

**DOVE CANYON PHASE**  
 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  
 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.

SEE MDP 238-E FOR PROJECT DETAILS.

**DOVE MEADOW PHASE**  
 TOTAL PROPERTY ACREAGE: 17.972 ACRES  
 TOTAL NUMBER OF LOTS: 50  
 PAVED SQUARE FOOTAGE: 81,487 S.F.  
 TOTAL AREA OF OPEN SPACE: 537,579 sq.ft.  
 CALCULATIONS:  
 DENSITY: 50 LOTS / 17.972 ACRES = 2.78 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.

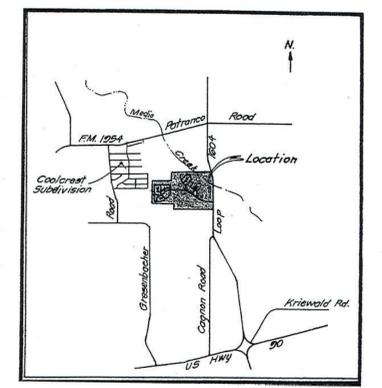
**DOVE CANYON / DOVE MEADOW**  
 DEVELOPER/OWNER:  
 DOVE CANYON, L.P.  
 14855 BLANCO ROAD SUITE #203  
 SAN ANTONIO, TX. 78216  
 (210) 372-0092  
 (210) 372-0738 FAX

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

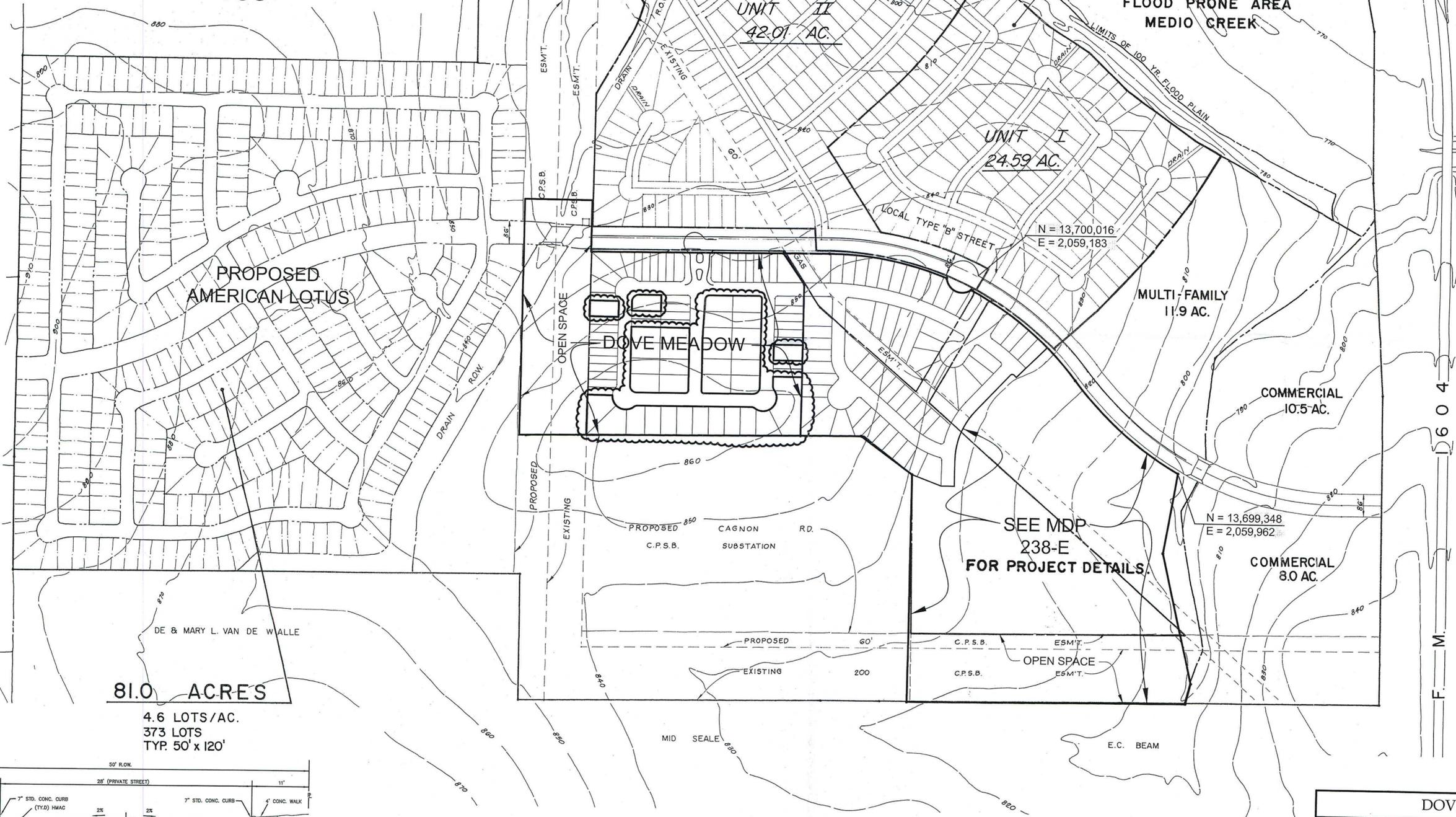
186 LOTS  
 4.43 LOTS / AC.  
 GEORGE F. & ESTELLE H. PERSYN

