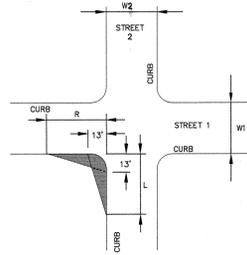


LOCATION MAP  
N.T.S.

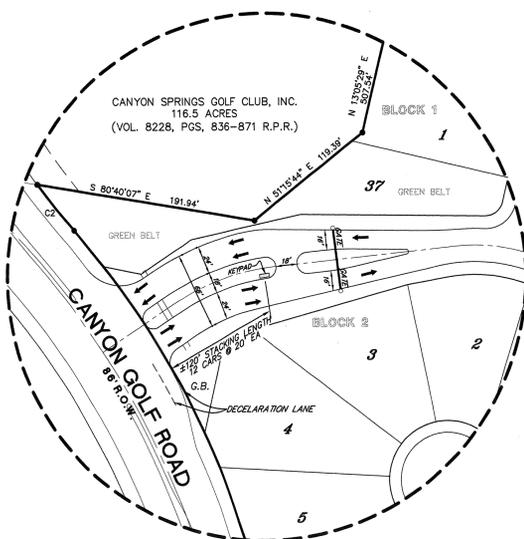
**BEXAR COUNTY CLEAR VISION STATEMENT:**

CLEAR VISION CALCULATIONS WILL BE BASED ON AASHTO CASE NO III B&C FOR TURNING MANUEVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.



**NAME & ADDRESS OF OWNERS WITHIN 200'**

- 1 CANYON SPRINGS GOLF CLUB, INC. 5030 LBJ FREEWAY SITE 1140 DALLAS, TX 75234-2746
- 2 CANYON VALLEY LTD. 11202 DISCO SAN ANTONIO, TX 78216
- 3 SUMMERLEN PROPERTY OWNERS ASSOCIATION INC. 9827 RANCH ROAD 12 WIMBERLEY, TX 78676-5238

