CITY OF SAN ANTONIO

December 8, 2005

Josh Cude

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: Laurel Canyon (Amendment)

MDP# 761-B

Dear Mr. Cude,

The City Staff Development Review Committee has reviewed the Laurel Canyon Development Plan, **M.D.P. # 761-B (Amendment)**. Enclosed, please find a signed copy for your files. Your plan was accepted with conditions as noted:

Public Works, Storm Water Engineering cites the following:

Memorandum of Understanding

Per the Consent Agreement dated 20th of November 2003, between the City of San Antonio and FC Properties, for the 207.72 acres of land which was change from the City of Helotes Extraterritorial Jurisdiction (ETJ) to the City of San Antonio's (ETJ), the owners of the 207.72 acres are not required to comply with San Antonio's Unified Development Code regarding storm water management.

Storm Water Engineering has been sent a plan labeled Master Development Plan (MDP) for the subject project. Based upon the Consent Agreement, there is no need for Storm Water Engineering to review the MDP. Therefore we are providing no approval or disapproval of the MDP.

In our brief look at the plan, we saw several problems on the MDP. The liability for any damages caused by the subdivision to downstream properties and any damage caused to the subdivision itself due to drainage deficiencies, remain the sole responsibility of the developers of the property.

- 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.

Development Services, Engineering TIA cites the following:

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

Memorandum of Understanding

Per the Consent Agreement dated 20th of November 2003, between the City of San Antonio and FC Properties, for the 207.72 acres of land which was changed from the City of Helotes Extraterritorial Jurisdiction (ETJ) to the City of San Antonio's (ETJ), the owners of the 207.72 acres are not required to comply with San Antonio's Unified Development Code regarding Traffic Impact analysis (TIA).

TIA Engineering has been sent a plan labeled Master Development Plan (MDP) for the subject project. Based upon the Consent Agreement, There is no need for TIA Engineering to review the MDP. Therefore we are providing no approval or disapproval of the MDP.

In our brief look at the plan, there are several concerns relating to traffic and the impact this subdivision will have on the surrounding area. Due to the deficiencies of the layout, any Traffic issues remain the sole responsibility of the developer of the property.

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

Parks Department cites the following as part of their conditional approval:

Laurel Canyon is a subdivision of 529 units. Based on Section 35-503 of the UDC, the park dedication requirement for this development is 4.8 acres.

1. The 3.59-acre park designated "Park" on the plan be deeded to the Laurel Canyon Home Owner's Association (HOA). All requirements of 35-503(f)(2) are in force and required for this park.

2. Trees shall be planted parallel to all perimeter rights-of-ways. The distance between trees shall be an average of 32.5 feet with no distance greater than 50 feet. Each tree must have a minimum caliper of three (3) inches. Applicant may plant a minimum of two of the following species: Cedar Elm, Live Oak, or Monterrey Oak. Trees must be cared for and maintained by the developer for a minimum of one year.

3. The applicant shall install eight (8) picnic units and eight (8) park benches in the Park. Each unit must consist of a picnic table, benches, cement slab, and garbage receptacle. Tables and benches must be concrete or metal.

4. The applicant shall install an Open Play Area. This area is to be a minimum of 20,000 square feet of contiguous, unobstructed space with a maximum slope of five (5) percent. Common Bermuda shall be established in this area. The width of the play area must me a minimum of 100 feet.

5. The applicant shall install utilities to include security lighting and either irrigation for the care of the trees or a water fountain.

6. The applicant has requested and will receive 1.50 acres credit for the installation of a jogging trail with a minimum length of 0.25 mile meeting the requirements of Table 503-4.

7. Park to be constructed and improved with the development of Phase 1 of the subdivision.

- 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.

- Development Services, Engineering Street and Drainage Section have indicated as part of their conditional approval, the following shall be met by the developer at the time of final plat submittal:

    - For streets 1200' feet or longer, traffic calming is required.

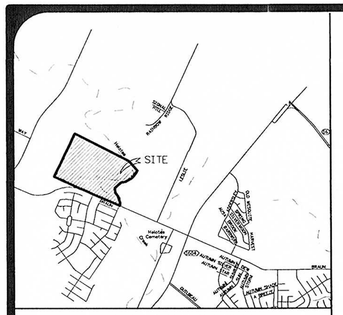
Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan (M.D.P.) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan, and Major Thoroughfare Plan for the City of San Antonio.

Sincerely,

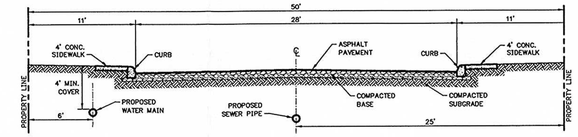
Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage
Richard Chamberlin, P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Todd Sang, Civil Engineer Assistant, Bexar County



LOCATION MAP N.T.S.

