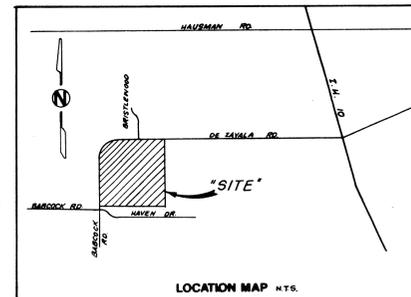
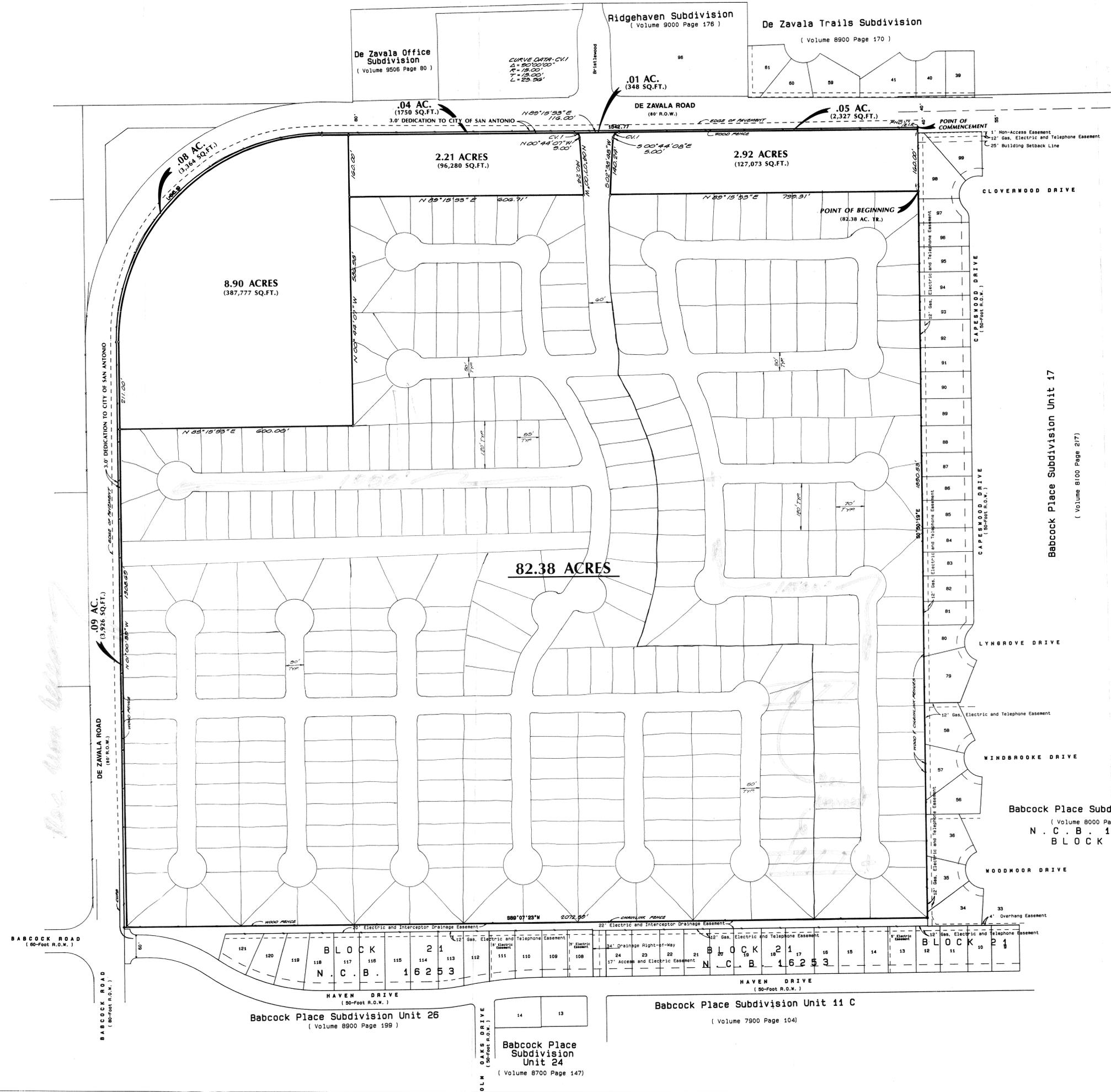


