) 207-5014, rlombrano @sanantonio.gov

Ernest Brown, Planner II (**Odd** file Number)
(210) 207-7207, ernestb@sanantonio.gov

(Check One)

- [x] Master Development Plan (MDP) (Formerly POADP)
- [ ] MDP/ P.U.D. Plan (combination)
- [ ] Master Plan Community District (MPCD)
- [ ] Traditional Neighborhood Development (TND)
- [ ] Flexible Development District
  - [ ] Urban Development (UD)
  - [ ] Rural Development (RD)
  - [ ] Farm and Ranch (FR)
  - [ ] Mix Light Industrial (MI-1)
- [ ] Plat Certification Request
- [ ] P.U.D. Plan
- [ ] Mixed Used District (MXD)
- [ ] Military Airport Overlay Zone (MAOZ)
- [ ] Manufactured Home Park Plan (MHPP)
- [ ] Pedestrian Plan (PP)
- [ ] Other: _____

Public Hearing [ ] Yes [ ] No
[ ] Major [ ] Minor

Date: May 17, 2005

(Check One)

Project Name: **Babcock Road 165 M.D.P.** **File#** _____
Engineer/Surveyor: **Moy Civil Engineers**
Address: **12770 Cimarron Path, Suite 100 San Antonio, TX** Zip code: **78249**
Phone: **(210) 685-5051** Fax: **(210) 685-5085**
Contact Person Name: **John LaRo** E-mail: **jlaro@moy-**

Reference Any ***MDP's, POADP's, and PUD's associated with this project:***

_____

(Plats Only): *2 copies* ***(folded)*** *with Request for Review forms (attached)*
(1) Master Development, (1) Major thoroughfare,

Master Plans & P.U.D. Submittals ***15*** *copies* ***(folded)*** *with Development Services Department* ***MDP Division Request for Review form (attached)*** *for respective departments or agencies*

DEV. SERVICES
2006 MAY 19 P 2:

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
City Planning

ATTN: Sam Dent, P.E., Senior Planner

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	comments

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: MDP revised and routed for approval.

DEV. SERVICES
2005 MAY 19 P 2: 1

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Develpoment Services
MDP Division

ATTN: Ernest Brown, Planner II

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	consent agreement

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revised and routed for approval.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2: 13

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: San Antonio Water Systems
Aquifer Protection Studies
1001 E. Market Street

ATTN: Kirk Nixon

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	Previous approval letter

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revisions have been made to the MDP based on comments from several agencies. Please accept this revised MDP as a courtesy copy. Thank you.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2:

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Public Works
Storm Water
114 W. Commerce, 9th Floor
San Antonio, TX 78204
ATTN: Veronica Barefield, E.I.T.

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Revised Master Development Plan
1	Letter
2	Storm Water Management PLan
1	Comments

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revised MDP and provided response to comments. MDP routed for approval.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2006 MAY 19 P 2: 14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Parks and Recreation

ATTN: Dustin Finley

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan with revisions
1	Copy of comments provided by John McDonald
1	Consent agreement

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revised MDP as per comments. Please note that original comments indicate that this project has 394 single-family lots. This is incorrect. As per the MDP, this project only contains 149 single-family lots. Please review consent agreement, along with original comments, and provide the additional comments or approval. Thank you.

COPIES OF: Transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2:14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Development Services
Zoning

ATTN: Chris Looney, Senior Planner

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	copy of comments sent via email

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revised MDP as per comments. Please review and process for approval. Thank you.

COPIES OF: Transamittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2: 14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Development Services
Arborist

ATTN: Mark Bird, Special Projects Manager

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Maste Development Plan
1	Consent Agreement
1	Prior approval letter

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Please accept this courtesy copy showing revisions as requested by various departments. Also included is a copy of the consent agreement that outlines the standards that will complied with as regards the city tree ordinance. Please revise your review letter if necessary. Thank you.

COPIES OF: Transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2: 14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Development Services
T.I.A.

ATTN: Richard De La Cruz, Senior Engineer

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	Redlines/comments

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Comments addresses. MDP routed for approval.

COPIES OF: Transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2:14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: Bexar County Public Works
TIA

ATTN: Todd Sang

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	Comments

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: MDP revised and routed for approval.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2006 MAY 19 P 2: 13

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Planning Department
Historic PReservation

ATTN: Kay Hindes

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	comments

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: MDP has been revised to reflect comments fro multiple agencies. Please find your courtesy copy inside. Thank you.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2: 14

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

RECEIVED
05 MAY 17 PM 3: 55
PLANNING AND DEVELOPMENT SERVICES DIVISION

TO: City of San Antonio
City Planning
MDP Division

ATTN: Michael O. Herrera, Senior Planner

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** _____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	Consent agreement
1	transmittal copies

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: MDP revised and routed for approval.

DEV. SERVICES
2005 MAY 19 P 2:

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Develpoment Services
MDP Division

ATTN: Ernest Brown, Planner II

DATE: July

RE: Babcock Road 165

PLAT #:

JOB #: 040460

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
10	MDP
1	Reduced MDP

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS:

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DATE: 05.24.05

SIGN IN MASTER DEVELOPMENT PLAN MEETING
BABCOCK 165

	NAME	ADDRESS/PHONE NO.
1.	ERNEST BROWN	207.7207
2.	RICHARD CHAMBERLIN	207-5507
3.	MICHAEL Q. WARREN	201-7038
4.	Duane May	698-5057
5.	Richard L. DeLaCruz	207-0265
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		
16.		
17.		
18.		
19.		
20.		
21.		
22.		
23.		

CA# 05-03-005

CONSENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Whereas, Cielo Vista Associates, L.P. entered into City Water Board and Developer Customer Contract ("Water Commitment") approved by the City Water Board on October 9, 1986 and executed by the Water Board's General Manager on November 25, 1986; and

Whereas, the Water Commitment entitled Cielo Vista Associates, Ltd. to 5,424 equivalent dwelling units ("EDU") for the Project; and

Whereas, Cielo Vista Associates, Ltd. executed the Water Commitment by installing the approach mains and installing all necessary onsite facilities in accordance with the Board's regulation and at Cielo Vista Associates, Ltd. proportional share of the total cost; and

Whereas, in December 2003, Cielo Vista Associates, Ltd. and the City completed a transaction wherein CVA sold ±290 acres and donated ±40 acres to the Bexar Land Trust and the City of the improvement and expansion of Friedrich Park; and

Whereas, the donation of the 40 acres appraised valued was $580,000.00; and

Whereas, Cielo Vista Associates, Ltd. has expended over $2.5 million for approvals, entitlements, engineering and related costs to extend the infrastructure and construct the necessary facilities to provide water and sewer service to the development; and

Whereas, the particular land uses associated with the Project were identified in sewer report dated February 29, 1988 submitted to the City; and

Whereas, a Preliminary Overall Area Development Plan for the Project was filed which expired and has no further effect; and

Whereas, Cielo Vista Associates, Ltd. hereby agrees to surrender the full extent of vested rights Cielo Vista asserts are afforded by Texas Local Government Code Chapter 245 and are protected by common law and the state and federal constitutions in return for the City of San Antonio's agreement to the terms set out herein: NOW THEREFORE:

BE IT AGREED BY THE PARTIES HERETO:

This Consent Agreement (hereinafter referred to as "AGREEMENT"), is entered into by and between the **City of San Antonio**, a Texas home-rule municipality, (hereinafter referred to as "CITY"), and, **Cielo Vista Associates, L.P.**, a Texas limited partnership, its successors and assigns (hereinafter referred to as "DEVELOPER"), for the purpose of setting forth the terms and obligations between CITY and DEVELOPER (hereinafter referred to collectively as the "Parties"), with respect to the development of approximately 1032.1 acres of land (hereinafter the "PROJECT") as follows:

AFM

I. Terms and Conditions

A. City of San Antonio's Unified Development Code Section 35-711(d) terms and conditions.

1. **Legal Description of the project.** Developer's "PROJECT" is located on approximately 1032.1 acres of land located in Bexar County, Texas, as more fully depicted on the survey map attached hereto as Exhibit "A."

2. **Project owner.** The owner of the PROJECT is Cielo Vista Associates, Ltd., a Texas Limited Partnership.

