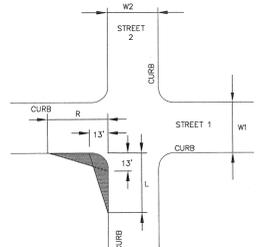


BEAR COUNTY CLEAR VISION STATEMENT:

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.



NAMES OF OWNERS WITHIN 200' OF PROPERTY

- ① FUND IV EAGL CANYON SPRINGS, L.P., A DELAWARE LIMITED PARTNERSHIP
- ② HPK VENTURES, LTD.
- ③ SUMMERLEN PROPERTY OWNERS ASSOCIATION INC
- ④ CANYON VALLEY, LTD.

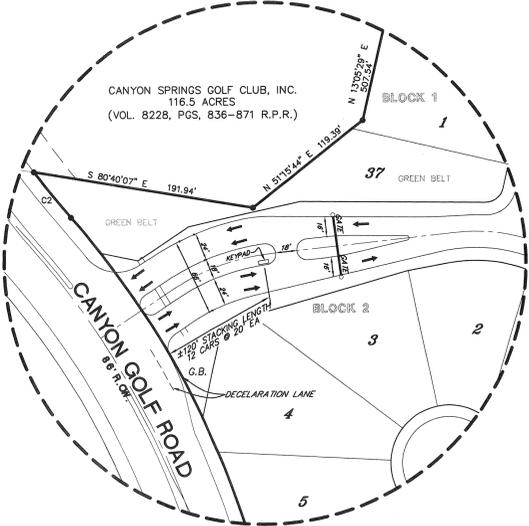
NOTE: NAMES OF OWNERS OBTAINED WITH LANDATA BEARVIEW 2002

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	743.00'	506.45'	283.51'	496.71'	N21°48'22"W	39°03'17"
C2	657.00'	50.47'	25.25'	50.46'	S39°07'59"E	04°24'05"
C3	326.00'	172.73'	82.10'	172.00'	S50°10'04"E	21°38'07"
C4	300.00'	143.84'	74.40'	144.43'	S48°59'09"E	27°30'25"
C5	320.00'	233.65'	122.31'	228.49'	N41°39'48"W	41°50'06"
C6	117.64'	147.89'	85.51'	138.33'	N29°26'09"E	72°01'25"
C7	230.00'	58.89'	29.61'	58.73'	N67°45'02"E	14°40'33"
C8	130.52'	114.49'	61.22'	110.86'	S75°44'23"E	50°15'36"
C9	110.00'	30.00'	15.00'	29.91'	N58°25'22"W	15°37'54"
C10	6.00'	10.19'	6.82'	9.01'	S65°17'55"W	9°29'54"
C11	76.00'	77.71'	42.75'	74.29'	N37°19'27"E	59°21'57"
C12	65.00'	60.36'	32.56'	58.22'	S86°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	09°10'12"

LINE TABLE

LINE	LENGTH	BEARING
L1	37.07'	N02°52'34"E
L2	7.07'	S80°20'19"E
L3	40.62'	S81°20'33"E
L4	52.64'	S67°08'55"E
L5	28.69'	S55°26'17"E
L6	62.66'	S34°43'26"E
L7	11.60'	S68°26'51"W
L8	43.83'	S48°24'56"E
L9	96.89'	S52°24'56"W
L10	11.20'	S70°05'09"W
L11	21.83'	S29°47'44"W
L12	11.37'	N68°11'09"W
L13	6.46'	N75°01'38"W
L14	15.88'	S07°47'29"W
L15	75.01'	S65°59'26"W
L16	16.50'	N58°47'58"W
L17	70.93'	N69°59'09"W
L18	94.87'	N39°29'59"W
L19	45.39'	N57°13'03"E
L20	100.43'	N39°29'59"E
L21	7.39'	N57°13'03"E
L22	59.50'	N85°01'08"E



ENTRANCE DETAIL

1" = 60'

