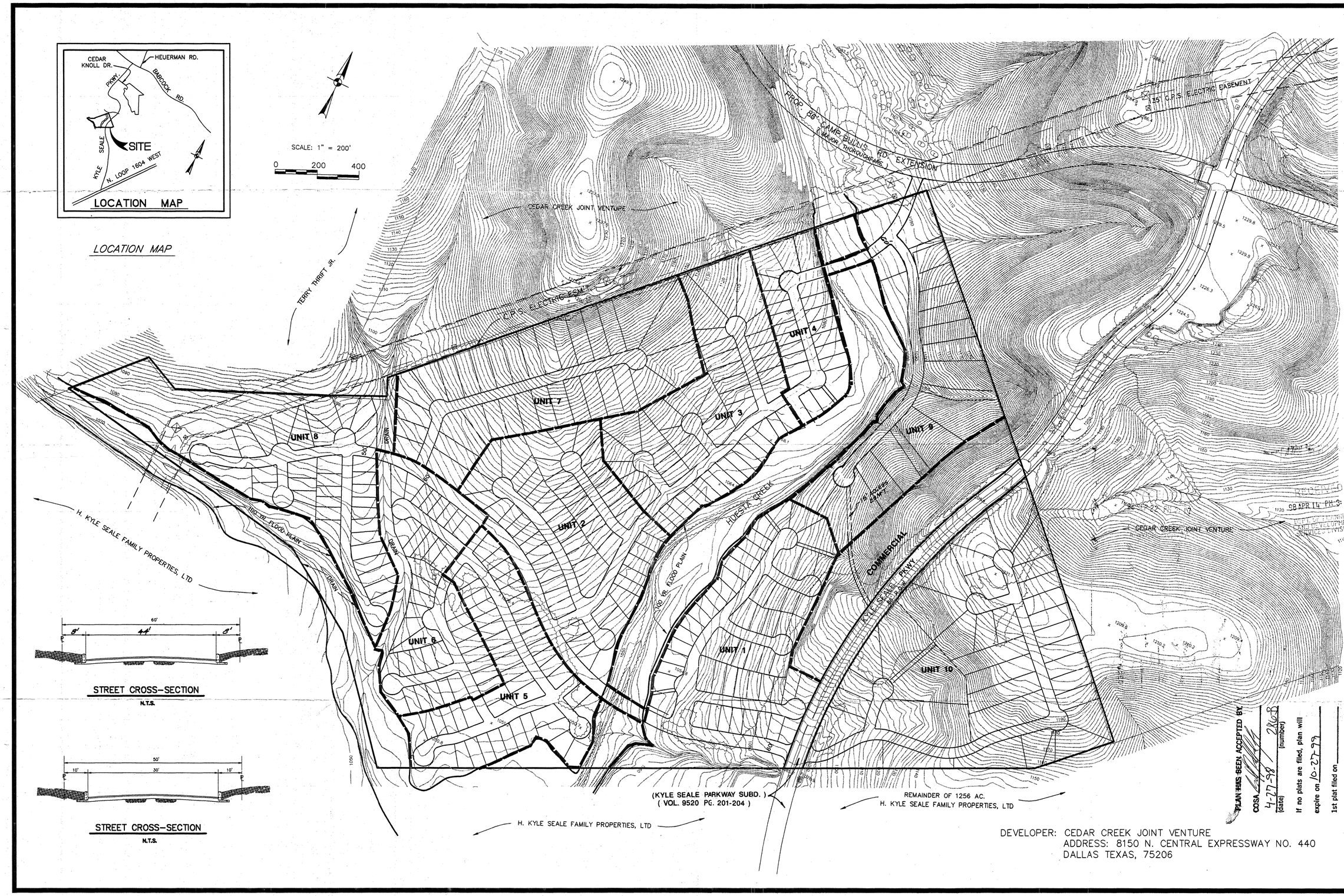


DEVELOPER: CEDAR CREEK JOINT VENTURE
ADDRESS: 8150 N. CENTRAL EXPRESSWAY NO. 440
DALLAS TEXAS, 75206

REVISIONS:
REVISED PER COMMENTS
SUBMIT TO KYLE SEALE PKWY.

STATE OF TEXAS
WM. E. WOODY
65364
REGISTERED PROFESSIONAL ENGINEER
12-2-97

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY
SAN ANTONIO TEXAS 78216
210-375-9000

CEDAR CREEK SOUTH

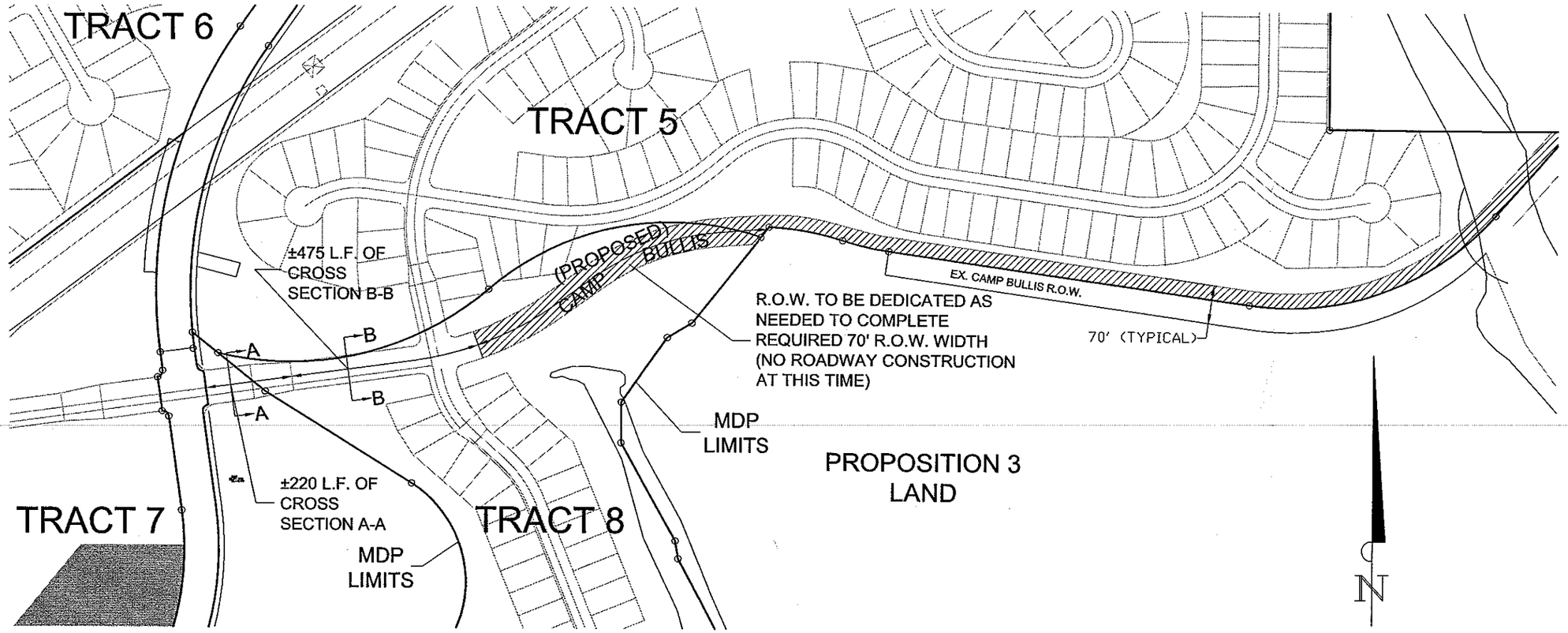
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 3831-15
DATE DEC., 1997
DESIGNER
CHECKED DRAWN JLC
SHEET 1 OF 1

MDP# 835

286B

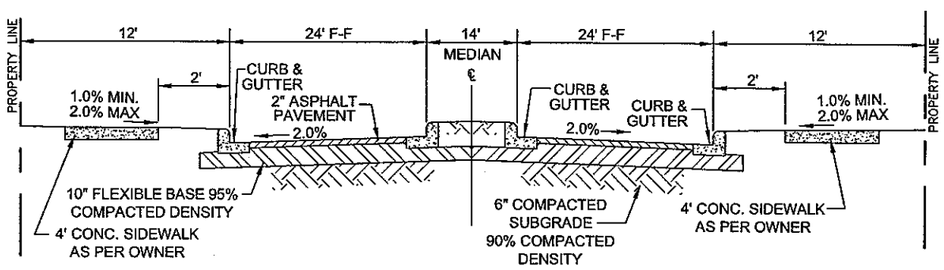
0050



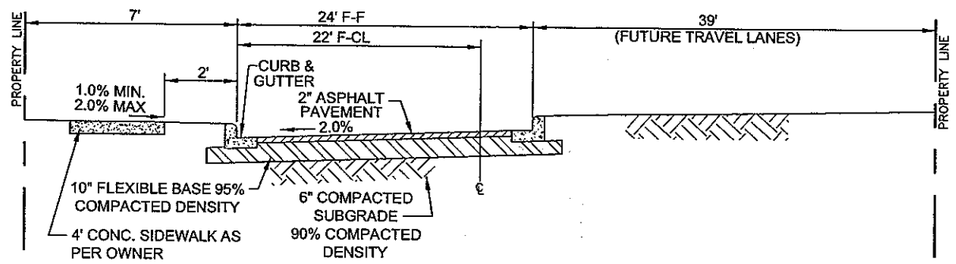
GRAPHIC SCALE

300 0 150 300 600

(IN FEET)
1 inch = 300 ft.



SECONDARY ARTERIAL INTERSECTION CROSS-SECTION (86' R.O.W.)
(N.T.S)
(SECTION A-A)



MODIFIED COLLECTOR CROSS-SECTION (70' R.O.W.)
(N.T.S)
86' R.O.W. @ INTERSECTIONS
(SECTION B-B)

REV. SERVICES
2005 JUN 16 P 3:29

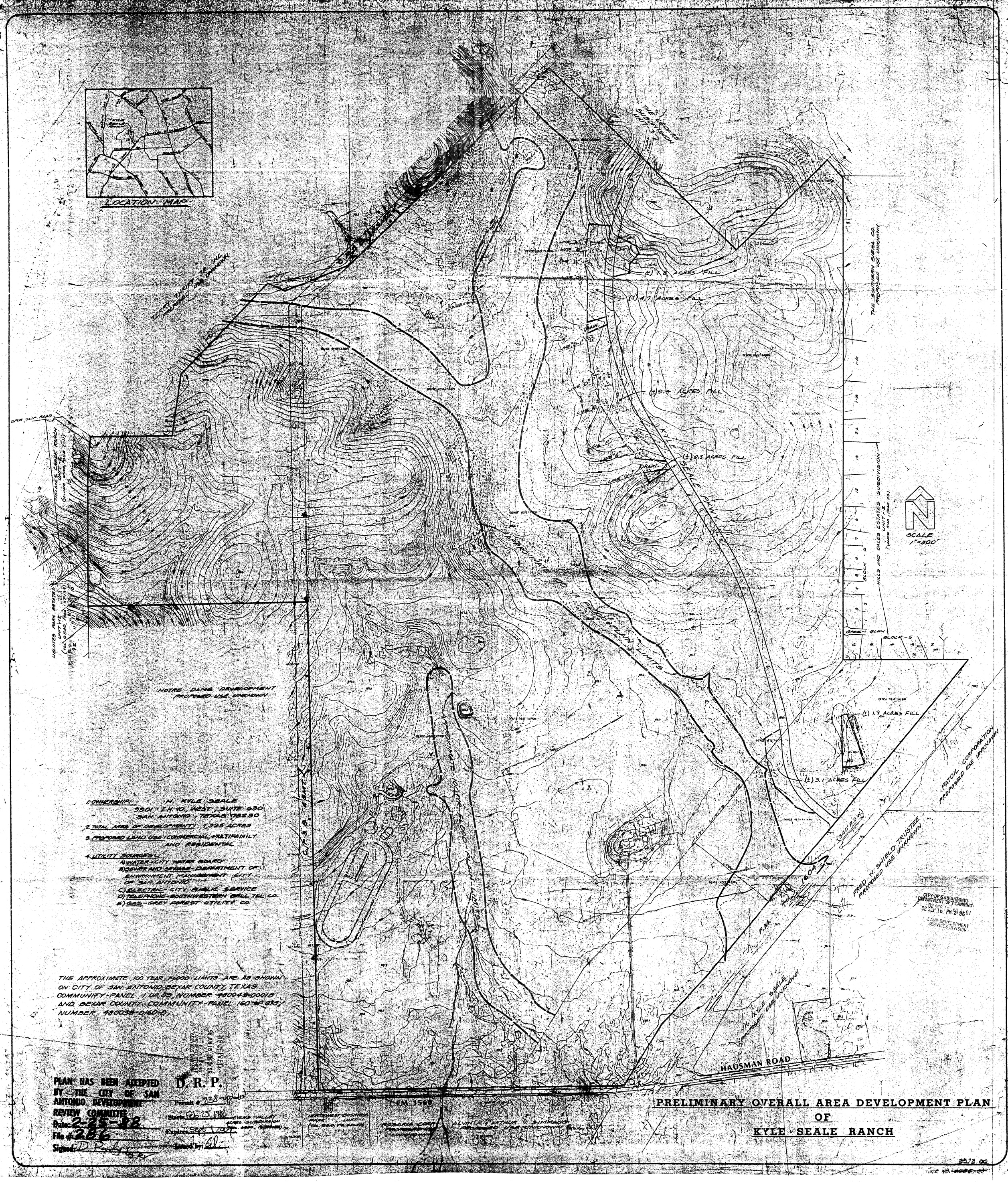
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, Texas 78216
Tel. No. (210) 541-9166
Fax No. (210) 541-8699

SONOMA VERDE
(PKA CEDAR CREEK)
BEXAR COUNTY, TX

CAMP BULLIS
EXHIBIT

Scale:	1" = 300'
Designed by:	N/A
Drawn by:	N/A
Checked by:	N/A
Date:	JUNE 2005
Project No.	068601000

SHEET 1 OF 1


LOCATION MAP
THE SOUTHERN SIERRA CO.
PROPOSED USE UNKNOWN
(±) 1.8 ACRES FILL
(±) 4.7 ACRES FILL
(±) 0.4 ACRES FILL
(±) 0.3 ACRES FILL
KYLE SEALE PKWY.
HILLS AND DALES ESTATES SUBDIVISION
(VOLUME 9100, PAGE 143)
SCALE 1"=300'
GREEN GLEN
BLOCK-5
(±) 1.9 ACRES FILL
(±) 3.1 ACRES FILL
PATOIL CORPORATION
PROPOSED USE UNKNOWN
FRED W. SHIELD TRUSTEE
PROPOSED USE UNKNOWN
(340' R.O.W.)
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
LAND-DEVELOPMENT
SERVICES DIVISION
NOTRE DAME DEVELOPMENT
PROPOSED USE UNKNOWN
HEIDTS PARK ESTATES
UNIT-2
(VOL. 9500, PAGE 143)
SPUR CLIFF ROAD
APPROXIMATE 100 YR. FLOOD PLAIN LIMITS
APPROXIMATE 100 YR. FLOOD PLAIN LIMITS
CITY LIMITS LINE
C.P.S.A. EASEMENT
H. KYLE SEALE
PROPOSED USE UNKNOWN
HAUSMAN ROAD
I-EM 1560
1604
F.M.
1. OWNERSHIP: H. KYLE SEALE
9901 I.H. 10, WEST, SUITE 630
SAN ANTONIO, TEXAS 78230
2. TOTAL AREA OF DEVELOPMENT: 1,325 ACRES
3. PROPOSED LAND USE: COMMERCIAL, MULTIFAMILY AND RESIDENTIAL
4. UTILITY SOURCES:
A) WATER - CITY WATER BOARD
B) SEWER AND SEWAGE - DEPARTMENT OF ENVIRONMENT MANAGEMENT CITY OF SAN ANTONIO
C) ELECTRIC - CITY PUBLIC SERVICE
D) TELEPHONE - SOUTHWESTERN BELL TEL. CO.
E) GAS - GREY FOREST UTILITY CO.
THE APPROXIMATE 100 YEAR FLOOD LIMITS ARE AS SHOWN ON CITY OF SAN ANTONIO-BEXAR COUNTY, TEXAS COMMUNITY-PANEL 1 OF 59, NUMBER 480045-0001B AND BEXAR COUNTY COMMUNITY-PANEL 160 OF 835, NUMBER 480039-0160-B.
RECEIVED
CITY OF SAN ANTONIO
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 2-25-88
File # 286
Signed: D. Peaty
D.R.P.
Permit # 728-
Starts Feb 25, 198
Expires Sept 1 200
Issued by:
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
OF
KYLE SEALE RANCH
3573.00
JOB NO.

MDP# 835

0049

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

PARCEL 1

Color	Layer	Range Beg.	Range End	Percent	Area
	SRF-RNG1	0.00	20.00	50.0	2602301.73
	SRF-RNG2	21.00	30.00	32.8	1708047.29
	SRF-RNG3	31.00	40.00	13.1	683641.98
	SRF-RNG4	41.00	100.00	4.1	211546.79

No.	Date	Revisions	App.

Kimley-Horn and Associates, Inc.
Tel. No. (210) 541-9166
Fax No. (210) 541-8699
45 NE Loop 410, Suite 495
San Antonio, Texas 78216-5854

CEDAR CREEK SUBDIVISION
SAN ANTONIO, TEXAS

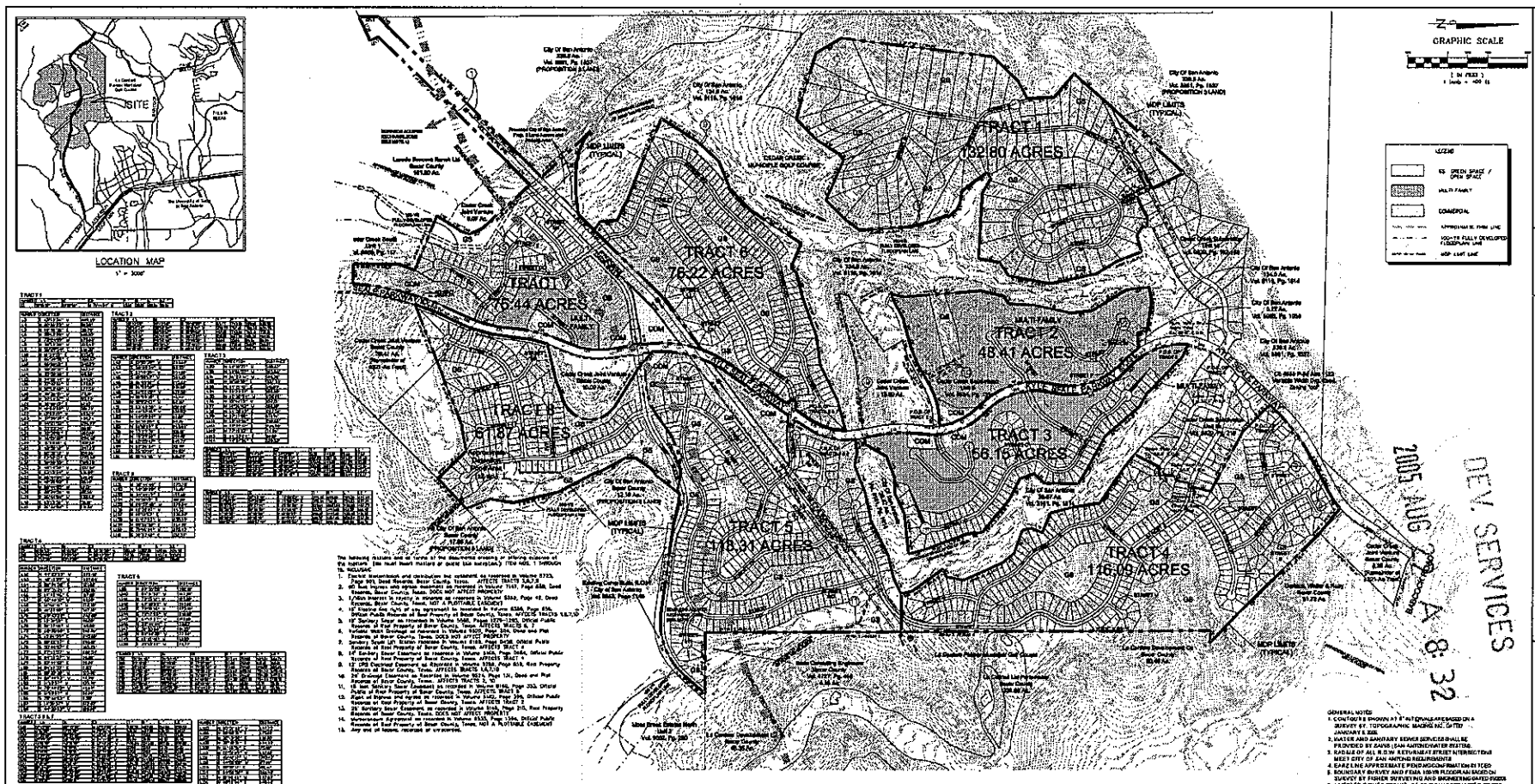
SLOPE MAP PARCEL 1

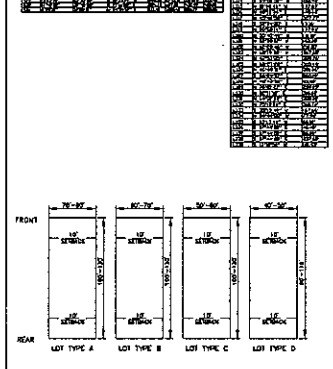
Scale: 1"= 200'
Designed by: JDS
Drawn by: JDS
Checked by: DPP
Date: DECEMBER 2004
Project No.