3. **Duration.** This AGREEMENT shall continue until such time as the PROJECT is completed.

4. **Uses permitted on the project.** No more than 1800 single-family lots (within 991.6 acres); 300 multi-family units and 600,000 square feet of non-multi-family or commercial development (within 40.5 acres). Building heights will comply with existing zoning regulations. Modification may be made to the PROJECT provided that such modification does not increase the acreage of any above designated use (single-family, commercial, or multi-family) by more than ten percent and the above designated densities (units, or square footage, per acre) are not increased by such modification.

5. **Public facilities.** All sewer and water capacity shall be serviced by San Antonio Water System and all electrical and natural gas shall be serviced by City Public Service or Grey Forest Utilities. All off-site public facilities are currently constructed and in place. The construction of all on-site public facilities shall be the responsibility of DEVELOPER.

6. **Land dedication.** During the term of this agreement DEVELOPER shall set aside not less than ±200 acres within the PROJECT boundaries open space by deed restrictions, conservation easements, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment.

7. **Development approvals.** City of San Antonio Master Development Plans, Plats, building permits, certificate of occupancies approval;, San Antonio Water System and City Public Service.

8. **Consistent with Master Plan.** The PARTIES agree that the PROJECT is consistent with the City's Master Plan and relevant parts of Chapter 35 of the City's Code of Ordinances.

9. **Health, safety, welfare.** The PROJECT shall comply with all applicable Texas Commission on Environmental Quality (TCEQ) and the appropriate Underground Water Authority regulations.

DEV. SERVICES
2006 MAY 19 P 2:14

10. **Compliance**. DEVELOPER shall comply with all applicable local, state and federal laws not specifically excluded by this by this AGREEMENT.

11. **Phasing**. This PROJECT shall be developed in not more than 10 primary phases and the subdivision and platting of lots shall be completed within 144 months of execution of this AGREEMENT.

12. **City Attorney Review.** The City Attorney shall review progress of the PROJECT pursuant to the consent agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the consent agreement.

B. Unified Development Code Exclusions

The Parties agree that this AGREEMENT shall, supercede any and all codes, ordinances, rules, regulations of the City or the City's departments, agencies or subsidiaries that conflict with the terms of this AGREEMENT regarding the following matters:

a. The PROJECT shall be subject to the City's tree preservation and landscaping regulations in effect prior to May 3, 2001 and the City shall not impose any requirement on the PROJECT to preserve or plant trees or to install or maintain landscape that was not in effect prior to May 3, 2001;

b. The City shall not impose any parkland or open space requirement on the PROJECT other than what has been set out in this AGREEMENT;

c. The City shall not impose any streetscape requirements on the PROJECT (in the context of this AGREEMENT streetscape requirements means any requirement to plant or maintain vegetation of any kind within the right-of-way or any public or private street);

d. The PROJECT shall be subject to the City's Plan Unit Development regulations in effect prior to May 3, 2001 and the City shall not impose any Plan Unit Development regulation on the PROJECT that was not in effect prior to May 3, 2001;

e. The PROJECT shall be subject to all other applicable development regulations of the City provided that such regulations:

(i) do not conflict with subsections a through d of this AGREEMENT as set out immediately above; or

(ii) were in effect as of the date of the execution of this agreement or are listed as an exemption to Texas Local Government Code Chapter 245 in Section 245.004 thereof; or

(iii) have not been invalidated by a final judgment of a court of competent jurisdiction.

DEV. SERVICES
2006 MAY 19 P 2:14

AFM

II. General Provisions

A. Severability

This AGREEMENT is not severable.

B. Modification and Notification

Any modification to this AGREEMENT must be in writing and signed by each party hereto, or its successors, or they shall not be binding upon any of the parties hereto.

C. Successors and Assigns

The terms of this AGREEMENT shall be binding upon and inure to the benefits of the parties and their respective successors, assigns, and legal representatives.

D. No Partnership

Neither this AGREEMENT nor any part thereof shall be construed as creating a partnership, joint venture or other business affiliation among the parties or otherwise.

E. Entire Agreement

This AGREEMENT and the exhibits hereto supersede any and all other prior contemporaneous agreements, oral or written, among the parties hereto with respect to the development.

F. Notices

All notices given with respect to this AGREEMENT shall be writing and being delivered upon receipt if hand delivered or sent by confirmed facsimile transmission and, if mailed, deemed received on the third business day after deposit in the United States Mail, postage prepaid, addressed to the parties as shown below.

DEV. SERVICES
2006 MAY 19 P 2:14

If to the CITY:
Andrew Martin
City Attorney
P.O. Box 839966
San Antonio, TX 78283-3966

If to DEVELOPER
Corky Ingraham
Cielo Vista Associates, Ltd.
745 East Mulberry Avenue, Suite 400
San Antonio, TX 78212

AFM

G. Enforcement

This AGREEMENT may be enforced by other the party through an action for specific performance. Either party shall have the right to cure any default within thirty (30) days after notice of said default having been provided by the non-defaulting party. Additionally, in accordance with CITY'S Unified Development Code, the CITY may revoke this AGREEMENT in the event of DEVELOPER'S default.

H. Signature Warranty Clause

The signatories in this AGREEMENT represent a warrant that they have the authority to execute this AGREEMENT on behalf of CITY and DEVELOPER, respectively.

DEV. SERVICES
2006 MAY 19 P 2:14

AFM

SIGNED and EFFECTIVE as of this 30th day of MARCH, 2005.

CITY OF SAN ANTONIO

By: Andrew Martin
Andrew Martin
City Attorney

CIELO VISTA ASSOCIATES, LTD.
By: Step Street Investments, Inc. a Texas Corporation, General Partner

By: Corky Ingraham
Corky Ingraham, Vice-President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 30th day of March, 2005, by Andrew Martin, City Attorney, on behalf of City of San Antonio.

LINDA DIANE HILL
MY COMMISSION EXPIRES
OCTOBER 14, 2006

Linda Diane Hill
Notary Public, State of Texas
My commission expires: 10/14/06

DEPT SERVICES
2006 MAY 19 PM

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29th day of March, 2005, by Corky Ingraham, Vice-President of Step Street Investments, Inc. a Texas Corporation, General Partner for and on behalf of Cielo Vista Associates, Ltd.

EVELYN M. AGUILAR
Notary Public, State of Texas
My Commission Expires
[illegible] 2005

Evelyn M. Aguilar
Notary Public, State of Texas
My commission expires: _____

LEGAL DESCRIPTION
FOR A 746.8 ACRE TRACT

A 1056.3 acre tract of land being a 1058.8 acre tract comprised of a 1013.05 acre tract surveyed in 1986, a 43.748 acre tract described in instrument recorded in Volume 5891, Pages 597-602 of the Official Public Records of Real Property of Bexar County, and a 1.993 acre tract out of County Block 4034, SAVE AND EXCEPT a 2.500 acre tract being described in instrument recorded in Volume 3814, Pages 531-535 of the Official Public Records of Real Property of Bexar County, out of the Ludovic Colquhoun Survey No. 24, Abstract 133, County Block 4034, the J. Metzler Survey No. 24 ¾, Abstract 521, County Block 4719, the G. Elliot Survey No. 24 ½, Abstract 215, County Block 4718, the Tyler Tap Railroad Company Survey No. 333, Abstract 947, County Block 4716, the G. San Miguel Survey No. 227 ½, Abstract 728, County Block 4717, the Larkin T. Smith Survey No. 334 ¾, Abstract 1102, County Block 4566, the Max Aue Survey No. 334, Abstract 990, County Block 4566, the A.S. Kinchloe Survey No. 428, Abstract 411, County Block 4715, the S.A. & M.G. Railroad Survey No. 326, Abstract 717, County Block 4728, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726, and in New City Block (N.C.B.) 18335 in the City of San Antonio, Bexar County, Texas.

