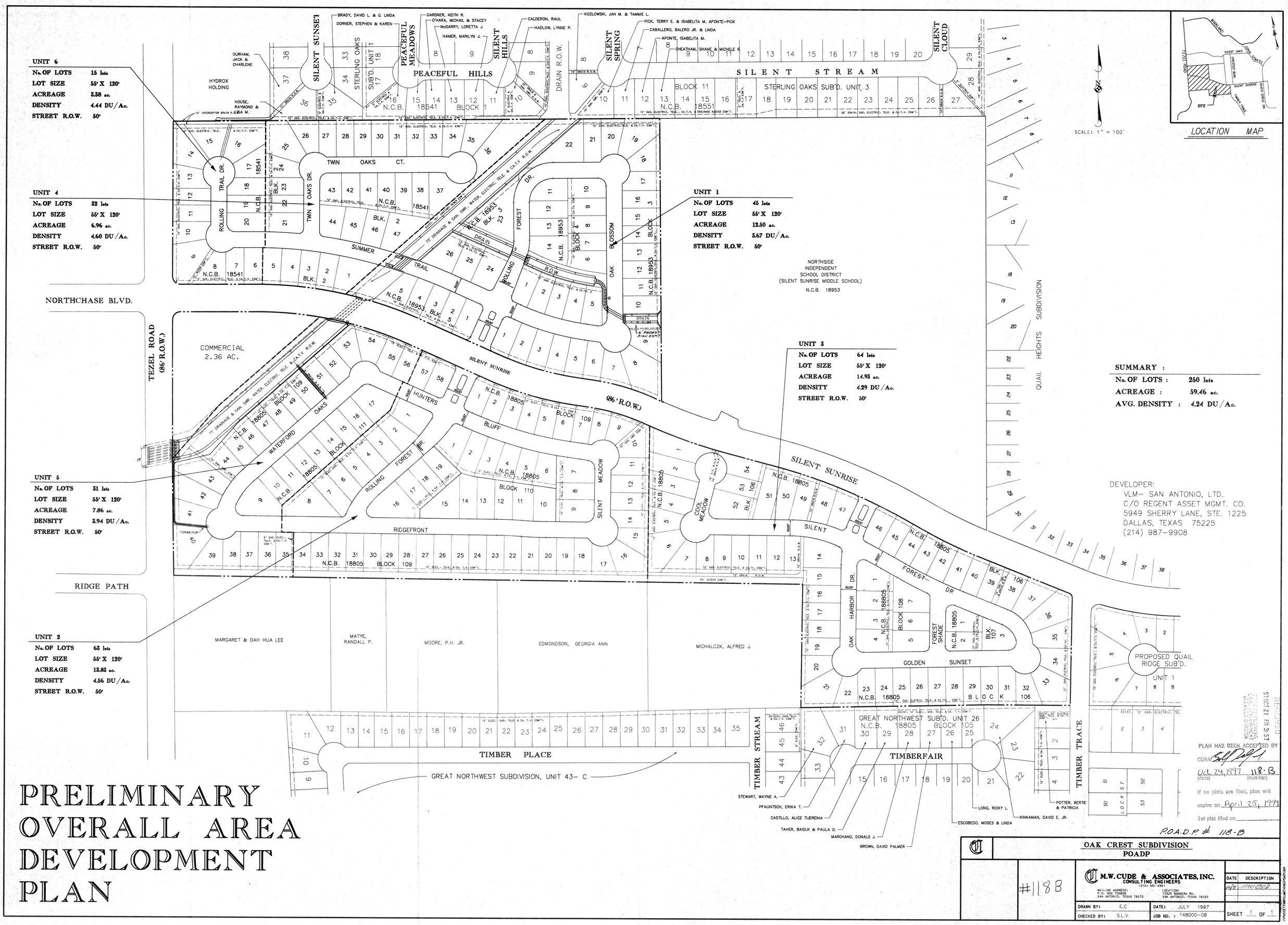

DEVELOPER:
VLM- SAN ANTONIO, LTD.
C/O REGENT ASSET MGMT. CO.
5949 SHERRY LANE, STE. 1225
DALLAS, TEXAS 75225
(214) 987-9908

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY
COSA
Oct 24, 1997 118-B
(date) (number)
If no plats are filed, plan will expire on April 25, 1999
1st plat filed on

P.O.A.D.P. # 118-B

OAK CREST SUBDIVISION
POADP

#118B

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
MAILING ADDRESS: P.O. BOX 700609 SAN ANTONIO, TEXAS 78270
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

DATE	DESCRIPTION
10/9	LATEST C.O.D.

DRAWN BY: E.C
CHECKED BY: S.L.V.
DATE: JULY 1997
JOB NO. : 148000-08
SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 1, 1997

Name of POADP: Oak Crest Subdivision

Owners: VLM - San Antonio, Ltd.

