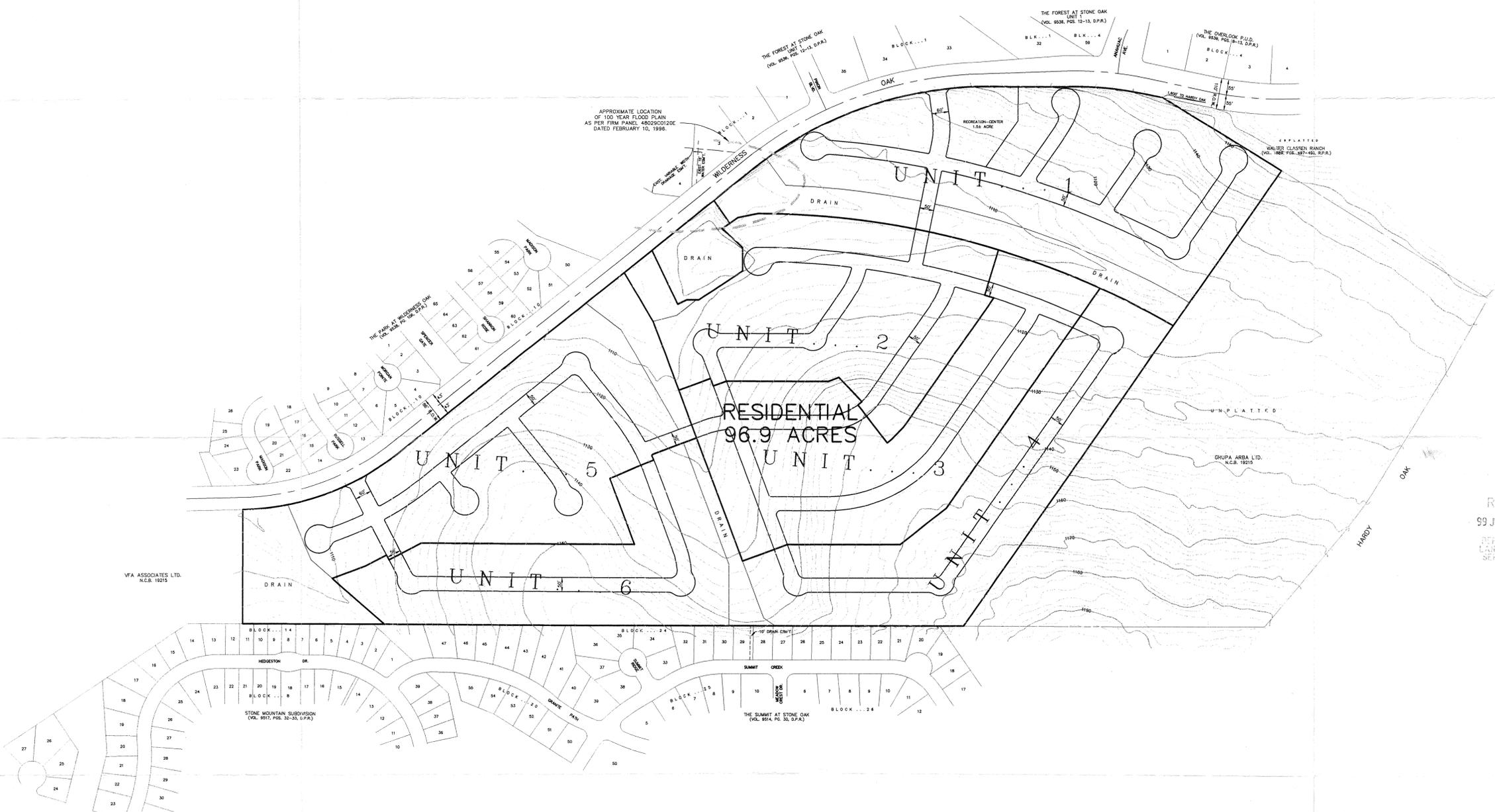


LOCATION MAP



APPROXIMATE LOCATION OF 100 YEAR FLOOD PLAIN AS PER FIRM PANEL 4602800120E DATED FEBRUARY 10, 1996.

