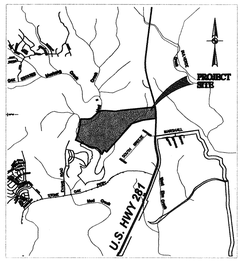
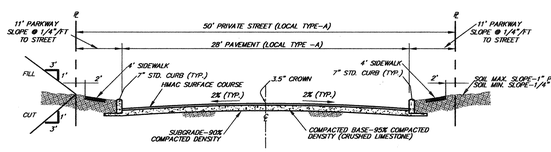
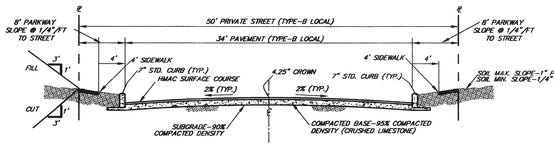


LOCATION MAP
1" = 8000'



TYPICAL STREET SECTION–LOCAL TYPE "A" (PRIVATE)

NOT–TO–SCALE



TYPICAL STREET SECTION–LOCAL TYPE "B" (PRIVATE)

NOT–TO–SCALE

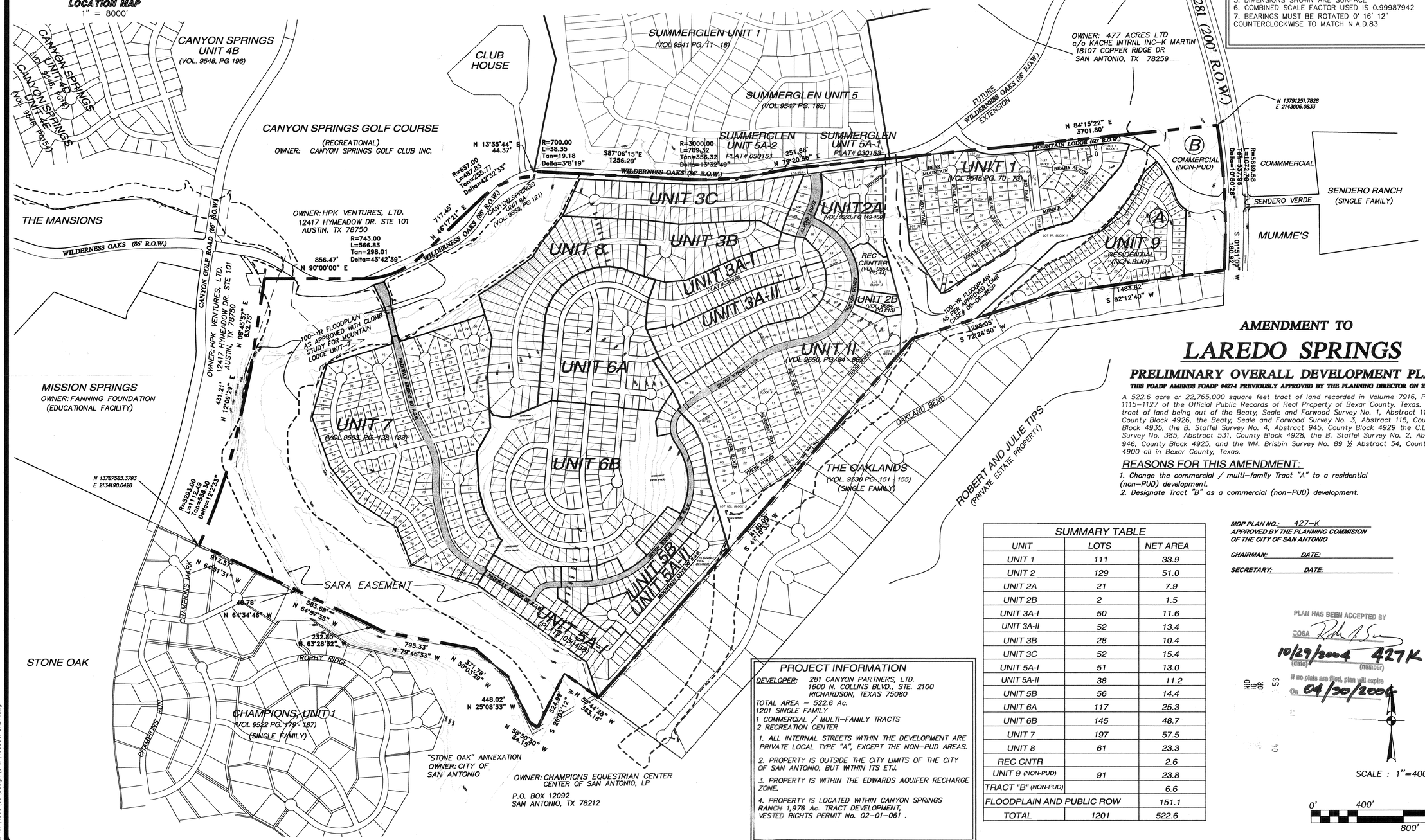
— LOCAL TYPE "B" STREET

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 (q).
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. 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.

MAPPING INFORMATION

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE–DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. 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.
4. 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
5. DIMENSIONS SHOWN ARE SURFACE
6. COMBINED SCALE FACTOR USED IS 0.99987942
7. BEARINGS MUST BE ROTATED 0° 16' 12" COUNTERCLOCKWISE TO MATCH N.A.D.83



AMENDMENT TO
LAREDO SPRINGS
PRELIMINARY OVERALL DEVELOPMENT PLAN

THIS POADP AMENDS POADP #427-I PREVIOUSLY APPROVED BY THE PLANNING DIRECTOR ON 10/24/03

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 Beaty, Seale and Forwood Survey No. 1, Abstract 113, County Block 4926, the Beaty, 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 WM. Brisbin Survey No. 89 ½ Abstract 54, County Block 4900 all in Bexar County, Texas.

REASONS FOR THIS AMENDMENT:

1. Change the commercial / multi–family Tract "A" to a residential (non–PUD) development.
2. Designate Tract "B" as a commercial (non–PUD) development.

SUMMARY TABLE		
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 3B	28	10.4
UNIT 3C	52	15.4
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	197	57.5
UNIT 8	61	23.3
REC CNTR		2.6
UNIT 9 (NON-PUD)	91	23.8
TRACT "B" (NON-PUD)		6.6
FLOODPLAIN AND PUBLIC ROW		151.1
TOTAL	1201	522.6

PROJECT INFORMATION

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

TOTAL AREA = 522.6 Ac.
1201 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. PROPERTY IS LOCATED WITHIN CANYON SPRINGS RANCH 1,976 Ac. TRACT DEVELOPMENT, VESTED RIGHTS PERMIT No. 02–01–061 .

MDP PLAN NO.: 427–K
APPROVED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO

CHAIRMAN: DATE:

SECRETARY: DATE:

PLAN HAS BEEN ACCEPTED BY
COSA
10/29/2004 427K
(date) (number)
If no plats are filed, plan will expire
On 04/29/2006

SCALE : 1"=400'

0' 400' 800' 1200'

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

LAREDO SPRINGS
AMENDMENT TO
PRELIMINARY OVERALL DEVELOPMENT PLAN
#427-K

JOB NO.	4568-66
DATE	AUGUST 2004
DESIGNER	BPL
CHECKED ARC	DRAWN ES
SHEET	1 of 1

Date: Aug 24, 2004, 2:47pm User ID: ESalcido
File: M:\4568\66\Design\Civil\4568BPDADP.dwg

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