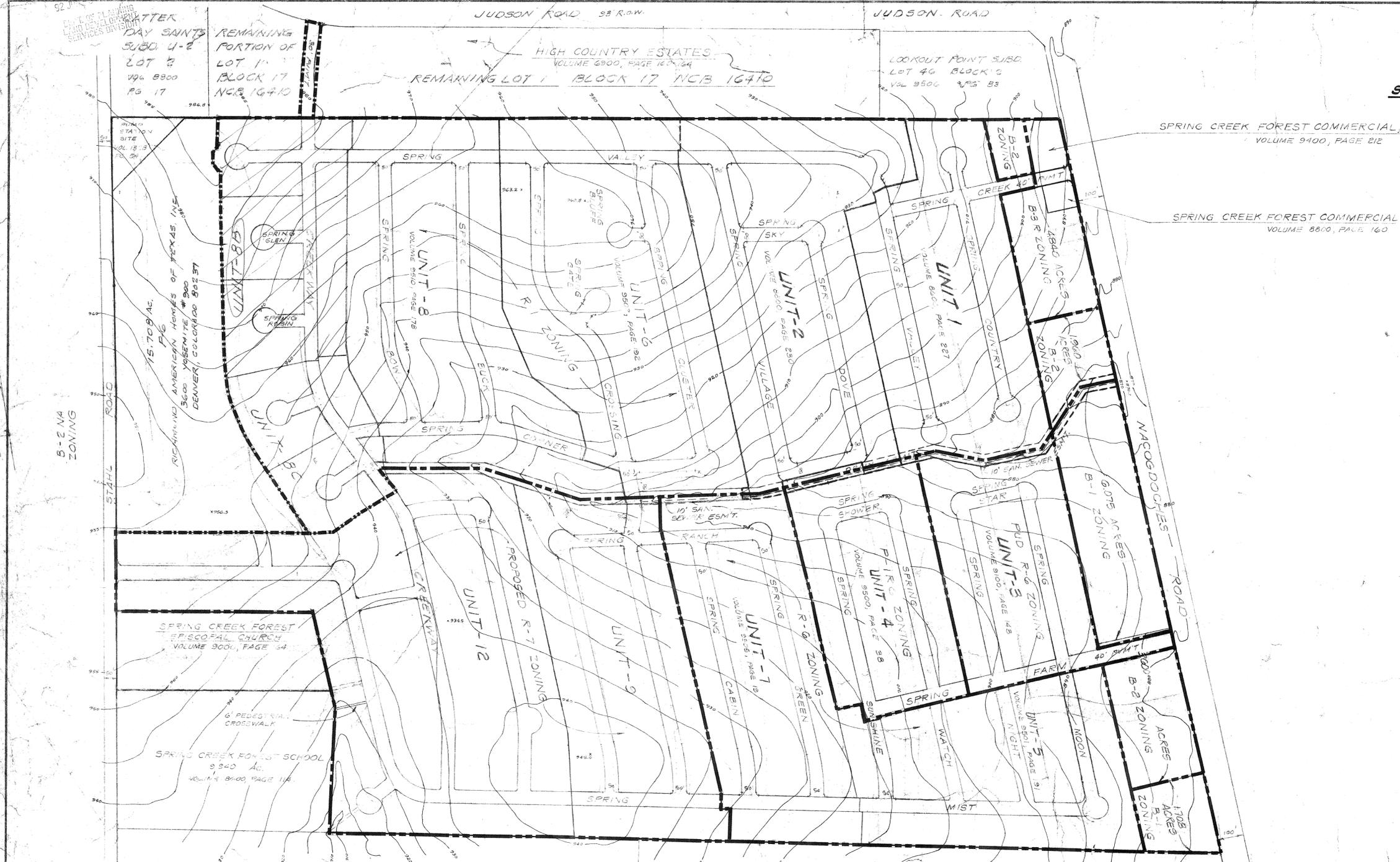
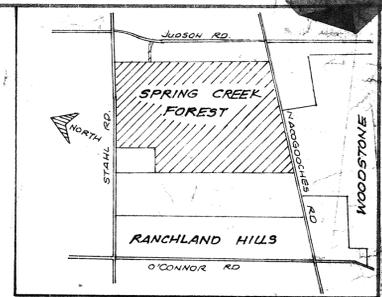


