

DOVE CANYON PHASE
 TOTAL PROPERTY ACREAGE: 38.851 ACRES
 TOTAL NUMBER OF LOTS: 148
 PAVED SQUARE FOOTAGE: 187,226 S.F.
 TOTAL AREA OF OPEN SPACE: 1,122,004 sq.ft. (25.78 AC.)
 CALCULATIONS:
 DENSITY: 148 LOTS / 38.851 ACRES = 4.02 LOTS PER ACRE
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
 BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

DOVE MEADOW PHASE
 TOTAL PROPERTY ACREAGE: 17.972 ACRES
 TOTAL NUMBER OF LOTS: 117
 PAVED SQUARE FOOTAGE: 81,467 S.F.
 TOTAL AREA OF OPEN SPACE: 537,979 sq.ft.
 CALCULATIONS:
 DENSITY: 117 LOTS / 17.972 ACRES = 6.510 LOTS PER ACRE
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
 BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.

DOVE CANYON / DOVE MEADOW
 DEVELOPER/OWNER:
 DOVE CANYON, L.P.
 13409 N.W. MILITARY HWY., STE 302
 SAN ANTONIO, TX 78231

186 LOTS
 4.43 LOTS / AC.
 TYP. LOT SIZE: 50'x115'

122 LOTS
 4.96 LOTS / AC.

WILLIAM F. STOLHANDSKE TRUSTEE
 Vol. 6515 / Pg. 433
 53.08 Ac.

UNIT II
 42.01 AC.

UNIT I
 24.59 AC.

RETAIL
 32 AC.

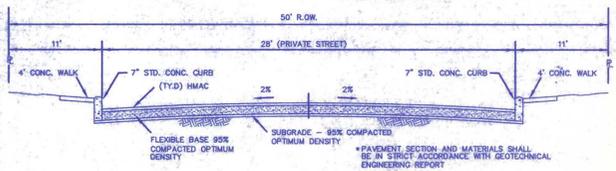
27.0 ± ACRES WITHIN 100 YR.
 FLOOD PRONE AREA
 MEDIO CREEK

MULTI-FAMILY
 11.9 AC.

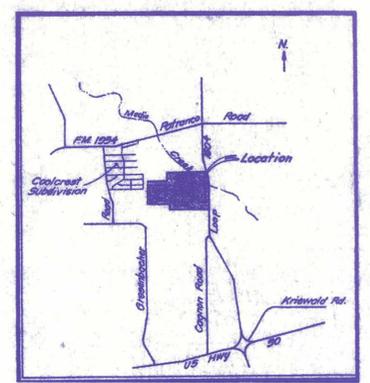
COMMERCIAL
 10.5 AC.

COMMERCIAL
 8.0 AC.

81.0 ACRES
 4.6 LOTS / AC.
 373 LOTS
 TYP. 50' x 120'

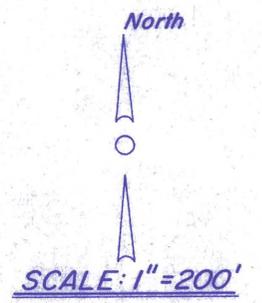


THE AMENDED AREA IDENTIFIED BY THE CLOUD IS THE RESULT OF A CHANGE IN LAND USE.



PLAN HAS BEEN ACCEPTED BY
 COSA
 1/26/07 (Date) 238-B (Number)
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on 1/25/09 Date

DEVELOPER 327.1 1604 PROPERTY, JOINT VENTURE
 9130 WURZBACH ROAD
 SEWAGE TREATMENT AND WATER SUPPLY BY LACKLAND CITY WATER COMPANY
 PROPERTY O C L



NOTE: THIS PROPERTY IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO, TX.

DOVE CREEK SUBDIVISION
 P.O.A.D.P. # 238-B
 (REVISED)

BRIONES
 CONSULTING & ENGINEERING LTD.

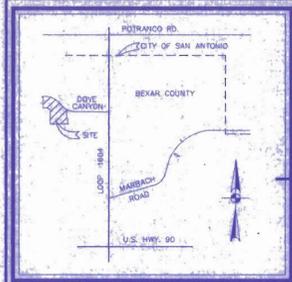
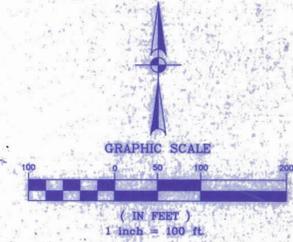
8118 BROADWAY SAN ANTONIO, TX 78209 (210) 828-1431 (210) 828-1432 fax