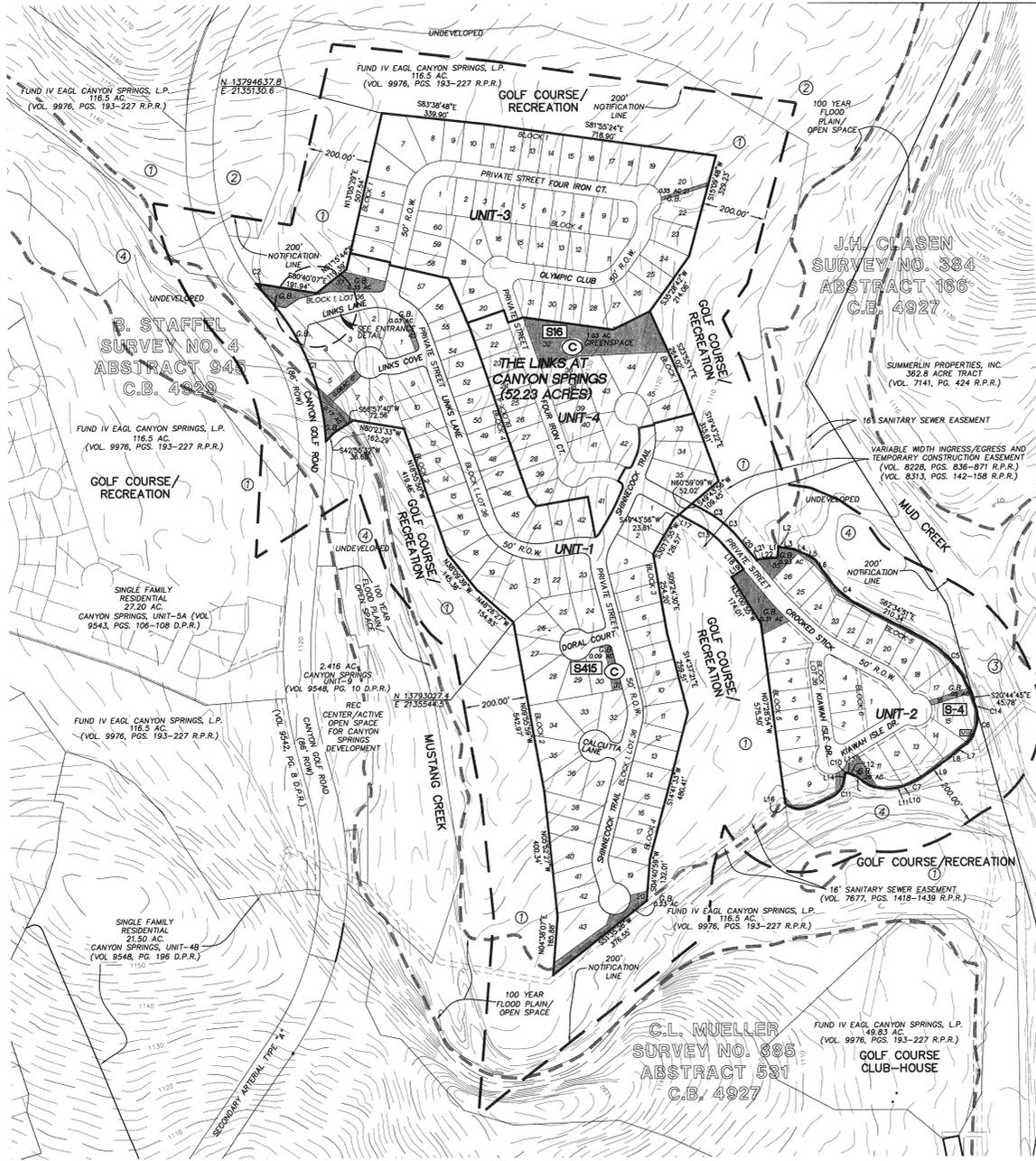
PUD PLAN NO. 02-005
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

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

THIS PLAN AMENDS THE "LINKS AT CANYON SPRINGS" MDP/PUD/PEDESTRIAN PLAN (MDP NO. 427-G, APPROVAL DATE- 11/19/02, PUD PLAN NO. 02-005 APPROVAL DATE- 12/11/02.)

REASONS FOR AMENDMENT

- 1.) REVISE THE STREET PATTERN & LOT LAYOUT FOR UNIT-3.
- 2.) DIVIDE UNIT-3 INTO 2 UNITS (UNIT-3 & UNIT-4).
- 3.) THIS PLAN PROVIDES FOR REPLATING A PORTION OF UNIT-1 TO ACCOMMODATE THE LAYOUT CHANGES.
- 4.) UPDATE OWNER/DEVELOPER INFORMATION.
- 5.) UPDATE SURROUNDING PROPERTY OWNER INFORMATION



