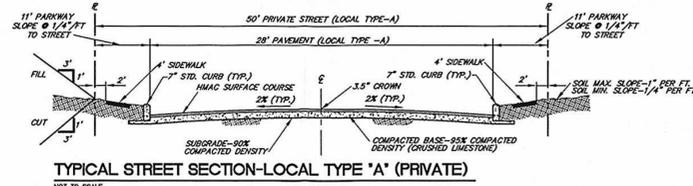
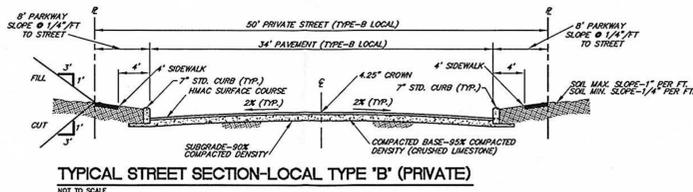


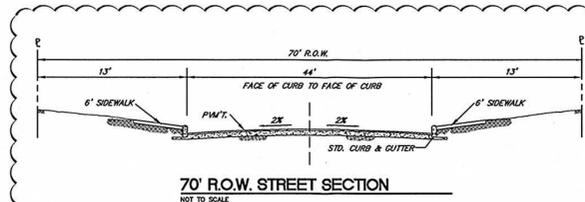
LOCATION MAP
NOT TO SCALE



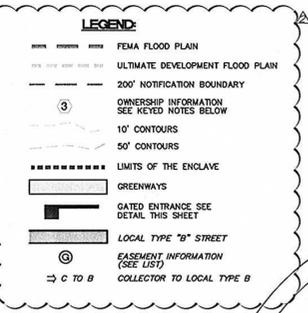
TYPICAL STREET SECTION-LOCAL TYPE 'A' (PRIVATE)
NOT TO SCALE



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



70' R.O.W. STREET SECTION
NOT TO SCALE

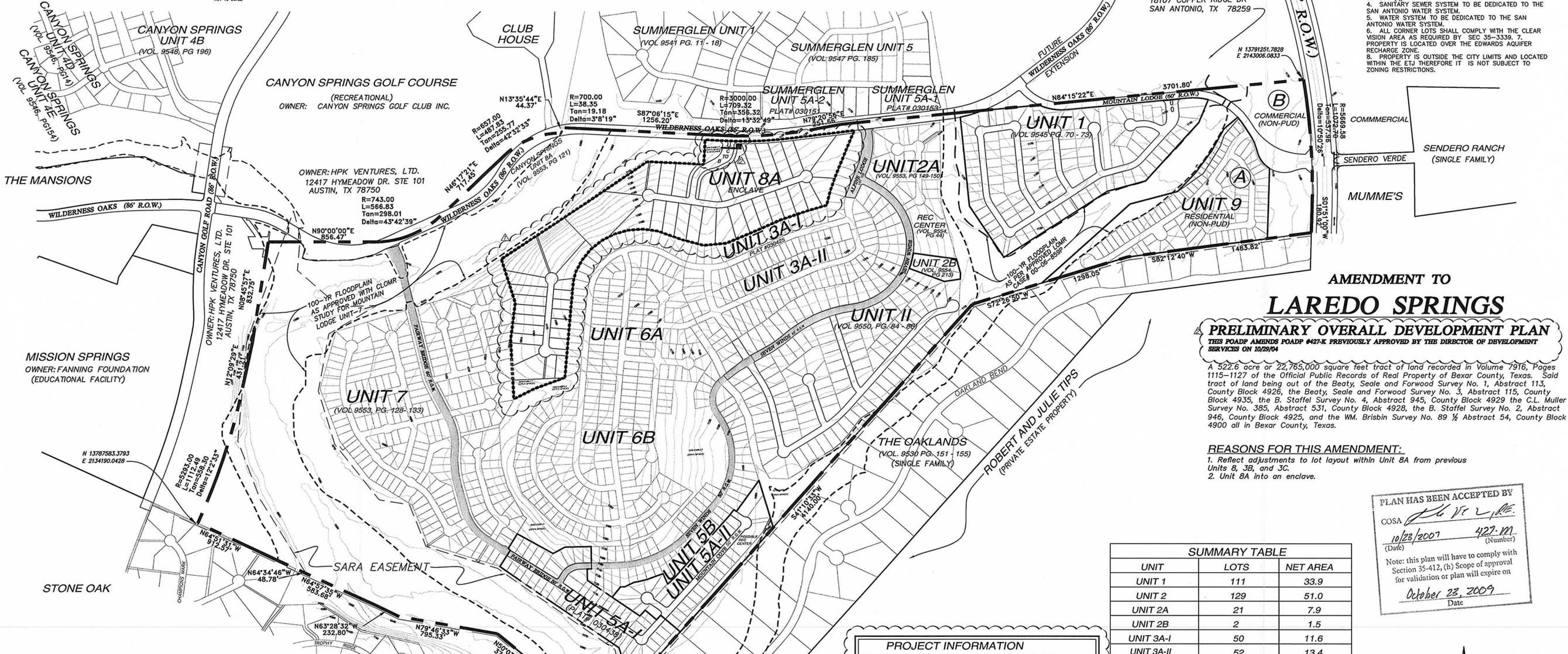


MAPPING INFORMATION

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
- 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.
- 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
- DIMENSIONS SHOWN ARE SURFACE
- COMBINED SCALE FACTOR USED IS 0.99987942
- BEARINGS MUST BE ROTATED 0° 16' 12" COUNTERCLOCKWISE TO MATCH N.A.D.83

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 (g)
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.
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.



