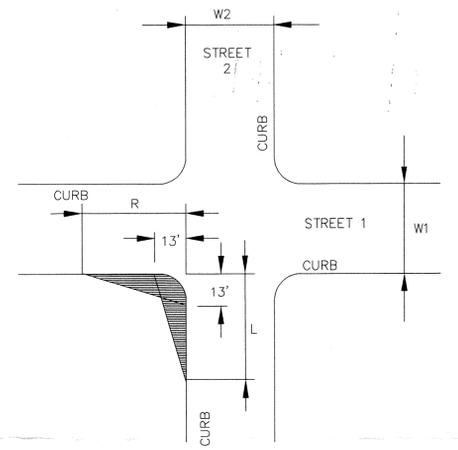


**LOCATION MAP**  
N.T.S.



**CLEAR VISION AREA CALCULATION**

NOT-TO-SCALE

$$R = 0.65(1SD) - (W1/2 + K)$$

$$L = \frac{13(1SD)}{13 + W1/2 + K} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

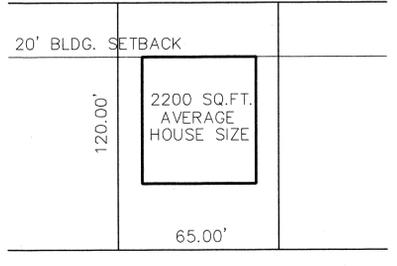
$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

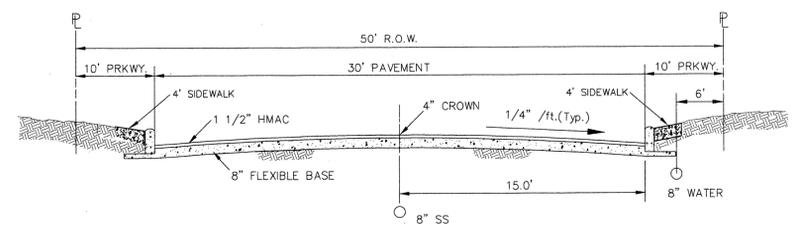
PLAN HAS BEEN ACCEPTED BY  
 JOSA [Signature]  
 Date: March 19, 1999 (number)  
 No. [Signature] plan will  
 expire on Sept 18, 2000  
 st plat filed on

SCALE: 1" = 100'

DEVELOPER:  
 CENTEX REAL ESTATE CORP.  
 C/O DENTON DEVELOPMENT CO.  
 AGENT: LLOYD A. DENTON, JR.  
 11 LYNN BATTS LN., SUITE 100  
 SAN ANTONIO, TEXAS 78218  
 PHONE: (210) 828-6131  
 FAX: (210) 828-6137



**TYPICAL LOT DETAIL**  
NOT-TO-SCALE



**TYPICAL STREET SECTION**  
NOT-TO-SCALE

**REVISION STATEMENT:**  
 THE HILLS AT WESTCREEK WAS PREVIOUSLY SHOWN ON P.O.A.D.P. # 270 AS "THE ESTATES OF WESTCREEK" WHICH WAS SUBMITTED BY BAIN McCRRARY BAIN ENGINEERS. THIS REVISION IS BEING RESUBMITTED TO SHOW THE UNITIZATION OF THE DEVELOPMENT AND CLARIFICATION OF THE NAME CHANGE.

30 ACRES  
 50 ACRES  
 (VOL. 6631, PGS. 876-891) PARTITION DEED  
 DAVIDSON SURVEY NO. 200  
 ABSTRACT 196 C. B. 4361

DEVELOPMENT RIGHTS PERMIT #

REVISIONS:  
 9-30-99 REVISED STREET ADDRESS CUL-DA-94C1

**PAPE-DAWSON ENGINEERS**

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

**THE HILLS AT WESTCREEK**  
**PRELIMINARY OVERALL DEVELOPMENT PLAN**

P.O.A.D.P. # 270

JOB NO. 4492-01  
 DATE FEB., 1999  
 DESIGNER JDA  
 CHECKED AVS DRAWN J.D.  
 SHEET 1 OF 1

270B

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: \_\_\_\_\_ Name of POADP: The Hills at Westcreek
Owners: Centex Real Estate Corp. Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11 Lynn Batts Lane, Suite 100 Address: 555 East Ramsey
San Antonio, TX 78218 San Antonio, TX 78216
Phone: (210) 828-6131 Phone: (210) 375-9000
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No
Projected # of Phases: 2  Yes  No
San Antonio City Limits?  Yes  No (Project located within City's ETJ)
Council District: N/A
Ferguson map grid 612 A3

Land area being platted: Lots Acres
Single Family (SF) 72 22.03
Multi-family (MF) \_\_\_\_\_
Commercial and non-residential \_\_\_\_\_

Is there a previous POADP for this Site? Name Wood-Westcreek & Willow Brook No. 270

Is there a corresponding PUD for this site? Name N/A No. \_\_\_\_\_

Plats associated with this POADP or site? Name The Hills at Westcreek Unit #1 No. 990073

Name \_\_\_\_\_ No. \_\_\_\_\_

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative: (Engineer)

Print Name: Jon Adame

Signature: Jon Adame

Date: \_\_\_\_\_

Phone: (210) 375-9000 Fax: (210) 375-9010

- 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;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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: Jon Aoame Signature: Jon Aoame

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



# CITY OF SAN ANTONIO

February 19, 1999

Jon Adame, P.E.  
Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: The Hills at Westcreek

POADP # 270-B

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed The Hills at Westcreek Subdivision Preliminary Overall Area Development Plan # 270-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.
- 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'.

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  
1423508

AMT ENCLOSED \_\_\_\_\_

AMOUNT DUE 370.00  
INVOICE DATE 3/08/1999  
DUE DATE 3/08/1999

50-04-5573  
CENTEX HOMES  
16414 SAN PEDRO AVE., STE. 700  
S.A. TX. 78232

-----  
PHONE: 000 - 0000

POADP  
THE HILLS AT WESTCREEK  
FACILITY LOCATION: 100 COMMERCE ST W

-----  
INVOICE DATE 3/08/1999      INVOICE 1423508      ACCOUNT 50-04-5573      DUE DATE 3/08/1999      OFFICE HOURS 7:45 - 4:30  
-----

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

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AGREEMENT DATES      SERVICE DATES      ORDINANCE      CONTRACT      DOCUMENT  
ST:      03/07/1999           CK# 061982      HILLS@WESTCREEK  
END      03/07/1999  
-----

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

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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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↓  
APR 13 1999