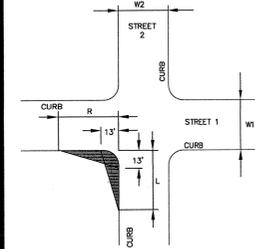


LOCATION MAP
N.T.S.

BEAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION CALCULATIONS WILL BE BASED ON AASHOTO CASE NO. B (INTERSECTIONS WITH STOP CONTROL ON THE MAIN ROAD). EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

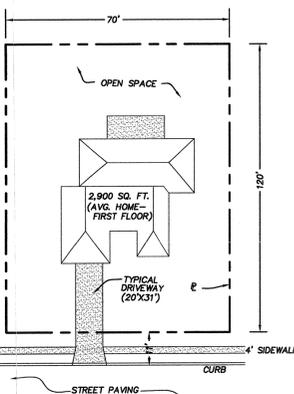
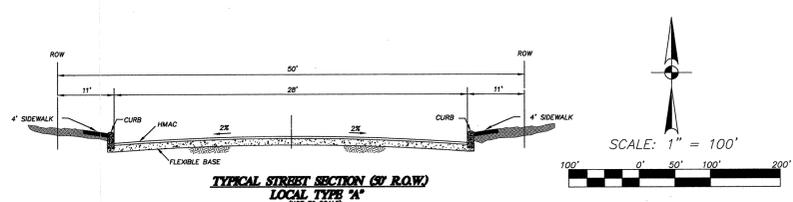
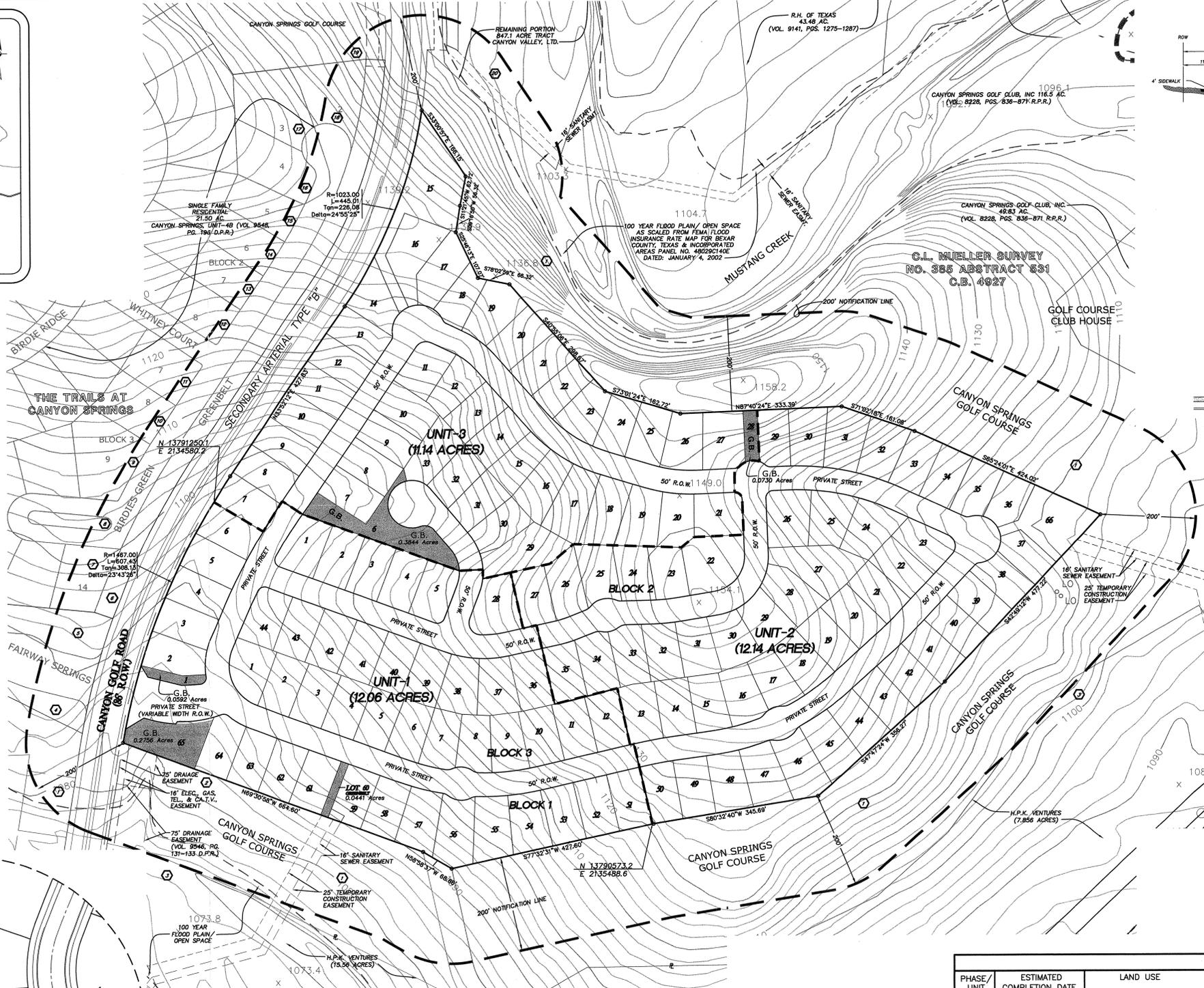


