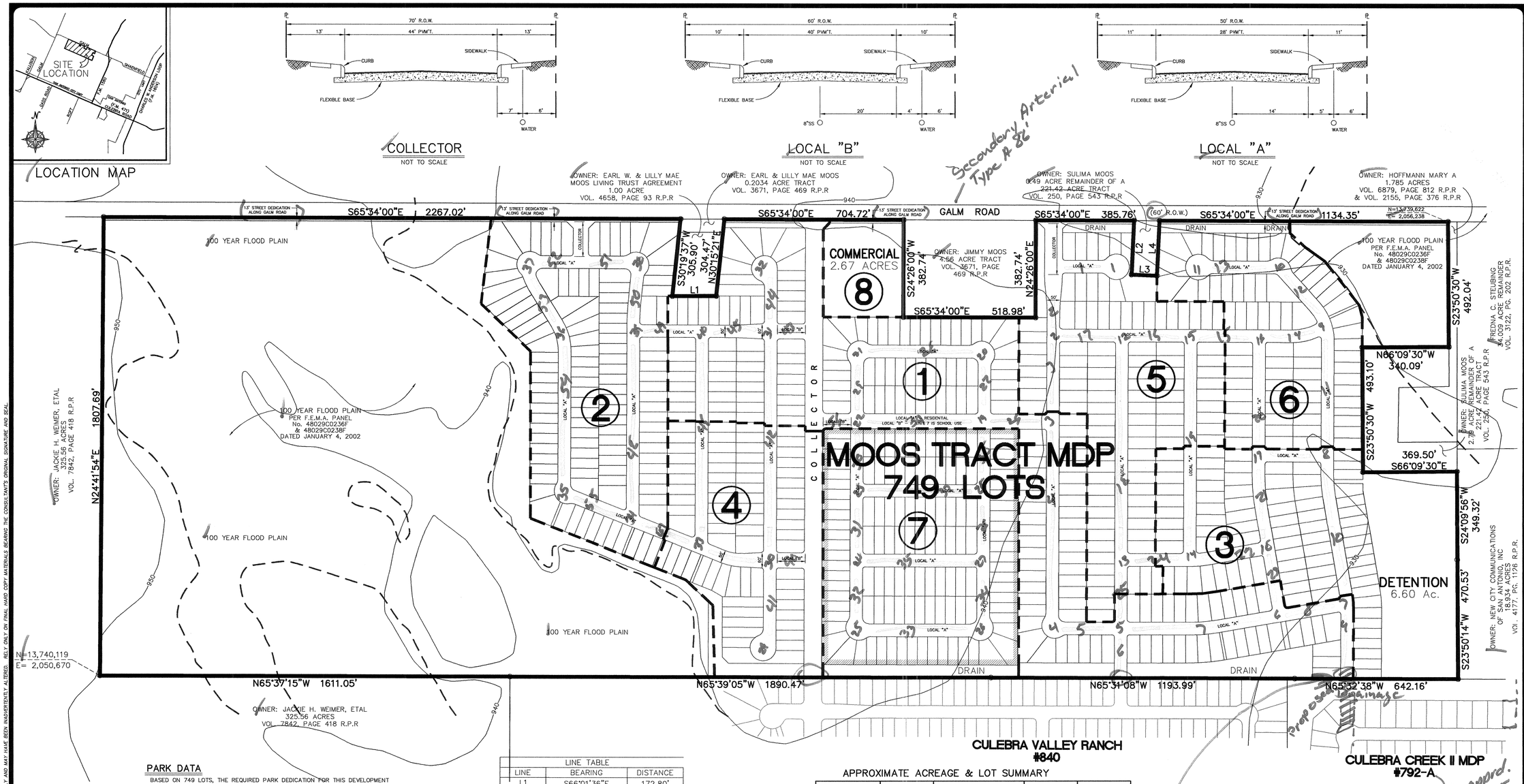

PARK DATA

BASED ON 749 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 6.57 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LEIU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $2226 PER ACRE. PARK FEE REQUIRED IS 6.57x $2225.23 = $14,625

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°01'36"E	172.80'
L2	S26°51'31"W	213.20'
L3	S63°08'29"E	100.00'
L4	N26°51'31"E	217.43'

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
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12. BEARING REFERENCE SOURCE IS S65°34'00"E SHOWN FOR THE SOUTHWEST R.O.W. LINE OF GALM ROAD ON AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CUDE ENGINEERS, L.L.C. DATED JULY 9, 2004.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°28'47".
17. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

	UNIT #	LOTS	MIN. LOT SIZE	ACRES	DENSITY
	UNIT 1	178	40"x110'	31.77	5.6
	UNIT 2	114	40"x110'	17.87	6.4
	UNIT 3	90	40"x110'	18.00	5.0
	UNIT 4	71	40"x110'	12.61	5.6
	UNIT 5	103	40'x110'	16.71	6.2
	UNIT 6	71	40'x110'	11.89	6.0
POSSIBLE SCHOOL SITE	UNIT 7	122	40'x110'	17.32	7.0
	UNIT 8	1	–	2.67	0.4
	DRAINAGE	–	–	81.08	–
	TOTAL	749 RESIDENTIAL		209.92	
		3.57 UNITS PER ACRE			

OWNER/DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

CONNECTIVITY INDEX

59 LINKS
40 NODES
59/40 = 1.48 CONNECTIVITY RATIO

ADJACENT PROPERTY WITHIN CULEBRA CREEK II MDP #792-A IS CURRENTLY OWNED BY CENTEX HOMES AND UPON FINAL APPROVAL OF THIS MDP CENTEX HOMES WILL SUBMIT A MINOR MODIFICATION TO SAID CULEBRA CREEK II MDP #792-A TO ADJUST FOR STREET CONNECTIONS BETWEEN THE MOOS MDP AND THE CULEBRA CREEK II MDP #792-A.

TREY S. MARSH

56 Links = 1.4
40 Nodes

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 940 EXISTING CONTOUR

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES
THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

REVISED:

Denham-Ramones Engineering and Associates, Inc.
(210) 495-3100 Office
(210) 495-3122 Fax
12961 Park Central, Suite 1390
San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN for MOOS TRACT

Redline Exhibit

JOB #	040051.00
DWG FILE:	
DATE:	12/08/04
DESIGN:	
DRAWN:	J.M.M.
CHECKED:	
SHEET	1 OF 1

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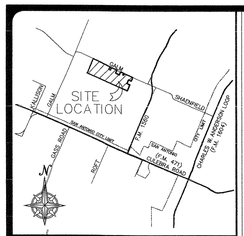
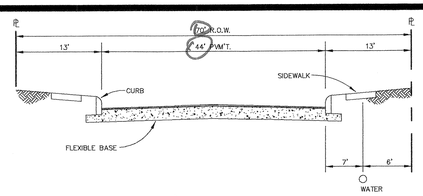
Date: Jul 31, 2006, 2:16pm User ID: romoseskus File: H:\land projects 3\Center-Moos\dwg\Moos MDP Adjusted 40-45 4-20-06.dwg

MDP # 840 0081



LOCATION MAP



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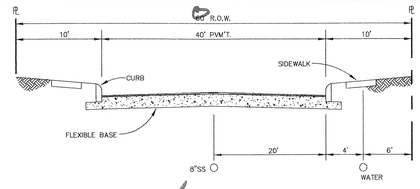
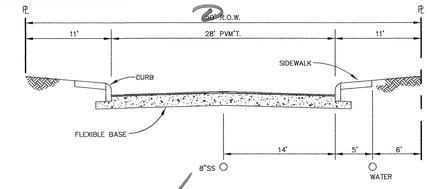
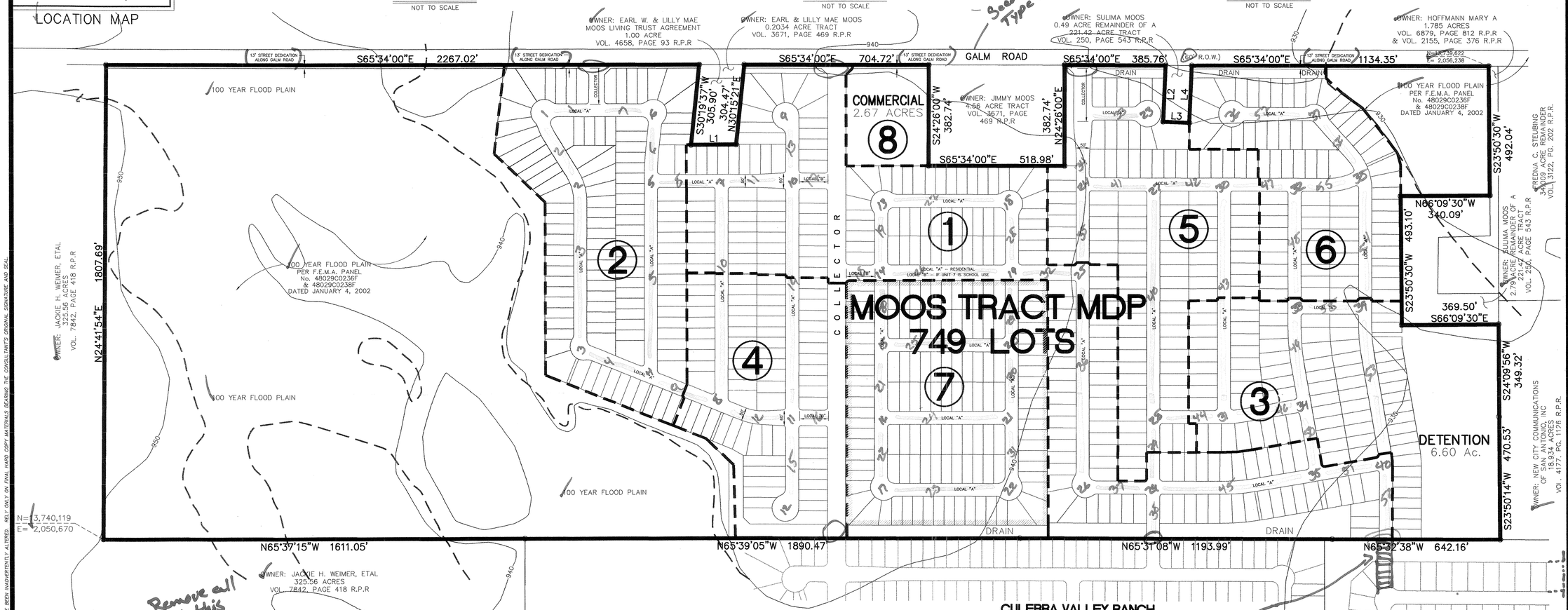
NOT TO SCALE