PROPERTY LEGAL DESCRIPTION

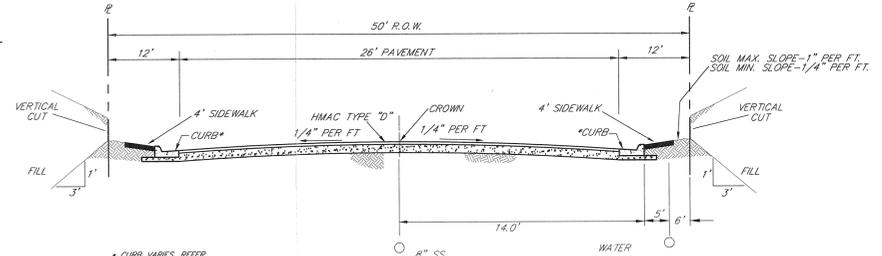
A 43.48 ACRE TRACT AND AN 8.435 TRACT OF LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 9141, PAGES 1275-1287 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF CL. MUELLER SURVEY NO. 385, ABSTRACT 531, COUNTY BLOCK 4928, B. STAFFEL SURVEY NO. 4, ABSTRACT 945, COUNTY BLOCK 4929, AND J.H. CLASSEN SURVEY NO. 384, ABSTRACT 166, COUNTY BLOCK 4927, BEAR COUNTY, TEXAS.

POADP/MDP REVISION HISTORY

PLAN NAME	PLAN #	ACCEPTED DATE
CANYON SPRINGS RANCH	427	3/6/95
CANYON SPRINGS VALLEY	427-B	4/27/98
THE LINKS AT CANYON SPRINGS	427-G	11/19/02

PUD PLAN REVISION HISTORY

PUD PLAN NO.	APPROVAL DATE
02-005	12/11/02

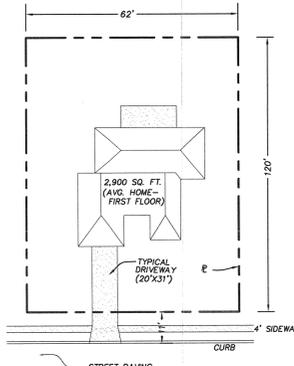


TYPICAL STREET SECTION
NOT-TO-SCALE

- PLAN NOTES:**
1. FLOOD PLAIN R.O.W.S AND DRAINS FROM STREETS ARE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
 2. STREETS 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 THE LINKS AT CANYON SPRINGS 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.
 11. ALL FINISHED FLOOR ELEVATIONS WILL BE ONE FOOT ABOVE THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
 12. THIS SITE IS INCLUDED IN VESTED RIGHTS PERMIT NUMBER 02-01-061.
 13. 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 BEAR COUNTY, TEXAS.

OWNER/DEVELOPER: RH OF TEXAS
12357 RIATA TRACE PRKWAY.
SITE. 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



TYPICAL LOT (UNITS-1,3,4)
(62' X 120')
(NOT TO SCALE)

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 CAGED WATER WELL SURROUNDED BY A CONCRETE PAD. IT IS NOT IN USE.
- S-16 THIS FEATURE WAS A CAVE WITH A SHAFT FILLED 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 "HOPELESS CAVE". IT IS DESCRIBED IN 7208 CAVE OF BEAR COUNTY (NOV. 1988) AS A SLOPING PIT ALONG A FLOWSTONE SURFACE. TOTAL DEPTH IS APPROXIMATELY 33-FEET. THE FOOTPRINT OF THE CAVE LIES WHOLLY WITHIN THE CAVE SYMBOL ON THE GEOLOGIC MAP.

UTILITY PURVEYORS
SANITARY SEWER: SAN ANTONIO WATER SYSTEM
WATER: SAN ANTONIO WATER SYSTEM
GAS AND ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SBC
CABLE TELEVISION: TIME WARNER CABLE

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
1	COMPLETE	SINGLE FAMILY RESIDENTIAL	23.91	80	3.35	6.46	3.72	13.73	57.42%
2	AUG. 2004	SINGLE FAMILY RESIDENTIAL	8.73	27	3.09	2.18	1.43	5.12	58.65%
3	AUG. 2004	SINGLE FAMILY RESIDENTIAL	12.98	52	4.01	4.20	1.62	7.16	55.16%
4	AUG. 2004	SINGLE FAMILY RESIDENTIAL	6.61	21	3.18	1.70	0.78	4.13	62.48%
TOTALS/AVERAGE			52.23	180	3.45	14.54	7.55	30.14	57.70%

SUMMARY

NUMBER OF RESIDENTIAL LOTS	180
AVERAGE HOME SIZE (SF)	2,900
DENSITY (SINGLE FAMILY UNITS PER ACRE)	3.45
FLOOR AREA RATIO	.229
PASSIVE OPEN SPACE (ACRE)	2.87

