

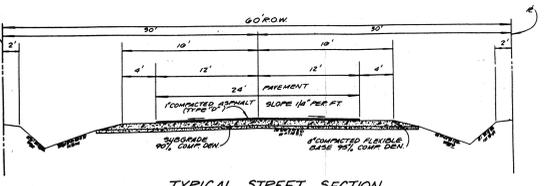
COUNTRY BEND
PRELIMINARY OVERALL DEVELOPMENT PLAN

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

CONSTRUCTION PHASE	NO. OF LOTS	PROJECTED START OF CONSTRUCTION
UNIT 1	88 LOTS	COMPLETED
UNIT 2	76 LOTS	COMPLETED
UNIT 3	44 LOTS	COMPLETED
UNIT 4A	15 LOTS	APRIL, 1993
UNIT 4B	29 LOTS	PROPOSED UNIT
UNIT 4C	28 LOTS	PROPOSED UNIT
UNIT 4D	17 LOTS	PROPOSED UNIT
UNIT 5A	8 LOTS	PROPOSED UNIT
UNIT 5B	14 LOTS	PROPOSED UNIT
UNIT 5C	29 LOTS	PROPOSED UNIT
UNIT 5D	21 LOTS	PROPOSED UNIT
UNIT 5E	25 LOTS	PROPOSED UNIT
UNIT 5F	17 LOTS	PROPOSED UNIT
UNIT 6A	30 LOTS	PROPOSED UNIT
UNIT 6B	0 LOTS	(WATER ONLY)
UNIT 6C	30 LOTS	PROPOSED UNIT
UNIT 6D	23 LOTS	PROPOSED UNIT
UNIT 6E	36 LOTS	PROPOSED UNIT
UNIT 6F	29 LOTS	PROPOSED UNIT
UNIT 7A	28 LOTS	PROPOSED UNIT
UNIT 7B	25 LOTS	PROPOSED UNIT
UNIT 7C	22 LOTS	PROPOSED UNIT
UNIT 7D	18 LOTS	PROPOSED UNIT
UNIT 7E	16 LOTS	PROPOSED UNIT

OWNER: ARTHUR E AND REBBY MARLIN
(SINGLE FAMILY RESIDENTIAL)

UNIT 2A
LOT 15



TYPICAL STREET SECTION
(LOCAL AND COLLECTOR)

NOTE: SCHEDULE OF ALL PROPOSED UNITS WILL BE DICTATED BY THE DEVELOPER'S REQUIREMENT IN THE FUTURE.

