

LEGEND

RESIDENTIAL

- SINGLE FAMILY DETACHED, 4-5 DU/ACRE
- SINGLE FAMILY DETACHED, 5-7 DU/ACRE
- SINGLE FAMILY DETACHED, 7-8 DU/ACRE
- DUPLEX, AVERAGE DENSITY: 15 DU/ACRE
- MULTIFAMILY, AVERAGE DENSITY: 25 DU/ACRE

COMMERCIAL

PUBLIC FACILITIES: SCHOOLS, PARKS, RECREATION FACILITIES

OPEN SPACE: EASEMENTS, PEDESTRIAN TRAILS, COMMON AREAS OF FLOODPLAIN AND EXCESSIVE SLOPE, RESERVE

STREETS

RESERVE AREAS PROPOSED TO BE DEVELOPED IN CONJUNCTION WITH ADJACENT PROPERTY

THIS POADP ILLUSTRATES THE ROW FOR MILITARY DRIVE AND GROSSENBACHER ROAD 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.

- NOTE:
- 1) SIDEWALK SHALL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER 1996 UDC REQUIREMENTS.
 - 2) NO HOUSES SHALL FRONT A COLLECTOR STREET.

*Site Copy
Revised 8/15/86*

RECEIVED
AUG 13 1986
DEPARTMENT OF PLANNING
Subdivision Section

#167

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.A.D.P. COMMITTEE
Date: 8-25-86
Signed: *M. Corral*

SUMMARY OF SUBDIVISION AREAS

THE OAKS OF WESTCREEK

| | GROSS | RESIDENTIAL | SCHOOL | COMMERCIAL | EASEMENTS |
|--------|---------|-------------|--------|------------|-----------|
| UNIT I | 54,465 | 40,993 | 10,602 | 0 | 2,547 |
| UNIT 2 | 47,608 | 43,218 | 0 | 3,062 | 1,328 |
| TOTAL | 102,073 | 84,211 | 10,602 | 3,062 | 3,875 |