SAVE AND EXCEPT

A 66.063 acre tract of land comprised of 40.808 acres out of that 86.83 acre tract conveyed to Cielo Vista Associates in Volume 3823, Pages 1365-1368 and 25.256 acres out of that 214.55 acre tract conveyed to Cielo Vista Associates in Volume 3153, Pages 322-323 of the Official Public Records of Real Property of Bexar County, Texas, part of said tract being part of that 294.890 acres conveyed to Greystone Joint Venture in Volume 5886, Pages 1624-1639 and reconveyed to Cielo Vista Associates in Volume 9055, pages 2459-2475 of the Official Public Records of Real Property of Bexar County, Texas, out of the S.A. & M.G. Railroad Survey No. 326, Abstract 717, County Block 4728, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726 and now all in New City Block (N.C.B.) 18335 in the City of San Antonio, Bexar County, Texas.

DEV. SERVICES
JAN 19

AND

A 243.436 acre tract of land comprised of a 245.936 acre tract SAVE AND EXCEPT a 2.500 acre tract, said 2.500 acre tract being that same 2.50 acre tract conveyed to the in the City of San Antonio, Bexar County, Texas in Volume 3814, Pages 531-535 of the Official Public Records of Real Property of Bexar County, Texas, said 245.936 acres comprised of 189.493 acres and 19.017 acres out of that 415.64 acre tract conveyed to Cielo Vista Associates in Volume 3153, Pages 319-326, 24.291 acres out of that 43.748 acre tract conveyed to Cielo Vista Associates in Volume 5891, Pages 597-602, a 0.084 of an acre out of that 59.472 acre tract conveyed to Cielo Vista Associates in Volume 3439, Pages 1466-1472, 5.065 and 7.985 acres out of that 70.46 acre tract conveyed to Cielo Vista Associates in Volume 3776, Pages 1178-1182 the Official Public Records of Real Property of Bexar

County, Texas, part of said tract being part of that 294.890 acres conveyed to Greystone Joint Venture in Volume 5886, Pages 1624-1639 and reconveyed to Cielo Vista Associates in Volume 9055, Pages 2459-2475 of the Official Public Records of Real Property of Bexar County, Texas, out of the Tyler Tap Railroad Company Survey No. 333, Abstract 947, County Block 4716, the G. San Miguel Survey No. 227½, Abstract 728, County Block 4717, the G. Eliot Survey No. 24½, Abstract 215, County Block 4718, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726, being 165.880 acres in Bexar County, Texas, and 77.556 acres in New City Block 18335 of the City of San Antonio, Bexar County, Texas..

DEV. SERVICES
2006 MAY 19 P 2: 15

Prepared by:	Pape-Dawson Engineers, Inc.
Job No:	4288-01
Date:	October 28, 2004
Doc Id:	L:\4288\01\Word\Fieldnotes\041028A1.doc

LEGAL DESCRIPTION
FOR A 285.3 ACRE TRACT

A 302.7 acre tract of land comprised of a 299.884 acre tract out of the L.T. Smith Survey No. 334, Abstract 1102, County Block 4566, and the J. T. Smith Survey No. 1002 ½, Abstract 1122, County Block 4565, and described in Volume 3439, Pages 1473-1481 of the Official Public Records of Real Property of Bexar County, Texas, and a 2.80 acre tract out of the G. San Miguel Survey No. 227 ½, Abstract 728, County Block 4717, and described in Volume 3776, Pages 1178-1182 of the Official Public Records of Real Property of Bexar County, Texas.

SAVE AND EXCEPT

A 17.407 acre tract of land comprised of 1.727 and 13.668 acres out of that 299.884 acre tract conveyed to Cielo Vista Associates in Volume 3439, Pages 1473-1481 of the Official Public Records of Real Property of Bexar County, Texas and 2.012 acres out of that 2.80 acre tract conveyed to Cielo Vista Associates in Volume 3776, Pages 1178-1182 of the Official Public Records of Real Property of Bexar County, Texas out of the G. San Miguel Survey Number 227½, Abstract 728, County Block 4717, and the J.I. Smith Survey Number 1002½, Abstract 1122, County Block 4565 in Bexar County, Texas.

DEV. SERVICES
2006 MAY 19 P 2:15

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 4288-01
Date: October 28, 2004
Doc Id: L:\4288\01\Word\Fieldnotes\041028A2.doc

Ernest Brown

From: Ernest Brown
Sent: Tuesday, July 12, 2005 8:37 AM
To: 'Kerry Koehler'
Cc: Michael Herrera; Duane Moy; John LaRo
Subject: RE: Babcock 165 MDP

Good morning Mr.Koehler,

I am unaware of the meeting you mentioned or that Mr. LaRo speak of. However, I did speak with Mr. Herrera and per his recommendation and directive I can agree with him when he states that because of the extremely low density of the residential portion of this project the 1.16 ratio lacking .04 points of meeting the UDC ratio criteria is very minimal and could be rounded up to the 1.2 ratio thereby bring the project in conformance with the UDC criteria.

With that, the MDP/MTP can now recommend approval of the project.

Currently the project still lack responses from Trees, and Bexar County. In addition, Storm Waters still have a hold on the project for the issues that was relayed to your office by e-mail 06/01/2005.

I hope this helped and answered your question(s) and or concern(s). If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: Kerry Koehler [mailto:kkoehler@moy-ce.com]
Sent: Monday, July 11, 2005 9:39 AM
To: Ernest Brown
Cc: Michael Herrera; Duane Moy; John LaRo
Subject: FW: Babcock 165 MDP
Importance: High

Ernest,

John LaRo forwarded your latest comments in regards to connectivity.

Duane Moy indicated that per his mtg w/ COSA staff on October 19th connectivity would not be a problem; due to the topography and trees a ratio of 1.16 was okay.

I've attached an exhibit. Please call for further discussion.

Kerry J. Koehler, P.E.
Project Manager
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Ph (210) 698-5051
Fax (210) 698-5085
kkoehler@moy-ce.com

jlaro@moy-ce.com

Ernest Brown

From: Ernest Brown
Sent: Wednesday, July 06, 2005 10:38 AM
To: 'John LaRo'
Cc: Michael Herrera
Subject: RE: Babcock 165 MDP

Good morning Mr. LaRo,

I received your resubmittal on June 29, 2005. I have reviewed it and have the following comments.

MDP/MTP disapprove for the following reasons:

Plan need to address internal connectivity UDC 35-506(e)(1).

I hope this helped. If I can be of further assistance to you please contact me again.

Have a great day.

-----Original Message-----
From: John LaRo [mailto:jlaro@moy-ce.com]
Sent: Tuesday, July 05, 2005 11:13 AM
To: Ernest Brown
Subject: Babcock 165 MDP

Ernest,
This was resubmitted to your attention on June 24. I am following up to see where we stand as far as the review of the revisions provided. Please provide an update at your earliest convenience. Thank you.

Moy Civil Engineers
John LaRo
Project Coordination
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249
(210) 698-5051
(210) 698-5085 fax
jlaro@moy-ce.com

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

Delivery Transmittal

TO: City of San Antonio
Develpoment Services
MDP Division

ATTN: Ernest Brown, Planner II

DATE: June 24, 2005

RE: Babcock Road 165

PLAT #:

JOB #: 040460

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
2	revised MDP

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS:

RECEIVED
JUN 24 PM 2:06
LAND DEVELOPMENT SERVICES DIVISION

2005 JUN 29 A 8:43
DEV SERVICES

COPIES OF:

TO:

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

Ernest Brown

From: Kerry Koehler [kkoehler@moy-ce.com]
Sent: Monday, March 14, 2005 4:06 PM
To: John McDonald
Cc: Ernest Brown; Michael Herrera; Duane Moy
Subject: Babcock Road 165 MDP

Ronald Darner May 25, 1994 Let...

John,

Attached is the letter that was submitted to Michael Herrera's attention w/ the MDP package. Please call for discussions. I'd contend that park and open space requirements have been met for the babcock Road 165 MDP.

Kerry J. Koehler, P.E.
Project Manager
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Ph (210) 698-5051
Fax (210) 698-5085
kkoehler@moy-ce.com

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

May 25, 1994

Mr. Corky Ingraham
The Athens Group
745 E. Mulberry Ave.
Suite 400
San Antonio, Texas 78212

Dear Mr. Ingraham:

As per your request, I am providing this correspondence to clarify the City of San Antonio Parks and Recreation/Woodland Hills Project requirements.

A grant application to Texas Parks and Wildlife is currently under draft in order to request matching funds for the proposed project acreage as agreed upon in our negotiations. In order to make formal application, an escrow transaction must occur. Additionally, the acreage must remain in escrow until the grant is approved. An approximate date of February 1995 is expected for a decision by Texas Parks and Wildlife.

