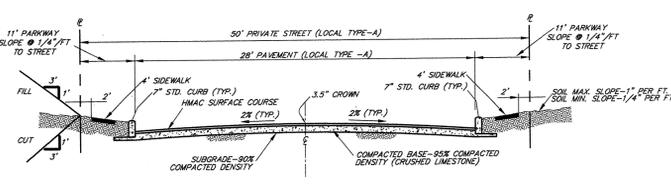
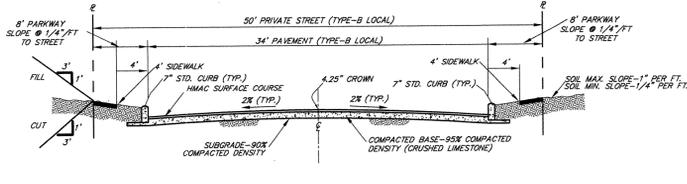


LOCATION MAP  
1" = 8000'



TYPICAL STREET SECTION-LOCAL TYPE "A" (PRIVATE)  
NOT-TO-SCALE



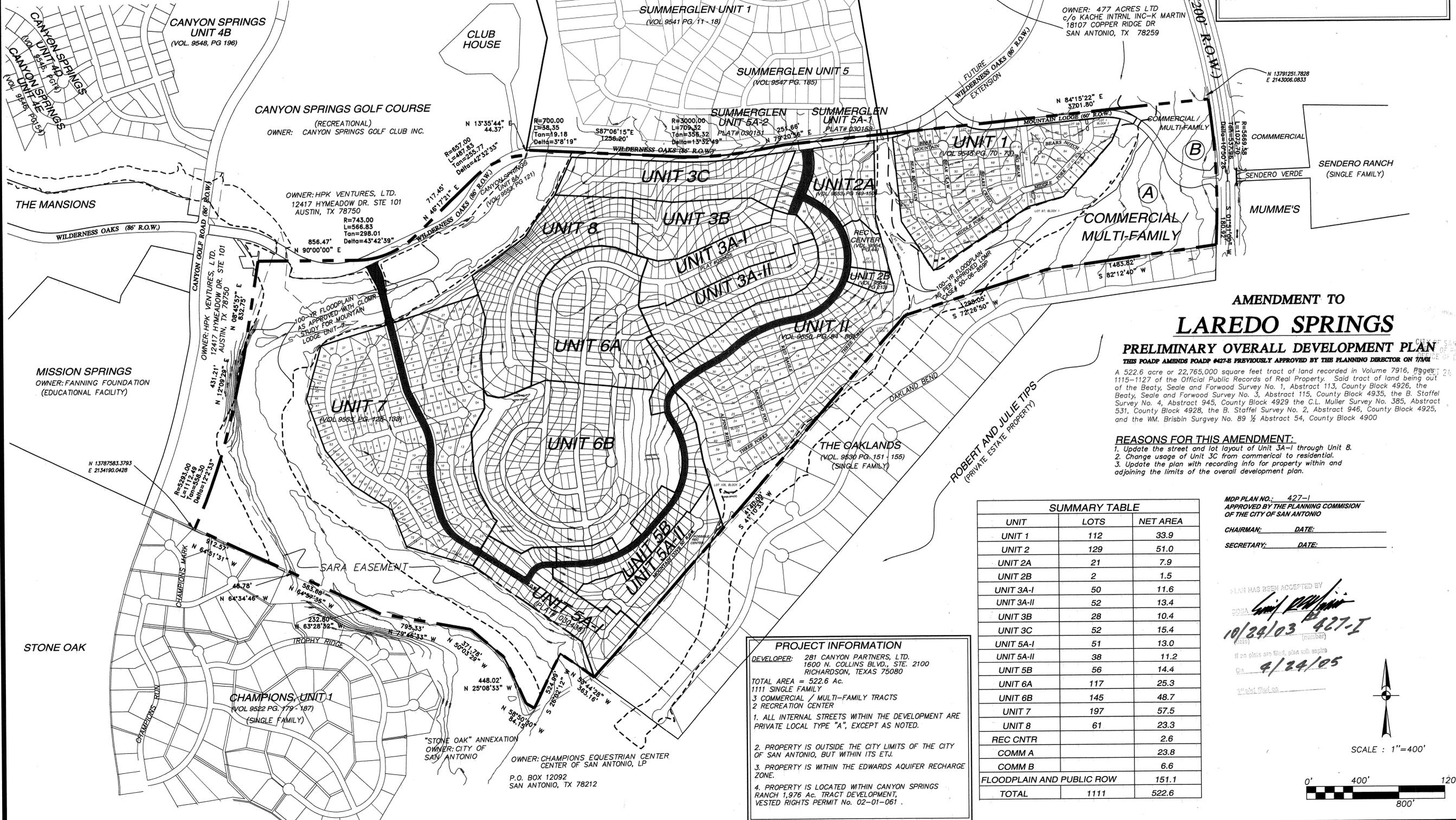
TYPICAL STREET SECTION-LOCAL TYPE "B" (PRIVATE)  
NOT-TO-SCALE

**GENERAL NOTES:**

1. DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. ALL INTERNAL STREETS ARE PRIVATE.
3. SIDEWALK WILL BE INSTALLED IN WITHIN THE RIGHT OF WAY OF THE STREETS PER UDC ARTICLE 5, DIVISION 2: 35-506 (a).
4. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
5. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3339.7. PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
7. PROPERTY IS OUTSIDE THE CITY LIMITS AND LOCATED WITHIN THE ETJ THEREFORE IT IS NOT SUBJECT TO ZONING RESTRICTIONS.

**MAPPING INFORMATION**

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04)
5. REFERENCES TO THE PUBLISHED POSITIONS FOR THE TRIANGULATION STATIONS  
LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364  
OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019  
BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379
6. DIMENSIONS SHOWN ARE SURFACE
7. COMBINED SCALE FACTOR USED IS 0.99987942
8. BEARINGS MUST BE ROTATED 0' 16' 12" COUNTERCLOCKWISE TO MATCH N.A.D.83



**AMENDMENT TO  
LAREDO SPRINGS  
PRELIMINARY OVERALL DEVELOPMENT PLAN**

THIS ROAD AMENDS ROAD #427-B PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 7/3/01  