RECEIVED  
 92 JUN 30 10:05 AM '92  
 CITY OF SAN ANTONIO  
 LAND DEVELOPMENT  
 SERVICES DIVISION



**NORTH**  
 SCALE: 1" = 200'



**PLAN HAS BEEN ACCEPTED  
 BY THE CITY OF SAN  
 ANTONIO DEVELOPMENT  
 REVIEW COMMITTEE**  
 Date: June 30, 1992  
 File # 91  
 Signed: MConrad

**LEGEND**  
 --- ZONING LIMITS

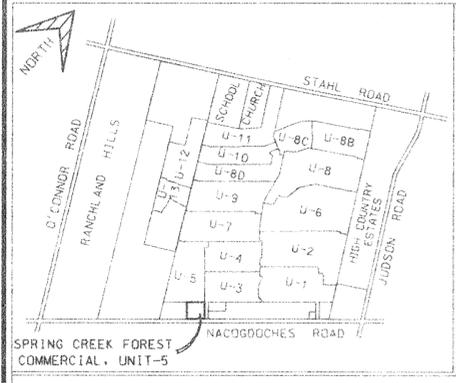
- NOTES:**
1. SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
  2. WATER SERVICE PROVIDED BY CITY WATER BOARD.
  3. DEVELOPMENT PROJECT SCHEDULE:
    - a. UNITS 1, 2, 3, 4, 5, 6, COMMERCIAL UNITS 1 & 2, CITY WATER BOARD PUMP STATION SITE, EPISCOPAL CHURCH & SCHOOL SUBDIVISION ARE EXISTING.
    - b. UNIT-7 IS COMPLETED.
    - c. UNIT-6 IS COMPLETED.
    - d. UNIT-8 TO BE COMPLETED BY 1995.
    - e. UNIT-88 TO BE COMPLETED BY 1995.
    - f. UNIT-9 IS COMPLETE.
    - g. UNIT-10 TO BE COMPLETED BY 1995.
    - h. UNIT-11 TO BE COMPLETED BY 1997.
    - i. UNIT-12 TO BE COMPLETED BY 1997.
    - j. COMMERCIAL AREAS ALONG STAHL ROAD TO BE COMPLETED BY 1995.
    - k. COMMERCIAL AREAS ALONG NACOGDOCHES ROAD TO BE COMPLETED BY 1997.

N.C.B. 16831  
 93.173 Ac  
 RAYMOND A. FRIESENHAN  
 14275 NACOGDOCHES RD.  
 SAN ANTONIO, TEXAS 78247

**DEVELOPER**  
 SPRING CREEK JOINT VENTURE  
 3330 OAKWELL COURT, SUITE 110  
 SAN ANTONIO, TEXAS 78218  
 TEL. (512) 828-6131  
 P.O.A.D.P. # 91

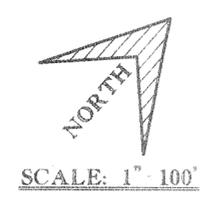
|   |                           |   |
|---|---------------------------|---|
| 6.5.92  | REVISED UNIT-88 & 8C AREA | BY  |
| DATE NO.  | REVISION DESCRIPTION      |   |
| <b>SPRING CREEK FOREST<br/>   PRELIMINARY OVERALL AREA DEVELOPMENT PLAN</b>                                     |                           |   |
| MACINA, BOSE, COPELAND & ASSOC., INC.<br>FORMERLY<br><b>R. MARVIN SHIPMAN &amp; CO.</b><br>CONSULTING ENGINEERS |                           | DESIGN <u>R.W.B.</u><br>DRAWN <u>W.B.</u><br>CHECKED<br>DATE <u>JAN. 4, 1988</u><br>JOB NO. <u>C-4316</u> |
| 415 BREESEPORT DR. SAN ANTONIO, TEXAS   |                           | SHT. <u>1</u> OF <u>1</u>   |

#91



LOCATION MAP

N.G.S. STATION IS MILLER PID AY01217. BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N42°55'11"W 280.00'. NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.



LEGEND table listing symbols for existing and finished contours, electric, telephone, cable television, sanitary sewer, easement, right-of-way, building, new city block, block, electric, telephone, & cable television easement.

