

LOCATION MAP  
NOT TO SCALE

PARK LAND ANALYSIS

	PLAN	REQUIRED
442 LOTS 1AC / 70 LOTS		6.30 AC
PLAYGROUND	1.00 AC	
PARK AT WELL SITE	0.50 AC	
POOL (2,500 sqft)	1.50 AC	
RECREATION CENTER BUILDING (1,500 sqft)	1.00 AC	
PARK AT TANK SITE	0.30 AC	
PARK AT POOL	0.50 AC	
ATHLETIC COURT	1.50 AC	
	6.30 AC	6.30 AC

PLANNED UNIT DEVELOPMENT ANALYSIS

UNIT	NUMBER OF LOTS	ACREAGE	DENSITY (LOTS/ACRE)
1	28	7.57	3.7
2	33	5.47	6.0
3	51	8.92	5.7
3A	6	2.11	2.8
4	51	7.69	6.6
5	34	4.78	7.1
6	42	6.03	7.0
7	50	7.10	7.0
8	60	8.92	6.7
9	41	6.07	6.8
10	46	7.31	6.3
<b>TOTAL:</b>	<b>442</b>	<b>71.97</b>	<b>6.1</b>

ADJACENT PROPERTY OWNERS: SEE PLAN  
 E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER ZONE.  
 STREET: THE STREET WILL BE A PRIVATE STREET. APPROXIMATELY (16,082 LINEAR FT)  
 GATED STATUS: THE SUBDIVISION WILL BE GATED.  
 NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ELEVEN PHASES.  
 PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL.  
 PROPERTY ZONING: THE PROPERTY IS OUT OF THE CITY LIMITS  
 TOTAL PROPERTY ACREAGE: 71.97 ACRES (3,135,172 S.F.)  
 PAVED SQUARE FOOTAGE: 506,583 S.F. (11.63 AC.)  
 TOTAL AREA OF OPEN SPACE - PASSIVE: 1,618,690 S.F. (37.16 AC.)



LEGEND

- BOUNDARY UNIT LINE
- PROPERTY LINE
- EASEMENT LINE
- SETBACK LINE
- R.O.W. LINE
- - - - - 1000 EXISTING CONTOUR
- ▨ PARK AREA

ALL BEARINGS AND DISTANCES REFERENCED HERE ON THE OVERALL TRACT ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE (NAD 83) AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS), AND AS SHOWN ON SURVEY PLAT BY BROWN ENGINEERING COMPANY, DATED APRIL 27, 04.

LEGAL DESCRIPTION

71.97 ACRES OUT OF THE M.M. MUSQUIZ SURVEY NO. 80, SECTION 5, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

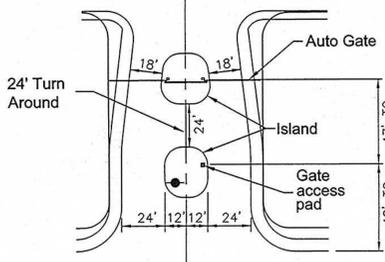
OWNER/DEVELOPER

HJ ENTERPRISES, L.P.  
 111 SOLEDAD ST., SUITE 1111  
 SAN ANTONIO, TEXAS 78205  
 (210) 493-2833  
 (210) 493-6772 FAX

REVISIONS

date	description
8-18-05	C.S.A. REVIEW
1-24-06	C.S.A. REVIEW
6-25-06	C.S.A. REVIEW
7-07-06	C.S.A. REVIEW
9-17-07	revised remainder
10-17-07	C.S.A. REVIEW