SHEET
C-1
OF 1

MDP# 835

0051





CEDAR CREEK SUBDIVISION
APPROXIMATE PHASING SCHEDULE

TRACT	ACREAGE	CONSTRUCTION DATE
1	132 Ac	SPRING 2006
2	48 Ac	FALL 2006
3	56 Ac	SPRING 2007
4	116 Ac	FALL 2007
5	118 Ac	FALL 2008
6	76 Ac	SPRING 2008
7	76 Ac	SPRING 2009
8	67 Ac	SPRING 2009

OWNER / DEVELOPER:
SMC CEDAR CREEK, LTD.
600 NAVARRO STREET, SUITE 1
SAN ANTONIO, TEXAS 78205

ENGINEER:
KIMLEY-HORN & ASSOCIATES INC.
GRUND P. PARKER, CIVIL P.E.
40 N.E. LOOP 410, STE. 400
SAN ANTONIO, TEXAS 78216

PROPOSED USES:
SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
COMMERCIAL DEVELOPMENT
(REFER TO TABLE THIS SHEET)

GENERAL NOTES
1. CONTOURS SHOWN AT 5' INTERVALS ARE BASED ON A SURVEY BY TOPOGRAPHIC MAPPING INC. DATED JANUARY 8, 2005.
2. WATER AND SANITARY SEWER SERVICES WILL BE PROVIDED BY SAWS / SAN ANTONIO WATER SYSTEM.
3. RADIUS OF ALL R.O.W. RESIDENTIAL STREET INTERSECTIONS MEET CITY OF SAN ANTONIO REQUIREMENTS.
4. EARTHLINE APPROXIMATE PENDING CONFIRMATION BY TCEQ.
5. BOUNDARY SURVEY AND FEMA 100YR FLOODPLAIN BASED ON SURVEY BY PARKER SURVEYING AND ENGINEERING DATED 2/2/05.
6. A VESTED RIGHTS PERMIT # 5-02-051 HAS BEEN APPROVED FOR THIS SITE WHICH ESTABLISHES THE APPLICABLE ORDINANCE GOVERNING THIS DEVELOPMENT TO 1998.
7. THE LOT LAYOUT AS SHOWN HAS BEEN PROVIDED BY SMC CEDAR CREEK LTD.
8. COMMON ACCESS DRIVEWAYS WILL BE UTILIZED AS NECESSARY ON SITE TO ACCESS NON-ABUTTING LOTS.
9. INTERSECTION SIGHT DISTANCE WILL BE MET AS PER TO 35-506 (D)(3) OF THE U.D.C. OF THE CITY OF SAN ANTONIO
10. SIDEWALKS WILL BE INSTALLED IN PUBLIC ROW PER U.D.C. (2004) ARTICLE E, DIVISION 2, 35-506-G.
11. PERIMETER STREET WILL BE ADDRESSED AT THE PLATTING STAGE TO MEET THE REQUIREMENTS OF INCLUDE (SEC 34-514(b) OR 35-506(f).
12. IF ANY PHASED PLAT OF TRACT 6 RESULTS IN THE TOTAL NUMBER OF LOTS IN TRACT 6 BEING 125 OR GREATER, THEN TRACT 5 SHALL BE PLATTED CONCURRENTLY WITH AND PLAT VACATED CAMP MILLS ROAD IS CONSTRUCTED TO THE PROPOSED SECONDARY ENTRANCE TO TRACT 5 WITH EARTHLINE.

CEDAR CREEK SUBDIVISION
DEVELOPMENT SUMMARY TABLE

			GREEN SPACE		COMMERCIAL		MULTI-FAMILY		RESIDENTIAL						
									SINGLE-FAMILY						
TRACT	TRACT ACREAGE	R.O.W. DEDICATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	LAND USE ACREAGE	FAR	LAND USE ACREAGE	DENSITY UNITS/ACRE	LAND USE ACREAGE	LAND USE LOTS/ACRE	TRACT LOT TOTAL	LOT TYPE A	LOT TYPE B	LOT TYPE C	LOT TYPE D
1	132.8 Ac	10.14 Ac	0 Ac	46.32 Ac	-	-	-	-	74.3	1.7	125	25	75	-	25
2	48.4 Ac	3.31 Ac	0 Ac	3.60 Ac	3.00 Ac	0.33	40.4 Ac	11.3	N/A	N/A	-	-	-	-	-
3	56.3 Ac	7.41 Ac	0 Ac	0 Ac	3.00 Ac	0.33	24.2 Ac	18.5	21.5	5.1	110	-	-	110	-
4	116.1 Ac	16.54 Ac	0 Ac	27.60 Ac	-	-	-	-	53.9	4.5	286	-	104	182	-
5	118.3 Ac	18.74 Ac	0 Ac	28.43 Ac	3.00 Ac	0.33	-	-	56.2	3.3	293	-	100	193	-
6	76.2 Ac	10.14 Ac	0 Ac	18.77 Ac	-	-	-	-	46.2	4.7	218	-	100	118	-
7	76.4 Ac	4.85 Ac	0 Ac	34.30 Ac	13.00 Ac	0.33	12 Ac	13.3	16.9	2.3	38	-	54	-	-
8	67.9 Ac	7.30 Ac	0 Ac	17.10 Ac	-	-	-	-	37.5	1.9	100	-	-	100	-
SUBTOTAL/AVERAGE	692.3 Ac	74.91 Ac	0 Ac	176.94 Ac	22.00 Ac	0.33 (AVG.)	77.7 Ac	11.5 (AVG.)	316.0	4.3 (AVG.)	1370	25	430	710	25

NOTE:
1. PASSIVE GREEN SPACE INCLUDES EASEMENTS AND FLOODPLAIN.
2. LAND USE ACREAGE IS EXCLUSIVE OF ROW AND OPEN SPACE.

THIS MASTER DEVELOPMENT PLAN OF SONOMA VERDE DEVELOPMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN ANTONIO AND IS HEREBY ACCEPTED BY SAID DEPARTMENT.

DATED THIS ____ DAY OF _____ A.D., 2005

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SONOMA VERDE
MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO
±685.50 ACRES
JANUARY 31, 2005
(UPDATED JULY 31, 2005)
VESTED RIGHTS PERMIT No 5-02-051

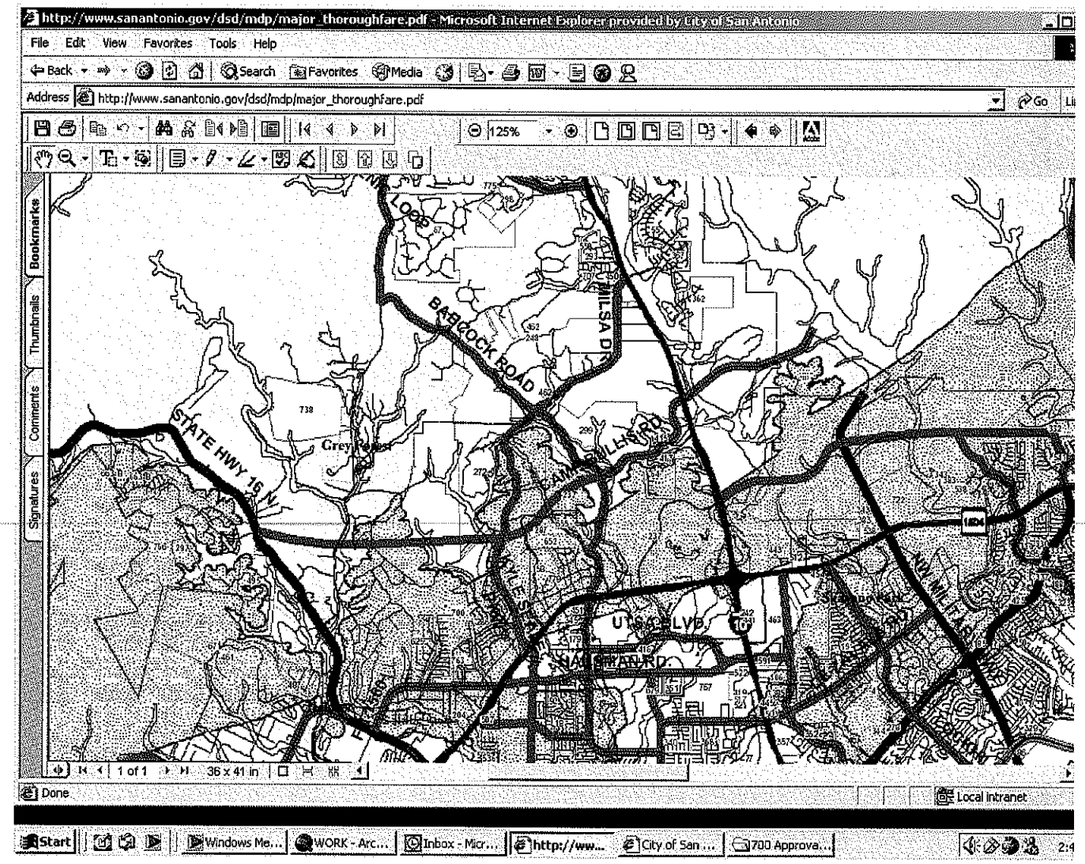
Kimley-Horn and Associates, Inc.

SONOMA VERDE
685 CEDAR CREEK, LTD.
BEXAR COUNTY, TEXAS

MASTER DEVELOPMENT PLAN

Scale: 1" = 400'
Designed by: GPP
Drawn by: JKI
Checked by: GPP
Date: JANUARY 2005
Project No: 096001900

SHEET 1 of 1


http://www.sanantonio.gov/dsd/mdp/major_thoroughfare.pdf - Microsoft Internet Explorer provided by City of San Antonio
File Edit View Favorites Tools Help
Back Search Favorites Media
Address http://www.sanantonio.gov/dsd/mdp/major_thoroughfare.pdf
Go
125%
Bookmarks
Thumbnails
Comments
Signatures
BABCOCK ROAD
STATE HWY 16 N
Grey Forest
UTSA BLVD
1 of 1
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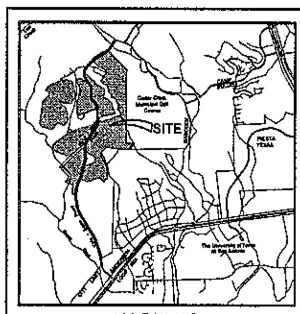
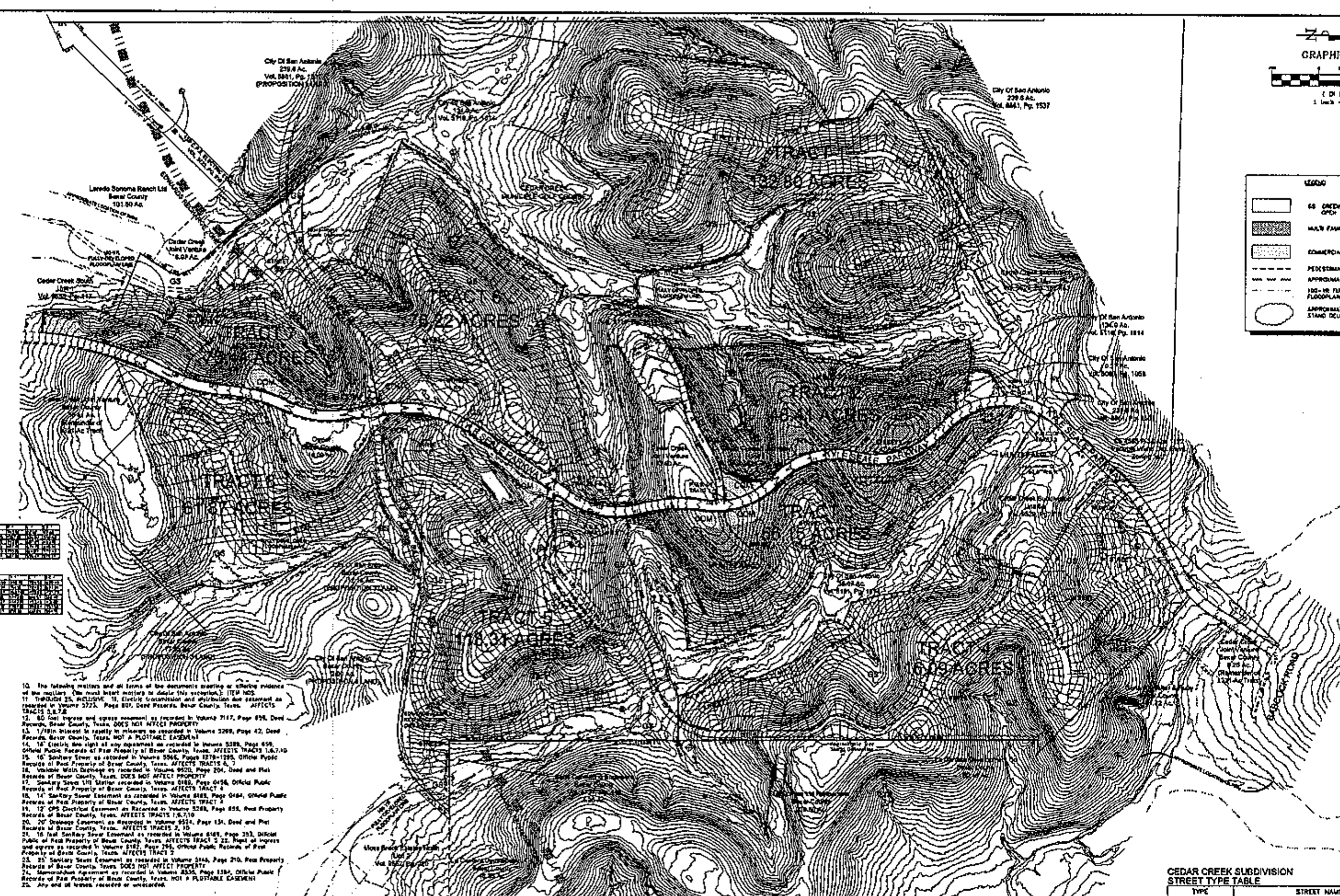
Local intranet
Start
Windows Me...
WORK - Arc...
Inbox - Micr...
http://ww...
City of San ...
700 Approva...



LOCATION MAP
1" = 3000'

TRACT 1 / TRACT 2 / TRACT 3 / TRACT 4 / TRACT 5 / TRACT 6 / TRACTS 6 & 7 (line and curve tables: NUMBER, DIRECTION, DISTANCE) [illegible]



10. The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters to delete this exception.): ITEM NOS. 11 THROUGH 25, INCLUSIVE. 11. Electric transmission and distribution line easement as recorded in Volume 2722, Page 807, Deed Records, Bexar County, Texas. AFFECTS TRACTS 3,6,7,8
12. 60 foot ingress and egress easement as recorded in Volume 7117, Page 639, Deed Records, Bexar County, Texas. DOES NOT AFFECT PROPERTY
13. 1/16th interest in royalty in minerals as recorded in Volume 3269, Page 42, Deed Records, Bexar County, Texas. NOT A PLOTTABLE EASEMENT
14. 16' Electric line right of way easement as recorded in Volume 5288, Page 659, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACTS 1,6,7,10
15. 16' Sanitary Sewer as recorded in Volume 5566, Pages 1279-1295, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACTS 6, 7
16. Variable Width Drainage as recorded in Volume 9520, Page 204, Deed and Plat Records of Bexar County, Texas. DOES NOT AFFECT PROPERTY
17. Sanitary Sewer Lift Station recorded in Volume 6189, Page 0458, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 4
18. 14' Sanitary Sewer Easement as recorded in Volume 6189, Page 0164, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 4
19. 12' CPS Electrical Easement as Recorded in Volume 5288, Page 655, Real Property Records of Bexar County, Texas. AFFECTS TRACTS 1,6,7,10
20. 20' Drainage Easement as Recorded in Volume 9524, Page 131, Deed and Plat Records of Bexar County, Texas. AFFECTS TRACTS 2, 10
21. 16 foot Sanitary Sewer Easement as recorded in Volume 6189, Page 253, Official Public of Real Property of Bexar County, Texas. AFFECTS TRACT 5 22. Right of ingress and egress as recorded in Volume 6182, Page 296, Official Public Records of Real Property of Bexar County, Texas. AFFECTS TRACT 2
23. 25' Sanitary Sewer Easement as recorded in Volume 5146, Page 210, Real Property Records of Bexar County, Texas. DOES NOT AFFECT PROPERTY
24. Memorandum Agreement as recorded in Volume 8535, Page 1384, Official Public Records of Real Property of Bexar County, Texas. NOT A PLOTTABLE EASEMENT
25. Any and all leases, recorded or unrecorded.

GRAPHIC SCALE
(IN FEET)
1 inch = 400 ft.

LEGEND
- GS GREEN SPACE / OPEN SPACE
- MULTI FAMILY
- COMMERCIAL
- PEDESTRIAN ACCESS
- APPROXIMATE EARZ LINE
- 100-YR FULLY DEVELOPED FLOODPLAIN LINE
- APPROXIMATE TREE STAND DELINEATION

Kimley-Horn and Associates, Inc.

CEDAR CREEK
BEXAR COUNTY
TEXAS

MASTER DEVELOPMENT PLAN

CEDAR CREEK SUBDIVISION
STREET TYPE TABLE

TYPE	STREET NAME
CONSERVATION	M, B, PP, D, AJ, AND H
LOCAL "A"	[illegible]
LOCAL "B"	G, F, L, A, Z, K, E, MM, C, AA, & K
MARGINAL ACCESS	J & O
COLLECTOR	CAMP BULLIS ROAD

OWNER / DEVELOPER:
660 CEDAR CREEK, LTD.
603 NAVARRO STREET, SUITE M/Z
SAN ANTONIO, TEXAS 78205

ENGINEER:
KIMLEY-HORN & ASSOCIATES, INC.
DAVID P. PARKERSON, P.E.
45 N.E. LOOP 410, SUITE 496
SAN ANTONIO, TEXAS 78216

PROPOSED USES:
SINGLE-FAMILY RESIDENTIAL
MULTI-FAMILY RESIDENTIAL
COMMERCIAL DEVELOPMENT
(REFER TO TABLE THIS SHEET)

GENERAL NOTES:
1. RADIUS OF ALL R.O.W. RETURNS AT STREET INTERSECTIONS MEET CITY OF SAN ANTONIO REQUIREMENTS.
2. WATER AND SANITARY SEWER SERVICES SHALL BE PROVIDED BY SAWS (SAN ANTONIO WATER SYSTEM).
3. CONTOURS SHOWN AT 5' INTERVALS ARE BASED ON A SURVEY BY: TOPOGRAPHIC IMAGING, INC., DATED JANUARY 3, 2005.
4. EARZ LINE APPROXIMATE PENDING CONFIRMATION BY TCEQ.
5. BOUNDARY SURVEY AND FEMA 100-YR FLOODPLAIN BASED ON SURVEY BY FISHER SURVEYING AND ENGINEERING DATED 01/2005.

CEDAR CREEK SUBDIVISION
APPROXIMATE PHASING SCHEDULE

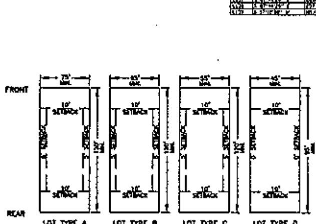
TRACT	ACREAGE	CONSTRUCTION DATE
1	129 Ac	FALL 2005
2	48 Ac	FALL 2008
3	56 Ac	FALL 2005
4	116 Ac	FALL 2008
5	118 Ac	FALL 2007
6	78 Ac	FALL 2006
7	56 Ac	FALL 2006
8	62 Ac	FALL 2005

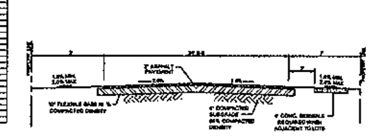
CEDAR CREEK SUBDIVISION
DEVELOPMENT SUMMARY TABLE

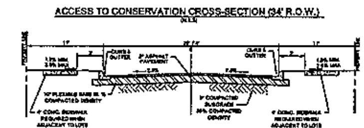
			GREEN SPACE		COMMERCIAL				RESIDENTIAL							
					COMMERCIAL		MULTI-FAMILY		SINGLE-FAMILY							
TRACT	TRACT ACREAGE	R.O.W. DEDICATION	ACTIVE OPEN SPACE	PASSIVE OPEN SPACE	LAND USE ACREAGE	FAR	LAND USE ACREAGE	DENSITY UNITS/ACRE	LAND USE ACREAGE	DENSITY LOTS/ACRE	SUBDIVISION TYPE	TRACT LOT TOTAL	LOT TYPE A	LOT TYPE B	LOT TYPE C	LOT TYPE D
1	122.8 Ac	10.18 Ac	0 Ac	72.20 Ac	-	-	-	-	50.4	4.5	CONSERVATION	225	50	135	-	40
2	48.4 Ac	3.34 Ac	0 Ac	2.00 Ac	2.00 Ac	0.25	48.5 Ac	11.3	N/A	N/A	CONVENTIONAL	-	-	-	-	-
3	56.2 Ac	7.44 Ac	0 Ac	0 Ac	3.00 Ac	0.25	24.2 Ac	18.3	21.6	5.1	CONVENTIONAL	110	-	-	110	-
4	116.1 Ac	13.85 Ac	0 Ac	31.60 Ac	-	-	-	-	68.0	4.6	CONVENTIONAL	285	-	100	185	-
5	118.2 Ac	15.74 Ac	0 Ac	80.20 Ac	8.06 Ac	0.18	-	-	87.6	3.1	CONVENTIONAL	295	-	100	195	-
6	78.2 Ac	10.16 Ac	0 Ac	24.90 Ac	-	-	-	-	41.4	5.2	ENCLAVE	215	-	100	115	-
7	75.4 Ac	4.86 Ac	0 Ac	34.30 Ac	12.00 Ac	0.25	7.5 Ac	13.3	18.8	3.3	ENCLAVE	65	-	55	-	-
8	61.8 Ac	7.30 Ac	0 Ac	17.10 Ac	-	-	-	-	37.4	4.4	CONVENTIONAL	165	-	-	165	-
SUBTOTAL/AVERAGE	685.3 Ac	74.87 Ac	0 Ac	333.00 Ac	33.00	0.21 (AVG.)	71.7 Ac	14 (AVG.)	378.8	4.8 (AVG.)	-	1300	50	490	770	40

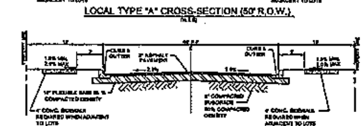
NOTE:
1. PASSIVE GREEN SPACE INCLUDES EASEMENTS AND FLOODPLAIN.
2. LAND USE ACREAGE IS EXCLUSIVE OF ROW AND OPEN SPACE.

