



City of San Antonio

Development Services Department

April 20, 2012

Christopher R. Dice, P.E.
M.W. Cude Engineers, LLC
10325 Bandera Road
San Antonio, Texas 78250

Re: **Hidden Canyon Subdivision - Major Amendment**

MDP # 390-G

Dear Mr. Dice,

Please note that this letter supersedes the previously issued letter dated February 20, 2012. The Development Review Committee has evaluated the **Hidden Canyon Subdivision** Master Development Plan (**MDP # 390-G**). 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.

In addition, at the time the 126th lot is platted, the proposed development shall provide secondary access in accordance with section 35-507(e)(7) of the UDC. Further, the public right of way which will serve as the entrance to the associated Hidden Canyon Subdivision Planned Unit Development (PUD) No. 12-001 shall be platted and dedicated prior to the platting of the PUD.

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 **Northeast Independent 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(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

A handwritten signature in blue ink, appearing to read 'J. P. Jacks'.

John P. Jacks
Assistant Director



City of San Antonio

Development Services Department

February 20, 2012

Christopher R. Dice, P.E.
M.W. Cude Engineers, LLC
10325 Bandera Road
San Antonio, Texas 78250

Re: **Hidden Canyon Subdivision - Major Amendment**

MDP # 390-G

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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 **Northeast Independent 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(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

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

John P. Jacks
Assistant Director



City of San Antonio

Development Services Department

Master Plan Review

APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input checked="" type="checkbox"/> Planned Unit Development (PUD)
<input type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Urban Development (UD)	<input type="checkbox"/> Farm and Ranch (FR)
<input type="checkbox"/> Rural Development (RD)	<input type="checkbox"/> Mixed Light Industrial (MI-1)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: <u>Hidden Canyon Subdivision, P.U.D.</u>	
Owner/Agent: <u>Stone Oak Hidden Canyon, L.L.C.</u>	E-mail: <u>rpuril@gmail.com</u>
Address: <u>24165 IH 10 West, Suite 217-641</u>	Zip code: <u>78257</u> Phone: <u>(210) 698-3004</u>
Contact Person Name: <u>Christopher R. Dice</u>	E-mail: <u>cdice@mwcuade.com</u>
Company: <u>Cude Engineers, L.L.C.</u>	Relationship to Owner: <u>Engineer for project</u>
Address: <u>1350 N. Loop 1604 East, Suite 104</u>	Zip code: <u>78232</u> Phone: <u>(210) 681-2951</u>

Plan Proposal:

Total number of lots: <u>160 (147 SFR - 13 Open space)</u>	Total acreage: <u>125.09 Ac.</u>
Existing zoning: <u>P.U.D. R6 ERZD MLOD</u>	Proposed zoning: <u>P.U.D. R6 ERZD MLOD</u>
Density (dwelling units per acre): <u>1.18</u>	Typical residential lot size: <u>65'x120', 100'x180' & 175'x250'</u>
Number of dwelling units per phase:	
Phase: <u>1</u> Dwelling units: <u>66</u>	Phase: _____ Dwelling units: _____
Phase: <u>2</u> Dwelling units: <u>80</u>	Phase: _____ Dwelling units: _____
Phase: <u>3</u> Dwelling units: <u>1</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

<input checked="" type="checkbox"/> Private street(s), linear feet of street: <u>13,522.37</u>	<input type="checkbox"/> Public street(s), linear feet of street: <u>N/A</u>
Total open space: <u>26.48</u>	Percent open space (total open space divided by total acreage): <u>21.17 %</u>
<input checked="" type="checkbox"/> Gated	<input type="checkbox"/> Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): <u>transmitter</u>
Construction start date: <u>To be determined</u>	
X/Y coordinates at major street entrance(s):	X: <u>2,133,272.04</u> Y: <u>13,783,398.32</u>

For City Use Only

Intake Date: _____	Intake By: _____
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City of San Antonio
Development Services Department
Master Plan Review Application