A 522.6 acre or 22,765,000 square feet tract of land recorded in Volume 7916, Pages 21, 1115-1127 of the Official Public Records of Real Property. Said tract of land being out of the Beaty, Seale and Forwood Survey No. 1, Abstract 113, County Block 4926, the Beaty, Seale and Forwood Survey No. 3, Abstract 115, County Block 4935, the B. Staffel Survey No. 4, Abstract 945, County Block 4929 the C.L. Muller Survey No. 385, Abstract 531, County Block 4928, the B. Staffel Survey No. 2, Abstract 946, County Block 4925, and the W.M. Brislin Survey No. 89 1/2 Abstract 54, County Block 4900

**REASONS FOR THIS AMENDMENT:**

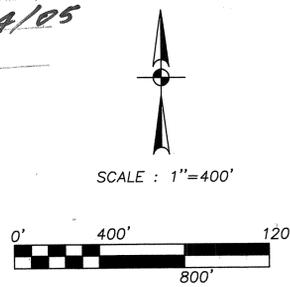
1. Update the street and lot layout of Unit 3A-I through Unit 8.
2. Change usage of Unit 3C from commercial to residential.
3. Update the plan with recording info for property within and adjoining the limits of the overall development plan.

SUMMARY TABLE		
UNIT	LOTS	NET AREA
UNIT 1	112	33.9
UNIT 2	129	51.0
UNIT 2A	21	7.9
UNIT 2B	2	1.5
UNIT 3A-I	50	11.6
UNIT 3A-II	52	13.4
UNIT 3B	28	10.4
UNIT 3C	52	15.4
UNIT 5A-I	51	13.0
UNIT 5A-II	38	11.2
UNIT 5B	56	14.4
UNIT 6A	117	25.3
UNIT 6B	145	48.7
UNIT 7	197	57.5
UNIT 8	61	23.3
REC CNTR		2.6
COMM A		23.8
COMM B		6.6
FLOODPLAIN AND PUBLIC ROW		151.1
<b>TOTAL</b>	<b>1111</b>	<b>522.6</b>

**PROJECT INFORMATION**  
 DEVELOPER: 281 CANYON PARTNERS, LTD.  
 1600 N. COLLINS BLVD., STE. 2100  
 RICHARDSON, TEXAS 75080  
 TOTAL AREA = 522.6 Ac.  
 1111 SINGLE FAMILY  
 3 COMMERCIAL / MULTI-FAMILY TRACTS  
 2 RECREATION CENTER  
 1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE PRIVATE LOCAL TYPE "A", EXCEPT AS NOTED.  
 2. PROPERTY IS OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO, BUT WITHIN ITS ETJ.  
 3. PROPERTY IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.  
 4. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1,976 Ac. TRACT DEVELOPMENT, VESTED RIGHTS PERMIT No. 02-01-061.