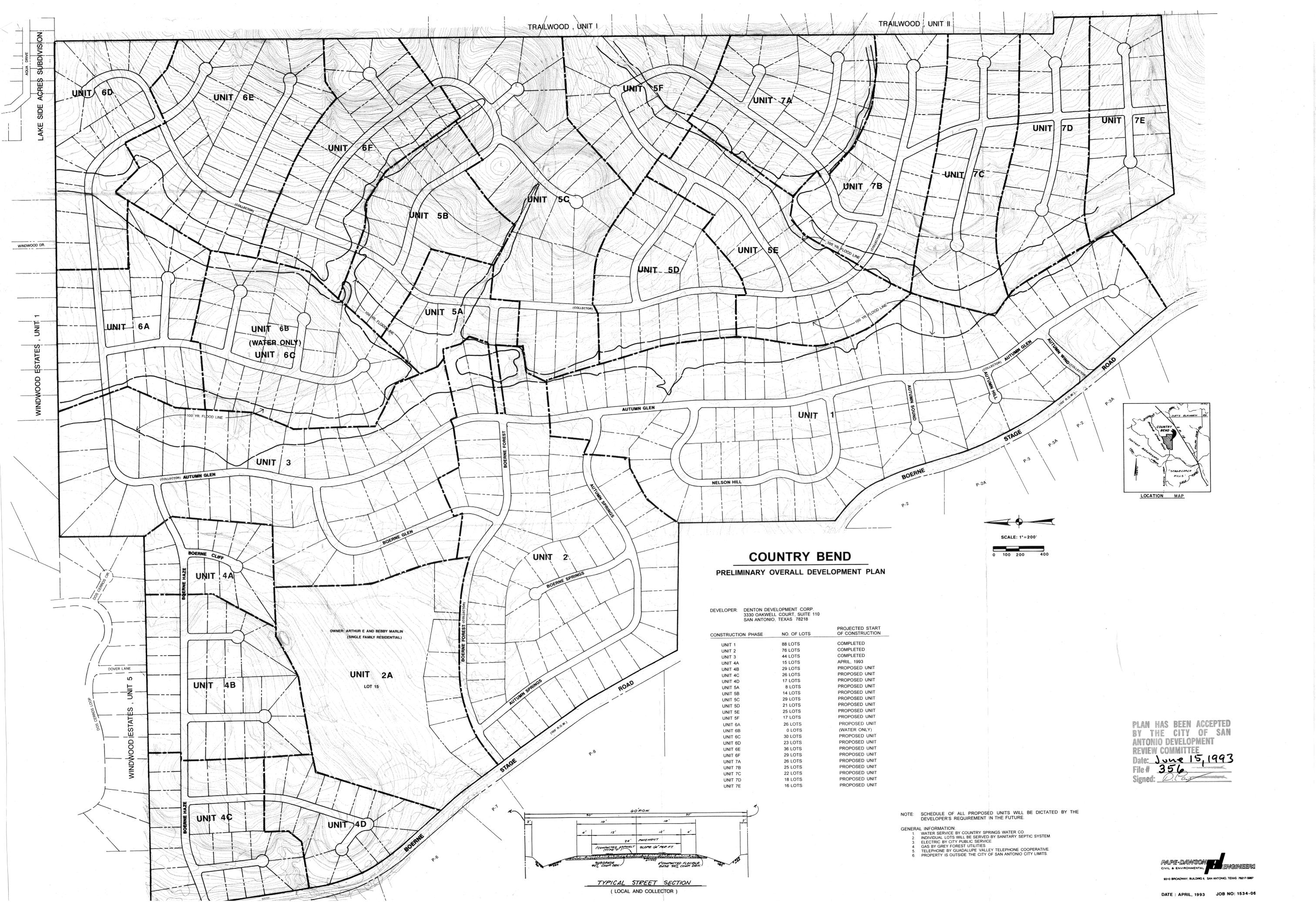
- GENERAL INFORMATION:
1. WATER SERVICE BY COUNTRY SPRINGS WATER CO.
 2. INDIVIDUAL LOTS WILL BE SERVED BY SANITARY SEPTIC SYSTEM
 3. ELECTRIC BY CITY PUBLIC SERVICE
 4. GAS BY GREY FOREST UTILITIES
 5. TELEPHONE BY GUADALUPE VALLEY TELEPHONE COOPERATIVE
 6. PROPERTY IS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS

REVISIONS:

NO.	DATE	DESCRIPTION
1	NOV. 30, 1993	UNIT 6A

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: February 11, 1994
File # 356
Signed: David W. Paly by R.V.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
8310 BROADWAY, BUILDING 4, SAN ANTONIO, TEXAS 78217-0887



TRAILWOOD, UNIT I

TRAILWOOD, UNIT II

LAKE SIDE ACRES SUBDIVISION

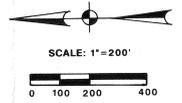
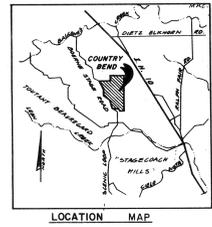
WINDWOOD ESTATES, UNIT 1

