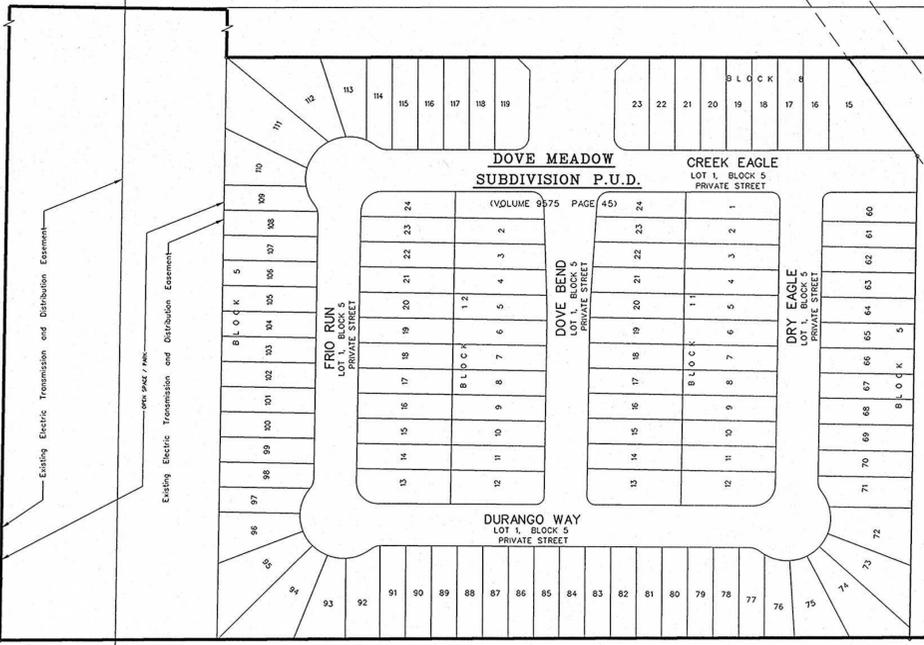
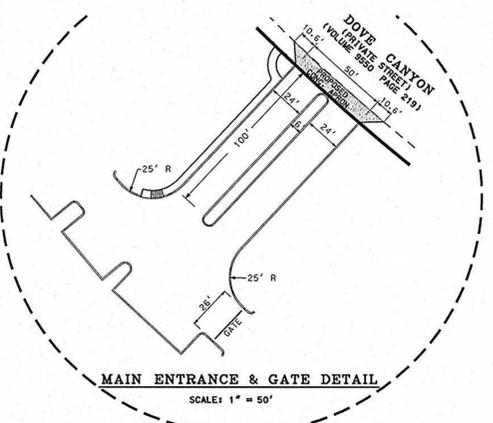
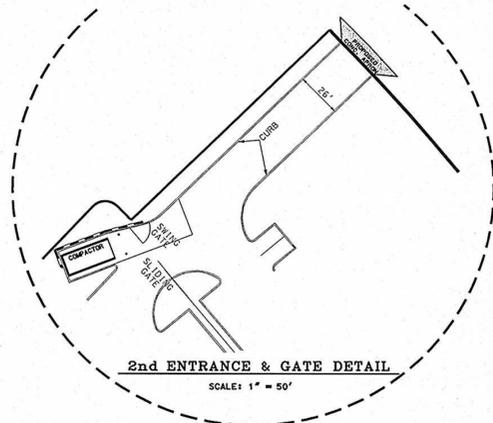


CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CH. DIST.
C1	1157.00	08°04'10"	81.61'	162.95'	S40°30'36"E	162.82'
C2	1243.00	24°26'13"	269.17'	530.15'	S48°41'38"E	526.14'
C3	275.00	42°21'35"	106.51'	203.23'	N21°42'22"E	198.64'
C4	997.00	00°40'10"	5.82'	11.65'	S44°45'20"E	11.65'
C5	10.00	92°02'56"	10.36'	16.06'	N88°54'38"E	14.39'



EXIST. 85' PRIVATE STREET, DRAINAGE, WATER, SANITARY SEWER, ELECTRIC, TELEPHONE & CABLE TV, ESM*
VOL. 9550 PG. 218

FUTURE EXTENSION OF DOVE CANYON

UNPLATTED
OWNER: DOVE CANYON, L.P.
13409 N.W. MILITARY HWY., SUITE 302
SAN ANTONIO, TEXAS 78231
(VOLUME 8431 PAGE 1654)
PLAT I.D. No. 060323
RECORDED OCT. 28, 2009
SINGLE FAMILY PUD

LOT 1 BLOCK 1
DOVE CREEK SUBDIVISION
MANUFACTURED HOME PARK
503 EXPLORER
AUSTIN, TX 78734
(VOLUME 9550 PAGE 218)

- GENERAL NOTES:**
1. THIS PROPERTY IS WITHIN THE ETJ OF SAN ANTONIO.
 2. WATER SERVICE TO BE PROVIDED BY BEXARMET.
 3. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
 4. GAS AND ELECTRIC TO BE PROVIDED BY CPS ENERGY.
 5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
 6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER.
 7. BEARING SHOWN HEREON ARE BASED ON THE REFERENCE DEED.
 8. TREE PRESERVATION IS BEING ADDRESSED IN A SEPARATE TREE PRESERVATION PLAN.
 9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q).