DATE: 10-16-06
 JOB No.
 1 SHEET OF 1

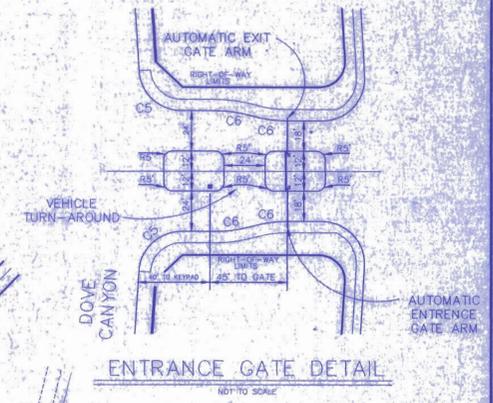
* THIS DRAWING WAS ORIGINALLY DRAWN BY BROWN ENGINEERING CO. JOB No. 053-15-00., DATED 01-05-87., P.O.A.D.P. #238 (REVISED)

REVISIONS	
date	description
08/04/06	Revised AS PER 2054 Notes

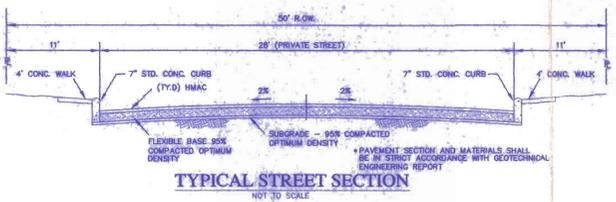
CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	22°33'30"	1157.00'	230.75'	455.53'	452.59'
C2	117°28'58"	60.00'	98.84'	123.03'	102.58'
C3	26°04'04"	1157.00'	267.84'	526.40'	521.87'
C4	24°25'58"	1243.00'	269.12'	530.05'	526.05'
C5	87°15'14"	25.00'	23.82'	38.08'	34.49'
C6	161°15'37"	75.00'	10.71'	21.28'	21.21'