DEV. SERVICES

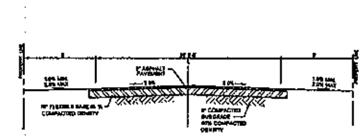


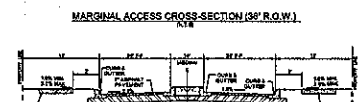

ACCESS TO CONSERVATION CROSS-SECTION (34' R.O.W.)
(N.T.S.)

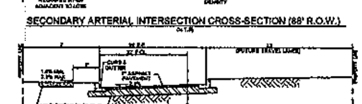

LOCAL TYPE "A" CROSS-SECTION (50' R.O.W.)
(N.T.S.)


LOCAL TYPE "B" CROSS-SECTION (60' R.O.W.)
(N.T.S.)

NOTE: FINAL ROADWAY CROSS SECTIONS WILL BE DETERMINED AFTER GEOTECHNICAL REPORT IS PREPARED FOR PAVEMENT DESIGN.


MARGINAL ACCESS CROSS-SECTION (36' R.O.W.)
(N.T.S.)


SECONDARY ARTERIAL INTERSECTION CROSS-SECTION (88' R.O.W.)
(N.T.S.)


MODIFIED COLLECTOR CROSS-SECTION (70' R.O.W.)
(N.T.S.)

THIS MASTER DEVELOPMENT PLAN OF CEDAR CREEK DEVELOPMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING DEPARTMENT OF THE CITY OF SAN ANTONIO AND IS HEREBY ACCEPTED BY SUCH DEPARTMENT.

DATED THIS ___ DAY OF __________ A.D., 2005

BY: __________
CHAIRMAN

BY: __________
SECRETARY

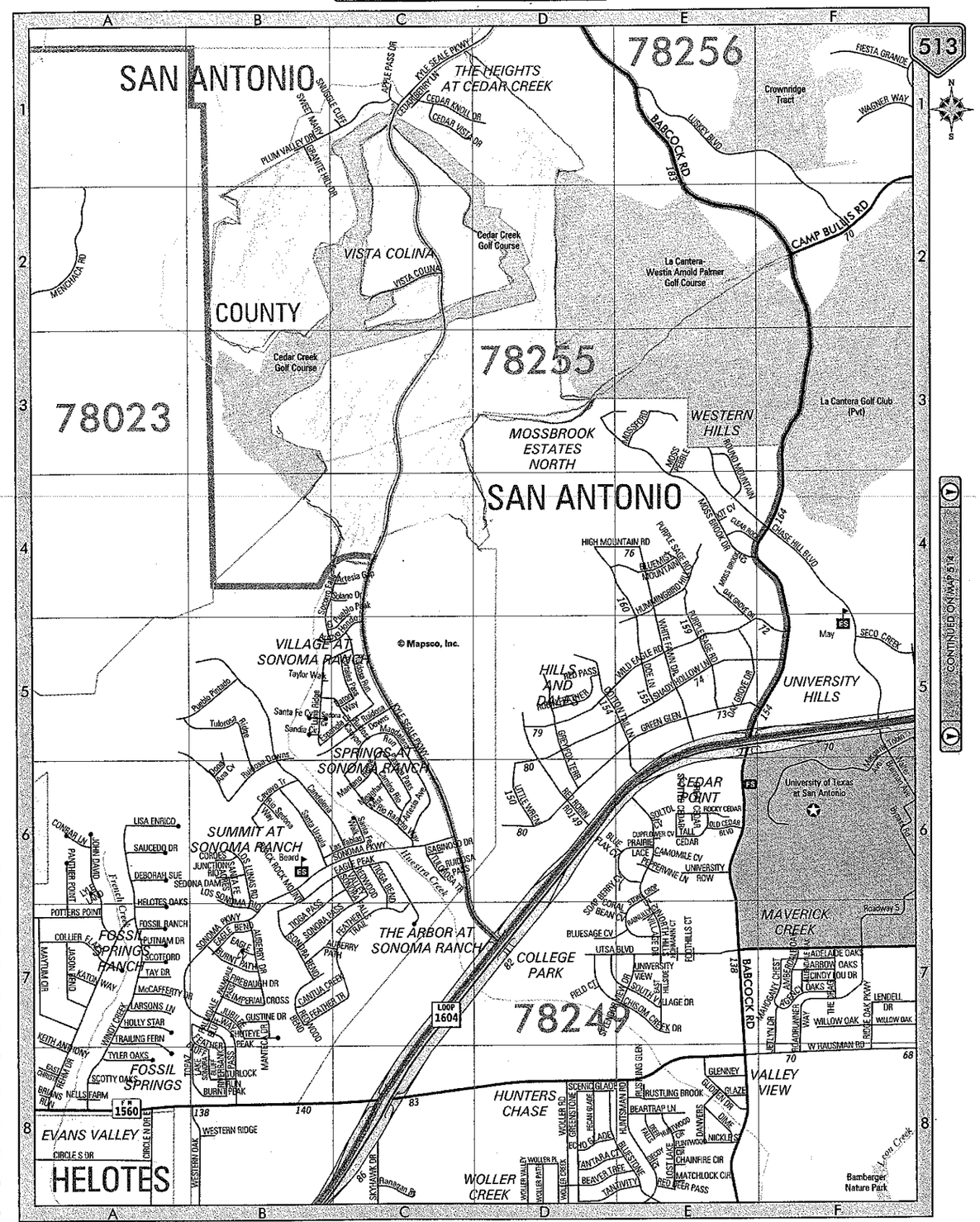
CEDAR CREEK
MASTER DEVELOPMENT PLAN

CITY OF SAN ANTONIO MDP # __________
±685.50 ACRES
JANUARY 31, 2005

Scale:	1" = 400'
Designed by:	BJH
Drawn by:	AS
Checked by:	DPP
Date:	JANUARY 2005
Project No.	068601000

SHEET
1
OF 1

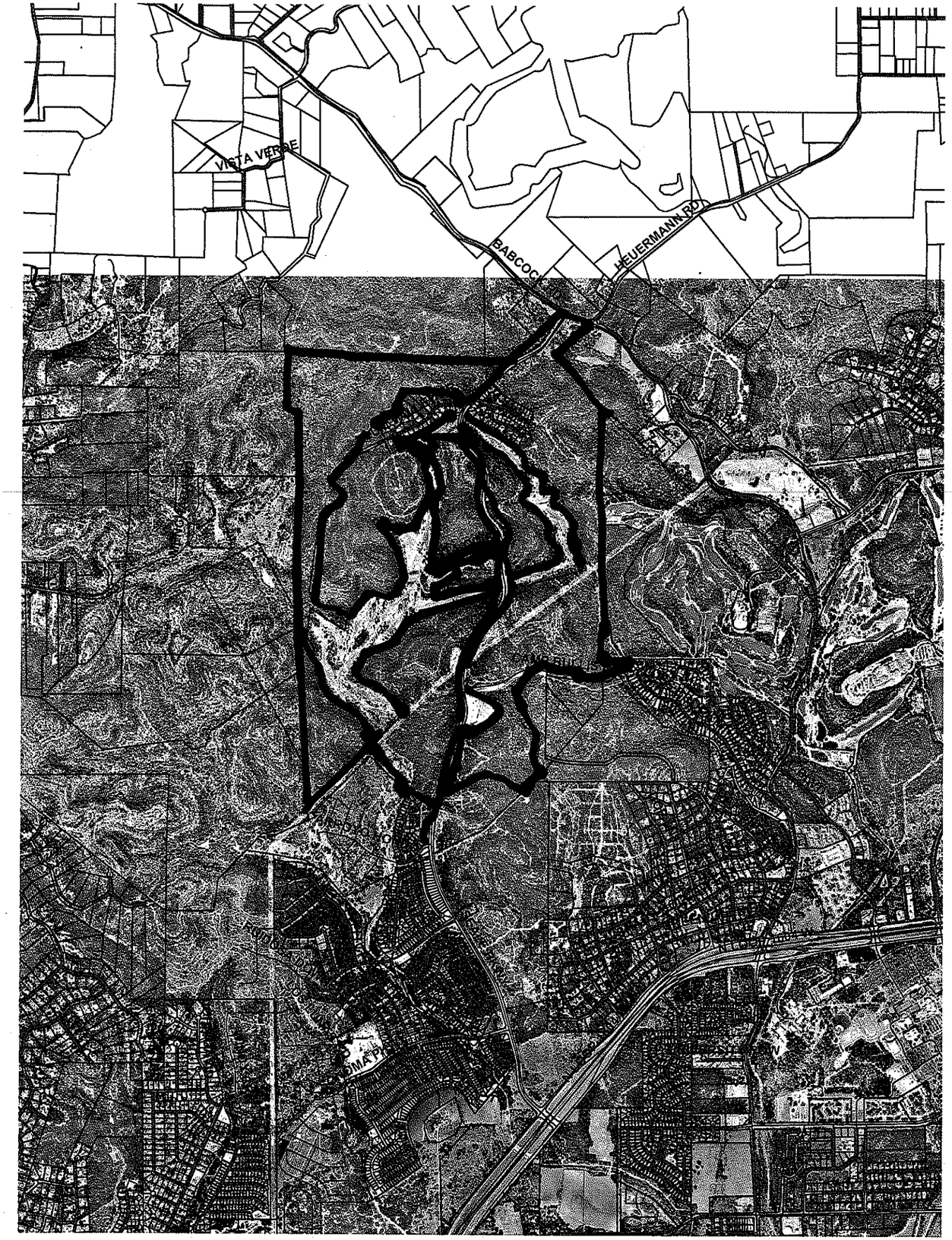
CONTINUED ON MAP 479



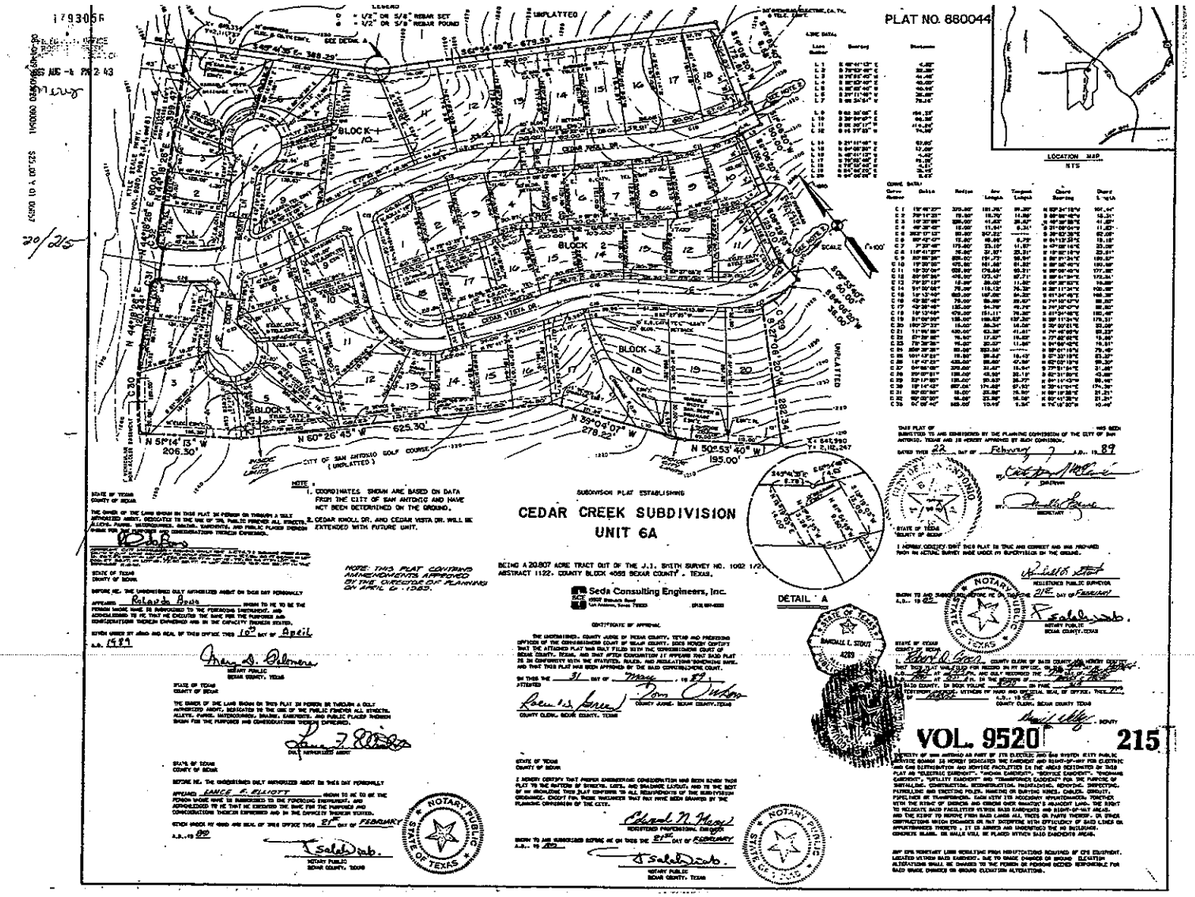
CONTINUED ON MAP 547

CONTINUED ON MAP 514

COPYRIGHT 1978, 2004 by MAPSCO, INC. - ALL RIGHTS RESERVED


VISTA VERDE
BABCOCK
HEUERMANN RD

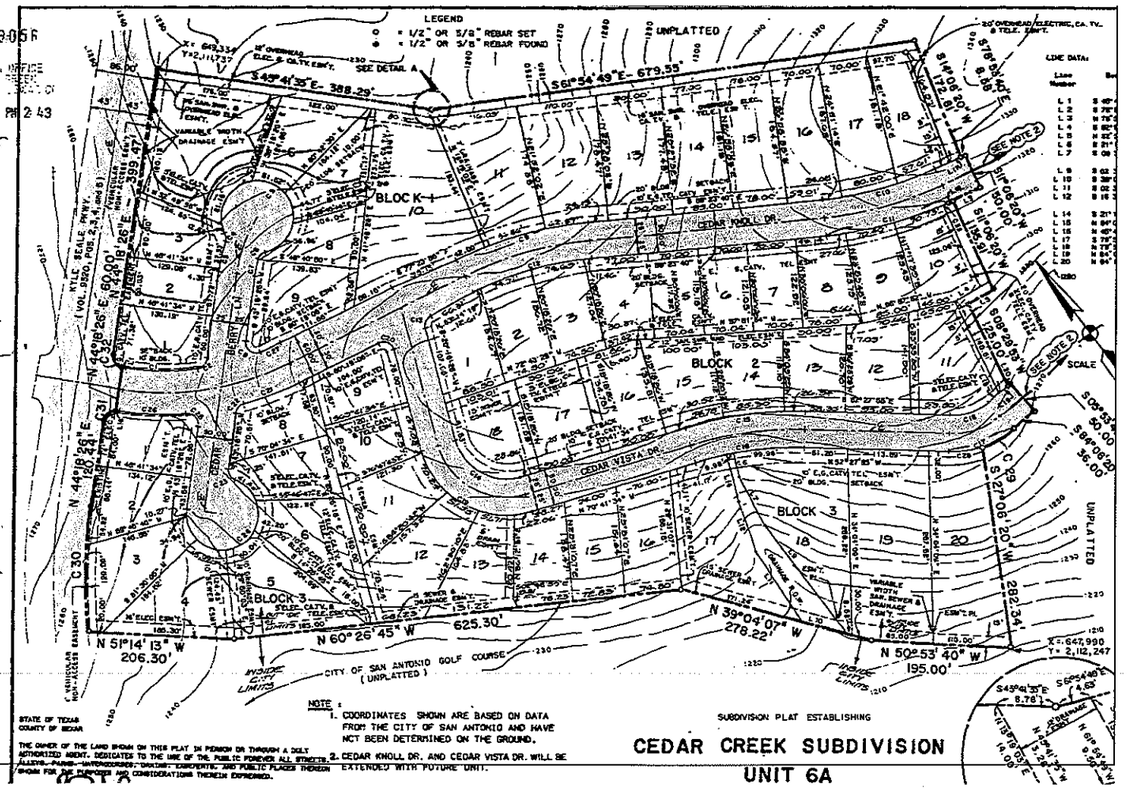
VISTA VERDE
BABCOCK
HEUERMANN RD


PLAT NO. 880044
LOCATION MAP
NTS
CEDAR CREEK SUBDIVISION
UNIT 6A
DETAIL A
Seda Consulting Engineers, Inc.
VOL. 9520
215

1793056

AUG -4 PM 2:43

215



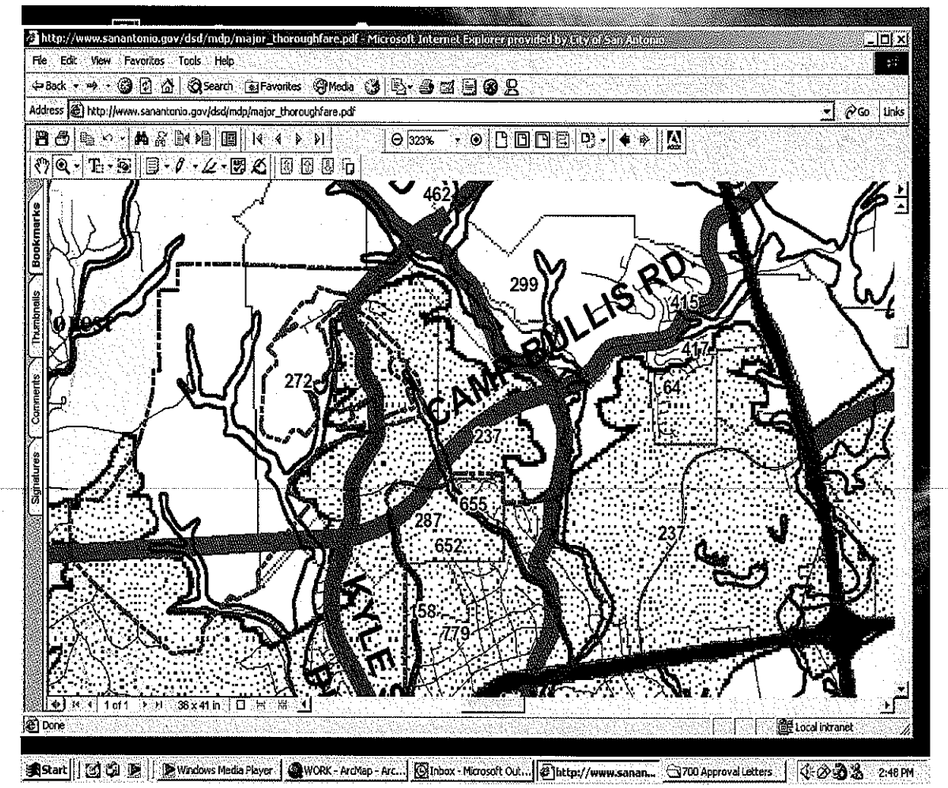
STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED.

NOTE:
1. COORDINATES SHOWN ARE BASED ON DATA FROM THE CITY OF SAN ANTONIO AND HAVE NOT BEEN DETERMINED ON THE GROUND.
2. CEDAR KNOLL DR. AND CEDAR VISTA DR. WILL BE EXTENDED WITH FUTURE UNIT.

