City of San Antonio

Department of Development Services

September 16, 2008

Mr. Rolando Briones, Jr. P.E.
Briones Consulting & Engineering, Ltd.
8118 Broadway
San Antonio, TX 78209

Re: **Laura Heights (Amendment)** **MDP # 870-B**

Dear Mr. Briones,

The Development Review Committee has reviewed **Laura Heights** Master Development Plan **M.D.P. # 870-B (Amendment)**. Please find enclosed an accepted and signed copy for your files. 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. All platting shall comply with the Unified Development Code (UDC), Master Plan, Major Thoroughfare Plan, and all applicable regulations 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. In addition, it is suggested to work closely with the school district, so they can plan accordingly.

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 Hindes at (210) 207-7306.

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

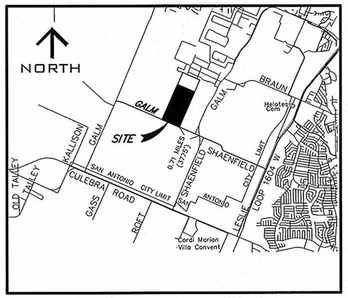
If you have any further questions, please contact Samuel Sanchez at (210) 207-4091.

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. In addition, this MDP is associated with PUD 05-035C. The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1).

Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

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



LOCATION MAP
NOT TO SCALE

PARK LAND ANALYSIS

	PLAN	REQUIRED
439 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

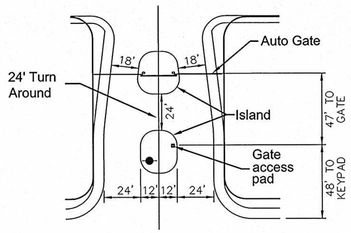
PLANNED UNIT DEVELOPMENT ANALYSIS

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	5	2.11	2.4
4	51	7.73	6.6
5	45	6.43	7.0
6	51	7.19	7.1
7	40	5.90	6.8
8	50	7.28	6.9
9	41	6.07	6.7
10	44	7.30	6.0
TOTAL:	439	71.97	6.1

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.)

NORTH
SCALE: 1" = 200'

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
6-24-08	Unit Bound. 5 - 10
7-07-08	C.S.A. COMMENTS



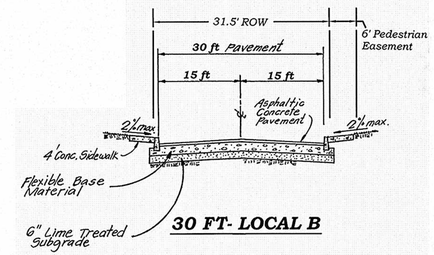
ENTRANCE GATE

NOTES

1. - JULY 7, 2006 CHANGES INCLUDE LOT REDUCTION IN UNIT 1, REVISED PHASING OF ALL UNITS AND MINOR CHANGES IN STREET AND LOT CONFIGURATIONS.

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

3. - JUNE 24, 2008 CHANGES INCLUDE THE REVISED BOUNDARIES OF UNITS 5 THRU 10 WITH ASSOCIATED LOT CHANGES.



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.