LOCAL "B"
NOT TO SCALE



LOCAL "A"
NOT TO SCALE



Remove all but this

PARK DATA

~~BASED ON 749 LOTS THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 5.5 ACRES. THE DEVELOPER WILL PAY PARK FEE IN LIEU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $2225. PER ACRE. PARK FEE REQUIRED IS 5.5x $2225.23 = $14,625.~~

2226.24 = 15,027.12

Difference = 402.12

Slightly different value than Parks calculation (call Chris)

LINE TABLE		
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NOTES

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Connectivity: 58 Links / 40 Nodes = 1.45

CULEBRA VALLEY RANCH #840

APPROXIMATE ACREAGE & LOT SUMMARY

	UNIT #	LOTS	MIN. LOT SIZE	ACRES	DENSITY
	UNIT 1	178	40"x110'	31.77	5.6
	UNIT 2	114	40"x110'	17.87	6.4
	UNIT 3	90	40"x110'	18.00	5.0
	UNIT 4	71	40"x110'	12.61	5.8
	UNIT 5	103	40'x110'	16.71	6.2
	UNIT 6	71	40'x110'	11.89	6.0
POSSIBLE SCHOOL SITE	UNIT 7	122	40'x110'	17.32	7.0
	UNIT 8	1	–	2.67	0.4
	DRAINAGE	–	–	81.08	–
	TOTAL	749 RESIDENTIAL 3.57 UNITS PER ACRE		209.92	

OWNER/DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

CULEBRA CREEK II MDP #792-A Approved 7/8/05

CONNECTIVITY INDEX

59 LINKS
40 NODES

59/40 = 1.48 CONNECTIVITY RATIO

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TREY S. MARSH

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 940 EXISTING CONTOUR

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

Fitzed Redline 8/31/06

REVISED:

Denham-Ramones Engineering and Associates, Inc.
12961 Park, Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for MOOS TRACT

JOB #	040051.00
DWG FILE:	
DATE:	12/08/04
DESIGN:	
DRAWN:	J.M.M.
CHECKED:	
SHEET	1 OF 1

MDP# 848 0080

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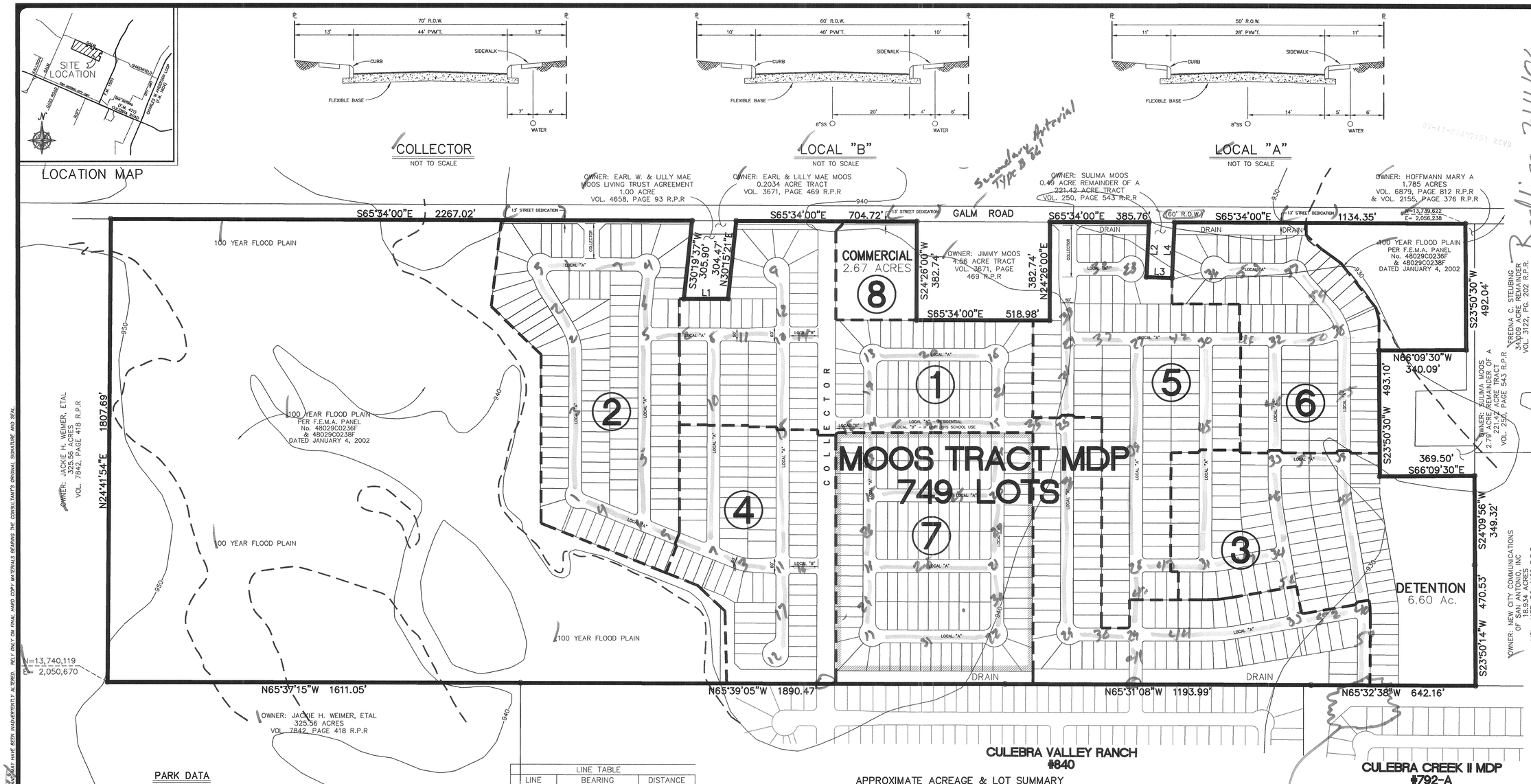
Date: Aug 02, 2006, 7:46am User ID: ramonesus File: H:\data projects 3\Centex-Moos\dwg\Moos MDP Adjusted 40-48 4-20-06.dwg



PARK DATA

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LINE TABLE

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NOTES

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APPROXIMATE ACREAGE & LOT SUMMARY

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	UNIT 6	71	40'x110'	11.89
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	UNIT 8	1	–	2.67
	DRAINAGE	–	–	81.08
	TOTAL	749 RESIDENTIAL 3.57 UNITS PER ACRE		209.92

CONNECTIVITY INDEX

59 LINKS
40 NODES
59/40 = 1.48 CONNECTIVITY RATIO

LEGEND

UNIT BOUNDARY
UNIT NUMBER
EXISTING 100 YEAR FLOOD LINE
EXISTING CONTOUR

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

OWNER:
SULIMA MOOS
11980 GALM RD.
SAN ANTONIO, TEXAS 78254
PHONE: 210-688-3200

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

REVISED:

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for MOOS TRACT

JOB # 040051.00
DWG FILE:
DATE: 12/08/04
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

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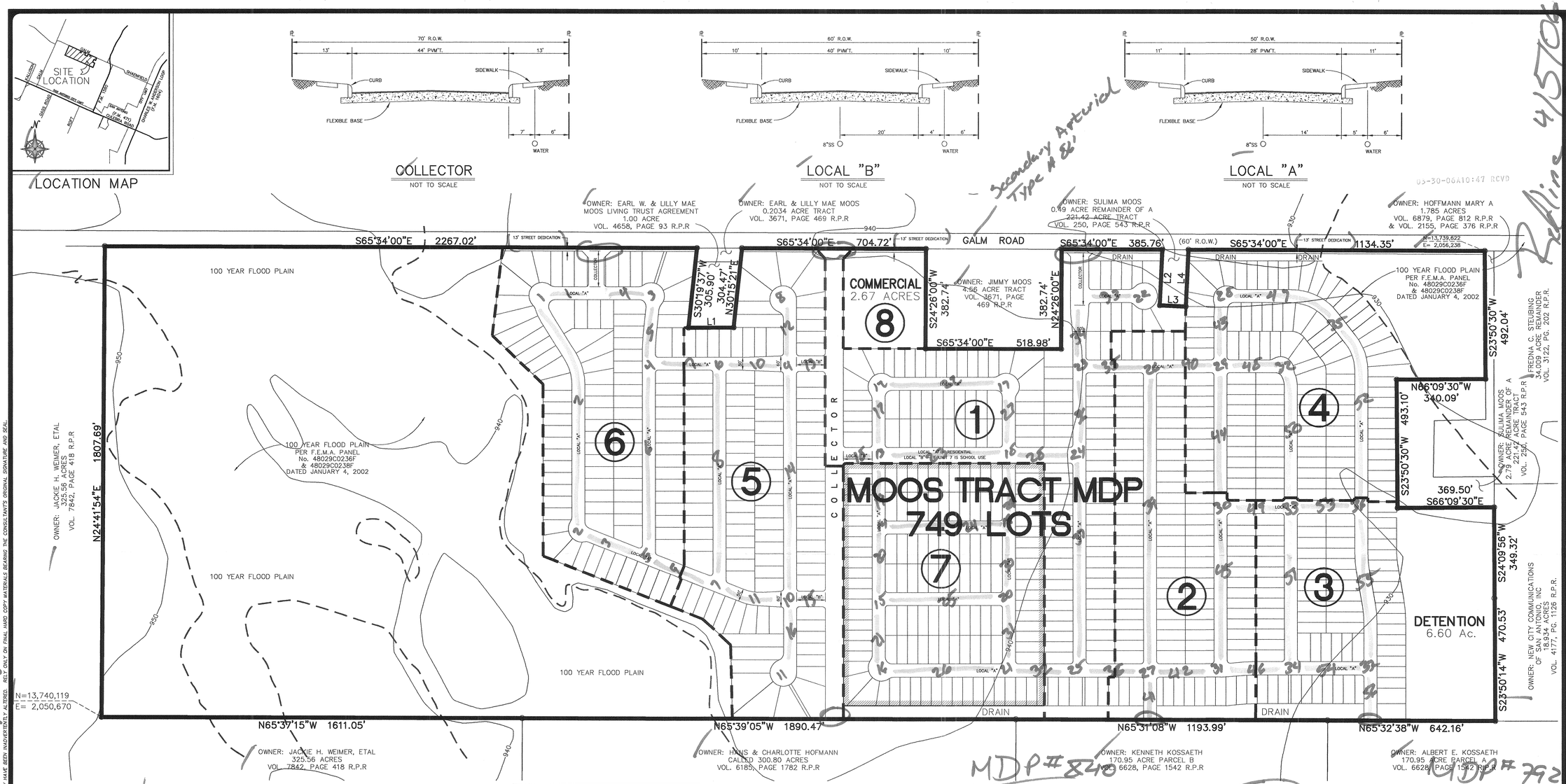
Date: Jul 06, 2006, 2:33pm User ID: rameneslula File: H:\land projects 3\Centex-Moos\dwg\Moos MDP Adjusted 40-43 4-25-06.dwg

