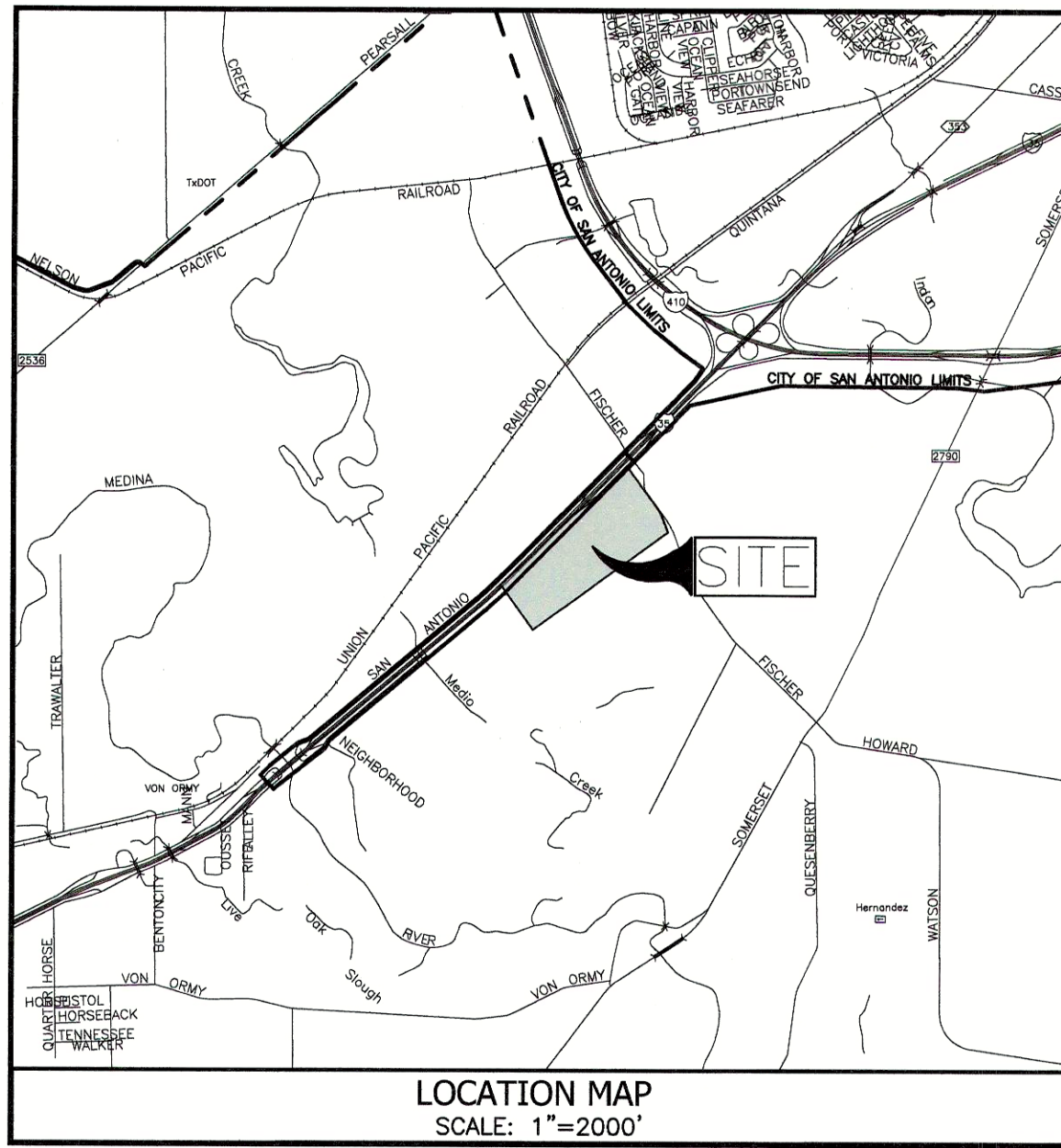


