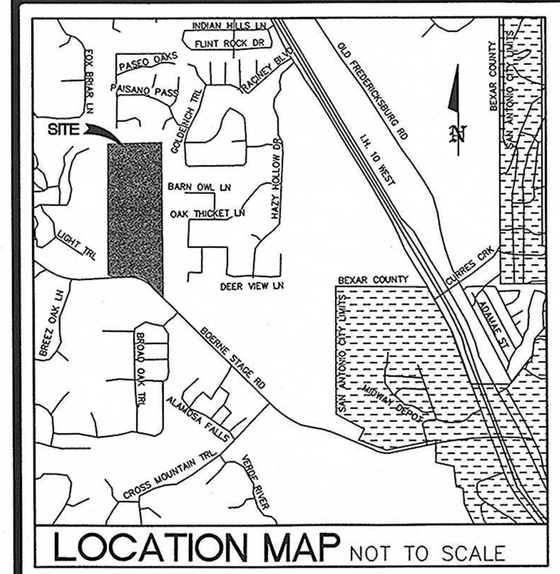
RIVER ROCK RANCH

PLANNED UNIT DEVELOPMENT



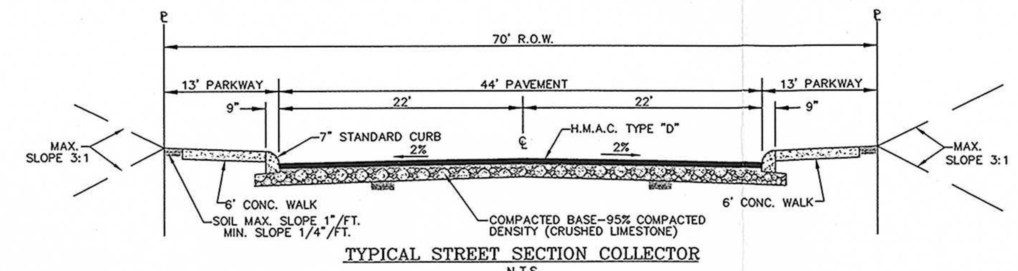
BEING A 183.883 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 183.883 ACRE TRACT BEING PART OF THAT CERTAIN 317.6 ACRE TRACT CONVEYED TO CONCEPT-THERAPY INSTITUTE INCORPORATED BY DEED RECORDED IN VOLUME 5889, PAGES 88-90, DEED RECORDS, BEXAR COUNTY, TEXAS AND BEING DESCRIBED IN VOLUME 2758, PAGES 335-337, DEED RECORDS, BEXAR COUNTY, TEXAS.

PARK DEDICATION SUMMARY	
REQUIRED:	
No. OF LOTS = 446	
REQUIRED DEDICATION = 446/70	6.37ACRES
PROVIDED:	
PARK AREA =	1.24 ACRES
OPEN SPACE	
ACTIVE =	1.32 ACRES
PASSIVE =	
OUTSIDE 100-YR FLOOD PLAIN =	5.32 ACRES
INSIDE 100-YR FLOOD PLAIN =	40.11 ACRES
MAX CREDIT = 50% OF 6.37 =	3.185 ACRES
PARK CREDIT AREA *	
PLAYGROUND =	1.25 ACRES
TOTAL PARK/OPEN SPACE DEDICATION =	12.32 ACRES

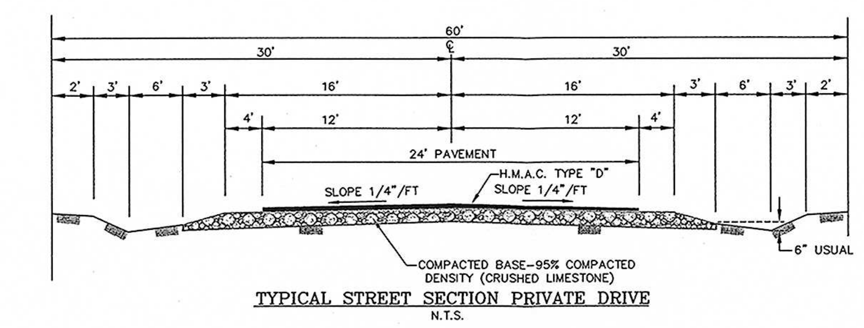
* PARK AREA CREDIT REPRESENTS MINIMUM REQUIREMENTS; ADDITIONAL AMENITIES MAY BE ADDED AT DEVELOPER'S DISCRETION.