Notes:
* Missing End Tx. Pt. Coord.
* Recite show ROW dedication. Delete boundary
* Hold density column to Summary Table

MDP # 8UB 0079



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APPROXIMATE ACREAGE & LOT SUMMARY

	UNIT #	LOTS	MIN. LOT SIZE	ACRES
	UNIT 1	120	40'x110'	21.08
	UNIT 2	104	40'x110'	14.69
	UNIT 3	75	40'x110'	17.53
	UNIT 4	117	40'x110'	21.63
	UNIT 5	111	45'x110'	21.11
	UNIT 6	102	45'x110'	17.87
POSSIBLE SCHOOL SITE	UNIT 7	120	40'x110'	17.32
	UNIT 8	1	–	2.67
	DRAINAGE	–	–	76.02
	TOTAL	749 RESIDENTIAL		209.92
		3.57 UNITS PER ACRE		

56 links / 37 nodes = 1.5

CONNECTIVITY INDEX

59 LINKS
40 NODES

59/40 = 1.48 CONNECTIVITY RATIO

LEGEND

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GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

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SULIMA MOOS
11980 GALM RD.
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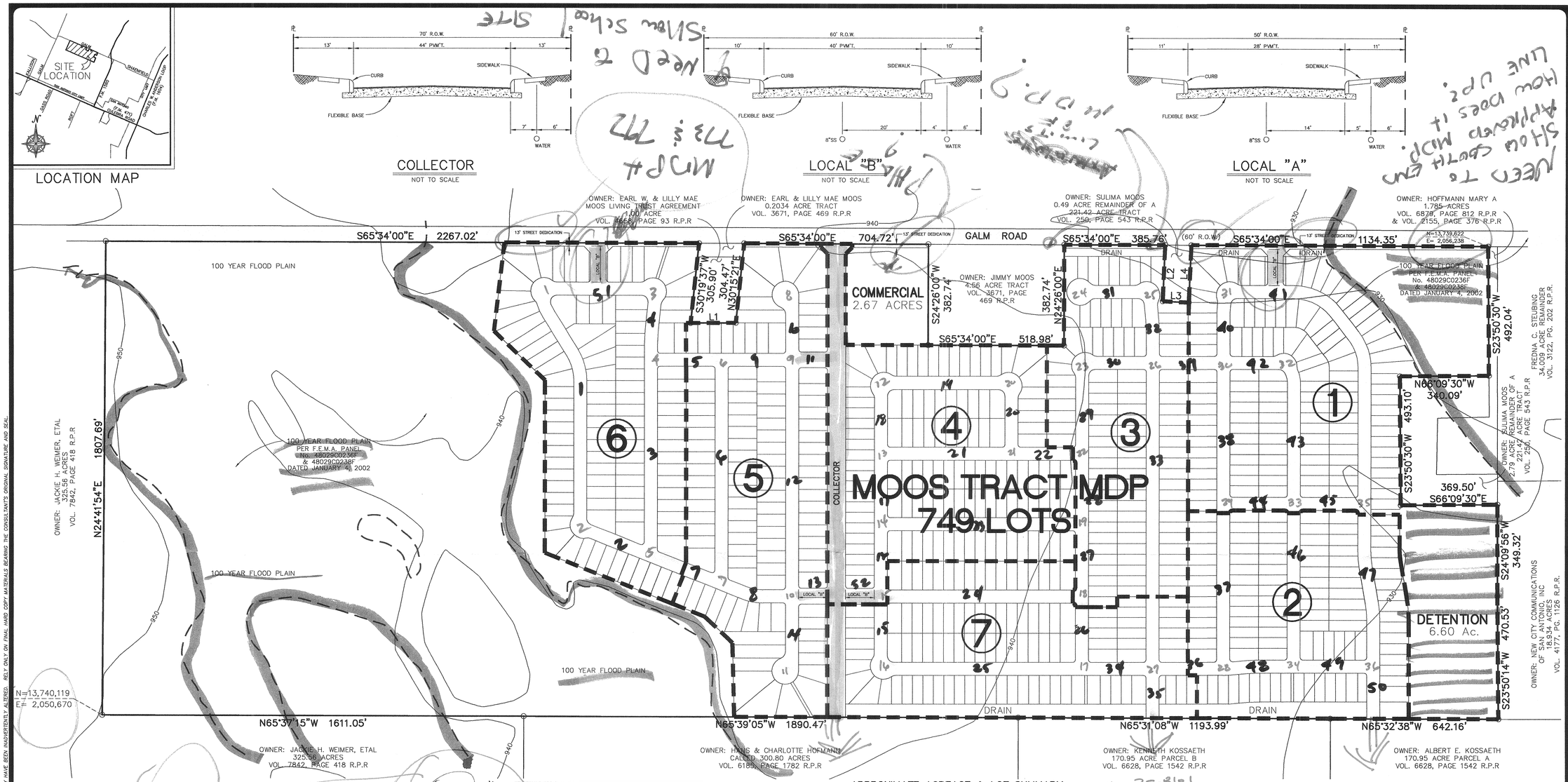
Date: Mar 28, 2006, 12:46pm User ID: romanstula File: N:\Land Projects 3\Centex-Moos\dwg\Moos MDP.dwg

-Need to show easements 35-B101(F)(6)
-Need to show how projected streets are going to line up w/adj. MDP# 792 + 840

MDP #848 6078



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6.57 Ac of Park required

(.14) 749.00
684
650
570
800
748
02

LINE TABLE		
LINE	BEARING	DISTANCE
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12. BEARING REFERENCE SOURCE IS S65°34'00"E SHOWN FOR THE SOUTHWEST R.O.W. LINE OF GALM ROAD ON AN UNRECORDED BOUNDARY SURVEY OF 209.92 AC. CONDUCTED BY M. W. CUDE ENGINEERS, L.L.C. DATED JULY 9, 2004.
13. SIDEWALKS WILL BE INSTALLED ON THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2: 35-509(q.).
14. ALL PROPERTY WITHIN THE BOUNDARY OF THIS MDP IS LOCATED IN CITY OF SAN ANTONIO ETJ.
15. TYPICAL RADIUS FOR KNUCKLE SAC AND CUL DE SAC WILL BE 51' AT THE PROPERTY LINE.
16. THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS, DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. ROTATION GRID TO PLAT IS 00°28'47".
17. ALL INTERSECTIONS WILL MEET MINIMIUM SITE DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

CONNECTIVITY RATIO 1.4

36 | 52 = 1.44

36 | 52.00 0
36
160
144
160
144
800
756
24

APPROXIMATE ACREAGE & LOT SUMMARY

UNIT #	LOTS	MIN. LOT SIZE	ACRES
UNIT 1	118	40'x110'	29.30
UNIT 2	103	40'x110'	14.95
UNIT 3	100	40'x110'	14.33
UNIT 4	112	40'x110'	18.60
UNIT 5	111	45'x110'	19.55
UNIT 6	102	45'x110'	17.87
UNIT 7	103	40'x110'	16.63
COMM.	1	–	2.67
DRAINAGE	–	–	76.02
TOTAL	749 RESEDENTIAL		209.92

3.57 UNITS PER ACRE

35-8101

~~[illegible]~~

R 35-506(c)
Hierarchy of Roadways
COLLECTOR TO ARTERIAL

CONNECTIVITY INDEX

59 LINKS
40 NODES

59/40 = 1.48 CONNECTIVITY RATIO

35-8101

Project of Collector to South will Require Temporary Turn-Around at time of Platting before built out

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 940 EXISTING CONTOUR

Time or phasing when development reaches UDC secondary access criteria of 125 units.