LOCATION MAP
NOT TO SCALE



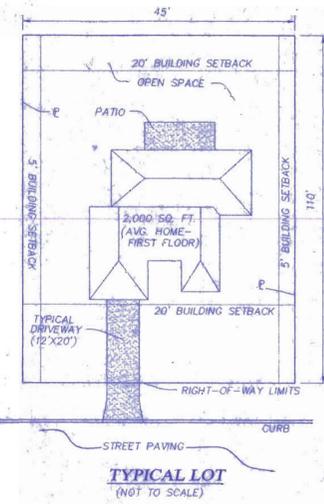
ENTRANCE GATE DETAIL
NOT TO SCALE



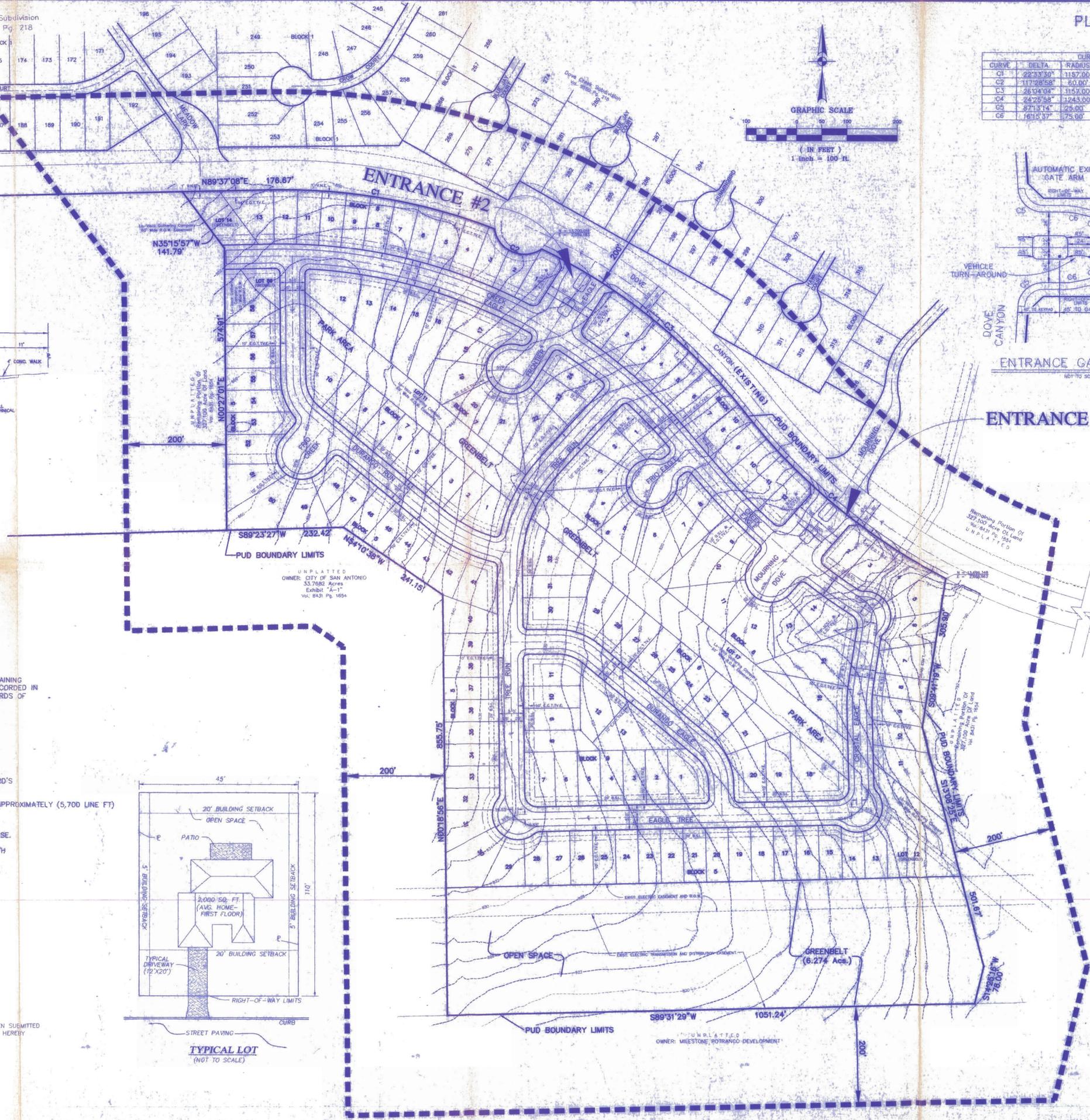
TYPICAL STREET SECTION
NOT TO SCALE

NOTES:
1.) BEARING SHOWN HEREON ARE REFERENCED TO 327.100 ACRE TRACT RECORDED IN VOLUME 8413, PAGE 1654, OF THE BEXAR COUNTY DEED RECORDS.

SUBDIVISION NAME: DOVE CANYON SUBDIVISION, P.U.D.
 CITY PLAN ID NUMBER:
 OWNER/DEVELOPER: HLH DEVELOPMENT L.P., 1603 BABCOCK ROAD, SUITE 151, SAN ANTONIO, TEXAS 78223
 DESIGNER / ENGINEER: BRIONES CONSULTING & ENGINEERING LTD., 8118 BROADWAY, SAN ANTONIO, TX 78209
 ADJACENT PROPERTY OWNERS: SEE PLAN
 LEGAL: A 36.851 ACRE TRACT OF LAND OUT OF THE REMAINING PORTION OF A 327.100 ACRE TRACT OF LAND RECORDED IN VOLUME 8431, PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
 UTILITIES: C.P.S. ENERGY FOR ELECTRIC, S.A.W.S. FOR SANITARY SEWER, BEXAR-METRO FOR WATER MAIN
 PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL
 FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.
 E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER ZONE.
 STREET: THE STREET WILL BE A PRIVATE ACCESS LANE, APPROXIMATELY (5,700 LINE FT)
 GATED STATUS: THE SUBDIVISION WILL BE GATED.
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
 BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
 PROPERTY ZONING: THE PROPERTY IS OUT OF CITY LIMITS
 TOTAL PROPERTY ACREAGE: 36.851 ACRES
 TOTAL NUMBER OF LOTS: 148
 PAVED SQUARE FOOTAGE: 187,226 S.F.
 TOTAL AREA OF OPEN SPACE: 1,122,004 sq.ft. (25.76 AC)
 CALCULATIONS:
 DENSITY: 148 LOTS / 36.851 ACRES = 4.02 LOTS PER ACRE



TYPICAL LOT
(NOT TO SCALE)



BRIONES CONSULTING & ENGINEERING LTD.
 8118 BROADWAY (210) 828-1451
 SAN ANTONIO, TX 78209 (210) 628-1452 fax



P.U.D. PLAN
DOVE CANYON SUBDIVISION, P.U.D.
 BEXAR COUNTY, TEXAS

DATE:
 JOB No.
 SHEET
 1

06-012
 THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF DOVE CANYON SUBDIVISION, P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS 14th DAY OF FEBRUARY A.D. 2007
 BY: [Signature] MANAGER
 BY: [Signature] SECRETARY



City of San Antonio

Department of Development Services

January 26, 2007

Rolando Briones
Briones Engineering
8118 Broadway
San Antonio, TX 78269

Re: Dove Creek (Amendment)

MDP# 238-B

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed the Dove Creek amendment Development Plan (M.D.P. # 238-B.) Please find enclosed a signed copy for your files. Your plan was approved for acceptance; however please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and R.O.W. issues along state facilities will need to be resolved with the **Texas Department of Transportation (TXDOT)**. For information about these requirements you can contact TXDOT at 615-5814.

Historic Preservation states the following: The Texas Sites Atlas indicates that archaeological sites 41BX466, 41BX467, and 41BX1421 have been previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Additionally, the property may contain historical architectural sites. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological investigation of the property.

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

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. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

The property must be platted in accordance to the UDC and the Major Thoroughfare Plan to reflect the approved MDP. It is suggested to work closely with the school district, so they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio.

If you should need further assistance, please feel free to contact Michael Herrera at 210-207-7038.

Sincerely,



Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division