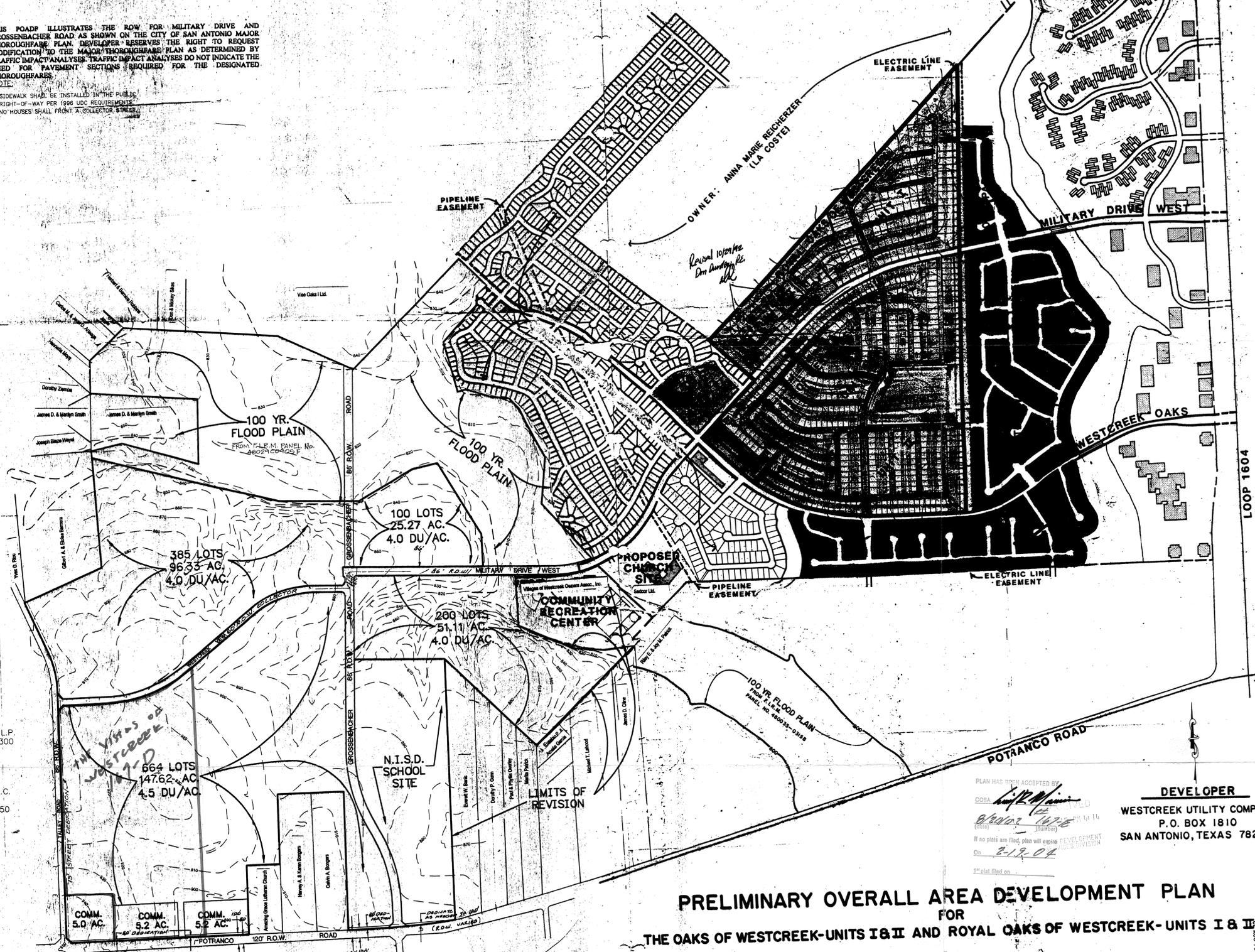
ROYAL OAKS OF WESTCREEK

| | GROSS | RESIDENTIAL | SCHOOL | COMMERCIAL | EASEMENTS |
|--------|--------|-------------|--------|------------|-----------|
| UNIT I | 34,229 | 31,555 | 0 | 0 | 2,674 |
| UNIT 2 | 19,663 | 19,663 | 0 | 0 | 0 |
| TOTAL | 53,892 | 51,218 | 0 | 0 | 2,674 |

DATE REVISIONS:

| | |
|---------|---|
| 5/16/82 | 60' COLLECTOR OFFSET 175' SOUTH OF MILITARY DRIVE WEST. |
| 5/16/82 | CHANGE OF ACREAGE DUE TO 60' COLLECTOR OFFSET |
| 5/16/82 | 86' R.O.W. CHANGE TO 60' R.O.W. (WESTCREEK VIEW) |
| 6/13/82 | STREET NAMES |
| 6/13/82 | 113' STREET DEDICATION ON TALLEY RD. |
| 6/13/82 | ADDED NEW F.I.R.M. PANEL NUMBER |
| 8/12/86 | PLANNING REDLINES |

*The Oaks of Westcreek
The Royal Oaks of Westcreek 86-08-58-62*



P.O.A.D.P. No. 167 C

OWNER
SOWELL PROPERTY PARTNERS - WESTCREEK, L.P.
1601 ELM STREET, SUITE 300
DALLAS, TEXAS 75201
PHONE: (214) 871-3320
FAX: (214) 871-1620

ENGINEER
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
PHONE: (210) 681-2951
FAX: (210) 523-7112

PLAN HAS BEEN ACCEPTED BY
COS: *W. R. McManis*
W. R. McManis
On: 8-19-86
1" plot filed on

DEVELOPER
WESTCREEK UTILITY COMPANY
P.O. BOX 1810
SAN ANTONIO, TEXAS 78296

**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
THE OAKS OF WESTCREEK-UNITS I&II AND ROYAL OAKS OF WESTCREEK-UNITS I & II**

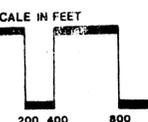
DECEMBER, 1985

villages of
WESTCREEK

URS
Engineering • Architecture • Planning
Dallas
Austin
Houston
San Antonio
Temple
New Orleans

Pieinig, Weyman & Associates, Inc.
Consulting Engineers
San Antonio, Texas

SCALE: 1" = 400'



167E

City of San Antonio
NEW U.D.C.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