ENTRANCE DETAIL

1" = 50'

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

CHAIRMAN: _____ DATE: _____
SECRETARY: _____ DATE: _____



- PUD PLAN NOTES:**
- FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 - STREET MOTORS ARE AS INDICATED AND ARE PRIVATE.
 - SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 - WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
 - ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-133B.
 - PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
 - PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.U. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
 - ALL PROPERTY SHOWN AS GREENBELT /COMMON AREA WILL BE PASSIVE OPEN SPACE.
 - HOMEOWNERS IN SAN MIGUEL SUBDIVISION DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAT APPROVALS AND ANNEXATION BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION.
 - SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

NOTES:
1) THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON A 342.5 ACRES TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 128-138A OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS.

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

OWNER/ DEVELOPER: TRAUTMANN DEVELOPMENT, LTD.
1202 DEL MAR BLVD.
SUITE 6
LAREDO, TX. 78045
OFFICE: (956) 717-2426
FAX: (956) 717-2546

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

LEGEND
[Symbol] GREENBELT/PRIVATE COMMON AREA
[Symbol] PROPERTY OWNER KEY (REF. PAGE LIST FOR OWNER INFORMATION)

SENSITIVE GEOLOGIC FEATURES:
IN ACCORDANCE WITH A GEOLOGIC ASSESSMENT PERFORMED BY PAPE-DAWSON ENGINEERS AND INCLUDED IN THE WATER POLLUTION ABATEMENT PLAN FOR THIS PROJECT, THERE ARE NO SENSITIVE GEOLOGIC FEATURES WITHIN THE LINES OF THIS PLANNED UNIT DEVELOPMENT.

UTILITY PURVEYORS
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	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
1	SEPT. 2002	SINGLE FAMILY RESIDENTIAL	12.06	45	3.7	3.64	2.12	6.30	0.52
2	SEPT. 2003	SINGLE FAMILY RESIDENTIAL	12.14	51	3.9	4.12	1.89	6.13	0.50
3	SEPT. 2004	SINGLE FAMILY RESIDENTIAL	11.14	41	3.7	3.31	1.39	6.44	0.58
TOTALS/AVERAGE			35.34	137	3.8	11.07	5.40	18.87	0.53

NUMBER OF RESIDENTIAL LOTS	137
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.8
FLOOR AREA RATIO	0.251
PASSIVE OPEN SPACE (ACRE)	0.8363

POADP NAME	POADP #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
SAN MIGUEL SUBDIVISION	427-H	

SAN MIGUEL SUBDIVISION
(UNITS 1, 2, & 3)
P.U.D. / M.D.P. PLAN

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 MAR 26 PM 4:05

3080 S. W. 26-02
3080 S. W. 26-02
3080 S. W. 26-02

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010
MARCH, 2002
JOB NO. 5409-25

Date: Mar 26, 2003 5:41pm User: D:\work\miz File: P:\14109\25\Design\Com\Units\540925.dwg



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

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING
 02 APR -4 PM 2: 04

Date Submitted:	Project ID Number: 427-H
------------------------	---------------------------------

Project Name: San Miguel Subdivision, Unit-1

Owner/Agent: Trautmann Development Phone: (956)717-2426 Fax: (956)717-2546

Address: 1202 DelMar Blvd., Suite 6, Laredo, Texas Zip code: 78045

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 12.09 acres of land out of a 34.29 acre tract of land described in instrument recorded in Volume 9141, Pages 1298-1306 of the Official Public Records of Real Property of Bexar County, Texas out of the B. Staffel Survey No. 4, Abstract 945, County Block 4929, and the C.L. Muller Survey No. 385, Abstract 531, County Block 4928, all in Bexar County, Texas.

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

(PUD Only) Linear feet of street: 5,833 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: 137 divided by acreage: 35.34 = Density: 3.8 Lots/Ac

(PUD Only) Total open space: 18.87 divided by total acreage: 35.34 = Open space: 53 %

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

(PUD Only) Construction start date: September 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: 3

Council District: N/A School District: Comal Ferguson Map Grid: 483/A2

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 APR -4 PM 2: 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 San Miguel Subdivision, Unit-1 No. Pending

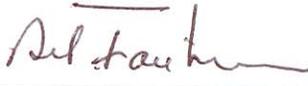
Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Del Trautmann Signature: 

Date: _____ Phone: (956) 717-2426 Fax: (956) 717-2546

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 APR -4 PM 2:04

- (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 APR -4 PM 2: 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: _____ Signature: _____

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



CITY OF SAN ANTONIO

March 28, 2003

Mr. Walt Rakowitz

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

Re: San Miguel Subdivision, Units 1,2, & 3

MDP # 427-H

Dear Mr. Rakowitz:

The City Staff Development Review Committee has reviewed San Miguel Subdivision, Units 1,2, & 3 Master Development Plan M.D.P. # 427-H. 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 is recommended if conditions are adaptable at the entry.
- 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. Rakowitz
Page 2
March 28,2003

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 shall 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. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering

02 AUG 27 PM 1:01

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

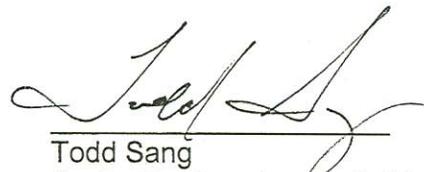
SUBJECT: San Miguel Subdivision, PUD / MDP (Update) Level 1 T.I.A.

