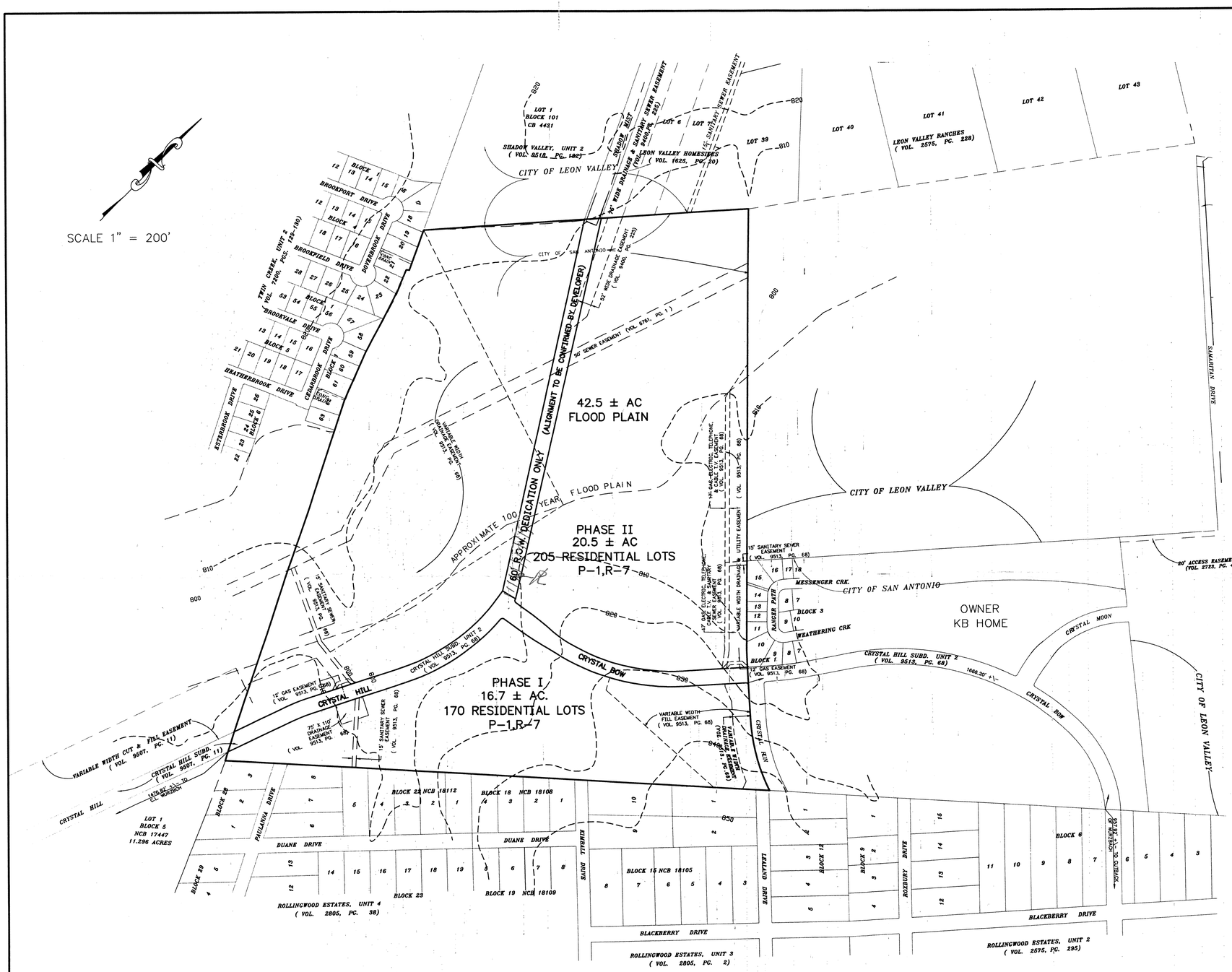
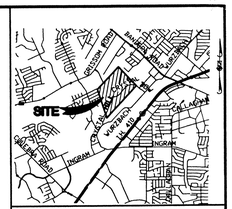




LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
OFFICE OF DIRECTOR
04 APR 29 AM 8:04