WINDWOOD ESTATES, UNIT 5

COUNTRY BEND PRELIMINARY OVERALL DEVELOPMENT PLAN

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

CONSTRUCTION PHASE	NO. OF LOTS	PROJECTED START OF CONSTRUCTION
UNIT 1	88 LOTS	COMPLETED
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UNIT 4A	15 LOTS	APRIL, 1993
UNIT 4B	29 LOTS	PROPOSED UNIT
UNIT 4C	26 LOTS	PROPOSED UNIT
UNIT 4D	17 LOTS	PROPOSED UNIT
UNIT 5A	8 LOTS	PROPOSED UNIT
UNIT 5B	14 LOTS	PROPOSED UNIT
UNIT 5C	29 LOTS	PROPOSED UNIT
UNIT 5D	21 LOTS	PROPOSED UNIT
UNIT 5E	25 LOTS	PROPOSED UNIT
UNIT 5F	17 LOTS	PROPOSED UNIT
UNIT 6A	26 LOTS	PROPOSED UNIT
UNIT 6B	0 LOTS	(WATER ONLY)
UNIT 6C	30 LOTS	PROPOSED UNIT
UNIT 6D	23 LOTS	PROPOSED UNIT
UNIT 6E	36 LOTS	PROPOSED UNIT
UNIT 6F	29 LOTS	PROPOSED UNIT
UNIT 7A	26 LOTS	PROPOSED UNIT
UNIT 7B	25 LOTS	PROPOSED UNIT
UNIT 7C	22 LOTS	PROPOSED UNIT
UNIT 7D	18 LOTS	PROPOSED UNIT
UNIT 7E	16 LOTS	PROPOSED UNIT



PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: June 15, 1993
File # 356
Signed: [Signature]

NOTE: SCHEDULE OF ALL PROPOSED UNITS WILL BE DICTATED BY THE DEVELOPER'S REQUIREMENT IN THE FUTURE.

- GENERAL INFORMATION:
1. WATER SERVICE BY COUNTRY SPRINGS WATER CO
 2. INDIVIDUAL LOTS WILL BE SERVED BY SANITARY SEPTIC SYSTEM
 3. ELECTRIC BY CITY PUBLIC SERVICE
 4. GAS BY GREY FOREST UTILITIES
 5. TELEPHONE BY GUADALUPE VALLEY TELEPHONE COOPERATIVE
 6. PROPERTY IS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL ENGINEERS
8310 BROADWAY, BUILDING 8, SAN ANTONIO, TEXAS 78217-0887



CITY OF SAN ANTONIO

P. O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

February 11, 1994

Mr. Al Chua
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Revised Country Bend Subdivision POADP #356

Mr. Chua:

The City Staff Development Review Committee has reviewed your revised Country Bend Subdivision Preliminary Overall Area Development Plan #356. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please be advised that a non-access easement will be required along the northeast ROW line of Boerne Stage Road abutting residential lots at the time of plat submittal as well as street dedication.

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 additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley
David W. Pasley, AICP *R.V.*
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



June 15, 1993

Mr. Al Chua
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Country Bend Subdivision POADP #356

Mr. Chua:

The City Staff Development Review Committee has reviewed your Country Bend Subdivision Preliminary Overall Area Development Plan #356. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please be advised that a non-access easement will be required along the northeast ROW line of Boerne Stage Road abutting residential lots at the time of plat submittal as well as street dedication.

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 additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



April 30, 1993

Mr. Al Chua
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Country Bend Subdivision POADP #356

Mr. Chua:

The City Staff Development Review Committee has reviewed your Country Bend Subdivision Preliminary Overall Area Development Plan #356. However, your plan was not accepted for the following reasons:

1. The typical street section shown is not in compliance with the Unified Development Code. If you intend to proceed with this design, a variance will be required to sections 35-4113 and 35-4114.
2. You have not indicated a ROW width for Boerne Stage Road. Additionally, this Road is on the Major Thoroughfare Plan and will require dedication.
3. You have not designated collectors within your development.
4. Several stub streets are indicated into adjacent properties. However, you have not adequately shown their relationship to the adjacent properties. Additionally, staff has a concern that no stub street was provided to the east and also that Dower Lane which is an adjacent stub street into your property is not being extended.
5. Unit 2A and the area between Unit 1 and Boerne Stage Road need use/owner information.

This review and comment is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future. If you have any questions or comments regarding this matter, please contact Alex Garcia at 299-7900.

Sincerely,

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

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Design Engineer

Rec
12-8-93
atj

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE #

(Please Print name & Sign)

MR + MRS

1. HOWARD C GOETZ

210-755-4212

Mr & Mrs H.C. Goetz 28028 Windwood Dr.