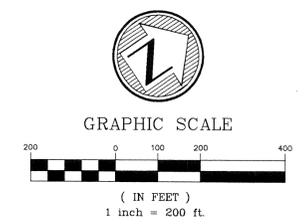
VFA ASSOCIATES LTD. N.C.B. 19215

RECEIVED
99 JUN 31 PM 3:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

NOTE:
STREET LAYOUT IS APPROXIMATE.

UTILITIES
WATER: BEXAR METROPOLITAN WATER SYSTEM
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668



177B

PLAN HAS BEEN ACCEPTED BY
COSA
July 9, 1999 177-B (number)
If no plats are filed, plan will expire on Jan 7, 2001
1st plat filed on _____

P.O.A.D.P. PLAN
for
PROMONTORY POINTE II



W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 344-5351

REVISIONS:

JOB NO.	46621.00
FILE:	~
DATE:	06/22/99
DESIGN:	S.H.
DRAWN:	A.R.
CHECKED:	
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: 6/28/99 Name of POADP: PROMONTORY POINTE II
Owners: CONTINENTAL HOMES OF TX Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 14206 NORTH BROOK SAN ANTONIO, TX 78232 Address: 1039 W. HILDEBRAND SAN ANTONIO, TX 78201
Phone: 210 - 496 - 2668 Phone: 210 - 734 - 5351
Existing zoning: R-1 Proposed zoning: R-1

Texas State Plane Coordinates: X: 21,26,549 Y: 13,786,830

Site is over/within/includes: San Antonio City Limits? [X] Yes [] No
Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: [X] Yes [] No

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 360 lots and 95.4 acres, Multi-family (MF), and Commercial and non-residential with 1 REC. SITE and 1.5 acres.

Is there a previous POADP for this Site? Name STONE OAK II POADP No. 177

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

Plats associated with this POADP or site? Name PROMONTORY POINTE II No. 990217

Name No.

Name No.

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM, P.E. Signature: [Handwritten Signature]

Date: 6/26/99 Phone: 734-5351 Fax: 734-5363

- 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;
- 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 Friesenhahn @ (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: PAUL W. DENHAM

Signature: 

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



CITY OF SAN ANTONIO

July 9, 1999

Paul W. Denham, P. E.
W. F. Castella and Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Promontory Pointe II Subdivision

POADP # 177-B

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Promontory Pointe II Subdivision Preliminary Overall Area Development Plan # 177-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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- 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 POADP, to include: floodpains, drainage areas and open space.
- 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 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,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, written over the printed name.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1549304

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 7/19/1999
DUE DATE 7/19/1999

50-04-5573
CONTINENTAL HOMES, INC.
14206 NORTH BROOK
S.A. TX. 78232

PHONE: 000 - 0000

POADP #177
PROMONTORY POINT II

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
7/19/1999 1549304 50-04-5573 7/19/1999 7:45 - 4:30

LINE INDX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 370.00

↓

PAID - S.A.T.O. - MP-2 7/19/99

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 07/18/1999 CK# 028920 POADP #177
END 07/18/1999

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 370.00 370.00 370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

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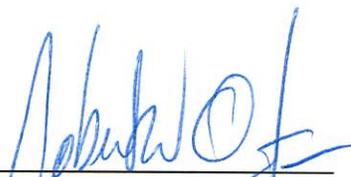
**CITY OF SAN ANTONIO
Public Works Department**

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department
FROM: Engineering and Traffic Division
COPIES TO: File
SUBJECT: Promontory Pointe II, POADP *177B* *7-9-99 accepted just file* *already,* Level I T.I.A.
Date: August 4, 1999

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the 96.9 acre Promontory Pointe II POADP located south of the intersection of Hardy Oak and Wilderness Oak. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 367 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two access points on Wilderness Oaks.


Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

*REC'D
aug 10 99*

Approved by:


Andrew J. Ballard, P.E.
City Engineer

33 8-10 10:15



ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

RECEIVED
1988 APR 20 AM 9:25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

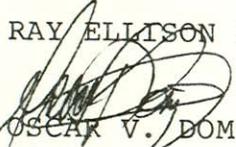
	File #
31 Braun Road	86-09-61-48
8 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
2 Sunrise	83-20-59-02
5 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
15 Village West	275
2 Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.


OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk