



31,967 ACRES
GREEN SPRING VALLEY HOMEOWNER'S ASSOC.
UNPLATTED

GREEN SPRING VALLEY SUBDIVISION UNIT 3

SEVEN OAKS SUBDIVISION UNITS B, BA & BB

SCALE: 1" = 100'

HATCHED AREA INDICATES APPROXIMATE LOCATION OF 100 YEAR FLOOD PRONE AREA ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 480035 02250. MAP REVISED OCTOBER 16, 1991.

CROSS HATCHED AREA INDICATES 100 YEAR FLOOD PRONE AREA TO BE RECLAIMED.

53,652 ACRE TRACT
VOLUME 4894, PAGE 2077
UNPLATTED



LOT SUMMARY

UNIT	AREA	NO. LOTS	TYPICAL LOT SIZE
1	N/A	32	65' x 120'
	N/A	41	55' x 120'
SUB-TOTAL	17.837 Ac.	73	
2	13.404 Ac.	56	55' x 120'
3	13.238 Ac.	48	65' x 120'
TOTAL	44.479 Ac.	177	

DEVELOPER: ORION PARTNERS, INC.
100 N.E. LOOP 410 - SUITE 1500
SAN ANTONIO, TEXAS, 78216
210-525-8500

RECEIVED
PLANNING
DEPARTMENT
CIVIL ENGINEERING DIVISION
NOV 14 11:32 AM '93

Orion Partners, Inc.
ELM SPRINGS SUBDIVISION

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. #200
SAN ANTONIO, TEXAS 78222
PHONE (512) 494-8811

JOB NO.: 204-024-00 DATE: 07/13/93

REV. NO. 01/13/93

SHEET NO. 1 OF 1



CITY OF SAN ANTONIO

P.O. BOX 839866
SAN ANTONIO, TEXAS 78283-3966

August 2, 1993

Mr. Tom Adame
Brown Engineering
1000 Central Parkway N., S-235
San Antonio, Texas, 78232

RE: Elm Springs Subdivision POADP #369

Mr. Adame:

The City Staff Development Review Committee has reviewed your Elm Springs Subdivision Preliminary Overall Area Development Plan #369. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was approved, please note that you will be required to place a non-access easement along the northeast ROW line of Jones Maltsberger at the time of plat submittal.

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 plat submittal.

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,

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 Planning Engineer

RECEIVED

BROWN ENGINEERING CO.

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

1993 AUG 10 PM 1:10

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-235
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

August 9, 1993

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

Reference: Elm Springs Subdivision POADP #369
(Currently Known As "Fall Creek Subdivision")

Dear Dave:

The owner/developer of Elm Springs Subdivision has changed the name to "Fall Creek". Please update the files since the subdivision plat will be submitted under the new name.

Sincerely,

BROWN ENGINEERING CO.



Mark S. Brown, P.E.

MSB/ds

Job #204-034-00