SUBDIVISION PLAT ESTABLISHING

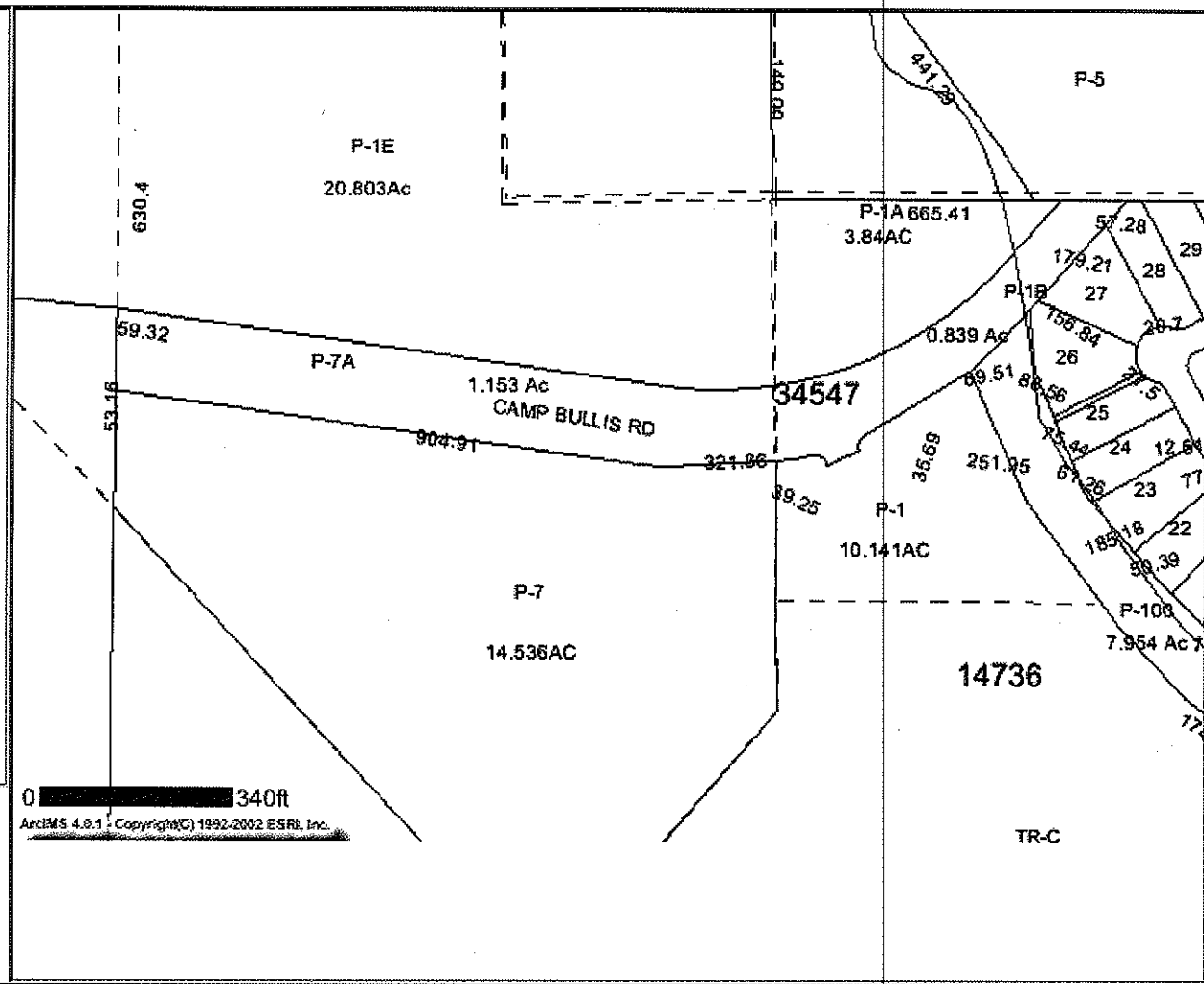
CEDAR CREEK SUBDIVISION
UNIT 6A


http://www.sanantonio.gov/dsd/mdp/major_thoroughfare.pdf - Microsoft Internet Explorer provided by City of San Antonio
File Edit View Favorites Tools Help
Back Search Favorites Media
Address http://www.sanantonio.gov/dsd/mdp/major_thoroughfare.pdf
Go Links
323%
Bookmarks
Thumbnails
Comments
Signatures
462
299
415
417
64
272
CAMP BULLIS RD
237
655
287
652
237
158
779
1 of 1
36 x 41 in
Done
Local intranet
Start
Windows Media Player
WORK - ArcMap - Arc...
Inbox - Microsoft Out...
http://www.sanan...
700 Approval Letters
2:48 PM

Bexar Appraisal District

Find by: Owner Address Account

Help



Refresh Layers

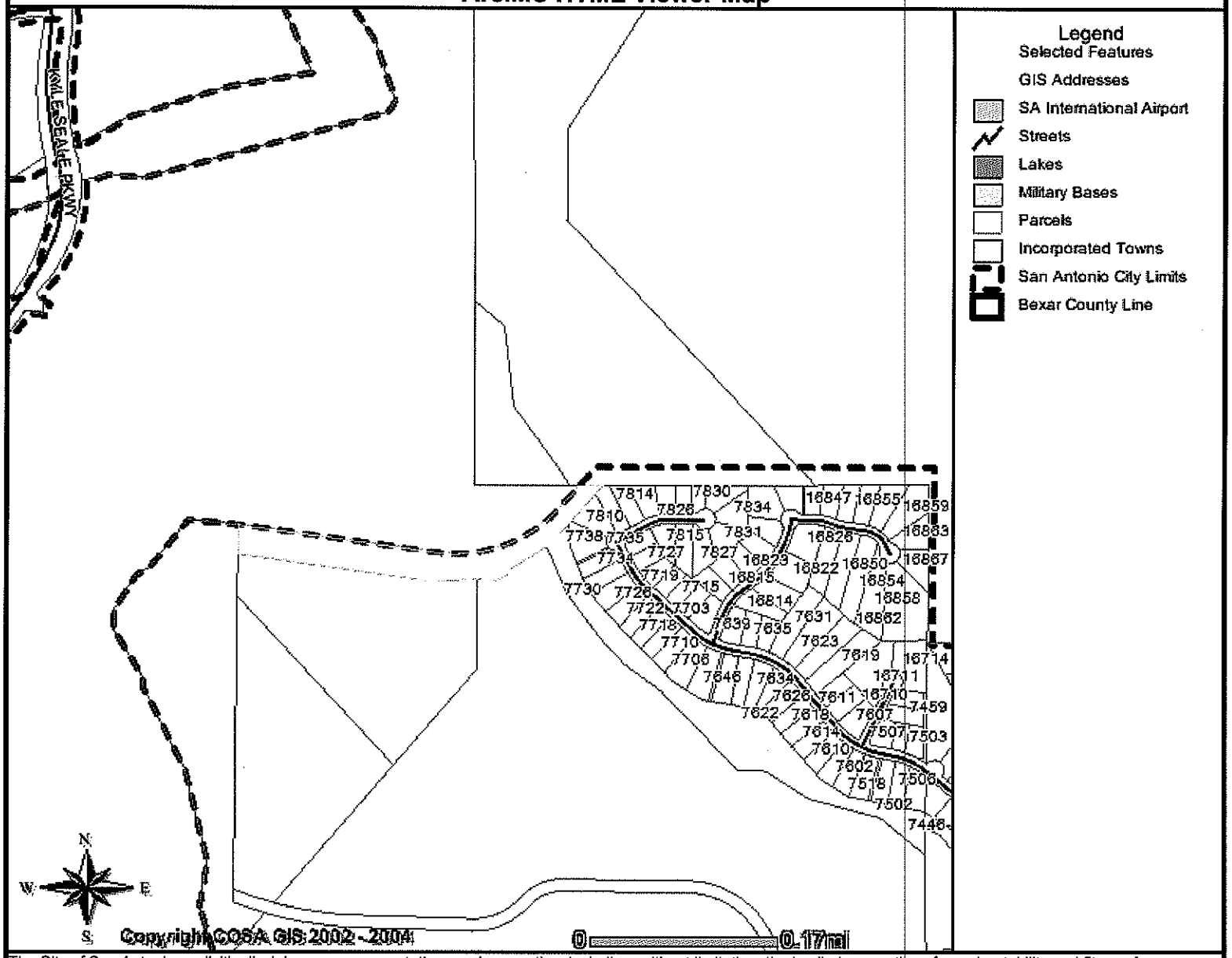
Visible

- ☑ Military bases
- ☑ Bexar County
- ☐ School Districts
- ☑ Parcels
- ☐ Flood Zones (1991 100-yr)
- ☑ Highways
- ☑ Streets
- ☑ Hydrology
- ☑ Hydrology Labels
- ☑ Historical Lot Lines
- ☑ Subdivision Labels

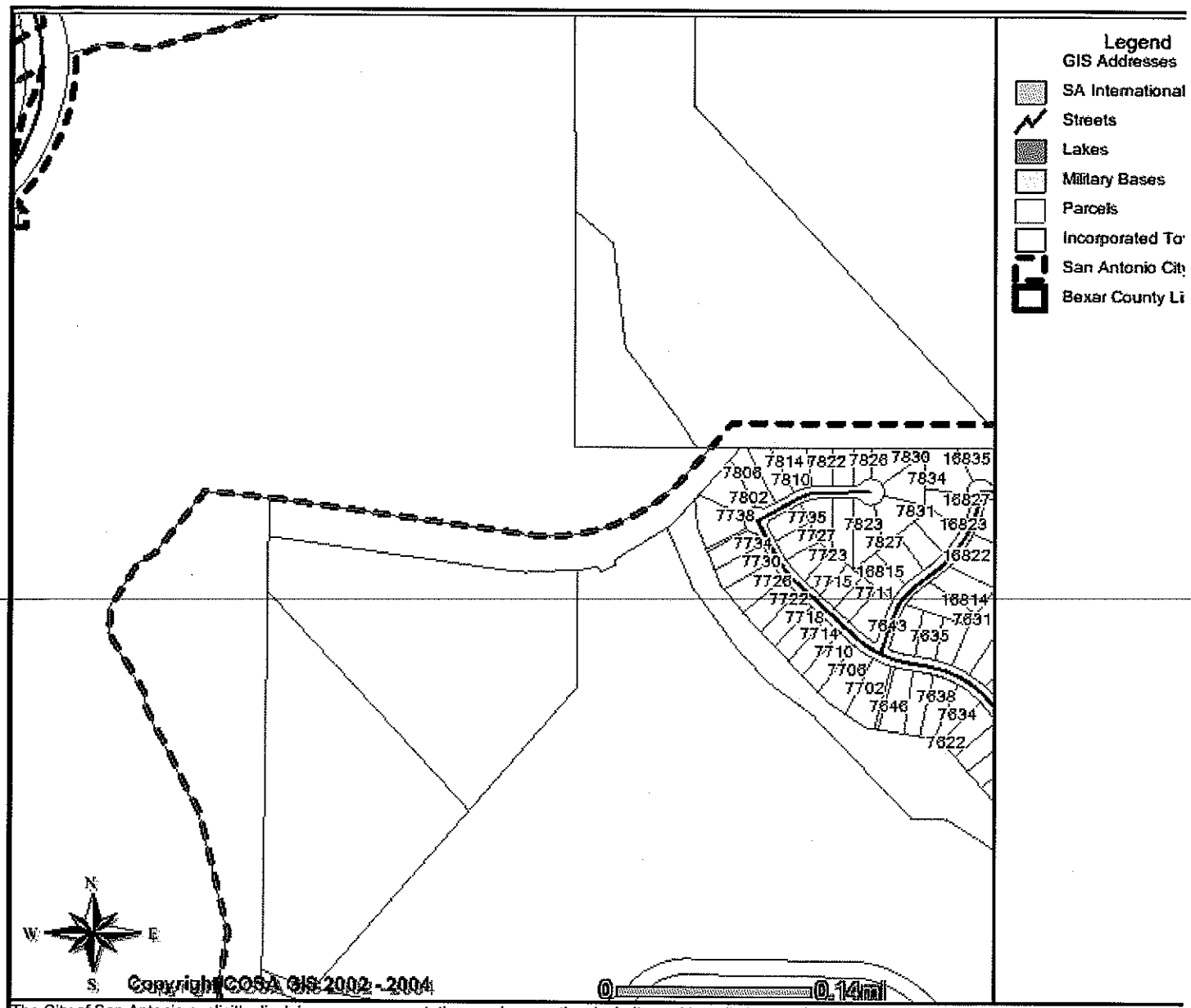
Comments
Disclaimer

In Out County Identify Left Right Center Up Down

ArcIMS HTML Viewer Map



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisions made or actions taken or not taken by the user in reliance upon any information or data furnished.



The City of San Antonio explicitly disclaims any representations and warranties, including, without limitation, the implied warranties of merchantability and fitness f particular purpose. The City shall assume no liability for any errors, omissions, lack of timeliness or inaccuracies. The City shall assume no liability for any decisio actions taken or not taken by the user in reliance upon any information or data furnished.

DEV. SERVICES
2005 AUG 22 A 8: 26

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: February 3, 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* x *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)

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)

☐ 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 Development Services,* ***MDP Division Request for Review form*** *(attached) for respective departments or*

Project Name: Cedar Creek

Owner/Agent: 685 Cedar Creek, LTD Phone: 214-739-2900 Fax: 214-739-2904

Address: 8235 Douglas Ave, Suite 770, Dallas, Texas Zip code: 75225

Engineer/Surveyor: Kimley-Horn and Associates, Inc. Phone: 210-541-9166 Fax: 210-541-8699

Address: 45 NE Loop 410, Suite 495, San Antonio, Texas Zip code: 78216

Contact Person Name: David Parkerson, P.E. E-mail: dave.parkerson@kimley-horn.com

February 23, 2004

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

Existing legal Description:
See Attached Sheet

Existing zoning: OTC Proposed zoning: OTC

Projected # of Phases: 8

Number of dwelling units (lots) by Phases: See Attached Sheet

Total Number of lots: 1350 divided by acreage: 685.3 = Density: See Attached Sheet

(PUD Only) Linear feet of street N/A ☐ Private ☐ Gated ☐ Attached
☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space _____ %

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

(PUD Only) Construction start date: N/A

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No

Council District: N/A School District: Northside Ferguson map grid: 513 (B,C,D-1,2,3,4)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Cedar Creek No. 272, 286, 286-B

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Cedar Creek Unit 6A No. 930291
Name Cedar Creek Unit 14 No. 930407
Name Sonoma Ranch II U-3 No. 010219

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

- ☒ 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;
- N/A ☐ Certificate of agency or power of attorney if other than owner;
- ☒ Signature blocks for the chairperson and secretary (Planning director or assignee);
- N/A ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☒ Two points identified by Texas Planes Coordinates;
- ☒ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- N/A ☐ (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;
- N/A ☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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

(Continued)

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

N/A☐ (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 greenblet and active recreation space areas, private recreational areas.

N/A☐ 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.
N/A(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

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

(Continued)

☒ Traffic Impact Analysis (section 35-502).

N/A ☒ (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.

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

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

N/A ☐ Location and size in acres of school sites, as applicable.

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

☒ A stormwater management plan (section 35-B119)

Owner or Authorized Representative: 685 CEDAR CREEK, LTD. By: 685 CEDAR CREEK GP, LLC

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

Print Name: SHAUL C. BARUCH Signature: [signature]

Date: 2-1-05 Phone: 214.739.7900 Fax: 214.739.2904 MANAGER

E-mail: TRAVIS@BARUCHPROPERTIES.COM

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

City of San Antonio

Development Services Department

Master Development Plan

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 **(TND)**, Mixed Use District **(MXD)**, Military Airport Overlay Zone **(MAOZ)**, Manufactured Home Park Plan **(MHPP)**, Pedestrian Plan **(PP)** and Subdivision Plat. **To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.**

Project/Plat I.D. #: CEDAR CREEK MASTER DEVELOPMENT PLAN
Plat Name: N/A
Project Engineers/Surveyors or Firm Name: KIMLEY-HORN AND ASSOCIATES, INC.
Address: 45 NE LOOP 410 #495
Phone # 210 541 9166 **Fax #:** 210 541 8699 **E-mail:** david.parkerson@kimley-horn.co

Development Services Department

MDP Division

Required Items for Completeness Review

- ☑ *Completed and signed Application Form*
- ☑ *Appropriate MDP/PUD 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)***
- ☑ *Appropriate Parks Review Fee*

- ***(Master Development Plans and PUD Plans):*** *15 copies (folded) with Development Service Department,* ***MDP Division*** *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: Justin R. Date: _____

2005 FEB -8 A 8: 15 DEV SERVICES

City of San Antonio
Development Services Dept
1901 S. Alamo
San Antonio, TX. 78204

Application Date: _____

VESTED

TREE AFFIDAVIT / PERMIT APPLICATION
USE THIS FORM IF VESTED PRIOR TO 1997

(Office Use Only)
A/P #: _____ APPROVED _____ DENIED _____
INSPECTION BY _____ DATE _____
INSPECTOR NOTES: _____

Project Address/Location: ~~Adjacent to Kyle Seale Parkway from~~ Sonoma Ranch to Babcock Road Parcel 1-8 Plat #: N/A
Project Name/Subdivision: Cedar Creek Unit: N/A Acres 1,325
Company: Kimley-Horn and Associates, Inc. Contact Person: David Parkerson, P.E.
Email address: david.parkerson@kimley-horn.com Phone #: 210.541.9166 Fax #: 210.541.8699
PROJECT IS VESTED FROM 1997 & 2003 TREE ORDINANCE: Vested Rights Permit # 05-02-051 as of date 05/10/05

I, Craig Glendenning (owner, agent), certify that I am aware of the requirements of Article V, section 35-523 of the U.D.C. regarding Tree Preservation. This affidavit verifies that to the best of my knowledge the said property at address(s) Adjacent to Kyle Seale Parkway from Sonoma Ranch to Babcock Road is vested from the 1997 and 2003 tree ordinances. (attach sheet for multiple addresses if necessary)

DEV SERVICES 2005 JUN 16

State of Texas)
)
County of Bexar)

Signature

Before me, the undersigned authority on this day personally appeared Craig Glendenning known to me to be the person whose name is signed to the foregoing affidavit and sworn by me, states under oath that all of the facts therein set forth are true and correct.

Sworn To Before me, this 15th day of June, 2005.

Lynn Mary Juarez
Notary Public In And For The State of Texas

LYNN MARY JUAREZ
NOTARY PUBLIC STATE OF TEXAS
COMMISSION EXPIRES:
JANUARY 29, 2008

MTP

Aerial

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)

- ☒ 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: 2/3/05

(Check One)

Project Name: Cedar Creek - Master Development Plan **File#** _____

Engineer/Surveyor: Kimley-Horn and Associates, Inc.

Address: 45 NE Loop 410, #495 San Antonio, TX Zip code: 78216

Phone: 210-541-9166 Fax: 210-541-8699

Contact Person Name: David Parkerson, P.E. E-mail: david.parkerson@kimley-horn.com

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*

REQUEST FOR REVIEW

(Cont.)

- [ ] Master Development Plan
- [x] 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.

- [x] **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: Camp Bullis SHALL HAVE CONDITIONS: Full DEDICATION (86') AND Full CONSTRUCTION @ THE PROP. 3 AREA MDP. TRACT 6, 7 will ~~[illegible]~~ SHALL BE PLATTED CONCURRENTLY IN ORDER TO ~~HAVE ACCESS~~. SATIFYED UDC 35-506(c)(7) SECONDARY ACCESS

NOTE

Rez Planner II 8/16/05

Signature **Title** **Date**

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

MDP/MTP

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)

- ☒ Master Development Plan (MDP) (Formerly POADP)
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  - 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: 2/3/05

(Check One)

Project Name: CEDAR CREEK **File#** _____

Engineer/Surveyor: KIMLEY-HORN AND ASSOCIATES, INC.

Address: 45 NE LOOP 410 #995 Zip code: 78216

Phone: 210 541 9166 Fax: 210 541 8699

Contact Person Name: DAVID PARKERSON E-mail: david.parkerson@kimley-horn.com

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*

REQUEST FOR REVIEW

(Cont.)

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

CITY SERVICES 2005 AUG -8 A 8:15

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 DD UDC 35-2071 **, I notified** _____**, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

DISAPPROVED **Comments:** ~~(WILL BE BUILT IN THE SPRING.)~~

TRACT #6 DOES NOT HAVE SECONDARY ACCESS AS PER 35-506(e)(7)

HAS ACCESS ~~ON~~ FROM CAMP BULLIS WHICH WILL BE BUILT IN THE FALL

TRACT 1, UPPER HALF IS SHOWING 131 UNITS, REQUIRES SECONDARY ACCESS

LOWER HALF IS SHOWING 108 UNITS TIA APPROVED THE PLAN WITH 125 UNITS IN TRACT 1 SHOWING 239 UNITS

TOTAL FOR TRACT 1 IS SHOWING 125 UNITS?

MTP ARTERIAL CAMP BULLIS RD AT PORP. 3 WILL HAVE TO HAVE A FULL 86' R.O.W. DEDICATION

~~DISAPPROVED~~

Signature	Title	Date
RDL	Planner II	8/2/05

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

IS VESTED VRP #S-02-051 AND DOES NOT REQUIRE ~~CONNECTIVITY~~ RATIO.

MDP

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)

☒ Master Development Plan (MDP) (Formerly POADP)
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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: 2/3/05

(Check One)

Project Name: Cedar Creek - Master Development Plan **File#**_____

Engineer/Surveyor: Kimley-Horn and Associates, Inc.

Address: 45 NE Loop 410, #495 San Antonio, TX Zip code: 78216

Phone: 210-541-9166 Fax: 210-541-8699

Contact Person Name: David Parkerson, P.E. E-mail: david.parkerson@kimley-horn.com

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*

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: _____

2005 FEB -8 A 8:15 SERVICES

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: (1) TRACT 1, LABEL ~~AS~~ CONSERVATION SUB. UNDER THE WORD "TRACT 1"

35-506(e)(2) ~~35~~ AFTER A. STREET STUB. (2) TIE IN ~~CONNECT~~ TO STREET STUB OUT IN CEDAR CK. SUB. U-6a (CEDAR VISTA ROAD) FROM TRACT 4

(3) ~~TRACT 2~~ & 3. AT ALL THE INTERSECTIONS ~~OF~~ WITH KYLE SEALE PKWY ACCESS TO KYLE SEALE PKWY SHOULD BE 70'. 35-506(c)(1) CONVENTIONAL CLASSIFICATION SYSTEM TABLE 506-1, HIGH ARCHLY OF RDWY.

(4) ~~PER~~ PERIMETER OF THE PROJECT, LABEL AS LIMITS OF MDP.

(5) AT ALL THE INTERSECTION WITH CAMP BULLIS RD., SHOULBE 70', 35-506(c)(1) TABLE 506-1

(6) SHOW PROJECTION OF STREET AT THE EAST SIDE OF TRACT 4 AND SOUTHSIDE OF TRACT 8 35-506(c)(2)

(7) LABEL TRACT 6, 7 WITH THE "ENCLAVE SUB" UNDER TITLE.

