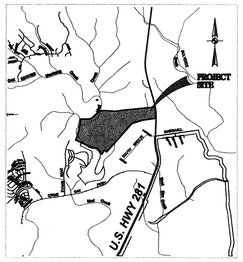
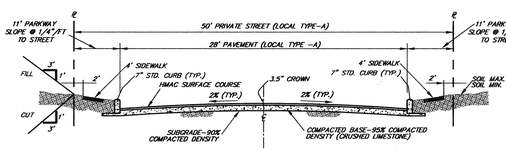
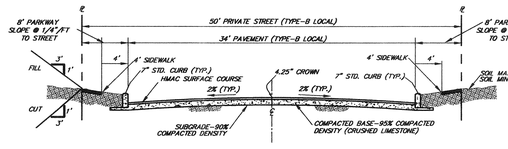


LOCATION MAP
1" = 8000'



TYPICAL STREET SECTION–LOCAL TYPE "A" (PRIVATE)

NOT–TO–SCALE



TYPICAL STREET SECTION–LOCAL TYPE "B" (PRIVATE)

NOT–TO–SCALE

— *LOCAL TYPE "B" STREET*

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.
8. 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)
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
5. DIMENSIONS SHOWN ARE SURFACE
6. COMBINED SCALE FACTOR USED IS 0.99987942
7. BEARINGS MUST BE ROTATED 0° 16' 12" COUNTERCLOCKWISE TO MATCH N.A.D.83

CANYON SPRINGS UNIT 4B (VOL. 9548, PG 196)
CANYON SPRINGS UNIT 4D (VOL. 9548, PG 94)
CANYON SPRINGS UNIT 4E (VOL. 9548, PG 54)
CANYON SPRINGS GOLF COURSE (RECREATIONAL) OWNER: CANYON SPRINGS GOLF CLUB INC.
CLUB HOUSE
SUMMERGLEN UNIT 1 (VOL. 9541, PG. 11 - 18)
SUMMERGLEN UNIT 5 (VOL. 9547 PG. 185)
SUMMERGLEN UNIT 5A-2 PLAT# 030151
SUMMERGLEN UNIT 5A-1 PLAT# 030159
OWNER: 477 ACRES LTD c/o KACHE INTRNL INC–K MARTIN 18107 COPPER RIDGE DR SAN ANTONIO, TX 78259
FUTURE WILDERNESS OAKS (86' R.O.W.) EXTENSION
U.S. HWY 281 (200' R.O.W.)
N 13791251.7828 E 2143006.0833
N 84°15'22" E 3701.80'
R=700.00 L=38.35 Tan=19.18 Delta=3°8'19"
S87°06'15"E 1256.20'
R=3000.00 L=709.32 Tan=356.32 Delta=13°32'49"
251.66' N 79°20'56" E
N 13°35'44" E 44.37'
R=657.00 L=487.83 Tan=255.77 Delta=42°32'33"
WILDERNESS OAKS (86' R.O.W.)
CANYONSPRINGS UNIT 9A (VOL. 9555, PG 121)
717.45' N 45°17'21" E
OWNER: HPK VENTURES, LTD. 12417 HYMEADOW DR. STE 101 AUSTIN, TX 78750
R=743.00 L=566.83 Tan=298.01 Delta=43°42'39"
856.47' N 90°00'00" E
THE MANSIONS
CANYON GOLF ROAD (86' R.O.W.)
UNIT 1 (VOL 9545, PG. 70 - 73)
UNIT 3C
UNIT 2A (VOL. 9553, PG 149-150)
UNIT 3B
UNIT 8
UNIT 3A-I
UNIT 3A-II
REC CENTER (VOL. 9554, PG 44)
UNIT 2B (VOL. 9554, PG 213)
UNIT 9 (RESIDENTIAL (NON-PUD))
COMMERCIAL (NON-PUD)
COMMERCIAL
SENDERO RANCH (SINGLE FAMILY)
SENDERO VERDE
MUMME'S
R=5689.58 L=1024.76 Tan=513.78 Delta=10°19'26"
S 01°15'00" W 1483.82'
S 82°12'40" W
100-YR FLOODPLAIN AS PER APPROVED LOMR CASE# 00-06-858P
1238.05' S 72°26'50" W
100-YR FLOODPLAIN AS APPROVED WITH CLOMR STUDY FOR MOUNTAIN LODGE UNIT-3
OWNER: HPK VENTURES, LTD. 12417 HYMEADOW DR. STE 101 AUSTIN, TX 78750
N 08°45'57" E 832.52'
431.21' N 12°09'29" E
MISSION SPRINGS OWNER: FANNING FOUNDATION (EDUCATIONAL FACILITY)
UNIT 6A
UNIT 6B
UNIT 7 (VOL 9563, PG. 138 - 139)
UNIT 11 (VOL. 9550, PG. 94 - 96)
THE OAKLANDS (VOL. 9530 PG. 151 - 155) (SINGLE FAMILY)
ROBERT AND JULIE TIPS (PRIVATE ESTATE PROPERTY)
OAKLAND BEND
N 13787583.3793 E 2134190.0428
R=5293.00 L=1112.49 Tan=558.30 Delta=12°02'53"
N 64°51'31" W 112.53'
SARA EASEMENT
CHAMPIONS MARK
46.78' N 64°34'46" W
583.66' N 64°59'35" W
232.80' N 63°28'52" W
795.33' N 79°46'33" W
371.78' N 50°03'29" W
448.02' N 25°08'33" W
524.99' S 28°02'12" W
N 35°44'28" W 363.16'
N 58°50'30" W 84.15'
UNIT 5A-I (PLAT# 030159)
UNIT 5B
UNIT 5A-II
MOUNTAIN LODGE (60' R.O.W.)
S 41°10'39" W 149.39'
STONE OAK
CHAMPIONS UNIT 1 (VOL 9522 PG. 779 - 787) (SINGLE FAMILY)
CHAMPIONS RUN
TROPHY RIDGE
"STONE OAK" ANNEXATION OWNER: CITY OF SAN ANTONIO
OWNER: CHAMPIONS EQUESTRIAN CENTER CENTER OF SAN ANTONIO, LP P.O. BOX 12092 SAN ANTONIO, TX 78212

