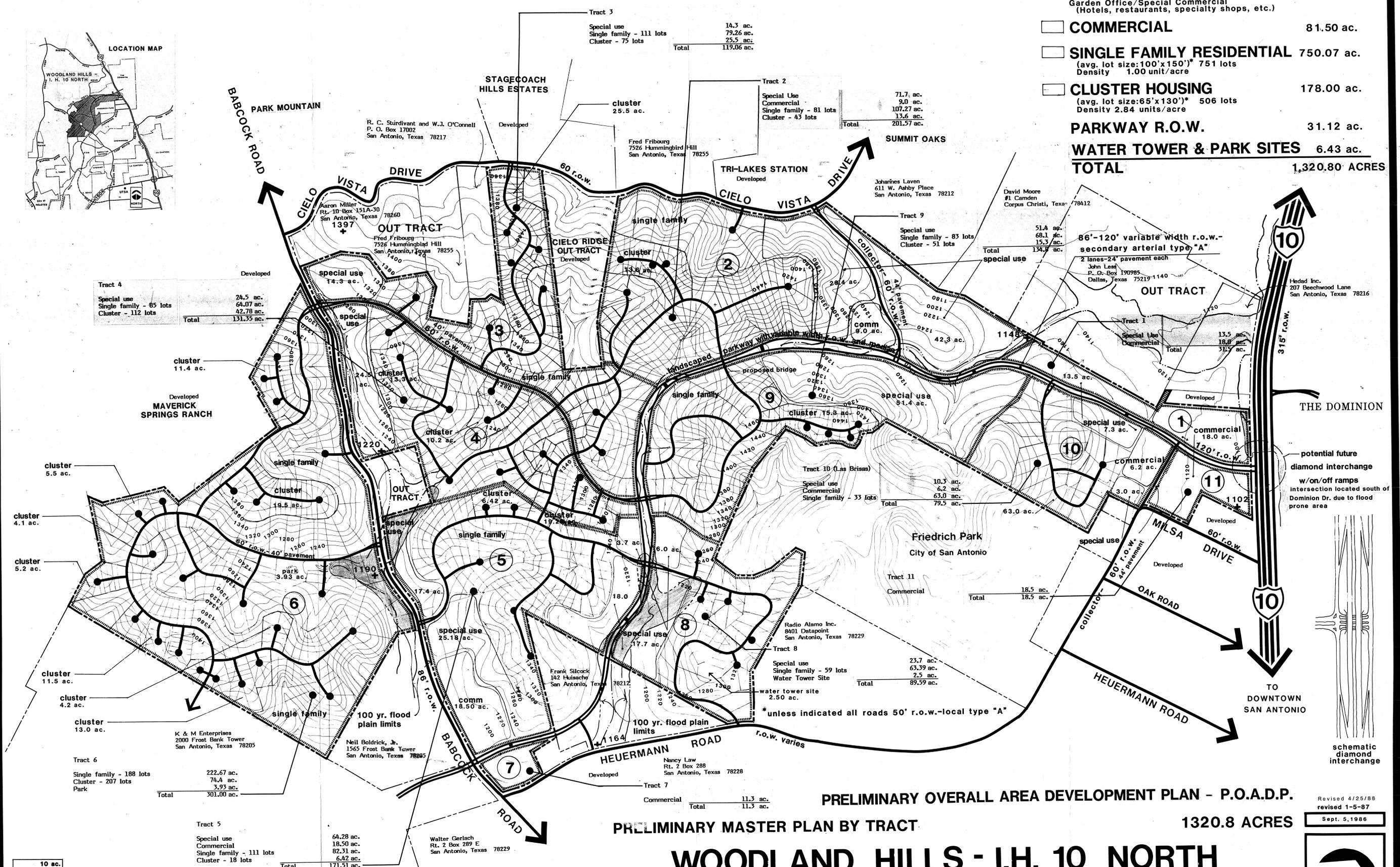


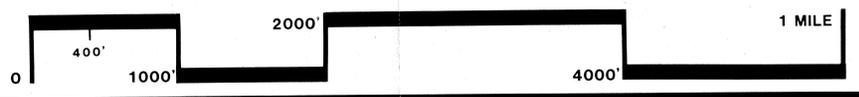
SPECIAL USE AREAS	273.68 ac.
Density Housing (Avg. Density: 15 units/acre)	
Garden Office/Special Commercial (Hotels, restaurants, specialty shops, etc.)	
COMMERCIAL	81.50 ac.
SINGLE FAMILY RESIDENTIAL	750.07 ac.
(avg. lot size: 100' x 150')* 751 lots	
Density 1.00 unit/acre	
CLUSTER HOUSING	178.00 ac.
(avg. lot size: 65' x 130')* 506 lots	
Density 2.84 units/acre	
PARKWAY R.O.W.	31.12 ac.
WATER TOWER & PARK SITES	6.43 ac.
TOTAL	1,320.80 ACRES



PRELIMINARY OVERALL AREA DEVELOPMENT PLAN - P.O.A.D.P.
PRELIMINARY MASTER PLAN BY TRACT
WOODLAND HILLS - I.H. 10 NORTH
1320.8 ACRES

20' contour intervals are shown due to the steepness of the terrain and the size of the project.
 Anticipated start date for parkway: June 1988
 No sequence or timetable for tracts until market demands.
 Sanitary sewer system by the City of San Antonio.
 Water supply system by the City of San Antonio.

NOTE: All acreages are approximate.



Revised 4/25/88
 revised 1-5-87
 Sept. 5, 1986



BENDER ASSOCIATES
 Architecture • Land Planning • Landscape Architecture
 11330 IH 10 West, Suite 5280 • San Antonio, Texas 78249-3340
 (512) 696-4116

