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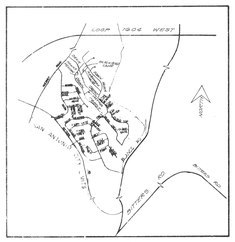
SEP 29 PM 2:29
DEPT OF PLANNING
& DEVELOPMENT
REVIEW DIVISION

NORTH

SCALE 1" = 200'

NOTE: SHADED AREA REPRESENTS APPROXIMATE LIMITS OF 100 YEAR FLOOD AREA BASED ON FIRM MAP, COMMUNITY PANEL NUMBER 480035 0145 B DATED OCTOBER 16, 1984.



LOCATION MAP

OWNER MITCHEL BATTROS

REITMEYER INVESTMENT COMPANY

HUEBNER ROAD

COMM. OFFICE

COMMERCIAL/OFFICE

OWNER DR. THOMAS BARNETT

OWNER MERY|BATTROS

OWNER ROBERT CALLOWAY CORP.

BITTERS ROAD

BLANCO ROAD

UNIT 6B

UNIT 6A

UNIT 5B

UNIT 5A

UNIT 5

UNIT 4

UNIT 3

UNIT 2

UNIT 7

SPECIAL USE

OWNER ESPENSEN - LEWIS PROPERTIES

INDIVIDUAL SINGLE FAMILY ESTATES

H.B. ZACHRY EMPLOYMENT RETIREMENT FUND

LAND USE ACREAGE TOTALS

RESIDENTIAL:			ANTICIPATED TIME OF CONST. / COMPL.
UNIT 1	SINGLE FAMILY	(VOL. 9506, PG 215 & 216)	
UNIT 2	GARDEN HOMES	(VOL. 9509, PG 104 & 105)	
UNIT 3	SINGLE FAMILY	(VOL. 9507, PG 09 & 10)	
UNIT 4	SINGLE FAMILY	(VOL. 9512, PG. 43 & 44)	
UNIT 5	SINGLE FAMILY	(VOL. 9517, PG. 150 & 151)	
UNIT 5A	SINGLE FAMILY	(VOL. 9517, PG. 225)	
UNIT 5B	SINGLE FAMILY	(VOL. 9521, PG. 30)	/
UNIT 6A	SINGLE FAMILY	(VOL. 9519, PG. 56)	
UNIT 6B	SINGLE FAMILY	PROPOSED (24.702 ACS)	NOV 92 / MAY 93
UNIT 7	COMMERCIAL	(VOL. 9513, PG. 88)	

NOTES

1. PROPERTY IS OUTSIDE SAN ANTONIO CITY LIMITS. (NO ZONING CLASSIFICATION)
2. WATER DISTRIBUTION & SANITARY SEWER SYSTEM SHALL BE BY THE CITY OF SAN ANTONIO.
3. ALL STREETS WITHIN THE DEERFIELD DEVELOPMENT ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT WITH THE EXCEPTION OF DEER CREST, WHICH IS A 60' RIGHT-OF-WAY WITH 44' OF PAVEMENT FROM BLANCO ROAD TO EAGLE POINT & A 60' RIGHT-OF-WAY WITH 40' OF PAVEMENT BEYOND EAGLE POINT.

OWNER: BITTERS/BLANCO LTD
7551 CALLAGHAN RD. #300
SAN ANTONIO, TEXAS 78229

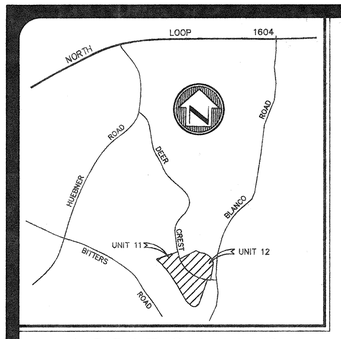
347

DEERFIELD
PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Brentport Drive, San Antonio, Texas 78216
(512) 340-0151

REVISIONS: DATE	NO.	DESCRIPTION	BY
2/17/92	5	REVISED UNIT-6B AREA	J.C.

DRAWN O.M.Q.
CHECKED
APPROVED
SCALE 1" = 200'
JOB NO. C-4414
DATE



LOCATION MAP

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93 JAN 22 PM 1:37
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LAND DEVELOPMENT
SERVICES DIVISION

NOTE: * GREENBELT & PARK AREAS TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

100 YEAR FLOOD PLAIN CONTAINED WITHIN PLATTED VARIABLE WIDTH DRAIN R.O.W. AS PER DRAINAGE STUDY DONE BY M.B.C. ENGINEERS.

DEVELOPER: BELCLAIR CORP.
3102 OAK LAWN ST. #700
DALLAS, TX. 75219

SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date:
File # 347
Signed:

PLANNING DEPARTMENT FILE COPY

DEERFIELD SUBDIVISION UNIT 11 : 26 RESIDENTIAL LOTS, 5.971 ACRES

DEERFIELD SUBDIVISION UNIT 12 : 28 RESIDENTIAL LOTS, 10.449 ACRES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
DEERFIELD SUDIVISION UNIT 11 & 12

W.F.CASTELLA & ASSOCIATES,INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

JOB NO.	45497.00
FILE:	DEERFIELD
DATE:	01/20/93
DESIGN:	—
DRAWN:	A.R.
CHECKED:	
SHEET	1 OF 1

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

February 4, 1993

Mr. Joe Nix
W. F. Castella
1039 Hildebrand
San Antonio, Texas, 78201

RE: Deerfield Units-11&12 Subdivision POADP # 347

Mr. Nix:

The Development Review Committee has reviewed and accepted your Deerfield Units-11 &12 Subdivision Preliminary Overall Area Development Plan #347. A signed copy is enclosed for your files. You may now submit individual subdivision plats as follows:

1. The area labled park and greenbelt must be identified as a greenbelt or scenic easement on the individual subdivision plat units.

2. A non-access easement will be required along both sides of Deer Crest on the individual subdivision plat units.

3. Excessive length on both cul-de sacs must be justified in writing.

4. The offset intersecting streets are not in compliance with the Unified Development Code and will require redesign prior to plat submittal or a request for variance.

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.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

If you have any further 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