DEVELOPMENT SUMMARY ITEM	ACRES	DWELLING UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	39.46	98	2.48	1
UNIT 2	37.33	119	3.19	2
UNIT 3	67.52	89	1.32	3
UNIT 4	39.33	140	3.56	4
UNIT 4A	0.24	–	–	5
TOTAL DEVELOPMENT	183.88	446	2.43	–
PARK/PLAYGROUND	1.24	–	–	1
OPEN SPACE (ACTIVE)	1.32	–	–	1, 3
OPEN SPACE (PASSIVE)	45.43	–	–	1, 3
R.O.W. DEDICATION	22.32	–	–	–

FLOOR AREA SUMMARY	
FLOOR AREA PER LOT	2,800 SQ. FT.
NUMBER OF LOTS	448
TOTAL FLOOR AREA OF BLDGS.	1,254,400 SQ. FT.
TOTAL DEVELOPMENT AREA	8,009,813 SQ. FT.
PERCENTAGE OF FLOOR AREA COVERAGE	15.66%



TYPICAL STREET SECTION COLLECTOR
N.T.S.



TYPICAL STREET SECTION PRIVATE DRIVE
N.T.S.

NOTES:

1. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS.
2. THIS PROJECT IS LOCATED WITHIN THE CONTRIBUTING ZONE OF THE EDWARDS AQUIFER
3. ZONING = N/A
   USES = SINGLE FAMILY RESIDENTIAL
   MAX. ALLOW DENSITY = N/A
4. AVERAGE DWELLING UNIT = 2,800 SQ. FT. (LIVING SPACE)
5. TOTAL OFF STREET PARKING/STORAGE – NONE.
6. THIS PROJECT IS LOCATED IN THE NORTH SIDE I.S.D
7. DEVELOPMENT IS A PLANNED UNIT DEVELOPMENT (P.U.D.) WITH PRIVATE STREETS
8. DETAILED DRAINAGE ANALYSIS WILL BE SUBMITTED WITH INDIVIDUAL SUBDIVISION PLATS
9. SETBACKS IMPOSED ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. THIS PROJECT WILL COMPLY WITH ALL APPLICABLE SECTIONS OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE EFFECTIVE THE DATE OF THE PLAN APPROVAL
11. EFFECTIVE 100 YEAR FLOOD PLAIN BASED ON FEMA FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0095E, DATED FEBRUARY 16, 1996.
12. OPEN SPACES, GREENBELTS, PARK AREAS, AND DRAINAGE EASEMENTS WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION
13. UTILITY SERVICE PROVIDERS
    WATER
    WASTEWATER – SAN ANTONIO WATER SYSTEM
    GAS – SAN ANTONIO WATER SYSTEM
    ELECTRIC – CPS ENERGY
    – CPS ENERGY

FLOODPLAIN NOTE:

THE FLOODPLAIN LIMITS ON THIS PLANNED UNIT DEVELOPMENT ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS PLANNED UNIT DEVELOPMENT IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIIO UNIFIED DEVELOPMENT CODE.