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 9310 BROADWAY, SAN ANTONIO, TEXAS 78217
 512/824-9494

Developer: I.H.-10 West Development Corporation
 1100 N.W. Loop 410, Suite 407
 San Antonio, Texas 78213

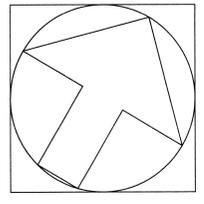
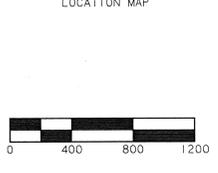
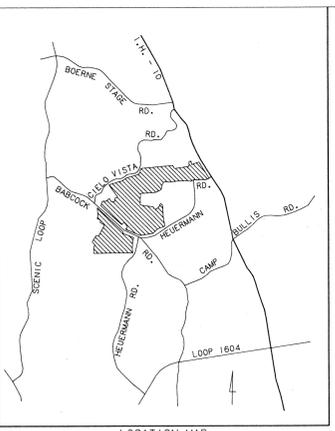
81-750-5053.3

WOODLAND HILLS P.O.A.D.P.

OWNER: I.H. 10 WEST DEVELOPMENT CORPORATION
 9901 I.H. 10 WEST, SUITE 800
 SAN ANTONIO, TEXAS 78230

SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO
 WATER SUPPLY SYSTEM BY CITY WATER BOARD
 50' CONTOUR INTERVALS ARE SHOWN DUE TO THE STEEPNESS
 OF THE TERRAIN AND THE SIZE OF THE PROJECT.

SYSTEM DATE: 10/24/2000 P.L.D. 2 29-MAY-1986
 PLOT 01 STARTED 28-MAY-1980 13:28:16



PAPE-DANSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO TEXAS 78217
 8510 BROADWAY 512-854-9484



INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. #86-11-65-46
(To be assigned by the Planning Dept.)

Cielo Vista ROADP
P.O.A.D.P. NAME

SCHUMACHER & Co. INVESTMENTS
NAME OF DEVELOPER/SUBDIVIDER

1100 N.W. Loop 410, Suite 407
ADDRESS 78215

PHONE NO.

Bender Associates
NAME OF CONSULTANT

11330 I.H. 10 West
Suite 5280, 78249-3340
ADDRESS

696-4116
PHONE NO.

GENERAL LOCATION OF SITE N.W. Corner of I.H. 10 & Hevermann Rd.