SCALE: 1" = 200'



TYPICAL LOCAL "A" STREET CROSS-SECTION

AMENDMENTS

A. REVISIONS INCLUDE RECONFIGURATION OF UNIT BOUNDARIES & IS CLASSIFIED AS A MINOR AMENDMENT PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE SECTION 35-414(G)(2).

LEGAL DESCRIPTION

112.97 TRACT RECORDED IN VOLUME 10322, PAGES 1980-1986, A 237.22 ACRE TRACT RECORDED IN VOLUME 7398, PAGES 1699-1708, A 27.5 ACRE TRACT RECORDED IN VOLUME 9343, PAGES 913-917 WITH ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE GOLDEN DENHAM SURVEY NO. 220, ABSTRACT NO. 843, COUNTY BLOCK 4479, BEXAR COUNTY, TEXAS.

NOTE:

1. SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC REQUIREMENTS.
2. CUL-DE-SAC STREETS LONGER THAN 500 L.F. SHALL ADHERE TO THE CSA U.D.C. MINIMUM 30' PAVEMENT REQUIREMENT.
3. ORIGIN OF STATE PLANE COORDINATES NGS MARK MILLER PID AY0121
4. ZONING CASE# Z2002253 (R4)
5. STREETSCAPE SHALL BE PROVIDED ALONG BRAUN ROAD & SHALL BE MAINTAINED BY HOME OWNER'S ASSOCIATION.
6. ALL STREETS HEREIN ARE PUBLIC STREETS
7. NORTH SIDE INDEPENDENT SCHOOL DISTRICT
8. SANITARY SEWER & WATER SERVICE WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (S.A.W.S.)
9. THE PROPERTY IS WITHIN SAN ANTONIO CITY LIMITS
10. THE PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

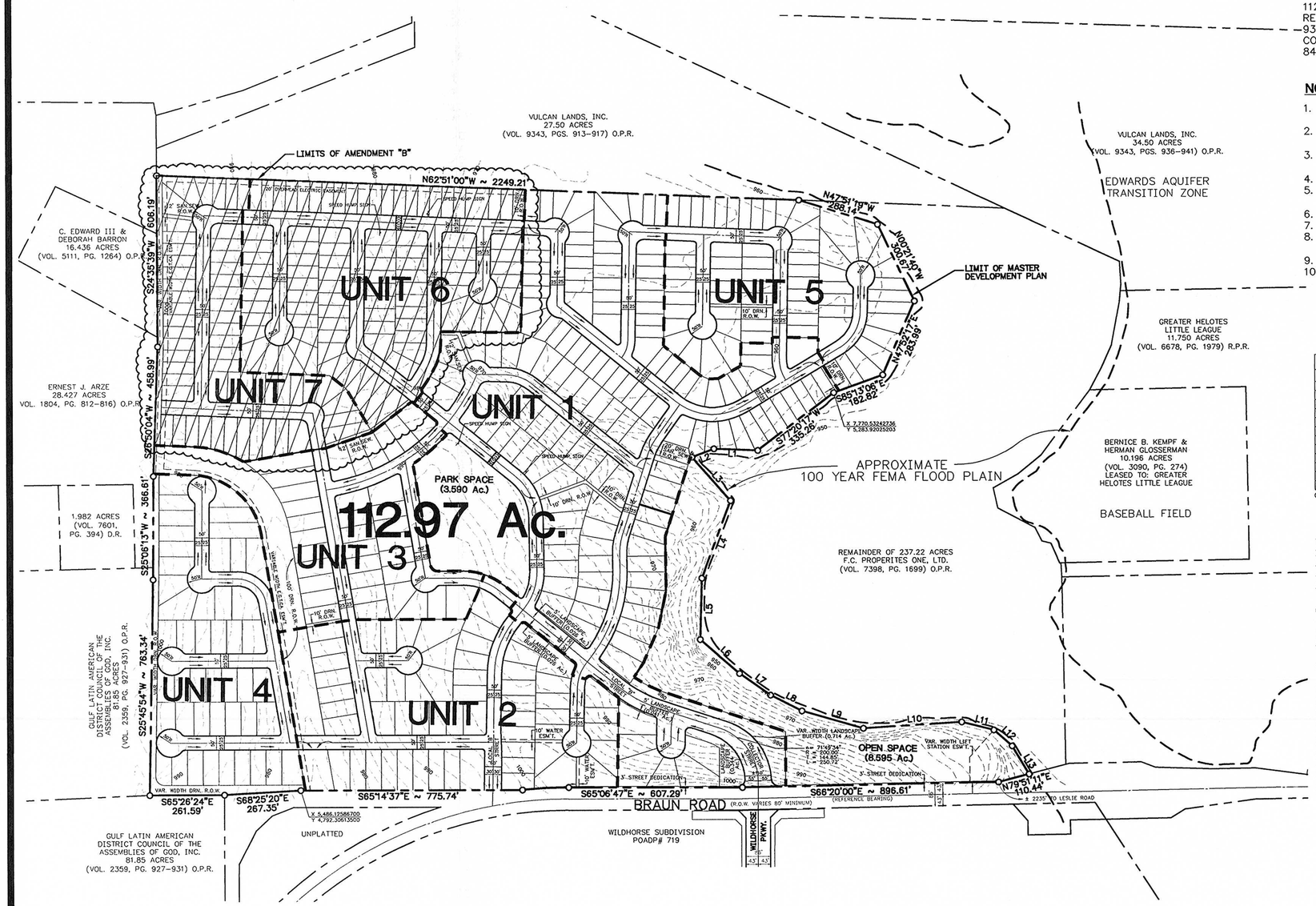
PLAN HAS BEEN ACCEPTED BY
DOSA Rodolfo A. Sanchez
12/8/05 761-B
(date) (number)
If no plats are filed, plan will expire
On 6/9/07
1st plat filed on

CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	TANGENT
C1	6°17'09"	1472.40'	161.54'	80.85'

DEVELOPMENT SUMMARY				PHASING
ITEM	ACRES	# UNITS	DU./Ac.	SEQUENCE
UNIT 1	29.191	144	4.933	1
UNIT 2	14.948	59	3.947	2
UNIT 3	10.197	35	3.432	4
UNIT 4	11.272	46	4.081	7
~~UNIT 5~~	~~10.405~~	~~65~~	~~6.247~~	~~3~~
UNIT 6	15.004	95	6.319	5
UNIT 7	9.176	56	6.057	6
PARK SPACE	3.594	–	–	–
OPEN SPACE	7.968	–	–	–
3' STREET DEDICATION	0.064	–	–	–
LANDSCAPE BUFFER	1.150	–	–	–
TOTAL DEVELOPMENT	112.97	500	4.422	–

OPEN SPACE CALCULATION METHOD: 500 OF LOTS x 0.009 = 4.50 AC. REQUIRED

LINE TABLE		
LINE	LENGTH	BEARING
L1	153.19	N62°57'00"W
L2	82.30	S86°19'18"E
L3	203.64	N16°17'57"W
L4	292.79	N44°58'17"E
L5	217.02	N26°23'00"E
L6	181.94	N23°59'44"W
L7	132.63	N29°49'51"W
L8	123.17	N38°09'50"W
L9	223.39	N48°58'34"W
L10	345.12	N68°51'24"W
L11	116.24	N51°05'26"W
L12	85.29	N23°27'12"W
L13	115.79	N05°51'13"W



PROPERTY OWNERSHIP:

1. AMERICAN PROPERTIES, L.L.C.
2. FERNANDEZ, ERNESTO R. & LUCY A.
3. FERRELLGAS, INC.
4. LUTZ, THOMAS F. & TRUDY ANN
5. SIEVERS, CHARLES L. & BILLIE O., REVOCABLE L/TR
6. PELTER, RODULPHE L. & BERNADETTE
7. ALMARAZ, GLORIA M.
8. RAIMOND, WILLIAM JASPER & BEVERLY ANN
9. ALEXANDRA, BG A.K.A. BILLY G. ALEXANDRA
10. FLUITT, BRADLEY & DIANE
11. CUBRIEL, RAYMOND PATRICK
12. DANGERFIELD, OLEAN B. & EVELYN
13. DELEON, STEPHEN D. & ALMA D.
14. TEPPERMAN, MARK S. & JUDITH H.
15. MORALES, ELIZABETH, ETAL
16. ROMERO, FELICIDAD
17. CASTILLO, ALEX P. & HERLINDA
18. BARRERA, ROY R. Sr., ETAL
19. PERSYN, STEVEN G., ETAL

OWNER & DEVELOPER

ARMADILLO CONSTRUCTION CO., LTD.
14026 NORTHBROOK
SAN ANTONIO, TEXAS 78232
CONTACT PERSON: DAVE MATLOCK
PHONE: (210) 662-0066
FAX: (210) 666-8787

CIVIL ENGINEER

M.W. CUDE ENGINEERS, L.L.C.
CONTACT PERSON: JOSHUA CUDE, E.I.T.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
FAX: (210) 523-7112
WWW.MWCUDE.COM
INFO@MWCUDE.COM

LEGEND:

MDP LIMITS
PHASE LIMITS
AMENDMENT "A"

11-28-05A08:12 RCVD

LAUREL CANYON SUBDIVISION

MASTER DEVELOPMENT PLAN # 761B

FEBRUARY 2005

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
WWW.MWCUDE.COM
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL. 210.681.2951
FAX 210.523.7112

REVISIONS:
1. CSA COMMENTS 2/14/05
2.
3.
4.
5.
6.

DATE	PROJECT NO.
1/31/05	120869
DRAWN BY: D.A.	CHECKED BY: J.M.C.

P4A

SHEET 1 OF 1