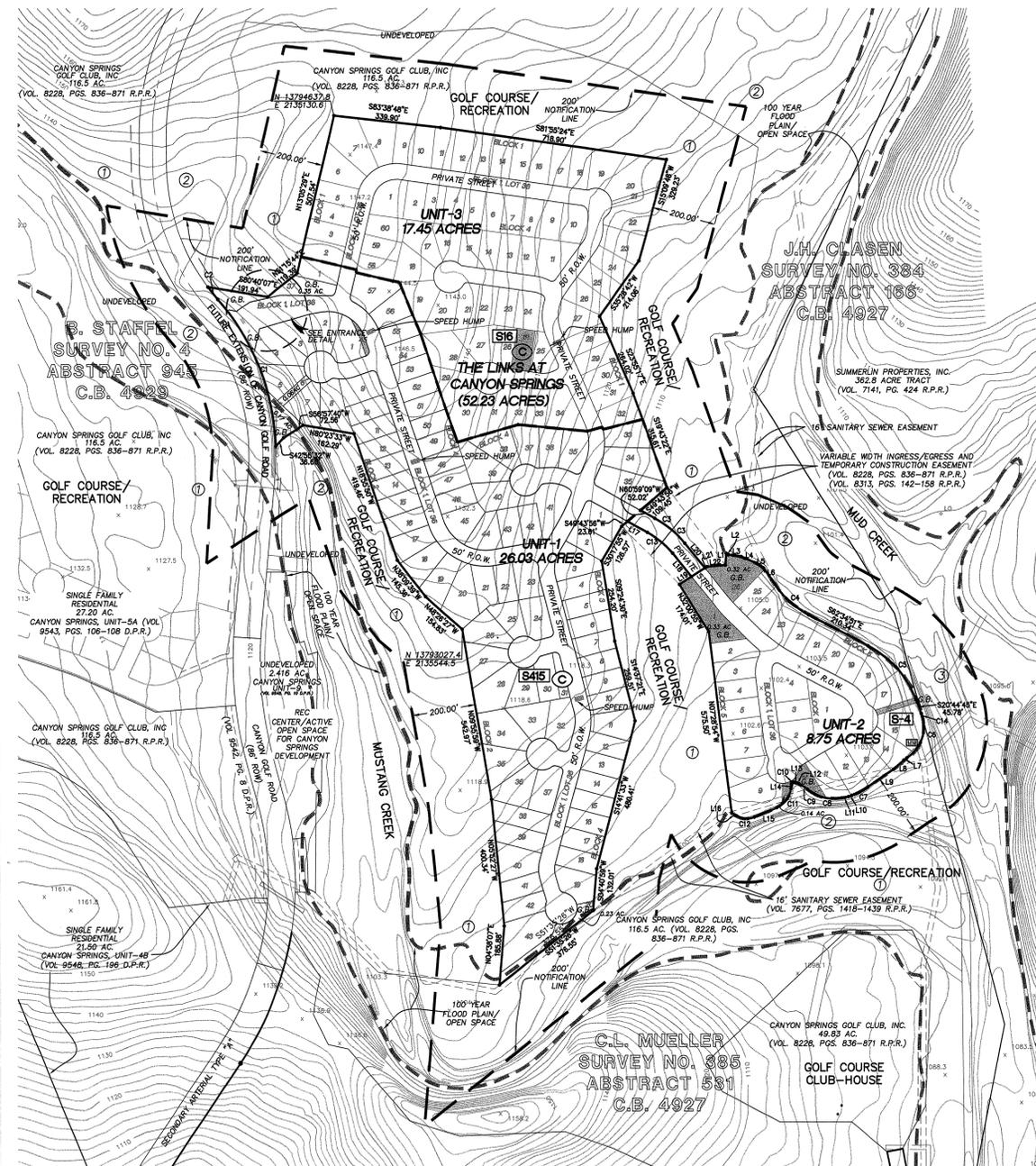


ENTRANCE DETAIL  
1"=60'

PUD PLAN NO. \_\_\_\_\_  
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_

SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

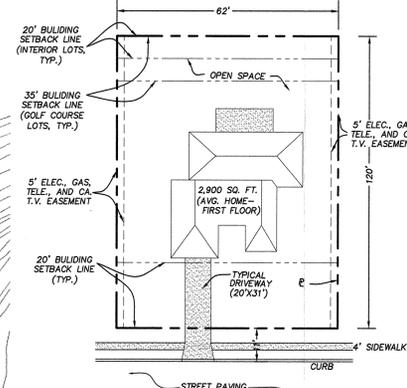
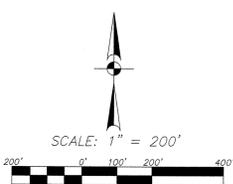
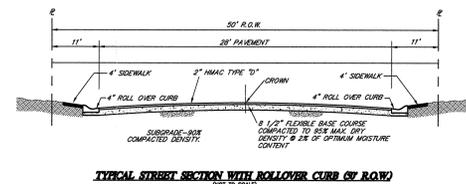


LINE	LENGTH	BEARING
L1	37.07	N03°52'36"E
L2	7.87	S58°25'12"E
L3	40.62	S81°25'33"E
L4	52.64	S67°08'55"E
L5	26.69	S55°26'12"E
L6	62.66	S34°43'26"E
L7	11.60	S56°26'51"W
L8	43.83	S48°23'56"W
L9	98.88	S55°24'56"W
L10	11.20	S70°05'09"W
L11	21.93	S70°02'49"W
L12	11.37	N66°14'09"W
L13	6.46	N75°01'38"W
L14	15.86	S07°37'29"W
L15	75.21	S66°59'26"W
L16	16.50	N59°47'58"W
L17	70.93	N60°59'09"W
L18	94.67	N39°20'59"W
L19	45.39	N57°13'03"E
L20	100.43	N39°20'59"E
L21	7.20	N57°13'03"E
L22	59.50	N85°01'09"E

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	743.00'	506.45'	263.51'	496.71'	N21°48'22"W	32°03'17"
C2	687.00'	50.42'	25.25'	50.46'	S39°07'59"E	04°24'06"
C3	325.00'	122.73'	62.10'	122.00'	S50°10'04"E	21°38'10"
C4	300.00'	145.86'	74.40'	144.43'	S48°39'09"E	27°51'26"
C5	320.00'	233.65'	122.31'	228.49'	N41°39'48"W	41°50'06"
C6	117.64'	147.88'	85.51'	138.33'	N20°26'09"E	17°40'25"
C7	230.00'	58.89'	29.61'	58.73'	N62°45'02"E	14°40'13"
C8	130.52'	114.49'	61.22'	110.86'	S75°44'23"E	50°15'36"
C9	110.00'	30.00'	15.09'	29.91'	N68°25'22"W	15°37'34"
C10	6.00'	10.19'	6.82'	9.01'	S56°17'55"W	97°20'54"
C11	75.00'	77.71'	42.75'	74.28'	N37°18'27"E	59°21'57"
C12	65.00'	60.56'	32.56'	58.22'	S88°24'17"E	53°12'35"
C13	275.00'	103.85'	52.55'	103.23'	N50°10'04"W	21°38'10"
C14	117.64'	10.61'	5.31'	10.61'	N18°09'40"W	05°10'12"

POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
THE LINKS AT CANYON SPRINGS	427-G	

NOTE: THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.



**NOTES:**

1) THE BEARINGS ARE BASED ON A 43.48 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1275-1287 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

DEVELOPER: LYNX DEVELOPMENT GROUP  
6836 BEE CAVES RD., SUITE 400  
AUSTIN, TEXAS 78746  
OFFICE: (512) 335-7611  
FAX: (512) 335-3374

OWNER: RH OF TEXAS  
12357 RIATA TRACE PRKWAY.  
STE. A-300  
AUSTIN, TX 78727  
OFFICE: (512) 343-3266  
FAX: (512) 343-3282

ENGINEER: PAPE-DAWSON ENGINEERS  
555 E. RAMSEY  
SAN ANTONIO, TX 78216  
OFFICE: (210) 375-9000  
FAX: (210) 375-9010

**LEGEND**

- GREENBELT/PRIVATE COMMON AREA
- PROPERTY OWNER KEY (SEE SUMMARY THIS SHEET)

**SENSITIVE GEOLOGIC FEATURES:**

THE FOLLOWING GEOLOGIC FEATURES WERE IDENTIFIED DURING A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS ON NOVEMBER 1-22, 1996 AND JANUARY 18-19, 2002 AND WERE DETERMINED TO BE "SENSITIVE":

- S-4** FEATURE S-4 IS A METAL CASED WATER WELL SURROUNDED BY A CONCRETE PAD. IT IS NOT IN USE.
- S-16** THIS FEATURE WAS A CAVE WITH A SHAFT PLYWOOD BY COLLAPSED ROCK AND SOIL. EXCAVATION REVEALED A 30-FOOT DEEP SHAFT. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.
- S-415** FEATURE S-415 IS A CAVE KNOWN AS "HOLESS CAVE". IT IS DESCRIBED IN THE CAVES OF BEXAR COUNTY (VENI, 1888) AS A SLOPING PIT ALONG A FLOWSTONE SURFACE. TOTAL DEPTH IS APPROXIMATELY 37 FEET. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.

SANITARY SEWER: SAN ANTONIO WATER SYSTEM  
WATER: SAN ANTONIO WATER SYSTEM  
GAS AND ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE: SOUTHWESTERN BELL TELEPHONE COMPANY

PHASE/UNIT	ESTIMATED COMPLETION DATE	LAND USE	OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)						
			GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	DEC. 2002	SINGLE FAMILY RESIDENTIAL	26.03	87	3.34	6.87	4.11	15.05	57.82%
2	AUG. 2003	SINGLE FAMILY RESIDENTIAL	8.75	26	2.97	2.05	1.58	15.12	58.51%
3	AUG. 2004	SINGLE FAMILY RESIDENTIAL	17.45	68	3.90	5.37	2.31	9.77	55.99%
<b>TOTALS/AVERAGE</b>			<b>52.23</b>	<b>181</b>	<b>3.47</b>	<b>14.29</b>	<b>8.00</b>	<b>29.94</b>	<b>57.32%</b>

SUMMARY	
NUMBER OF RESIDENTIAL LOTS	181
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.47
FLOOR AREA RATIO	.231
PASSIVE OPEN SPACE (ACRE)	1.59