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
 Other District _____
Name
 Water Wells

- Single Family
 Duplex
 Multi-Family
 Business
 Industrial

- City of San Antonio
 Other System _____
Name
 Septic Tank(s)

DATE FILED Dec 4, 1986

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan. 10, 1987
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

(Date of expiration of plan, if no plans are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____
COMMENTS: _____

NEEDED INFORMATION:

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 of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
_____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

248
 NAME Cielo Vista Properties

DATE RECEIVED 12/4/86 DATE EXPIRES / /

CONSTRUCTION BEGINS / / CONSTRUCTION ENDS / /

MAOD _____ PUD _____ HIST. _____ WATER 01 SEWER 01
 SERIAL SERIAL SERIAL ICL
 GRID Y GRID CT1 CT2 ZONE 1 ZONE 2 ZONE 3 OCL

SF1 750.07 SF2 178.00 SF3 _____ SF4 _____ SF5 _____ SF LOTS 751
 MF1 _____ MF2 _____ MF3 _____ MF4 _____ MF5 _____ MF6 _____ MF LOT _____
 CM1 81.50 CM2 _____ CM3 _____ CM4 _____ CM5 _____ CM6 _____ CM LOT _____
 IN1 _____ IN2 _____ INLOT _____ OT1 _____ OT2 _____ OT3 _____ OT4 _____
 IL1 _____ IL2 _____ IL3 _____ IL4 _____ IL5 _____ IL6 _____ IL LOT _____

T LOT _____
 TOTAL 1320.80
 ONING _____

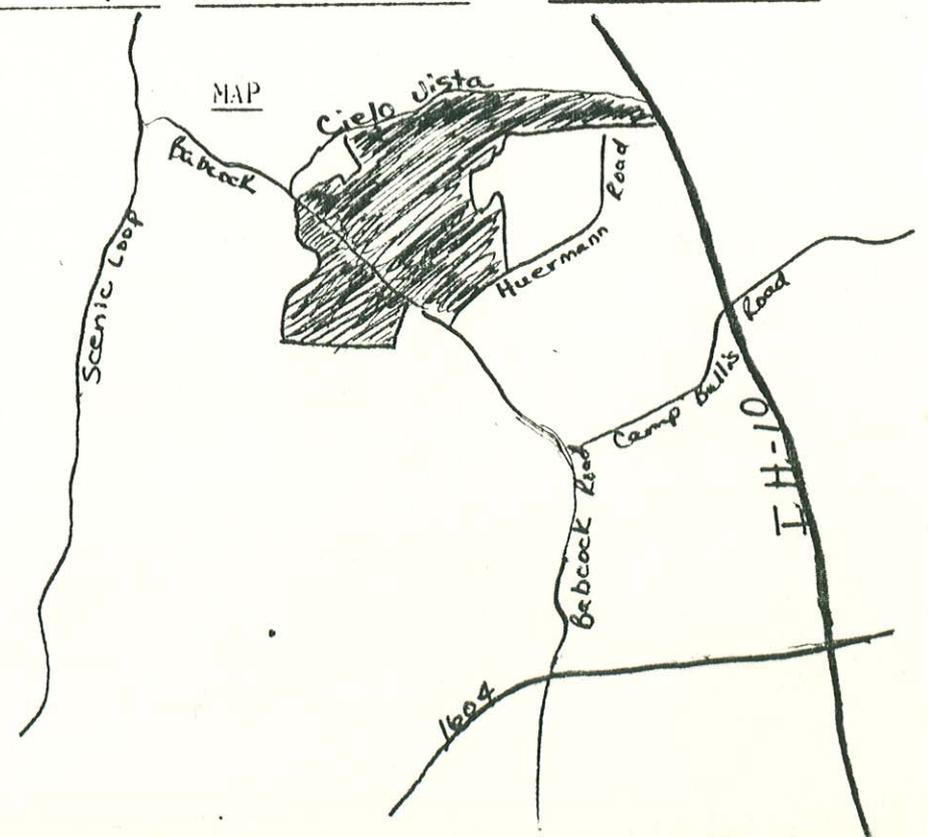
OTHER INFORMATION

Special Use Areas
 (Density Housing [Ave. Density: 15 units/ac.]
 Garden Office/Special Commercial
 [Hotels, restaurants, speciality shops, etc])

Commercial
Single Family Residential - ave: 100' x 150'
Cluster Housing - ave 65' x 150' : 2.84 un/ac.
Parkway R.O.W.
Water tower + park sites