2. TODD A. WOLFE-JONES

Mr Todd A. Wolfe Jones 28016 E Windwood Dr. (210) 981-2354

3. W. B. CRANNA

W.B. Cranna c 28262 Windwood 755-4700

4. CHARLES E BARNES

Charles E. Barnes 28142 Windwood Dr 755-4746

5. SANDRA BARNES

Sandra Barnes 28142 Windwood Dr E 755-4746

6. PEGGY WOLFE-JONES

Peggy Wolfe Jones 28016 E. Windwood 981-2354

7. BILL SCHICK

Bill Schick 9410 Deer Ridge 98

8. JUDY SCHICK

Judy Schick 9410 Deer Ridge 9

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE

(Please Print name & Sign)

1. WYNN D. SCHIESS 9680 WINDWOOD 981-9411

Wynn D. Schiess

2. PAM SIMON Pam Simon 9552 WINDWOOD 981-2482

JOHN SIMON
John D. Simon

3. MARGE CRIBB 9523 Windwood 981-4281

Marge Crabb
SIMON & CRIBB
Jimmy Crabb

4. BETTY CANNON 9553 Windwood 755-4924

Betty Cannon

5. Beverly Werdenfeller, John Werdenfeller 28346 Thomas 981-4266

Beverly and John Werdenfeller

6. Deborah & Gentry Cooley 9715 Windwood 755-8155

Gentry Cooley
Deborah Cooley

7. ~~DOLOREY ANN & RICHARD~~ BETTYMAN 9532 WINDWOOD DR 755-4792

Richard R. Bettyman
Dorothy Ann Bettyman

8. HENRY J. FRIESENHAHN 9527 WINDWOOD 755-4500

Henry J. Friesenhahn

Margaret Friesenhahn

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

	<u>NAME</u> (Please Print name & Sign)	<u>ADDRESS</u>	<u>PHONE #</u>
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1.	C. R. JONES <i>C.R. Jones</i>	9450 VICTORIA LNE BOERNE TX	698-3188
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2.	ALLENA F. Jones <i>Alena Jones</i>	9450 Victoria Ln	698-3188
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3.	<i>Stone Weber</i>	9461 Deer Ridge Boerne, Tx 78006	981-4561
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4.	<i>Jewel Weber</i>	" " " " 78006 BOERNE TEXAS	" "
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5.	<i>Reubin</i>	9470 DEER RIDGE	981-8319
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6.	DOROTHY WIEDING	BOERNE TEX. 78006 9470 DEER Ridge	981-8319
----	-----------------	--------------------------------------	----------

7.	GEORGE C BEASON	Boerne, TX 78006	
----	-----------------	------------------	--

8.	<i>George C Beason</i>	9530 DEER RIDGE DR	755-8220
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9.	WILLIAM H. LACEY	9623 WINDWOOD DR BOERNE TX 78006	
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10.	<i>Will R Lacey</i>	BOERNE TX 78006	
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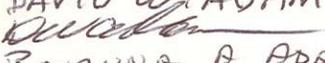
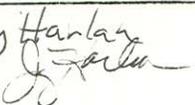
11.	EVELYN LACEY	9623 WINDWOOD DR BOERNE TX 78006	
-----	--------------	-------------------------------------	--

12.	<i>Evelyn Lacey</i>	BOERNE TX 78006	
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13.	Dorothy J. Schumacher	28421 Windwood Dr. East Boerne, Tex 78006.	
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PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

<u>NAME</u> (Please Print name & Sign)	<u>ADDRESS</u>	<u>PHONE #</u>
1.  W. C. Schumacher.	28421 Wind wood Dr. East. Boerne	755-4171-78006
2. DONALD R. BARNES Donald R Barnes MARLENE R. BARNES Marlene R Barnes	28460 WINDWOOD DR. EAST 28460 WINDWOOD DR. EAST	Jubee 987-9408
3. DAVID W. ADAMS  ROXANNA A ADAMS Roxanna A Adams	28522 WINDWOOD Dr. East 28522 WINDWOOD EAST	981-8551 981 8551
4. Joy Hanley 	28513 WINDWOOD East	986 4181
5. BILLY R. MCGIRK Billy R. M: Girik	28384 WINDWOOD EAST	981-9495
6. RITA F. MCGIRK Rita J. M: Girik	28384 WINDWOOD EAST	981-9495
7. Mona Creech Mona K. Creech	28550 WINDWOOD E	755-4702
8. Donald S. Creech Donald S. Creech	28550 Windwood E	755-4702

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

<u>NAME</u> (Please Print name & Sign)	<u>ADDRESS</u>	<u>PHONE #</u>
1. D.A. Allen Sr Janet Allen	9522 Fawn Dr "	981-9510 4
2. Larry A Snyder Christine Snyder	9561 Fawn Dr " "	755-2206 " "
3. David Buchanan Ethel L Buchanan	9614 Fawn Dr 9614 Fawn Dr	981-4569 981-4569
4. Fiddi D. Davis Chisel Howis	28133 Windwood 28133 Windwood	981-4463 981-4463
5.		
6.		
7.		
8.		