(8) 35-202(c) THERE IS A MAXIMUM SUB. SIZE OF 30 ACRES FOR AN ENCLAVE SUB.

(9) RED LINES WILL BE AT THE ENGINEERS PICK-UP BOX ON THE BOTTOM FLOOR. 2/25/05

Signature **Title** **Date**

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

(10) February 23, 2004 Page 2 of 2

(11) ~~REQUIRE CONSERVATION SUB.~~ REQUIRE A ~~DELINEATION~~ ~~DELINEATION~~ OF EARZ 35-B101(c)F (21)

A DELINEATION OF EARZ, WETLANDS AND FLOOD PLAINS. CONSERVATION SUBDIVISIONS AND PUD SHALL ALSO DELINEATE WOODLANDS.

(12) EXTEND FLUM VALLEY TO TIE IN AT KYLE SEALE PKWY FROM TRACT 1

MTP

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)

- ☒ 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)
- ☐ P.U.D. Plan
- ☐ Mixed Used District (MXD)
- ☐ Military Airport Overlay Zone (MAOZ)
- Manufactured Home Park Plan (MHPP)
- ☐ Pedestrian Plan (PP)

☐ Plat Certification Request

☐ Other: _____

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 2/3/05

(Check One)

Project Name: Cedar Creek - Master Development Plan **File#** _____

Engineer/Surveyor: Kimley-Horn and Associates, Inc.

Address: 45 NE Loop 410, #495 San Antonio, TX Zip code: 78216

Phone: 210-541-9166 Fax: 210-541-8699

Contact Person Name: David Parkerson, P.E. E-mail: david.parkerson@kimley-horn.com

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*

REQUEST FOR REVIEW

(Cont.)

- ☐ 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: _____

2005 FEB -9 A 8:15 SERVICES

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: • KYLE SEALE PARKWAY-LABEL VOL. & PAGE

• CAMP BULLIS CLARIFY THE ALIGNMENT IN THE AREA OF ~~THE~~ PROPOSITION 3, ~~[illegible]~~. WHERE 1/2 OF THE ROADWAY IS BEING BUILT. SUBMIT A LARGER SCALE LAYOUT IN THAT AREA.

• AT THE INTERSECTION OF KYLE SEALE PRKWY & CAMP BULLIS RD. ON THE BEXAR COUNTY OWN SIDE, HOW IS IT GOING TO BE HANDEL SO IT CAN BE BUILT?

• PROJECT CAMP BULLIS Rd. STRAIGHT TO THE SOUTHWEST AND DELETE THE CURVE 2/25/05

Signature **Title** **Date**

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

City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: Mark MacDonald, R.A.S., COSA, P.W. Date 8-4-05

FROM: David Parkerson, P.E.

PHONE NUMBER: _____ FAX NUMBER # _____

ITEM NAME: Sonoma Verde MP FILE # 0686/002

RE: resubmittal to DAO

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD.** Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: Faxed return 8-4, 200 05

- ☐ Minor Plat-10 days
- ☐ Plat deferral-30 days
- ☐ Major Plat-50 days
- ☐ Variance-15 days
- ☑ Amending Plats – 10 days
- ☐ Other-15 days

☑ 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: _____

M. MacDonald — Signature
Planner II, R.A.S. — Title
8-4-05 — Date

October 10, 2002

City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: Mark MacDonald, R.A.S., COSA, P.W. Date 8-4-05

FROM: David Parkerson, P.E.

PHONE NUMBER: _____ FAX NUMBER # _____

ITEM NAME: Sonoma Verde MP FILE # 0686/002

RE: resubmittal to DAO

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD.** Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: Faxed return 8-4, 200 05

- ☐ Minor Plat-10 days
- ☐ Plat deferral-30 days
- ☐ Major Plat-50 days
- ☐ Variance-15 days
- ☑ Amending Plats – 10 days
- ☐ Other-15 days

☑ 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: _____

M. MacDonald — Signature
Planner II, R.A.S. — Title
8-4-05 — Date

October 10, 2002

DISABILITY

Not Approved
7.31.05

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 7.31.05

- ❑ Master Development Plan (MDP) (Formerly POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development (TND)
- ❑ Plat Certification Request
  - ❑ Major ❑ Minor
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Project Name: Sonoma Verde **FILE #** _____

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

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

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner **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.

This item is tentative scheduled for _____ before the (MDP) committee.

Project name _____

MDP # _____

☐ 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:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2, 35-506(q.)

Also include a cross-section profile view of the street showing width and placement of sidewalk.

M. MacDonald	Planner II	
Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

City of San Antonio
Development Services
Subdivision Section

DISABILITY

REQUEST FOR REVIEW

TO: Mark MacDonald, R.A.S., COSA, P.W. Date 8-4-05

FROM: David Parkerson, P.E.

PHONE NUMBER: _____ FAX NUMBER # _____

ITEM NAME: Sonoma Verde MP FILE # 0686/002

RE: resubmittal to DAO

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD.** Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: faxed return 8-4, 200 05

- ☐ Minor Plat-10 days
- ☐ Plat deferral-30 days
- ☐ Major Plat-50 days
- ☐ Variance-15 days
- ☑ Amending Plats – 10 days
- ☐ Other-15 days

☑ 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: _____

M. MacDonald — Signature
Planner II, R.A.S. — Title
8-4-05 — Date

October 10, 2002

City of San Antonio
Planning Department
Master Development Plan Section

Not Approved 6-28-05

REQUEST FOR REVIEW

(Check One) **Date:** 6-28-05

- ❑ Master Development Plan (MDP) (Formerly POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development (TND)
- ❑ Plat Certification Request
  - ❑ Major ❑ Minor
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)
- ❑ Other: _____

Project Name: Sonoma Verde **FILE #** _____

Disapproved

(Plats Only): 4 copies (folded) with Request for Review forms (attached) (1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

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

Note: Master Plan Submittals (ONLY) 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Senior Planner **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.

This item is tentative scheduled for _____ before the (MDP) committee.

Project name _____

MDP # _____

☐ 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:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

Also include a cross-section profile view of the street showing width and placement of sidewalk.

U. MacDonald	Planner II	
Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Disability

Not Approved 2-16-0

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)

- ☒ 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: 2/3/05

DEVL SERVICES 2005 FEB -8 A 8:13

(Check One)

Project Name: CEDAR CREEK **File#** _____

Engineer/Surveyor: KIMLEY-HORN AND ASSOCIATES, INC.

Address: 45 NE LOOP 410 #495 Zip code: 78216

Phone: 210 541 9166 Fax: 210 541 8699

Contact Person Name: DAVID PARKERSON E-mail: david.parkerson@ kimley-hor. co.

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*

Project name _____

MDP # _____

☐ 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:

PLEASE ADD A 'GENERAL NOTE' TO PLANS STATING THAT SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-506(q.)

[signature]	Planner II	2-16-05
Signature	Title	Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

(Con't)

Project Name: Sonoma Verde MDP **File#**

City of San Antonio Planning 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.

Comments: 1) Tract # 1 exceeds 125 dwelling units with one access point. 2) Residential lots should not side major thoroughfare in Tract #7 3) Streets intersecting Major Thoroughfares need to follow hierarchy of roadways. 4) Cross section for secondary arterial does not only apply at intersections. Please remove "intersection" from detail 5) TIA needs to address two-way stop controlled intersections properly. Minor movements are operating at level of service "F". 6) Streets E, JJ and G intersecting Kyle Seale need to be perpendicular.

Signature	Title	Date
	Civil Engineer Assistant	7-8-05

Please return this form to appropriate Case Manager by next scheduled meeting.

SAWS

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)

0502011

- ☒ 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: 2/3/05

(Check One)

Project Name: CEDAR CREEK **File#** NO#

Engineer/Surveyor: KIMLEY-HORN AND ASSOCIATES, INC.

Address: 45 NE LOOP 410 #495 Zip code: 78216

Phone: 210 541 9166 Fax: 210 541 8699

Contact Person Name: DAVID PARKERSON E-mail: david.parkerson@kimley-horn.com

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*

PLEASE SIGN
& DATE

☐ I recommend approval ☐ I do not recommend approval

☒ I recommend approval with conditions
(see Additional Comments below)

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

Comments:_____

At this time, the Cedar Creek 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:

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be required.

Kirk M. Nixon — Signature

Manager — Title

3-22-05 — Date

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

Sars

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

0502011

(Check One)

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

Public Hearing ☐ Yes ☐ No

☐ Major ☐ Minor

Date: 2/3/05

(Check One)

Project Name: CEDAR CREEK **File#** NO#

Engineer/Surveyor: KIMLEY-HORN AND ASSOCIATES, INC.

Address: 45 NE LOOP 410 #495 Zip code: 78216

Phone: 210 541 9166 Fax: 210 541 8699

Contact Person Name: DAVID PARKERSON E-mail: david.parkerson@kimley-horn.com

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*

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

☒ **I recommend approval with conditions (see Additional Comments below)**

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

Comments:_____

At this time, the Cedar Creek 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:

According to the Water Quality Ordinance # 81491, Section 34-913, buffering may be required.

Signature	Title	Date
Kirk M. Mizer	Manager	3-22-05

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

CITY OF SAN ANTONIO

August 18, 2005

Mr. Benjamin J. Houle, P.E.

Kimley-horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, TX 78216

Re: **Sonoma Verde Subdivision** **MDP # 835**
Dear Mr. Houle:

The City Staff Development Review Committee has reviewed **Sonoma Verde Subdivision (MDP) Master Development Plan # 835**. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

- **Development Services Department Engineering – Street and Drainage** has indicated:

  1. 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.

- This development will need to comply with **Tree Preservation** ordinance #85262. For information about these requirements you can contact Tree Preservation at 207-8265.

- **Historic Preservation** 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 (Article 6 35-630 to 35-634). 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 no archaeological / architectural sites have been previously identified within the above referenced property. However, staff of the HPO believes there is a **high probability** that the property may contain sites, some of which may be significant. An historic agricultural complex may be located within the project area. Thus, before any work that might affect any sites is begun, we recommend a qualified professional conduct an
Archaeological / architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If no significant sites are found, after the HPO concurs, development may proceed throughout the property. If significant sites are found or were previously identified, before any construction work occurs near the sites, a plan for avoidance or mitigation must be prepared and submitted to the HPO and/or SHPO for review. Upon concurrence by the CPO/SHPO, construction work may proceed in areas where sites are not present. When written approval of the site treatment plan is obtained form the HPO and SHPO, construction work in the remaining areas of the property may proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO 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.

Development Services, Engineering Section (TIA) has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Sonoma Verde Development MDP, at no cost to the City of San Antonio:

- ***Camp Bullis Road*** - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Sonoma Verde development as shown on the City of San Antonio Major Thoroughfare Plan.

UDC Requirements for the design and construction of Camp Bullis Road:

Article 5, 35-506
(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs
Secondary Arterial	43 - feet	24 – feet with curbs

(d) Cross-Section and Construction Standards
(1) Interior Streets
The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- ***Kyle Seale Parkway***-The developer shall be responsible for upgrading capacity, which includes left-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC)-35-502(a)(7),subsection C.

- ***Tract 1 – 132.8 Acres*** – Tract shall consist of 125 lots as indicated in the Development Summary Table. Interior layout of streets and lots shall be reviewed at platting for compliance with UDC 35-506 requirements.

- Clear sight distances shall be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not obscure the minimum intersection visibility.

- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.

It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting. Bexar County reserves the right to address Driveways, Street Design, Sight Distance, ADA requirements, Drainage and Flood Plain issues at the time of platting.

- It will be expected that you will plat all of the property depicted in your (MDP) Master Development Plan, to include floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this (MDP) Master Development Plan will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage

MTP/MDP

Robert Lombrano

From: Robert Lombrano
Sent: Friday, February 25, 2005 3:40 PM
To: 'david.parkerson@kimley-horn.com'
Cc: Robert Lombrano
Subject: Cedar Creek MDP

Mr. Parkerson,

MTP: Disapproved 2/25/2005
1. odlands.
9. On Tract 1 extend Plum Valley to tie onto Kyle Seale Prkwy.
Label Vol and Page on Kyle Seale Parkway.
2. Clarify the Alignment of Camp Bullis along Propersition 3, where 1/2 of the roadway is being built. Submit a larger scale layout of that area.
3. How is the Intersection of Camp Bullis and Kyle Seale Parkway, on the Bexar County side going to be handle?
4. Camp Bullis, to the southwest, should continuded stright and not curve.

Master Development Plan: Disapproved 2/25/2005

Mr. Parkerson,

1. "Conservation Subdivision" should be included in the title with Tract 1.
2. "Encalve Subdivision" should be included in the title with Tract 6 , 7.
3. UDC 35-506 (e) (1) and (2) reference internal connectivity, and projection of streets. Where existing street extensions have been provided this project shall make provisions to connect in accorance to the above cited UDC section. Connect to the (CedarVista Road) stub out at the Cedar Creek Sub. Tract 4.
4. Require Projection of Streets at Tract 4 to the southeast and Tract 8 to the south.
5. At all the intersections on Kyle Seale Parkway and Camp Bullis Rd. access to the Arterials should be70'. UDC 35-506 (c) (1) Conventional Classification System and the High Archly of Road Ways.
6. Label the Perimeter of the project limits.
7. 35-202 (c), There is a maximum Subdivision size of 30 acres for an Enclave Subdivision.
8. 35-B101 (c) F (21), a delineation of EARZ, wetlands and flood plains. Conservation Subdivision and PUD shall also delineate woodlands.

The RED LINES will be in the Engineers Box on the bottem floor.

If I can be of further assistance don't hesitate to call or e-mail.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

Robert Lombrano

From: Robert Lombrano
Sent: Tuesday, March 01, 2005 2:53 PM
To: 'Ben.Houle@kimley-horn.com'
Cc: Robert Lombrano
Subject: RE: Cedar Creek Master Development Plan

Mr. Houle,
MDP Disappproved 2/25/2005
MTP Disappproved 2/25/2005
TIA Disappproved 2/10/2005
Trees Disappproved 2/24/2005
Parks Disappproved 2/09/2005

No Comments from:
Historic
Disability
Storm Water
Street and Drainage
Zoning
Bexar County

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: Ben.Houle@kimley-horn.com [mailto:Ben.Houle@kimley-horn.com]
Sent: Monday, February 28, 2005 11:35 AM
To: Robert Lombrano
Cc: david.parkerson@kimley-horn.com
Subject: Cedar Creek Master Development Plan

Mr. Lombrano,

I wanted to check on the status of an MDP submitted a little more than two weeks ago. The name is Cedar Creek Master Development Plan. We have received comments from the Parks Department, but that is all thus far. We are anxious to move forward so we would appreciate any information you can share at this point.

Thank you!

Ben Houle, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, Texas 78216

PLEASE SIGN & DATE

CITY OF SAN ANTONIO PLANNING DEPARTMENT
INTERDEPARTMENTAL CORRESPONDENCE

To: Michael Herrera

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

Copy: Historic Preservation Office Files

Subject: Sonoma Verde PKA Cedar Creek MDP

Date: 6-27-2005

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 (Article 6 35-630 to 35-634). 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 no archaeological/architectural sites have been previously identified within the above referenced property. However, staff of the HPO believe there is a **high probability** that the property may contain sites, some of which may be significant. Historic agricultural complexes may be located within the project area. Thus, before any work that might affect any sites is begun we recommend that qualified professionals conduct an archaeological/architectural investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

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proceed according to the plan. If a previously unidentified site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO 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

Historic

Robert Lombrano

From: Kay Hindes
Sent: Monday, June 27, 2005 8:30 AM
To: Michael Herrera
Cc: Robert Lombrano; 'daved.parkerson@kimley-horn.com'
Subject: Sonoma Verde PKA Cedar Creek

Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

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

Sincerely,

Kay Hindes

Sonoma Verde pka
Cedar Creek M...

Robert Lombrano Historic

From: Kay Hindes
Sent: Monday, June 27, 2005 8:30 AM
To: Michael Herrera
Cc: Robert Lombrano; 'daved.parkerson@kimley-horn.com'
Subject: Sonoma Verde PKA Cedar Creek

Importance: High

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. Please find attached our review letter comments. We believe that cultural resources exist within the project area that should be inventoried before this project moves forward.

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

Sincerely,

Kay Hindes

Sonoma Verde pka Cedar Creek M...

Robert Lombrano DISABILITY

From: David.Parkerson@kimley-horn.com
Sent: Monday, August 08, 2005 1:54 PM
To: Robert Lombrano
Subject: Sonoma Verde MDP Approval

Robert -
Please see attached for Mark McDonald's approval for the ADA items. We will continue to check back with Sam Dent.

Thanks.

David Parkerson, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, Texas 78216

(210) 541-9166 (office)
(210) 541-8699 (fax)
www.kimley-horn.com

Storm Water

City of San Antonio

Interdepartmental Correspondence Sheet

TO:	**david.parkerson@kimley-horn.com**
FROM:	**Veronica Barefield**
COPIES TO:	**Terrance Jackson P.E., Sam Dent P.E., Richard Carrizales, Michael Herrera, Ernest Brown**
SUBJECT:	**Cedar Creek - MDP**

Leon Creek *Watershed* *July 7, 2005*

Storm Water has reviewed your re-submittal and has no further comments.

This MDP is Approved.

Should you have any questions please call me at 207-4341.

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

Storm Water

Ernest Brown

From: Veronica Barefield
Sent: Wednesday, March 09, 2005 11:27 AM
To: Ernest Brown
Subject: MDP/PUD submittals

Below is a copy of the comments sent to Engineers via fax.

1. Kallison Ranch MDP disapprove
2. Wildhorse Vista MDp - Approve
3. Cedar Creek MDP- disapprove
4. Lakeview Pud - disapprove

WildhorseVistaSub.PDF KallisonRanch.PDF Lakeview.PDF CedarCreek.PDF

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

vbarefield@sanantonio.gov
210-207-8052

MTP/MDP

Robert Lombrano

From: Robert Lombrano
Sent: Wednesday, August 17, 2005 8:35 AM
To: 'dave.parkerson@kimley-horn.com'
Cc: Robert Lombrano
Subject: Cedar Creek (Sonoma Verde) MDP

Major Thoroughfare: Disapproved
1. Camp Bullis shall have full dedication and construction throughout the project and adjacent to prop 3, next to tract 5.
Show the full section on the project side not on prop 3.

Master Development: Disapproved
1. Place this Note on the plan: "Tract 6 and 7 shall be platted concurrently to satisfy UDC requirement 35-506 (e)(7) Secondary Access".
2. Revise Tract 1 to show 125 units.

Thank you

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

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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, Dan Grant, P.E**

SUBJECT: **Cedar Creek MDP**

Leon Creek *Watershed* *March 9, 2005*

I have reviewed your submittal dated February 10, 2005 and at this time the MDP is disapproved until the following comment(s) have been addressed:

1. Provide plan view showing topography, cross section, drainage easement or drainage ROW, property lines, calculated existing 100 and FEMA FIRM existing 100-yr, and 100-yr ultimate. Make map contours readable.

2. Provide cross section plans showing existing ground, proposed ground, and water surface elevation for 25 year existing, ultimate, and propsed conditions, as well as 100 year existing, proposed, and ultimate conditions.

3. Provide Hec-1 output summary table comparing existing, proposed and ultiamte conditions for 5,25, and 100 year discharges.

4. Provide output summary table for the HEC-2 runs showing existing, proposed, and ultimate conditions for each river station to compare water surface elevations, discharge, top width, and velocity.

5. Please show location of detention ponds on MDP.

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

Veronica Barefield, EIT
Sr. Engineering Associate

Terrance Jackson, P.E.
Terrance Jackson, P.E.
Storm Water Engineer

Robert Lombrano Street & Drainage

From: Sam Dent
Sent: Thursday, August 18, 2005 9:17 AM
To: Ben.houle@kimley-horn.com
Cc: Robert Lombrano
Subject: MDP Review Comments - Sonoma Verde(Supplemental)

See attached. "approved"

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

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

TO: Ben Houle
Kimley – Horn & Associates, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 18, 2005

SUBJECT: MDP Review Comments(Supplemental)
Sonoma Verde

1. The above referenced MDP is approved.

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.

STREETS / DRAINAGE

Robert Lombrano

From: Sam Dent
Sent: Tuesday, August 16, 2005 4:15 PM
To: Ben.houle@kimley-horn.com
Cc: Robert Lombrano
Subject: MDP Review Comments - Sonoma Verde

See attached. APPROVED

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

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

TO: Ben Houle
Kimley – Horn & Associates, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 16, 2005

SUBJECT: MDP Review Comments
Sonoma Verde

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

    a. Provide resolution for numerous excessive street lengths throughout development area.
    b. Provide resolution for numerous cul-de-sacs that are greater than 500 feet in length.
    c. Provide Local A, Local B and Collector typical street sections. Utilize generic labeling(no specific reference to pavement structure) for subgrade, base course and surface course.
    d. Modify Tract 1 to contain 125 lots.
    e. On General Note 10, delete "if required".

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.

TIA

Robert Lombrano

From: Richard Chamberlin
Sent: Saturday, July 30, 2005 10:51 AM
To: 'ben.houle@kimley-horn.com'; 'chris.frysinger@kimley-horn.com'; 'brian.vandewalle@kimley-horn.com'; 'dave.parkerson@kimley-horn.com'
Cc: Marc Courchesne; Richard Chamberlin; Robert Lombrano
Subject: Sonoma Verde MDP Approval

Please find the TIA approval for Sonoma Verde attached. Please feel free to e-mail with any questions. Thanks.