OWNER ________ ENGINEER ________

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

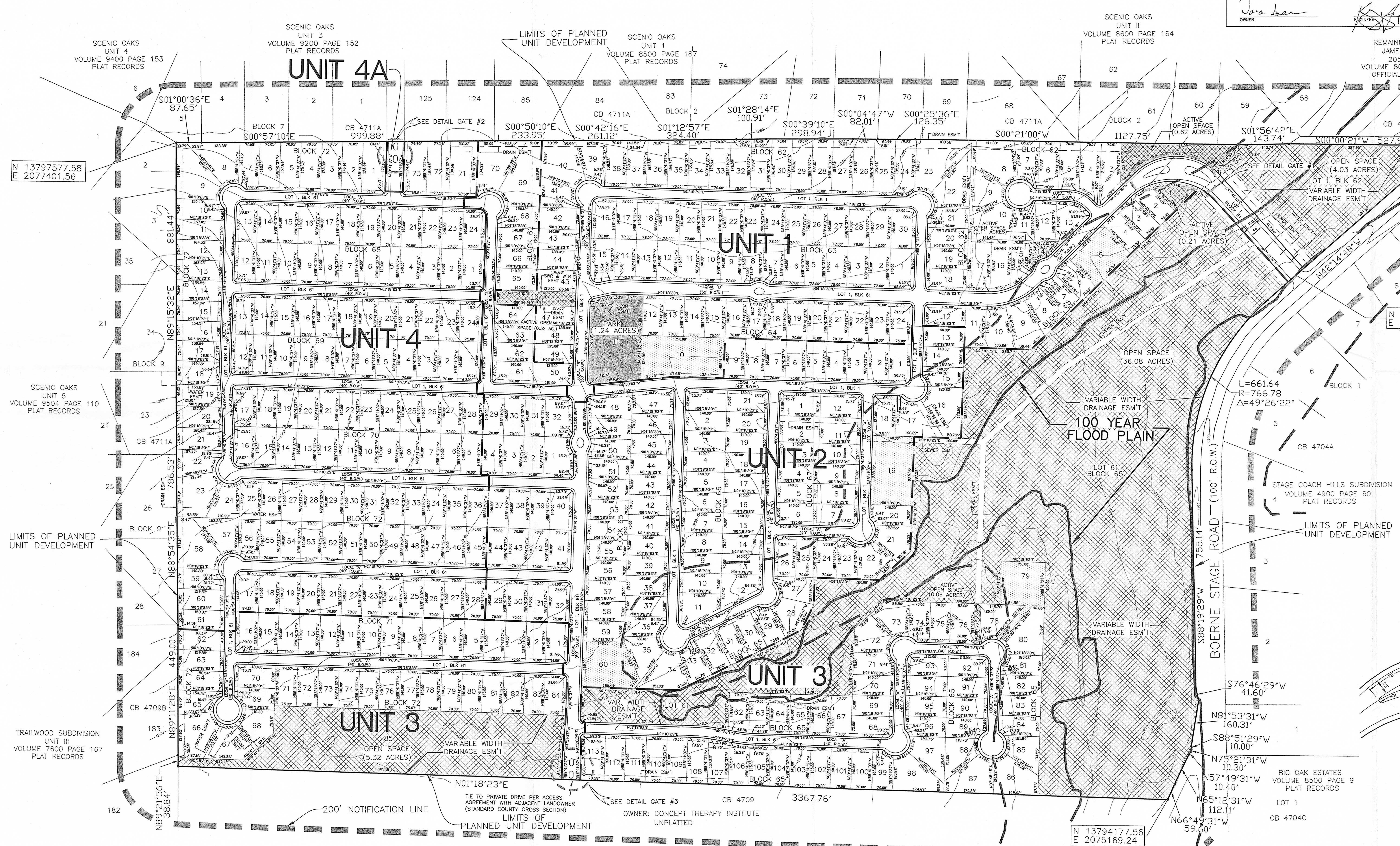
OWNER & APPLICANT
GREEN LAND VENTURES, LTD.
505 MADISON OAK
SAN ANTONIO, TEXAS 78258
TEL: (210) 481-9000
FAX: (210) 481-9001