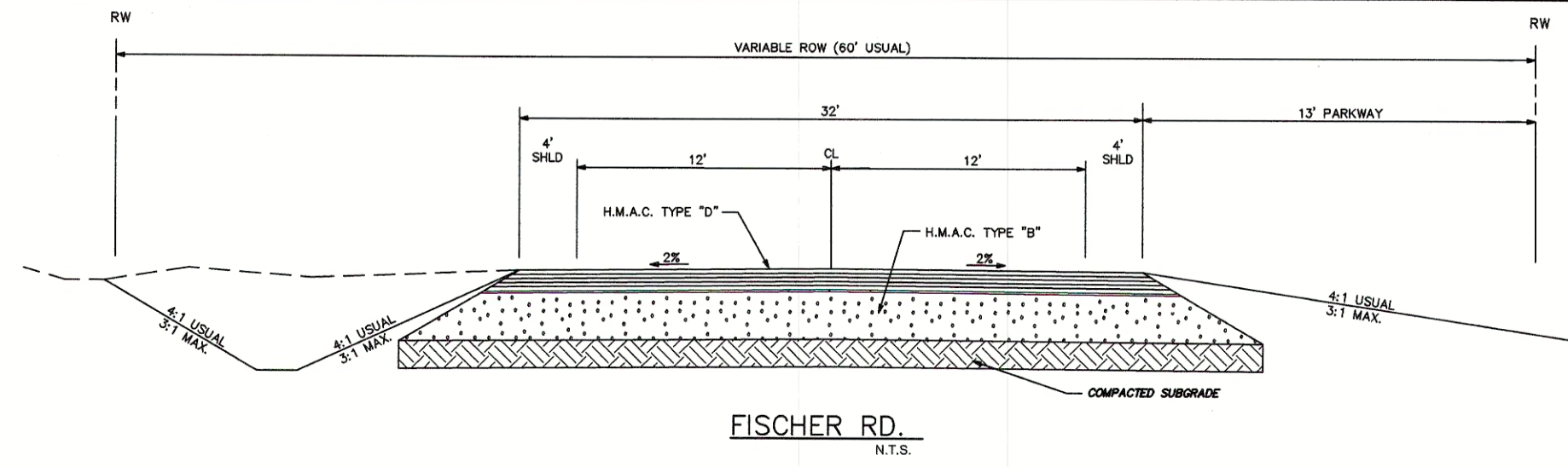