273.68 ac
 81.50
 750.07
 178.00
 31.12
 6.43
 1320.80

DEVELOPER Cielo Vista Asso/Schumacher & Co.
 ADDRESS 1100 NW Loop 410, Suite 407 78213
 ENGINEER Pape-Dawson
 PHONE 824-9494





CITY OF SAN ANTONIO

XXXXXXXXXXXX
P.O. BOX 8866
XXXXXXXXXXXX
SAN ANTONIO, TEXAS 78285
P.O. BOX 88986
SAN ANTONIO, TEXAS 78288-8986
PAPE-DAWSON
ENGINEERS, P.C.
RECEIVED

April 25, 1989

MAY 18 1989

Dennis Rion
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

FILE

Dear Dennis,

Thank you for giving the Fire Department the opportunity to review the proposed overview of the Woodland Hills Development.

Some items of concern are as follows:

1. Our ladder trucks are needed at nearly every residential fire. Due to the approximately 47 foot length of the truck, a turnaround with a 50 foot radius to the curb line is needed. The option of backing up the truck as much as 1000 feet is not favorable, especially considering the good chance of having to backup while traveling downhill.

Within the city limits the department requires building owners to provide an approved turnaround if a dead-end access road exceeds 150 feet.

A turnaround for ladder trucks at the end of the cul-de-sac, and an intermediate turnaround for pumpers no more than 500 feet into the cul-de-sac would be more appropriate.

2. Any intermediate streets that would be used as a turnaround should be designed in a manner approved by the department. Attached is a copy of approved turnaround designs.
3. The technology is available to install a life-safety residential sprinkler system inexpensively. The department is willing to consider incentives so that a win-win situation is created. Hopefully by working together we can figure out a way to economically develop the property and also provide a high level of life safety.

Residential sprinkler systems are being used in over 500 communities across the United States. There are over 50 documented cases of lives having been saved. It's past time that our community became involved in this life-saving effort.

Sincerely,

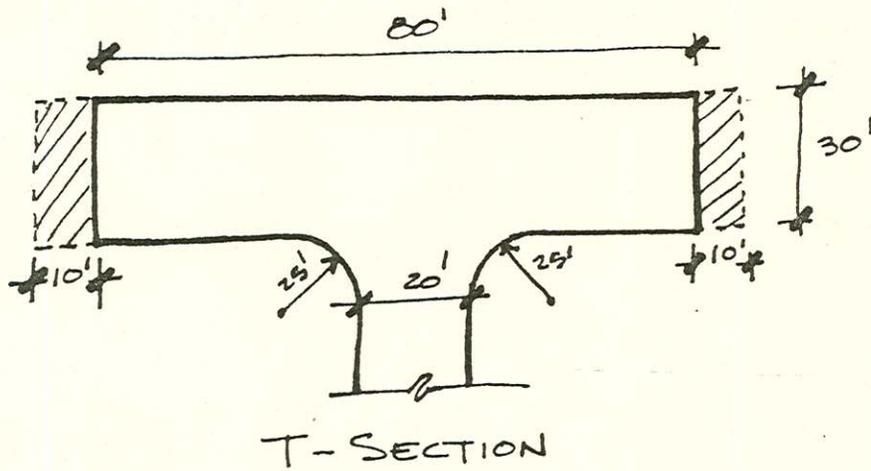
A handwritten signature in cursive script, appearing to read "Steve Worley".

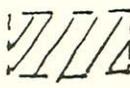
By:

Steven T. Worley, Fire Marshal
Fire Prevention Division
801 East Houston Street
San Antonio, Texas 78205