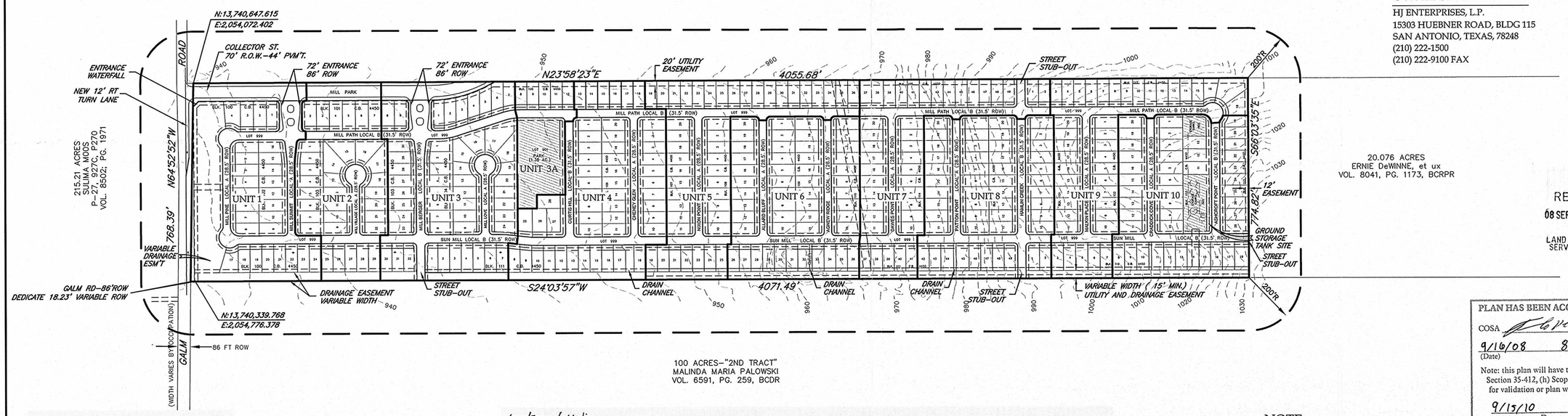
LEGAL DESCRIPTION

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.
15303 HUEBNER ROAD, BLDG 115
SAN ANTONIO, TEXAS, 78248
(210) 222-1500
(210) 222-9100 FAX

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

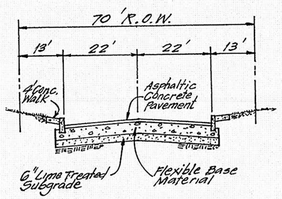


125 ACRES
ELSIE E. SCHNEIDER – TRACT "D"
VOL. 3756, PG. 2020, BCRPR

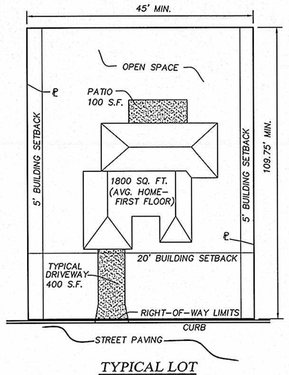
100 ACRES–"2ND TRACT"
MALINDA MARIA PALOWSKI
VOL. 6591, PG. 259, BCDR

RECEIVED
08 SEP 15 AM 10: 20
LAND DEVELOPMENT SERVICES DIVISION

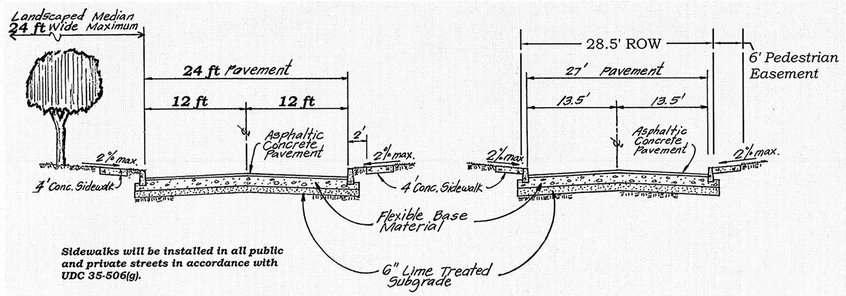
PLAN HAS BEEN ACCEPTED BY
COSA
9/16/08 (Date) 870-B (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
9/15/10 Date



70'R.O.W. COLLECTOR W/ 44' PAVEMENT



TYPICAL LOT
(NOT TO SCALE)



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

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., 2008.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PUD & MASTER DEVELOPMENT PLAN
LAURA HEIGHTS
BEXAR COUNTY, TEXAS

DATE: 09–11–07
JOB No.

SHEET 1 OF 1