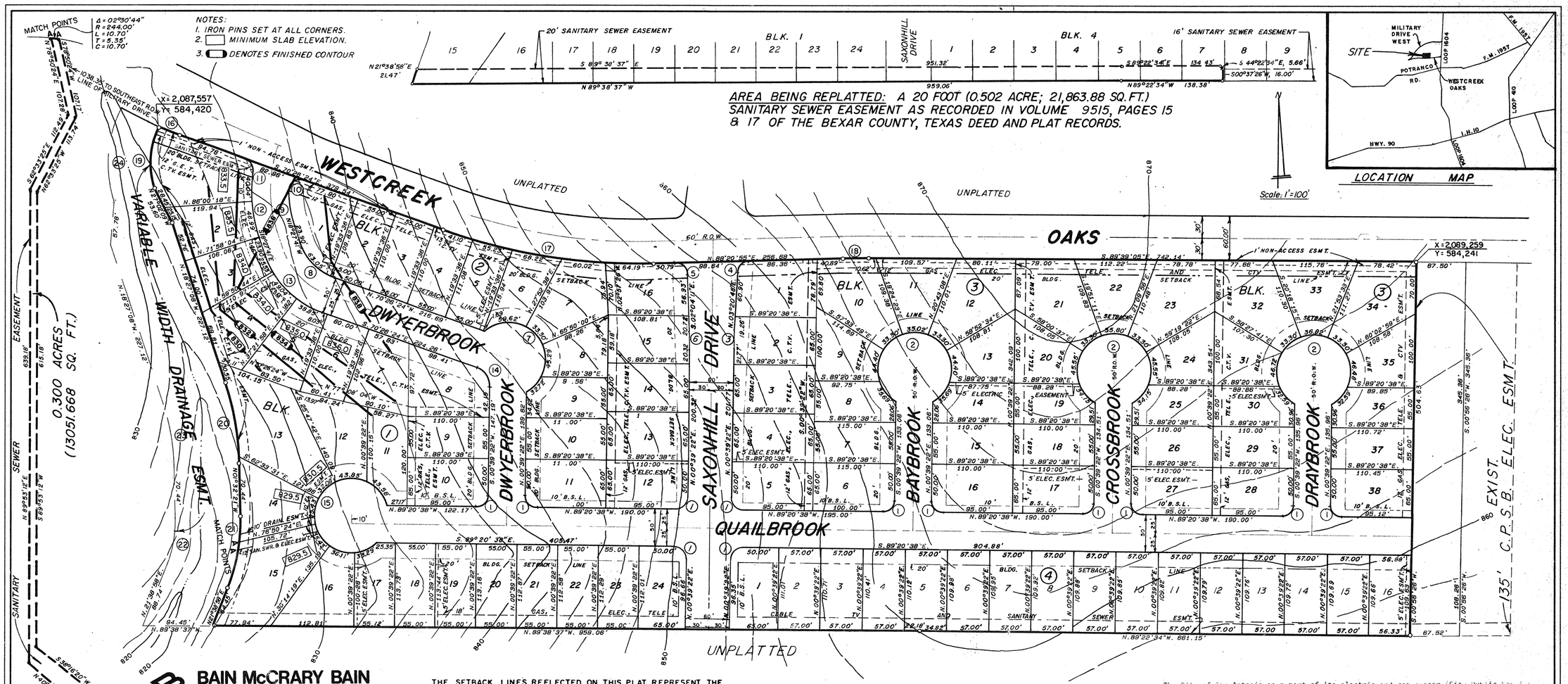
NOTES:
1. IRON PINS SET AT ALL CORNERS.
2. ▭ MINIMUM SLAB ELEVATION.
3. ▭ DENOTES FINISHED CONTOUR

MATCH POINTS
Δ = 02°30'44"
R = 244.00'
L = 10.70'
T = 5.35'
C = 10.70'



BAIN McCRARY BAIN
ENGINEERS & SURVEYORS
16111 Nacogdoches Road
San Antonio, Texas 78247 512/655-7223

THE SETBACK LINES REFLECTED ON THIS PLAT REPRESENT THE ZONING REQUIREMENTS IN EFFECT AT THE TIME OF PLATTING. ANY FUTURE REZONING SHALL SUPERSEDE THESE SETBACK LINES EXCEPT FOR THOSE ADJACENT TO OVERHEAD UTILITY LINES AND HIGH PRESSURE OIL AND GAS LINES.