**BRIAN**  
 CONSULTING & ENGINEERING LTD.  
 8118 BROADWAY (210) 828-1431  
 SAN ANTONIO, TX 78209 (210) 828-1432 fax

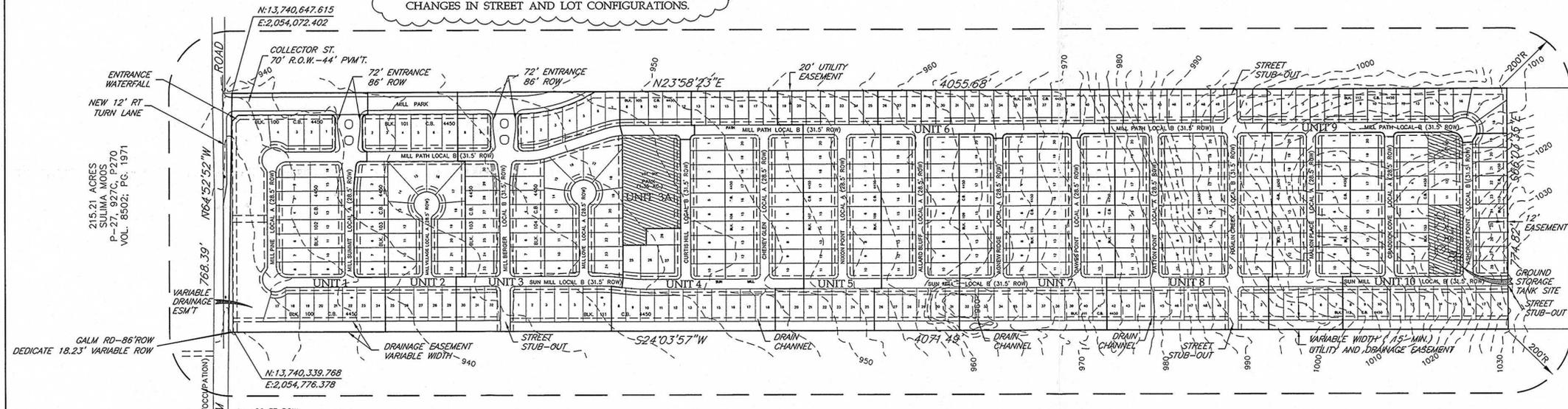
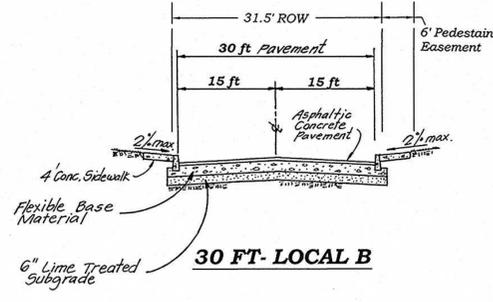


ENTRANCE GATE

NOTES

- JULY 7, 2006 CHANGES INCLUDE LOT REDUCTION IN UNIT 1, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.
- SEPTEMBER 11, 2007 CHANGES INCLUDE THE ADDITION OF UNIT 3A, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.

125 ACRES  
 ELSIE E. SCHNEIDER - TRACT "D"  
 VOL. 3756, PG. 2020, BCRPR



20.076 ACRES  
 ERNIE DeWINNE, et ux  
 VOL. 8041, PG. 1173, BCRPR

100 ACRES - "2ND TRACT"  
 MALINDA MARIA PALOWSKI  
 VOL. 6591, PG. 259, BCDR

PLAN HAS BEEN ACCEPTED BY  
 COSA [Signature]  
 10/25/07 870-A  
 (Date) (Number)  
 Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on  
 10-24-09  
 Date

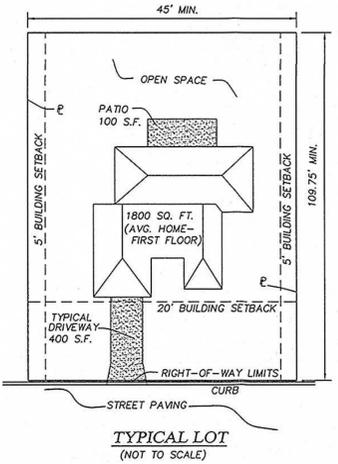
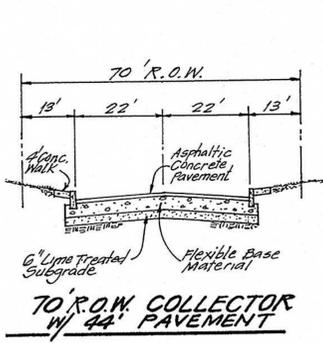
NOTE:  
 REVISION TO P.U.D. #05-035B  
 DATED: OCTOBER 10, 2006

THIS PUD OF LAURA HEIGHTS SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_ DAY OF \_\_\_ A.D., 2007.