PORTION OF P.O.A.D.P. No. 238B
BEING AMENDED FROM P.U.D. SINGLE FAMILY RESIDENTIAL TO P.U.D. MULTI-FAMILY.
PUD PLAN IS ASSOCIATED WITH THE DOVE CREEK SUBD. MDP No. 238D.

OWNER / DEVELOPER
LOST SPURS DEVELOPMENT INCORPORATION
722 N. MAIN STREET
FORT WORTH, TEXAS 76164
OWNER / DEVELOPER
DOVE CANYON, L.P.
13409 N.W. MILITARY HWY., SUITE 302
SAN ANTONIO, TEXAS 78231

UNPLATTED
OWNER: DOVE CREEK RETAIL LTD.
P.O. BOX 26312
AUSTIN, TX 78755

EXIST. 85' PRIVATE STREET, DRAINAGE, WATER, SANITARY SEWER, ELECTRIC, TELEPHONE & CABLE TV, ESM*
VOL. 9550 PG. 218

PARK DEDICATION:
THIS DEVELOPMENT REQUIRES A TOTAL PARK LAND DEDICATION OF 3.15 ACRES.
PARK REQUIREMENTS WILL BE MET BY PROVIDING THE FOLLOWING AMENITIES/IMPROVEMENTS AS PARK CREDITS.

PARK FACILITIES	PARK CREDIT
1 PICNIC AREA	0.25 OF AN ACRE
1 RECREATION CENTER/GAME ROOM	1.00 ACRE
1 ATHLETIC COURT	0.75 OF AN ACRE
2 POOLS	1.50 ACRES
TOTAL PARK CREDITS	3.50 ACRES

MULTI-FAMILY DEVELOPMENT TABLE (P.U.D.)

UNIT	No. OF LOTS	TOTAL ACREAGE	No. UNITS	DENSITY
1	1	24.688	360	14.6 UNITS PER ACRE

UNPLATTED
OWNER: CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TX 78283
33.7682 ACRES
EXHIBIT "A-1"
(VOLUME 8431 PAGE 1654)

20' BUILDING SETBACK
N89°27'56"W 50.00'
N89°27'56"W 50.00'
S00°32'04"W 106.14'

20' BUILDING SETBACK
S00°32'04"W 106.14'

UNPLATTED
OWNER: DOVE CREEK RETAIL LTD.
P.O. BOX 26312
AUSTIN, TX 78755
REMAINING PORTION OF
327.100 ACRE OF LAND
(VOLUME 8431 PAGE 1654)

LEGAL DESCRIPTION:
A 24.688 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS AND BEING OUT OF THE REMAINING PORTION OF A 327.100 ACRE TRACT OF LAND OUT OF THE MICHAEL RAMEL SURVEY NO. 64 1/2, ABSTRACT NO. 634, C.B. 4336, RECORDED IN VOLUME 8431 PAGE 1654, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
12/9/2009 238D
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
12/8/2011
Date

N 13,700.790.6
E 2,059.310.2

LOT 1
BLOCK 6 C.B. 4335
MULTI-FAMILY 24.7 ACRES
PLANNED UNIT DEVELOPMENT

EXIST. ELECTRIC EASEMENT AND R.O.W.
(VOL. 3959, PG. 1117 & VOL. 8431, PG. 1654)

EXIST. ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT
(VOL. 5943, PG. 2771)

N 13,700.795.3
E 2,060.361.5

UNPLATTED
OWNER: MILESTONE POTRANCO DEVELOPMENT
P.O. BOX 6862
SAN ANTONIO, TX 78209
351.25 ACRES
(VOLUME 9894 PAGE 35)

F. M. LOOP 1804

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (202) 546-1422 Fax No. (202) 546-9302 www.mbcengr.com



DOVE CREEK SUBDIVISION
MDP # 238D

REVISIONS:	NO.	DATE	DESCRIPTION
DESIGN	DLA		
DRAWN	PAE		
CHECKED			
DATE	DEC. 1, 2009		
JOB NO.	30083-0569		
SHT.	1 of 1		



City of San Antonio

Department of Planning and Development Services

December 9, 2009

Jesse Valdez
Macina, Bose, Copeland & Associates, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: Dove Creek Subdivision – Major Amendment

MDP # 238D

Dear Mr. Valdez,

The Development Review Committee has reviewed **Dove Creek Subdivision** Master Development Plan, Major Amendment, or **MDP 238D**. Enclosed is an accepted and signed copy of the amended MDP for your files. However, please note the following conditions:

Office of Historic Preservation:

The Texas Sites Atlas indicates that archaeological sites 41BX466, 41BX467, and 41BX1421 have been previously identified within/nearby 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, a qualified professional shall conduct an archaeological investigation of the property. If you have any further questions, please contact Kay Hinds at (210) 207-7306.

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Donna L. Schueling at (210) 207-5016.

Sincerely,



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