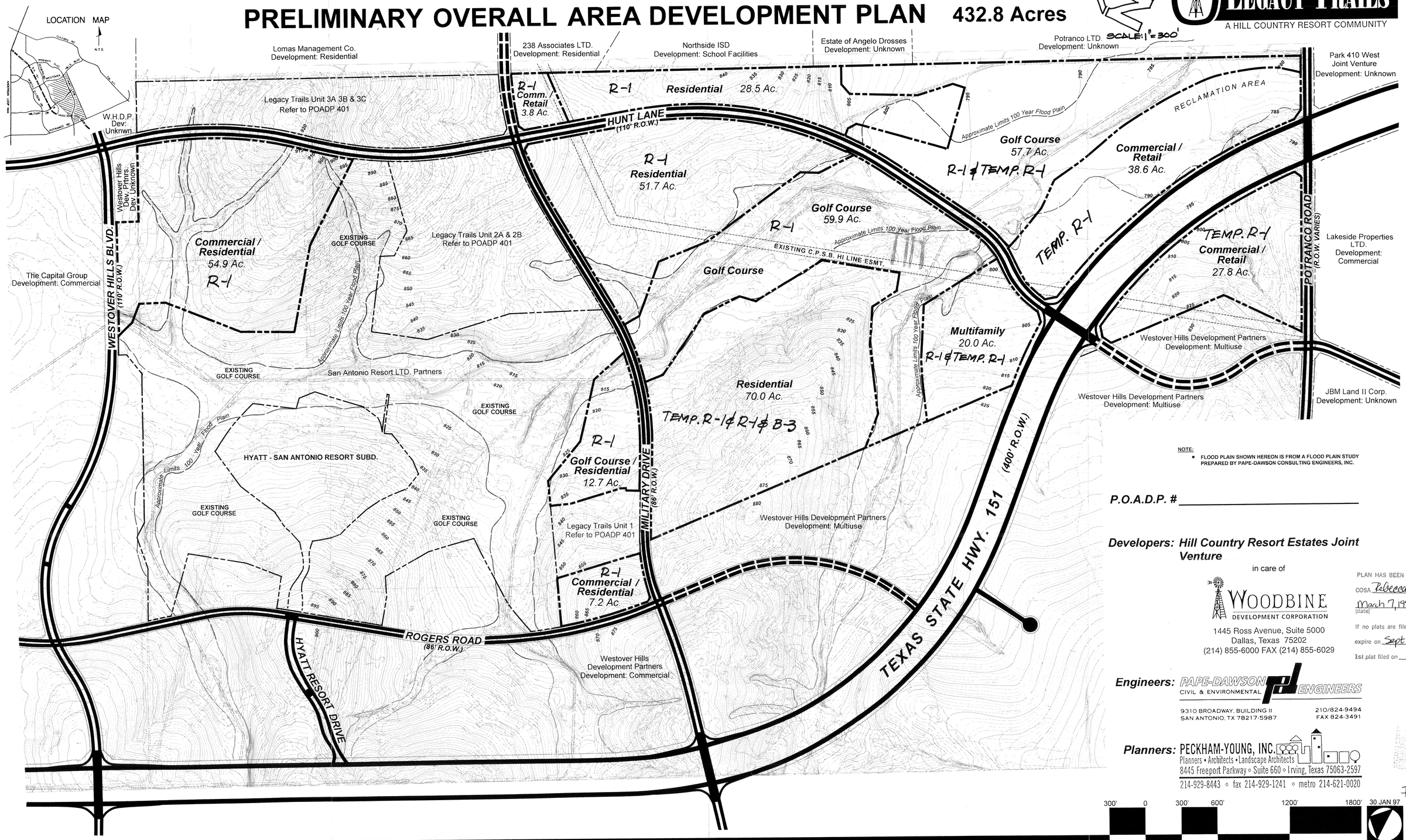
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN 432.8 Acres

LEGACY TRAILS
A HILL COUNTRY RESORT COMMUNITY



NOTE:
- FLOOD PLAIN SHOWN HEREON IS FROM A FLOOD PLAIN STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, INC.

P.O.A.D.P. # _____

Developers: *Hill Country Resort Estates Joint Venture*

in care of

WOODBINE
DEVELOPMENT CORPORATION
1445 Ross Avenue, Suite 5000
Dallas, Texas 75202
(214) 855-6000 FAX (214) 855-6029

PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Waldman
March 7, 1997 110-B
(date) (number)
If no plats are filed, plan will expire on Sept 6, 1998
1st plat filed on _____

Engineers: PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TX 78217-5987
210/824-9494
FAX 824-3491

Planners: PECKHAM-YOUNG, INC.
Planners • Architects • Landscape Architects
8445 Freeport Parkway ◦ Suite 660 ◦ Irving, Texas 75063-2597
214-929-8443 ◦ fax 214-929-1241 ◦ metro 214-621-0020

RECEIVED
97 FEB -3 PM 2:51

#110B

300' 0 300' 600' 1200' 1800' 30 JAN 97

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

FILE NO. 273 (To be assigned by the Planning Dept.)

Salado Trace POADP
P.O.A.D.P. NAME

Roland Ave. Joint Venture — NAME OF DEVELOPER/SUBDIVIDER
5400 Callaghan, 78228 — ADDRESS
436-1376 — PHONE NO.

Tri-Tech Eng. Co. — NAME OF CONSULTANT
5400 Callaghan, 78228 — ADDRESS
436-1376 — PHONE NO.

GENERAL LOCATION OF SITE Along the west row line of Roland Ave., 587.21' south of its intersection with Sinclair Rd.

EXISTING ZONING (If Applicable) R-2A

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 _____ (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: _____

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 24, 1987

Robert Diaz De Leon
Tri-Tech Engineering Company
5400 Callaghan Road
San Antonio, Texas 78228

Re: Salado Trace POADP
File #273

Dear Mr. Diaz De Leon:

This is to inform you that the Staff Development Review Committee has reviewed and accepted your proposal plan for Salado Trace. This acceptance is subject to a cul-de-sac being provided on the proposed phase II on your plan. Because the proposed development is partly located adjacent to a landfill, a geological study or report will be required by the Environmental Protection Office at the time of platting. It is recommended that you contact Mr. Fred Meyers at 821-3557, prior to formalizing your plat submittial. Your POADP has been assigned Number 273 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 299-7896.

Sincerely,

MCO'Neal

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

MCO/RR/bc