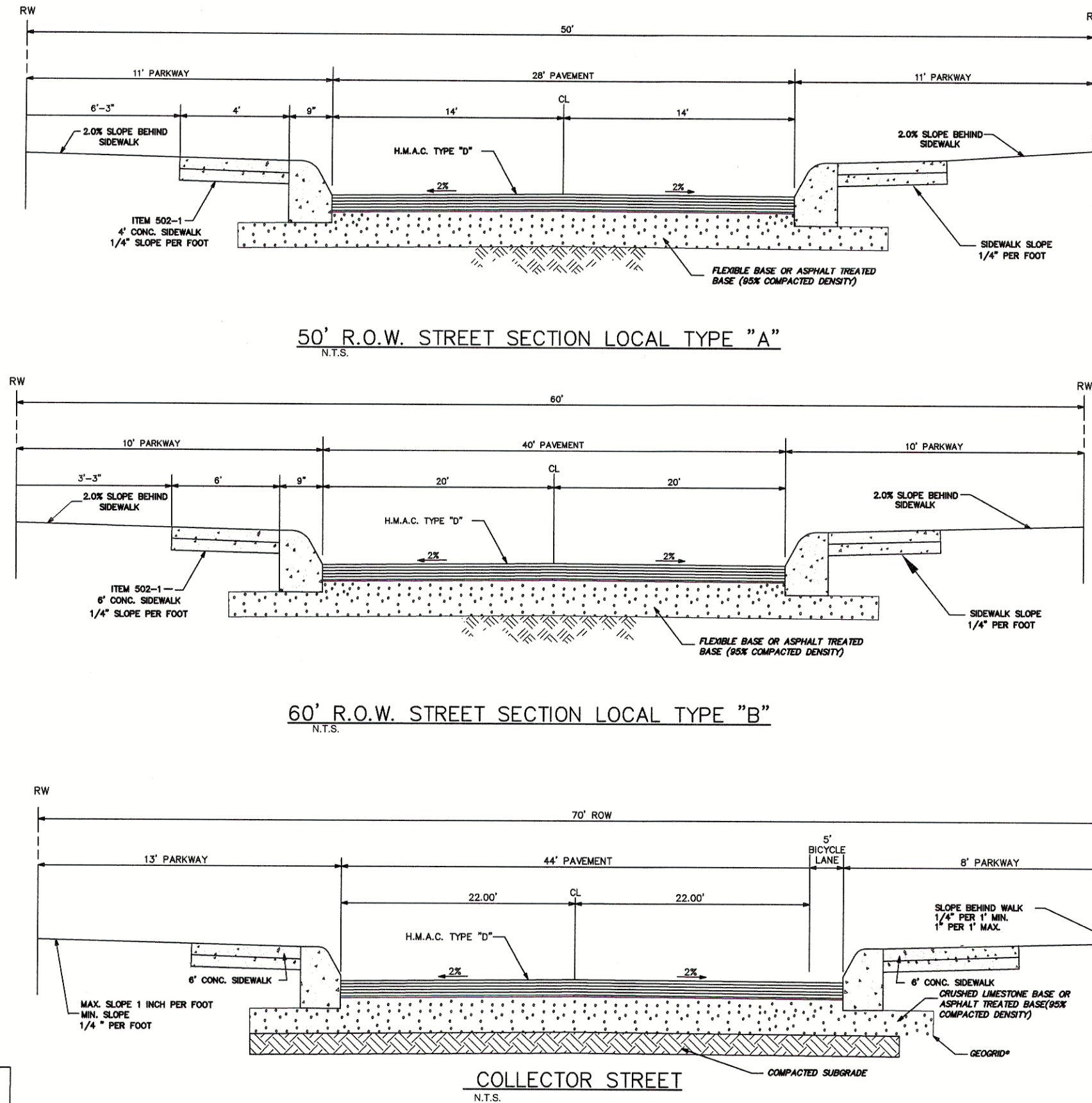