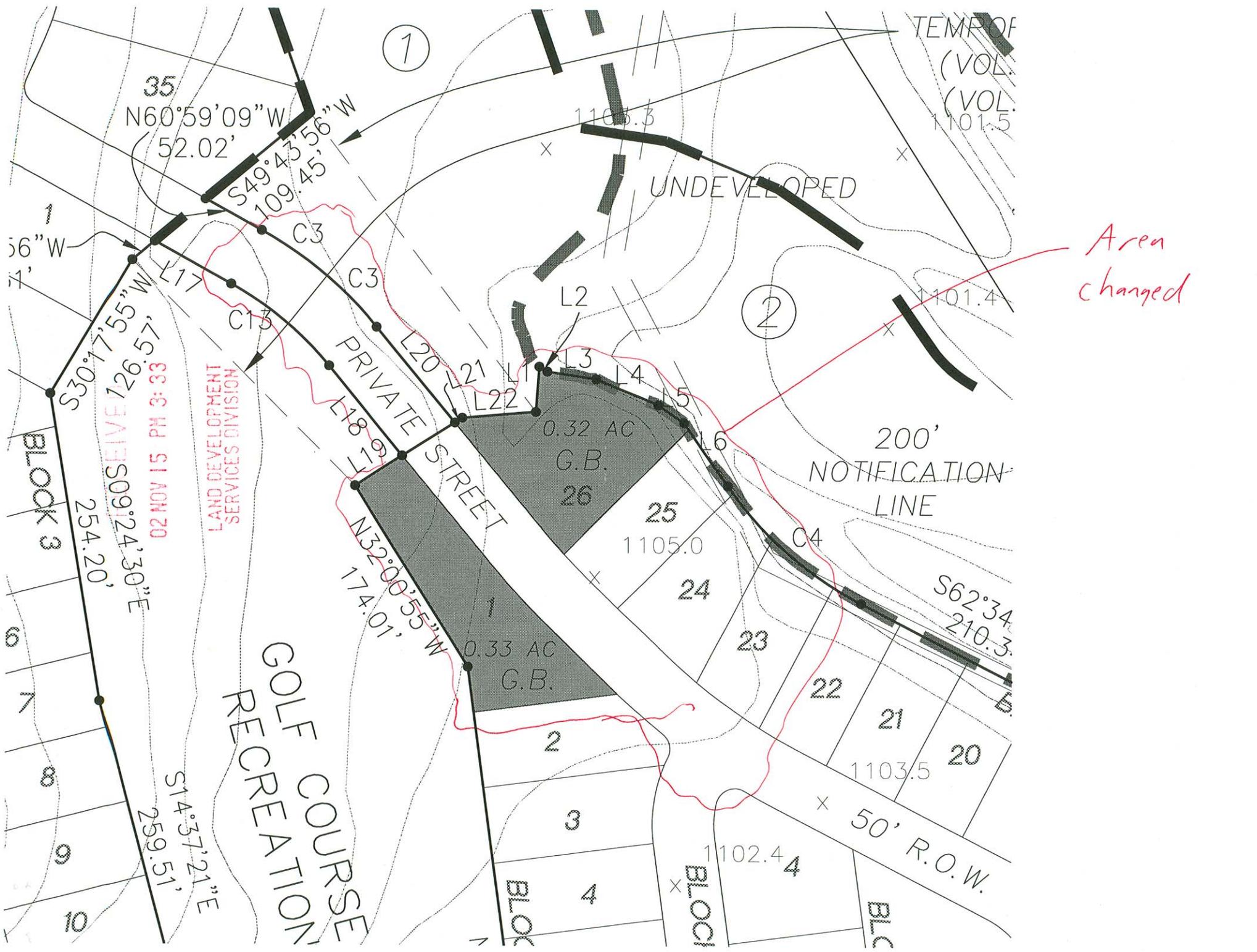
**THE LINKS AT CANYON SPRINGS**  
(UNITS 1, 2 & 3)  
**P.U.D. / M.D.P. PLAN / PEDESTRIAN PLAN**

PLANNING DESIGN ACCEPTED BY  
*Paul P. Dawson*  
11-19-02  
PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010  
MAY, 2002  
JOB NO. 5437-25

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING

LAND DEVELOPMENT SUBJECTS DIVISION



Area changed

35  
N60°59'09"W  
52.02'  
S49°43'56"W  
109.45'56"W

TEMP OF  
(VOL.  
(VOL.  
1101.5

UNDEVELOPED

LAND DEVELOPMENT  
SERVICES DIVISION

02 NOV 15 PM 3:33  
15:11:51

Block 3

GOLF COURSE  
RECREATION

PRIVATE STREET

0.32 AC  
G.B.  
26

0.33 AC  
G.B.

200'  
NOTIFICATION  
LINE

25  
1105.0

24

23

22

21

20  
1103.5

Block 4

Block 1

Block C

50' R.O.W.