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

OWNER:
SULIMA MOOS
11980 GALM RD.
SAN ANTONIO, TEXAS 78254
PHONE: 210-688-3200

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

REVISED:

Denham-Ramonee Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for MOOS TRACT

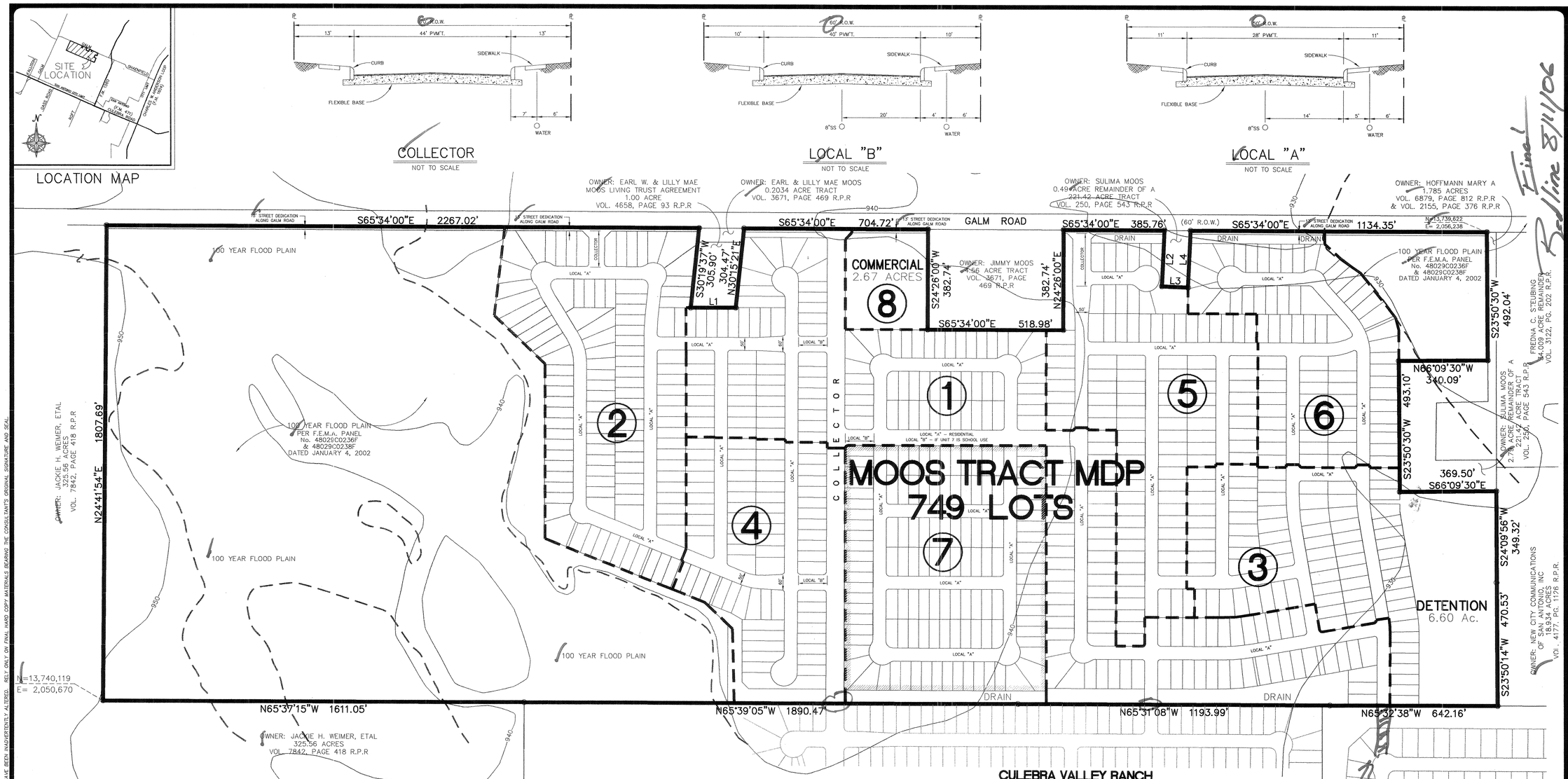
JOB # 040051.00
DWG FILE:
DATE: 12/08/04
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Dec 16, 2004, 4:38pm User ID: MarkAndrew File: R:\Land Projects 3\Centex-Moos\dwg\Moos MDP.dwg

MDP# 848

0077



Final Redline 8/11/06

PARK DATA

BASED ON 749 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 6.57 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LIEU OF DEDICATION.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°01'36"E	172.80'
L2	S26°51'31"W	213.20'
L3	S63°08'29"E	100.00'
L4	N26°51'31"E	217.43'

NOTES

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS (IF AVAILABLE) AND ELECTRIC TO BE PROVIDED BY CPS
4. TELEPHONE SERVICE TO BE PROVIDED BY AT&T TELEPHONE
5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
6. ALL STREETS ARE LOCAL "A" UNLESS OTHERWISE SHOWN
7. INDIVIDUAL LOT DIMENSIONS WILL BE SHOWN ON SUBDIVISION PLATS
8. THIS DEVELOPMENT WILL BE COMPLETED IN 7 PHASES
9. THIS DEVELOPMENT IS IN THE NORTHSIDE INDEPENDENT SCHOOL DISTRICT
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17. ALL INTERSECTIONS WILL MEET MINIMUM SIGHT DISTANCE REQUIREMENTS, WHICH WILL INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

APPROXIMATE ACREAGE & LOT SUMMARY

	UNIT #	LOTS	MIN. LOT SIZE	ACRES	DENSITY
	UNIT 1	178	40"x110'	31.77	5.6
	UNIT 2	114	40"x110'	17.87	6.4
	UNIT 3	90	40"x110'	18.00	5.0
	UNIT 4	71	40"x110'	12.61	5.6
	UNIT 5	103	40'x110'	16.71	6.2
	UNIT 6	71	40'x110'	11.89	6.0
POSSIBLE SCHOOL SITE	UNIT 7	122	40'x110'	17.32	7.0
	UNIT 8	1	–	2.67	0.4
	DRAINAGE	–	–	81.08	–
	TOTAL	749 RESIDENTIAL 3.57 UNITS PER ACRE		209.92	

OWNER/DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

CONNECTIVITY INDEX

59 LINKS
40 NODES
59/40 = 1.48 CONNECTIVITY RATIO

ADJACENT PROPERTY WITHIN CULEBRA CREEK II MDP #792-A IS CURRENTLY OWNED BY CENTEX HOMES AND UPON FINAL APPROVAL OF THIS MDP CENTEX HOMES WILL SUBMIT A MINOR MODIFICATION TO SAID CULEBRA CREEK II MDP #792-A TO ADJUST FOR STREET CONNECTIONS BETWEEN THE MOOS MDP AND THE CULEBRA CREEK II MDP #792-A.

TREY S. MARSH

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- 940 EXISTING CONTOUR

N

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

REVISED:

Denham-Ramones Engineering and Associates, Inc.
12861 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER DEVELOPMENT PLAN for MOOS TRACT

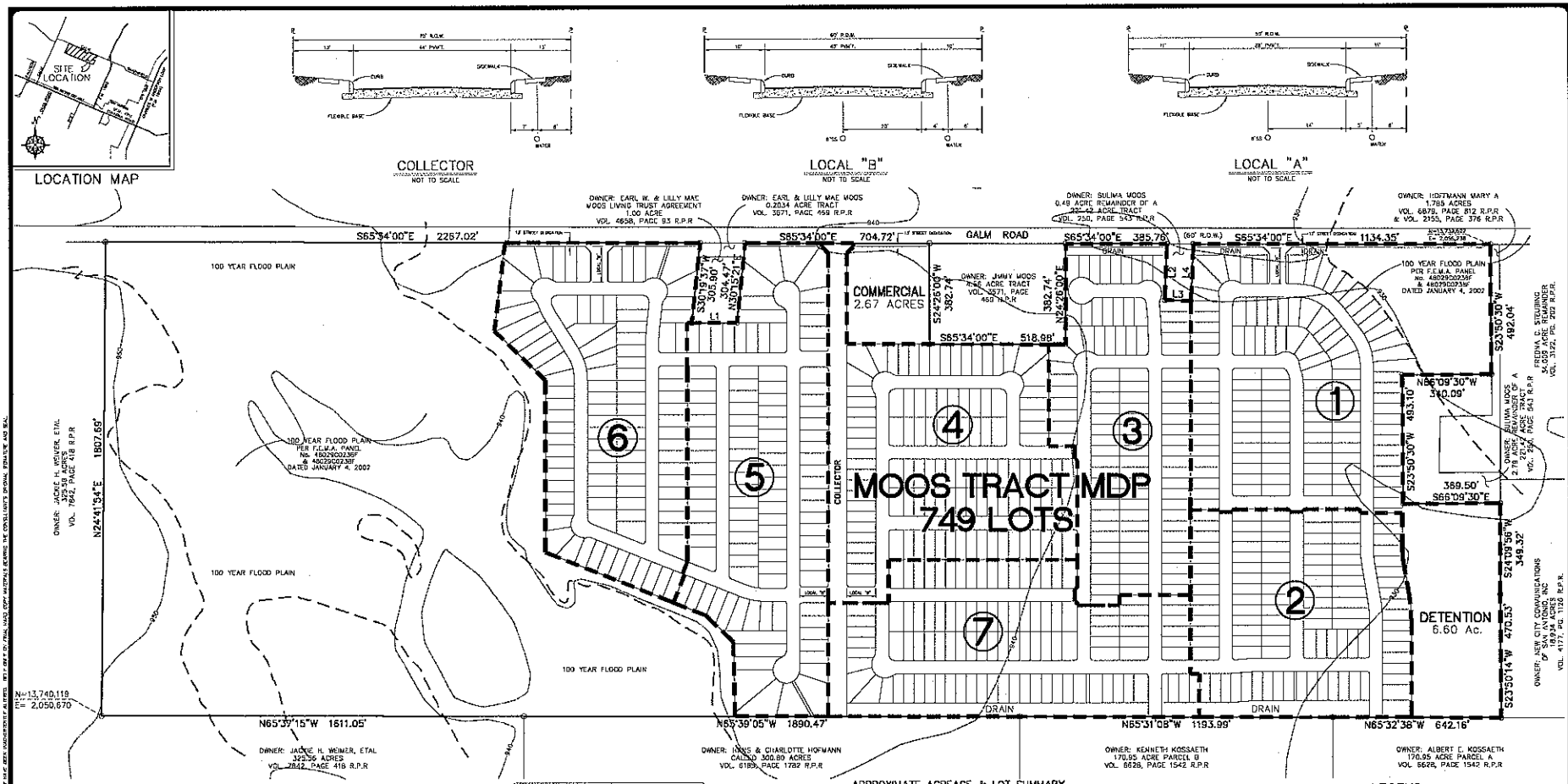
JOB # 040051.00
DWG FILE:
DATE: 12/08/04
DESIGN:
DRAWN: J.M.M.
CHECKED:
SHEET 1 OF 1

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL.