LEGAL DESCRIPTION

Being a total 122.092 acre tract of land, inclusive of a 0.945 acre Right of Way dedication to the City of San Antonio, situated in the Francisco Ricardo Hernandez Survey No. 6, Abstract 6, County Block 4301, Bexar County, Texas and being a portion of that 135.090 acre tract of land conveyed unto Fischer Road Investments LLC by warranty deed recorded in Volume 18683, Pg. 2207, Bexar County Official Property Records.

LINE TABLE		
LINE	BEARING	LENGTH
L1	N49°15'29"E	200.41'
L2	N50°16'27"E	200.96'
L3	N37°03'41"E	111.65'
L4	N44°57'32"E	30.96'
L5	N40°56'03"E	192.85'
L6	N40°56'03"E	69.48'
L7	N40°56'03"E	123.37'
L8	S27°50'47"E	196.91'
L9	S27°24'50"E	7.25'
L10	S35°52'01"E	61.52'
L11	S54°17'08"W	175.00'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	11609.20'	880.69'	4°20'48"	880.48'	N47°10'35"E

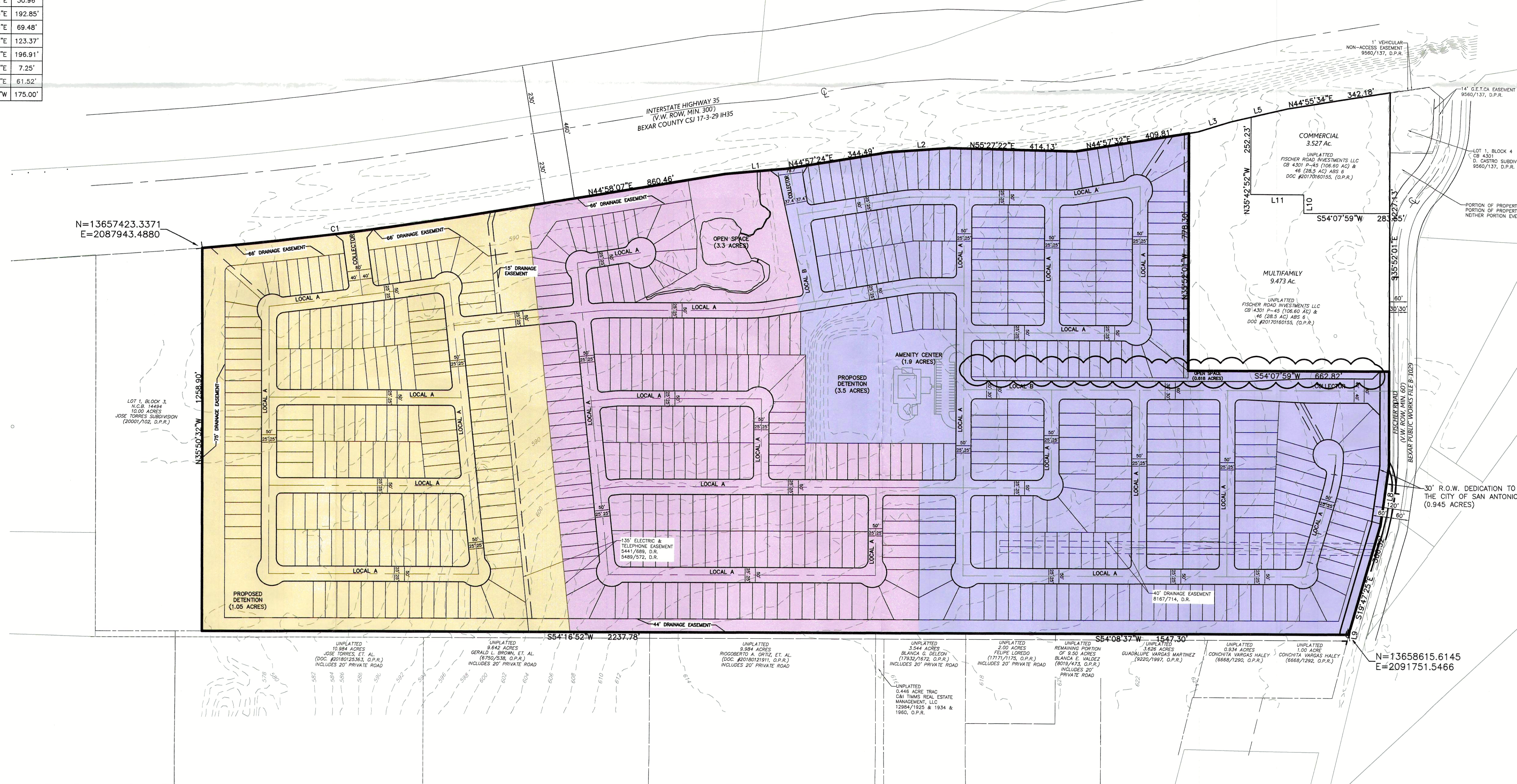


NOTES

- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
- ALL INTERNAL STREETS WITHIN THE M.D.P. LIMITS ARE LOCAL TYPE "A" WITH A 50' R.O.W., 28' PAVEMENT, AND 2'-11" PARKWAYS UNLESS OTHERWISE NOTED.
- THIS PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
- THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS REQUIRED BY THE UNIFIED DEVELOPMENT CODE ZONING REQUIREMENTS.
- SEWER SERVICE TO BE PROVIDED BY S.A.W.S., ELECTRIC SERVICE TO BE PROVIDED BY CITY PUBLIC SERVICE, & WATER SERVICE TO BE PROVIDED BY S.A.W.S.
- A VARIANCE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN LATEST EDITION OF AASHTO MANUAL.
- SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION 2:35-506 (a). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTHS OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET OF RIGHT-OF-WAY WIDTH) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY WIDTH).
- SIDEWALKS AND BICYCLE FACILITIES ARE REQUIRED ON ALL ARTERIALS AND COLLECTORS PER UDC TABLE 508-3, NOTE 5.
- INTERNAL STREETS WILL MEET INTERSECTION REQUIREMENTS PER UDC SECTION 35-506(h)(1).