STW/JG/mw

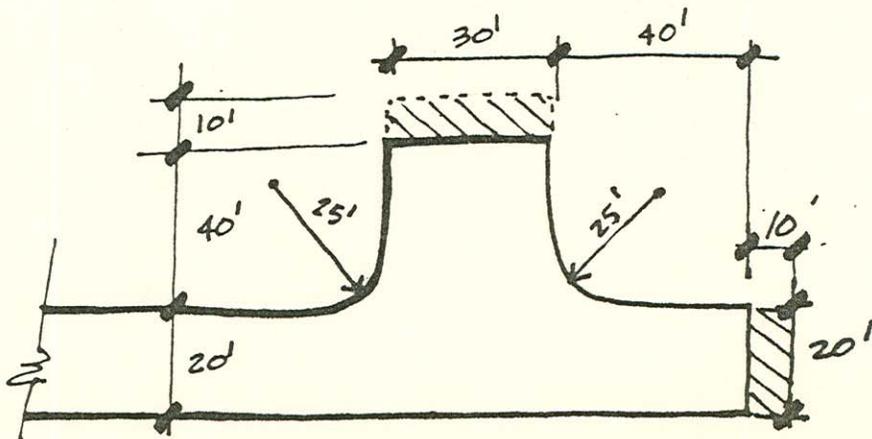
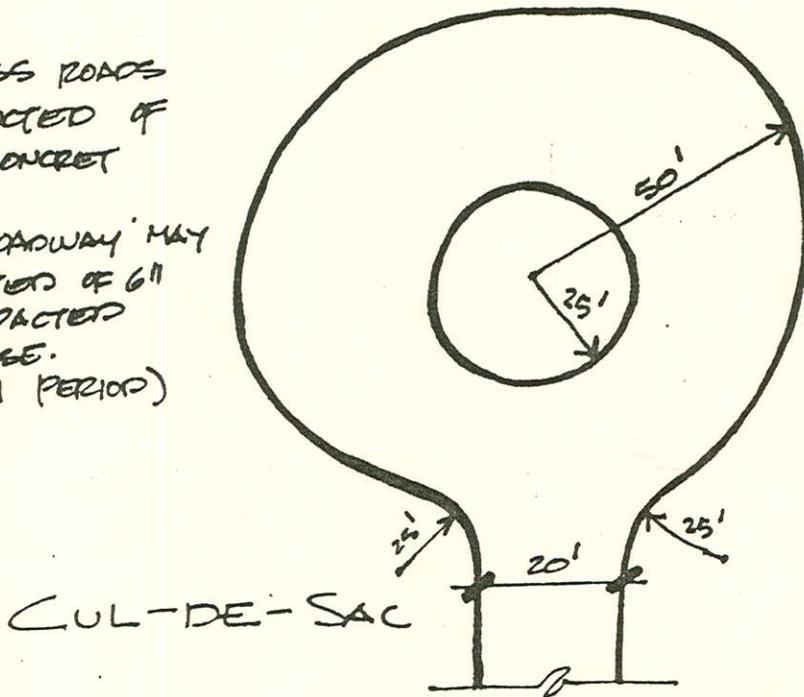
• FIRE DEPT. TURN-AROUNDS




 ADDITIONAL AREA
 WITH NO OBSTRUCTION
 OVER ONE FOOT IN HEIGHT

NOTE: ACCESS ROADS
 TO BE CONSTRUCTED OF
 ASPHALT OR CONCRETE
 PAVEMENT.
 TEMPORARY ROADWAY MAY
 BE CONSTRUCTED OF 6"
 MINIMUM, COMPACTED
 CRUSHED PAVEMENT.
 (CONSTRUCTION PERIOD)

NOTE: DRAWINGS
NOT TO SCALE





CITY OF SAN ANTONIO

P. O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

April 12, 1991

Mr. Jim Overby, P.E.
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodland Hills Plan #248

Dear ^{Jim} ~~Mr.~~ Overby:

The Development Review Committee reviewed your revised Preliminary Overall Area Development Plan of Woodland Hills and is returning it for revisions.

The public street within the proposed development must be changed to reflect collector street standards. In addition, we ask that the plan reflect the staff recommendation on the proposed realignment of the Kyle Seale Parkway-Heuermann Road thoroughfare to intersect IH-10 across from the Dominion entrance. We ask that you indicate this intersection on the plan as well. Final acceptance of this plan will depend on City Council approval of the amendment to the Major Thoroughfare Plan.

We note that the plan reflects two parcels belonging to Ramon Campa and Daniel Cervantes which do not have street frontage. What provisions have been made for access to these two parcels?

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 9066
SAN ANTONIO, TEXAS 78285

May 18, 1989

Mr. John Rinehardt, P.E.
Pape-Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodland IH-10 North Loop
POADP #248

Dear Mr. Rinehardt:

The Development Review Committee has reviewed and accepted your revised plan for Woodland IH-10 North Loop. Please note that this action 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 Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads 'MCO' followed by a stylized 'Neal'.