S30°17'55"W  
126.57'  
S09°24'30"E  
254.20'  
S14°37'21"E  
259.51'

N32°00'55"W  
174.01'

1105.3

1101.4

1102.4

1

2



**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**

CITY OF SAN ANTONIO  
 DEPARTMENT OF PLANNING  
 02 MAR 11 PM 3:04

<b>Date Submitted:</b>	<b>Project ID Number: 427-G</b>
------------------------	---------------------------------

Project Name: The Links at Canyon Springs

Owner/Agent: Lynx Development Group Phone: (512)335-7611 Fax: (512)335-3374

Address: 12416 Hymeadow Dr. #101, Austin, TX Zip code: 78750

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): Being a 43.48 acre tract and an 8.435 acre tract of land described in instrument recorded in Volume 9141, Pages 1275-1287 of the Official Public Records of Real Property of Bexar County, Texas, out of the CIL. Muller Survey No. 385, Abstract 531, County Block 4928, B. Staffel Survey No. 4, Abstract 945, County Block 4929, and J.H. Classen Survey No. 384, Abstract 166, County Block 4927 all in Bexar County, Texas.

Existing zoning: N/A Proposed zoning: N/A

(PUD Only) Linear feet of street: 8,190  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Number of lots: 180 divided by acreage: 52.23 = Density: 3.45 Lots/Ac

(PUD Only) Total open space: 29.86 divided by total acreage: 52.23 = Open space: 57.17 %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): Transmitter

(PUD Only) Construction start date: April 1, 2002

(PUD Only) X/Y coordinates at major street entrance: X: 98° 28' 45" Y: 29° 40' 45"

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Projected # of Phases: 2

Council District: N/A School District: Comal Ferguson Map Grid: 541 / B7

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR 11 PM 3:04

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Canyon Springs Valley No. 427-B

Is there a corresponding PUD for this site? Name The Links at Canyon Springs No. Pending

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: Chris Overstreet Signature: 

Date: 3/6/02 Phone: (512) 335-7611 Fax: (512) 335-3374

**Master Development Plan and P.U.D.**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR 11 PM 3:04

- (PUD ONLY) 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;
- 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;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- 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.
- 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.
- The schematic 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.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

02 MAR 11 PM 3:04

- (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
  
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.
  
- Traffic Impact Analysis (section 35-502).
  
- (PUD Only) Utilities plan.
  
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, 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 or subdivision from the latest certified assessment rolls.
  
- (PUD Only) Lots numbered as approved by the City.
  
- (PUD Only) Layout shall show where lot setbacks as required.
  
- 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.
  
- A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Chris Overstreet

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED June 4, 2001



# CITY OF SAN ANTONIO

November 19, 2002

Mr. Drake Thomson P.E.

Pape- Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: The Links at Canyon Springs

MDP # 427-G

Dear Mr. Thomson:

The City Staff Development Review Committee has reviewed The Links at Canyon Springs Master Development Plan M.D.P. # 427-G. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- 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.
- The Development services Engineering Division has cited the following conditions as part of their conditional approval:
  1. A right-turn deceleration lane will be provided for the entrance by the developer on westbound Canyon Golf Road.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Thomson  
Page 2  
November 19, 2002

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 the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Monciyais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering

January 4, 2002

12357-I Riata Trace Parkway  
Suite 300  
Austin, Texas 78727

Mr. Emil R. Moncivais, AIA, AICP  
City of San Antonio  
Department of Planning  
P. O. Box 839966  
San Antonio, TX 78283-3966

512 343 7009 Tel.  
512 343 3289 Fax

Re: The Links at Canyon Springs

Dear Mr. Moncivais

This letter hereby authorizes Lynx Development Group to act as signing agent for RH Homes of Texas for all documents pertaining to The Links at Canyon Springs.

By: [Signature]  
Title: Land Resources Manager

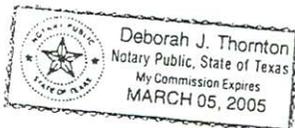
CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 MAR 11 PM 3:03

THE STATE OF TEXAS §

COUNTY OF BEXAR §

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

Given under by hand and seal of office this the 10 day of January, 2002 A.D



[Signature]  
Notary Public In and For  
The State Texas  
My Commission Expires: 3.5.5  
Printed Name of Notary: Deborah J. Thornton