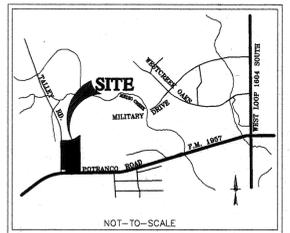


THIS POADP ILLUSTRATES THE R.O.W. FOR MILITARY DRIVE AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PAVEMENT SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARES. TIA AMENDMENT DONE WITH POADP 167-C.

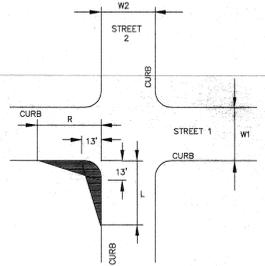
536.83 ACRE TRACT
 (23,385,000 SQ. FT.)



LOCATION MAP



SCALE: 1" = 100'



BEXAR COUNTY CLEAR VISION STATEMENT:
 CLEAR VISION CALCULATIONS WILL BE BASED ON WASHITO CASE III SBC FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(SD_s) - (W/2 + K_s)$$

$$L = \frac{13(SD_s)}{13 + W/2 + K_s} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

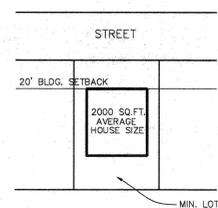
POADP REVISION HISTORY

POADP #	ACCEPTED DATE
167	08/25/1986
167-C	03/19/2001

THIS PROPERTY LIES OUTSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.

LEGEND:

- POADP LIMITS
- 8' HIGH PERIMETER FENCE
- LIMIT OF PHASE



TYPICAL LOT DETAIL

REASON FOR AMENDMENT:
 TO SHOW A MORE DETAILED LOT LAYOUT, AND TO REDUCE THE COMMERCIAL LAND USAGE FROM 11.53 AC. TO 2 AC.

OWNER/DEVELOPER:
 CENTEX REAL ESTATE CORP.
 16414 SAN PEDRO, STE. 700
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 496-1985
 FAX: (210) 828-0449

PLAN HAS BEEN ACCEPTED BY

COSA

148-02 (1816) 167-D (number)

If no plats are filed, plan will expire

On 7-20-03

1st plat filed on

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

**71.02 ACRES
 401 RESIDENTIAL LOTS
 (SINGLE FAMILY RESIDENTIAL)**

PHASE III

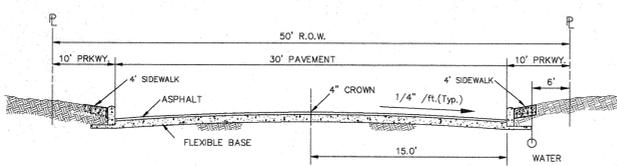
PHASE I

PHASE II

**PROPOSED COMMERCIAL
 2.0 AC.**
 (NOT WITHIN BOUNDARIES OF THIS P.O.A.D.P.)

ACREAGE SUMMARY:

SINGLE FAMILY RESIDENTIAL = 70.10 ACRES
 STREET DEDICATION TALLEY RD. = 0.58 ACRES
 STREET DEDICATION POTRANCO RD. = 0.34 ACRES
 TOTAL AREA = 71.02 ACRES



TYPICAL STREET SECTION

NOT-TO-SCALE

NOTE FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
3. GAS AND ELECTRIC TO BE PROVIDED BY OPS
4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE.
5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE
7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.

**THE VISTAS OF WESTCREEK
 AMENDED P.O.A.D.P.
 PLAN No. 167-D**

JOB NO. 4492.40 DATE: DEC. 13, 2001
 REVISED: JAN. 25, 2002

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

01 DEC 13 PM 12:51

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number:
------------------------	---------------------------

Project Name: Vistas of Westcreek

Owner/Agent: Centex Real Estate Phone: (210)496-1985 Fax: (210)496-0449

Address: 16414 San Pedro, San Antonio, TX Zip code: 78223

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: N/A (located in County) Proposed zoning: N/A

(PUD Only) Linear feet of street: N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space: _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: 3

Council District: N/A School District: North Side Ferguson Map Grid: 611 C-3

C-4

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name the Villages of Westcreek No. 167-C

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name <u>Woods of Westcreek Unit -2</u>	No. <u>870338</u>
Name <u>the Heights of Westcreek - Phase 1</u>	No. <u>000295</u>
Name <u>the Hills of Westcreek, Unit 1</u>	No. <u>990073</u>
Name <u>the Hills of Westcreek, Unit 2</u>	No. <u>200022</u>
Name <u>the Bluffs of Westcreek, Unit 1</u>	No. <u>940153</u>
Name <u>the Bluffs of Westcreek, Unit 2</u>	No. <u>940157</u>
Name <u>the Oaks of Westcreek, Unit 2</u>	No. <u>870323</u>
Name <u>the Woods of Westcreek, Unit 3</u>	No. <u>870339</u>
Name <u>the Summit of Westcreek</u>	No. <u>940501</u>