01 DEC -5 PM 4:20
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

KAUFMAN & BROAD LONE STAR LP	NCB 18089 BLK 1 LOT 18
	NCB 18089 BLK 1 LOT 15
	NCB 18089 BLK 1 LOT 14
	NCB 18089 BLK 1 LOT 13
	NCB 18089 BLK 1 LOT 12
	NCB 18089 BLK 1 LOT 11
	NCB 18089 BLK 1 LOT 10
	NCB 18089 BLK 1 LOT 9
	NCB 18089 BLK 1 LOT 8
	NCB 18089 BLK 1 LOT 7
	NCB 18089 BLK 3 LOT 10
	NCB 18089 BLK 3 LOT 9
	NCB 18089 BLK 3 LOT 8
	NCB 18089 BLK 3 LOT 7
	NCB 18089 P-10
ITHACA INVESTMENTS L P	NCB 18105 BLK 15 LOT 10
	NCB 18108 BLK 18 LOT 1, 2,3,4
	NCB 18099 BLK 9 LOT 1, 2, P-100
	NCB 18105 BLK 15 LOT 2
CHAN, THOMAS K	NCB 18105 BLK 15 LOT 9
	NCB 18105 BLK 15 LOT 1
TAHL TAN SAN ANTONIO LTD PTSH	NCB 18118 BLK 28 LOT 2
	NCB 18118 BLK 28 LOT 3
NATL BANK OF FT SAM HOUSTON	NCB 18112 BLK 22 LOT 1
BLAS CATALANI CO	NCB 18112 BLK 22 LOT 2
RIEDNER, LLOYD & DORIS	NCB 18112 BLK 22 LOT 3, 4,5
GREEN, RONNIE E	NCB 18112 BLK 22 LOET 6
HARRIS, WILL P	NCB 18112 BLK 22 LOT 7
HETHERINGTON, T & DAUGHTERS	NCB 18112 BLK 22 LOT 8
SCHNEIDER, RAYMOND J	NCB 17447 BLK 5 LOT 1 (S/W IRR)
RESOLUTION TRUST CORP RCVR	CB 5793 LOT 5 (SO 745 FT)
ZIRCON INVESTMENTS	CB 5793 LOT 7,6 (SO 688.22 FT)
DOWELL, CECIL F & JOYCE A REVOCABLE LIVING TRUST	CB 5955 LOT 39 SW 1/2
WEISS, PAUL W & MARGUERITE WILSON WEISS	CB 5955 LOT 39 SE 1/2
LAUBACH, GILBERT	CB 4430 P-13
GOOD SAMARITAN LODGE & NURSING HOME	CB 4429 P-1 CB 4430 P-11
FLORES, P F ARCHBISHOP ARCHDIOCESE OF SAN ANTONIO	NCB 18623 P-205
SUPER, JANE P INC	CB 4431B BLK 101 LOT 1
GARZA, HECTOR E & ESTHER L	NCB 18623 BLK 1 LOT 19

RECEIVED
03 APR 28 PM 1:25
LAND DEVELOPMENT SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
DOSA [signature]
12-7-01 (date) #359-A (number)
If no plats are filed, plan will expire
On 6-8-03
1st plat filed on

PHASE 1
No. OF LOTS: 170 LOTS
ACREAGE: 16.7 AC.
DENSITY: 10.18 DU/AC.

PHASE 2
No. OF LOTS: 205 LOTS
ACREAGE: 63.2 AC.
FLOOD PLAIN: 42.7 AC..
LOTS: 20.5 AC.
DENSITY: 3.24 DU/AC.

CRYSTAL HILLS SUBDIVISION
PRELIMINARY OVERALL DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

DATE	REVISION

DRAWN BY: M.E.E.	DATE: 4\27\01	SHEET 1 OF 1	
CHECKED BY: I.J.C.	JOB NO.:		

S:\FIRST CITY\CRYSTAL HILLS\DP\DP00

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
01 MAY -3 PM 4:28
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
SUBDIVISION

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: May , 2001

Name of POADP: Crystal Hills Subdivision

Owners: FC Properities One , Ltd.

Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: PO Box 8216

Address: 10325 Bandera Road

Waco , Texas 76714

San Antonio, Texas 78250

Phone: 254-751-1750

Phone: 210-681-2951

Existing zoning: R-3

Proposed zoning: P-1, R-3

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 2 Units ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District 7
Ferguson Map Grid Pg. 580, A-5

Land area being platted:	Lots	Acres
Single Family (SF)	375	37.2
Multi-family (MF)	N/A	N/A
Commercial and non-residential	N/A	N/A

Is there a previous POADP for this Site? Name Crystal Hill No. 24 (Exp. 1986)
Name Crystal Hills No. 359 (Exp. 1995)

Is there a corresponding PUD for this site? Name NA No.

Plats associated with this POADP or site? Name none at this time No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Sandra Vicars Signature: Sandra Vicars

Date: 5/3/01 Phone: 210-~~490-2500~~ 681 2951 Fax: 523 7112

RECEIVED
01 MAY -3 PM 4:28
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☒ 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);

☒ copy of digital file;

☒ 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, 8 ½ X 11 reduction with eight (8) 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 James Clements @ (210)207-7720;

☒ Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;

☒ 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 Friesenhahen @ (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;

☒ The POADP lies in the Northside Independent School District and they have been contacted concerning the development.

☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

RECEIVED
01 MAY -3 PM 4:28
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Certifying Representative:

Print Name: Rick Sheldon Signature:

Managing Partner of FC Properties One, Ltd

If you have any questions please call Michael O. Herrera at 207-7900

CITY OF SAN ANTONIO

December 7, 2001

Ms. Sandi Vickers

M.W. Cude Engineers
10325 Bandera Road
San Antonio, TX 78250

Re: Crystal Hills (Amending) MDP/POADP # 359-A

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Crystal Hills (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 359-A. Please find enclosed a signed copy for your files. Your plan was accepted, however, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- Development Services, Engineering Section has indicated as part of their conditional approval, residential lots will not be allowed to front the collector streets. The sixty feet of right-of-way dedication will be for the purpose of providing the northern extension of Crystal Hill into Shadow Mist.
- 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 Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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 Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services
Richard De La Cruz, Senior Engineer Development Services

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Crystal Hills Subdivision, POADP Level 1 T.I.A.

Date: December 12, 2001

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Crystal Hills Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 375 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 379 peak hour trips. These trips will be distributed through two collector streets, Crystal Hill and Crystal Bow. Sixty feet of right-of-way dedication has been provided for the northern extension of Crystal Hill into Shadow Mist in order to provide better access management. The City of San Antonio will continue to seek funding for construction of an all-weather road extended between Crystal Hill and Shadow Mist stub-out streets.

Note: Single family residential lots shall not front collector streets as per Ordinance 92670.

Todd Sang
Senior Engineering Technician

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 DEC 12 PM 2:57

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2001TIA0934

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Crystal Hills Subdivision, POADP Level 1 T.I.A.

Date: October 25, 2001

The Development Services Engineering Division has reviewed the Level-1 Traffic Impact Analysis (TIA) for the Crystal Hills Subdivision, POADP. The analysis is in compliance with the TIA Ordinance 91700.

This property is proposed to consist of 375 single family detached homes. Based on the 6th edition of the ITE Trip Generation Manual, this property is estimated to generate 379 peak hour trips. These trips will be distributed through two collector streets, Crystal Hill and Crystal Bow. Sixty feet of right-of-way dedication has been provided for the northern extension of Crystal Hill into Shadow Mist.

Note: Single family residential lots shall not front collector streets as per Ordinance 92670.

Todd Sang
Senior Engineering Technician

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
01 OCT 25 AM 8:40

Approved by:

Richard L. De La Cruz, P.E.
Senior Engineer

TS/RLD
ID 2001TIA0934

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
2189985

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 5/7/2001
DUE DATE 5/07/2001

50-04-5573
RICK SHELDON REAL ESTATE LLC
601 SONTERRA
S.A. TX. 78258

PHONE: 000 - 0000

POADP
CRYSTAL HILLS

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/7/2001	2189985	50-04-5573	5/07/2001	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/06/2001		CK#1458	CRYSTAL HILLS
END	05/06/2001			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

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

↓

a°ÇLpLL?¦?

M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS
MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

RECEIVED
01 OCT -9 PM 3:24
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO: Zoning
John Jacks

FROM: Sandi Vicars

DATE: October 9, 2001

RE: Crystal Hill Subdivision POADP

In response to comments received on 5/18/01 (Copy Attached)