Date: Aug 02, 2006, 7:48am User ID: ramonesalis File: H:\proj projects 3\Center-Moos\dwg\Moos MDP Adjusted 40-45 4-20-06.dwg

MDP #48

0082



PARK DATA

BASED ON 749 LOTS, THE REQUIRED PARK DEDICATION FOR THIS DEVELOPMENT IS 8.37 ACRES. THE DEVELOPER WILL PAY PARK FEE IN-LIEU OF DEDICATION. BASED ON BEXAR APPRAISAL DISTRICT THIS LAND IS VALUED AT $2225.93 PER ACRE. PARK FEE REQUIRED IS 6.374 $2225.93 = $14,519.76

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S66°01'36"E	172.80'
L2	S26°51'31"W	213.20'
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L4	N26°51'31"E	217.43'

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UNIT 5	111	45'x110'	19.55
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UNIT 7	103	40'x110'	16.63
COMM.	1	–	2.67
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TOTAL	749 RESEDENTIAL 3.57 UNITS PER ACRE		209.92

LEGEND

- UNIT BOUNDARY
- (2) UNIT NUMBER
- EXISTING 100 YEAR FLOOD LINE
- EXISTING CONTOUR

CONNECTIVITY INDEX

59 LINKS
45 NODES

59/40 = 1.48 CONNECTIVITY RATIO

NOTES

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17. ALL INTERSECTIONS WILL MEET MINIMUM SITE DISTANCE REQUIREMENTS, WHICH MAY INCLUDE ADDITION OF SIGHT CLEARANCE EASEMENTS AS REQUIRED.

04 DEC 07 PM 12:00
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

OWNER:
SULIMA MOOS
11980 GALM RD.
SAN ANTONIO, TEXAS 78254
PHONE: 210-688-3200

DEVELOPER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

209.92 TOTAL ACRES

THIS MDP WAS PREPARED ON DECEMBER 8th, 2004

REVISED:

Denham-Ramonne Engineering and Associates, Inc.
(210) 425-3100 Office
(210) 492-3122 Fax
12285 Park Service, Suite 1380
San Antonio, Tx. 78216

MASTER DEVELOPMENT PLAN for MOOS TRACT

JOB # 040051.00
DWG FILE:
DATE: 12/06/04
DESIGN:
DRAWN: J.A.M.
CHECKED:
SHEET 1 OF 1

GALM RD
GALM RD
WILDHORSE PKWY
1560

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:3

MDP 848

Date: _____

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

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

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

(Check One)

☒ Master Development Plan (MDP) (Formerly POADP)
☐ MDP/ P.U.D. Plan (combination)
☐ Master Plan Community District (MPCD)
☐ Traditional Neighborhood Development (TND)
☐ Flexible Development District
  ☐ Urban Development (UD) ☐ Rural Development (RD)
  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: MOOS TRACT

Owner/Agent: SULIMA MOOS Phone: 210-688-3200 Fax: _____

Address: 11980 GALM RD., SAN ANTONIO, TX Zip code: 78254

Engineer/Surveyor: DENHAM RAMONES Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1350, SAN ANTONIO TX Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGHG@SATX.RR.COM

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan

APPLICATION

Date: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3: 3

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

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

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

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☐ Military Airport Overlay Zone (MAOZ)
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☐ 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: MOOS TRACT

Owner/Agent: SULIMA MOOS Phone: 210-688-3200 Fax: _____

Address: 11980 GALM RD, SAN ANTONIO, TX Zip code: 78254

Engineer/Surveyor: DENHAM RAMONES Phone: 495-3100 Fax: 495-3122

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO TX Zip code: 78216

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGHG@SATX.RR.COM

February 23, 2004

City of San Antonio

Development Services Department

Master Development Plan Section

APPLICATION

(Continued)

Existing legal Description:
IN THE M.M.Y. MUSQUIZ SURVEY No. 80 ABSTRACT No. 467
COUNTY BLOCK No. 4450 IN BEXAR CO. TEXAS

Existing zoning: N/A Proposed zoning: N/A

Projected # of Phases: 7

Number of dwelling units (lots) by Phases: SEE TABLE ON MDP

Total Number of lots: 749 divided by acreage: 209.92 = Density: 3.57

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

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

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

(PUD Only) Construction start date: _____

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

San Antonio City Limits? ☐ Yes ☑ No

Council District: N/A School District: NISD Ferguson map grid: 545-C-6

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

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

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

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

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

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

City of San Antonio

Development Services Department

Master Development Plan Section

Technical Review

(Continued)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3: 3

- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- ☐ (PUD Only) Lots numbered as approved by the City.
- ☐ (PUD Only) Layout shall show where lot setbacks as required.
- ☐ Location and size in acres of school sites, as applicable.
- ☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- ☐ A stormwater management plan (section 35-B119)

Owner or Authorized Representative:

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

Print Name: GARY R. BALBAUGH Signature: Gary R Balbaugh

Date: 12-16-04 Phone: 495-3100 Fax: 495-3122

E-mail: BALBAUGHG@SATX.RR.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 Section

Technical Review

(Continued)

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
06 DEC 21 PM 3: 3

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

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

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

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

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

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

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

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

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

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

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

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

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

MTP-No

City of San Antonio
Development Services Department
Master Development Plan
REQUEST FOR REVIEW

Case Manager

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

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

(Check One)

- [x] Master Development Plan (MDP) (Formerly POADP)
- [ ] MDP/ P.U.D. Plan (combination)
- [ ] Master Plan Community District (MPCD)
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  - [ ] Urban Development (UD) [ ] Rural Development (RD)
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- [ ] 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 [x] Yes [ ] No
[x] Major [ ] Minor

Date: 12-16-04

CITY OF SAN ANTONIO DEPT. OF PLANNING OFFICE OF DIRECTOR 04 DEC 21 PM 3:39

(Check One)

Project Name: MOOS TRACT **File#** _____

Engineer/Surveyor: DENHAM - RAMONES

Address: 12961 PARK CENTRAL, SUITE 1390 S.A. TX Zip code: 78216

Phone: 495-3100 Fax: 495-3122

Contact Person Name: GARY BALBAUGH E-mail: BALBAUGHG@SATX.RR.COM

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

MOOS TRACT

(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 Divisio**
Request for Review form (attached) for respective departments or agencies*

04-9TM

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: _____

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: ~~GALM ROAD IS ON THE MTP REQUIRING A MIN. OF 86' ROW. PROPOSED MDP ADDRESSES THOROUGHFARE.~~ PROPOSED PLAN NEED TO ADDRESS: UDC 35.506(C) HIEARCHY OF ROADWAYS - COLLECTOR TO ARTERIAL (where existing local B CONNECT TO ARTERIAL); ~~UDC 35.B101 TYPICAL LOT LAYOUT. 35-B101. LIMITS OF MDP ON PLAN LEGEND. Projection of collector to south will require temporary turn around at time of platting before lot out. TIME OF Phasing when development reaches~~

[signature]	Planner	010405
Signature	**Title**	**Date**

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

February 23, 2004

~~UDC Secondary access criteria of 125 units.~~

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. #: _____

Plat Name: MOOS TRACT

Project Engineers/Surveyors or Firm Name: DENHAM - RAMONES

Address: 12961 PARK CENTRAL, SUITE 1390, SAN ANTONIO, TX 78216

Phone # 495-3100 **Fax #:** 495-3122 **E-mail:** BALBAUGHG@SATX.RR.COM

Development Services Department

MDP Division

Required Items for Completeness Review

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

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

- ***(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: _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

☑ Accepted ☐ Rejected

Completeness Review By: _____ Date: _____

MDP - Y/C

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN / MAJOR THOROUGHFARE

TO: Gary Balbaugh, Denham-Ramones and Associates, Inc.

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Master Development Plan / Major Thoroughfare Plan

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

SUBJECT: Moos Tract Master Development Plan

DATE: August 1, 2006

I recommend conditional approval of the Moos Tract Master Development Plan.

Moos Tract is a proposed single-family subdivision consisting of 749 lots. The condition to approval is that the note stating the adjustments to the Culebra Creek II connection be signed prior to final approval.

This comment is strictly from the Master Development Plan / Major Thoroughfare Plan division. Other departments may also be submitting their comments regarding this Master Development Plan or Planned Unit Development and **must** also be addressed as required.

Ismael B. Segovia, M.A., M.P.A.
Planner II
Development Services Department

Condition met

Denham-Ramones Engineering
and Associates, Inc.

February 21, 2006

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

Attn: Michael Herrera

RE: Moos Master Development Plan (Time extension)

We received you letter concerning your working files concerning Master Development Plans in reference to the Moos Master Development Plan.

We have the approval of six departments and are lacking the approval of four departments or agencies. Coordination with many adjacent properties and agencies has occurred that have caused some delays in this plan, however continued progress has and is ongoing including:

Letter to Parks, submitted November 16, 2005 to Mr. Yanez, which should have granted approval (attached). No response known from Parks Department.

Coordination with Bexar County concerning Right of Way required and drainage planning for current Galm Road Improvement Project that is adjacent to the site.

Completion of a SAWS Utility Service Agreement.

Routing of a SAWS sewer trunk line to and through site.

We are requesting a six month time extension for approval of this MDP as per Chapter 35, Article 4, Division 2, and section 35-412 (d), (1) of the Unified Development Code.

Respectfully submitted,

Paul W. Denham P.E.
Denham-Ramones Engineering, Inc.