CURVE DATA

CV	Δ	R	L	T	C
1	90°00'00"	15.00'	23.56'	15.00'	21.21'
2	300°00'00"	50.00'	261.80'	-	-
3	02°41'26"	511.07'	24.00'	12.00'	24.00'
4	85°00'06"	15.00'	22.25'	13.75'	20.27'
5	89°34'54"	15.00'	23.45'	14.89'	21.14'
6	02°43'32"	504.47'	24.00'	12.00'	24.00'
7	191°05'46"	50.00'	166.76'	-	-
8	51°59'16"	75.00'	68.05'	36.57'	65.74'
9	18°32'09"	149.98'	48.52'	24.47'	48.31'
10	109°28'33"	15.00'	28.66'	21.22'	24.50'
11	77°54'58"	15.00'	20.40'	12.13'	18.86'
12	25°55'42"	199.98'	90.50'	46.04'	89.73'
13	51°59'16"	125.00'	113.42'	60.95'	109.57'
14	71°05'46"	25.00'	31.02'	17.86'	29.07'
15	297°41'07"	50.00'	259.78'	-	-
16	04°36'12"	376.83'	30.28'	15.15'	30.27'
17	21°12'41"	780.00'	288.76'	146.05'	287.12'
18	02°00'00"	970.00'	33.86'	16.93'	33.86'
19	46°03'00"	105.22'	84.57'	44.72'	82.31'
20	16°54'47"	374.00'	110.40'	55.60'	110.00'
21	23°11'19"	244.00'	98.75'	50.06'	98.08'
22	23°11'19"	156.00'	63.14'	32.01'	62.71'
23	16°54'47"	286.00'	84.42'	42.52'	84.12'
24	45°44'51"	162.22'	129.52'	68.44'	126.11'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTER OF STREETS, LOTS, AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

STATE OF TEXAS ROBERT DON McCRARY 34595 REGISTERED PROFESSIONAL ENGINEER

Don McCrary
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF Sept. A.D., 1986

Connie Stahl
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Robert D. Duffin
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert D. Duffin KNOWN TO ME TO BE THE PERSON WHOSE NAME 'S SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THERE IN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY AND AND SEAL OF OFFICE THIS 14th DAY OF November A.D. 1986

Beth White
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 19____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

REPLAT AND SUBDIVISION PLAT ESTABLISHING:

WILLOW BROOK, UNIT 1

BEING LOTS 1-24, BLOCK 1; LOTS 1-16, BLOCK 2; LOTS 1-38, BLOCK 3 AND LOTS 1-16, BLOCK 4 AND BEING 19.81 ACRES OUT OF: THE D. CROCKETT SURVEY NO. 383, ABS. 996, C.B. 4391; THE H. MEURER SURVEY NO. 359, ABS. 520, C.B. 4392; AND THAT CERTAIN 427.372 ACRES TRACT OF LAND RECORDED IN VOLUME 2845, PAGE 1594 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF WILLOW BROOK UNIT1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 19_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said land all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS ROBERT DON McCRARY 3403 REGISTERED PUBLIC SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Don McCrary
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF Sept. A.D. 1986

Connie Stahl
NOTARY PUBLIC
IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.