PROJECT INFORMATION

DEVELOPER: 281 CANYON PARTNERS, LTD.
1600 N. COLLINS BLVD., STE. 2100
RICHARDSON, TEXAS 75080

TOTAL AREA = 522.6 Ac.
1201 SINGLE FAMILY
1 COMMERCIAL / MULTI–FAMILY TRACTS
2 RECREATION CENTER

1. ALL INTERNAL STREETS WITHIN THE DEVELOPMENT ARE PRIVATE LOCAL TYPE "A", EXCEPT THE NON–PUD AREAS.
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 .

SUMMARY TABLE		
UNIT	LOTS	NET AREA
UNIT 1	111	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
UNIT 9 (NON-PUD)	91	23.8
TRACT "B" (NON-PUD)		6.6
FLOODPLAIN AND PUBLIC ROW		151.1
TOTAL	1201	522.6

AMENDMENT TO

LAREDO SPRINGS

PRELIMINARY OVERALL DEVELOPMENT PLAN

THIS POADP AMENDS POADP #427-I PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 10/24/03

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 of Bexar County, Texas. 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 Survey No. 89 ½ Abstract 54, County Block 4900 all in Bexar County, Texas.

REASONS FOR THIS AMENDMENT:

1. Change the commercial / multi–family Tract "A" to a residential (non–PUD) development.
2. Designate Tract "B" as a commercial (non–PUD) development.

MDP PLAN NO.: 427–K
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

PLAN HAS BEEN ACCEPTED BY COSA
10/29/2004 (date) 427K (number)
if no plats are filed, plan will expire On 04/30/2006

SCALE : 1"=400'

0' 400' 1200' 800'

REVISIONS:

PAPE-DAWSON ENGINEERS
PHONE: 210.375.9000 FAX: 210.375.9010
555 EAST RAMSEY SAN ANTONIO TEXAS 78216

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

JOB NO. 4568-66
DATE AUGUST 2004
DESIGNER BPL
CHECKED ARC DRAWN ES
SHEET 1 of 1

Date: Aug 24, 2004, 2:47pm User ID: ESalcido
File: M:\4568\66\Design\Civil\4568POADP.dwg

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