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92 SEP 21 PM 3:09
PLANNING
DEPARTMENT
CITY OF SAN ANTONIO



1 inch : 100 feet



RESIDENTIAL LOT YIELD
(82.38 ACRES)

251 LOTS	55' X 120'
96 LOTS	70' X 120'
347 TOTAL LOTS	

Babcock Place Subdivision Unit 17
(Volume 8100 Page 217)

Babcock Place Subdivision Unit 12
(Volume 8000 Page 202)
N . C . B . 1 6 2 5 3
B L O C K 2 1

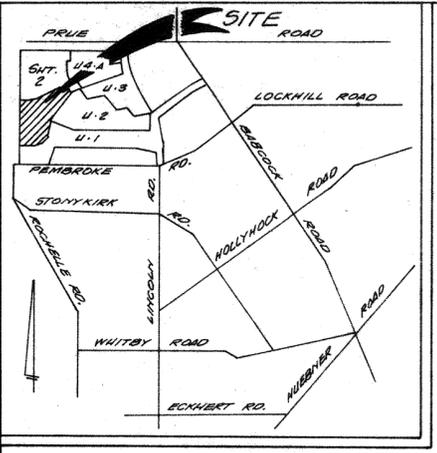
Babcock Place Subdivision Unit 11 C
(Volume 7900 Page 104)

Babcock Place Subdivision Unit 26
(Volume 8900 Page 199)

Babcock Place Subdivision Unit 24
(Volume 8700 Page 147)

DE ZAVALA ROAD TRACT
" Preliminary Master Plan "

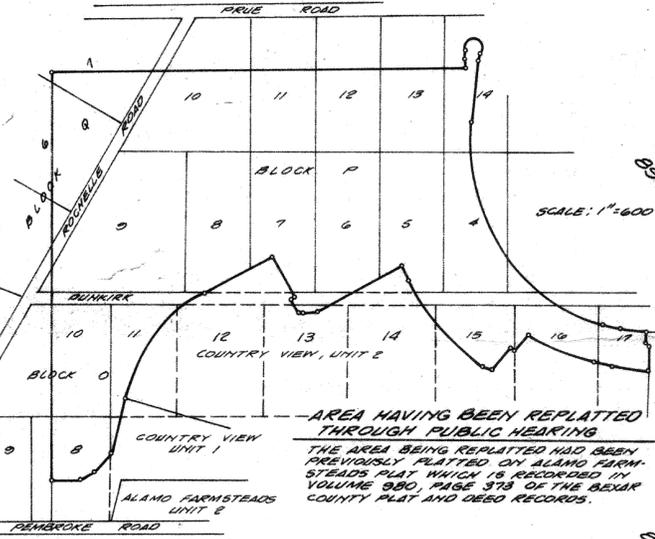
340



LOCATION MAP

LEGEND:
 INDICATES FROM CONTOURS
 INDICATES EXIST. CONTOURS

NOTE:
 THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A REVISION OF LOTS 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 0 AND A PORTION OF LOTS 3 THRU 14, BLOCK 7 AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 8 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING
 THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS 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.