02-23-06 11:23 RCVD

H:\Land Projects 3\Centex-Moos\MDP Extention Letter.doc

12961 Park Central, Suite 1390
San Antonio, TX 78216

Office 210.495.3100
Fax 210.495.3122

CITY OF SAN ANTONIO

February 6, 2006

Mr. Gary Balbaugh

Denham – Ramones Engineering.
11980 Galm Rd.
San Antonio, TX 78254

Re: Moos Tract Subdivision Proposed: MDP

Dear Mr. Balbaugh:

In an effort to update our working file as shown on the tracking system, Case Managers have been directed to update and possibly clear any and all out dated applications. This project has not shown any activity since August 4, 2005. The following is a chronology of events as per recorded data currently on file in the department for this project.

Project was submitted 12/21/2004.

Agencies/Departments comments and review dates.

Master Development Plan – No Comments
Major Thoroughfare Plan - Disapproved, 1/4/2005
Historic – Approved, 1/27/2005
Disability Access – Approved, 12/23/2004
SAWS Aquifer – NOT REQUIRED
Storm Water Engineering – Approved, 1/13/2005
Street and Drainage – Approved, 2/2/2005
TIA – Approved, 2/9/2005
Zoning – Approved, 1/26/05
Tree – Disapproved, 8/4/2005
Park - Open Space – Disapproved 5/26/2005
Fire Protection - NOT REQUIRED UNTIL PLATTING
Bexar County Public Works – Disapproved, 1/26/2005

02-23-06A11:25 RCVD

The above state chronology of events referencing this project application as of current.

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

Per UDC section 35-412 (c) and (e) new, and or 35-2073 old, this project was considered non-conforming and therefore has been denied. However, before the issuance of a formal denial letter the applicant is given and opportunity to work with staff on reaching a mutual satisfactory resolution. Because there has been no activity on the above referenced project and no resolution of the issues between the applicant and reviewing agencies/departments, this letter shall be recorded as the official denial letter for non-conformance, per aforementioned cited code.

You have the right to appeal the decision of the Director before the Planning Commission per UDC, Article 4, section 35-412 Master Development Plan (d) Decision, (2) Appeal.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Director, Development Services

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

02-23-06A11:25 RCVD

CENTEX HOMES

November 15, 2005

Mr. Chris Yanez
City of San Antonio
Parks and Recreation
1901 South Alamo
San Antonio, Texas 78205

Re: Request to Pay Fee in Lieu of Park Dedication
Moos Tract MDP
Bexar County, Texas

Dear Mr. Yanez:

Please consider this a formal request to pay fee in lieu of park dedication for the Moos Tract MDP. The fee calculation is attached.

Please contact me at (210) 496-1985 should you have any questions.

Sincerely,

Trey Marsh
Land Development Manager
Centex Homes – San Antonio

Attachments

02-23-06A11:25 RCVD

1354 North Loop 1604 East, Suite 108 • San Antonio, Texas 78232 • (210) 496-1985 • Fax (210) 496-0449
www.centexhomes-sa.com

MDP - No

Ismael Segovia

From: Ismael Segovia
Sent: Tuesday, July 11, 2006 9:13 AM
To: 'Gary Balbaugh'
Cc: Michael Herrera; Ismael Segovia
Subject: Moos Tract MDP Comments

Mr. Balbaugh,
I have reviewed the latest version of the Moos Tract MDP and have a few comments:

- It is requested that a note be placed on MDP stating that there will be an adjustment made to the Culebra Creek II MDP to create a direct connection with the projection from the Moos MDP. The note also needs to have a signature line with the signature from the developer and the engineer prior to approval
- Need to add a Density column to the Summary Table
- Also provide ROW dedication for Galm Rd. along project boundary

If you have any questions please feel free to contact me. Thank you.

Ismael B. Segovia, M.A., M.P.A.
Planner II
Master Development Plan Division
Department of Development Services
City of San Antonio
210.207.7207

Gary Balbaugh

From: Ismael Segovia [ISegovia2@sanantonio.gov]
Sent: Wednesday, April 12, 2006 9:43 AM
To: Gary Balbaugh
Subject: RE: Hofmann - Centex - Regent Connectors

Let me take a look at this setup and I'll get back to you, but as just a preliminary comment, it sounds ok. But, just let me take a look at what I have here at the office. Thanks for working with me on this.

Ismael B. Segovia, M.P.O.
Planner II
Master Development Plans Division
Development Services Department
City of San Antonio
Phone: 210.207.7207

-----Original Message-----
From: Gary Balbaugh [mailto:BalbaughG@satx.rr.com]
Sent: Wednesday, April 12, 2006 9:19 AM
To: Ismael Segovia
Subject: FW: Hofmann - Centex - Regent Connectors

Ismael,
This is the plan to tie the adjacent MDP's into the Moos Tract MDP.
Will this be sufficient for you to release Moos?

Thank you,
Gary

-----Original Message-----
From: Luis Ramones [mailto:Ramonesl@satx.rr.com]
Sent: Wednesday, April 12, 2006 9:15 AM
To: 'Gary Balbaugh'
Subject: FW: Hofmann - Centex - Regent Connectors

Gary,

Denham-Ramones had direct coordination with Cater & Burgess in regards to Collector for MDP #840
See correspondence below.

As for MDP #792, this property is owned by Centex homes and there is currently no connection from MDP #792 to the Moos tract.
Now that Centex has acquired the Moos Tract, once the Moos is approved we will be modifying MDP# 792 during the Unit 9 phase to adjust for new connection.

Please forward this information to Ismael and determine if we need to meet with him or come up with some sort of exhibit.

Luis Ramones

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Tuesday, April 12, 2005 8:32 AM

MDP - No

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES
MASTER DEVELOPMENT PLAN / MAJOR THOROUGHFARE

TO: Gary Balbaugh, Denham-Ramones and Associates, Inc.

FROM: Ismael B. Segovia, Planner II, Development Services Department

DIVISION: Master Development Plan / Major Thoroughfare Plan

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

SUBJECT: Moos Tract Master Development Plan

DATE: April 5, 2006

I do not recommend approval of the Moos Tract Master Development Plan.

Moos Tract is a proposed single-family subdivision consisting of 749 lots. Prior to receiving approval from this department, the following comments need to be answered:

- Need to show how projected streets are going to line up with adjacent MDPs (MDP #792 and #840).

This comment is strictly from the Master Development Plan / Major Thoroughfare Plan division. Other departments may also be submitting their comments regarding this Master Development Plan or Planned Unit Development and **must** also be addressed as required.

Ismael B. Segovia, M.A.
Planner II
Development Services Department

Ismael Segovia

From: Gary Balbaugh [BalbaughG@satx.rr.com]
Sent: Wednesday, April 12, 2006 9:19 AM
To: Ismael Segovia
Subject: FW: Hofmann - Centex - Regent Connectors

Ismael,
This is the plan to tie the adjacent MDP's into the Moos Tract MDP.
Will this be sufficient for you to release Moos?

Thank you,
Gary

-----Original Message-----
From: Luis Ramones [mailto:Ramonesl@satx.rr.com]
Sent: Wednesday, April 12, 2006 9:15 AM
To: 'Gary Balbaugh'
Subject: FW: Hofmann - Centex - Regent Connectors

Gary,

Denham-Ramones had direct coordination with Cater & Burgess in regards to Collector for MDP #840
See correspondence below.

As for MDP #792, this property is owned by Centex homes and there is currently no connection from MDP #792 to the Moos tract.
Now that Centex has acquired the Moos Tract, once the Moos is approved we will be modifying MDP# 792 during the Unit 9 phase to adjust for new connection.

Please forward this information to Ismael and determine if we need to meet with him or come up with some sort of exhibit.

Luis Ramones

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Tuesday, April 12, 2005 8:32 AM
To: Luis Ramones
Subject: RE: Hofmann - Centex - Regent Connectors

Luis,
I have reworked the back part of Hofmann, but we are still needing to coordinate the Regent connection. Here is the updated layout for the Centex Collector.

Paul

From: Luis Ramones [mailto:Ramonesl@satx.rr.com]
Sent: Monday, April 11, 2005 10:08 PM
To: Messerli, Paul R.
Cc: 'Paul W. Denham'

Subject: RE: Hofmann - Centex - Regent Connectors

Paul,

Can you tell me the status of your attempt to re-work your plan as you indicated in your email dated 4/1/05.

LR

-----Original Message-----
From: Luis Ramones [mailto:Ramonesl@satx.rr.com]
Sent: Friday, April 01, 2005 12:34 PM
To: 'Messerli, Paul R.'
Subject: RE: Hofmann - Centex - Regent Connectors

Paul,

Here are the additional files

Luis

-----Original Message-----
From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Friday, April 01, 2005 11:13 AM
To: Luis Ramones
Subject: RE: Hofmann - Centex - Regent Connectors

Thank you for sending the Regent file. Do you have the adjoining lots from the land plan on Moos that you could send me? I have been playing with the collector and am trying to get something to work this weekend if you could send it to me before the end of the day. Thank you.

Paul

From: Luis Ramones [mailto:Ramonesl@satx.rr.com]
Sent: Friday, April 01, 2005 9:42 AM
To: Messerli, Paul R.
Cc: 'Paul W. Denham'
Subject: RE: Hofmann - Centex - Regent Connectors

Paul,

Attached is cad file for lots in Werner tract abutting your tract.
Also the Ultimate 25 Yr. Q that has been calculated flowing towards your tract corner at FM 471 is 240 CFS.

LR

From: Messerli, Paul R. [mailto:Paul.Messerli@c-b.com]
Sent: Thursday, March 31, 2005 2:04 PM
To: ramonesl@satx.rr.com
Subject: Hofmann - Centex - Regent Connectors

Do you think you can get someone to send the digital files along the borders of the two proposed

subdivisions to me by tomorrow afternoon so that I can work the Land Plan and lots this weekend?