Date: August 27, 2002

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the San Miguel Subdivision, PUD / MDP. The analysis is in compliance with the TIA Ordinance 91700.

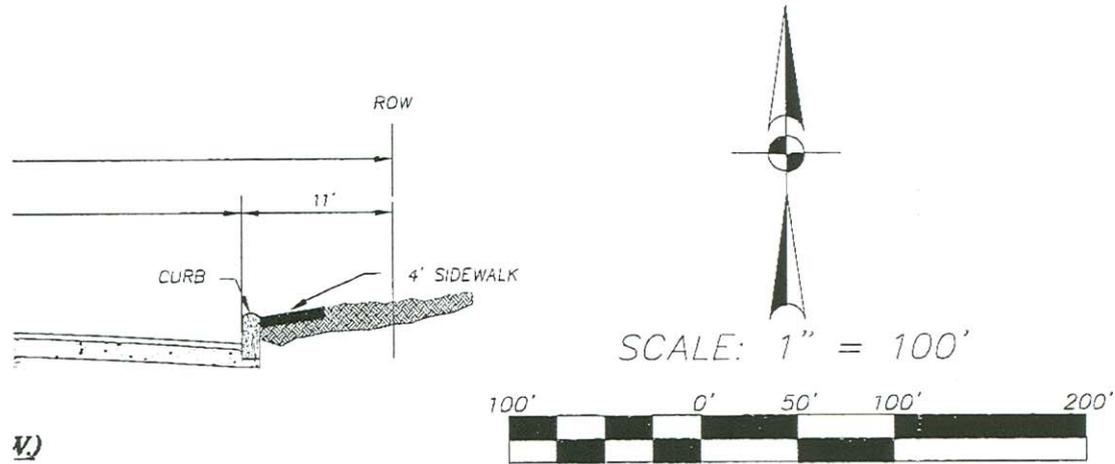
This property is proposed to consist of 137 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 138 peak hour trips. These trips will be distributed through one gated-access on Canyon Golf Road lined up with Fairway Springs.

Due to the amount of northbound right-turn vehicles into this single-point entry, a right-turn deceleration lane is recommended if existing conditions are adaptable.


Todd Sang
Senior Engineering Technician

Approved by:


Richard L. De La Cruz, P.E.
Senior Engineer



V)

PUD PLAN NOTES:

1. FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREET WIDTHS ARE AS INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.
6. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO AND LOCATED WITHIN THE E.T.J. OF THE CITY OF SAN ANTONIO, THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.
8. ALL PROPERTY SHOWN AS GREENBELT /COMMON AREA WILL BE PASSIVE OPEN SPACE.
9. HOMEOWNERS IN SAN MIGUEL SUBDIVISION DEVELOPMENT WILL HAVE ACCESS TO THE RECREATION CENTER UPON PLAT APPROVALS AND ANNEXATION BY THE CANYON SPRINGS HOMEOWNERS ASSOCIATION.
10. SIDEWALKS WILL BE PROVIDED IN THE PUBLIC RIGHT OF WAY IN ACCORDANCE WITH THE UNIFIED DEVELOPMENT CODE.

NOTES:

1) THE BEARINGS FOR THIS PLANNED UNIT DEVELOPMENT ARE BASED ON A 34.29 ACRE TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1298-1306 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

NOTE:

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

UTILITY PURVEYORS

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

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)

PHASE/ UNIT	ESTIMATED COMPLETION DATE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	PAVEMENTS, SIDEWALKS (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE/PHASE
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TOTALS/AVERAGE			35.34	137	3.8	11.07	5.40	18.87	0.53

SUMMARY

NUMBER OF RESIDENTIAL LOTS 137
 AVERAGE HOME SIZE (SF) 2,900
 DENSITY (SINGLE FAMILY UNITS PER ACRE) 3.8
 FLOOR AREA RATIO 0.251
 PASSIVE OPEN SPACE (ACRE) 0.8363

SAN MIGUEL SUBDIVISION

(UNITS 1, 2, & 3)

P.U.D. / M.D.P. PLAN

POADP REVISION HISTORY

<i>POADP NAME</i>	<i>POADP #</i>	<i>ACCEPTED DATE</i>
<i>CANYON SPRINGS RANCH</i>	<i>427</i>	<i>3/6/95</i>
<i>CANYON SPRINGS VALLEY</i>	<i>427-B</i>	<i>4/27/98</i>
<i>SAN MIGUEL SUBDIVISION</i>	<i>427-H</i>	