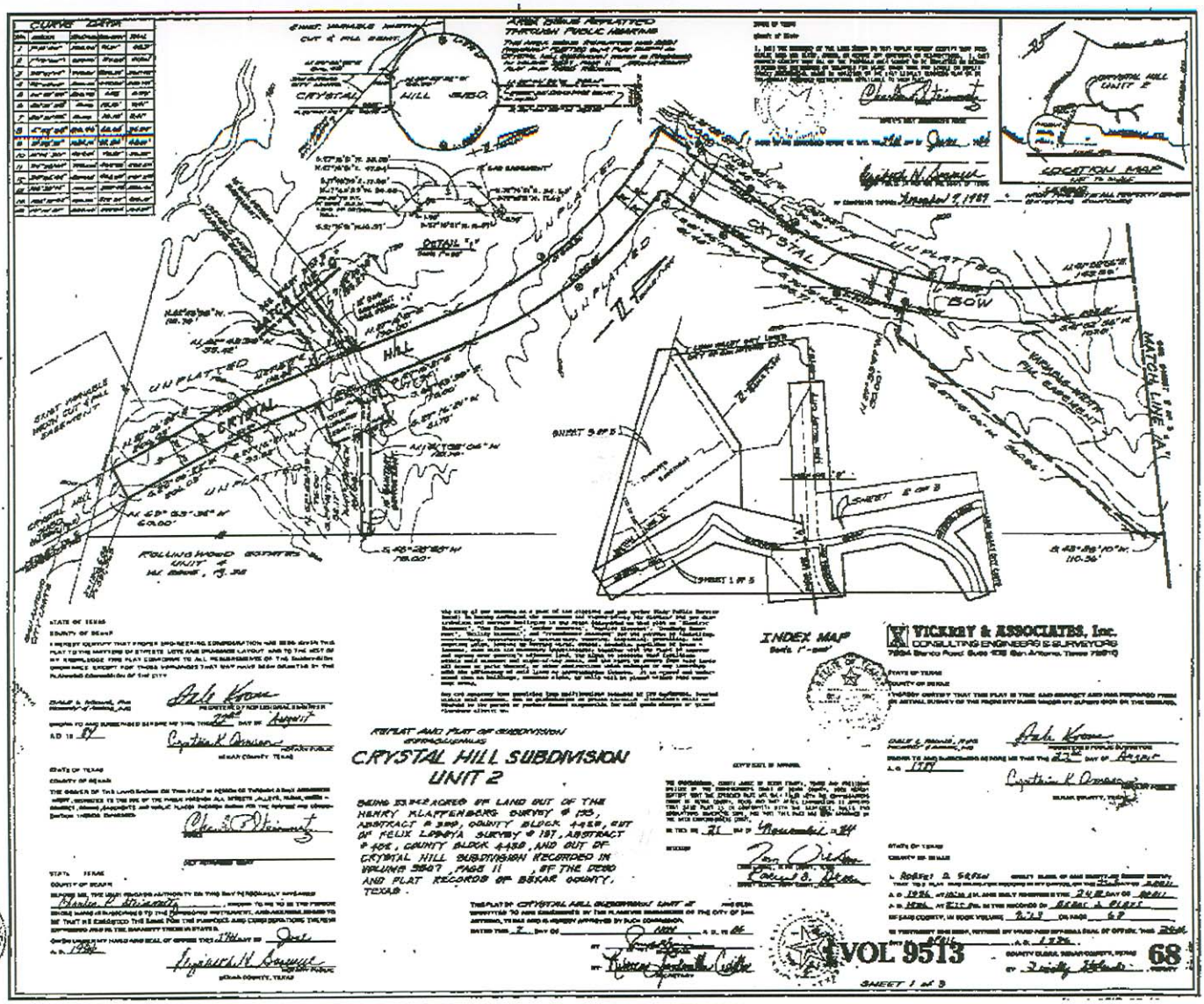
Current zoning is P-1,R-7 (Case No. Z2001-122, June 28th, 2001)
Residential called out
Rezoning Done
Site plan had been submitted for Zoning Case

Please complete review.