MOP PLAN NO.: 427-I  
 APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO  
 CHAIRMAN: DATE: \_\_\_\_\_  
 SECRETARY: DATE: \_\_\_\_\_

PLAN HAS BEEN ACCEPTED BY  
 10/24/03 427-I  
 9/24/05



PAPE-DAWSON ENGINEERS  
 565 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 | FAX: 210.375.9010

LAREDO SPRINGS  
 AMENDMENT TO  
 PRELIMINARY OVERALL DEVELOPMENT PLAN  
 #427-I

JOB NO. 4568-57  
 DATE MAY 2003  
 DESIGNER BPL  
 CHECKED ARC DRAWN MSD  
 SHEET 1 of 1

Date: Oct 20, 2003, 5:31pm User ID: blopez File: M:\6568\57\design\cov\456857\POADP.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**

Date: \_\_\_\_\_

<b>Case Manager:</b> <i>R. L.</i>	<b>Project Number:</b> <i>427-I</i>
-----------------------------------	-------------------------------------

**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):  YES  NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

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(Check One)

- |   |   |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                              |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                 | <input type="checkbox"/> Mixed Used District (MXD)                |
| <input type="checkbox"/> Master Plan Community District (MPCD)          | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ)     |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)     | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)       |
| <input type="checkbox"/> Plat Certification Request                     | <input type="checkbox"/> Pedestrian Plan (PP)                     |
|   | <input checked="" type="checkbox"/> Other: <u>POADP Amendment</u> |

*Master Plan Submittals: **Completeness Review Form** and 15 copies (folded) with **Planning Department Request for Review form** (attached) for respective departments or agencies*

Project Name: Amendment of Laredo Springs Preliminary Overall Development Plan #427-I  
 Owner/Agent: 281 Canyon Partners, Ltd. Phone: (972) 644-2440 Fax: (972) 644-2411  
 Address: 2505 N. Plano Rd., Suite 3000, Richardson, TX Zip code: 75082  
 Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010  
 Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

July 11, 2003

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description: A 522.6 acre or 22,765,000 square feet tract of land recorded in Volume 7916, Pages 1115-1127 of the Official Public Records of Real Property. Said tract of land being out of the Beaty, Seale and Forwood Survey No. 1, Abstract 113, County Block 4926, the Beaty, Seale and Forwood Survey No. 3, Abstract 115, County Block 4935, the B. Staffel Survey No. 4, Abstract 945, County Block 4929 the C.L. Muller Survey No. 385, Abstract 531, County Block 4928, the B. Staffel Survey No. 2, Abstract 946, County Block 4925, and the WM. Brisbin Surgvey No. 89 1/2 Abstract 54, County Block 4900.

Existing zoning:  OCL  Proposed zoning:  OCL

Projected # of Phases:  15

Number of dwelling units (lots) by Phases: Phase 1 - 112; Phase 2 - 152; Phase 3A-1 - 50; Phase 3A-II - 52; Phase 3B - 28; Phase 3-C - 52; Phase 5A-1 - 51; Phase 5A-II - 37; Phase 5B - 56; Phase 6A - 145; Phase 6B - 117; Phase 7 - 197; Phase 8 - 61

Total Number of lots:  1111  divided by acreage:  492.2  = Density:  2.26

(PUD Only) Linear feet of street \_\_\_\_\_  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_ %

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

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

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

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District:  N/A  School District:  Northeast  Ferguson map grid:  483 / B-2

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

Name  Yes  No.  427-F

Is there a corresponding PUD for this site? Name  Mountain Lodge, Unit 7  No.  01-007   
 Laredo Springs Units I, IIA, IIB, IIIA-1, IIIA-2, IIIB & IX  No.  99-0128