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

MCO/RR/sm
Attachment



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

April 10, 1989

John Rinehardt, P.E.
Pape and Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Woodlands IH-10 North Loop
POADP #248

Dear Mr. Rinehardt:

This letter is to summarize the points discussed during our meeting of April 7, 1989 regarding the revised plan submitted by your firm for the Woodlands IH-10 North Loop development. Staff has two areas of concern: access to areas 23 and 24 on the westside of Babcock Road limited to one entrance and several excessive cul-de-sac street lengths. We recommend that you solicit the comments of the Fire Marshall concerning the cul-de-sac street lengths. We also recommend that the stub streets in areas 23 and 24 be deleted unless the extensions are coordinated and committed to be extended by the adjacent property owners.

Pending your response, we will hold any further action on the revised plan in abeyance. If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads "McO'Neal".

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

MCO/RR/hdlv



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

May 18, 1988

Samuel G. Dawson
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Woodlands IH-10 North POADP
File #248

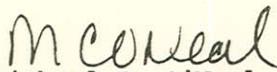
Dear Mr. Dawson:

The Development Review Committee has reviewed and accepted the name change for your plan from Cielo Vista to Woodland Hills IH-10 North POADP. The plan has retained File #248 for future reference.

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 Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


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

MCO:RR:bc

Enclosure

MCO



9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494 FACSIMILE 512/824-3491

RECEIVED

1989 MAY 10 P 3:57

May 10, 1989

DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Michael C. O'Neal, AICP
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Woodland Hills - IH 10 North
POADP #248

Dear Mr. O'Neal:

Please find attached six copies of a revised Preliminary Overall Development Plan (POADP) for the above referenced property. The new plan incorporates the comments noted in your letter of April 10, 1989 regarding single point access to areas 23 and 24 and stub streets in areas 23 and 24.

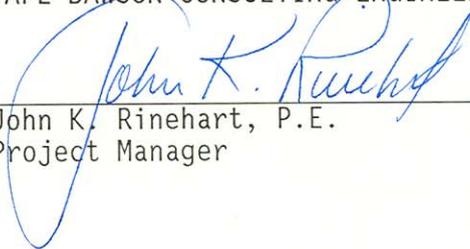
In addition, as you requested, we have submitted this plan to the City of San Antonio Fire Marshall to solicit comments regarding excessive cul-de-sac length. Based on these comments (copy attached), we have provided additional turnarounds in several locations. However, the Fire Marshall has made other comments with regard to this plan that we have not addressed and I would like to respond to each of these issues as they are presented in the attached letter.

1. This item deals with the intermediate turnarounds that we have provided on the POADP. In addition, it also addresses a requirement for a 50-foot radius turnaround. Current City regulations for cul-de-sacs require a 50-foot radius to the right-of-way and a 40-foot radius to the curb line. When the Woodland Hills property is developed, we intend to comply with the subdivision requirements in place at that time.
2. It is our belief that all street intersections meet this criteria.
3. While we do not disagree with maintaining a high level of life safety, we do not feel it is appropriate for this issue to be addressed specifically for a single development. We feel this issue must be dealt with on a city wide basis.

Mr. Michael C. O'Neal
May 10, 1989
Page 2 of 2

We request your favorable review of the revised POADP. If we can answer any other questions, please do not hesitate to call.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



John K. Rinehart, P.E.
Project Manager

JR/md

Attachments

cc: Randy Schumacher
Steven T. Worley, Fire Marshall

2443-00
L21-1.9

June 1, 1990

Mr. Michael O'Neal
Planning Administrator
Planning and Zoning Department
City of San Antonio
Post Office Box 839966
San Antonio, Texas 78283-3966

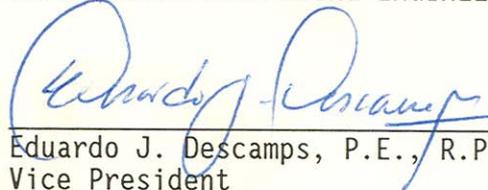
RE: Woodland Hills

Dear Mr. O'Neal:

Transmitted herewith are six (6) prints of the Woodland Hills Preliminary Overall Development Plan for your review.