Upon approval of grant application and the conveyance of your property to the City of San Antonio, the City will consider any and all current park dedication requirements, in lieu of fees or other exactions related to Municipal parks as satisfied for the Woodland Hills Project. Should the grant not be successful, our contingency plan of conveyance will become effective.

I appreciate your assistance.

Sincerely,

RONALD R. DARNER, DIRECTOR
Parks and Recreation Department

Ernest Brown

From: tsang@bexar.org
Sent: Friday, June 03, 2005 3:09 PM
To: Ernest Brown; kkoehler@moy-ce.com
Cc: Michael Herrera
Subject: Babcock Road 165 **Approval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

INFRASTRUCTURE SERVICES DEPARTMENT
233 n. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207
(210) 335-6581 · Fax (210) 335-6713

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

COPIES TO: File

SUBJECT: Babcock Road 165 Subdivision

Date: June 3, 2005

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Babcock Road 165 Subdivision located at Babcock Road at Kyle Seale Parkway.

Consisting of 165 acres, this development is planned to have 9.74 acres of multi-family/commercial and 149 single-family residential units. Kyle Seale Parkway will be extended through the southern portion of this development between the multi-family/commercial and single-family development.

The following improvements will be provided by the developer prior to completion of the Babcock Road 165 Subdivision:

- Extend Kyle Seale Parkway as a secondary arterial type "A" four lane divided roadway, within the limits of this MDP.
- Provide a minimum of 100 foot queue storage for the residential entrance.
- A median opening on Kyle Seale Parkway will be allowed 480 feet east of Babcock for the residential access. However, if traffic demand for the westbound Kyle Seale Parkway creates queuing problems in the future due to the proximity of residential entrance to Babcock, the median opening may be closed.
- The developer must coordinate with Jim Brannan, P.E. (210-335-6711) at Bexar County for the extension of Kyle Seale Parkway due to a current Capital Improvement Project on Babcock.

It is understood that this MDP is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage and floodplain issues at time of platting.

Todd Sang
Civil Engineer Assistant

Ernest Brown

From: tsang@bexar.org
Sent: Thursday, April 14, 2005 5:00 PM
To: Ernest Brown; kkoehler@moy-ce.com
Cc: cdelacruz@co.bexar.tx.us; Michael Herrera
Subject: Babcock Road 165 **Disapproval**

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

Ernest Brown

From: Sam Dent
Sent: Friday, May 13, 2005 4:21 PM
To: kkoehler@moy-ce.com
Cc: Ernest Brown
Subject: MDP Review Comments - Babcock Road 165

See attached.

Sam Dent, P.E.
Senior Engineer
DSD - Streets & Drainage
City of San Antonio

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
ENGINEERING – STREETS & DRAINAGE

TO: Kerry Koehler, P.E.
Moy Civil Engineers

FROM: Sam Dent, P.E.
Senior Engineer

DATE: May 13, 2005

SUBJECT: MDP Review Comments
Babcock Road 165

1. The above referenced MDP is approved with the following conditions:

    a. Add a note stating that street grades shall comply with UDC Section 35-506(d)(3).
    b. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
    c. Add a note stating that block lengths shall comply with UDC 35-515(b)(3).

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.

Ernest Brown

From: Marc Courchesne
Sent: Friday, May 27, 2005 3:06 PM
To: Ernest Brown; Richard De La Cruz; Richard Chamberlin; Marc Courchesne; 'jlaro@moy-ce.con'
Subject: Babcock Road 165, MDP **APPROVAL**

TIA recommends the approval of the Babcock Road 165, MDP.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Marc Courchesne
Sent: Thursday, March 03, 2005 7:42 AM
To: Ernest Brown; Richard De La Cruz; Marc Courchesne; 'kkoehler@moy-ce.com'
Subject: Babcock Road 165, MDP **Disapproval**

TIA recommends the disapproval of Babcock Road 165, MDP.
Redlines are in the engineer pick-up box.

Marc A. Courchesne
Sr. Engineering Technician
Development Services
Engineering Division, TIA
207-7741

Ernest Brown

From: Kerry Koehler [kkoehler@moy-ce.com]
Sent: Tuesday, May 17, 2005 8:22 AM
To: Dent, Sam
Cc: Ernest Brown; Michael Herrera; Florencio Pena; Duane Moy; John LaRo
Subject: FW: MDP Review Comments - Babcock Road 165
Importance: High

Sam,

Please call to discuss the conditions that you stipulated with your conditional approval of the MDP. The conditions were as follows:

1. Add a note stating that street grades shall comply with UDC Section 35-506(d)(3).
2. Add a note stating that all intersections shall comply with clear vision area requirements in accordance with UDC Section 35-506(d)(5).
3. Add a note stating that block lengths shall comply with UDC 35-515(b)(3)

I'd contend that we are satisfying the MDP requirements of Table B101-1 and the specific design features to which you are requesting should be handled at the platting stage. As you stated in your conditional approval, ***"... 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."***

Kerry J. Koehler, P.E.
Project Manager
Moy Civil Engineers
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249

Ph (210) 698-5051
Fax (210) 698-5085
kkoehler@moy-ce.com

From: Sam Dent [mailto:SDent@sanantonio.gov]
Sent: Friday, May 13, 2005 4:21 PM
To: Kerry Koehler
Cc: Ernest Brown
Subject: MDP Review Comments - Babcock Road 165

See attached.

Sam Dent, P.E.
Senior Engineer
DSD – Streets & Drainage
City of San Antonio

Ernest Brown

From: tsang@bexar.org
Sent: Monday, May 02, 2005 3:29 PM
To: Richard De La Cruz; Ernest Brown
Subject: RE: Babcock 165

queuing.xls

A single collector access is the best option for this property. However, the proximity of the entrance with Babcock concerns me. Eventually, Dominion Drive will have a grade separation at IH 10. This opens up the potential of cut-thru traffic similar to Hausman Rd between IH 10 and Loop 1604. Although the subdivision entry may meet the 400ft median opening criteria, this may not be sufficient for two thoroughfare intersections. Therefore, my opinion is to move the entry as far as practicable in order to allow for future auxiliary lanes for Kyle Seal Pkwy.

If the single access is proposed to be gated, secondary access will be required with a minimum of 120ft queue storage from the call box to the street.

I sent this only to the MDP review team for your input. This way the consultant doesn't see us bickering.

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207
(210) 335-6649

-----Original Message-----
From: Richard De La Cruz [mailto:rdelacruz@sanantonio.gov]
Sent: Monday, May 02, 2005 9:36 AM
To: kkoehler@moy-ce.com; tsang@bexar.org; Ernest Brown
Subject: Babcock 165

<<babcock-165.jpg>>
This is something the county and city agreed on. let me know if you have questions.
If anyone has objections...speak now.

in my opinion the best alternative in order to reduce access points on babcock.

thanks

Single Channel

PHT=	112
Lane Width =	12
Number of Lanes =	1
Arrival Rate =	72
Service Rate =	150
Traffic Intensity =	0.4800

Number of Vehicles (n)	P(n)	Commulative P(n)
0	0.5200	0.5200
1	0.2496	0.7696
2	0.1198	0.8894
3	0.0575	0.9469
4	0.0276	0.9745
5	0.0132	0.9878
6	0.0064	0.9941
7	0.0031	0.9972
8	0.0015	0.9986
9	0.0007	0.9994
10	0.0003	0.9997
11	0.0002	0.9999
12	0.0001	0.9999
13	0.0000	1.0000
14	0.0000	1.0000
15	0.0000	1.0000
16	0.0000	1.0000
17	0.0000	1.0000
18	0.0000	1.0000
19	0.0000	1.0000
20	0.0000	1.0000

Summary: q = Arrival Rate veh/hr
Q = Service Rate veh/hr
P(n) = Probability of n cars in system

P(n) = (q/Q)^n (1-q/Q)

Traffic Intensity = q/Q ; q/Q > 1 = oversaturated

Ernest Brown

From: Christopher Looney
Sent: Friday, April 08, 2005 11:33 AM
To: 'kkoehler@moy-ce.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Babcock Road 165 MDP

Babcock Road 165 MDP

Zoning: The subject property lies partially outside the City Limits and partially within. The portion within is zoned "RM-4 S with a Specific Use Authorization for a Golf Course". Zoning will approve once the City Limit boundary is delineated and the zoning classification is indicated on the plan.