Master Development Plan and P.U.D.
APPLICATION



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

Project Name: Villages of Westcreek - POADP # 167C
 Owner/Agent: Sowell Property Partners^{Westcreek, L.P.} Phone: 214-871-3320 Fax: 214-871-1620
 Address: 1601 Elm St. #300, Dallas, Tx Zip code: 75201
 Engineer/Surveyor: M.W. Cude Eng, LLC Phone: 210 681 2951 Fax: 210 523 7112
 Address: 10325 Bandera Road, SA Tx Zip code: 78250

Existing legal Description (PUD Only): NA

Existing zoning: NA Proposed zoning: NA

(PUD Only) Linear feet of street NA Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: NA divided by acreage: _____ = Density: _____

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

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

(PUD Only) Construction start date: NA

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: No change

Council District: NA School District: NISD Ferguson map grid: P.611/C3-4; D3-4

RECEIVED
02 MAY -9 PM 3:30
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 15 AM 8:59

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Villages of Westcreek No. 167C

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Westcreek U-3 No. 010131 under construction
Name West creek U-4 No. 010387 under construction
Name Westcreek U-6 No. 020211 under review

Contact Person and authorized representative:

Print Name: Jaime Cornelius

Signature: [Signature] U.P.

Date: 5/7/2002

Phone: 214-871-3320

Fax: 214-871-1620

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

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LAND DEVELOPMENT
SERVICES DIVISION

- 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;
- 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;

August 17, 2001

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

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

NA (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;

NA (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)

NA (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;

NA (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.

NA 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.

NA The schematic of all existing and proposed streets, as well as proposed access points.

NA The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

NA (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.

NA A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

The location, acreage, and active recreation space ar August 17, 2001

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

(Continued)

RECEIVED
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
02 MAY -9 PM 3:30

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 15 AM 8:59

~~NA~~ (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.

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.
- ~~NA~~ (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).

ON RECORD (LEVEL III)

~~NA~~ (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.

~~NA~~ (PUD Only) Lots numbered as approved by the City.

~~NA~~ (PUD Only) Layout shall show where lot setbacks as required.

Location and size in acres of school sites, as applicable.

~~NA~~ 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.

~~NA~~ 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: JAMIE CORNELIUS
Vice President

Signature: _____



Date: _____

5/7/2002

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

RECEIVED
02 MAY -9 PM 3:30
PETIT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



CITY OF SAN ANTONIO

August 20, 2002

Mr. Mike Cude, P.E.

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

Re: Villages of Westcreek

POADP # 167-E

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Villages of Westcreek Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 167-E. 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following conditions shall be met by the developer:
 1. Residential lots will not be allowed to front any of the collector streets.
 2. Median opening on Military Drive shall have full access.
 3. Median opening for Westcreek View shall provide westbound left-turns from northbound Grosenbachker Rd. and right-turn in/out on Westcreek View.
- 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. Cude
Page 2
August 20, 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. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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



CITY OF SAN ANTONIO

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 JUN 14 2001
P. O. BOX 839966

SAN ANTONIO TEXAS 78283-3966

March 26, 2001

Mr. James S. Cornelius
Sowell & Co.
Third Floor, Thanksgiving Tower
1601 Elm Street
Dallas, TX 75201

FILED
POADP 167-E
RECEIVED
SOWELL & COMPANY

Re: West Creek Subdivision

Dear Mr. Cornelius:

This is a follow up response since we met on March 19, 2001 in my office. Attached are the minutes of the meeting, Traffic Impact Analysis Review comments, a copy of the approved POADP for West Creek subdivisions dated February 7, 2001, and a description of the process to amend the City's Major Thoroughfare Plan (MTP). The following is our summary regarding what needs to be constructed as part of your development:

- 1 - Construct Military Drive from existing location to Grosenbacher as a secondary arterial (86' right-of-way) with a bridge at Medio Creek. Marked "B" on the attached map.
- 2 - Do not construct Military Drive west of Grosenbacher as a secondary arterial. Marked "A" on the attached map. You may construct a collector street in lieu of a secondary arterial. The collector shall not be an extension of Military Drive.
- 3 - Construct Grosenbacher from Potranco Road to Medio Creek as a secondary arterial. You will not be required to construct a bridge over Medio Creek on Grosenbacher. Marked "C" on the attached map.
- 4 - You may plat and construct half the width of Military Drive and half the width of Grosenbacher at this time. In the future, when you develop the other side, you will be required to plat and construct the remaining half of each road.