AMENDMENT TO LAREDO SPRINGS

PRELIMINARY OVERALL DEVELOPMENT PLAN
THIS POADP AMENDS POADP #427-K PREVIOUSLY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES ON 10/29/04

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 Bealy, Seale and Forwood Survey No. 1, Abstract 113, County Block 4926, the Bealy, 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. Brisbin Survey No. 89 1/2 Abstract 54, County Block 4900 all in Bexar County, Texas.

REASONS FOR THIS AMENDMENT:

1. Reflect adjustments to lot layout within Unit 8A from previous Units 8, 3B, and 3C.
2. Unit 8A into an enclave.

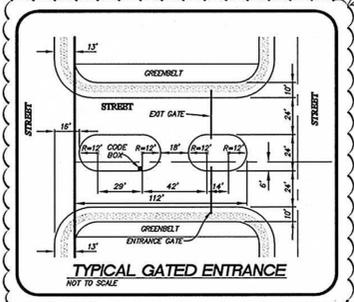
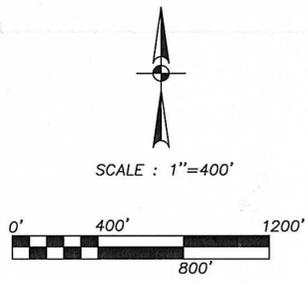
PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
10/23/2007 427-M
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
October 23, 2009
Date

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 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	192	57.5
UNIT 8A	51	46.9
REC CNTR		2.6
UNIT 9 (NON-PUD)	91	23.8
TRACT "B" (NON-PUD)		6.6
FLOODPLAIN AND PUBLIC ROW		151.1
TOTAL	1111	519.4

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

TOTAL AREA = 519.4 AC.
1111 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. UNITS 1, 2A, 2, 3A-1, 3A-2, 6A, 6B, 7 AND A PORTION OF UNIT 8 ARE LOCATED WITHIN CANYON SPRINGS RANCH 1.978 AC. TRACT DEVELOPMENT, VESTED RIGHTS PERMIT No. 02-01-061.



TYPICAL GATED ENTRANCE
NOT TO SCALE

Date: Oct. 22, 2007, 2:25pm User: ID: Cklena-Allmon
File: M: V45668187\Design\Civil\WDP amend 080807.dwg

REVISIONS:
 1. 10/23/07 AS PER COSA COMMENTS
 PAPE-DAWSON ENGINEERS
 SAN ANTONIO, TEXAS 78216
 PHONE: 210.375.9000
 FAX: 210.375.9010
 555 EAST RAINBOW
 LAREDO SPRINGS/ MOUNTAIN LODGE
 AMENDMENT TO
 OVERALL DEVELOPMENT PLAN
 #427-M
 JOB NO. 4588-87
 DATE AUGUST 2007
 DESIGNER VLW
 CHECKED ARC DRAWN EBY
 SHEET 1 of 1



City of San Antonio

Department of Development Services

October 23, 2007

Mr. Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Laredo Springs Amendment

MDP # 427-M

Dear Mr. Chua,

The City Staff Development Review Committee has reviewed Laredo Springs Amendment Master Development Plan, **MDP# 427-M**. Please find enclosed a signed copy for your files. Your plan was approved for acceptance. However, please note the following conditions:

In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements. Any access and right-of-way 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 (210) 615-5814.

Development Services Department – Traffic Impact Analysis & Streets approves with the following conditions:

It should be understood that this is a general review of a conceptual plan and is not an in-depth review of traffic flow, streets, and drainage plans. All technical requirements of the Unified Development Code will be complied with at the time of platting.

If you have any further questions regarding traffic impact analysis and street comments, please call Nicolas Fernandez at (210) 207-0282.

Parks and Recreation Department approves with the following conditions:

Laredo Springs is a proposed subdivision that is covered by a Vested Rights Permit, VRP 02-01-061, which does not require a parks dedication. However, Unit 8A is not covered by this permit and therefore is subject to UDC standards. Unit 8A contains thirty-one lots not covered by VRP 02-01-061. UDC Section 35-503, Table 503-1 states that single-family development is required to provide one acre of park/open space per every seventy dwelling units. The requirement for this development is 0.42 acres. This subdivision provides 0.49 acres of park/open space dedication outside of the One Hundred Year Floodplain.

- The parkland provided shall be shown as “Park” or “Open Space” on a plat; UDC §35-503(e) *Designation of Parkland*.
- The parkland provided is dedicated to the Home Owners Association.
- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC §35-503(e) *Designation of Parkland*.
- Parkland dedication must be platted by the second phase of residential development; UDC §35-503(f) *Development Phasing*.
- Parkland in the Floodplain Area shall comply with UDC §35-503(d) (2) *Parkland in Floodplains or Water Features*.

If you have any further questions, please call Joel Sears at (210) 207-4091.

Bexar County Infrastructure Services Department approves with the following conditions:

- It is understood that this MDP is a conceptual plan and all regulations will be addressed at the time of platting.
- Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, and drainage and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

Please be advised that for Plat Certification, the SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (if applicable)
- Sensitive Recharge Feature and Buffering (if applicable)
- Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)
- A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Aquifer Recharge Zone and Watershed Protection Ordinance No. 81491 Section 34-914 floodplain buffering may be required.

If you have any further questions, please contact Patricia Garza at (210) 233-3512.

All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open space shall be platted. It is suggested to work closely with the school district, so they can plan accordingly.

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. The validity for this project shall expire within twenty-four months from the date of approval if less than eight percent of the net area of the project or twenty acres is subject to an approved final plat or an expenditure less than five hundred thousand dollars has been made as per UDC §35-412, (h)(1).

Should you need further assistance, please contact Rebecca Paskos at (210) 207-0042.

Sincerely,



Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division