- INTERNAL STREETS WILL MEET MAXIMUM STREET LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(B).
- BLOCK WILL MEET BLOCK LENGTH REQUIREMENTS PER UDC SECTION 35-515(b)(3)(A).
- PLATTED UNITS WILL NOT EXCEED 125 LOTS WITHOUT PROVIDING SECONDARY ACCESS AS OUTLINED IN THE UDC, SECTION 35-506(e)(7).
- STREETS WITHIN ANY PROPOSED SUBDIVISION WILL PROVIDE A CONNECTIVITY RATIO OF NO LESS THAN 1.20 AS OUTLINED IN THE UDC, SECTION 35-506(e)(1). THE CONNECTIVITY INDEX WILL NOT APPLY TO SUBDIVISIONS WITH LESS THAN 125 SINGLE FAMILY LOTS.
- SUBJECT PROPERTY IS LOCATED IN THE SOUTHWEST INDEPENDENT SCHOOL DISTRICT.

LOT DATA		
LOT ZONING	MINIMUM LOT AREA	TYPICAL LOT DIMENSIONS
R4	4,000	40'x120' & 35'x120'

PHASING TABLE						
PHASE	ZONING	AREA (ACRES)	LOTS	REQUIRED PARK/OPEN SPACE (ACRES)	DENSITY (DWELLING UNITS/ACRE)	ESTIMATED BEGIN DATE
PHASE 1	R4	53.7	293	4.2	5.46	November 2021
PHASE 2	R4	33.6	195	2.8	5.80	November 2022
PHASE 3	R4	34.8	170	2.4	4.89	November 2023
TOTAL		122.1	658	9.4	5.39	



MDP MAJOR AMENDMENT NOTE:
THIS MAJOR MDP AMENDS THE PREVIOUSLY APPROVED MDP FOR FISCHER ROAD SUBDIVISION, MDP 20-11100020.
REASONS FOR AMENDMENTS ARE AS FOLLOWS:
1. UPDATED LOTS SIZES
2. UPDATED PHASING TABLE
3. UPDATED MDP NAME
4. UPDATED DEVELOPER

MDP HAS BEEN ACCEPTED BY
COSA
8/15/2026
(Date) (Number)
Note: this plan will have to comply with Section 35-412 (h)(1) Scope of approval for validation or plans will expire on 8/15/2026
Date

MDP 21-11100030 IS AMENDING MDP 21-11100020

VALLE SOL SUBDIVISION

MASTER DEVELOPMENT PLAN
MDP MAJOR AMENDMENT 21-11100020

NO.	DATE	REVISION
1	8/15/2026	FINAL

DESIGNED BY: WPF
DRAFTED BY: JWH
CHECKED BY: NFU

SHEET 1 OF 1

PREPARED ON
AUGUST 13, 2021

UP
ENGINEERING
+ SURVEYING
11903 JONES WATTSBERGER ROAD, SUITE 102
SAN ANTONIO, TEXAS 78259
TEL: 774-7900
WWW.UPENGINEERING.COM

LANNAR HOMES
1922 DRY CREEK WAY
SAN ANTONIO, TX 78259