Thanks.

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Ernest Brown

From: Mark C. Bird
Sent: Wednesday, March 09, 2005 10:56 AM
To: 'kkoehler@moy-ce.com'
Cc: Ernest Brown; Michael Herrera; Debbie Reid
Subject: Babcock Road 165 MDP aprvl

Babcock Road 165 aprvl.doc

CITY OF SAN ANTONIO
P. O. BOX 839966
SAN ANTONIO TEXAS 78283-3966

Date: 3/9/05

Subject: Master Development Plan Babcock Road 165, A/P #1092477

Dear Engineer,

This Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) and is approved.

This project will be subject to:

☐ 1997 Tree Preservation ordinance

X Streetscape standards

X 2003 Tree Preservation ordinance

If you have any further questions, please call me at (210) 207-0278.

Sincerely,

Mark Bird
Special Projects Officer

Ernest Brown

From: Chris Yanez
Sent: Tuesday, June 07, 2005 10:29 AM
To: 'jlaro@moy-ce.com'
Cc: Ernest Brown; Michael Herrera
Subject: Babcock Road 165 MDP

Chris Yanez
Architect Assistant
Parks and Recreation
Park Project Services
Phone:210-207-4091
Fax:210-207-2720

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Michael Herrera, Special Projects Coordinator, Development Services Department

FROM: Ismael B. Segovia, Planner II, Parks and Recreation Department

COPIES TO: Ernest Brown, Planner II, Development Services Department

SUBJECT: Babcock Road 165

DATE: June 7, 2005

I recommend approval of the Babcock Road 165 Master Development Plan.

Babcock Road 165 is a proposed subdivision of 194 multi-family residential lots and 149 single-family lots. Per the "Consent Agreement" which the City of San Antonio and Moy Civil Engineers, Parks cannot enforce the open/park space requirements set by the UDC, thus Babcock Road 165 Master Development Plan is recommended for approval.

Ismael B. Segovia
Planner II
Parks and Recreation Department

Ernest Brown

From: John McDonald
Sent: Tuesday, March 08, 2005 1:53 PM
To: 'kkoehler@moy-ce.com'
Cc: Ernest Brown
Subject: Babcock Road 165 MDP

MEMO - MDP
ıbcock Road 165.do

John McDonald
Senior Planner
Park Project Services
Parks and Recreation Department
(210) 207-2886

Want to raise smart kids? . . . there's an art to it.
Studies show that kids involved in the arts improve math and science skills.
The San Antonio Parks & Recreation Department had 42,000 art, dance and talent show participants in 2002. Paint a brighter future for your child. Sign them up today and discover the benefits!

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartmental Correspondence Sheet

TO: Kerry Koehler, Moy Civil Engineers

FROM: John McDonald, Senior Planner

COPIES: Ernest Brown, File

SUBJECT: Babcock Road 165 Master Development Plan

DATE: March 8, 2005

I do not recommend approval of the Babcock Road 165 Master Development Plan.

Babcock Road 165 is a proposed subdivision of 394 single-family residential units with a parkland requirement of 2.1 acres, and 194 multi-family residential units with a parkland requirement of 1.7 acres.

The plan identifies four "open space" areas and one "park/common area". The four "open space" areas appear to have issues relating to slope and/or access requirements. Please provide evidence that the "park/common area" meets the slope requirements of UDC Section 35-503(d)(6)

Will the parkland requirement for the multi-family portion be met separately or in conjunction with the parkland provided within the single-family area?

Additionally, an Open Space Provision and Maintenance Plan was not submitted, and there is a balance of $25.00 due on the review fee..

Ernest Brown

From: Veronica Barefield
Sent: Wednesday, June 01, 2005 10:24 AM
To: 'jlaro@moy-ce.com'
Cc: Ernest Brown; Richard Carrizales; Sam Dent; Michael Herrera; Terrance Jackson
Subject: Babcock165Village MDP-- APPROVED

Babcock165Village.
PDF

Babcock165Village

City of San Antonio

Interdepartmental Correspondence Sheet

TO: **jlaro@moy-ce.com**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales, Michael Herrera, Ernest Brown**

SUBJECT: **Babcock 165 MDP**

Leon Creek *Watershed* *May 31, 2005*

Storm water has reviewed your submittal dated May 17, 2005 and has APPROVED this MDP.

Should you have any question please call me at 207-8052.

Veronica Barefield

Veronica Barefield, EIT, C.F.M
Sr. Engineering Associate

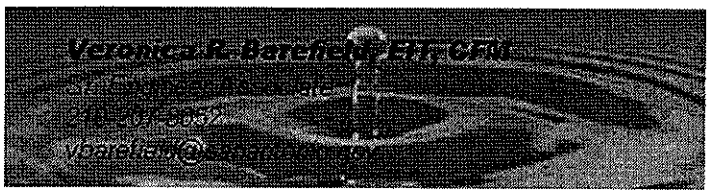
Terrance Jackson, P.E.

Terrance Jackson, P.E., C.F.M
Storm Water Engineer

Ernest Brown

From: Veronica Barefield
Sent: Wednesday, March 30, 2005 3:03 PM
To: Ernest Brown
Subject: Babcock 165 MDP

Here are a copy of the comments sent to Engineer via fax.
Thanks



Get your FREE personalized email signature at My Mail Signature!

Ernest Brown

From: Veronica Barefield
Sent: Wednesday, March 30, 2005 3:30 PM
To: Ernest Brown
Subject: RE: Babcock 165 MDP

Disapproved until comments have been addressed. As for Kallison Ranch: Approve.
I guess we need to have a class over here so we can get this MDP/PUD verbage and procedures correct (smile).

So did you send him a cipy of the comments or did I need to? In the future I will make sure to cc: him. Thanks

Veronica R. Barefield, EIT
Senior Engineering Associate
City of San Antonio
PO Box 839966
San Antonio, Texas 78283

vbarefield@sanantonio.gov
210-207-8052

-----Original Message-----
From: Ernest Brown
Sent: Wednesday, March 30, 2005 3:26 PM
To: Veronica Barefield
Cc: Michael Herrera
Subject: RE: Babcock 165 MDP

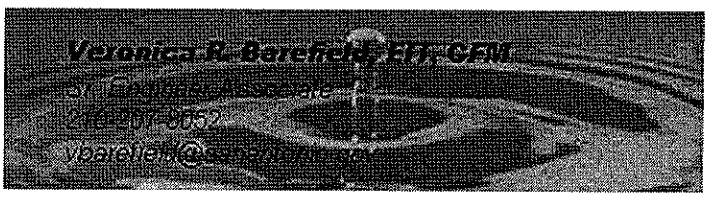
Approved or Disapproved?

Plus, always cc Mr. Herrer for comments to be filed.

Thanks

-----Original Message-----
From: Veronica Barefield
Sent: Wednesday, March 30, 2005 3:03 PM
To: Ernest Brown
Subject: Babcock 165 MDP

Here are a copy of the comments sent to Engineer via fax.
Thanks



City of San Antonio

Interdepartmental Correspondence Sheet

TO: **Ernest Brown**

FROM: **Veronica Barefield**

COPIES TO: **Terrance Jackson P.E., Sam Dent P.E., Arturo Villarreal P.E., Richard Carrizales, Kerry Koehler, P.E.**

SUBJECT: **Babcock Road 165 MDP**

Leon Creek *Watershed* *March 30, 2005*

Storm water has reviewed your submittal dated March 1, 2005 and have the following comment(s):

1. Please provide plan view showing topography, cross section, drainage easement or draingae ROW, property lines and delineation of FEMA FIRM existing 100-yr and 100-yr ultimate. Also reference scale used on map.

2. Please provide copy of FEMA FIRM map with property referenced on map.

3. Please show ultimate, existing and proposed frequencies for all storms on each cross section.

4. Make sure drain F goes to invert of channel.

5. This project will require a Conditional Letter of Map Revision (CLOMR).

Should you have any question please call me at 207-8052.

