CITY OF SAN ANTONIO

July 19, 2005

Mr. Rolando Briones ,P.E.

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

Re: Heritage Park Estates POADP # 65-A

Dear Mr. Briones:

The City Staff Development Review Committee has reviewed Heritage Park Estates Preliminary Overall Development Plan (POADP) # 65-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- It should be understood that this is a conceptual plan and that all UDC requirements will be implemented for all plats, within the limits of this POADP during technical reviewing stage. This includes such items intersection sight distances, and right- of- way requirements.
- Public Works Storm Water Engineering will determine whether or not detention is required. During the platting process, verification of their decision will be required. If detention is required, the construction plans and calculations for the pond will be reviewed by development services during the technical review stage and will have to comply with the Unified Development Code.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact city arborist at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP to include floodplains, drainage areas and open space.

DEVELOPMENT SERVICES DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- I would encourage you to work closely with the school district, so that 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. If the proposed development is not platted in phases this Master Development Plan M.D.P. will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

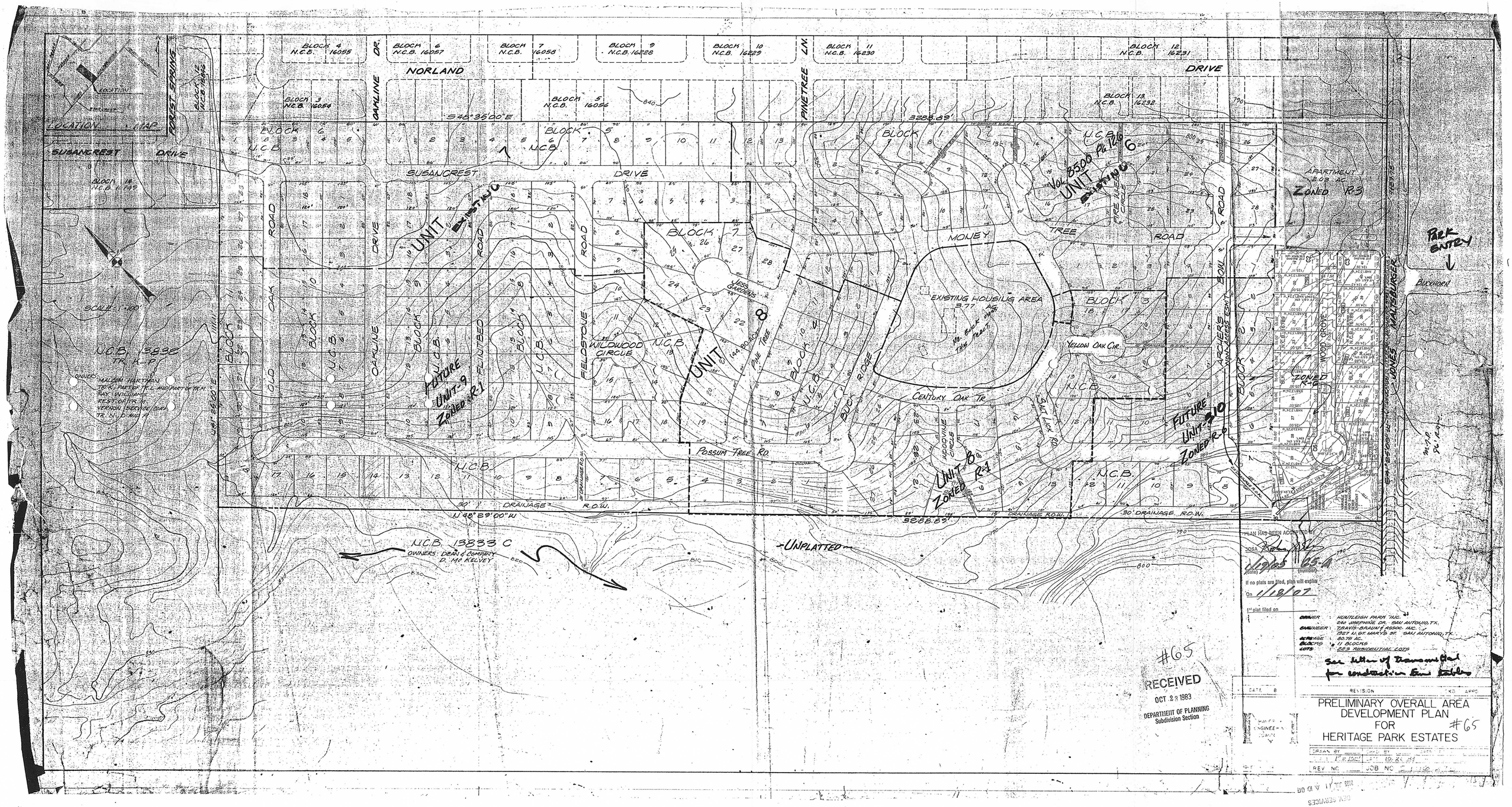
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Roderick J. Sanchez, AICP
Development Services, Assistant Director