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Pape-Dawson Engineers, Inc. Signature: 

Date: 12-13-01 Phone: (210) 375-9000 Fax: (210) 375-9010

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;

- n/a Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- n/a* (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- n/a* (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- n/a* (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- n/a* (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- n/a* (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- n/a* A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- n/a (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- n/a A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.
- Traffic Impact Analysis (section 35-502).
- n/a (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- n/a (PUD Only) Lots numbered as approved by the City.
- n/a (PUD Only) Layout shall show where lot setbacks as required.
- n/a Location and size in acres of school sites, as applicable.
- n/a The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- n/a A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Jon Adame

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001



CITY OF SAN ANTONIO

January 18, 2002

Mr. Jon Adame

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Vistas of Westcreek

MDP # 167-D

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Vistas of Westcreek Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 167-D. 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.
- 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 Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Adame
Page 2
January 18, 2002

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. (formerly POADP) will be invalid.

All Platting will have to 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) 207-7873.

Sincerely,



Emil R. Moncivars AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Vistas of Westcreek
 Location: Talley Road, Potranco Road & proposed Military Highway
 Applicant: Centex Real Estate Corp. Owner or Agent
 Address: 16414 San Pedro Suite 700, San Antonio TX 78232 Phone Number: 496-1985

Permit Type (check one):
 Zoning, N.C.B. POADP # 167-D Plat # Bldg. Permit # Other:

BOX A (Original TIA) RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
Single Family Residential (61.49 ac. @ 4.5 units/acre)	277	5-6 pm, Wkday	1.01	280	ITE Code: 210 Other:

BOX B (Original TIA) NON-RESIDENTIAL DEVELOPMENT

Anticipated Land Use	Project Size			Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	Other*				
Commercial - Mixed use retail	9.53	103782		5-6 pm, Wkday	(3.64)*	375	ITE Code: 8xx Other:

*specify: based on mixed trip generation rate by Pape-Dawson, M.W. Cude study unavailable at the time of this submittal.

BOX C (Updated TIA) If property already has a TIA on file, complete Box C; if not, ignore Box C.

Peak Hour Trips Projected in Current TIA	Peak Hour Trips (from Box A or B) Projected in Updated Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
407	280 + 375 = 655	(-248)

BOX D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Pape-Dawson Engineers, Inc. 555 E. Ramsey, San Antonio, TX 78216 Attn. Jon Adame Date: 12-26-01
 Comments: trip generation based on mixed use, original M.W. Cude TIA was unavailable at the time of this submittal

BOX E (For Official Use Only, Do Not Write in this Box)

A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.



A traffic impact analysis is not required. The traffic generated by the proposed development does not exceed the threshold requirements.

The traffic impact analysis has been waived for the following reason(s):

ORIGINAL COMMERCIAL USE HAS BEEN REMOVED THEREFORE A DECREASE IN PHT, NO TIA REQUIRED

Date: 12-27-01

Reviewed by: Judith Lopez

NOTE: GFA = Gross Floor Area (bldg size)

ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.



**City of San Antonio
 Planning Department
 Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Resubmitted 2nd

Date: 12-13-01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
| <input type="checkbox"/> Traditional Neighborhood Development(TND) | <input type="checkbox"/> Manufactured Home Park Plan (MHPP) |
| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Vistas of Westcreek – amending POADP **FILE #**167-D

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- | | |
|---|--|
| To: <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

RECEIVED
 01 DEC 27 PM 2:4
 DEPARTMENT OF PLANNING
 SERVICES DIVISION
 01 DEC 01 AM 8:03
 CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date :** _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

W



**City of San Antonio
 Planning Department
 Master Development Plan Section
REQUEST FOR REVIEW**

(Check One)

Date: 12-13-01

- | | |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formally POADP) | <input type="checkbox"/> PUD Plan |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination) | <input type="checkbox"/> Mixed Used District (MXD) |
| <input type="checkbox"/> Master Plan Community District (MPCD) | <input type="checkbox"/> Military Airport Overlay Zone (MOAZ) |
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| <input type="checkbox"/> Plat Certification Request | <input type="checkbox"/> Pedestrian Plan (PP) |

Project Name: Vistas of Westcreek – amending POADP **FILE #**167-D

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

- To:**
- | | |
|--|--|
| <input type="checkbox"/> Master Development Plan | <input type="checkbox"/> Street and Drainage |
| <input type="checkbox"/> Major Thoroughfare | <input type="checkbox"/> TIA |
| <input type="checkbox"/> Neighborhoods | <input checked="" type="checkbox"/> Zoning |
| <input type="checkbox"/> Historic | <input type="checkbox"/> Tree Preservation |
| <input type="checkbox"/> SAWS Aquifer | <input type="checkbox"/> Fire Protection |
| <input type="checkbox"/> Other: _____ | <input type="checkbox"/> Bexar County Public Works |

RECEIVED
 01 DEC 27 PM 2:40
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