ON THE _____ DAY OF _____

A.D. _____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____

A.D. _____ AT _____M. IN THE RECORDS OF _____

OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,

THIS _____ DAY OF _____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BMB Job No. C-0464

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

EXISTING ROADS:

MILITARY DRIVE WEST	86' R.O.W.	44' PVM'T
WESTCREEK OAKS	60' R.O.W.	44' PVM'T

PROPOSED ROADS:

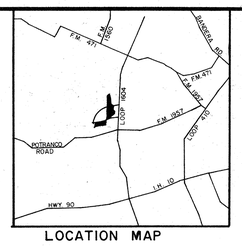
KINGS LAIR	*50' R.O.W.*	*30' PVM'T*
KINGSBRIDGE	*" "*	*" "*
KINTBURY	*" "*	*" "*
BELLCASTLE	*" "*	*" "*
SIXPENCE	*" "*	*" "*
MILESTONE	*" "*	*" "*
BARROW	*50' R.O.W.*	*30' PVM'T*

SYMBOLS

⬡	*86' R.O.W.*	*44' PVM'T*
▲	*50' R.O.W.*	*30' PVM'T*

NOTE:

WATER MAINS BY: CITY WATER BOARD
SAN. SWR. MAINS BY: LACKLAND CITY WATER CO.
GAS & ELECT. BY: CITY PUBLIC SERVICE



LOCATION MAP

N

SCALE: 1" = 400'

SUMMARY OF SUBDIVISION AREAS

WESTCREEK MODEL HOME PARK

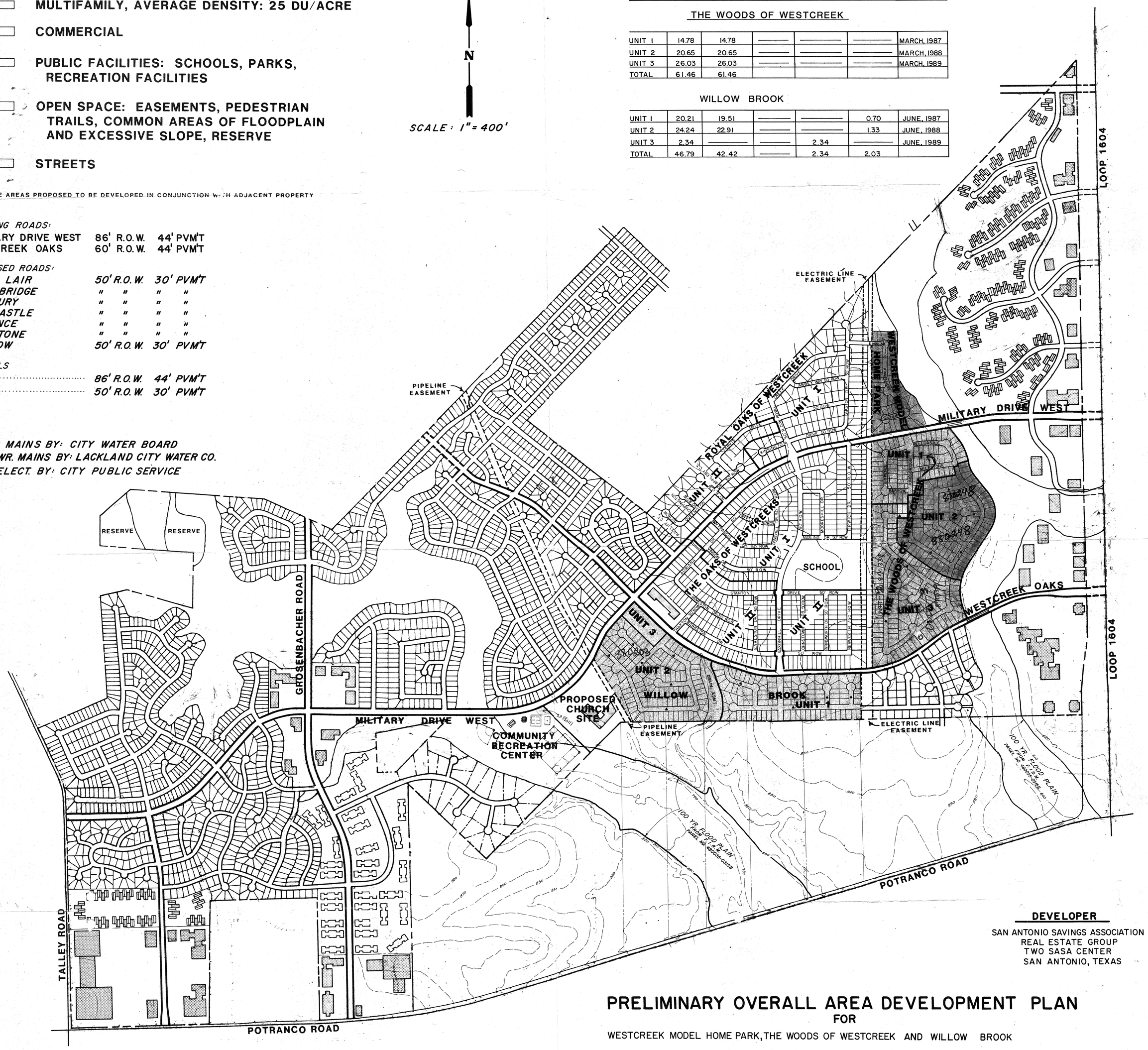
	GROSS	RESIDENTIAL	SCHOOL	COMMERCIAL	EASEMENTS	ESM'T OF COMPL'T
UNIT 1	9.04	9.04	—	—	—	MARCH, 1987
UNIT 2	—	—	—	—	—	
TOTAL	9.04	9.04	—	—	—	