RS/MH. Jr.

Cc: Sam Dent , P.E. Senior Engineer Development Services
Arturo Villarreal Jr., P.E. Storm Water Engineering
Christina De La Cruz, P.E. Bexar County


NORLAND DRIVE
SUSANCREST DRIVE
OAKLINE DR.
PINETREE LN.
FOREST SPRING
LOCATION MAP
BLOCK 4 N.C.B. 16055
BLOCK 6 N.C.B. 16057
BLOCK 7 N.C.B. 16058
BLOCK 9 N.C.B. 16228
BLOCK 10 N.C.B. 16229
BLOCK 11 N.C.B. 16230
BLOCK 12 N.C.B. 16231
BLOCK 13 N.C.B. 16232
BLOCK 3 N.C.B. 16054
BLOCK 5 N.C.B. 16056
S48°35'00"E
3288.89'
N.C.B. 13832 TR. K-P
OWNERS: MALCOM HARTMAN TR. K, PART OF TR. L AND PART OF TR. M RAY WILLIAMS REST OF TR. M VERNON SERVICE CORP. TR. N, O AND P
UNIT 7 EXISTING
UNIT 8
UNIT 6 EXISTING
VOL. 8500 PG. 126
FUTURE UNIT-9 ZONED R-1
FUTURE UNIT-10 ZONED R-6
UNIT 8 ZONED R-1
EXISTING HOUSING AREA 3.77 AC.
MR. BUCK OWNS THIS TRACT
APARTMENT 2.03 AC. ZONED R-3
PARK ENTRY
BUCKHORN
MONEY TREE ROAD
OLD OAK ROAD
OAKLINE DRIVE
FLINTBED ROAD
FIELDSTONE ROAD
WILDWOOD CIRCLE
JESS GARDENS
PINE TREE
BUCK RIDGE
CENTURY OAK TR.
YELLOW OAK CIR.
SALT LICK RD.
WOODVINE CIRCLE
POSSUM TREE RD.
ARCHERS BOW
WOOD GROVE
JONES MALTSBURGER
ZONED R-6
N48°29'00"W
3288.89'
30' DRAINAGE R.O.W.
N.C.B. 13833 C
OWNERS: DEAN & COMPANY D. MC KELVEY
UNPLATTED
PLAN HAS BEEN ACCEPTED BY
JOSA
1/19/05 (date)
25-A (number)
If no plats are filed, plan will expire
On 1/18/07
1st plat filed on
OWNER: HUNTLEIGH PARK INC. 240 JOSEPHINE DR. SAN ANTONIO, TX.
ENGINEER: TRAVIS-BRAUN & ASSOC. INC. 1327 N. ST. MARY'S ST. SAN ANTONIO, TX.
ACREAGE: 80.75 AC.
BLOCKS: 11 BLOCKS
LOTS: 223 RESIDENTIAL LOTS
See letter of transmittal for construction time tables
#65
RECEIVED
OCT 28 1983
DEPARTMENT OF PLANNING
Subdivision Section
DATE
REVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR HERITAGE PARK ESTATES
#65
DRAWN BY
CHKD BY
REV NO
JOB NO