Richard Chamberlin, P.E.
TIA/Streets Engineer
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
rchamberlin@sanantonio.gov

2005TIA0756.pdf

Robert Lombrano

From: Richard Chamberlin
Sent: Saturday, July 30, 2005 11:03 AM
To: Robert Lombrano; Michael Herrera; Ernest Brown
Cc: Sam Dent; Marc Courchesne; Richard Chamberlin
Subject: FW: Sonoma Verde MDP Approval

Good morning,

If TIA was the last hold on Sonoma Verde (formerly Cedar Creek), please send out the approval letter. Everyone would very much appreciate the letter being dated July not August. I approved the TIA with 125 lots in Tract 1 as shown in the Development Table (set on your chair yesterday (Friday) Robert). Internal layout for this tract will be reviewed at platting. They deleted any reference to ROW and pavement widths. Of course they need to comply with all the UDC requirements at platting. We also approved TIA with full dedication (86') and full construction (4 lane with median) of Camp Bullis. To do otherwise would violate the MTP. A variance to this requirement can certainly be entertained at plating.

Richard Wells Chamberlin

-----Original Message-----
From: Richard Chamberlin
Sent: Saturday, July 30, 2005 10:51 AM
To: 'ben.houle@kimley-horn.com'; 'chris.frysinger@kimley-horn.com'; 'brian.vandewalle@kimley-horn.com'; 'dave.parkerson@kimley-horn.com'
Cc: Marc Courchesne; Richard Chamberlin; Robert Lombrano
Subject: Sonoma Verde MDP Approval

Please find the TIA approval for Sonoma Verde attached. Please feel free to e-mail with any questions. Thanks.

Richard Chamberlin, P.E.
TIA/Streets Engineer
Development Services Engineering Division
1901 S. Alamo
San Antonio, TX 78283
210-207-5507
rchamberlin@sanantonio.gov

2005TIA0756.pdf

CITY OF SAN ANTONIO
Development Services Department

PLEASE SIGN & DATE

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Sonoma Verde, formerly known as Cedar Creek, MDP (Level 3 TIA) 2005TIA0756

DATE: July 29, 2005

The Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Sonoma Verde Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Sonoma Verde Development is located west of Babcock Road and north of FM 1604. Kyle Seale Parkway runs through the site. The proposed development consisting of 685.5 acres is proposed to be developed with 22 acres of commercial, 71.7 acres of multi-family and 318 acres of single-family residences. The build out of this project is estimated to be in the year 2009. The proposed development is projected to generate 1636 AM peak hour trips and 2202 PM peak hour trips.

The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Sonoma Verde Development MDP, at no cost to the City of San Antonio:

- ***Camp Bullis Road*** - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Sonoma Verde development as shown on the City of San Antonio Major Thoroughfare Plan.

UDC Requirements for the design and construction of Camp Bullis Road:

Article 5, 35-506
(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

Street Type	Right – of – Way Width	Pavement Width
Primary Arterial	60 – feet	24 – feet with curbs
Secondary Arterial	43 - feet	24 – feet with curbs

(d) Cross-Section and Construction Standards
(1) Interior Streets
The sub divider shall dedicate all interior Streets within the subdivision based on Table 506-3 (Conventional Street Design).

- ***Kyle Seale Parkway*** - The developer shall be responsible for upgrading capacity, which includes left-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (Uniform Development Code (UDC) - 35-502 (a)(7), subsection C.

- ***Tract 1 – 132.8 Acres*** – Tract shall consist of 125 lots as indicated in the Development Summary Table. Interior layout of streets and lots shall be reviewed at platting for compliance with UDC 35-506 requirements.
- Clear sight distances shall be provided at each roadway intersection to allow adequate, obstruction-free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not obscure the minimum intersection visibility.
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Sonoma Verde MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

Richard Chamberlin, P.E.
Engineer
Development Services TIA Division

ID 2005TIA0756

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Michael Herrera – Development Services MDP Division

FROM: Development Services TIA Division

COPIES TO: File

SUBJECT: Sonoma Verde, formerly known as Cedar Creek, MDP (Level 3 TIA) 2005TIA0756

DATE: July 29, 2005

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The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer at the time of platting for the Sonoma Verde Development MDP, at no cost to the City of San Antonio:

- ***Camp Bullis Road*** - Dedicate 86-feet of ROW and construct a 4-lane divided roadway (Secondary Arterial Type A). The limits of construction shall be extended through the Sonoma Verde development as shown on the City of San Antonio Major Thoroughfare Plan.

UDC Requirements for the design and construction of Camp Bullis Road:

Article 5, 35-506
(g) Dedication of Arterial (1) Adjacent streets. The sub divider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section:

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- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Sonoma Verde MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Approved by:

Richard Chamberlin, P.E.
Engineer
Development Services TIA Division

ID 2005TIA0756

Robert Lombrano TIA

From: tsang@bexar.org
Sent: Thursday, August 04, 2005 8:01 AM
To: Robert Lombrano
Subject: RE: Sonoma Verde PLEASE UPDATE YOUR RECORDS **Approval**

Yes
But I didn't proof read it very well. It was for Culebra Ranch and the date was Michael Herrera

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: Robert Lombrano [mailto:rlombrano@sanantonio.gov]
Sent: Wednesday, August 03, 2005 4:25 PM
To: tsang@bexar.org
Subject: RE: Sonoma Verde PLEASE UPDATE YOUR RECORDS **Approval**

Had your approval on 7/29/2005.

Thanks

Robert L.Lombrano
Planner II
Development Services Department
207-5014
rlombrano@sanantonio.gov

-----Original Message-----
From: tsang@bexar.org [mailto:tsang@bexar.org]
Sent: Wednesday, August 03, 2005 4:14 PM
To: Robert Lombrano; David.Parkerson@kimley-horn.com
Cc: Michael Herrera
Subject: RE: Sonoma Verde PLEASE UPDATE YOUR RECORDS **Approval**

Please use the attached as an approval for the Sonoma Verde Subdivision due to errors on last approval letter.

Thanks

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: Sang, Todd
Sent: Friday, July 29, 2005 4:50 PM
To: Robert Lombrano; 'David.Parkerson@kimley-horn.com'
Cc: Michael Herrera
Subject: Sonoma Verde **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

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TIA

Robert Lombrano

From: Marc Courchesne
Sent: Thursday, February 10, 2005 7:35 AM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; 'david.parkerson@kimley-horn.com'
Subject: Cedar Dreek MDP DISAPPROVED

In order to expedite the approval of Cedar Creek MDP, please provide the TIA $1000.00 review fee.

Thank you,

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

Robert Lombrano ZONING

From: Christopher Looney
Sent: Tuesday, March 15, 2005 8:59 AM
To: 'david.parkerson@kimley-horn.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Cedar Creek MDP

Cedar Creek MDP

Zoning: Approved
Outside of the City Limits, save for a relatively small portion in the southwestern quadrant of the MDP which cuts across property within the City Limits and which is zoned R-6. The MDP labels it as "GS", Green Space/Open Space.

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Robert Lombrano ZONING

From: Christopher Looney
Sent: Tuesday, March 15, 2005 8:50 AM
To: 'david.parkerson@kimley-horn.com'
Cc: Dustin Finley; Robert Lombrano; Ernest Brown; Michael Herrera
Subject: Cedar Creek MDP

Cedar Creek MDP

Zoning: Approved
Outside of the City Limits, save for a relatively small portion in the southwestern quadrant of the MDP which cuts across property within the City Limits and which is zoned R-6. The MDP labels it as "GS", which I assume represents Green Space.

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Robert Lombrano TREES

From: Joan Miller
Sent: Thursday, August 04, 2005 1:58 PM
To: 'david.parkerson@kimley-horn.com'; 'ben.houle@kimley-horn.com'
Cc: Michael Herrera; Robert Lombrano; Debbie Reid
Subject: Sonoma Verde MDP aprvl - Trees

CITY OF SAN ANTONIO

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

Date: 8/4/05

Subject: Sonoma Verde Master Development Plan Approval - Trees

Dear Engineer,

This Master Development Plan is approved as submitted.

This project will be subject to:

- Streetscape standards per UDC Section 35-512

It is recommended that streetscape standards and buffers be met through the preservation of existing trees and understory where possible and that a natural buffer be maintained between multi-family and residential developments. In addition, hike and bike trails to connect residences to nearby floodplains is recommended.

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

Sincerely,

Joan Miller
Administrative Assistant II

Robert Lombrano TREES

From: Mark C. Bird
Sent: Thursday, February 24, 2005 2:06 PM
To: 'david.parkerson@kimley-horn.com'
Cc: Robert Lombrano; Debbie Reid; Michael Herrera
Subject: MDP Cedar Creek disaprvl

Cedar Creek MDP disaprvl.doc

CITY OF SAN ANTONIO

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

Date: 2/24/05

Subject: **Master Development Plan Cedar Creek, A/P #1085536**

Dear Engineer,

This Master Development Plan does not meet the criteria of the 2003 Tree Preservation ordinance (Section 35-B125 and Table 35-B101) due to one or more of the following reasons:

Completion review:

☐ Copy of the MDP

X Master Tree Stand Delineation Plan with basic non-committal information

☐ $75 Plan Review fee

Technical Review:

☐ There are additional protected trees to be delineated

X Square footage of project and of tree canopy area

X Basic information on types of dominant trees i.e. Live oak, Cedar elm, re-growth Mesquite, Huisache, re-growth Juniper/Mountain cedar, etc. and under story vegetation i.e. Agarita, Johnson grass, etc.

☐ Other _____

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

Sincerely,

Mark Bird
Special Projects Officer

PARKS

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: Robert Lombrano, Planner II, Development Services Department

SUBJECT: Cedar Creek Master Development Plan

DATE: June 29, 2005

I recommend approval of Cedar Creek Master Development Plan.

Cedar Creek has vested rights under permit number VRP 05-02-051and is therefore not subject to the requirements of the Parks and Open Space Dedication section of the UDC.

Ismael B. Segovia, M.A.
Planner II
Parks and Recreation Department

Robert Lombrano

From: John McDonald
Sent: Wednesday, February 09, 2005 11:15 AM
To: Robert Lombrano
Cc: 'david.parkerson@kimley-horn.com'
Subject: Cedar Creek MDP

DISAPPROVAL

MEMO - MDP Cedar Creek.doc

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: Michael Herrera, Special Projects Coordinator, Development Services

FROM: John McDonald, Senior Planner

COPIES: File

SUBJECT: Cedar Creek Master Development Plan

DATE: February 9, 2005

I do not recommend approval of the Cedar Creek Master Development Plan.

Cedar Creek is a proposed subdivision encompassing both single-family and multi-family residences. Per UDC 35-503, the parkland dedication requirement is 1 acre for every 70 residential units and 1 acre for every 114 multi-family units. Based on the reported 1350 proposed single-family units and an average of 14 multi-family units per acre, I estimate a total parkland requirement of 28.1 acres.

The plan identifies over 20 sites as "Green Space/Open Space." The following issues need to be addressed"

1. Slopes – A minimum of fifty percent of each park site must have a slope that does not exceed seven percent. Please provide a slope analysis for each site.
2. Accessibility - Numerous sites do not appear to have any or minimum access from a street.
3. Width – the minimum width for parkland to qualify is 100 feet.

PLEASE SIGN & DATE

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION
233 N. Pecos La Trinidad, Suite 420
San Antonio, Texas 78207-3188
(210) 335-6700 • Fax (210) 335-6713

MEMORANDUM

DATE: Michael Herrera, Development Services MDP Division

TO: Bexar County Infrastructure Services Department

FROM: File

SUBJECT: Sonoma Verde Subdivision

The Bexar County Infrastructure Services Department has reviewed the Master Development Plan for the Sonoma Verde Subdivision located west of Babcock and north of FM 1604. Consisting of 685.3 acres single-family and commercial mixed use, this development is estimated to generate 28,228 average daily trips.

The following improvements will be provided by the developer prior to completion of the Culebra Valley Subdivision:

- All median modifications of Kyle Seale shall conform to the City of San Antonio standards.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

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

Bexar County

Robert Lombrano

From: tsang@bexar.org
Sent: Friday, July 08, 2005 3:14 PM
To: Robert Lombrano; david.parkerson@kimley-horn.com
Cc: Michael Herrera
Subject: Sonoma Verde **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

Robert Lombrano STREET & DRAINAGE

From: Sam Dent
Sent: Thursday, August 18, 2005 9:17 AM
To: Ben.houle@kimley-horn.com
Cc: Robert Lombrano
Subject: MDP Review Comments - Sonoma Verde(Supplemental)

See attached. APPROVED

Sam Dent, P.E.
Chief Engineer
DSD - Engineering
City of San Antonio

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

TO: Ben Houle
Kimley – Horn & Associates, Inc.

FROM: Sam Dent, P.E.
Chief Engineer

DATE: August 18, 2005

SUBJECT: MDP Review Comments(Supplemental)
Sonoma Verde

1. The above referenced MDP is approved.

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.

Robert Lombrano

From: Marc Courchesne
Sent: Monday, June 13, 2005 9:03 AM
To: Robert Lombrano
Subject: FW: Cedar Dreek MDP

Importance: High

FYI

-----Original Message-----
From: Ben.Houle@kimley-horn.com [mailto:Ben.Houle@kimley-horn.com]
Sent: Thursday, February 10, 2005 12:27 PM
To: Marc Courchesne
Cc: Dustin Finley; david.parkerson@kimley-horn.com
Subject: RE: Cedar Dreek MDP
Importance: High

Marc,

The $1000.00 review fee was included in the submittal checks - total fee of $1,975 broken down as follows:

Master Development Plan	**$ 500.00**
Parks Review Fee	**$ 400.00**
Tree Preservation	**$ 75.00**
Traffic Impact Analysis, Level 3	**$1,000.00**
TOTAL FEE	**$1,975.00**

There were two checks - one for $1575 and one for $400 (we had forgotten the Parks fee until the last minute).

Please confirm with Dustin Finley in Planning - he was the one who took in the MDP for us. I can provide a copy of the checks and the Fee Memo as submitted, if necessary.

Thank you!

Ben Houle, P.E.
Kimley-Horn and Associates, Inc.
45 NE Loop 410, Suite 495
San Antonio, Texas 78216
(p) 210-541-9166 (f) 210-541-8699
(m) 210-389-4305

Robert Lombrano SAWS

From: Karen.Stahn@saws.org
Sent: Tuesday, March 22, 2005 2:09 PM
To: Robert Lombrano
Cc: david.parkerson@kimley-horn.com
Subject: SAWS Aquifer Protection & Evaluation Review for "Cedar Creek MDP"

Attached is our review for the above project. APPROVED WITH COMMENTS

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

-----Original Message-----
From: Marc Courchesne [mailto:mcourchesne@sanantonio.gov]
Sent: Thursday, February 10, 2005 7:35 AM
To: Robert Lombrano; Richard De La Cruz; Marc Courchesne; Parkerson, Dave
Subject: Cedar Dreek MDP

In order to expedite the approval of Cedar Creek MDP, please provide the TIA $1000.00 review fee.

Thank you,

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

Kimley-Horn
and Associates, Inc.

BEXAR COUNTY

July 19, 2005

Suite 495
45 NE Loop 410
San Antonio, Texas
78216

Todd Sang
Civil Engineer Assistant
Bexar County, Infrastructure Services Dept.
233 N. Pecos La Trinidad, Ste. 420
San Antonio, TX 78207

Re: ***Sonoma Verde MDP (pka Cedar Creek MDP)***
Response to Comments

Dear Mr. Sang:

On behalf of the Developer, 685 Cedar Creek, Ltd., please find attached our response to Bexar County's comments dated July 8, 2005.

During the review/response period, a **Vested Rights Permit** (VRP #5-02-051) was approved for this project. The VRP establishes vested rights as of 1989.

Please contact me at 210-541-9166, if additional information is required.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

David P. Parkerson, P.E.
Division Manager

2005 JUL 21 P 2:32
DEV SERVICES

Attachments:

Cc: Robert Lombrano, City of San Antonio
Richard Chamberlin
Marc Courchesne
File

TEL 210 541 9166
FAX 210 541 8699

G:\Civil\068601002-CedarCreekMP\docs\COSA-commentresponse Ltr2.doc

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

Bexar County – Disapproved 7/08

1. Tract #1 exceeds 125 dwelling units with one access point.

   The single point of entry is a hardship that was created by the purchase of the Proposition 3 land that was sold to the City of San Antonio (City) by the previous owners in good faith. The access from Parcel 1 to the proposed Camp Bullis Roadway, which this developer will still be required to build, was cut-off by this purchase. A Vested Rights Permit has now been approved for this site to 1989. As a result of our meeting on July 14, we have reduced the proposed lots for Parcel 1 to 175 lots from 225 lots at the City's request. The applicant will request a variance if necessary at the time of Final Plat.

2. Residential lots should not side major thoroughfare in Tract #7.

   Camp Bullis will not be feasible as a Secondary Arterial due to the fact that it is cut off from the Easterly and Westerly directions by the aforementioned purchase of Proposition 3 land by the City and also by the existing golf course, both of which will not allow a roadway across them. Therefore, Camp Bullis will receive the ROW necessary to meet the Major Thoroughfare Plan, but will be built as a Collector. See attached general layout for Camp Bullis Road. As a result of our meeting on July 14, 2005, the proposed lot at the intersection of Camp Bullis Road has been removed.

3. Streets intersecting Major Thoroughfares need to follow hierarchy of roadways.

   Approximately 200' of each subdivision road intersecting an arterial has been widened to a 70' R.O.W. to accommodate the transition into the subdivisions. Please see Response in #2 for discussion of Camp Bullis Road.

4. Cross section for secondary arterial does not only apply at intersections. Please remove "intersection" from detail.

   The City has requested that the Secondary Arterial cross section be required at the intersections with Kyle Seale, but that Camp Bullis may be reduced to a Collector past the intersection. Please see response in #2 for discussion. Also see attached general layout for Camp Bullis Road. As a result of our meeting on July 14, 2005, the proposed roadway cross sections have been removed from the MDP and will be addressed at PUD or Major Plat application.

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

5. TIA needs to address two-way stop controlled intersections properly. Minor movements are operating at level of service "F".

   A right turn lane will be added on the intersections of local roads with Kyle Seale Parkway to facilitate movements. This change will alleviate the operating service level issues. Also refer to the response to comment 3 above referencing the widening of the R.O.W. at these intersections.

6. Streets E, JJ and G intersecting Kyle Seale need to be perpendicular.

   The intersections of Streets E and JJ are already constructed as shown. We are simply continuing them. Street G has been re-aligned to within acceptable design standard offset from perpendicular to Kyle Seale.

---

7. Please add a note requiring adherence to sight distance requirements in the UDC.

   The note has been added as Note number 9 on the lower right corner of the sheet.

Kimley-Horn
and Associates, Inc.

Suite 495
45 NE Loop 410
San Antonio, Texas
78216

August 17, 2005

Robert Lombrano
City of San Antonio
1901 S. Alamo
San Antonio, Texas

Re: ***Sonoma Verde MDP (pka Cedar Creek MDP)***
Response to Comments

Dear Mr. Lombrano:

On behalf of the Developer, Post Oak Development, please find attached our response to your comments dated August 17, 2005. We have also attached a copy of the revised MDP per your comments for your file. Per our conversation today with you and Sam Dent, this update should complete all comments for this MDP and warrant approval. Please notify me that you are satisfied for its' approval and we will submit to you 10 original copies and an 8.5" x 11" copy.

Please contact me at 210-541-9166, if additional information is required.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

David P. Parkerson, P.E.
Division Manager

Attachments: Revised MDP
Bexar County Appraisal District Exhibits

DEV. SERVICES
2005 AUG 22 A 8: 26

TEL 210 541 9166
FAX 210 541 8699

Kimley-Horn
and Associates, Inc.

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

MAJOR THOROUGHFARE – Disapproved

1. Camp Bullis shall have full dedication and construction throughout the project and adjacent to prop3, next to tract 5. Show full section on the project side not on prop3..

   Camp Bullis has been re-aligned on the south end of Tract 5 so that the full dedication is shown for the portion of Camp Bullis on Tract 5. There is existing Right-Of-Way for Camp Bullis located adjacent to our tract to the South per the attached Bexar County Appraisal District exhibits. Our MDP shows Camp Bullis attaching to that ROW. That offsite ROW is approximately 120-feet in width and is more than adequate for the future roadway.

MASTER DEVELOPMENT – Disapproved

1. Place this Note on the plan: "Tract 6 and 7 shall be platted concurrently to satisfy UDC requirement 35-506(e)(7) Secondary Access".

   A note has been added to this affect on the MDP.

2. Revise Tract 1 to show 125 units.

   It has been revised.

SERVICES
2005 AUG 22 A 8: 26

Robert Lombrano SAWS

From: Karen.Stahn@saws.org
Sent: Wednesday, July 13, 2005 1:40 PM
To: Robert Lombrano
Subject: Somona Verde MDP (Cedar Creek)

We reviewed the Cedar Creek MDP and sent you the review on 3/22/05. Is this one the same?
Also, "Dominion U4 305-028" sent you our review on 6-27-05.
"Canyon Crossing MDP" is not in our review area so you can take our name off of the list.

