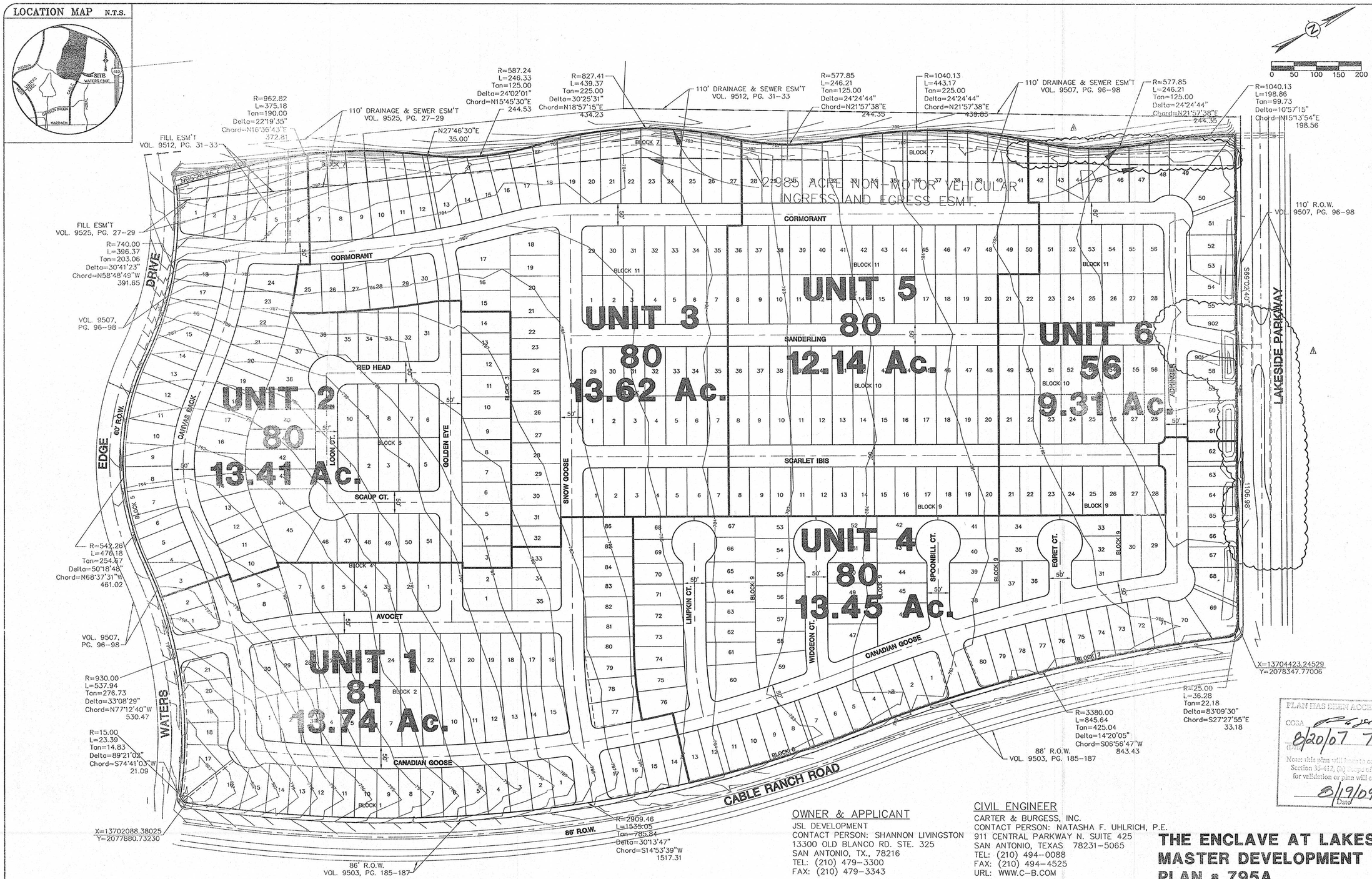

NOTE:

1.) SIDEWALKS SHALL BE INSTALLED IN THE PUBLIC R.O.W. PER THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE REQUIREMENTS.

2.) ORIGIN OF STATE PLANE COORDINATES: N.A.D. 83/HARN 93 COORDINATES. ALL DISTANCES SHOWN ARE SCALED TO SURFACE USING COMBINATION SCALE FACTOR OF 0.999837.

3.) ADJACENT UNITS TO WATERS EDGE DRIVE WILL ADDRESS THE R.O.W. DEDICATION TO WATERS EDGE DRIVE DURING THE PLATTING STAGE.