RECEIVED
File # _____
12 FEB 24 PM 1:06

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: RAJEEV PURI Signature: [Handwritten Signature]

Date: 01/25/12 Phone: 210-698-3004 Fax: 210-698-3014

E-mail: RPURI1@GMAIL.COM

LAND DEVELOPMENT
SERVICES DIVISION

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

(vacant Planner)

(vacant Planner)

Luz Gonzales
Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov

City of San Antonio
Development Services Department
Master Plan Review Application

APPENDIX A: APPLICATION CHECKLIST

Submittal Requirements:

The following are required for FDP, MDP, MXD, MPCD, PUD, Amendments, and TND applications (UDC §35-207, -310.15, -345, -B101, -B109, -B113):

GENERAL:

- Name of the Master Development Plan or PUD and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name(s) of all adjacent property owner(s) as shown on current tax records;
- N/A Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Development Services Director or assignee).
- N/A Tree stand delineation exhibit and review fee; tree affidavit not required (Not required for PUD applications);
- Topographic contour lines no greater than ten (10) feet (PUD applications require two foot intervals);
- Location of property lines, existing easements, cemeteries and/or historic graves, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners from the latest certified assessment rolls. Cemeteries and/or historic graves should shown as historic preservation areas or lots. (Not required for PUD applications);

LOCATION:

- Two points identified by Texas Planes Coordinates;
- Basis of bearings used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at an appropriate scale;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000' indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- All existing easements or right-of-way with street names impacting the development area, their nature and width.

TRAFFIC AND CIRCULATION:

- The location and dimensions of all existing streets and access points provided to the site from adjacent roadways. Locations and dimensions of all proposed public and private streets including major thoroughfares, collectors and local B streets within the development's boundaries if over 100 acres. If 100 acres or less, all streets shall be shown;
 - The schematic (typical section) of all existing and proposed streets, as well as proposed access points;
 - The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable (sidewalks may meander from the location shown in typical sections to create greater distances from the curb to the sidewalk);
- N/A Traffic Impact Analysis (UDC §35-502).

LOTS, PHASING AND USES:

- The location and dimensions of all proposed or existing lots;
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas;
- A delineation of EARZ, wetlands and floodplains;
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable;
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas and private recreational areas;
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

City of San Antonio
 Development Services Department
 Master Plan Review Application

- (a) Total number of lots;
- (b) Total area of open space;
- (c) Total number of dwelling units, by development phase;
- (d) Residential density and units per acre;
- (e) Total area of property.

N/A Location and size in acres of school sites, as applicable;

The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines. If the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

N/A The location and general nature of proposed uses and proposed intensity (residential density or non-residential floor area ratio) (Not required for PUD applications);

STORM WATER MANAGEMENT:

Storm water management plan (UDC §35-B119).

The following additional items are required for PUD Plan and FDP applications only(UDC §35-310.15, -B101, -B113) :

Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

Proposed covenants on the property, if any, including a map and legal description of area affected;

Proposed land uses and zoning classifications by location, type, density and size to include residential density and non-residential floor area ratio (FAR);

N/A Notation of any restrictions required by the City Council in accordance with the PUD ordinance;

Tabulation showing the following:

- (a) Total acreage;
- (b) Total number of lots;
- (c) Square footage of all buildings and structures;
- (d) The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;
- (e) Square footage of all paved or otherwise hard surfaced streets, parking facilities, including curb and gutters, walks, loading areas, and asphalt or concrete aprons for solid waster containers, signs or outdoor mechanical equipment;
- (f) Total floor area ratio (FAR) for each type of non-residential use;
- (g) Total area of passive open space;
- (h) Total area of active developed recreational open space;
- (i) Total number of off-street parking and loading spaces.