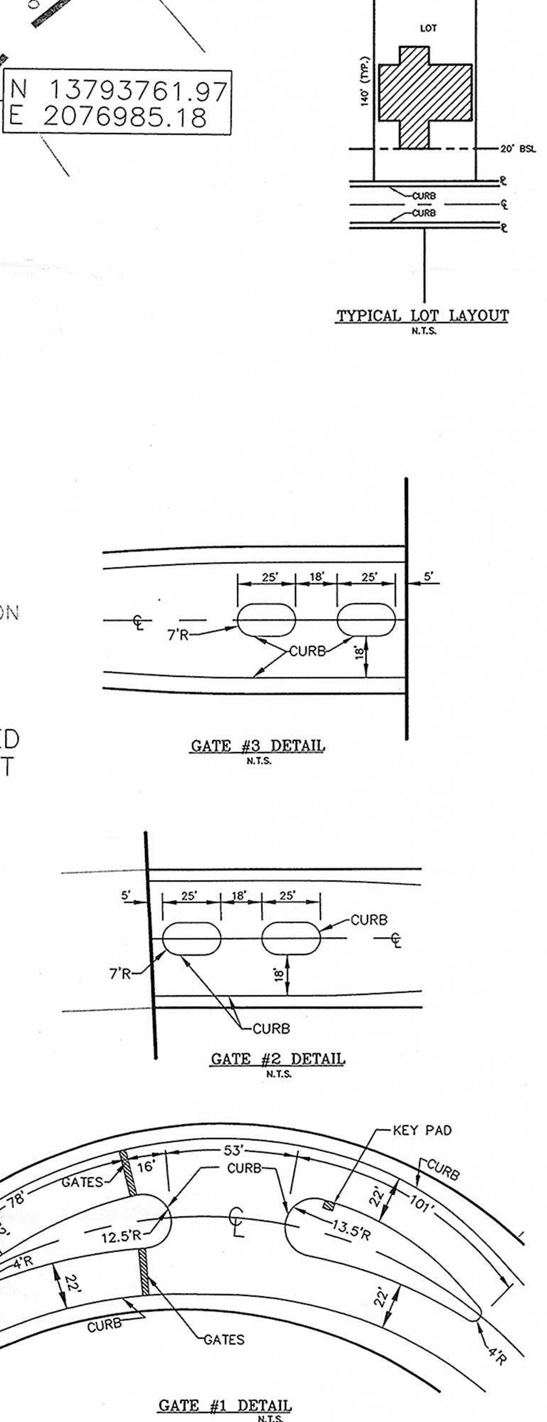
SCALE: 1" = 120'

REVISIONS NO.	DATE	DESCRIPTION	BY
1	8/18/06	PUD COMMENTS - ISMAEL SEGOVIA	JFF
2	01/31/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF
3	03/10/07	ADDRESSED COMMENTS/REVISED STREET ALIGNMENTS	JFF

PROJ. #	DGN. BY:	DWN. BY:	CHKD. BY:	DATE:
050750		HDG		6-26-06

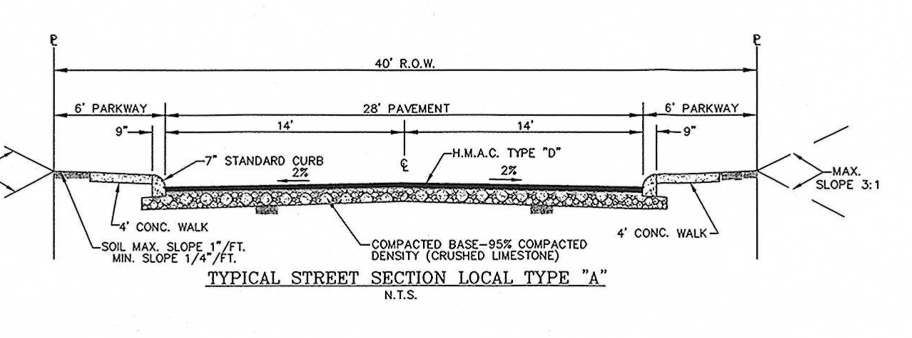
MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL (210) 698-5051 FAX (210) 698-5085