Engineer's Signature
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
 A. D. 19 83

Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

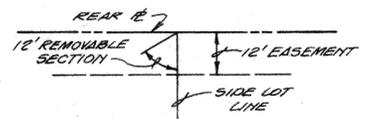
STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Owner Signature
 OWNER

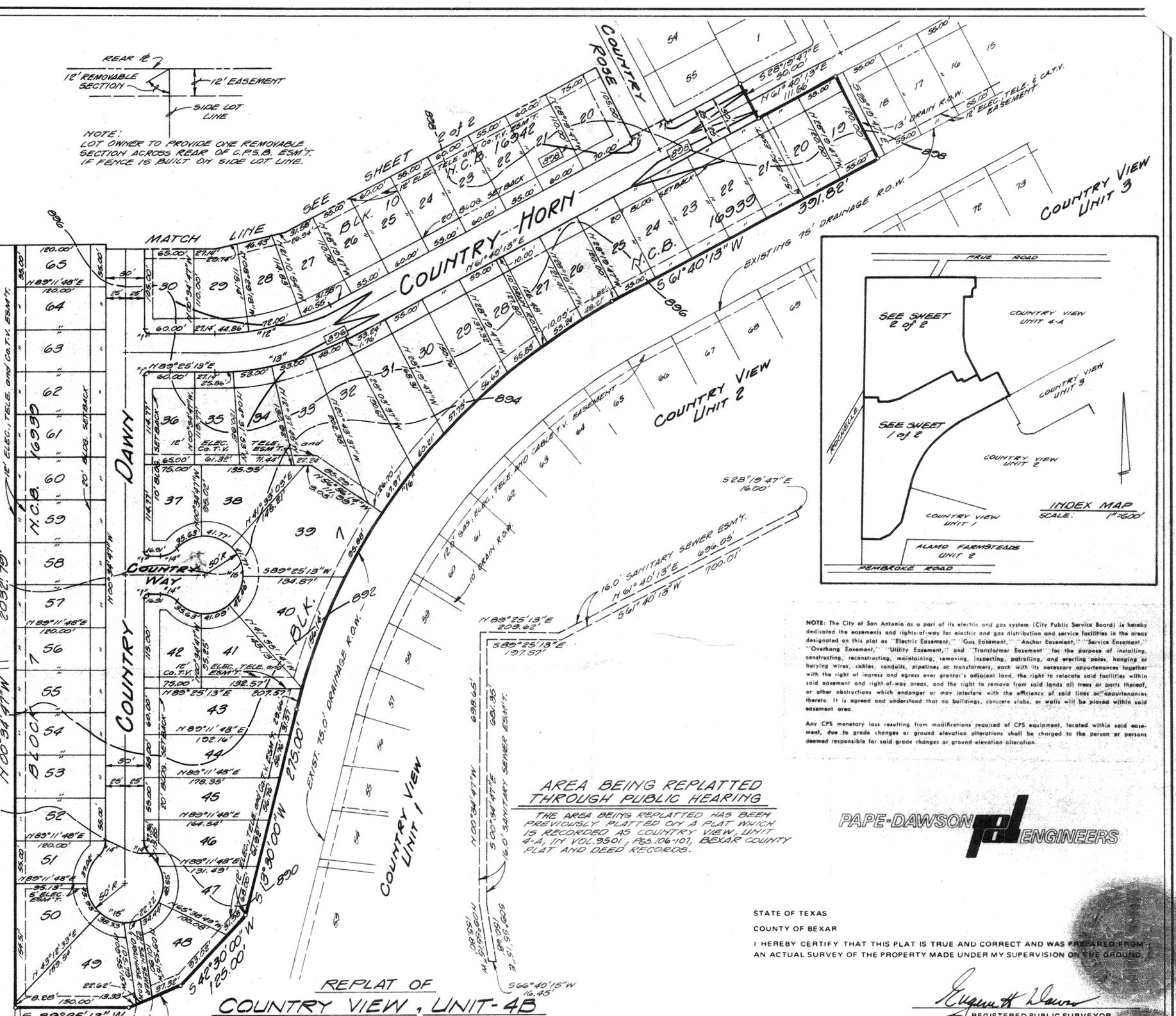
DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH
 A. D. 1983
Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



NOTE:
 LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF C.P.S.B. ESM'T. IF FENCE IS BUILT ON SIDE LOT LINE.