N/A The approximate location and area of impervious cover of non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ;

Location and dimensions of public and/or private streets, parking areas, access control stations, and clear vision areas;

Identification of common open space areas and/or the percentage of each lot which is to be reserved as open space, plus the calculations used to determine the required percentages;

Staging plan if PUD is to be developed in more than one phase;

Utilities plan;

Lots numbered as approved by the City;

Perimeter setbacks as required;

Major physical features such as easements, streams, floodplains and significant stands of trees as indicated in the most recent city-maintained aerials;

Delineation of woodlands;

List of names and addresses of all owners of all property lying within 200 feet of the boundaries of the PUD, and a map showing the PUD site and all properties within a 200' radius. Fee in lieu of may be provided in accordance with Appendix C;

City of San Antonio
Development Services Department
Master Plan Review Application

- Identification of all common elements/amenities to be built out in the future including but not limited to tennis courts, pools, pavilions, walking trails, etc.;
- Provisions for maintenance funding.

MDP, FDP and PUD Plan Applications using the Conservation Subdivision Use Pattern also require (UDC §35-B101):

N/A Delineation of woodlands;

N/A A slope analysis of the proposed development site, showing slopes for the following percent of existing grades: 0-10%, 11%-20%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage;

N/A Historic, archaeological or cultural resources to be credited as conservation areas.

Applications for MPCD also require (UDC §35-345):

N/A Site plan to include proposed land uses by location, type (single-family, multi-family, office or commercial), density and size. Where single-family uses are designated, minimum lot size shall be included and major physical features such as easements, streams, flood plains, and significant vegetation shall be noted.

Applications for FDP also require a site plan that shows the following information (UDC §35-310.15):

N/A Land Use: location, acreage, notation of restrictions based on use-type;

N/A Circulation: Street type and location must be indicated. Rights of way and pavement cross sections must be provided that indicate travel lane width, bike lane, and on-street parking within pavement width, and vegetation and sidewalk widths within remaining rights of way. Parking location and pedestrian walkways to commercial buildings must be indicated;

N/A Block lengths must be indicated on plan;

N/A Vegetative buffers and building setbacks shall be indicated or annotated on the plan.

Applications for Alternative Pedestrian Plan require (UDC §35-506):

N/A Location and arrangement of all-weather walkways;

N/A Phasing or time schedule for the construction of walkways.

Applications for MAOZ require (UDC §35-334, -B110):

N/A Site size, locational information, and adjacent land uses;

N/A Dimensioned layout, with the location, size, and height of all buildings and structures;

N/A Floor area ratio of each lot;

N/A The location and size of all above and below ground storage containers for flammable and combustible materials;

N/A Size and location of all vehicular access points, streets, and parking areas;

N/A Major physical features such as creeks, topography, and easements;

N/A Diagrams indicating the location, dimensions, and angles of any or other reflective surfaces proposed in the development design;

N/A Staging plan if appropriate.

Applications for MHPP required (UDC §35-B108):

N/A A plan and typical section of streets, sidewalks, crosswalks, slabs, patios, if any, and details on sewer and water sections;

N/A The name of the developer;

N/A The name of the record owner of the land involved;

City of San Antonio
Development Services Department
Master Plan Review Application

N/A The legal description of the land being developed, with an identification number assigned to each manufactured home site;

N/A The tract boundary lines;

N/A The scale; north arrow and date;

N/A The final contour data to show drainage of the site of the proposed manufactured home park. If the average grade of the site is five (5) percent or less, the maximum contour interval shall be two (2) feet. If the average grade of the site is greater than five (5) percent, the contour interval may be increased to five (5) feet;

N/A The source of water supply and layout of the water system, including locations of standard fire hydrants;

N/A The method of sewage disposal and the layout of the sewer system;

N/A The name of the manufactured home park and the legal description of property;

N/A The location and dimensions of all streets, easements, and other rights-of-way

N/A Typical space dimensions and the locations of park facilities shall be shown;

N/A The front building setback lines on all manufactured home stands and other sites and side yard setback lines at street intersections and cross-walkways;

N/A A location diagram.



City of San Antonio
Development Services – Land Entitlements
Fair Notice Form Review Notification

TO: Christopher Dice, P.E.

DATE: February 24, 2012

Address: M.W. Cude Engineers, L.L.C.
1350 N. Loop 1604 East, Suite 217-614
San Antonio, Texas 78232

FROM: Luz M. Gonzales

COPIES TO: File

FAIR NOTICE FORM: FN12-0016

NAME: Hidden Canyon Subdivision PUD12-001/MDP 390-G

SUBMITTAL DATE: February 24, 2012

EXPIRATION DATE: February 9, 2012

The Fair Notice Form referenced above was reviewed
and deemed:

*COMPLETE

**INCOMPLETE

In order to complete the Fair Notice Form referenced above the following needs to be provided:

*If the Fair Notice Form has been deemed complete, then the **SUBMITTAL DATE** is the effective date of the Fair Notice Form as per UDC Section 35-410(h).

The submitted Fair Notice Form will be deemed invalid if filing remains incomplete upon reaching the **EXPIRATION DATE as per UDC Section 35-410(h).



City of San Antonio RECEIVED
 Planning & Development Services
Fair Notice Form



LAND DEVELOPMENT
 SERVICES DIVISION

Date: 2/24/12 Notice Number: FN # 12-0016

1. Original Fair Notice Form Number if Applicable: _____
2. Existing Rights Determination No. if applicable: 07-04-031

COSA USE ONLY	
Expiration date: <u>4/9/12</u>	Authorized Rep: <u>[Signature]</u>

3. If a permit application identified in item (6) below is not submitted for completeness review within 45 days from the filing date of this form, this notice will be null and void.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All site plans must complete (# 7) of this form.
6. Permit application Type (Check all appropriate boxes):

- | | |
|--|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. _____ | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input checked="" type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input type="checkbox"/> Plat No. _____ |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mixed Light Industrial (MI-1) |

City of San Antonio Planning & Development Services
Fair Notice Form
 (Cont'd)

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LAND DEVELOPMENT
 SERVICES DIVISION

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.

* SAWS/ Utilities No. N/A * Category Determination Letter from SAWS: N/A

* CPS Energy/ Utilities No. N/A * Other: N/A

* Application for Letter of Certification (LOC) (Subdivision Plat No. issued): N/A

The following single plat projects require a site plan:

- * Multi-Family * Commercial * Office * Industrial
- * Multiple Land Use Projects (Complete # 7) * Entertainment * Special District
- * Other: N/A

A site plan is not required for single phase/single plat Single – Family residential projects.

7. For all site plans please complete the following:

(a) Single - Family: Land Allocation in Square Feet & Acreage 128,305 Ac. / 5,588,965.80s.f.
 Use Allocation in Square Feet & Acreage Open Space = 38,583 Ac. / 1,680,675.48 s.f.
 --- Single Family Residential = 72,470 Ac. / 3,156,793.20 s.f. --- Private Street = 17,252
Ac. / 751,497.12 s.f.
 Density 1.138 dwelling units / acre
 Impervious Cover 25,661 Ac. / 1,117,793.16 s.f.

(b) Multi -Family: Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Density _____
 Impervious Cover _____

(c) Commercial: Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____

(d) Office: Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____

(e) Industrial: Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____

(f) Entertainment: Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Impervious Cover _____

(g) Other Special District(s): Land Allocation in Square Feet & Acreage _____

Use Allocation in Square Feet & Acreage _____
Impervious Cover _____

City of San Antonio Planning & Development Services
Fair Notice Form

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12 FEB 24 PM 1:05

(Cont'd)