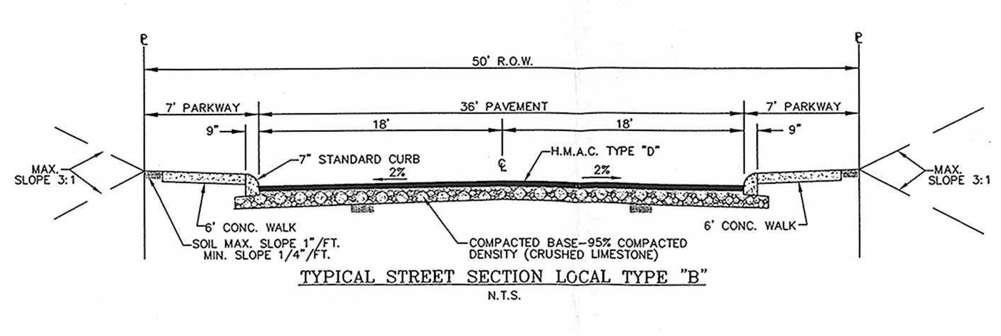


LEGEND

- PARK
- GREENBELT
- OPEN SPACE/ACTIVE
- WATER QUALITY POND
- EFFECTIVE 100 YEAR FLOOD PLAIN
- PROPOSED 100 YEAR FLOOD PLAIN
- EASEMENT
- RIGHT OF WAY
- CB — COUNTY BLOCK



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



TYPICAL STREET SECTION LOCAL TYPE "B"
N.T.S.

PROPERTY OWNERSHIP

BLOCK 2 CB 4711A
LOT 58 EISEN, ELIZABETH
LOT 59 SANTOS, RICHARD P & MAGDALENA G
LOT 60 CLAYTON, MARK C & JANE BOLEN
LOT 61 CREWS, ROBERT N & JOSLYN A
LOT 62 LASHO, DAVID J & BARBARA S
LOT 67 NURKOWSKI, NATHANIEL & ARLA
LOT 68 DREISS, MELVIN L & JO ANN
LOT 69 WETZEL, CHARLES L & RUBY M RAYBORN
LOT 70 ATKINS, THOMAS H & ANNETTA I
LOT 71 MAXWELL, JANES B & MARGIE C
LOT 72 ADAMS, VAL D & DONNA L
LOT 73 MATTSON, BRIAN W & TRUDY A
LOT 74 COLACINO, LINDA S
LOT 83 MARTINEZ, RICHARD E & MARY JANE
LOT 84 HAESE, LARRY W & ESTELLA T
LOT 85 HAESE, LARRY W & ESTELLA T
LOT 124 LINDELL, THOMAS O & VICKI A
LOT 125 LINDELL, THOMAS O & VICKI A

BLOCK 7 CB 4711A
LOT 1 INGLET, THOMAS E & PATSY J
LOT 2 MONATH, BARRY L
LOT 3 SCHORR, JEFFERY JOHN
LOT 4 PLUCHINSKY, BRUCE ANTHONY & SHARON L
LOT 5 PFEIFER, ROBERT AARON & NICOLE MARIE
LOT 6 CONTRERAS, JOE E

BLOCK 9 CB 4711A
LOT 1 RICHARDS, STEVAN B & SUSANN K
LOT 2 HOELKE, FREDERICK F & CATHERINE J
LOT 3 KNIZEL, LAMBERT J
LOT 35 KALLICK, WALTER F & ROBIN E
LOT 21 BARR, RICHARD D & ANN M
LOT 34 WHITE, JAMES A
LOT 23 KANE, CARMEN A
LOT 24 PERCHES, CARLOS & MICHELLE REEDER
LOT 25 ORTIZ, NELDA J
LOT 26 SAIDI, DAVID
LOT 27 MARROQUIN, DAVID & NINA
LOT 28 ANDERSON, JAY R & MICHELLE L