THE WOODS OF WESTCREEK

UNIT 1	14.78	14.78	—	—	—	MARCH, 1987
UNIT 2	20.65	20.65	—	—	—	MARCH, 1988
UNIT 3	26.03	26.03	—	—	—	MARCH, 1989
TOTAL	61.46	61.46				

WILLOW BROOK

UNIT 1	20.21	19.51	—	—	0.70	JUNE, 1987
UNIT 2	24.24	22.91	—	—	1.33	JUNE, 1988
UNIT 3	2.34	—	—	2.34	—	JUNE, 1989
TOTAL	46.79	42.42	—	2.34	2.03	



DEVELOPER

SAN ANTONIO SAVINGS ASSOCIATION
REAL ESTATE GROUP
TWO SASA CENTER
SAN ANTONIO, TEXAS

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FOR

WESTCREEK MODEL HOME PARK, THE WOODS OF WESTCREEK AND WILLOW BROOK

REVISED 9-12-86
AUGUST, 1986

C-0467

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

FILE NO. #86-08-58-62
(To be assigned by the Planning Dept.

THE WOODS OF WESTCREEK AND WILLOW BROOK POADP
P.O.A.D.P. NAME

San Antonio Savings Association Real Estate Group
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Carl Bani
NAME OF CONSULTANT

16111 Nacogdoches
ADDRESS 78247

655-7223
PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

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

DATE FILED

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE Aug 29, 1986
(Within 20 working days of receipt)

DATE OF RESPONSE
(Within 15 working days of receipt)

(Date of expiration of plan, if no plats 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:

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO TEXAS 78285

September 23, 1986

Carl Bain
1611 Nacogdoches Road
San Antonio, Texas 78247

RE: The Woods of Westcreek and Willow Brook POADP
File #86-08-58-62 (Revised September 12, 1986)

Dear Mr. Bain:

This is to inform you that the POADP committee has reviewed and accepted your revised plan of The Woods of Westcreek and Willow Brook.

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 299-7896.

Sincerely,

M C O'Neal

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

MCO/RR/sm
Encl.

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

August 29, 1986

Mr. Carl Bain
1611 Nacogdoches Road
San Antonio, Texas 78247

Re: The Woods of Westcreek and Willow Brook POADP
File #86-08-58-62

Dear Mr. Bain:

The staff Development Review Committee reviewed the POADP for Westcreek Model Home Park, the Woods of Westcreek, and Willow Brook on August 22, 1986. The plan is acceptable with one exception. The Committee requests that you extend Saxonhill Drive as a sixty (60) foot wide stub street to the south property line of Willow Brook Unit 1. This request is in accordance with the original POADP we accepted for Westcreek and the POADP we recently accepted for Royal Oaks of Westcreek and the Oaks of Westcreek.

We will defer final action on your plan pending your reply. If you have any questions concerning our request, please contact Roy Ramos at 299-7896.

Sincerely,

M C O'Neal

Michael C. O'Neal
Planning Administrator
Current Planning Division
Department of Planning

MCO/RR/bc

Attachment