REPLAT OF
 COUNTRY VIEW, UNIT-4B

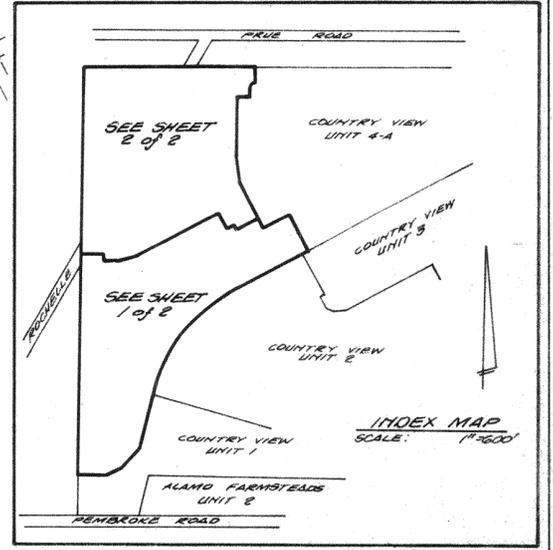
BEING LOTS 19 THRU 24, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55, BLOCK 9, N.C.B. 16941; AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
 COUNTY OF BEXAR
 I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B 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



INDEX MAP
 SCALE: 1"=500'

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-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," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hoisting 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 lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

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

PAPE-DAWSON ENGINEERS

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.

Surveyor Signature
 REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
 A. D. 1983

Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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

#2

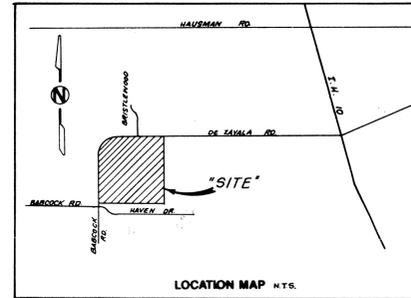
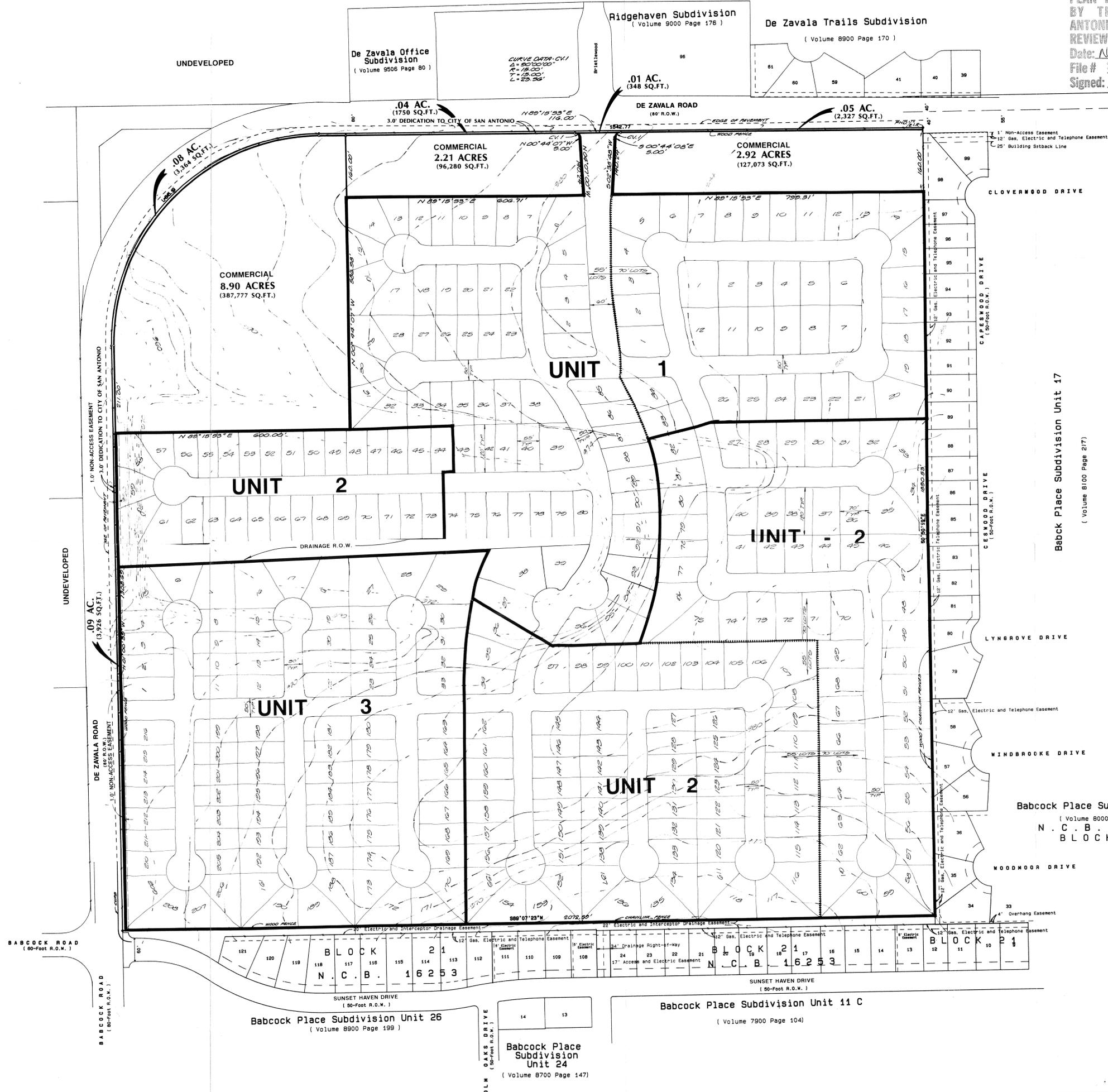
PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: November 30, 1992
File # 340
Signed: *O. Paul*