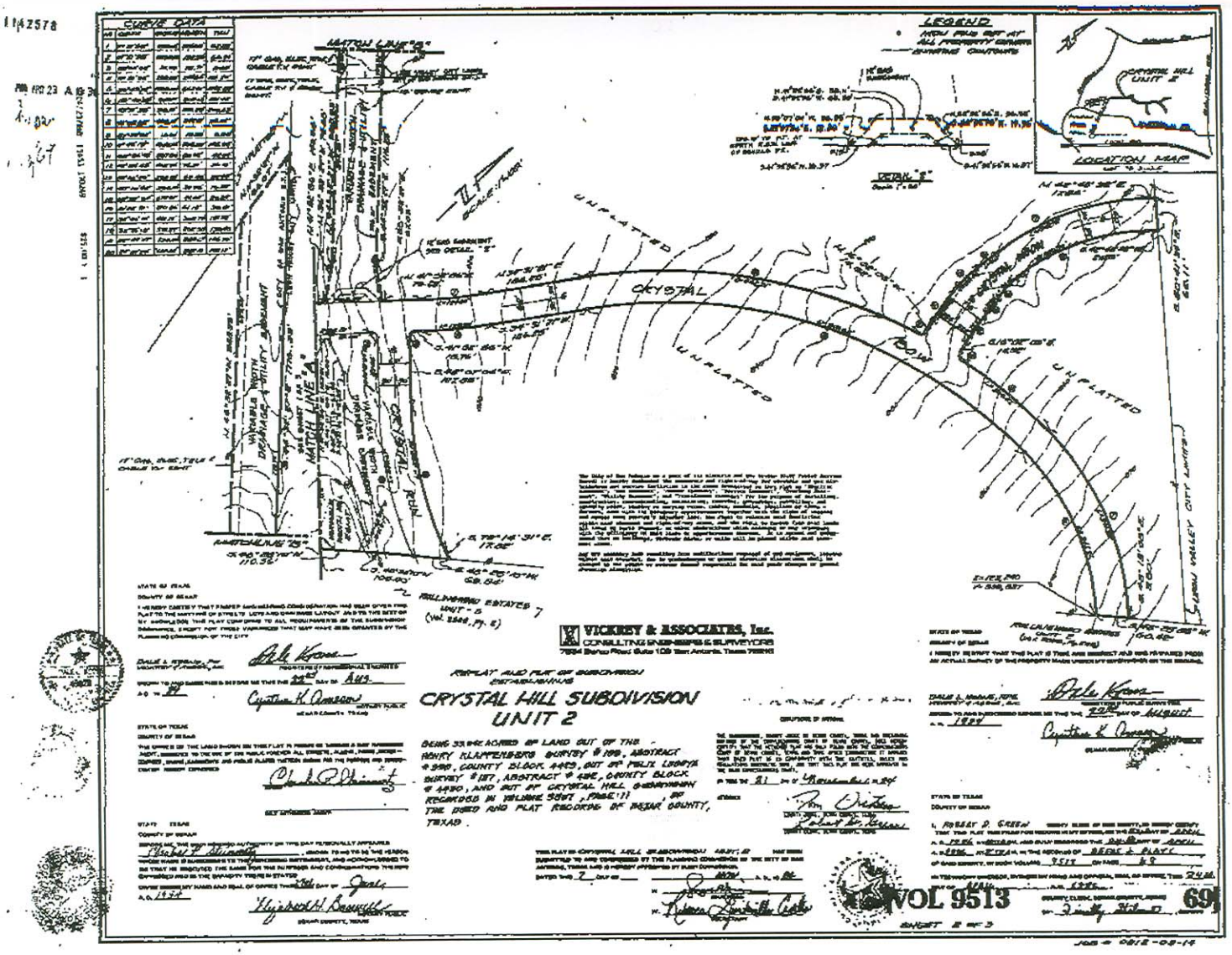
Sandi

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112

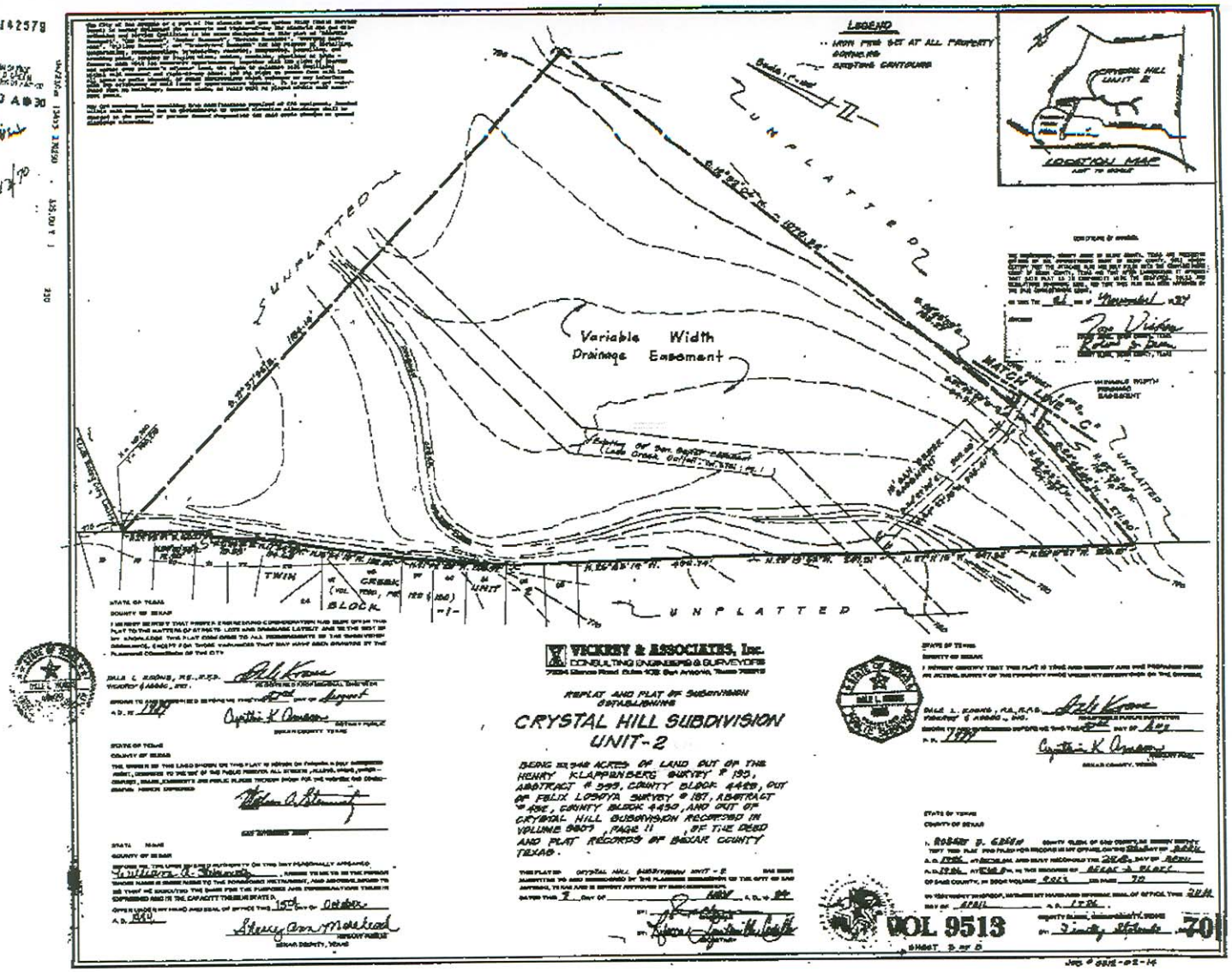


April 24TH, 1986



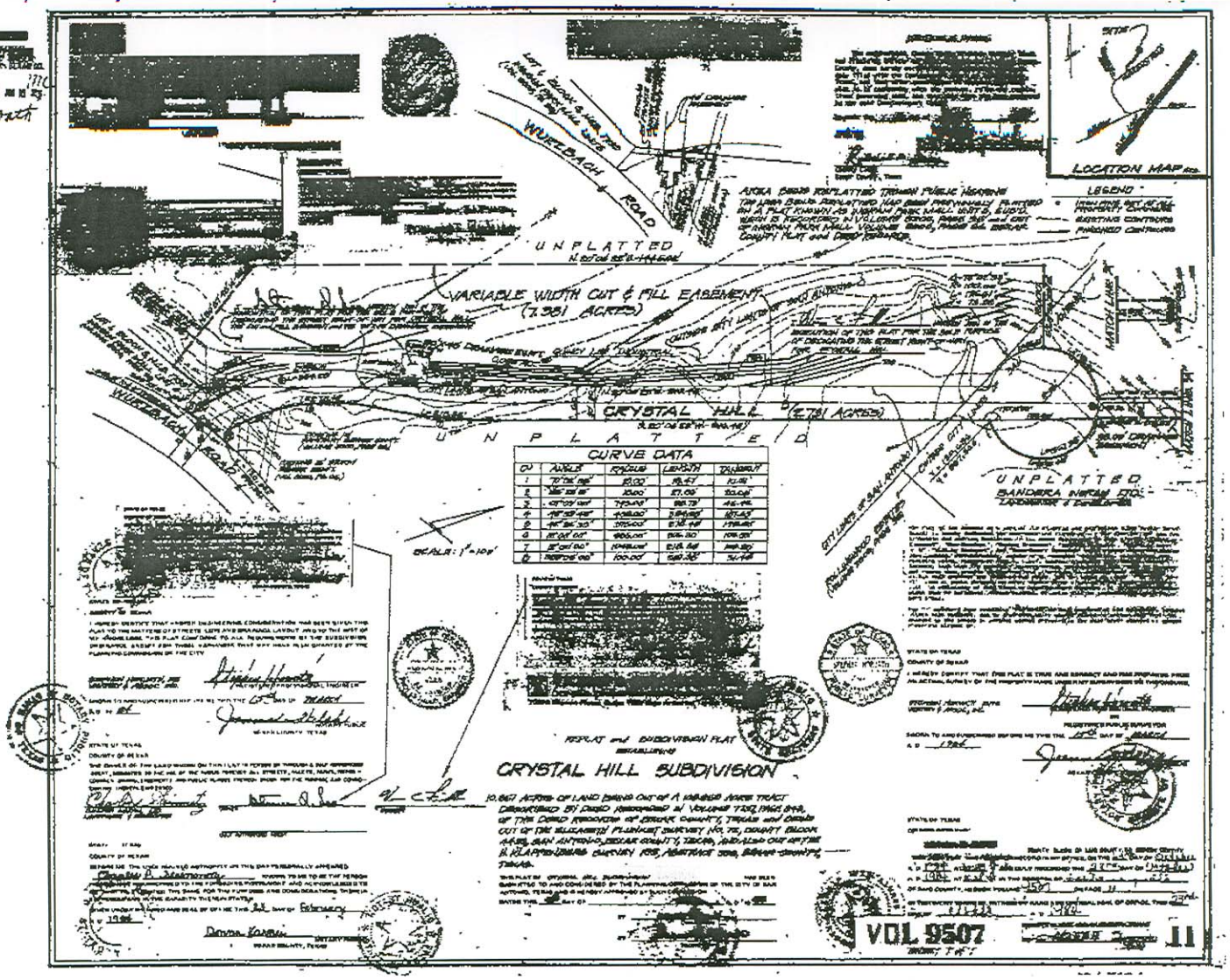
April 24th, 1986

BEXAR COUNTY Vol: 9513 Page: 69 CRYSTAL HILL CRYSTAL BOW

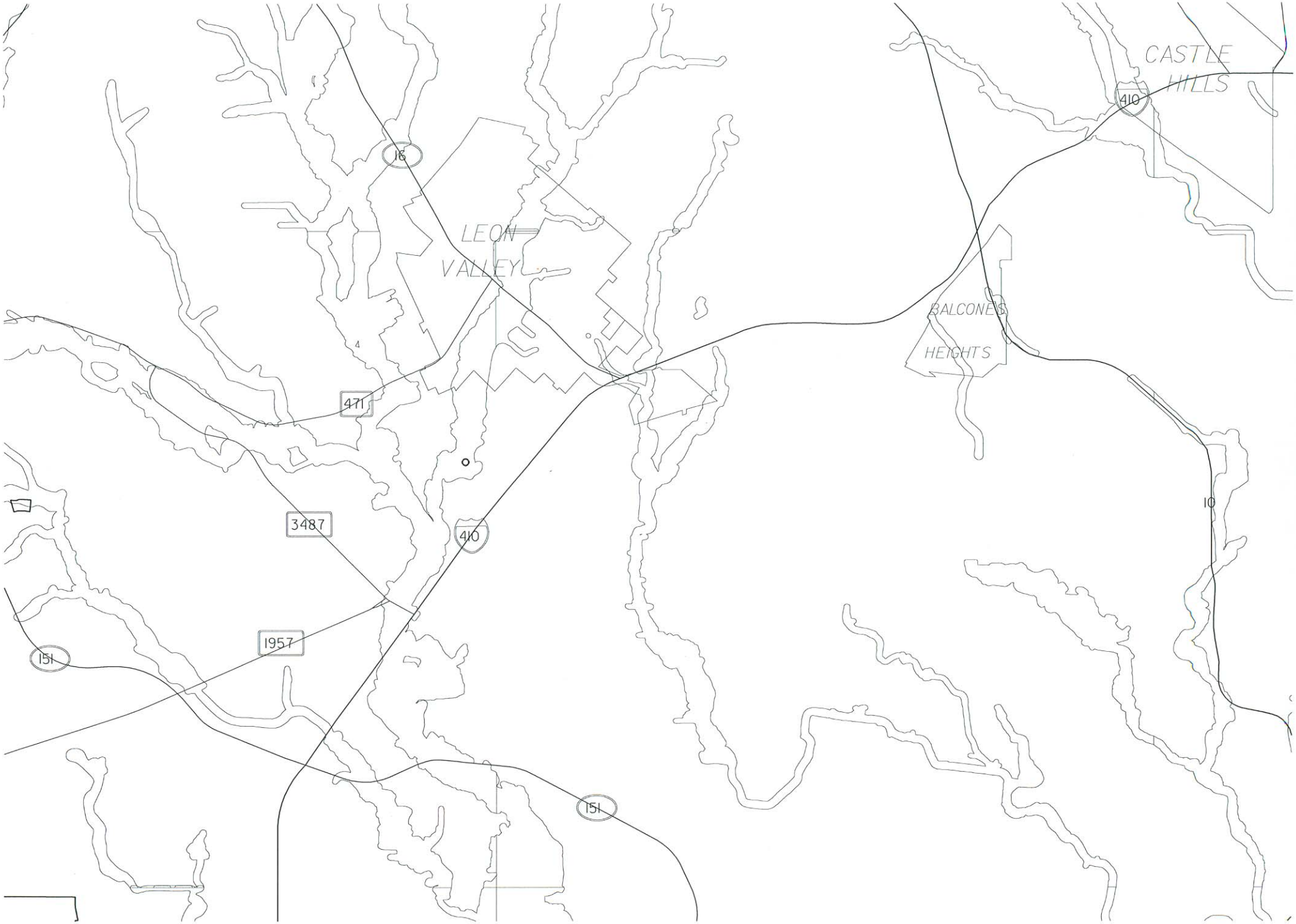


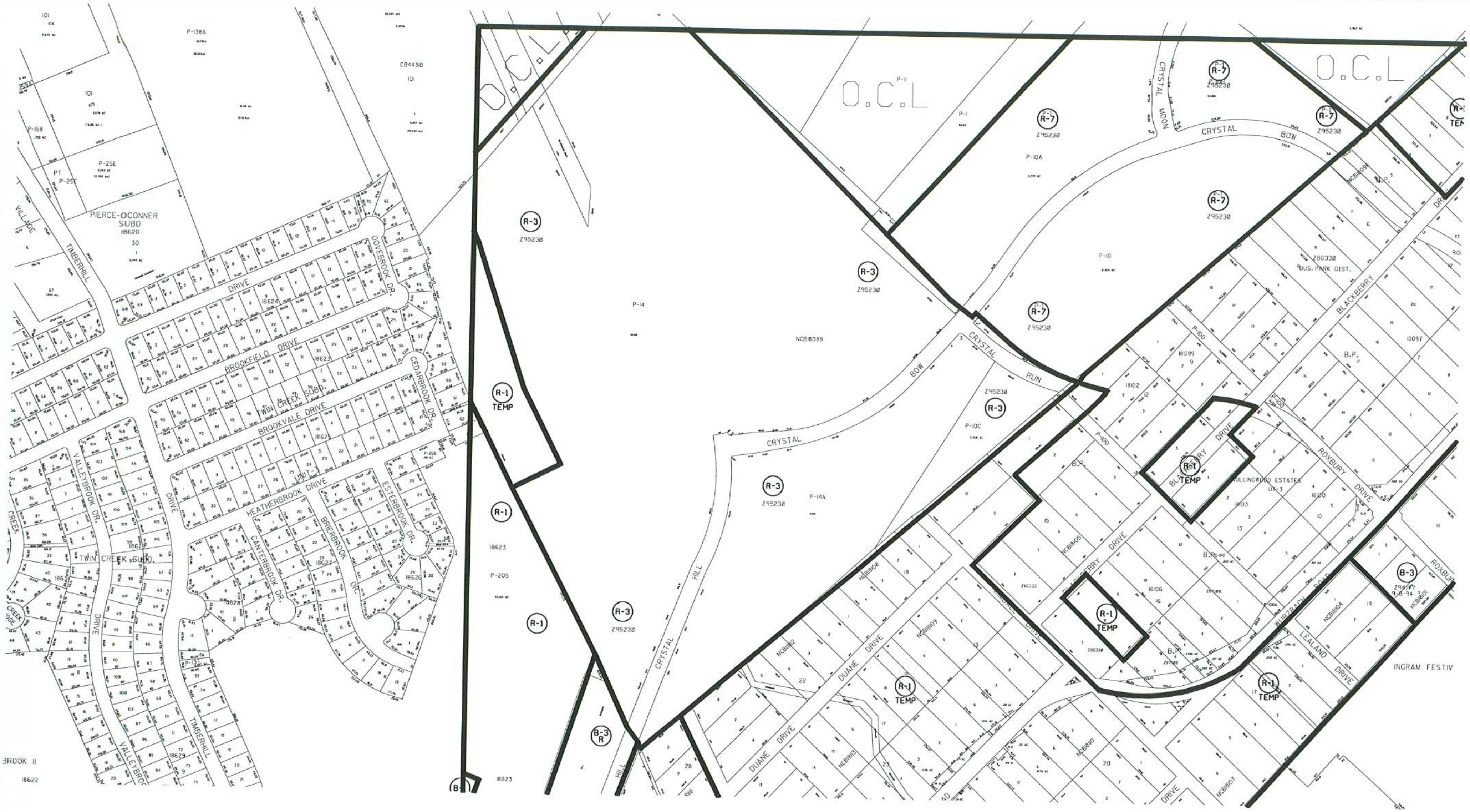
April 20th, 1986

BEXAR COUNTY Vol: 9513 Page: 70 CRYSTAL HILL DRAINAGE ESMT