Veronica Barefield

Veronica Barefield, EIT
Sr. Engineering Associate

Terrance Jackson, P.E.

Terrance Jackson, P.E.
Storm Water Engineer

Ernest Brown

From: Karen.Stahn@saws.org
Sent: Tuesday, April 12, 2005 10:31 AM
To: Ernest Brown
Cc: kkoehler@moy-ce.com
Subject: SAWS Aquifer Protection & Evaluation Review for "Babcock Road 165 MDP"

Attached is our review for the above project.

Karen Stahn
Resource Data Coordinator
Aquifer Protection & Evaluation Section
San Antonio Water System
(210) 704-7306

Ernest Brown

From: Kay Hindes
Sent: Thursday, May 12, 2005 4:06 PM
To: Michael Herrera
Cc: Ernest Brown; 'kkoehler@moy-ce.com'
Subject: Babcock Road 165 MDP

Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve. Please find attached our letter review.

If you have any questions, or need additional information, please contact me at 210-207-7306. Thank you.

Sincerely,

Kay Hindes

Babcock Road MDP.doc

Interdepartmental Correspondence

To: Michael O. Herrera

From: Kay Hindes, Planner II/Archaeologist, Planning Department

Copy: Historic Preservation Office Files

Subject: Babcock Road MDP

Date: 5-12-2005

The information submitted for the above-referenced request has been reviewed by the San Antonio Historic Preservation Office (HPO) staff according to the city's Historic Preservation and Design Section of the Unified Development Code. The review focused on the possible effects of the proposed platting, but more importantly, on the possible effects of any future development of the subject property, on archaeological resources. Disturbance of any site or removal of artifacts from any site within the city without prior review and written clearance by the City Historic Preservation Office (HPO) and/or the State Historic Preservation Office (SHPO) is a violation of the San Antonio Uniform Development Code and/or the Antiquities Code of Texas. Also, if a federal agency is involved (for example, with funding, licensing, permitting, or oversight) in development or regulation of a property, sites within the property are protected under the National Historic Preservation Act. Both underground and ground level portions of sites are included as well as sites found after clearance is obtained.

The Texas Sites Atlas indicates that apparently no archaeological sites have been previously identified within the above referenced property. A review of the Atlas reveals that sites in the vicinity of the project area typically represent quarry resource sites that would not be potentially eligible to the National Register of Historic Places. Therefore, in the opinion of the HPO, it is not likely that significant sites or other archaeological resources are present. However, if a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7306) and SHPO notified.

If there are any lands or easements owned or controlled by the State of Texas or any of its political subdivisions within the property, or if there is any federal agency involvement or jurisdiction relating to the property or its development, the THC may require other archaeological compliance efforts additional to those required by the HPO.

If there are any questions or additional information regarding archaeological sites is needed, please call me at 210-207-7306.

Sincerely,

Kay Hindes, Archaeologist/Planner II

MOY CIVIL ENGINEERS

12770 Cimarron Path, Suite 100
San Antonio, TX 78249
Ph. 210.698.5051
Fx. 210.698.5085

RECEIVED

Delivery Transmittal

TO: City of San Antonio
Develpoment Services
MDP Division

05 MAY 17 PM 3:55

LAND DEVELOPMENT SERVICES DIVISION

ATTN: Ernest Brown, Planner II

DATE: May 17, 2005

RE: Babcock 165

PLAT #:

JOB #: 040470

☐ **U. S. Mail** ☐ **Overnight** ____ ☒ **Messenger** ☐ **Pick Up**

☐ **Other** _____

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	Master Development Plan
1	consent agreement

THESE ARE TRANSMITTED AS CHECKED BELOW:

☒ For Approval ☐ For Your Use ☐ For Review & Comment

☐ As Requested ☐ Sign & Return ☐ Other _____

REMARKS: Revised and routed for approval.

COPIES OF: transmittal

TO: Michael O. Herrera

RECEIVED BY:

SUBMITTED BY: John LaRo

DATE:

DEV. SERVICES
2005 MAY 19 P 2:12

CONSENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Whereas, Cielo Vista Associates, L.P. entered into City Water Board and Developer Customer Contract ("Water Commitment") approved by the City Water Board on October 9, 1986 and executed by the Water Board's General Manager on November 25, 1986; and

Whereas, the Water Commitment entitled Cielo Vista Associates, Ltd. to 5,424 equivalent dwelling units ("EDU") for the Project; and

Whereas, Cielo Vista Associates, Ltd. executed the Water Commitment by installing the approach mains and installing all necessary onsite facilities in accordance with the Board's regulation and at Cielo Vista Associates, Ltd. proportional share of the total cost; and

Whereas, in December 2003, Cielo Vista Associates, Ltd. and the City completed a transaction wherein CVA sold ±290 acres and donated ±40 acres to the Bexar Land Trust and the City of the improvement and expansion of Friedrich Park; and

Whereas, the donation of the 40 acres appraised valued was $580,000.00; and

Whereas, Cielo Vista Associates, Ltd. has expended over $2.5 million for approvals, entitlements, engineering and related costs to extend the infrastructure and construct the necessary facilities to provide water and sewer service to the development; and

Whereas, the particular land uses associated with the Project were identified in sewer report dated February 29, 1988 submitted to the City; and

Whereas, a Preliminary Overall Area Development Plan for the Project was filed which expired and has no further effect; and

Whereas, Cielo Vista Associates, Ltd. hereby agrees to surrender the full extent of vested rights Cielo Vista asserts are afforded by Texas Local Government Code Chapter 245 and are protected by common law and the state and federal constitutions in return for the City of San Antonio's agreement to the terms set out herein: NOW THEREFORE:

BE IT AGREED BY THE PARTIES HERETO:

This Consent Agreement (hereinafter referred to as "AGREEMENT"), is entered into by and between the **City of San Antonio**, a Texas home-rule municipality, (hereinafter referred to as "CITY"), and, **Cielo Vista Associates, L.P.**, a Texas limited partnership, its successors and assigns (hereinafter referred to as "DEVELOPER"), for the purpose of setting forth the terms and obligations between CITY and DEVELOPER (hereinafter referred to collectively as the "Parties"), with respect to the development of approximately 1032.1 acres of land (hereinafter the "PROJECT") as follows:

AFM

I. Terms and Conditions

A. City of San Antonio's Unified Development Code Section 35-711(d) terms and conditions.

1. **Legal Description of the project.** Developer's "PROJECT" is located on approximately 1032.1 acres of land located in Bexar County, Texas, as more fully depicted on the survey map attached hereto as Exhibit "A."

2. **Project owner.** The owner of the PROJECT is Cielo Vista Associates, Ltd., a Texas Limited Partnership.

3. **Duration.** This AGREEMENT shall continue until such time as the PROJECT is completed.

4. **Uses permitted on the project.** No more than 1800 single-family lots (within 991.6 acres); 300 multi-family units and 600,000 square feet of non-multi-family or commercial development (within 40.5 acres). Building heights will comply with existing zoning regulations. Modification may be made to the PROJECT provided that such modification does not increase the acreage of any above designated use (single-family, commercial, or multi-family) by more than ten percent and the above designated densities (units, or square footage, per acre) are not increased by such modification.

5. **Public facilities.** All sewer and water capacity shall be serviced by San Antonio Water System and all electrical and natural gas shall be serviced by City Public Service or Grey Forest Utilities. All off-site public facilities are currently constructed and in place. The construction of all on-site public facilities shall be the responsibility of DEVELOPER.

6. **Land dedication.** During the term of this agreement DEVELOPER shall set aside not less than ±200 acres within the PROJECT boundaries open space by deed restrictions, conservation easements, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment.

7. **Development approvals.** City of San Antonio Master Development Plans, Plats, building permits, certificate of occupancies approval;, San Antonio Water System and City Public Service.

8. **Consistent with Master Plan.** The PARTIES agree that the PROJECT is consistent with the City's Master Plan and relevant parts of Chapter 35 of the City's Code of Ordinances.

9. **Health, safety, welfare.** The PROJECT shall comply with all applicable Texas Commission on Environmental Quality (TCEQ) and the appropriate Underground Water Authority regulations.

DEV. SERVICES
2006 MAY 19 P 2:12

10. **Compliance**. DEVELOPER shall comply with all applicable local, state and federal laws not specifically excluded by this by this AGREEMENT.