Should you require additional information, please call.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Eduardo J. Descamps, P.E., R.P.L.S.
Vice President

EJD/JFP/eh 2443-50

Attachments

601/1

April 4, 1991

Mr. Michael O'Neal
Planning Administrator
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

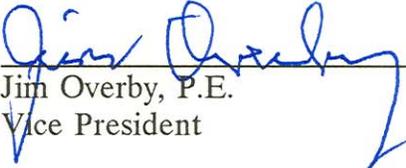
Re: Woodland Hills

Dear Mr. O'Neal:

Transmitted herewith are six (6) prints of the Preliminary Overall Development Plan (POADP) dated March 28, 1991 for the Woodland Hills Development. We are revising the previous POADP on record dated February, 1988, to be compatible with the new proposed use of this property.

If you have any questions or require additional information, please call our office.

Sincerely,
PAPE-DAWSON Consulting Engineers, Inc.



Jim Overby, P.E.
Vice President

JO/JP/mk

Attachments

cc: Mr. Thomas F. Bibb - IH-10 West Development Corporation
Mr. Michael Bennett - The Athens Group

2443-55-25
0328-06.JO

RECEIVED
1991 APR -4 P 12:13
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

April 26, 1988

RECEIVED
1988 APR 26 PM 3:15
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

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

Re: Woodland Hills IH-10 North; P.O.A.D.P.

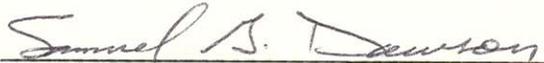
Dear Mr. Ramos:

In order to complete our request to change the name of the approved Preliminary Overall Area Development Plan (P.O.A.D.P.) Cielo Vista to Woodland Hills IH-10 North, I am submitting two (2) copies of the revised P.O.A.D.P., as requested.

In addition to the name change, we have also revised the construction start date to June, 1988, and the name of the Developer to IH-10 West Development Corporation.

Please call me with any questions or comments.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.


Samuel G. Dawson
Project Manager

SD/md

Enclosures

2443-00
L8-1.64



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

January 10, 1987

John Rinehart
Pape-Dawson Engineering Company
9310 Broadway
San Antonio, Texas 78217

RE: Cielo Vista POADP
File #248

Dear Mr. Rinehart:

This is to inform you that the Staff Development Review Committee has reviewed and accepted your revised plan for Cielo Vista. Please note this acceptance is conditioned on approval of an amendment to the Major Thoroughfare Plan deleting Heuermann Road and adding your proposed thoroughfare. Your POADP has been assigned number 248 for future reference.

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 Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

A handwritten signature in cursive script that reads 'M C O'Neal'.

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

MCO/RR/sm
Encl.

Thoroughfare Study

The site is directly accessed on the east by IH-10, the south by Heuermann Road, the west by Babcock Road and the north by Cielo Vista Drive.