8. Project Name: Hidden Canyon Subdivision, P.U.D.

LAND DEVELOPMENT
SERVICES DIVISION

Property Description: BEING 128.305 ACRES OF LAND IN THE CITY OF SAN ANTONIO, NEW CITY BLOCK 19217 OUT OF THE R. FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, THE BEATY SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935, THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE BEATY SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, COUNTY BLOCK 4933, BEXAR COUNTY, TEXAS; AND BEING ALL OF LOT 151, BLOCK 17 AND ALL OF LOT 152, BLOCK 17 DESIGNATED AS CANYON PATH (A VARIABLE-WIDTH PRIVATE STREET) AS SHOWN ON SUBDIVISION PLAT ESTABLISHING HIDDEN CANYON, UNIT 1 PLANNED UNIT DEVELOPMENT RECORDED IN VOLUME 9557, PAGE 37 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK 36 AS SHOWN ON SUBDIVISION PLAT ESTABLISHING HIDDEN CANYON SUBDIVISION, UNIT 1A P.U.D. RECORDED IN VOLUME 9610, PAGE 44 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE REMAINING PORTION OF A 638.918 ACRE TRACT OF LAND DESIGNATED AS PART 1 AS DESCRIBED IN DEED RECORDED IN VOLUME 12781, PAGE 1352 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Owner: Stone Oak Hidden Canyon, L.L.C. Phone: (210) 698-3004 Fax: (210) 698-3014

Address: 24165 IH 10 West, Suite 217-641 City: San Antonio State TX Zip Code: 78257

Agent: N/A Phone: _____ Fax: _____

Address: _____ City: _____ State _____ Zip Code: _____

Applicant: Stone Oak Hidden Canyon, L.L.C. Phone: (210) 698-3004 Fax: (210) 698-3014

Address: 24165 IH 10 West, Suite 217-641 City: San Antonio State TX Zip Code: 78257

Engineer/Surveyor: Cude Engineers, L.L.C. Phone: (210) 681-2951 Fax: (210) 523-7112

Address: 1350 N. Loop 1604 East, Suite 104 City: San Antonio State TX Zip Code: 78232

Contact Person Name: Christopher R. Dice E-mail: cdice@mwcude.com

Phone: (210) 681-2951 (ext. 111) Fax: (210) 523-7112

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No San Antonio City Limits: Yes No

Council District: 9 School District: Northeast ISD Ferguson map grid: 482-F4

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Rajeev Puri Signature: 

Address: 24165 IH 10 West, Suite 217-641 City: San Antonio State TX Zip Code: 78257

E-mail: rpuri@gmail.com

NOTE: To be valid, all fields must be completed.



RECEIVED
 City of San Antonio
 Development Services Department
 12 FEB 24 PM 1:05
Master Development Plan



Completeness Review
 DEVELOPMENT SERVICES DIVISION

Project Name: Hidden Canyon Subdivision, P.U.D.
Project Engineers/Surveyors or Firm Name: Cude Engineers, L.L.C.
Address: 1350 N. Loop 1604 East, Suite 104
Contact Person Name: Christopher R. Dice, P.E.
Phone: (210) 681-2951 **Fax:** (210) 523-7112 **E-mail:** cdice@mwcode.com

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) <input checked="" type="checkbox"/> X MDP/ P.U.D. Plan (combination) <input type="checkbox"/> Alternative Pedestrian Plan (APP) <input type="checkbox"/> Flexible Development Plan (FDP) <input type="checkbox"/> Urban Development (UD) <input type="checkbox"/> Farm and Ranch (FR) <input type="checkbox"/> Rural Development (RD) <input type="checkbox"/> Mixed Light Industrial (MI-1) <input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Mixed Used District (MXD) <input type="checkbox"/> Traditional Neighborhood Development (TND) <input type="checkbox"/> Master Planned Community District (MPCD) <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) <input type="checkbox"/> Manufactured Home Park Plan (MHPP) <input type="checkbox"/> Other: _____
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To be accepted for review a Plan shall comply with the provisions of the Unified Development Code.