Consulting Firm: M.W. Cude Engineers, L.L.C.

Address: c/o Regent Asset Mgmt Co.
5949 Sherry Lane, Ste. 1225
Dallas, TX 75230

Address: 10325 Bandera Road
San Antonio, TX 78250

Phone: 214-987- 9908

Phone: 210-681-2951

Existing zoning: R-1/B-2/B-2NA

Proposed zoning: R-1/B-2

Texas State Plane Coordinates: X: 2,077,473 Y: 13,729,895

Site is over/within/includes:
San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 6 units ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	252	59.46
Multi-family (MF)	0	
Commercial and non-residential	1	2.36

RECEIVED
'97 AUG -8 PM 3:12
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DIVISION

Is there a previous POADP for this Site? Name No No. _____

Is there a corresponding PUD for this site? Name No No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert Richardson Signature: Robt D. Rl

Date: 8/1/97 Phone: 214-987-9908 Fax: 214-368-8375

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits; N/A

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert Richardson Signature: Robert D. R

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: August 1, 1997

Name of POADP: Oak Crest Subdivision

Owners: VLM - San Antonio, Ltd.

Consulting Firm: M.W. Cude Engineers, L.L.C.

Address: c/o Regent Asset Mgmt Co.
5949 Sherry Lane, Ste. 1225
Dallas, TX 75230

Address: 10325 Bandera Road
San Antonio, TX 78250

Phone: 214-987- 9908

Phone: 210-681-2951

Existing zoning: R-1/B-2/B-2NA

Proposed zoning: R-1/B-2

Texas State Plane Coordinates: X: 2,077,473 Y: 13,729,895

Site is over/within/includes:
San Antonio City Limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 6 units ☒ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	250	59.46
Multi-family (MF)	0	
Commercial and non-residential	1	2.36

Is there a previous POADP for this Site? Name Quail Ridge, Units 1-5 No. 118

Is there a corresponding PUD for this site? Name No No. ____

Plats associated with this POADP or site? Name Oak Crest Unit-1 No. 970452

Name Oak Crest Unit 2 No. 970459

Name Oak Crest Unit 3 No. 970444
Oak Crest Unit 4 970453
Oak Crest Unit 5 970457
Oak Crest Unit 6 970458

Contact Person and authorized representative:

Print Name: Robert Richardson Signature: Robert D. Richardson

Date: August 1, 1997 Phone: 214-987-9908 Fax: 214-368-8375

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits; N/A

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendmer revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☐ is ☒ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP ha been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Robert Richardson Signature: Robert D. RC

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

October 24, 1997

Robert Richardson
M. W. Cude Engineers, L. L. C.
10325 Bandera Road
San Antonio, TX 78250

Re: Oakcrest

POADP # 118 - B

Dear Mr. Richardson:

The City Staff Development Review Committee has Oakcrest Subdivision Preliminary Overall Area Development Plan # 118 - B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** 8.12.97

FROM: Elizabeth

ITEM NAME: Oak Crest **FILE #**

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section.** All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

RECEIVED
97 AUG 18 AM 8:43
DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Please Return By: _____, 19____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- ☐ **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: Drainage Easements will be required and address during the platting process.

Burt Rubio — **Signature**

Sr. Eng Tech. E — **Title**

Aug 14, 1997 — **Date**

M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

October 23, 1997

City of San Antonio
Attn: Elizabeth Carrol
Department of Planning
114 W. Commerce
San Antonio, TX 78205

RE: POADP #118B

Dear Elizabeth,

This letter is in response to the POADP application concerning the revision of the original POADP 118.

POADP 118 was originally approved 12/18/84 as Quail Creek Units 1-5. Out of this POADP Units 1, 2, 2A, 4, 4A & 5 were platted.

Three (3) revisions were made to the original POADP:

1. Quail Creek Estates #335, dated 10/29/92.
2. Quail Ridge #349, dated 2/18/93.
3. Quail Heights #350, dated 2/18/93.

Within the area of Oak Crest POADP #118B (this revision), Northwest Villages Phase II (Silent Sunrise) and Silent Sunrise Middle School were platted. The original POADP #118 showed this area to be comprised of Multi-family, single family, and commercial areas. The developer is proposing six (6) single-family units with a small portion remaining commercial.

I am attaching what is believed to be the original POADP #118 and a highlighted area of #118 on the Master POADP Map. We have not been able to confirm that this is the original POADP, as at that time, record keeping with actual drawings were not always kept in the files at the City and engineers only received a letter, not stamped copies of POADP's.

If we can be of any further service or if you have any questions, please call.

Sincerely,

Sandi L. Vicars

Sandi L. Vicars
Assistant Project Manager

SLV/nvp

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112