11. **Phasing**. This PROJECT shall be developed in not more than 10 primary phases and the subdivision and platting of lots shall be completed within 144 months of execution of this AGREEMENT.

12. **City Attorney Review.** The City Attorney shall review progress of the PROJECT pursuant to the consent agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the consent agreement.

B. Unified Development Code Exclusions

The Parties agree that this AGREEMENT shall, supercede any and all codes, ordinances, rules, regulations of the City or the City's departments, agencies or subsidiaries that conflict with the terms of this AGREEMENT regarding the following matters:

a. The PROJECT shall be subject to the City's tree preservation and landscaping regulations in effect prior to May 3, 2001 and the City shall not impose any requirement on the PROJECT to preserve or plant trees or to install or maintain landscape that was not in effect prior to May 3, 2001;

b. The City shall not impose any parkland or open space requirement on the PROJECT other than what has been set out in this AGREEMENT;

c. The City shall not impose any streetscape requirements on the PROJECT (in the context of this AGREEMENT streetscape requirements means any requirement to plant or maintain vegetation of any kind within the right-of-way or any public or private street);

d. The PROJECT shall be subject to the City's Plan Unit Development regulations in effect prior to May 3, 2001 and the City shall not impose any Plan Unit Development regulation on the PROJECT that was not in effect prior to May 3, 2001;

e. The PROJECT shall be subject to all other applicable development regulations of the City provided that such regulations:

(i) do not conflict with subsections a through d of this AGREEMENT as set out immediately above; or

(ii) were in effect as of the date of the execution of this agreement or are listed as an exemption to Texas Local Government Code Chapter 245 in Section 245.004 thereof; or

(iii) have not been invalidated by a final judgment of a court of competent jurisdiction.

DEV. SERVICES
2006 MAY 19 P 2:13

APM

II. General Provisions

A. Severability

This AGREEMENT is not severable.

B. Modification and Notification

Any modification to this AGREEMENT must be in writing and signed by each party hereto, or its successors, or they shall not be binding upon any of the parties hereto.

C. Successors and Assigns

The terms of this AGREEMENT shall be binding upon and inure to the benefits of the parties and their respective successors, assigns, and legal representatives.

D. No Partnership

Neither this AGREEMENT nor any part thereof shall be construed as creating a partnership, joint venture or other business affiliation among the parties or otherwise.

E. Entire Agreement

This AGREEMENT and the exhibits hereto supersede any and all other prior contemporaneous agreements, oral or written, among the parties hereto with respect to the development.

F. Notices

All notices given with respect to this AGREEMENT shall be writing and being delivered upon receipt if hand delivered or sent by confirmed facsimile transmission and, if mailed, deemed received on the third business day after deposit in the United States Mail, postage prepaid, addressed to the parties as shown below.

DEV. SERVICES
2006 MAY 19 P 2:13

If to the CITY:

Andrew Martin
City Attorney
P.O. Box 839966
San Antonio, TX 78283-3966

If to DEVELOPER

Corky Ingraham
Cielo Vista Associates, Ltd.
745 East Mulberry Avenue, Suite 400
San Antonio, TX 78212

AFM

G. Enforcement

This AGREEMENT may be enforced by other the party through an action for specific performance. Either party shall have the right to cure any default within thirty (30) days after notice of said default having been provided by the non-defaulting party. Additionally, in accordance with CITY'S Unified Development Code, the CITY may revoke this AGREEMENT in the event of DEVELOPER'S default.

H. Signature Warranty Clause

The signatories in this AGREEMENT represent a warrant that they have the authority to execute this AGREEMENT on behalf of CITY and DEVELOPER, respectively.

DEV. SERVICES
2006 MAY 19 P 2: 13

AFM

SIGNED and EFFECTIVE as of this 30th day of MARCH, 2005.

CITY OF SAN ANTONIO

By: Andrew Martin
Andrew Martin
City Attorney

CIELO VISTA ASSOCIATES, LTD.
By: Step Street Investments, Inc. a Texas Corporation, General Partner

By: Corky Ingraham
Corky Ingraham, Vice-President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 30th day of March, 2005, by Andrew Martin, City Attorney, on behalf of City of San Antonio.

DEV. SERVICES
2006 MAY 2 2:

LINDA DIANE HILL
MY COMMISSION EXPIRES
OCTOBER 14, 2006

Linda Diane Hill
Notary Public, State of Texas
My commission expires: 10/14/06

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29th day of March, 2005, by Corky Ingraham, Vice-President of Step Street Investments, Inc. a Texas Corporation, General Partner for and on behalf of Cielo Vista Associates, Ltd.

EVELYN M. AGUILAR
Notary Public, State of Texas
My Commission Expires
A[illegible] 2005

Evelyn M. Aguilar
Notary Public, State of Texas
My commission expires: _____

LEGAL DESCRIPTION
FOR A 746.8 ACRE TRACT

A 1056.3 acre tract of land being a 1058.8 acre tract comprised of a 1013.05 acre tract surveyed in 1986, a 43.748 acre tract described in instrument recorded in Volume 5891, Pages 597-602 of the Official Public Records of Real Property of Bexar County, and a 1.993 acre tract out of County Block 4034, SAVE AND EXCEPT a 2.500 acre tract being described in instrument recorded in Volume 3814, Pages 531-535 of the Official Public Records of Real Property of Bexar County, out of the Ludovic Colquhoun Survey No. 24, Abstract 133, County Block 4034, the J. Metzler Survey No. 24 ¾, Abstract 521, County Block 4719, the G. Elliot Survey No. 24 ½, Abstract 215, County Block 4718, the Tyler Tap Railroad Company Survey No. 333, Abstract 947, County Block 4716, the G. San Miguel Survey No. 227 ½, Abstract 728, County Block 4717, the Larkin T. Smith Survey No. 334 ¾, Abstract 1102, County Block 4566, the Max Aue Survey No. 334, Abstract 990, County Block 4566, the A.S. Kinchloe Survey No. 428, Abstract 411, County Block 4715, the S.A. & M.G. Railroad Survey No. 326, Abstract 717, County Block 4728, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726, and in New City Block (N.C.B.) 18335 in the City of San Antonio, Bexar County, Texas.

SAVE AND EXCEPT

A 66.063 acre tract of land comprised of 40.808 acres out of that 86.83 acre tract conveyed to Cielo Vista Associates in Volume 3823, Pages 1365-1368 and 25.256 acres out of that 214.55 acre tract conveyed to Cielo Vista Associates in Volume 3153, Pages 322-323 of the Official Public Records of Real Property of Bexar County, Texas, part of said tract being part of that 294.890 acres conveyed to Greystone Joint Venture in Volume 5886, Pages 1624-1639 and reconveyed to Cielo Vista Associates in Volume 9055, pages 2459-2475 of the Official Public Records of Real Property of Bexar County, Texas, out of the S.A. & M.G. Railroad Survey No. 326, Abstract 717, County Block 4728, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726 and now all in New City Block (N.C.B.) 18335 in the City of San Antonio, Bexar County, Texas.

AND

A 243.436 acre tract of land comprised of a 245.936 acre tract SAVE AND EXCEPT a 2.500 acre tract, said 2.500 acre tract being that same 2.50 acre tract conveyed to the in the City of San Antonio, Bexar County, Texas in Volume 3814, Pages 531-535 of the Official Public Records of Real Property of Bexar County, Texas, said 245.936 acres comprised of 189.493 acres and 19.017 acres out of that 415.64 acre tract conveyed to Cielo Vista Associates in Volume 3153, Pages 319-326, 24.291 acres out of that 43.748 acre tract conveyed to Cielo Vista Associates in Volume 5891, Pages 597-602, a 0.084 of an acre out of that 59.472 acre tract conveyed to Cielo Vista Associates in Volume 3439, Pages 1466-1472, 5.065 and 7.985 acres out of that 70.46 acre tract conveyed to Cielo Vista Associates in Volume 3776, Pages 1178-1182 the Official Public Records of Real Property of Bexar

DEV. SERVICES

County, Texas, part of said tract being part of that 294.890 acres conveyed to Greystone Joint Venture in Volume 5886, Pages 1624-1639 and reconveyed to Cielo Vista Associates in Volume 9055, Pages 2459-2475 of the Official Public Records of Real Property of Bexar County, Texas, out of the Tyler Tap Railroad Company Survey No. 333, Abstract 947, County Block 4716, the G. San Miguel Survey No. 227½, Abstract 728, County Block 4717, the G. Eliot Survey No. 24½, Abstract 215, County Block 4718, and the City of San Antonio Survey No. 409, Abstract 177, County Block 4726, being 165.880 acres in Bexar County, Texas, and 77.556 acres in New City Block 18335 of the City of San Antonio, Bexar County, Texas..