Paul Ryan Messerli, P.E., CFM
Project Manager
Carter & Burgess, Inc
phone: 210.403.5585
cell phone: 210.385.2983
email: messerlipr@c-b.com

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Historic - Y/C

Ernest Brown

From: Kay Hindes
Sent: Thursday, January 27, 2005 2:35 PM
To: Michael Herrera
Cc: Ernest Brown; 'balbaughg@satx.rr.com'
Subject: Moos Tract MDP

Dear Mike:

Staff of the HPO has reviewed the above referenced MDP. We approve with conditions. Please see attached out letter review.

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

Sincerely,

Kay Hindes

Moos tract off Shaenfield Road...

CITY OF SAN ANTONIO PLANNING DEPARTMENT

Interdepartmental Correspondence

To: Michael O. Herrera

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

Copy: Historic Preservation Office Files

Subject: Moos Tract

Date: 1-27-2005

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 sites have been previously identified within the above referenced property. However, there is a **high probability** that the property may contain sites, some of which may be significant. Also, the property may contain a historical architectural site. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological 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 archaeological 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

Ernest Brown Stormwater - Yes

From: Veronica Barefield
Sent: Thursday, January 13, 2005 1:33 PM
To: Ernest Brown
Cc: Sam Dent; Terrance Jackson; Roy J. Akiona (E-mail); Arturo Villarreal
Subject: Moos Tract MDP

MoosTractMDP.PDF

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

vbarefield@sanantonio.gov
210-207-8052

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**

SUBJECT: **Moos Tract MDP**

Leon Creek *Watershed* *January 12, 2005*

Storm Water has no further comments.

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

Veronica Barefield

Veronica Barefield, EIT
Sr. Engineering Associate

Terrance Jackson, P.E.

Terrance Jackson, P.E.
Storm Water Engineer

TIA - Yes/C

Ernest Brown

From: Richard De La Cruz
Sent: Wednesday, February 09, 2005 8:15 AM
To: Ernest Brown; Robert Lombrano; Marc Courchesne; Michael Herrera; Richard De La Cruz; 'denhamp@satx.rr.com'; 'jnix@cectexas.com'
Subject: Moos Tract MDP **Approval**

2005TIA0160.jpg

TIA Reviews recommends approval

write

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:	Moos Subdivision MDP, Level 2 TIA
DATE:	February 1, 2005

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis (TIA) for the Moos Subdivision Master Development Plan (MDP). The analysis is in compliance with TIA Ordinance 91700.

The Moos Subdivision Development is located in west Bexar County along the south side of Galm Road approximately 0.4 miles west of FM 1560. The proposed development of 210 acres consists of 749 single-family dwelling units, 2.67 acres of local retail and 76 acres of 100-year flood plain and storm water detention. The build out of this project is estimated to be 10 years.

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 Moos Subdivision Development, at no cost to the City of San Antonio:

- ***Galm Road*** - The Developer shall dedicate 43 feet of ROW (Ordinance 98282, October 2, 2003 Major Thoroughfare Plan (MTP)) from the centerline of Galm Road (Secondary Arterial Type A – Uniform Development Code (UDC) 35-506, (g), (2)) adjacent to this proposed project.
- Construction of an internal north south collector street system approximately 1800-feet in length. Collector street design parameters consist of 70-feet of ROW and 44-feet of pavement (Table 506-3). The proposed collector street shall have no houses fronting (UDC 35-515, (c), (4)).
- All Roadways shall conform to UDC 35-506 (c), (1), Table 506-1: Functional Classification System Description. write
- Galm Road at Proposed Collector - The developer shall construct sufficient left-~~turn~~ right turn storage lanes on Galm Road, with a bay taper and transition (UDC - 35-506, (m), (2) and right-turn deceleration lanes with a storage lane and bay taper as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C.
- Galm Road at Roadway #1 and Roadway #2 - The developer shall construct sufficient left-turn storage lanes on Galm Road, with a bay taper and transition (UDC - 35-506, (m), (2) as it relates to the submitted TIA traffic counts, (UDC - 35-502 (a)(7), subsection C.
- All commercial driveways for this project shall comply with UDC 35-506, (r) Access and Driveways. write

- Provide clear sight distance at each roadway/driveway 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 Moos Subdivision 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 L. De La Cruz, P.E.
Senior Engineer
Development Services TIA Division

ID 2005TIA0160

Galm Road. The developer shall construct sufficient left and right turn storage lanes with a bay taper and transition as it relates to the submitted TIA Analysis.

write

Zoning - Yes

Ernest Brown

From: Christopher Looney
Sent: Wednesday, January 26, 2005 3:09 PM
To: 'balbaughg@satx.rr.com'
Cc: Dustin Finley; Ernest Brown; Robert Lombrano; Michael Herrera
Subject: Moos Tract MDP

Moos Tract MDP

Zoning: ~~Approved~~
Outside of the City Limits

Christopher Looney
Senior Planner
City of San Antonio, Development Services

Trees - Yes

Ismael Segovia

From: Joan Miller
Sent: Friday, March 24, 2006 11:16 AM
To: 'balbaughg@satx.rr.com'
Cc: Ismael Segovia; Michael Herrera; Debbie Reid
Subject: Moos Tract - Tree approval

CITY OF SAN ANTONIO

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

March 24, 2006

Subject: Master Development Plan – Moos Tract

Dear Engineer,

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

This project will be subject to:

- 2003 Tree Preservation ordinance standards per UDC Section 35-523 – a Tree Preservation Plan is required prior to any work on site. This can be submitted either as a site work permit or at the platting stage.

- Streetscape standards per UDC Section 35-512 – Galm Road requires streetscape on existing ROW.

Additional permitting fees and affidavits will be needed to obtain tree permits during the platting and/or building permit stages.

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

Sincerely,

Joan Miller
Administrative Assistant II

Parks - Y/C

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

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

FROM: Chris Yanez, Planner II, Parks and Recreation Department

COPIES TO: Ismael B. Segovia, Planner II, Development Services Department

SUBJECT: Moos Tract Master Development Plan

DATE: April 11, 2006

Moos Tract is a proposed subdivision with 749 single-family residential units. This development uses park dedication standards prior the the amendment of May 12, 2005. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 6.6 acres. This applicant has requested to pay a fee in lieu of parkland dedication.

I recommend approval of Moos Tract Master Development Plan with the following conditions:

- The amount to be paid is $2,226.24 per acre required.
- The fees are to be paid per plat in order to release for recordation.

Chris Yanez
Planner II
Parks and Recreation Department
Park Project Services

Parks – No

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

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

FROM: Chris Yanez, Acting Parks Planner, Parks and Recreation Department

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

SUBJECT: Moos Tract Master Development Plan

DATE: May 26, 2005

Moos Tract is a proposed subdivision of 749 residential lots. Per UDC section 35-503 table 503-1 the Parks or Open Space requirement for this subdivision is 10.7 Acres. It has been noted on the plan that a fee in lieu of Parkland Dedication wants to be made. Prior to approval, a letter stating the request to pay the fee needs to be provided from the requestor. .

I do not recommend approval of Moos Tract Master Development Plan with the following comments:

- A letter stating the request to pay the fee in lieu of land is provided;
- Removal of dollar amount stated on plan, only place text describing the intent to pay the fee in lieu of;
- Bexar County Appraisal District information is provided to calculate the amount owed

Chris Yanez
Acting Parks Planner
Parks and Recreation Department

Trees - No

Ernest Brown

From: Joan Miller
Sent: Thursday, August 04, 2005 10:59 AM
To: 'balbaughg@satx.rr.com'
Cc: Michael Herrera; Debbie Reid; Ernest Brown
Subject: moos tract disaprvl (2)

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

Date: 8/4/05

Subject: Moos Tract Master Development Plan; AP 1071310

Dear Engineer,

Following are additional comments that need to be addressed on the above MDP submitted for compliance with the 2003 Tree Preservation Ordinance.

- Additional Heritage Trees: along the northwestern edge of the lots bordering the flood plain there are numerous small species (persimmon, condalia and mountain laurel) heritage trees that were not included in the heritage tree survey. Additional heritage trees have been found near tree save area in western corner of MDP.
- Additional canopy delineation: appears that additional canopy should be delineated along the northwestern edge of the lots bordering the flood plain area. Tree save areas within this canopy must be identified.
- Revise preservation calculations of tree stand delineation with additional canopy included and revise mitigation calculations of heritage trees in tree removal areas.
- Please make the following corrections on the Heritage Tree survey: heritage tree #15 on the inventory is a 51" Live Oak, not 34". Also heritage tree #19 and #22 are a multi-trunk tree with a 39" canopy.

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

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Joan Miller
Sent: Thursday, July 14, 2005 8:14 AM
To: Ernest Brown
Subject: RE: Moos Tract MDP comments

I guess it's a denial, but that sounds so cruel. Yes, they need to provide more information in order to comply as they have submitted.

Joan

-----Original Message-----
From: Ernest Brown
Sent: Thursday, July 14, 2005 8:07 AM
To: Joan Miller
Subject: RE: Moos Tract MDP comments

Good morning Joan,

Is this a Denial or an approval.

-----Original Message-----
From: Joan Miller
Sent: Wednesday, July 13, 2005 1:16 PM
To: 'balbaughg@satx.rr.com'
Cc: Ernest Brown; Michael Herrera
Subject: Moos Tract MDP comments

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

Date: July 13, 2005

Subject: Moos Tract **Master Development Plan**

Dear Engineer,

Additional information is being requested with relation to the above Master Development Plan. Our information indicates that this MDP will comply with the 2003 Tree Preservation Ordinance at the MDP-stage so that tree permits will not be required at the platting or building permit stage. The additional information needed to review the Tree Stand Delineation are as follows:

- There are additional protected trees to be delineated (between back of lots and large 100 year flood plain);

- Elevation information;
- Identification of heritage tree removal and associated mitigation;
- Tree stand area preserved must be identified as such;
- A digital file of the aerial with tree preservation plan is requested.