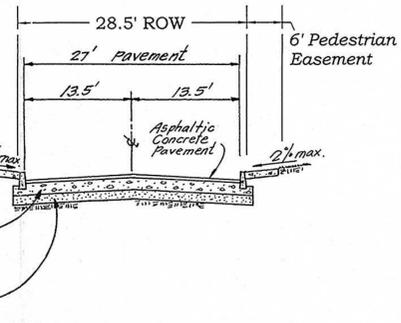
BY: \_\_\_\_\_  
 CHAIRMAN

BY: \_\_\_\_\_  
 SECRETARY



Sidewalks will be installed in all public and private streets in accordance with UDC 35-506(g).

72 ft STREET SECTION @ ENTRANCE



27' STREET SECTION LOCAL A

PUD & MASTER DEVELOPMENT PLAN  
 LAURA HEIGHTS  
 BEXAR COUNTY, TEXAS

DATE: 09-11-07  
 JOB No.



# City of San Antonio

Department of Development Services

October 25, 2007

Mr. Rolando Briones, Jr. P.E.

Briones Consulting & Engineering, Ltd.  
8118 Broadway  
San Antonio, TX 78209

Re: **Laura Heights (Amended)**

**MDP # 870-A**

Dear Mr. Briones,

The City Staff Development Review Committee has reviewed Laura Heights Master Development Plan **M.D.P. # 870-A**. Please find enclosed a signed copy for your files. Your plan was accepted 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 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.

**Historic** approves with the following conditions:

- The Texas Site Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is within the Culebra Creek drainage area, an area known to contain significant archeological deposits. Therefore, there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that a qualified professional conduct an archaeological investigation of the property.

If there are any questions or additional information regarding archaeological sites please contact Kay Hinds at (210) 207-7306.

**Traffic Impact Analysis & Streets Division** approves with the following conditions:

The following requirements and on-site improvements are necessary and shall be provided by the developer, on and before the completion date of Laura Heights.

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.
- The developer shall be responsible for providing right-turn deceleration lanes as well as left turn lanes, with storage lengths and bay taper as it relates to the submitted TIA traffic counts, (Unified Development Code (UDC) – 35-502(a)(7), subsection C.
- Sidewalks along all interior and exterior roadways are to be installed in accordance with UDC 35-506(q).

If you have any further questions, please contact Nick V. Fernandez at (210) 207-0282.

**Parks and Recreation** approves with the following conditions:

- Amenities to be provided are as follows:
  1. Playground
  2. Swimming Pool (2,500 sq. ft.)
  3. Recreation Center
  4. Athletic Courts

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

**Bexar County** approves with the following conditions:

The following improvements will be provided by the developer prior to completion of the Laura Heights Subdivision:

- Secondary access onto the public collector must be secured prior to the approval of any plat or combination of plats exceeding 125 dwelling units.
- All decorative structures shall be placed within private property and not within public right-of-way.
- All traffic controls shall be warranted as per the Texas Manual on Uniform Traffic Control Devices and approved by Bexar County.

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

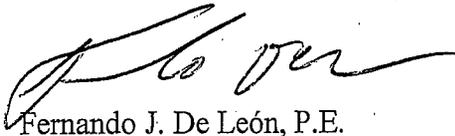
All platting shall comply with the Unified Development Code (UDC), Master Plan, and Major Thoroughfare Plan for the City of San Antonio. ~~It will be expected that all of the property depicted in your Master Development Plan to include floodplains, drainage areas, and open~~

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 less than 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).

This Master Development Plan is associated with a Planned Unit Development known as Laura Heights PUD # 05-035-B. Should you need further assistance, please contact Richard Carrizales at (210) 207-8050.

Sincerely,



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