BLOCK 1 CB 4704A
LOT 1 MATTHEWS, KENNETH L & RAYETTA
LOT 2 DOUBLE EAGLE FARMS, LLC. ATTN: SHERYL LEWIS
LOT 3 CARTER, KELLY VICK
LOT 4 CHANCE, GARY M & PAULA V
LOT 5 BROWN, TOMMY J
LOT 6 BROWN, TOMMY J
LOT 7 ROLIARD, PAUL B MRS
LOT 8 ROLIARD, PAUL B MRS
LOT 9 BROWN, TOMMY J

BLOCK 2 CB 4704A
LOT 1 VALDEZ, CIPRIANO P. JR. & DELIA R.

BLOCK CB 4704C
LOT 1 MATTHEWS, KENNETH & RAYETTA

BLOCK CB 4709B
LOT 182 ZETTNER, LESTER D & LYNN D
LOT 183 ANDERSON, DAVID S
LOT 184 ANDERSON, DAVID S

CB 4712 P-3 & P-3A ABS 598
NFP PARTNERSHIP ETAL; FRED NIEMANN JR.

CB 4709 P-118, CB 4704 P-1 ABS 254, CB 4705 P-7 ABS 339
CONCEPT THERAPY INSTITUTE; WARREN MCKENNEY

PUD 06-033

CHAIRPERSON ________ DATE 4/11/07

SECRETARY ________, P.E. DATE 4/11/07

RIVER ROCK RANCH
PLANNED UNIT DEVELOPMENT

SHEET 1 OF 1

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A memo from the

CITY of SAN ANTONIO

Development Services

Master Development

TO: Kerry Koehler **DATE:** April 11, 2007

Address: 12770 Cimarron Pat Suite 100
San Antonio, TX 78249

FROM: Larry Odis, Case Manager

COPIES TO: File

SUBJECT: PUD# 06-033 **Name:** River Rock Ranch

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Development Services

on the date shown.

The following action was taken: ☒APPROVED with conditions
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

Approved with the following Conditions:

CONDITIONS:

The dedicatory instrument(s) (Legal Instrument) for common areas and facilities must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DSD – Traffic Impact Analysis & Streets indicates below the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of any plats, at no cost to the City of San Antonio:

- All access driveways shall comply with UDC 35-506(r).
- All roadways shall conform to Table 506-2 Functional Classification System Description for Traditional Design Classification.
- All sidewalks shall comply with UDC 35-506(q).
- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distances areas.
- The developer shall be responsible for providing right-turn deceleration lane, with storage lengths and bay taper in all the driveway access point approved by TxDot as it relates to the submitted TIA, UDC 35-506(d) Driveway #1.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*
- The parkland provided shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*
- Parkland dedication shall be platted by the second phase of development, UDC section 35-503(f) *Development Phasing.*
- All amenities provided shall comply with standards and specification found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is adjacent to Leon Creek and there is a probability that the property may contain sites, some of which may be significant, in particular along Leon Creek. Thus, before any work that might affect any sites is begun, a qualified professional should conduct an archaeological investigation (reassessment) of the property.

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

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)

- Significant 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.
- According to the Aquifer Protection Ordinance# 81491, Section 34-914, floodplain buffering may be required. Any existing wells located on the property shall be plugged. For plugging procedures, please contact Kirk Nixon at 233-3523.

Bexar County states the following will apply prior to completion of any plats:

- Traffic controls shall be warranted as per the Texas Manual on Uniform Control Devices and approved by Bexar County.
- Add a westbound right-turn deceleration lane at the sites main entrance on Boerne Stage Road through a separate permit from Bexar County.
- Upgrade and maintain a minimum county road section through the Concept Therapy Institute property as per the written agreement submitted with this Master Development Plan.
- Secondary access must be finalized prior to the approval of any plat or combination of plats exceeding 125 dwelling units as per UDC 35-506(e)(7)