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

Name <u> Mountain Lodge Unit 7 </u>	No. <u> 010222 </u>	Name <u> Laredo Springs Unit 1 </u>	No. <u> 990114 </u>
Name <u> Laredo Springs Unit 2 </u>	No. <u> 990423 </u>	Name <u> Laredo Springs Unit 2A </u>	No. <u> 000544 </u>
Name <u> Laredo Springs Unit 2B </u>	No. <u> 020116 </u>	Name <u> Laredo Springs Rec Ctr </u>	No. <u> 000545 </u>
Name <u> Mountain Lodge Unit 3A-1 Replat </u>	No. <u> 030425 </u>	Name <u> Mountain Lodge Unit 5A-1 </u>	No. <u> 030438 </u>

Contact Person and authorized representative:

Print Name:  ALFONSO CHUA, P.E.  Signature:  [Signature]   
Date:  8/25/03  Phone:  375-9000  Fax:  375-9010

July 11, 2003

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**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**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 an appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (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);

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**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- (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;
- 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.
- 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:  
(PUD ONLY)
  - (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.

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**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- 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)

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

Certifying Representative:

Print Name: AFONSO CHUA Signature:  Date: 8/25/03

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7873

July 11, 2003



MDP

City of San Antonio
Planning Department

Master Development Plan Section



Completeness Review

This completeness review is applicable to the following: Master Development Plan (MDP), Master Plan Community District (MPCD), Planned Unit Development (PUD), Traditional Neighborhood Development (TND), Mixed Use District (MXD), Military Airport Overlay Zone (MAOZ), Manufactured Home Park Plan (MHPP), Pedestrian Plan (PP) and Subdivision Plat. To be accepted for review a Plan shall comply with the provisions of ARTICLES I and IV (Application Submittal Requirements and Appendix B) of the Unified Development Code.

Project/Plat I.D. #: Amendment of Laredo Springs Preliminary Overall Development Plan #427-I

Plat Name:

Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.; ATTN: Blaine Lopez

Address: 555 East Ramsey, San Antonio, TX 78216

Phone # 375-9000

Fax #: 375-9010

E-mail: blopez@pape-dawson.com

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OFFICE OF DIRECTOR

Planning Department

Required Items for Completeness Review

- Completed and signed Application Form
Appropriate Plan Review Fee
Digital information (MDP's and PUD)
8 1/2 " x 11" Reduced Copy (MDP's and PUD)
Storm Water Management Plan (MDP's and PUD)

\* Not Applicable for Amendment

(Plats Only):

4 copies (folded) with Planning Department Request for Review form (attached):
(1) Master Development, (1) Major thoroughfare, (1) Neighborhoods, (1) Historic Preservation

(Master Development Plans and PUD Plans): 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies

- Master Development Plan
Major Thoroughfare
Neighborhoods
Historic
Disability Access (Sidewalks)
Zoning
SAWS Aquifer
Storm Water Engineering
Street and Drainage
Traffic T.I.A.
Building Inspection - Trees
Parks - Open space
Fire Protection
Bexar County Public Works
Other:

Accepted

Rejected

Completeness Review By:

[Signature]

Date:

8/29/03



# CITY OF SAN ANTONIO

October 24, 2003

Mr. Al Chua, P.E.

Pape – Dawson Engineers  
555 East Ramsey  
San Antonio, TX 78216

Re: Laredo Springs (Amendment)

MDP # 427-I

Dear Mr. Chua:

The City Staff Development Review Committee has reviewed Laredo Springs Preliminary Overall Area Development Plan (POADP) Master Development Plan M.D.P.# 427-I. 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.
- 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.

The Parks and Recreation Department as part of their conditional approval impose the following:

This area is proposed to include 52 residential units. UDC Section 35-503 requires 1 acre of parkland for every 114 residential units. Laredo Springs, 427-I, has a 0.5-acre parkland dedication requirement.

Mr. Chua  
Page 2  
October 24, 2003

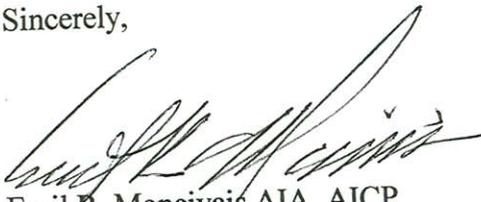
The applicant has requested to pay the fee in-lieu of park dedication requirement based on the fair market value as set by the Bexar County Appraisal District. This fee is calculated to be \$8,460.68. This fee is to be paid in full to the Parks and Recreation Department prior to recordation of the first plat filed under this plan.

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. 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. Moncivajs 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