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This item is tentative scheduled for _____ before the (MDP) committee

01 DEC 31 AM 8:07
 DEPARTMENT OF PLANNING
 CITY OF SAN ANTONIO



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78229-0928 • (210) 615-1110

January 16, 2002

P.O.A.D.P. REVIEW

The Villages of Westcreek
Located on FM 1957 @ Talley Road

Mike Herrera
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

<u>P.O.A.D.P. Reviewed for:</u>	<u>Comments</u>
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	A 20' right of way dedication will be required along the entire FM 1957 frontage. Additionally, 50' right of way flares will be required at the intersection of the proposed street and FM 1957.
Access Limits/Restrictions	Access to FM 1957 will be as directed by "Regulations For Access Driveways to State Highways". This property is eligible for a maximum number of one access point to FM 1957.
WPAP Requirements	None.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that an approved plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JAN 22 AM 10:17

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

cc: Pape-Dawson Engineers

THIS POADP ILLUSTRATES THE PLAN FOR THE RIGHT-OF-WAY AS SHOWN ON THE CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN. DEVELOPER RESERVES THE RIGHT TO REQUEST MODIFICATION TO THE MAJOR THOROUGHFARE PLAN AS DETERMINED BY TRAFFIC IMPACT ANALYSES. TRAFFIC IMPACT ANALYSES DO NOT INDICATE THE NEED FOR PARALLEL SECTIONS REQUIRED FOR THE DESIGNATED THOROUGHFARE TO ACCOMMODATE THE MAJOR THOROUGHFARE AS AMENDMENT DONE WITH POADP 167-C.

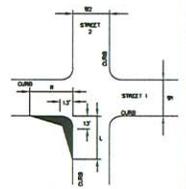
536.83 ACRE TRACT
 (23,385,000 SQ. FT.)



LOCATION MAP



SCALE: 1" = 100'



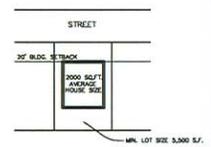
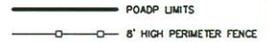
BEAR COUNTY CLEAR VISION
 STATEMENTS
 CLEAR VISION CALCULATIONS WILL BE BASED ON AWARD CASE # 848 FOR TURNING RADIUS OF 25 MILES PER HOUR. CALCULATIONS TO BE SHOWN ON PERMANENT PLATE HIGH SUBMITTED.

CLEAR VISION
 AREA CALCULATION
 NOT-TO-SCALE
 $R = 0.00000 \cdot (10/2 + 2) = 0$
 $L = \frac{12 \cdot (10)}{12} = 10$
 $R = 0.00000 \cdot (10/2 + 2) = 10'$
 $R = 0.00000 \cdot (10/2 + 2) = 100'$
 $L = \frac{12 \cdot (10)}{12} = 10$
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 $L = \frac{12 \cdot (10)}{12} = 10'$

POADP REVISION HISTORY

POADP #	ACCEPTED DATE
167	06/25/1995
167-C	03/19/2001

LEGEND:



TYPICAL LOT DETAIL

REASON FOR AMENDMENT:
 TO SHOW A MORE DETAILED LOT LAYOUT, AND TO REDUCE THE COMMERCIAL LAND USAGE FROM 19 AC. TO 2 AC.

OWNER/DEVELOPER:
 CENTEX REAL ESTATE CORP.
 16414 SAN PEDRO, STE. 700
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 496-1985
 FAX: (210) 828-0449

CITY OF SAN ANTONIO
 DEPARTMENT OF PLANNING

UT DEC 13 PM 2:51

PROPOSED COMMERCIAL
 20 AC.

69.06 ACRES
 400 RESIDENTIAL LOTS
 (SINGLE FAMILY RESIDENTIAL)

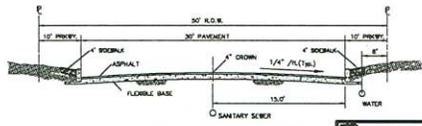
PHASE I

PHASE II

PHASE III

POTRANCO ROAD (P.M. 1957) (NO MINIMUM RIGHT-OF-WAY)
 VOLUME 3797, PAGE 345
 VOLUME 3791, PAGE 51
 VOLUME 3801, PAGE 109

JAN. M. LODAL
 CI 4365 P-2 ABS 230



TYPICAL STREET SECTION

- NOTES:
1. WATER SERVICE TO BE PROVIDED BY SANS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SANS
 3. GAS AND ELECTRIC TO BE PROVIDED BY OPS
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.R. TELE
 5. C.A. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE
 6. ALL ALLEYS SUBJECT TO CHANGE WITHOUT NOTICE
 7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.

PAPE-DAWSON ENGINEERS

THE HEIGHTS OF WESTCREEK

AMENDED P.O.A.D.P.
 PLAN No. 167-D

JOB NO. 4492.40 DATE: DEC. 13, 2001 (REVISED)