Thanks

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

Bexar CAD - 2005

Prop ID:	Owner:	Legal:
748665	CITY OF SAN ANTONIO	NCB 34547 BLK LOT P-1B NCB 34549 BLK LOT P-7A "BABCOCK NORTH OF FM 1604"

Property | Improvements | Land | Roll History | Deed History | Summary

Name, Address and Property Information

Owner ID	435110	**Property ID**	748665 (Real)	**Geo ID**	34547-000-0012
Name & Address	CITY OF SAN ANTONIO P O BOX 839966 SAN ANTONIO, TX 78213-3966	**Legal Description**	NCB 34547 BLK LOT P-1B NCB 34549 BLK LOT P-7A "BABCOCK NORTH OF FM 1604"		
% Ownership	100%	**Situs**	CAMP BULLIS RD		
Exemptions	EX	**Neighborhood**	21041 (HELOTES/GY FR/SCENIC LP/1604)		
Map ID Show Map		**Agent Code**			
Mapsco	513D3				

Property Value and Taxing Jurisdiction Information

		Property Values	Ag / Timber Use Value
(+)Improvement Homesite Value:	+	$0	
(+)Improvement Non-Homesite Value:	+	$0	
(+)Land Homesite Value:	+	$0	
(+)Land Non-Homesite Value:	+	$0	
(+)Agricultural Market Valuation:	+	$0	$0
(+)Timber Market Valuation:	+	$0	$0

(=)Market Value:	=	$0	
(-)Ag or Timber Use Value Reduction:	_	$0	

(=)Appraised Value:	=	$0	
(-) HS Cap:	_	$0	

(=)Assessed Value:	=	$0	

Owner	Percent Ownership	Total Value
CITY OF SAN ANTONIO	100 %	$0

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012719	$0	$0	$0.00
08	SA RIVER AUTH	0.016425	$0	$0	$0.00
09	ALAMO COM COLLEGE	0.107050	$0	$0	$0.00
10	UNIV HEALTH SYSTEM	0.243869	$0	$0	$0.00
11	BEXAR COUNTY	0.318471	$0	$0	$0.00
21	CITY OF SAN ANTONIO	0.578540	$0	$0	$0.00
56	NORTHSIDE ISD	1.762500	$0	$0	$0.00
	Total Tax Rate:	3.039574			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$0.00

2005 AUG 22 A 8:26
DEV. SERVICES

Improvement / Building Information

Bexar CAD - 2005

Prop ID:	Owner:	Legal:
748665	CITY OF SAN ANTONIO	NCB 34547 BLK LOT P-1B NCB 34549 BLK LOT P-7A "BABCOCK NORTH OF FM 1604"

Property | Improvements | Land | Roll History | Deed History | Summary

Name, Address and Property Information

Owner ID	435110	**Property ID**	748665 (Real)	**Geo ID**	34547-000-0012
Name & Address	CITY OF SAN ANTONIO P O BOX 839966 SAN ANTONIO, TX 78213-3966	**Legal Description**	NCB 34547 BLK LOT P-1B NCB 34549 BLK LOT P-7A "BABCOCK NORTH OF FM 1604"		
% Ownership	100%	**Situs**	CAMP BULLIS RD		
Exemptions	EX	**Neighborhood**	21041 (HELOTES/GY FR/SCENIC LP/1604)		
Map ID Show Map		**Agent Code**			
Mapsco	513D3				

Property Value and Taxing Jurisdiction Information

		Property Values		
(+)Improvement Homesite Value:	+	$0		
(+)Improvement Non-Homesite Value:	+	$0		
(+)Land Homesite Value:	+	$0		
(+)Land Non-Homesite Value:	+	$0	**Ag / Timber Use Value**	
(+)Agricultural Market Valuation:	+	$0		$0
(+)Timber Market Valuation:	+	$0		$0

(=)Market Value:	=	$0		
(-)Ag or Timber Use Value Reduction:	_	$0		

(=)Appraised Value:	=	$0		
(-) HS Cap:	_	$0		

(=)Assessed Value:	=	$0		

Owner	Percent Ownership	Total Value
CITY OF SAN ANTONIO	100 %	$0

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.012719	$0	$0	$0.00
08	SA RIVER AUTH	0.016425	$0	$0	$0.00
09	ALAMO COM COLLEGE	0.107050	$0	$0	$0.00
10	UNIV HEALTH SYSTEM	0.243869	$0	$0	$0.00
11	BEXAR COUNTY	0.318471	$0	$0	$0.00
21	CITY OF SAN ANTONIO	0.578540	$0	$0	$0.00
56	NORTHSIDE ISD	1.762500	$0	$0	$0.00
	Total Tax Rate:	3.039574			
				Taxes w/Current Exemptions:	$0.00
				Taxes w/o Exemptions:	$0.00

Improvement / Building Information

No Improvements Found

Land Information

ID	Type	Description	Acres	SqFt	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	1.992	86771.52	'	'	$0	$0

Roll Value History Information

Year	Imprv	Land Market	AG Valuation	Appraised	HS Cap	Assessed
2005	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2002	$0	$4,080	$0	$4,080	$0	$4,080
2001	$0	$4,080	$0	$4,080	$0	$4,080

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
0 -	11/4/2002	Deed	Deed		CITY OF SAN ANTONIO	9653	1145
1 -	12/18/1998	Deed	Deed		WORTH ENTERPRISES INC	7780	1977

[Property] [Improvements] [Land] [Roll History] [Deed History] [Summary] [Search] [Home]

2005 data current as of Aug 17 2005 3:11AM.
2004 and prior year data current as of Aug 5 2005 11:57AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

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System Requirements: Microsoft Internet Explorer 6.0 Or Higher. Sketches Require Microsoft Java Virtual Machine Enabled.

Kimley-Horn
and Associates, Inc.

DEV. SERVICES

2005 JUN 16 P 3:29

Suite 495
45 NE Loop 410
San Antonio, Texas
78216

June 16, 2005

Robert Lombrano
City of San Antonio
1901 S. Alamo
San Antonio, Texas

Re: Sonoma Verde MDP (pka Cedar Creek MDP)
Response to Comments

Dear Mr. Lombrano:

On behalf of the Developer, Post Oak Development, please find attached our response to your comments dated May 2, 2005.

Historic, Streets & Drainage, and Bexar County had no comments and are included in this submittal. SAWS and Zoning approved the MDP, therefore, no comments are included. MDP, Major Thoroughfare, and TIA comments are addressed together as the comments were received in one mark-up.

During the review/response period, a Vested Rights Permit (VRP #5-02-051) was approved for this project. The VRP establishes vested rights as of 1989.

Please contact me at 210-541-9166, if additional information is required.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

FOR: David P. Parkerson, P.E.
Division Manager

Attachments: 10 Revised MDP
4 Camp Bullis Exhibits
4 Topographic Exhibits
1 Revised Tree Affidavit

Cc: Public Works Storm Water Engineering
TIA – Development Services
Disability
Tree Preservation
Parks and Recreation

TEL 210 541 9166
FAX 210 541 8699

Kimley-Horn
and Associates, Inc.

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

MDP, MAJOR THOROUGHFARE, TIA – Disapproved 2/25

Note: During the review/response period, a Vested Rights Permit (VRP #5-02-051) was approved for this project. The VRP establishes vested rights as of 1989.

1. Tract 6 & 7 – 35-202(c) - There is no minimum size for Conventional or Enclave sub. There is a maximum subdivision size of 30 acres for an enclave subdivision.

   The Conservation subdivision designations have been removed. The only remaining Enclave subdivision is under 30 acres (tract 3). The rest of the tracts will generally adhere to Conventional subdivision standards.

DEV. SERVICES
2005 JUN 16 P 3:30

2. Development needs to comply with 35-506(e)(2) for projecting streets to adjacent future developments. Areas noted – southern projection from Tract 8 and eastern projection from Tract 4.

   Grades prevent the connection to the development for the southern projection from Tract 8 (approximately 25% grade to be able to tie into adjacent development). The adjacent proposed development is not prepared to accommodate a connection. The projection suggested from Tract 4 to the east would connect into the existing La Cantera Palmer Golf Course (approximate location now shown on MDP). Therefore, connections have not been shown.

3. Local streets intersecting with Kyle Seale and proposed Camp Bullis need to have a 70' ROW at intersection location.

   The local streets have been upgraded to 70' ROW for the intersections as requested.

4. Proposed Camp Bullis Road alignment should project southwesterly adjacent to the southern line of the CPS easement as opposed to curving northward as shown.

   Proposed Camp Bullis Road has been adjusted as requested.

5. Label 'Enclave' and 'Conservation' subdivisions on the plan view.

   All Conservation designations have been removed. The remaining Enclave subdivision within Tract 3 has been labeled as requested.

6. Detail the agreement from adjacent property owner for building and dedicating Camp Bullis Road just east of it's intersection with Kyle Seale Parkway.

   The 10-acre tract is owned by a separate entity than the one applying for approval on this MDP. A letter will be provided by that entity under separate cover that indicates their intent to dedicate the additional required Camp Bullis ROW upon request.

7. Detail the proposed alignment and cross-section of Camp Bullis Road along the southern boundary of Tract 5.

   An 11"x17" exhibit has been attached to the resubmitted MDP detailing the proposed alignment and cross section of Proposed Camp Bullis Road. One-half of the required ROW for Camp Bullis Road at this location has already been dedicated by the City within the proposed 3 land.

DEV. SERVICES
2005 JUN 16 P 3:30

8. Add the Volume and Page numbers for the Kyle Seale Parkway plats.

   Volume and Page numbers have been added along Kyle Seale Parkway as requested.

9. Show the schematic location of the pedestrian circulation system per UDC 35-B101(c)F(19).

   Per the Vested Rights Permit referenced above, the project is not required to comply with the pedestrian circulation requirement. We do intend to provide trail systems and sidewalks for some of the tracts and would like to discuss this item with the Parks Department in a meeting at their earliest convenience.

10. Show/label roadways and lots through existing Cedar Creek Units 14 & 6a.

    Roadways and lots are now shown for the existing Units 14 and 6a.

11. Connect existing Cedar Vista Drive to proposed Street X per UDC 35-506(e).

    Grade issues make the connection impractical and nearly impossible. We propose to add a cul-de-sac to the end of Cedar Vista Drive.

12. Label MDP limits.

    MDP Limits have been darkened and labeled.

Kimley-Horn
and Associates, Inc.

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

DISABILITY ACCESS – Disapproved 3/01

Please Note: During the review/response period, a Vested Rights Permit (VRP #5-02-051) was approved for this project. The VRP establishes vested rights as of 1989.

1. Please add a general note to plans stating that sidewalks will be installed in the public right-of-way per UDC Article 5, Division 2: 35-506(q).

   The note has not been added per grade issues and the approved V.R.P. referenced above. The project will attempt to abide by UDC Article 5, Division 2: 35-506(q) where possible.

DEV. SERVICES
2005 JUN 16 P 3:30

Kimley-Horn
and Associates, Inc.

Suite 495
45 NE Loop 410
San Antonio, Texas
78216

August 17, 2005

Robert Lombrano
City of San Antonio
1901 S. Alamo
San Antonio, Texas

Re: ***Sonoma Verde MDP (pka Cedar Creek MDP)***
Response to Comments

Dear Mr. Lombrano:

On behalf of the Developer, Post Oak Development, please find attached our response to your comments dated August 17, 2005. We have also attached a copy of the revised MDP per your comments for your file. Per our conversation today with you and Sam Dent, this update should complete all comments for this MDP and warrant approval. Please notify me that you are satisfied for its' approval and we will submit to you 10 original copies and an 8.5" x 11" copy.

Please contact me at 210-541-9166, if additional information is required.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

David P. Parkerson, P.E.
Division Manager

Attachments: Revised MDP
Bexar County Appraisal District Exhibits

TEL 210 541 9166
FAX 210 541 8699

Kimley-Horn
and Associates, Inc.

RESPONSE TO COMMENTS
SONOMA VERDE MDP
(pka – Cedar Creek MDP)

MAJOR THOROUGHFARE – Disapproved

1. Camp Bullis shall have full dedication and construction throughout the project and adjacent to prop3, next to tract 5. Show full section on the project side not on prop3..

   Camp Bullis has been re-aligned on the south end of Tract 5 so that the full dedication is shown for the portion of Camp Bullis on Tract 5. There is existing Right-Of-Way for Camp Bullis located adjacent to our tract to the South per the attached Bexar County Appraisal District exhibits. Our MDP shows Camp Bullis attaching to that ROW. That offsite ROW is approximately 120-feet in width and is more than adequate for the future roadway.

MASTER DEVELOPMENT – Disapproved

1. Place this Note on the plan: "Tract 6 and 7 shall be platted concurrently to satisfy UDC requirement 35-506(e)(7) Secondary Access".

   A note has been added to this affect on the MDP.

2. Revise Tract 1 to show 125 units.

   It has been revised.

No Improvements Found

Land Information

ID	Type	Description	Acres	SqFt	Eff Front	Eff Depth	Market Value	Prod. Value
1	BSE	Base Rate Lot	1.992	86771.52	'	'	$0	$0

Roll Value History Information

Year	Imprv	Land Market	AG Valuation	Appraised	HS Cap	Assessed
2005	$0	$0	$0	$0	$0	$0
2004	$0	$0	$0	$0	$0	$0
2003	$0	$0	$0	$0	$0	$0
2002	$0	$4,080	$0	$4,080	$0	$4,080
2001	$0	$4,080	$0	$4,080	$0	$4,080

Deed History - (Last 3 Deed Transactions)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page
0 -	11/4/2002	Deed	Deed		CITY OF SAN ANTONIO	9653	1145
1 -	12/18/1998	Deed	Deed		WORTH ENTERPRISES INC	7780	1977

[Property] [Improvements] [Land] [Roll History] [Deed History] [Summary] [Search] [Home]

2005 data current as of Aug 17 2005 3:11AM.
2004 and prior year data current as of Aug 5 2005 11:57AM
For property information, contact (210) 242-2432 or (210) 224-8511 or email.
For website information, contact (210) 242-2500.

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System Requirements: Microsoft Internet Explorer 6.0 Or Higher. Sketches Require Microsoft Java Virtual Machine Enabled.

****
*** FAX TX REPORT ***
****

TRANSMISSION OK

JOB NO.	1682
DESTINATION ADDRESS	95418699
PSWD/SUBADDRESS	
DESTINATION ID	
ST. TIME	07/06 08:48
USAGE T	00'46
PGS.	3
RESULT	OK

City of San Antonio
Development Services Department

Land Development Services Divsion
Development and Business Services Center
1901 S. Alamo
Mailing address: P. O. Box 839966 *San Antonio, TX 78283-3966*

Pages sent including fax cover: ☐

If you do not receive all pages, please call 207-5014

Please deliver to:

Name: DAVID	
Title:	
Organization: KIMLEY-HORN	
Phone: 541-9166	
Fax: 541-8699	

From:

Name: ***ROBERT L. LOMBRANO***	
Title: PLANNER II	
Division: Development Services	
Phone: 210-207-5014	
Fax: 207-7897	

SONOMA VERDE (CEDAR CREEK)

Remarks:

Kimley-Horn
and Associates, Inc.

45 N.E. Loop 410
Suite 495
San Antonio, Texas
78216

TEL 210 541 9166
FAX 210 541 8699

Transmittal

Date: August 2, 2005 Job Number: 068601002

Project Name: Sonoma Verde MP

To: Robert Lombrano
Dev. Services Dept
Land Development Services Center
1901 S. Alamo
San Antonio, Tx 78283-3966

We are sending these by

☐ U.S. Mail ☐ FedEx _____ ☒ Hand Deliver
☐ Other: _____

We are sending you

☒ Attached ☐ Under separate cover via _____ the following items:
☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders
☐ Other: _____

2005 AUG -4 A 11:35 DEV SERVICES

Copies	*Date*	*No.*	*Description*
3			Sonoma Verde MDP

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☒ Copies for approval
☒ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution
☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks: *If you have any questions, please call.*

Copy to: _____ Signed _____
David Parkerson, P.E.

CITY OF SAN ANTONIO
PUBLIC WORKS DEPARTMENT
DISABILITY ACCESS OFFICE
PO BOX 839966
SAN ANTONIO, TEXAS 78283-3966

TRANSMITTAL COVER

DATE: 8-4-05

TO: Robt. Lombrano, COSA/DS.
fax 207-7897

David Parkerson, P.E. Kimley-Horn
fax 541-8699

FROM: Mark MacDonald, R.A.S., Planner II
Disability Access Office
Public Works Department
Telephone (Voice and TTY): 207-7245 Fax: 207-6988
E Mail: mmacdonald@sanantonio.gov

PG. 1 OF 2 PGS.

NOTES

Organizations Code and all other applicable laws at the time of such indemnification, reimbursement or advance payment; provided, however, no Director, Officer or Committee Member shall be indemnified for: (a) a breach of duty of loyalty to the Association or its Members; (b) an act or omission not in good faith or that involves intentional misconduct or a knowing violation of the law; (c) a transaction from which such Director, Officer or Committee Member received an improper benefit, whether or not the benefit resulted from an action taken within the scope of directorship or office; or (d) an act or omission for which the liability of such Director, Officer or Committee Member is expressly provided for by statute.

ARTICLE XV

MISCELLANEOUS

The fiscal year of the Association shall begin on the first day of January and end on the 31st day of December of every year, except that the first fiscal year shall begin on the date of incorporation.

Kimley-Horn
and Associates, Inc.

45 N.E. Loop 410
Suite 495
San Antonio, Texas
78216
TEL 210-541-9166
FAX 210-541-8699

RECEIVED
05 AUG 19 AM 9:00

DEV. SERVICES
2005 AUG 22 A 8: 32

LAND DEVELOPMENT
SERVICES DIVISION

Transmittal

Date: August 19, 2005 Job Number: 068601002

Project Name: Cedar Creek Master Plan

To: Robert Lombrano
901 S. Alamo St.
P.O. Box 839966
San Antonio, Texas 78238

We are sending these by

☐ U.S. Mail ☐ FedEx ☒ Hand Deliver
☐ Other:

We are sending you

☒ Attached ☐ Under separate cover via the following items:

☐ Shop Drawings ☐ Prints/Plans ☐ Samples ☐ Specifications ☐ Change Orders

☐ Other:

Copie	*Date*	*No.*	*Description*
10	8/19/05		Master Development Plan – Sonoma Verde (Full Size)
1	8/19/05		Master Development Plan – Sonoma Verde (8 ½" X 11")

These are transmitted as checked below:

☐ For your use ☐ Approved as submitted ☐ Resubmit ☒ Copies for approval
☐ As requested ☐ Approved as noted ☐ Submit ☐ Copies for distribution
☐ For review and comment ☐ Returned for corrections ☐ Return ☐ Corrected prints

Remarks:

- For Approval

Copy to:

Signed

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06 APR 13 PM 2:02
LAND DEVELOPMENT
SERVICES DIVISION

04-17-06A09:02 RCVD

BYLAWS OF SONOMA VERDE RESIDENTIAL COMMUNITY, INC.

(a Texas non-profit corporation)

Robert Lombrano BEXAR COUNTY

From: tsang@bexar.org
Sent: Friday, July 29, 2005 4:50 PM
To: Robert Lombrano; David.Parkerson@kimley-horn.com
Cc: Michael Herrera
Subject: Sonoma Verde **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

ARTICLE X

ASSESSMENTS

As more fully provided in the Master Covenant, each Member is obligated to pay to the Association Assessments which are secured by a continuing lien upon the property against which the Assessments are made. Assessments shall be due and payable in accordance with the Master Covenant.

ARTICLE XI

CORPORATE SEAL

The Association may, but shall have no obligation to, have a seal in a form adopted by the Board.

ARTICLE XII

DECLARANT PROVISIONS

Section 12.1. Conflict. The provisions of this Article control over any provision to the contrary elsewhere in these Bylaws.

Section 12.2. Board of Directors. As provided in Section 3.03(b) of the Master Covenant, Declarant is entitled to appoint and remove all members of the Board of Directors until Declarant no longer owns any portion of the Property (as defined in the Master Covenant). Until Declarant's right to appoint all members of the Board of Directors terminates, the Directors appointed by Declarant need not be Owners or residents and may not be removed by the Owners. In addition, Declarant has the right to fill vacancies in any directorship vacated by a Declarant appointee.

ARTICLE XIII

AMENDMENTS

Section 13.1. These Bylaws may be amended, at a regular or special meeting of the Members, by a vote of all the Members of the Association provided that such amendment has been approved by Members of the Association entitled to cast at least sixty-seven percent (67%) of the total number of votes of the Association.

Section 13.2. In the case of any conflict between the Certificate and these Bylaws, the Certificate shall control; and in the case of any conflict between the Master Covenant and these Bylaws, the Master Covenant shall control.

ARTICLE XIV

INDEMNIFICATION OF DIRECTORS AND OFFICERS

The Association shall indemnify every Director and Officer of the Association and Committee Members against, and reimburse and advance to every Director, Officer and Committee Member for, all liabilities, costs and expenses' incurred in connection with such directorship or office and any actions taken or omitted in such capacity to the greatest extent permitted under the of the Texas Business

- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways.
- Provide clear sight distance at each roadway to provide adequate distance for obstruction free viewing distances for approaching traffic. All signage, landscaping and improvements should be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA concurrent with the proposed Sonoma Verde MDP is a conceptual plan and therefore this document does not represent an approval for the internal street plan. All streets shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491, for Plat Certification.

1. 100 year Flood Plain Shown and Buffing (if applicable)
2. Sensitive Recharge Features and Buffing (if applicable)
3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved with the Texas Commission on Environmental Quality (TCEQ) prior to construction.

According to the Water Quality Ordinance # 81491, Section 34-913, buffing may be required.

- **Bexar County Public Works** has indicated as part of their conditional approval, the following conditions shall be met:

The following improvements will be provided by the developer prior to completion of the Culebra Valley Subdivision:

- All median modifications of Kyle Seale shall conform to the City of San Antonio standards.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by TxDOT and / or Bexar County.

04-17-06A09:03 RCVD

BYLAWS
OF
SONOMA VERDE RESIDENTIAL COMMUNITY, INC.