4.) LAND FOR PARKS WILL BE DEDICATED AT AT RATIO OF 1 ACRE PER 114 LOTS WITHIN A 1 MILE RADIUS OF THE SUBJECT PROPERTY OR A FEE WILL BE PAID IN LIEU-OF LAND DEDICATION BASED ON THE SAME ACREAGE PER LOT AT FAIR MARKET VALUE IN ACCORDANCE WITH THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

BEARING BASED ON LAKESIDE PARKWAY SOUTH RIGHT OF WAY LINE VOL. 9507 PG. 98

DEVELOPMENT SUMMARY				
ITEM	ACRES	# UNITS	DU./Ac.	PHASING SEQUENCE
UNIT 1	13.74	81	5.89	1
UNIT 2	13.41	80	5.96	2
UNIT 3	13.62	80	5.87	3
UNIT 4	13.45	80	5.94	4
UNIT 5	12.14	80	6.58	5
UNIT 6	9.31	56	6.02	6
TOTAL DEVELOPMENT	75.67	457	6.04	

BEING 75.679 ACRES OF LAND OUT OF THE J. W. MCCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, COUNTY BLOCK 4329, N.C.B. 15848, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF BLOCKS 32,34, AND 35 OF CABLE RANCH SUBDIVISION ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 105, PAGE 162 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING THE 75.675 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 5659, PAGE 1048 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

OWNER & APPLICANT
JSL DEVELOPMENT
CONTACT PERSON: SHANNON LIVINGSTON
13300 OLD BLANCO RD. STE. 325
SAN ANTONIO, TX., 78216
TEL: (210) 479-3300
FAX: (210) 479-3343

CIVIL ENGINEER
CARTER & BURGESS, INC.
CONTACT PERSON: NATASHA F. UHLRICH, P.E.
911 CENTRAL PARKWAY N. SUITE 425
SAN ANTONIO, TEXAS 78231-5065
TEL: (210) 494-0088
FAX: (210) 494-4525
URL: WWW.C-B.COM

FLAN HAS BEEN ACCEPTED BY
COSA
8/20/07 795-A
(Date) (Number)
Note: this plan will have to comply with Section 35-412, (h) expiration of approval for validation or plan will expire on
8/19/09
Date

THE ENCLAVE AT LAKESIDE MASTER DEVELOPMENT PLAN

PLAN # 795A

DATE 09/17/04

REV. DATE 04/18/07

APPROVED MASTER DEVELOPMENT PLAN
PLANNING COMMISSION CITY OF SAN ANTONIO

CHAIRPERSON DATE

SECRETARY DATE

NO.	DATE	REVISION	BY
1	4-18-07	Rev. Unit 6 Landplan, Drainage Esmt. and Dev. Summary Table	N.F.U.

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4525

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THE ENCLAVE AT LAKESIDE

JSL DEVELOPMENT LTD.
13300 OLD BLANCO RD. SUITE 325
SAN ANTONIO, TEXAS 78216

DATE: 04/18/2007
DRAWN BY: JA/GP
DESIGNED BY: RAS/GP
CHECKED BY: RAS/NFU
REVIEWED BY: JJH/NFU
PROJECT NUMBER: 310153.123

SHEET 1 OF 1

Drawing Name: M:\310153.123 Lakeside\dwg\MDP\310153123MDP_Rev.dwg Aug 16, 2007 - 9:56am

City of San Antonio

Department of Development Services

August 20, 2007

Natasha F. Uhlrich, P.E.
Cater Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, TX 78232

Re: The Enclave at Lakeside (Amendment) **MDP # 795-A**

Dear Ms. Uhlrich,

The City Staff Development Review Committee has reviewed The Enclave at Lakeside (Amendment) Master Development Plan **M.D.P. 795-A**. 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 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.

DSD – Traffic Impact Analysis & Streets indicate below some of the requirements and onsite improvements that are necessary and that shall be provided by the developer, on and before the completion of the Enclave at Lakeside MDP, at no cost to the City of San Antonio:

Revisions consist of addition of an entrance into the subdivision from Lakeside Parkway approximately 650' west of the intersection of Lakeside Pkwy and Cable Ranch Road. The result of this revision is a decrease of two subdivision lots and a decrease of two peak hour trips.

- All access roadways shall provide clear sight distance along Lakeside Parkway to provide adequate obstruction-free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as not to block these clear sight distance areas.
- All roadways shall follow UDC 35-506 Transportation and Street Design and shall comply with UDC 35-502.

It should be understood that this is a general review of a conceptual plan not an in-depth review of internal and external traffic flow, nor streets and drainage plans. The internal street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

All technical requirements of the Unified Development Code will be complied with at the time of platting.

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

Parks and Recreation recommends approval of The Enclave at Lakeside Master Development Plan with the following conditions:

The Enclave at Lakeside is a proposed subdivision with 457 single-family residential units. UDC Section 35-503, Table 503-1 of the 2004 Unified Development Code states that single-family development is required to provide 1 acre of park/open space per every 114 dwelling units. The requirement for this development is 4.0 acres. This MDP provides parkland dedication pursuant to UDC Section 35-503 (b)(6) in which parkland is provided by the adjacent Lakeview PUD. The dedicated park acreage within this Planned Unit Development was platted with Plat #050165, Lakeside Unit 1, and totals 19.6 acres of existing parkland dedication.

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

Tree Preservation approves with the following conditions: The Master Development Plan meets the criteria of the 2003 Tree Preservation ordinance (section 35-B125 and Table 35-B101).

- The project will be subject to the streetscape standards and 2003 Tree Preservation ordinace.

If you have any further questions, please call Joan Miller at (210) 207-8265.

All platting shall comply with the Unified Development Code, 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. If the proposed development is not platted in phases this Master Development Plan shall become invalid.

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. It is suggested to work closely with the school district, so they can plan accordingly.

Should need further assistance, please feel free to contact Robert Lombrano at 210-207-5014.

Sincerely,

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