TYP. LOT SIZE: 50'x115'

122 LOTS  
 4.96 LOTS / AC.



**PLAN HAS BEEN ACCEPTED BY**  
 COSA  
 1-11-2012 (Date)  
 238-F (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 1-10-2014 (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.

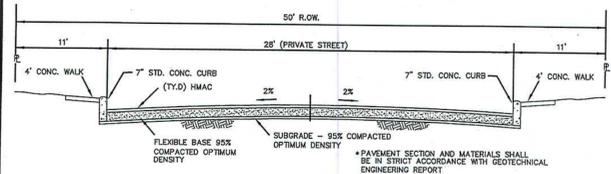
RECEIVED  
 North  
 12 JAN 12 AM 11:57  
 LAND DEVELOPMENT  
 SERVICES DIVISION

SCALE: 1" = 200'

- AMENDMENTS**
1. UPDATED OWNER / DEVELOPER INFO. FOR DOVE MEADOW PHASE.
  2. REDUCED LOT TOTAL FOR DOVE MEADOW PHASE FROM 117 TO 80.
  3. REDUCED LOT DENSITY TABLE FOR DOVE MEADOW FROM 6.510 TO 4.451 LOT PER ACRE.

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

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



THE AMENDED AREA IS IDENTIFIED BY THE CLOUDED AREA,

M.D.P. #238-F MINOR AMENDMENT, AMENDING MDP #238-B

\* 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)

DOVE CREEK SUBDIVISION  
 P.O.A.D.P. # 238-F  
 MINOR AMENDMENT

**BRIONES**  
 CONSULTING & ENGINEERING LTD.  
 8118 BROADWAY (210) 828-1431  
 SAN ANTONIO, TX 78209 (210) 828 1432 fax

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



# City of San Antonio

*Development Services Department*

January 11, 2012

Andy Rodriguez  
Briones Consulting Engineers, Inc.  
8118 Broadway  
San Antonio, Texas, 78209

Re: **Dove Creek Subdivision - Minor Amendment**

**MDP # 238-F**

Dear Mr. Rodriguez,

The Development Review Committee has evaluated the **Dove Creek Subdivision** Master Development Plan, or **MDP # 238-F**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

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 or support for the provision of drainage, 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 Districts, 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(i)(1). Should you need further assistance, please contact Richard Carrizales, Planner at (210) 207-8050.

Sincerely,

A handwritten signature in blue ink, appearing to read 'JPJ'.

John P. Jacks  
Assistant Director