SUBDIVISION PLAT OF SPRING CREEK FOREST COMMERCIAL, UNIT-5

BEING 2.1201 ACRES OUT OF A PORTION OF A 241.840 ACRE TRACT OUT OF THAT PORTION OF THE JAMES KINCAID SURVEY NO. 83, ABSTRACT NO. 397, NEW CITY BLOCK 15831, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

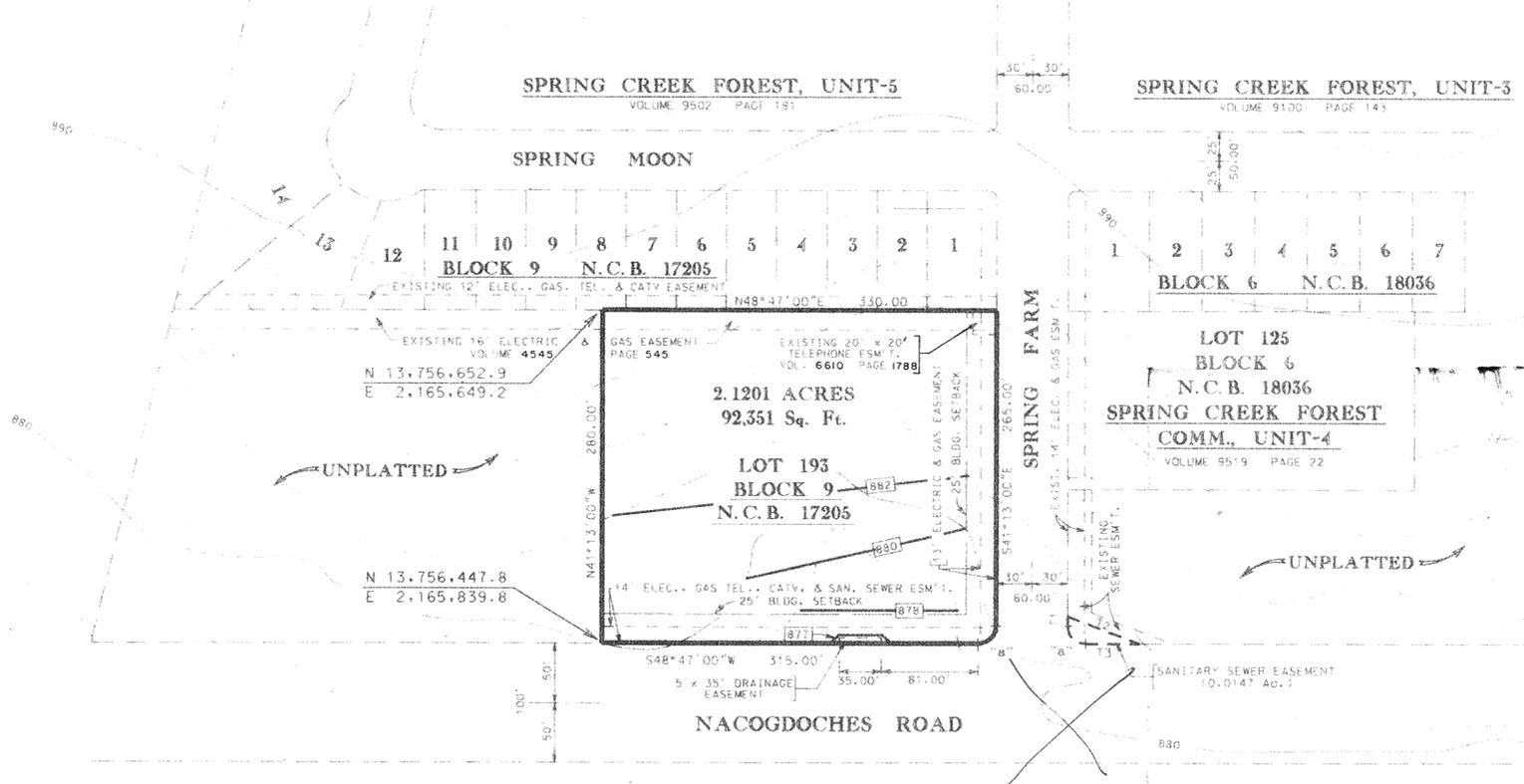
NOTE: 1. 1 COMMERCIAL LOT ESTABLISHED.