DEV. SERVICES
2005 MAY 19 P 2: 13

Prepared by:	Pape-Dawson Engineers, Inc.
Job No:	4288-01
Date:	October 28, 2004
Doc Id:	L:\4288\01\Word\Fieldnotes\041028A1.doc

From: John LaRo
Sent: Monday, July 11, 2005 8:56 AM
To: Kerry Koehler
Subject: FW: Babcock 165 MDP

Here it is.

Moy Civil Engineers
John LaRo
Project Coordination
12770 Cimarron Path, Suite 100
San Antonio, Texas 78249
(210) 698-5051
(210) 698-5085 fax
jlaro@moy-ce.com

-----Original Message-----
From: Ernest Brown [mailto:ernestb@sanantonio.gov]
Sent: Wednesday, July 06, 2005 10:38 AM
To: John LaRo
Cc: Michael Herrera
Subject: RE: Babcock 165 MDP

Good morning Mr. LaRo,

I received your resubmittal on June 29, 2005. I have reviewed it and have the following comments.

MDP/MTP disapprove for the following reasons:

Plan need to address internal connectivity UDC 35-506(e)(1).

I hope this helped. If I can be of further assistance to you please contact me again.

Have a great day.

> -----Original Message-----
> **From:** John LaRo [mailto:jlaro@moy-ce.com]
> **Sent:** Tuesday, July 05, 2005 11:13 AM
> **To:** Ernest Brown
> **Subject:** Babcock 165 MDP
>
> Ernest,
> This was resubmitted to your attention on June 24. I am following up to see where we stand as far as the review of the revisions provided. Please provide an update at your earliest convenience. Thank you.
>
> **Moy Civil Engineers**
> John LaRo
> Project Coordination
> 12770 Cimarron Path, Suite 100
> San Antonio, Texas 78249
> (210) 698-5051
> (210) 698-5085 fax

LEGAL DESCRIPTION
FOR A 285.3 ACRE TRACT

A 302.7 acre tract of land comprised of a 299.884 acre tract out of the L.T. Smith Survey No. 334, Abstract 1102, County Block 4566, and the J. T. Smith Survey No. 1002 ½, Abstract 1122, County Block 4565, and described in Volume 3439, Pages 1473-1481 of the Official Public Records of Real Property of Bexar County, Texas, and a 2.80 acre tract out of the G. San Miguel Survey No. 227 ½, Abstract 728, County Block 4717, and described in Volume 3776, Pages 1178-1182 of the Official Public Records of Real Property of Bexar County, Texas.

SAVE AND EXCEPT

A 17.407 acre tract of land comprised of 1.727 and 13.668 acres out of that 299.884 acre tract conveyed to Cielo Vista Associates in Volume 3439, Pages 1473-1481 of the Official Public Records of Real Property of Bexar County, Texas and 2.012 acres out of that 2.80 acre tract conveyed to Cielo Vista Associates in Volume 3776, Pages 1178-1182 of the Official Public Records of Real Property of Bexar County, Texas out of the G. San Miguel Survey Number 227½, Abstract 728, County Block 4717, and the J.I. Smith Survey Number 1002½, Abstract 1122, County Block 4565 in Bexar County, Texas.

DEV. SERVICES
2006 MAY 19 P 2:13

Prepared by: Pape-Dawson Engineers, Inc.
Job No: 4288-01
Date: October 28, 2004
Doc Id: L:\4288\01\Word\Fieldnotes\041028A2.doc

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

May 25, 1994

Mr. Corky Ingraham
The Athens Group
745 E. Mulberry Ave.
Suite 400
San Antonio, Texas 78212

2005 MAR -1 P 1:5
SERVICES

Dear Mr. Ingraham:

As per your request, I am providing this correspondence to clarify the City of San Antonio Parks and Recreation/Woodland Hills Project requirements.

A grant application to Texas Parks and Wildlife is currently under draft in order to request matching funds for the proposed project acreage as agreed upon in our negotiations. In order to make formal application, an escrow transaction must occur. Additionally, the acreage must remain in escrow until the grant is approved. An approximate date of February 1995 is expected for a decision by Texas Parks and Wildlife.

Upon approval of grant application and the conveyance of your property to the City of San Antonio, the City will consider any and all current park dedication requirements, in lieu of fees or other exactions related to Municipal parks as satisfied for the Woodland Hills Project. Should the grant not be successful, our contingency plan of conveyance will become effective.

I appreciate your assistance.

Sincerely,

RONALD R. DARNER, DIRECTOR
Parks and Recreation Department

Babcock Road 165, Ltd.
303 West Wall Ave., Suite 1800
Midland, Texas 79701
432-687-1777

February 17, 2005

DEV SERVICES
2005 MAR -1 P 1:58

Mr. Michael O. Herrera
Special Projects Coordinator
City of San Antonio

Re: Master Development Plan for "Babcock Road 165"

Dear Mr. Herrera:

This letter is to inform you that Zuniga Development, Inc. is hereby authorized to proceed with the necessary paperwork and submit an application for a Master Development Plan for the above referenced property.

Authorized by Property Owner:

Babcock Road 165, Ltd.., a Texas Limited Partnership,
By Fasken Management, LLC, its general partner

By: B Blake CFH
Benjamin L. Blake
Vice President

2218

ZUNIGA DEVELOPMENT, INC. 03-00
P.O. BOX 1788
LAREDO, TX 78044-1788

88-252 / 1149 1

DATE 2-16-05

PAY TO THE ORDER OF City of San Antonio $ 75.00

Seventy Five & No/100 DOLLARS

Security Features Included. Details on Back.

IBC International Bank of Commerce Laredo, TX (956) 723-2929

FOR Tree aborist fee

Melissa A. Zuniga MP

⑈002218⑈ ⑆114902528⑆0716143301⑈

2219

ZUNIGA DEVELOPMENT, INC. 03-00
P.O. BOX 1788
LAREDO, TX 78044-1788

88-252 / 1149 1

DATE 2-16-05

PAY TO THE ORDER OF City of San Antonio $ 215.00

Two Hundred Fifteen & No/100 DOLLARS

Security Features Included. Details on Back.

IBC International Bank of Commerce Laredo, TX (956) 723-2929

FOR parks & recreation fee

Melissa A. Zuniga MP

⑈002219⑈ ⑆114902528⑆0716143301⑈

2208

ZUNIGA DEVELOPMENT, INC. 03-00
P.O. BOX 1788
LAREDO, TX 78044-1788

88-252 / 1149 1

DATE 2-16-05

PAY TO THE ORDER OF City of San Antonio $ 500.00

Five Hundred & No/100 DOLLARS

Security Features Included. Details on Back.

IBC International Bank of Commerce Laredo, TX (956) 723-2929

MDP Fee

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
3269298

AMT ENCLOSED _____

AMOUNT DUE 500.00
INVOICE DATE 3/1/2005
DUE DATE 3/01/2005

50-05-5574
ZUNIGA DEVELOPMENT, INC.
P.O. BOX 1788
LAREDO, TEXAS 78044

MDP [redacted] 827

PHONE:(000)000-0000

MDP
BABCOCK ROAD 165

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/1/2005	3269298	50-05-5574	3/01/2005	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-002	MDP REVIEW FEE	500.00

PAID
MAR - 1 2005
MP#6

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/01/2005		CK#2208	MDP
END	03/01/2005			

	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
INVOICE INFORMATION	500.00	0.00	500.00

	OTHER AMTS DUE	TOTAL CUST AMT DUE
CUSTOMER INFORMATION		

C I T Y O F S A N A N T O N I O

DS-4TH FL DEPOSITS P.O. BOX 839975 SAN ANTONIO, TX 78283-3975