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6800 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE #

(Please Print name & Sign)

1.

Stanley S. Venable 9286 Tarpon Dr. W. 981-8072

2.

Joanne Venable 9286 Tarpon Dr. W. 981-8072

3.

Emmett B. Phillips 9271 TARPON 981-4567

4.

Vernell Johnson 9642 FAWN 981-4403

5.

JJ Johnson 9642 FAWN 981-4403

6.

7.

8.

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

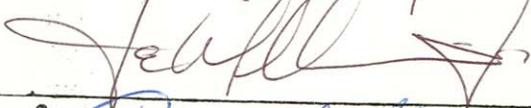
(Please Print name & Sign)

ADDRESS

PHONE #

1. JOE WILLIAMS, JR.

28330 WINDWOOD DR. EAST 755-22



2. Carl Wille

28730 " " " 981-42

Sherrie Hensley

28626 Windwood Dr. E

981-4576

4. LARRY Billingsley

Larry Billingsley 28160 WINDWOOD

981-4812

5. RITA Billingsley

Rita Billingsley 28160 Windwood

981-4812

7.

8.

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6600 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE #

(Please Print name & Sign)

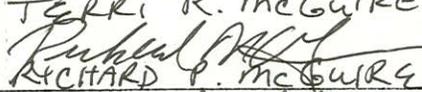
1. STEVE THURLOW



9766 Windwood
Boerne TX 78006

755-4959

2. Terri R. McGuire
TERRI R. MCGUIRE



RICHARD P. MCGUIRE

9753 WINDWOOD DR

BOERNE TX 78006

755-4545

3. Wilton P. Alley

9769 Windwood DR
BOERNE, TEXAS 78006

(210) 981-4757

4.

5.

6.

7.

8.

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 6400 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE #

(Please Print name & Sign)

1.

Robert Buckley

9777 Windwood

981-9573

2.

Steve Underwood

9756 WINDWOOD

755-8498

3.

Wanda Boyes

9744 Windwood

755-8126

4.

Arnold C. Boyes

9744 Windwood Dr.

755-8126

5.

M^r and M^{rs} Jim Jones

9730 Windwood Dr.

981-4784

6.

Randa Grader

9741 Windwood Dr

981-4366

7.

Theodore J. Lechner

9761 Windwood Dr

981-8118

8.

Debra J. Lechner

9761 Windwood Dr.

981-8118

PETITION

I, the undersigned, hereby petition the City of San Antonio Planning Commission to prohibit the extension of any road from the Country Bend Subdivision into and through the Windwood Estates Subdivision. The Country Bend Subdivision is recorded at volume ___ at page ___ of the Deed and Plat records of Bexar County, Texas and the Windwood Estates Subdivision is recorded at volume 640 at page 63 of the Deed and Plat records of Bexar County, Texas. I object to and oppose the connection of any stub or dead end street in the Windwood Estates Subdivision to any road in the Country Bend Subdivision. My opposition includes, but is not limited to, the extension and connection of the Autumn Glen Road in the Country Bend Subdivision to Windwood Drive in the Windwood Estates Subdivision.

NAME

ADDRESS

PHONE #

(Please Print name & Sign)

- | | | | |
|----|---|-------------------------------------|----------|
| 1. | ANN B. RAY
JAMES F. RAY
<i>Ann B. Ray</i> | 9477 WINDWOOD DR
BOERNE TX 78006 | 981-8307 |
| 2. | Robert J. & Helen MALDONADO
<i>Robert J. & Helen Maldonado</i> | 9480 Windwood Dr
Boerne TX 78006 | 981-2620 |
| 3. | | | |
| 4. | | | |
| 5. | | | |
| 6. | | | |
| 7. | | | |
| 8. | | | |

December 3, 1993

Mr. Alex Garcia
City of San Antonio
Department of Planning
Land Development Services
114 Commerce Street
San Antonio, Texas 78205

Re: Country Bend Subdivision

Dear Alex:

Enclosed please find six (6) copies of the revised Country Bend Subdivision Preliminary Overall Area Development Plan for your review and consideration.