DEVELOPER: DENTON DEVELOPMENT COMPANY 3330 DAKWELL COURT SAN ANTONIO, TEXAS 78218 TEL. NO. (210) 828-6131

THE DEVELOPER DIRECTS ALL LOT OWNERS TO REFER TO THE RESTRICTIVE COVENANTS OF THE SUBDIVISION REGARDING BUILDING SETBACKS WHICH MAY BE MORE RESTRICTIVE THAN THOSE MINIMUM SETBACKS SHOWN ON THIS PLAT AND SPECIFIED BY THE SUBDIVISION CODE.

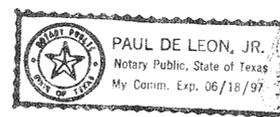
CURVE DATA table with columns: NO., RADIUS, DELTA, TANGENT, LENGTH. Row 1: a, 15.00', 90°00'00", 15.00', 23.56'

BEARING & DISTANCE TABLE with columns: NO., BEARING, DIST. Rows 1-3: 1, N41°13'00"W, 7.86'; 2, N69°51'35"E, 63.57'; 3, S48°47'00"W, 44.32'



877.0 IS MINIMUM GROUND ELEVATION ADJACENT TO DRAINAGE EASEMENT AT CULVERT APRON. OTHER FILL CONTOURS ARE SUBORDINATE TO SITE GRADING FOR BUILDING CONSTRUCTION.

RECEIVED 96 AUG -5 PM 3:24 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION



STATE OF TEXAS COUNTY OF BEXAR THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

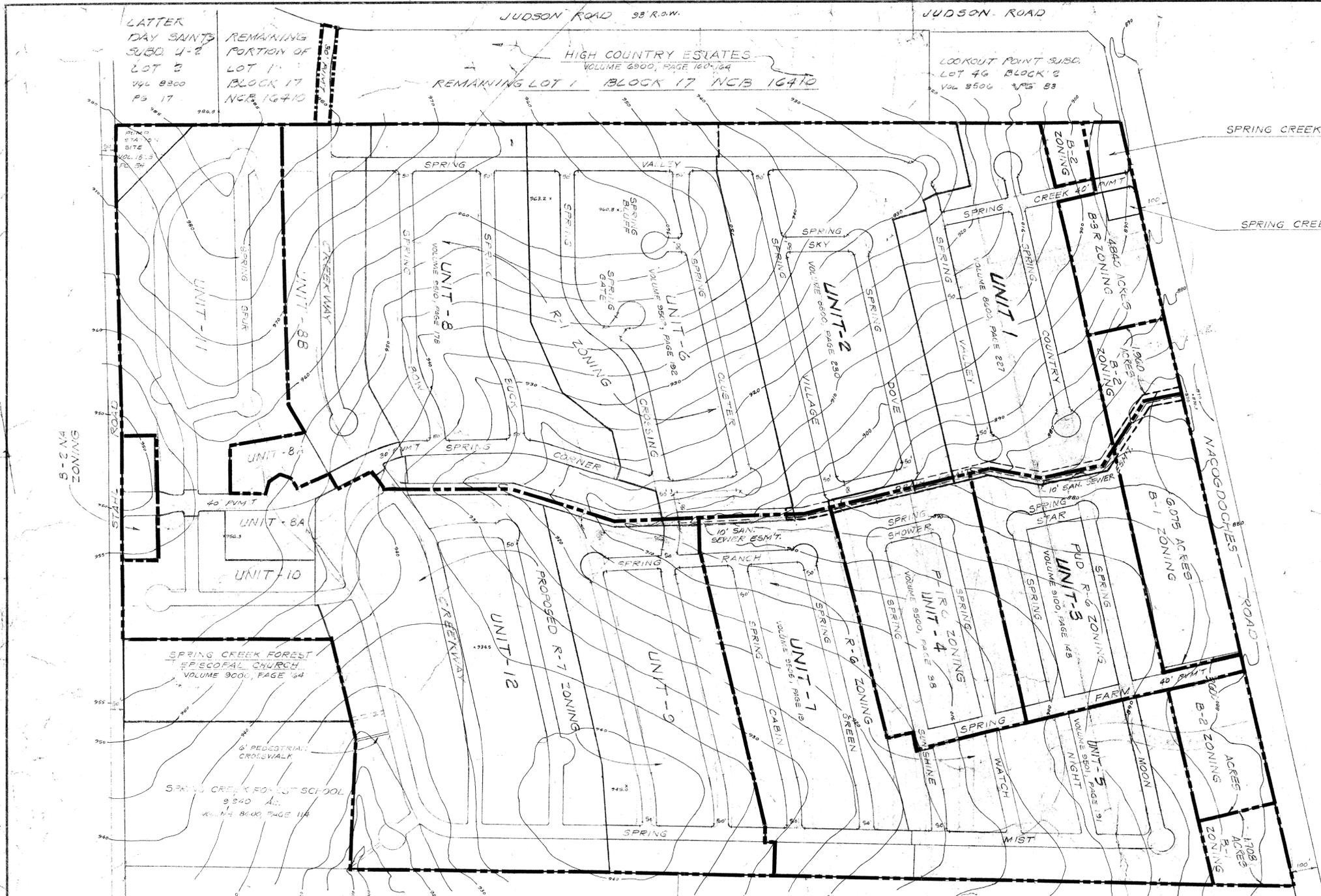
STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