Required Items for Completeness Review

Items Submitted	Staff Inventory	Item Description
X	<input checked="" type="checkbox"/>	Completed and signed Application Form
X	<input checked="" type="checkbox"/>	Plan Review Fee
X	<input checked="" type="checkbox"/>	Digital information in xxx.DWG or xxx.DXF
X	<input checked="" type="checkbox"/>	8 1/2 "x 11" Reduced Copy
X	<input checked="" type="checkbox"/>	Storm Water Management Plan (2 copies)
N/A	<input type="checkbox"/>	Traffic Impact Analysis (TIA) (4 copies) — <i>is required; requested by reviewer as a part of the technical review.</i>
X	<input type="checkbox"/>	Parks Review Fee — <i>provide evidence</i>
X	<input checked="" type="checkbox"/>	20 copies (folded) with Development Service Department, MDP Division Request for Review form (attached) for respective departments or agencies. If project is an MDP/PUD combination, two sets of everything is required.
	<input checked="" type="checkbox"/>	Master Development Plan/ Major Thoroughfare
	<input checked="" type="checkbox"/>	Historic
	<input checked="" type="checkbox"/>	Disability Access (Sidewalks)
	<input checked="" type="checkbox"/>	Zoning
	<input checked="" type="checkbox"/>	SAWS Aquifer
	<input type="checkbox"/>	Bexar County Public Works <i>N/A</i>
	<input checked="" type="checkbox"/>	Storm Water Engineering
	<input checked="" type="checkbox"/>	Traffic & Streets
	<input checked="" type="checkbox"/>	Trees Preservation
	<input checked="" type="checkbox"/>	Parks
	<input checked="" type="checkbox"/>	Bicycle Mobility
	<input type="checkbox"/>	Other: _____

For Staff Use Only

Completeness Review By: [Signature] Complete Incomplete
 Date: 2/27/12

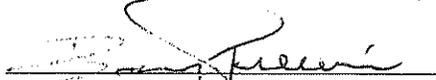
March 19, 2012

City of San Antonio
Development Services
1901 South Alamo
San Antonio, Texas 78204

Attn: Land Entitlements

As owner, I hereby authorize Rajeev Puri to act as signing agent for Stone Oak Hidden Canyon, LLC for all documents pertaining to Master Development Plan # 390-G, Hidden Canyon and Planned Unit Development Plan # 12-001, Hidden Canyon Subdivision.

Owner: Stone Oak Hidden Canyon, L.L.C.

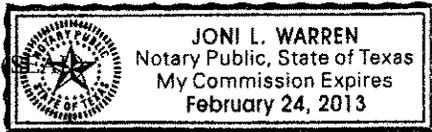

By: Barry Pulliam
President and Manager
Stone Oak Hidden Canyon, LLC

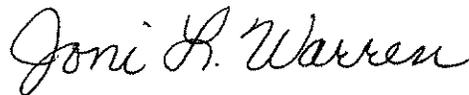

By: Rajeev Puri
Secretary and Manager
Stone Oak Hidden Canyon, LLC

State of Texas §
§
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Rajeev Puri, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of March, 20 12.

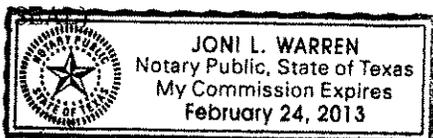




State of Texas §
§
County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Barry Pulliam, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office, this the 19th day of March, 20 12.





REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3698085

AMT ENCLOSED _____

50-05-5574
STONE OAK HIDDEN CANYON, LLC
24165 IH-10 WEST, #217-511
SAN ANTONIO, TX 78257

AMOUNT DUE 700.00
INVOICE DATE 2/24/2012
DUE DATE 2/24/2012

PHONE: (000)000-0000

MDP FEE
390-G HIDDEN CANYON SUBDIVISION
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
2/24/2012 3698085 50-05-5574 2/24/2012 -

LINE INDEX REF DESCRIPTION AMOUNT
 1 012542-002 MDP/PUD FEE 700.00

PAID
FEB 24 2012
DSD-#1

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/24/2012 CK. #1191 390-G
END 02/24/2012

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 700.00 0.00 700.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION

C I T Y O F S A N A N T O N I O
DEV SVCS-1901 S. ALAMO 1901 S ALAMO SAN ANTONIO TX 78204

PAGE 1 OF 1