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

Sincerely,

Joan Miller
Administrative Assistant II

Ernest Brown

From: Mark C. Bird
Sent: Friday, March 18, 2005 8:10 AM
To: Ernest Brown
Subject: Moos Tract

Hey Ernest,

Last min. comments for Moos Tract.
I talked with Paul Denham, they have not completed the Tree Preservation Plan and says he is 30-60 days away.
I can not approve Trees without the Tree Preservation Plan.

Mark C Bird
Special Projects Officer
Development Services Department
City of San Antonio
(210) 207-0278
mbird@sanantonio.gov

Parks – Y/C

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

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

FROM: Chris Yanez, Planner II, Parks and Recreation Department

COPIES TO: Robert Lombrano, Planner II, Development Services Department

SUBJECT: Moos Tract Master Development Plan

DATE: April 11, 2006

Moos Tract is a proposed subdivision with 749 single-family residential units. This development uses park dedication standards prior the the amendment of May 12, 2005. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 6.6 acres. This applicant has requested to pay a fee in lieu of parkland dedication.

I recommend approval of Moos Tract Master Development Plan with the following conditions:

- The amount to be paid is $2,226.24 per acre required.
- The fees are to be paid per plat in order to release for recordation.

Chris Yanez
Planner II
Parks and Recreation Department
Park Project Services

Bexar - Y/C

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: April 10, 2006

TO: Michael Herrera, Development Services MDP Division

FROM: Bexar County Infrastructure Services Department

SUBJECT: Moos Tract Subdivision

The Bexar County Infrastructure Services Department has reviewed the proposed Moos Tract Subdivision located along Galm Road west of FM 1560. Proposed to consist of 749 residential homes and 2.67 acres of local retail, this development is estimated to generate 8,417 average daily trips. Access will be provided from three streets off Galm Road. The main entrance will be a collector street which would traverse the depth of the development from north to south, providing access to the adjoining property to the south. In addition to the extension of the collector street, two local streets will be stubbed to the south.

The following is recommended to be provided by the developer prior to completion of the Moos Tract Subdivision:

- Provide westbound left turn storage on Galm Road at all three access points into this subdivision.
- Provide an eastbound right turn deceleration lane for the main collector entry.
- Coordination with Bexar County Capital Project Section should be made to include the design of all auxiliary lanes on Galm Road.
- Traffic controls shall be warranted as per the Texas Manual on Unified Control Devices and approved by 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. 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

DENHAM-RAMONES ENGINEERING

TRANSMITTAL

TO: Development Services

ATTN: Michael Herrera

DATE: 22-Feb-06

FROM: Gary Balbaugh

PROJECT NUMBER:

PROJECT: Moos MDP

NO.	ITEM DESCRIPTION
1	Letter requesting time extension
	02-23-06A11:25 RCVD
	Received _____ Date _____

COMMENTS:

COPY TO: File

(210) 495-3100
(210) 495-3122 Fax

12961 Park Central Suite 1390
San Antonio, Texas 78216

Denham-Ramones Engineering
and Associates, Inc.

TO: Development Services

DATE: 16-Dec-04

FROM: Gary R.Balbaugh

PROJECT NUMBER: 040051

ATTN: Michael Herrera

PROJECT **Moos Tract MDP**

NO.	ITEM DESCRIPTION
15	MDP's with review sheets
1	Drainage report
1	MDP fee $500.00
1	Park review fee $315.00
1	Tree fee $2,075.00 with aerial photo
1	Tia fee $800.00 and three TIA's
1	Digital file
1	Application

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

E.B.

COMMENTS:

Jeffery

COPY TO: File

Austin Finley

04 DEC 17 PM 2:40

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Received

12961 Park Central, Suite 1390
San Antonio, TX 78216

Office 210.495.3100
Fax 210.495.3122

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

INVOICE
3254587

AMT ENCLOSED _____

AMOUNT DUE	500.00
INVOICE DATE	12/22/2004
DUE DATE	12/22/2004

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 EAST, STE108
SAN ANTONIO, TEXAS 78232

PHONE:(000)000-0000

MDP
MOOS TRACT

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/22/2004	3254587	50-05-5574	12/22/2004	7:45 - 4:30

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

PAID
DEC 2 2 2004
MP#3

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/22/2004		CK#108703	MDP
END	12/22/2004			

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

CUSTOMER INFORMATION	OTHER AMTS DUE	TOTAL CUST AMT DUE

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

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

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

I N V O I C E
3254589

AMT ENCLOSED _____

AMOUNT DUE	800.00
INVOICE DATE	12/22/2004
DUE DATE	12/22/2004

50-05-5574
CENTEX HOMES
1354 N. LOOP 1604 E, STE 108
SAN ANTONIO, TEXAS 78232

PHONE:(000)000-0000

TIA FEE II
MOOS TRACT

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
12/22/2004	3254589	50-05-5574	12/22/2004	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	013003-002	TRAFFIC IMPACT ANALYSIS LEVEL 2	800.00

PAID
DEC 2 2 2004
MP#3

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	12/22/2004		CK#108706	TIA FEE II
END	12/22/2004			

	INVOICE AMT	PAYMENTS RECV	TOTAL INV AMT DUE
INVOICE INFORMATION	800.00	0.00	800.00

	OTHER AMTS DUE	TOTAL CUST AMT DUE
CUSTOMER INFORMATION		

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

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

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	MDP FEES	12/13/04	76521 MISC LP MOOS	500.00		
	MDP FEES	12/13/04	Invoice total	500.00		
			Vendor payment	500.00		500.00
			MDP			
			Total vendor payment	500.00		500.00

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108703 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD. CK7JCNTX3VCC1N LITHO USA

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TIA FEES	12/13/04	76521 MISC LP MOOS	800.00		
	TIA FEES	12/13/04	Invoice total	800.00		
			Vendor payment	800.00		800.00
			Total vendor payment	800.00		800.00

TIA

TIA ck processed 12/23/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108706 PAYEE: CITY OF SAN ANTONIO

VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD CK7JCNTX3VCC1N LITHO USA

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	PARK FEES	12/13/04	76521 MISC LP MOOS	315.00		
	PARK FEES	12/13/04	Invoice total	315.00		
			Vendor payment	315.00		315.00
			Total vendor payment	315.00		315.00

PARKS

Gave ck to John McDonald/parks
12/23/04

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108704 PAYEE: CITY OF SAN ANTONIO VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD. CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
1354 N LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TX 78232

NO. 108704 64-1278/611

DATE Dec 15, 2004

AMOUNT ********$315.00

Three Hundred Fifteen Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE ORDER OF
****
CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈108704⑈ ⑆061112788⑆ 3299971426⑈

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TREE FEES	12/13/04	76521 MISC LP MOOS	2,075.00		
	TREE FEES	12/13/04	Invoice total	2,075.00		
			Vendor payment	2,075.00		2,075.00
			Total vendor payment	2,075.00		2,075.00

TREES

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: **108707** PAYEE: **CITY OF SAN ANTONIO** VENDOR NO: **001861** DATE: **12/15/04**

SAFEGUARD CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
1354 N LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TX 78232

NO. 108707

64-1278
611

DATE Dec. 15, 2004

AMOUNT
******$2,075.00

CENTEX

Two Thousand Seventy Five Dollars and 00 Cents

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE ORDER OF
****
CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈108707⑈ ⑆061112788⑆ 3299971426⑈

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	TIA FEES	12/13/04	76521 MISC LP MOOS	800.00		
	TIA FEES	12/13/04	Invoice total	800.00		
			Vendor payment	800.00		800.00
			Total vendor payment	800.00		800.00

TIA

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108706 PAYEE: CITY OF SAN ANTONIO VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
1354 N LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TX 78232

NO. 108706

64-1278
611

DATE Dec 15, 2004

AMOUNT
*******$800.00

Eight Hundred Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE ORDER OF
****
CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈108706⑈ ⑆061112788⑆ 3299971426⑈

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	PARK FEES	12/13/04	76521 MISC LP MOOS	315.00		
	PARK FEES	12/13/04	Invoice total	315.00		
			Vendor payment	315.00		315.00
			Total vendor payment	315.00		315.00

PARKS

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108704 PAYEE: CITY OF SAN ANTONIO VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
1354 N LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TX 78232

NO. 108704

64-1278
611

DATE Dec. 15, 2004

AMOUNT
*******$315.00

CENTEX

Three Hundred Fifteen Dollars and 00 Cents

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE ORDER OF
CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

AUTHORIZED SIGNATURE

THIS DOCUMENT INCLUDES AN ORIGINAL WATERMARK - HOLD AT AN ANGLE TO VIEW

⑈108704⑈ ⑆061112788⑆ 3299971426⑈

P.O. NO.	INVOICE NO.	INVOICE DATE	JOB IDENTIFICATION	GROSS	DISCOUNT	NET
	MDP FEES	12/13/04	76521 MISC LP MOOS	500.00		
	MDP FEES	12/13/04	Invoice total	500.00		
			Vendor payment	500.00		500.00
			Total vendor payment	500.00		500.00

MDP

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 DEC 21 PM 3:37

CHECK NO: 108703 PAYEE: CITY OF SAN ANTONIO VENDOR NO: 001861 DATE: 12/15/04

SAFEGUARD. CK7JCNTX3VCC1N LITHO USA

ORIGINAL DOCUMENT IS PRINTED ON CHEMICAL REACTIVE PAPER & HAS A MICROPRINTED BORDER

CENTEX HOMES
SAN ANTONIO
1354 N LOOP 1604 EAST
SUITE 108
SAN ANTONIO, TX 78232

NO. 108703

64-1278
611

DATE Dec 15, 2004

AMOUNT
*******$500.00

Five Hundred Dollars and 00 Cents

CENTEX

Bank of America N.A. Atlanta, Dekalb County, Georgia

PAY TO THE ORDER OF
CITY OF SAN ANTONIO
P.O. Box 839966
SAN ANTONIO, TX 78283

AUTHORIZED SIGNATURE

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⑈108703⑈ ⑆061112788⑆ 3299971426⑈