STATE OF TEXAS COUNTY OF BEXAR DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF A.D. 1996 AT M. AND DULY RECORDED THE DAY OF A.D. 1996 AT M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ON PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 1996

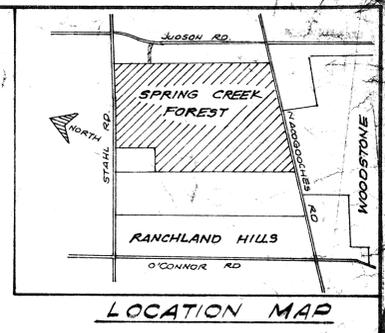
MACINA, BOSE, COPELAND & ASSOCIATES, INC. CONSULTING ENGINEERS SAN ANTONIO, TEXAS 1-6622

NOTE: "WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT."

#91



**NORTH**  
**SCALE: 1" = 200'**



**PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE**  
 Date: 5/17/91  
 File # 91  
 Signed: *McNeal*

**LEGEND**  
 --- ZONING LIMITS

- NOTES:**
- SEWER SERVICE PROVIDED BY CITY OF SAN ANTONIO.
  - WATER SERVICE PROVIDED BY CITY WATER BOARD.
  - DEVELOPMENT PROJECT SCHEDULE:
    - UNITS 1, 2, 3, 4, 5, 6, COMMERCIAL UNITS 1 & 2, CITY WATER BOARD PUMP STATION, SITE, EPISCOPAL CHURCH & SCHOOL SUBDIVISION ARE EXISTING.
    - UNIT-7 IS COMPLETED.
    - UNIT-8 IS COMPLETED.
    - UNIT-8A TO BE COMPLETED BY 1995.
    - UNIT-8B TO BE COMPLETED BY 1995.
    - UNIT-9 IS COMPLETED.
    - UNIT-10 TO BE COMPLETED BY 1995.
    - UNIT-11 TO BE COMPLETED BY 1997.
    - UNIT-12 TO BE COMPLETED BY 1997.
    - COMMERCIAL AREAS ALONG STAHL ROAD TO BE COMPLETED BY 1995.
    - COMMERCIAL AREAS ALONG NACOGDOCHES ROAD TO BE COMPLETED BY 1997.

N.C.B. 15831  
 93.173 Ac.  
 RAYMOND A. FRIESENHAN  
 14275 NACOGDOCHES RD.  
 SAN ANTONIO, TEXAS 78247

**DEVELOPER**  
 SPRING CREEK JOINT VENTURE  
 3330 OAKWELL COURT, SUITE 110  
 SAN ANTONIO, TEXAS 78218  
 TEL: (512) 828-6131  
 P.O.A.D.P. # 91

| DATE  | NO. | REVISION DESCRIPTION  | BY                |
|---|-----|---|-------------------|
| <b>SPRING CREEK FOREST<br/>PRELIMINARY OVERALL AREA DEVELOPMENT PLAN</b>  |     |   |                   |
| MACINA, BOSE, COPELAND & ASSOC., INC.<br>FORMERLY<br><b>R. MARVIN SHIPMAN &amp; CO.</b><br>CONSULTING ENGINEERS<br>415 BRESSPORT DR. SAN ANTONIO, TEXAS |     | DESIGN <i>R.W.B.</i><br>DRAWN <i>W.B.</i><br>CHECKED<br>DATE <i>JAN. 4, 1988</i><br>JOB NO. <i>8-4916</i> | BY<br>SMT. 1 OF 1 |

#91

INFORMATION SHEET FOR  
P.O.A.D.P. *check*

FILE NO. 83-19-63-64  
(To be assigned by the Planning Dept).