We made this revision to update the plan in order to match the layout of the proposed Country Bend Unit-6A. This includes the minor adjustment of lot layout arrangement and the extension of the existing Winwood Drive. Through careful planning and study, the developer elects to extend the existing road for the following reasons:

1. To comply the Unified Development Code Section 35-4102 as it refers to the extension of existing stub streets in adjoining areas.
2. To provide more direct access to IH-10 and areas north of Country Bend. This will help promote orderly development of the area by providing improved traffic circulation.

We believe that this upgrading of the plan will offer the most advantageous development of the entire neighborhood. Should you have any questions, please do not hesitate to call.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.



Rick Wood, P.E.
Project Manager

RW/AC/ndt 1534-61

Enclosures

M1203-01.RW

May 20, 1993

Mr. David W. Pasley, AICP
Director of Planning
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: Country Bend Subdivision POADP #356

Dear Mr. Pasley:

We hereby request the City Staff Development Review Committee to reconsider acceptance of the above referenced Preliminary Overall Area Development Plan (POADP). Enclosed are six (6) revised copies of plans reflecting several changes as per your letter dated April 30, 1993. In addition to the plan revision, please consider the following information supplemental to the revised POADP enclosed.

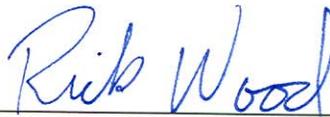
1. A letter requesting a variance to the typical street section has been submitted to the Planning Department. The City Street Engineer initiated this variance and it was subsidiary to the platting review requirements.
2. Boerne Stage Road within the area of development has an existing 100 ft. R.O.W. This information was supplied by Bexar County Public Works with careful research based on surveys of the property. Since the City of San Antonio's Major Thoroughfare Plan assigns Boerne Stage Road as a secondary arterial, (86-foot right-of-way), there will be no additional dedication necessary for the existing right-of-way.
3. We have designated Boerne Forest, Autumn Glen and Autumn Wind as collector streets. These streets are existing through the limits of developed units. Additionally, these streets conform to the Bexar County of Public Works Typical Street Section for 60-foot right-of-way and were approved and accepted by the County Engineer. Since the subdivision is strictly of rural nature and consists of low density developments, the existing pavement width as originally required by the Bexar County Public Works conforms to the present requirements of the area.

Mr. David W. Pasley, AICP
Country Bend Subdivision POADP #356
May 20, 1993
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4. We have adjusted our layout to fit Autumn Glen with existing Windwood Drive found on the north end of the property. By providing this circulation point to the adjacent neighborhood, we do not believe that is necessary to extend Dover Lane. Since the property adjacent to the upper east portion of the subdivision has unknown ownership, future development remains undetermined, and therefore we plan not to provide any future street extensions. The topography in this area is very steep and from an engineering standpoint, does not accommodate future street connections. The lower half of the east property line is bounded by an existing subdivision called Trailwood Park which does not contain any access points to Country Bend.
5. Lot 15, Block 7 of Unit 2A is a single family residential lot with a separate water system. An ingress and egress easement to and from Boerne Forest was provided and is located between Lots 8 and 9. This easement is incorporated and part of a Lot 7 platted in County Bend Unit 2A as recorded in Volume 9504 page 200 of the Bexar County Deed and Plat Records.

Collectively, this overall plan is a joint effort by the developer, land planner, and engineer to provide a development that contributes to the sense of community in coherence with the lifestyle found in the neighborhood. We will be glad to work with your staff to reach a mutual resolution should this submittal not be sufficient for acceptance. Please contact our office at your earliest convenience should additional information be required.

Respectfully,
PAPE-DAWSON Consulting Engineers, Inc.



Rick Wood, P.E.
Project Manager

RW/AC/ap 1534-04

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