1 inch = 100 feet

UNIT 1
55' x 120' LOTS = 65
70' x 120' LOTS = 40
TOTAL LOTS = 105 LOTS

UNIT 2
55' x 120' LOTS = 99
70' x 120' LOTS = 56
TOTAL LOTS = 155 LOTS

UNIT 3
55' x 120' LOTS = 87
TOTAL LOTS = 87 LOTS



**SINGLE FAMILY
RESIDENTIAL LOT YIELD
(82.38 ACRES)**

251 LOTS	55' X 120'
96 LOTS	70' X 120'
347 TOTAL LOTS	4 TO 5 LOTS PER ACRE

DEVELOPER :
DENTON DEVELOPMENT CO.
3330 OAKWELL COURT , SUITE 110
SAN ANTONIO , TEXAS 78218

ENGINEER :
PAPE DAWSON ENGINEERS , INC.
9310 BROADWAY BLDG. II
SAN ANTONIO , TEXAS 78217

Babcock Place Subdivision Unit 12
(Volume 8000 Page 202)
N . C . B . 1 6 2 5 3
B L O C K 2 1

- NOTES :**
1. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
 2. SANITARY SEWER SERVICE PROVIDED BY SAN ANTONIO WATER SYSTEMS.
 3. GAS AND ELECTRIC PROVIDED BY CITY PUBLIC SERVICE.

PRELIMINARY OVERALL DEVELOPMENT PLAN
OF
OAKMONT SUBDIVISION

340

RECEIVED
921119 - 6 PM 11:57
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT
DIVISION

Job No. 3029.00



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

November 30, 1992

Mr. Lloyd A. Denton, Jr.
The Denton Development Companies
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218

RE: Oakmont Subdivision POADP # 340

Mr. Denton:

The Development Review Committee has reviewed and accepted your Oakmont Subdivision Preliminary Overall Development Plan. A signed copy is enclosed for your files. You may now submit individual subdivision plat units at your convenience. Although your plan is in general conformance with the Unified Development Code, the following concerns have been raised:

1. The Traffic Design Engineer has indicated a need for a more circuitous street alignment within the overall development.
2. The Fire Department has requested that additional fire hydrants be placed at the end of the longer cul-de-sacs.

