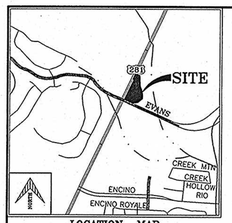
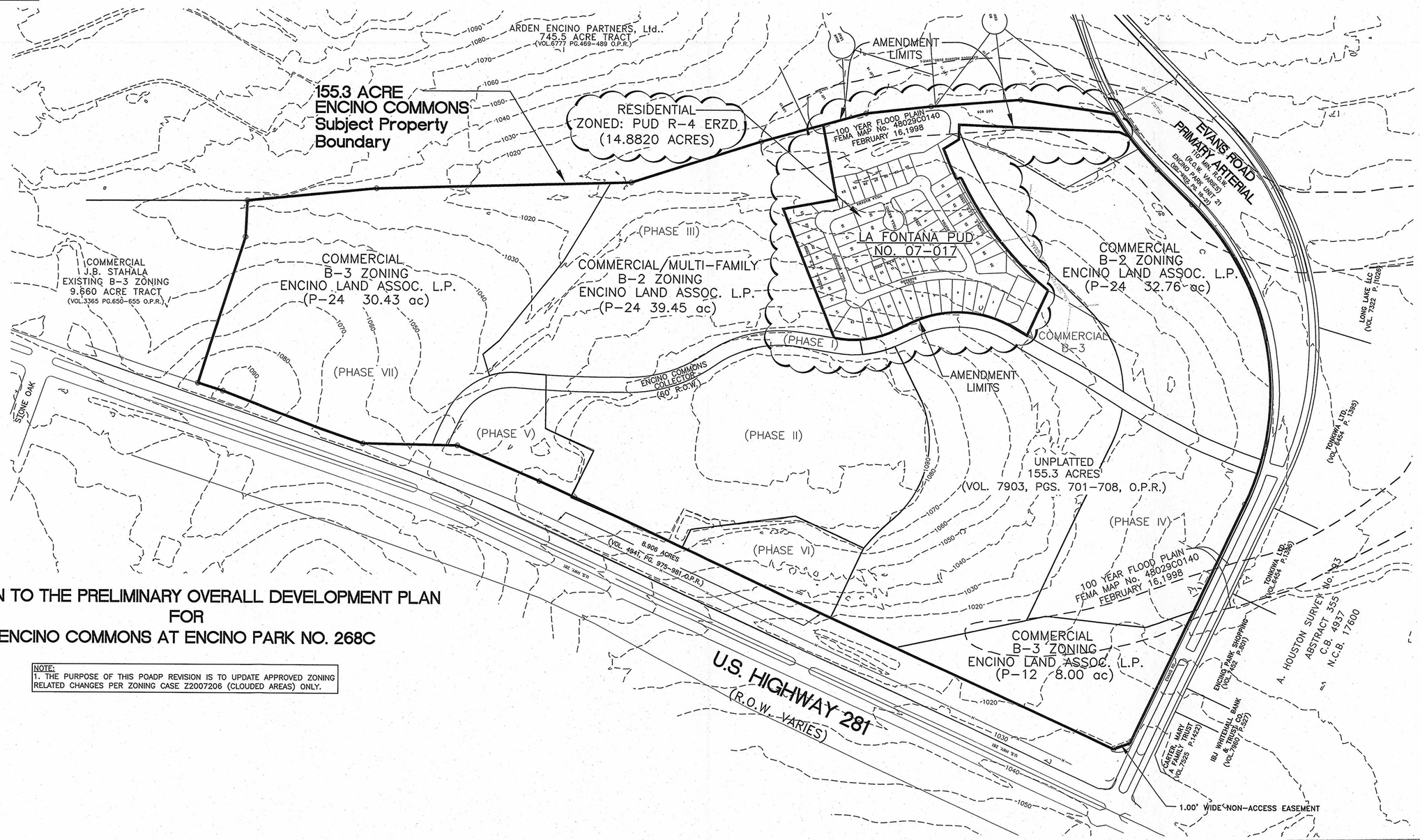
RECEIVED
09 APR 1 PM 3:25
LAND DEVELOPMENT SERVICES DIVISION



LOCATION MAP
NOT TO SCALE

NORTH

SCALE: 1"=200'
0' 100' 200' 400' 600'



REVISION TO THE PRELIMINARY OVERALL DEVELOPMENT PLAN FOR ENCINO COMMONS AT ENCINO PARK NO. 268C

NOTE:
1. THE PURPOSE OF THIS POADP REVISION IS TO UPDATE APPROVED ZONING RELATED CHANGES PER ZONING CASE Z2007206 (CLOUDED AREAS) ONLY.

DEVELOPER/OWNER
ALFRA DEVELOPERS, LTD.
5119 BECKWITH BLVD., SUITE 105
SAN ANTONIO, TEXAS 78249
TEL. NO. (210 669-3370

LEGAL DESCRIPTION
A 14.8821 ACRE TRACT OF LAND OUT OF A 28.06 ACRE TRACT DESCRIBED IN VOLUME 11186, PAGES 17-26 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WM. BRISBIN SURVEY NO. 396 ½, ABSTRACT 55, COUNTY BLOCK 4923, BEXAR COUNTY, TEXAS

PLAN HAS BEEN ACCEPTED BY
COSA
4/6/09 (Date) 268-D (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
4/5/11
Date

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
www.mbceengineers.com

PRELIMINARY OVERALL DEVELOPMENT PLAN OF ENCINO COMMONS AT ENCINO PARK NO. 268D

REVISIONS: DATE	No.	DESCRIPTION	BY

PLAT ID#
A/P#
DESIGN RAL
DRAWN JC
CHECKED
DATE JAN. 15, 2009
JOB NO. 19496-1478
SHT. 1 OF 1

Date: Feb 24, 2009, 11:45am User ID: JChavez
File: P:\1478\19496-LaFontana\design\19496-master plan.dwg

City of San Antonio

Department of Planning and Development Services

April 6, 2009

Jesse Valdez
MBC Engineers
1035 Central Parkway North
San Antonio, TX 78232

Re: **Encino Commons at Encino Park (Amendment)** **MDP # 268-D**

Dear Mr. Valdez,

The Development Review Committee has reviewed **Encino Commons at Encino Park** Master Development Plan Amendment or **MDP 268-D.** Enclosed is an accepted and signed copy for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

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. In addition, it is suggested to work closely with the school district, so they can plan for the development accordingly. 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 please contact TXDOT at (210) 615-5814.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(h)(1). Should you need further assistance, please contact Larry Odis at (210) 207-0210.

Sincerely,

Fernando J. De León, P.E.
Assistant Director
Land Development Division
Planning and Development Services Department