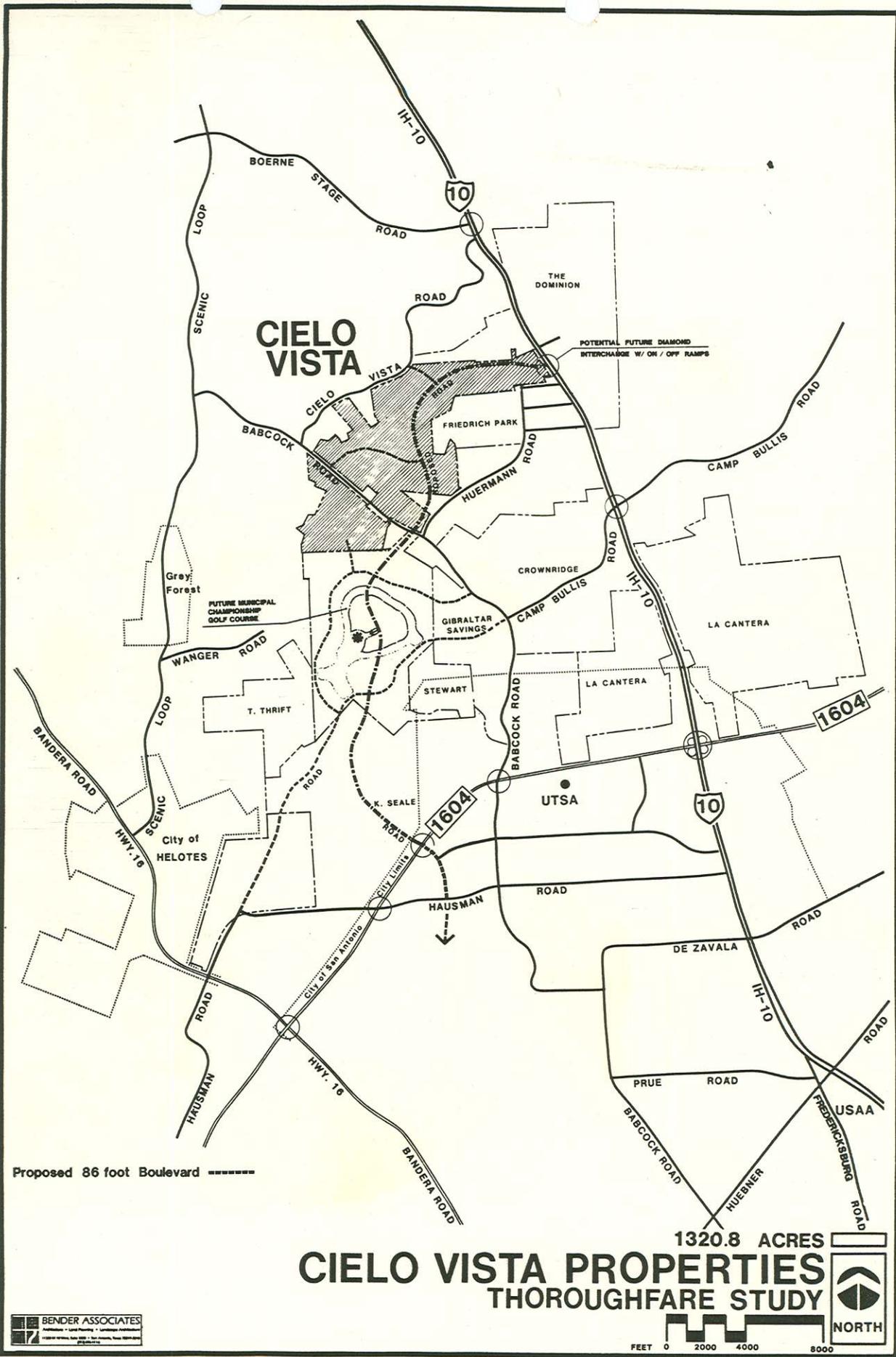
While subject to refinement, the city's major thoroughfare plan exhibits a secondary arterial type "A" developing from Loop 1604 just north of Hausman Road. This 86' major road system would extend northwest into K. Seale's property, then north into K&M's property and then intersecting Babcock Road in the vicinity of Cielo Vista Drive and Heuermann Road.

The Westside Freeway (State Hwy. 151), currently under construction, will extend northwest from Hwy. 90 and Acme Road to Loop 410, then to Loop 1604. It is felt that the addition of this primary arterial will alleviate the already burdened roads carrying traffic into San Antonio's northwest quadrant. Loop 1604, currently a two lane paved highway, is also undergoing improvements into a divided 4 lane primary arterial from Hwy. 151 (SeaWorld site) to IH-10.

A new boulevard/parkway will connect IH-10 and Babcock Road and will provide excellent access through the entire Cielo Vista property. The parkway will then tie into the city's proposed secondary arterial which will continue south from Babcock Road to Loop 1604 and possibly connect to UTSA Boulevard or Hausman Road. This secondary arterial type "A" will open new access into the northwest quadrant.

The Texas Department of Highways and Public Transportation has plans to provide new access ramps to IH-10 and an overpass at the proposed parkway when traffic demands warrant such improvement.

Babcock Road will soon be expanded into an 86' R.O.W. under the County Road improvement plan.

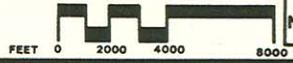


CIELO VISTA

1320.8 ACRES

CIELO VISTA PROPERTIES THOROUGHFARE STUDY

BENDER ASSOCIATES
 Architects • Land Planning • Landscape Architects
 10000 North Loop West, Suite 200 • Fort Worth, Texas 76177
 817-335-1111



CIELO VISTA ASSOCIATES/SCHUMACHER & COMPANY INVESTMENTS 5053.3

86-11-65-46