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 Unified Development Code at the time of platting.

If you have any questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer



CITY OF SAN ANTONIO

P O BOX 839866
SAN ANTONIO, TEXAS 78283-3966

September 29, 1992

Mr. David McBeth
Pape-Dawson Engineers
9310 Broadway Building II
San Antonio, Texas 78217

Dear Mr. McBeth:

Thank you for seeking pre-comment on the design plan for De Zavala Road tract. The concept was reviewed and it appears to be in general conformance with the Unified Development Code. However, it will be necessary to make provisions for non-access easements for residential lots backing onto De Zavala Road. Also, proposed cul-de-sac streets exceeding 500 feet should be designed in a manner to cause shorter lengths.

If you have any questions regarding this matter please call Alex Garcia or Ed Guzman at 299-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David Pasley, AICP
Acting Director of Planning

#340

RECEIVED

92 NOV - 6 PM 1: 57

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

THE DENTON DEVELOPMENT
COMPANIES

November 5, 1992

Mr. Ed Guzman
City of San Antonio
Planning Department
114 W. Commerce, 2nd Floor
San Antonio, Texas 78205

RE: Oakmont Subdivision
Preliminary Overall Development Plan

Dear Mr. Guzman:

Attached please find six (6) copies of the POADP for Oakmont Subdivision for formal Planning Department review and approval. As you are aware, we submitted previous plans for preliminary staff review, and received comments related to a non-access easement for residential lots on DeZavala Road and to the length of certain cul-de-sac streets. We have included the non-access easement for residential lots along DeZavala Road on the POADP.

Regarding the layout of cul-de-sac streets, we would like to offer justification for maintaining the current layout. There are two streets in the Master Plan that exceed the general guideline of a maximum of 500 feet for the length of cul-de-sac streets. One cul-de-sac street at the southeast corner of the subdivision is approximately 700 feet long. This area of the subdivision will consist of 70' wide lots that will allow larger homes than in the other areas of the subdivision. The intent of our layout is twofold. One is separate the two areas of different size lots to maintain an atmosphere of architectural consistency and of similar value. We believe that the layout of the cul-de-sac street maintains this planning idiom, while conforming in general to the Unified Development Code. Secondly, a primary concern of our planning process is to create a neighborhood circulation pattern which discourages thru traffic and minimizes the concentration of volume except on collector streets. Coordinately, the street pattern should encourage safety and allow for security in terms of facilitating the monitoring of unusual traffic (security). The cul-de-sac street at the southeast location serves approximately 21 lots with the current layout. Should there be a requirement to connect this cul-de-sac to adjacent streets, there will be an estimated 50 homes that would have access to this area and would potentially add traffic to this street. This potential for additional traffic creates a safety concern for children in the neighborhood and also impacts the security of the homes as easier access is allowed.

Page 2
Mr. Ed Guzman
Oakmont Subdivision
November 5, 1992

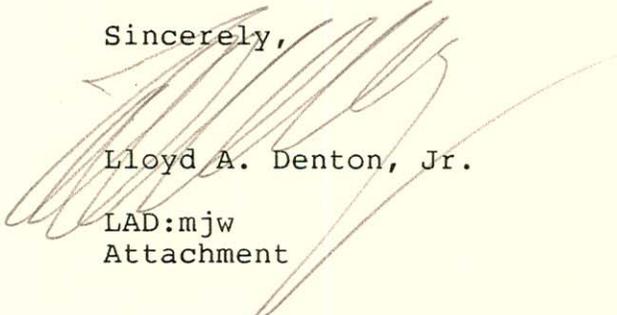
The second cul-de-sac street in question is found in the northwest quadrant of the subdivision, south of the 8.9 acre tract, running east-west for approximately 1,100 feet. We feel that the same issues raised above justify maintaining this as a cul-de-sac street without connection to other streets. This street will serve approximately 42 lots, and if an additional street connection is required from the north, another 16 lots and the traffic they generate will be added to the traffic that this street serves. The additional traffic flow will impact the integrity of the safety and security of this cul-de-sac street.