SPRING CREEK FOREST  
P.O.A.P. NAME

LAD PROPERTIES INC 8103 BROADWAY 828-6131  
NAME OF DEVELOPER/SUBDIVISION ADDRESS PHONE NO.

M.B.C. 415 BREESPORT DR. 349-0151  
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE <sup>TO NEAREST PUBLIC STREET</sup> N.W. COR LINE OF NACOGDOCHES  
S.W. OF ITS INTERSECTION WITH JUDSON R.D.

EXISTING ZONING (If Applicable) TEMP R-1, R-6, B-1, B-2 & R-2

| <u>PROPOSED WATER SERVICE</u>                            | <u>PROPOSED LAND USE</u>                          | <u>PROPOSED SEWER SERVICE</u>                           |
|--|---|---|
| <input checked="" type="checkbox"/> City Water Board     | <input checked="" type="checkbox"/> Single Family | <input checked="" type="checkbox"/> City of San Antonio |
| <input type="checkbox"/> Other District _____ Name _____ | <input type="checkbox"/> Multi Family             | <input type="checkbox"/> Other System _____ Name _____  |
| <input type="checkbox"/> Water Wells                     | <input type="checkbox"/> Business                 | <input type="checkbox"/> Septic Tank(s)                 |
|  | <input type="checkbox"/> Industrial               |   |
|  | <input type="checkbox"/> DUPLEX                   |   |

~~(The space below is to be completed by the Department of Planning Staff).~~

DATE FILED APRIL 12, 1983

REVISIONS FILED \_\_\_\_\_  
(if applicable)

DATE OF RESPONSE MAY 10, 1983  
(within 20 days of receipt).

DATE OF RESPONSE \_\_\_\_\_  
(within 15 days of receipt).

Nov. 1983  
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, as an overview of the developer's projected land use, shall include, at least the following information.

- (a) perimeter property lines;
- (b) name of the plan and the subdivisions;
- (c) scale;
- (d) proposed land use(s) by location and type;
- (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
- (f) the proposed source and type of sewage disposal and water supply;
- (g) contour lines at no greater than ten (10) foot intervals;
- UNKNOWN  (h) projected sequence of phasing;
- (i) existing and/or proposed zoning classification(s);
- (j) known ownership and proposed development of adjacent undeveloped land; and
- (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT



# CITY OF SAN ANTONIO

P O BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

June 30, 1992

Mr. Paul De Leon  
Macina, Bose, Copeland & Assoc., Inc.  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Spring Creek Forest POADP, Plan #91

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan.

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.** Additionally, this action does not confer any vested rights to plat under the existing subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

Michael C. O'Neal, AICP  
Planning Administrator  
Land Development Services

MCO/ALG

cc: Andy Ballard, Traffic Design Engineer



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

May 17, 1991

Mr. Paul De Leon  
MBC Engineering Co.  
415 Breesport Dr.  
San Antonio, Texas 78216

Re: Springs Creek Forest.  
Plan #91

Dear Mr. De Leon:

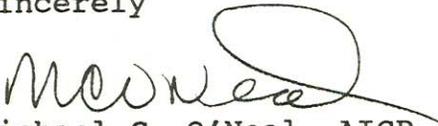
The Development Review Committee reviewed and accepted your revised preliminary overall area development plan of Spring Creek Forest.

Staff notes that Stahl Road is on the Major Thoroughfare Plan as a Secondary Arterial 86' foot Right-of-way. Future platting along this thoroughfare will require street dedication.

Please note that this action by the Committee does not establish any commitment for the provision of utility services of any type now or in the future by the City of San Antonio. This action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

  
Michael C. O'Neal, AICP  
Planning Administrator  
Department of Planning

RR/MCO



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

April 15, 1991

Mr. Paul De Leon  
MBC Engineering Co.  
415 Breesport Dr.  
San Antonio, Texas 78216

RE: Springs Creek Forest  
Plan #91

Dear Mr. De Leon:

The Development Review Committee has reviewed your revised preliminary overall area development plan of Spring Creek Forest.

The Committee concurs in the proposed extension of Creekway Drive to Judson Road. However, this connection will encourage cut through traffic for vehicles making a right turn from Stahl Road to Judson. This problem was raised by David Abbey, City Traffic Engineer, during a meeting with Roger Bose, Dan Kossel, Eddie Guzman, and myself. The Committee strongly recommends that you consider revising the street layout to avoid a direct connection from Stahl to Judson via Spring Corner and Creekway.