AMENDING PUD/MDP/PEDESTRIAN PLAN OF THE LINKS AT CANYON SPRINGS



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

PREPARED: FEBRUARY, 2004

P.D. JOB NO. 5437-45

4275



City of San Antonio
Planning Department
Master Development Plan Section
APPLICATION



Date: 01-29-04

<p>Case Manager: Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov</p> <p>Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov</p>	<p>File Number: <i>MDP 427-J</i> <i>HUD #02-005A</i></p>
---	---

****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).

(Check One)

- | | |
|---|---|
| <input type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan |
| <input checked="" 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"/> Flexible Development District | <input type="checkbox"/> Pedestrian Plan (PP) |
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |
| | <input type="checkbox"/> Other: _____ |

04 MAR 2004 PM 4:09
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

*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: The Links at Canyon Springs

Owner/Agent: RH OF TEXAS Phone: (512)343-3266 Fax: (512)343-3282

Address: 12357 RIATA TRACE PRKWY., SITE. A-100, AUSTIN, TX. Zip code: 78727

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

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

Contact Person Name: Drake Thompson E-mail: dthompson@pape-dawson.com

October 16, 2003

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

Existing legal Description:

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

Projected # of Phases: 4

Number of dwelling units (lots) by Phases: UNIT-1= 80 LOTS, UNIT-2=37 LOTS, UNIT-3=52 LOTS, UNIT-4=21 LOTS

Total Number of lots: 180¹⁹⁰ divided by acreage: 52.23 = Density: 3.45 LOTS/AC

(PUD Only) Linear feet of street 8,140 Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Total open space: 30.14 divided by total acreage: 52.23 = Open space 57.71%

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

(PUD Only) Construction start date: UNIT-2 & 3, MAY 2004

(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

Council District: N/A School District: NEISD Ferguson map grid: 541/B7

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

Name The Links at Canyon Springs No. 427-G

Is there a corresponding PUD for this site? Name The Links at Canyon Springs No. 02-005

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

Name The Links at Canyon Springs, Unit-1 No. 020153

Name The Links at Canyon Springs, Unit-2 No. 030329

Name The Links at Canyon Springs, Unit-3 No. 040136

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CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

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 and 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);

04 MAR - 1 PM 09
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DEPT. OF PLANNING
OFFICE OF DIRECTOR

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
DEPT. OF PLANNING
OFFICE OF DIRECTOR

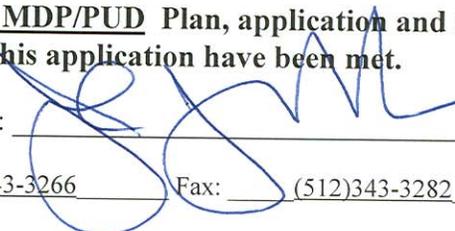
City of San Antonio
Planning Department
Master Development Plan Section
Technical Review
(Continued)

04 MAR - 1 PM 4: 09
CITY OF SAN ANTONIO
DEPT. OF PLANNING
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- 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)

Owner or Authorized Representative:

I certify that the Links at Canyon Springs MDP/PUD Plan, application and accompanying maps are complete and that the conditions listed on this application have been met.

Print Name: John Damrich Signature: 
Date: 01-29-04 Phone: (512)343-3266 Fax: (512)343-3282
E-mail: _____

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038



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), Flexible Development Plan (FDP), 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. #: The Links at Canyon Springs
 Plat Name: _____
 Project Engineers/Surveyors or Firm Name: Pape-Dawson Engineers, Inc.
 Address: 555 East Ramsey, San Antonio, TX 78216
 Phone # (210) 375-9000 Fax #: (210) 375-9010 E-mail: dthompson@pape-dawson.com

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)

04 MAR - 1 PM 4: 08
 CITY OF SAN ANTONIO
 DEPT. OF PLANNING
 OFFICE OF DIRECTOR

- (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

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

Accepted Rejected

Completeness Review By: [Signature] Date: 3-1-04



CITY OF SAN ANTONIO

March 22, 2004

Mr. Drake Thompson P.E.

Pape Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Links at Canyon Springs

MDP # 427-J

Dear Mr. Thompson:

The City Staff Development Review Committee has reviewed The Links at Canyon Springs Master Development Plan M.D.P. # 427-J. 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 Tree Preservation at 207-0278.
- 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. Thompson
Page 2
March 22, 2004

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 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,



Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/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
Christina De La Cruz, P.E. Bexar County