As we previously discussed, the additional traffic generated by the connection would create a less safe environment for children of the neighborhood as they play in and around the neighborhood. The easier access also creates an easier avenue for theft to occur. Therefore, it is our position that it is in the best interest of the neighborhood safety and security to leave the layout in its current configuration.

The issues and reasoning raised herein in regard to the length of the cul-de-sacs and the integrity of the street pattern are a direct reflection of the concerns and desires of the residents and homebuyers of our communities. We currently operate 20 communities, most with Homeowners Associations and are thus in constant, direct contact with the residents. The prevailing concerns of the homeowners in regard to safety and security are a much more cogent argument and criteria than is the arbitrary cul-de-sac length requirement when not considered in the context of the overall land plan and circulation pattern.

We ask that your staff review these justifications presented herein and provide your response as to whether the Planning Department will support the POADP in its current configuration, and further as platting develops and we go before the Planning Commission for approval. Thank you for your thoughtful consideration in this matter.

Sincerely,



Lloyd A. Denton, Jr.

LAD:mjw
Attachment

RECEIVED
92 NOV -6 PM 1:57
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

October 9, 1992

Mr. Ed Guzman
City of San Antonio
Planning Department
114 W. Commerce, 2nd Floor
San Antonio, Texas 78205

RECEIVED
92 OCT 13 AM 8:38
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: DeZavala Road Tract
Preliminary Master Plan

Dear Mr. Guzman:

We have reviewed your letter of September 29, 1992 providing staff comment to the Preliminary Master Plan for the DeZavala Road tract. We will make provisions for non-access easements for residential lots backing up to DeZavala Road, as you requested, and will incorporate the easements onto the POADP.

Regarding the layout of cul-de-sac streets, we would like to offer justification for maintaining the current layout. There are two streets in the Master Plan that exceed the general guideline of a maximum of 500 feet for the length of cul-de-sac streets. One cul-de-sac street at the southeast corner of the subdivision is approximately 700 feet long. This area of the subdivision will consist of 70' wide lots that will allow larger homes than in the other areas of the subdivision. The intent of our layout is to separate the two areas of different size lots to maintain an atmosphere of architectural consistency and of like value. We believe that the layout of the cul-de-sac street maintain these ideas, while conforming in general to the Unified Development Code.

The second cul-de-sac street in question is found in the northwest quadrant of the subdivision, south of the 8.9 acre tract, running east-west for approximately 1,100 feet. We feel that there are several issues that justify maintaining this as a cul-de-sac street without connection to other streets. This street will serve approximately 42 lots and if an additional street connection is required from the north, another 16 lots and the traffic they generate will be added to the traffic that this street serves. The additional traffic flow will impact the integrity of the safety and security of this cul-de-sac street. Having the cul-de-sac will also foster an atmosphere of community, providing more of a feeling of a neighborhood rather than just a place to live. Again, our perspective is that maintaining this street as a cul-de-sac without a connection from the cul-de-sac to the north, will provide a safer, more secure development that allows for more of a neighborhood feeling, which we feel is the intent of the Unified Development Code.

Mr. Ed Guzman
DeZavala Road Tract
October 8, 1992
Page 2 of 2

We ask that your staff review these justifications presented herein and provide your response as to whether the Planning Department will support the POADP in its current configuration, and further as platting develops and we go before the Planning Commission for approval. A copy of the Preliminary POADP is attached for your use. Thank you for your thoughtful consideration in this matter.

Sincerely,
PAPE-DAWSON Consulting Engineers, Inc.



David M. McBeth, P.E.
Project Manager

DMM/rr 3084-01

Attachment

1008-04.DM