If you have any questions, please contact Raul Ramos at 299-7920.

Sincerely,

A handwritten signature in cursive script, appearing to read "McO'Neal".

Michael C. O'Neal, AICP  
Planning Administrator  
Department of Planning

MCO/RR



# CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

Date: January 10, 1984

M.B.C. & Assoc., Inc.

Applicant: Mr. Roger Bose

Address: 415 Breesport Dr.

San Antonio, Texas 78216

City Planning Plan

Re: Spring Creek Forest P.O.A.D.P. (Revised)

File #: 83-19-63-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

meets the P.O.A.D.P. requirements

does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/>           |

is in general compliance with the Subdivision Regulations

lacks compliance with the Subdivision Regulations regarding:

- |   |   |
|---|---|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                 |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfare |
| <input checked="" type="checkbox"/> Stub streets              | <input type="checkbox"/> 24' alleys                       |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/>                                  |
| <input type="checkbox"/> Dead-end streets                     | <input type="checkbox"/>                                  |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | <input type="checkbox"/>                                  |

See annotations/comments on attached copy of your plan.

Comments: The revised plan has been reviewed and staff has no objections to the amendments. However, as initially recommended, staff believes that provisions for a stub street to the southwest is still necessary in accordance with Section 36-10C of the Subdivision Regulations.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By \_\_\_\_\_



# CITY OF SAN ANTONIO

P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285

Date: JAN. 19, 1984

N.B.C. ASSOC. INC.

Applicant: MR. ROGER BOSE

Address: 415 BRENSFORD DR.  
S.A. TEX 78216

Preliminary Plan

Re: SPRING CREEK FOODS P.O.A.D.P. (REVISED)

File #: 83-19-63-64

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- meets the P.O.A.D.P. requirements
- does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/>           |

is in general compliance with the Subdivision Regulations

lacks compliance with the Subdivision Regulations regarding:

- |   |   |
|---|---|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots |
| <input type="checkbox"/> Relation to adjoining street system  | fronting onto major thoroughfares         |
| <input checked="" type="checkbox"/> Stub streets              | <input type="checkbox"/> 24' alley(s)     |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/> _____            |
| <input type="checkbox"/> Dead-end streets                     | _____                                     |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____                                     |

See annotations/comments on attached copy of your plan.

Comments: The revised plan has been reviewed and staff has no objections to the amendments. However, as initially rec. staff believes that provisions for a stub street to the southwest is still necessary in accordance with Section 36-10 C of the Subdivision Regulations

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By \_\_\_\_\_



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓  
May 2, 1983

M.B.C. and Associates, Inc.  
Attn: Mr. Roger Bose  
415 Breesport Drive  
San Antonio, Texas 78216

Dear Mr. Bose:

Reference is made to the Preliminary Overall Area Development Plan (POADP) for Spring Creek Forest (File #83-19-63-64) submitted for staff's review. Said plan was jointly reviewed by Planning and Traffic Engineering staff. Our review was concentrated on areas for which plats have not been approved or recorded.

The result of the review concludes that the proposed scheme is in general compliance with Chapter 36 of the City Code. However, it is recommended that the planned street which ties to Stahl Road and is designated as a local type "B" street on the plan be upgraded to a collector status (60' R.O.W. with 44' paving). This in staffs opinion, will facilitate and introduce expected traffic volumes onto Stahl Road from adjacent areas to be developed. Secondly, it is suggested that in the design work for the area east of the tract identified as a 10-acre school site, that provisions be made for a pedestrian crosswalk connecting the school site with the planned local street 50' R.O.W. to the south-east. Staff believes that in the interest of safety to and from school, the recommended proposal would be conducive to the overall planned development. Therefore, we urge you to take this into consideration.

Another issue addressed is the lack of a stubbed street to the southwestern limits of the overall scheme. Given this, it is recommended that at least one stub street be provided as set forth by Sec. 36-10(c) of the Subdivision Regulations. This would allow the future projection of the street to the adjoining area which would interconnect with expected land to be developed.

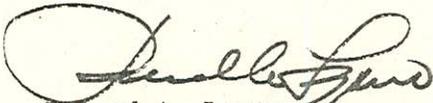
Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the

existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano  
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.