LOCATION MAP
LEGEND
WURZBACH ROAD
UNPLATTED
VARIABLE WIDTH CUT & FILL EASEMENT
(7.351 ACRES)
CRYSTAL HILL
(2.731 ACRES)
UNPLATTED
CURVE DATA
UNPLATTED
BANDERA INGRAM LTD.
REPLAT and SUBDIVISION PLAT
CRYSTAL HILL SUBDIVISION
VOL 9507
11

Oct. 23, 1984


CASTLE HILLS
410
16
LEON VALLEY
BALCONES HEIGHTS
471
10
3487
410
1957
151
151


O.C.L
O.C.L
O.C.L
P-138A
CB4431B
101
P-158
P-25E
PT P-25E
PIERCE-OCONNER SUBD
18620
VILLAGE
TIMBERHILL
DRIVE
18624
DOVEBROOK DR.
BROOKFIELD DRIVE
18623
CEDARBROOK DR.
TWIN CREEK SUBD.
BROOKVALE DRIVE
18625
UNIT-3
HEATHERBROOK DRIVE
P-206
ESTERBROOK DR.
BRIERBROOK DR.
CANTERBROOK DR.
18627
18626
18628
VALLEYBROOK DR.
TWIN CREEK SUBD.
CREEK
CREEK RIDGE
DRIVE
P-137
18629
TIMBERHILL
BROOK II
18622
R-3
Z95230
P-14
NCB18089
R-1 TEMP
R-1
18623
P-205
R-1
R-3
Z95230
R-3
Z95230
P-14A
CRYSTAL BOW
CRYSTAL
CRYSTAL HILL
B-3 R
P-11
P-1
R-7
Z95230
P-10A
CRYSTAL MOON
CRYSTAL BOW
P-10
R-7
Z95230
CRYSTAL RUN
Z95230
R-3
P-10C
NCB18096
B.P.
Z86330
BUS. PARK DIST.
BLACKBERRY DRIVE
18097
18099
P-100
18102
B.P.
R-1 TEMP
ROLLINGWOOD ESTATES
UT-3
18103
18100
ROXBURY DRIVE
NCB18105
NCB18108
NCB18109
NCB18112
NCB18113
NCB18110
NCB18107
DUANE DRIVE
DUANE DRIVE
R-1 TEMP
Z86333
BLACKBERRY DRIVE
R-1 TEMP
Z86330
18106
B.P.-100
Z87100
B.P.
P-1004
WURZBACH ROAD
NCB18104
LEALAND DRIVE
B-3
Z94177
9-8-94
NCB18101
ROXBURY
R-1 TEMP
INGRAM FESTIV