ARTICLE I

INTRODUCTION

The name of the corporation is Sonoma Verde Residential Community, Inc., hereinafter referred to as the "Association". The principal office of the Association shall be located in Bexar County, Texas, but meetings of Members and Directors may be held at such places within the State of Texas, County of Bexar, as may be designated by the Board of Directors.

The Association is organized to be a nonprofit corporation.

Notwithstanding anything to the contrary in these Bylaws, a number of provisions are modified by the Declarant's reservations in that certain Sonoma Verde Master Covenant, recorded in the Official Public Records of Bexar County, Texas, including the number, qualification, appointment, removal, and replacement of Directors.

ARTICLE II

DEFINITIONS

Unless the context otherwise specifies or requires, the following words and phrases when used in these Bylaws shall have the meanings hereinafter specified:

Section 2.1. Assessment. "Assessment" or "Assessments" shall mean assessment(s) levied by the Association under the terms and provisions of the Master Covenant.

Section 2.2. Association. "Association" shall mean and refer to Sonoma Verde Residential Community, Inc.

Section 2.3. Association Property. "Association Property" shall mean all real or personal property now or hereafter owned by the Association, including without limitation, all easement estates, licenses, leasehold estates and other interests of any kind in and to real or personal property which are now are hereafter owned or held by the Association.

Section 2.4. Association Restrictions. "Association Restrictions" shall mean the Master Covenant as the same may be amended from time to time, together with the Certificate, Bylaws, and Association Rules from time to time in effect.

Section 2.5. Association Rules. "Association Rules" shall mean the rules and regulations adopted by the Board pursuant to the Master Covenant, as the same may be amended from time to time.

Section 2.6. Board. "Board" shall mean the Board of Directors of the Association.

Section 2.7. Bylaws. "Bylaws" shall mean the Bylaws of the Association which may be adopted by the Board and as from time to time amended.

Section 2.8. Certificate. "Certificate" shall mean the Certificate of Formation of Sonoma Verde Residential Community, Inc., filed in the office of the Secretary of State of the State of Texas, as the same may from time to time be amended.

Section 2.9. Declarant. "Declarant" shall mean **TOLL TX II, L.P.**, a Texas limited partnership, and its duly authorized representatives or their successors or assigns; provided that any assignment of the rights of Declarant must be expressly set forth in writing and the mere conveyance of a portion of the Property without written assignment of the rights of Declarant shall not be sufficient to constitute an assignment of the rights of Declarant hereunder.

Section 2.10. Master Covenant. "Master Covenant" shall mean the "Sonoma Verde Master Covenant", recorded in the Official Public Records of Bexar County, Texas, as the same may be amended from time to time.

Section 2.11. Manager. "Manager" shall mean the person, firm, or corporation, if any, employed by the Association pursuant to the Master Covenant and delegated the duties, powers, or functions of the Association.

04-17-06 09:03 RCVD

Section 2.12. Member. "Member" or "Members" shall mean any person(s), entity or entities holding membership privileges in the Association as provided in the Master Covenant.

Section 2.13. Mortgage. "Mortgage" or "Mortgages" shall mean any mortgage(s) or deed(s) of trust covering any portion of the Property given to secure the payment of a debt.

Section 2.14. Mortgagee. "Mortgagee" or "Mortgagees" shall mean the holder or holders of any lien or liens upon any portion of the Property.

Section 2.15. Neighborhood Delegate. "Neighborhood Delegate" or "Neighborhood Delegates" shall mean the representative elected by the Owners of Lots and Condominium Units in each Neighborhood to cast the votes of all Lots and Condominium Units in the Neighborhood on matters requiring a vote of the membership, except where this Master Covenant specifically requires a vote of the Owners.

Section 2.16. Owner. "Owner" or "Owners" shall mean the person(s), entity or entities, including Declarant, holding a fee simple interest in any Lot, but shall not include the Mortgagee of a Mortgage.

ARTICLE III

MEMBERSHIP, MEETINGS, QUORUM, VOTING, PROXIES

Section 3.01. Membership. Each Owner of a Lot is a mandatory Member of the Association, as more fully set forth in the Master Covenant.

Section 3.02. Place of Meetings. Meetings of the Association shall be held where designated by the Board, either within the Property or as convenient as possible and practical.

Section 3.03. Annual Meetings. The first meeting of the Association, whether a regular or special meeting, shall be held within one (1) year from the date of incorporation of the Association. The Board shall set subsequent regular annual meetings so as to occur on a date and time determined by the Board.

Section 3.04. Special Meetings. Special meetings of Members or Neighborhood Delegates may be called in accordance with Section 22.155 of the Texas Business Organizations Code or any successor statute.

Section 3.05. Notice of Meetings. Written or printed notice stating the place, day, and hour of any meeting of the Members or Neighborhood Delegates shall be delivered, either personally or by mail, to each Member or Neighborhood Delegates entitled to vote at such meeting or by publication in a newspaper of general circulation, not less than 10 nor more than 60 days before the date of such meeting, by or at the direction of the President, the Secretary, or the officers or persons calling the meeting. In the case of a special meeting or when otherwise required by statute or these By-Laws, the purpose or purposes for which the meeting is called shall be stated in the notice. No business shall be transacted at a special meeting except as stated in the notice. If mailed, the notice of a meeting shall be deemed to be delivered when deposited in the United States mail addressed to the Member or Neighborhood Delegates at his address as it appears on the records of the Association, with postage prepaid.

04-17-06A09:03 RCVD

Section 3.06. Waiver of Notice. Waiver of notice of a meeting of the Members or Neighborhood Delegates shall be deemed the equivalent of proper notice. Any Member or Neighborhood Delegate may, in writing, waive notice of any meeting of the Members or Neighborhood Delegates, either before or after such meeting. Attendance at a meeting by a Member or Neighborhood Delegate shall be deemed waiver by such Member or Neighborhood Delegate of notice of the time, date, and place thereof, unless such Member or Neighborhood Delegate specifically objects to lack of proper notice at the time the meeting is called to order. Attendance at a special meeting by a Member or Neighborhood Delegate shall be deemed waiver of notice of all business transacted at such meeting unless an objection by a Member or Neighborhood Delegate on the basis of lack of proper notice is raised before the business is put to a vote.

Section 3.07. Adjournment of Meetings. If any Association meeting cannot be held because a quorum is not present, a majority of the Members or Neighborhood Delegates, as the case may be, who are present at such meeting may adjourn the meeting to a time not less than 5 or more than 60 days from the time the original meeting was called. At the reconvened meeting, if a quorum is present, any business may be transacted which might have been transacted at the meeting originally called. If a time and place for reconvening the meeting is not fixed by those in attendance at the original meeting or if for any reason a new date is fixed for reconvening the meeting after adjournment, notice of the time and place for reconvening the meeting shall be given to Members or Neighborhood Delegates in the manner prescribed for regular meetings. The Members or Neighborhood Delegates present at a duly called or held meeting at which a quorum is present may continue to do business until adjournment, notwithstanding the departure of enough Members or Neighborhood Delegates to leave less than a quorum, provided that Members or Neighborhood Delegates representing at least 20% of the total votes in the Association remain in attendance, and provided that any action taken is approved by at least a majority of the votes required to constitute a quorum.

Section 3.08. Voting. The voting rights of the Members shall be as set forth in the Master Covenant, and such voting rights provisions are specifically incorporated by reference. The voting rights

of the Neighborhood Delegates shall be as set forth in the Master Covenant, and such voting rights are specifically incorporated herein by reference.

Section 3.09. Proxies. Neighborhood Delegates may not vote by proxy but only in person or through their designated alternates. On any matter as to which a Member is entitled personally to cast the vote for his Lot or Condominium Unit, such vote may be cast in person or by proxy, subject to the limitations of Texas law relating to use of general proxies and subject to any specific provision to the contrary in the Master Covenant or these By-Laws. No proxy shall be valid unless signed by the Member for which it is given or his duly authorized attorney-in-fact, dated, and filed with the Secretary of the Association prior to the meeting for which it is to be effective. Proxies shall be valid only for the specific meeting for which given and for lawful adjournments of such meeting. In no event shall a proxy be valid more than 90 days after the date of the original meeting for which it was given. Every proxy shall be revocable and shall automatically cease upon conveyance of the Unit for which it was given.

Section 3.10. Majority. As used in these By-Laws, the term "**majority**" shall mean more than 50% of the total eligible votes in the Association.

Section 3.11. Quorum. Except as provided in these By-Laws or in the Master Covenant, the presence of the Members or Neighborhood Delegates representing 25% of the total votes in the Association shall constitute a quorum at all Association meetings.

Section 3.12. Conduct of Meetings. The President or any other person appointed by the Board shall preside over all Association meetings, and the Secretary, or the Secretary's designee, shall keep the minutes of the meeting and record in a minute book all resolutions adopted at the meeting, a well as a record of all transactions occurring at the meeting.

Section 3.13. Action Without a Meeting. Any action required or permitted by law to be taken at a meeting of the Members or Neighborhood Delegates may be taken without a meeting, without prior notice, and without a vote if written consent specifically authorizing the proposed action is signed by Members or Neighborhood Delegates holding at least the minimum number of votes necessary to authorize such action at a meeting if all Members or Neighborhood Delegates entitled to vote thereon were present. Such consents shall be signed within 60 days after receipt of the earliest dated consent, dated, and delivered to the Association at its principal place of business in Texas. Such consents shall be filed with the minutes of the Association and shall have the same force and effect as a vote of the Members or Neighborhood Delegates at a meeting. Within 10 days after receiving authorization for any action by written consent, the Secretary shall give written notice to all Members or Neighborhood Delegates entitled to vote who did not give their written consent, fairly summarizing the material features of the authorized action.

ARTICLE IV

BOARD OF DIRECTORS

Section 4.1. Authority; Number of Directors.

(a) The affairs of the Association shall be governed by a Board of Directors. The number of Directors shall be fixed by the Board of Directors from time to time. The initial Directors shall be three (3) in number and shall be those Directors named in the Articles. The initial Directors shall serve until their

successors are elected and qualified. Except as is provided in the Master Covenant and in Sections 4.1(b) and 4.1(c) below, Declarant shall have the absolute right to appoint and remove members of the Board of Directors.

(b) At such time as Declarant no longer has the right to appoint and remove all members of the Board of Directors as provided in Section 3.05(c) of the Master Covenant, the Board of Directors will be increased to five (5) members. The President of the Association will thereupon call a meeting of the Members of the Association where the Neighborhood Delegates will elect one (1) Director for a three (3) year term, two (2) Directors for a two (2) year term, and two (2) Directors for a one (1) year term. Upon expiration of the term of a Director elected by the Neighborhood Delegates pursuant to this Section 4.1(b), his or her successor will be elected for a term of two (2) years. A Director takes office upon the adjournment of the meeting or balloting at which he is elected or appointed and, absent death, ineligibility, resignation, or removal, will hold office until his successor is elected or appointed.

(c) Each Director, other than Directors appointed by Declarant, shall be a Member and resident, or in the case of corporate or partnership ownership of a Lot or Condominium Unit, a duly authorized agent or representative of the corporate or partnership Owner. The corporate, or partnership Owner shall be designated as the Director in all correspondence or other documentation setting forth the names of the Directors.

Section 4.2. Compensation. The Directors shall serve without compensation for such service. As determined by the Board, Directors may be reimbursed for any reasonable and necessary out-of-pocket expenses.

Section 4.3. Nominations to Board of Directors. Members may be nominated for election to the Board of Directors in either of the following ways:

(a) A Member who is not a Director and who desires to run for election to that position shall be deemed to have been nominated for election upon his filing with the Board of Directors a written petition of nomination; or

(b) A Director who is eligible to be re-elected shall be deemed to have been nominated for re-election to the position he holds by signifying his intention to seek reelection in a writing addressed to the Board of Directors.

Section 4.4. Removal of Directors for Cause. If a Director breaches such Director's duties hereunder or violates the terms of the Master Covenant, the Certificate, the Rules and Regulations or these Bylaws, such Director may be removed by Declarant unless Declarant no longer has the right to appoint and remove Directors in accordance with Section 4.1 of these Bylaws, and then by a majority vote of the remaining Directors after Declarant's right to appoint and remove Directors has expired. No Director shall have any voting rights nor may such Director participate in any meeting of the Board of Directors at any time that such Director is delinquent in the payment of any Assessments or other charges owed to the Association. Any Director that is ninety (90) days delinquent in the payment of Assessments or other charges more than three (3) consecutive times shall be removed as a Director.

Section 4.5. Vacancies on Board of Directors. At such time as Declarant's right to appoint and remove Directors has expired or been terminated, if the office of any elected Director shall become vacant by reason of death, resignation, retirement, disqualification, removal from office or otherwise, the

remaining Directors, at a special meeting duly called for this purpose, shall choose a successor who shall fill the unexpired term of the directorship being vacated. If there is a deadlock in the voting for a successor by the remaining Directors, the one Director with the longest continuous term on the Board shall select the successor. At the expiration of the term of his position on the Board of Directors, the successor Director shall be re-elected or his successor shall be elected in accordance with these Bylaws.

Section 4.6. Removal of Directors by Neighborhood Delegates. Subject to the right of Declarant to nominate and appoint Directors as set forth in Section 4.1 of these Bylaws, an elected Director may be removed, with or without cause, by the vote of Neighborhood Delegates holding a majority of the votes entitled to be cast in the Association.

Section 4.7. Consent in Writing. Any action by the Board of Directors, including any action involving a vote on a fine, damage assessment, appeal from a denial or architectural control approval, or suspension of a right of a particular Member before the Member has an opportunity to attend a meeting of the Board of Directors to present the Member's position on the issue, may be taken without a meeting if all of the Directors shall unanimously consent in writing to the action. Such written consent shall be filed in the Minute Book. Any action taken by such written consent shall have the same force and effect as a unanimous vote of the Directors.

ARTICLE V

MEETINGS OF DIRECTORS

Section 5.1. Regular Meetings. Regular meetings of the Board shall be held annually or such other frequency as determined by the Board, without notice, at such place and hour as may be fixed from time to time by resolution of the Board.

Section 5.2. Special Meetings. Special meetings of the Board shall be held when called by the President of the Association, or by any two Directors, after not less than three (3) days' notice to each Director.

Section 5.3. Quorum. A majority of the number of Directors shall constitute a quorum for the transaction of business. Every act or decision done or made by a majority of the Directors present at a duly held meeting at which a quorum is present shall be regarded as the act of the Board of Directors.

Section 5.4. Telephone Meetings. Members of the Board or any committee of the Association may participate in and hold meetings of the Board or committee by means of conference telephone or similar communications equipment by means of which all persons participating in the meeting can hear each other. Participation in such meeting constitutes presence in person at the meeting, except where a person participates in the meeting for the express purpose of objecting to the transaction of any business on the ground that the meeting is not lawfully called or convened.

Section 5.6. Action without a Meeting. Any action required or permitted to be taken by the Board at a meeting may be taken without a meeting, if all Directors individually or collectively consent in writing to such action. The written consent must be filed with the minutes of Board meetings. Action by written consent has the same force and effect as a unanimous vote.

ARTICLE VI

POWERS AND DUTIES OF THE BOARD

Section 6.1. Powers. The Board shall have power and duty to undertake any of the following actions, in addition to those actions to which the Association is authorized to take in accordance with the Master Covenant:

(a) adopt and publish the Association Rules, including regulations governing the use of the Association Property and facilities, and the personal conduct of the Members and their guests thereon, and to establish penalties for the infraction thereof;

(b) suspend the voting rights of a Member and right of a Member to use of the Association Property during any period in which such Member shall be in default in the payment of any Assessment levied by the Association, or after notice and hearing, for any period during which an infraction of the Association Rules by such Member exists;

~~(c) exercise for the Association all powers, duties and authority vested in or related to the~~ Association and not reserved to the membership by other provisions of the Association Restrictions;

(d) to enter into any contract or agreement with a municipal agency or utility company to provide electric utility service to all or any portion of the Property;

(e) declare the office of a member of the Board to be vacant in the event such member shall be absent from three (3) consecutive regular meetings of the Board;

(f) employ such employees as they deem necessary, and to prescribe their duties;

(g) as more fully provided in the Master Covenant, to:

(1) fix the amount of the Assessments against each Lot in advance of each annual assessment period and any other assessments provided by the Master Covenant; and

(2) foreclose the lien against any property for which Assessments are not paid within thirty (30) days after due date or to bring an action at law against the Owner personally obligated to pay the same;

(h) issue, or to cause an appropriate officer to issue, upon demand by any person, a certificate setting forth whether or not any Assessment has been paid and to levy a reasonable charge for the issuance of these certificates (it being understood that if a certificate states that an Assessment has been paid, such certificate shall be conclusive evidence of such payment);

(i) procure and maintain adequate liability and hazard insurance on property owned by the Association;

(j) cause all officers or employees having fiscal responsibilities to be bonded, as it may deem appropriate; and

(k) exercise such other and further powers or duties as provided in the Master Covenant or by law.

Section 6.2. Duties. It shall be the duty of the Board to:

(a) cause to be kept a complete record of all its acts and corporate affairs and to present a statement thereof to the Neighborhood Delegates at the annual meeting of the Association, or at any special meeting when such statement is requested in writing by Members who are entitled to cast fifty-one percent (51%) of all outstanding votes; and

(b) supervise all officers, agents and employees of the Association, and to see that their duties are properly performed.

ARTICLE VII

OFFICERS AND THEIR DUTIES

Section 7.1. Enumeration of Offices. The officers of the Association shall be a President and a Vice-President, who shall at all times be members of the Board, a Secretary and a Treasurer, and such other officers as the Board may from time to time create by resolution.

Section 7.2. Election of Officers. The election of officers shall take place at the first meeting of the Board following each annual meeting of the Members.

Section 7.3. Term. The officers of the Association shall be elected annually by the Board and each shall hold office for one (1) year unless he resigns sooner, or shall be removed or otherwise disqualified to serve.

Section 7.4. Special Appointments. The Board may elect such other officers as the affairs of the Association may require, each of whom shall hold office for such period, have such authority, and perform such duties as the Board may, from time to time, determine.

Section 7.5. Resignation and Removal. Any officer may be removed from office with or without cause by the Board. Any officer may resign at any time by giving written notice to the Board, the President, or the Secretary. Such resignation shall take effect on the date of receipt of such notice or at any later time specified therein, and unless otherwise specified therein, the acceptance of such resignation shall not be necessary to make it effective.

Section 7.6. Vacancies. A vacancy in any office may be filled through appointment by the Board. The officer appointed to such vacancy shall serve for the remainder of the term of the officer he replaces.

Section 7.7. Multiple Offices. The offices of Secretary and Treasurer may be held by the same person. No person shall simultaneously hold more than one of any of the other offices except in the case of special offices created pursuant to Section 7.4.

Section 7.8. Duties. The duties of the officers are as follows:

(a) President. The President shall preside at all meetings of the Board; shall see that orders and resolutions of the Board are carried out; shall sign all leases, mortgages, deeds and other written instruments and shall co-sign all checks and promissory notes.

(b) Vice President. The Vice President, if any, shall generally assist the President and shall have such powers and perform such duties and services as shall from time to time be prescribed or delegated to him by the President or the Board.

(c) Secretary. The Secretary shall record the votes and keep the minutes of all meetings and proceedings of the Board and of the Members; serve notice of meetings of the Board and of the Members; keep appropriate current records showing the Members of the Association together with their addresses; and shall perform such other duties as required by the Board.

(d) Assistant Secretaries. Each Assistant Secretary shall generally assist the Secretary and shall have such powers and perform such duties and services as shall from time to time be prescribed or delegated to him or her by the Secretary, the President, the Board or any committee established by the Board.

(e) Treasurer. The Treasurer shall receive and deposit in appropriate bank accounts all monies of the Association and shall disburse such funds as directed by resolution of the Board; shall sign all checks and promissory notes of the Association; keep proper books of account in appropriate form such that they could be audited by a public accountant whenever ordered by the Board or the membership; and shall prepare an annual budget and a statement of income and expenditures to be presented to the membership at its regular meeting, and deliver a copy of each to the Members.

ARTICLE VIII

OTHER COMMITTEES OF THE BOARD OF DIRECTORS

The Board may, by resolution adopted by affirmative vote of a majority of the number of Directors fixed by these Bylaws, designate two or more Directors (with such alternates, if any, as may be deemed desirable) to constitute another committee or committees for any purpose; provided, that any such other committee or committees shall have and may exercise only the power of recommending action to the Board of Directors and of carrying out and implementing any instructions or any policies, plans, programs and rules theretofore approved, authorized and adopted by the Board.

ARTICLE IX

BOOKS AND RECORDS

The books, records and papers of the Association shall at all times, during reasonable business hours, be subject to inspection by any Member. The Association Restrictions shall be available for inspection by any Member at the principal office of the Association, where copies may be purchased at reasonable cost.

Kimley-Horn
and Associates, Inc.

12700 Park Central Drive, Suite1800
Dallas, Texas 75251
972-770-1300

WELLS FARGO BANK, N.A.
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008458

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TO THE ORDER OF

DATE	AMOUNT
02/02/2005	1575.00

City of San Antonio

MP

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KIMLEY - HORN AND ASSOCIATES, INC.

008458

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KIMLEY - HORN AND ASSOCIATES, INC.

008458

BENJAMIN J HOULE 01-04
SONJA HOULE
18777 STONE OAK PKWY 1216
SAN ANTONIO, TX 78258

1007

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645

Date 2/3/05

Pay to the Order of CITY OF SAN ANTONIO $ 400.00

FOUR HUNDRED AND xx/100 Dollars

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San Antonio, Texas (23)

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