Should you have any questions, please call Razi S. Hosseini, P.E., Assistant City Engineer at 207-8076.

Sincerely,

Thomas G. Wendorf, P.E.
Director of Public Works

xc: Razi S. Hosseini, P.E.
Bob Opitz, P.E.

EMAIL MENCIVIAS

City of San Antonio
Interdepartmental Correspondence Sheet

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

02 MAY 22 PM 2:58

TO: Michael O. Herrera, Planner II, Planning Department

FROM: Nathaniel Hardy, P.E., Storm Water Engineer

COPIES TO: File

SUBJECT: Villages of Westcreek – Amendments
LEON CREEK WATERSHED

Date: May 21, 2002

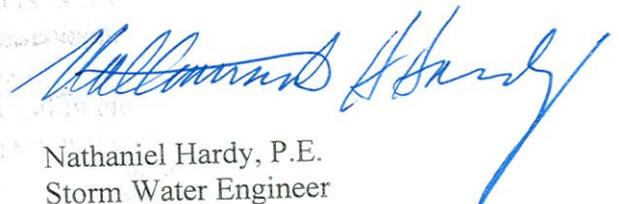
Storm Water Engineering has reviewed the above referenced project and does not recommend approval. (The MDP was received by the Planning Department-No Date Stamp-and forwarded to Storm Water Engineering on May 16, 2002):

The following comments have been made at this time:

The POADP, as submitted, does not clearly show what revisions have been made to the plan. From another meeting, I know that Cude Engineers is revising the plan area by placing a NISD school site at Grossenbacher and Potranco (Grossenbacher not written on the POADP). This POADP must be modified in such a way that it is clear what is being revised. The name of the engineers, present owner, and a list of reasons (possibly clouded to make it stand out), need to be added to the plan to enable the reviewers to know what we are looking at. The plan should be submitted and reviewed after the requested information is shown on the plan.

Lastly, is the original developer submitting this revision the original developer of record? If not, can someone other than the original developer re-submit an approved POADP? Does it then become a new POADP/or an MDP?

NOTE: Sec. 35-2075 (I), (of the "old" code), has not been satisfied. A 100-year floodplain is shown but it is not like the record FEMA FIRM. Also, all floodplains serving a watershed in excess of 100 acres do not appear to be shown.


Nathaniel Hardy, P.E.
Storm Water Engineer



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

CIVIL ENGINEERS & SURVEYORS

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUN 14 PM 3:40

March 14, 2002

Mr. Robert Opitz, PE
Chief Engineer
City of San Antonio Development Services
114 W. Commerce
San Antonio, Texas 78205

Re: Villages of Westcreek Unit 4

Dear Mr. Opitz,

This letter is in reference to the extension of Military Drive West within the Westcreek development near the intersection of Potranco Road and Tally Road. The subdivision plat for the Villages of Westcreek Unit 4 included an extension of Military Drive West as a secondary arterial (86' R.O.W.) to its intersection with Grosenbacher Road. However, during the plat approval process, it was agreed by the City of San Antonio and verified by a letter from Mr. Thomas Wendorf, PE to Mr. James Cornelius - dated March 26, 2001 - that the further extension of Military Drive West would only continue towards Tally Road as a collector street. Also specified in the agreement was a centerline offset of 175 ft. from the secondary arterial intersection with Grosenbacher Road to the future collector intersection.

The letter from Mr. Wendorf did not specify the right-of-way width for the future collector street. Mr. Cornelius and I telephoned you this week to clarify this issue. Thank you for discussing this, and based upon our discussion please accept this letter as verification that the collector street extension of Military Drive West will be a 60' right-of-way per the requirements of the former City of San Antonio Unified Development Code.

Should you have any questions regarding this issue, please call me at your convenience at 681-2951. I appreciate your promptness in resolving this matter.

Sincerely,

Michael W. Cude, PE

MWC/ijc

Cc: Mr. James Cornelius, Crescent Realty Investments