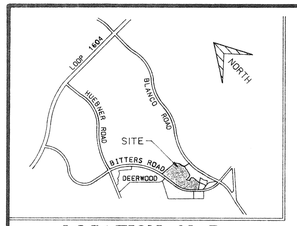

LOCATION MAP

NORTH

SCALE: 1"=100'

SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.

GENERAL NOTES:

1. Water Service by San Antonio Water System (Water Board).
2. Sanitary Sewer Service by San Antonio Water System (Wastewater Management).
3. All interior streets are 30' pavement unless otherwise noted.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: September 21, 1993
File # 375
Signed: [signature]

P-8
N.C.B. 18359

P-3
N.C.B. 17720

P-100 N.C.B. 17721

VARYING WIDTH DRAINAGE R.O.W. AND SANITARY SEWER EASEMENT
DEERFIELD SUBDIVISION, UNIT-2
VOLUME 9506, PAGES 213-214

APPROX. LIMITS OF ZONE "A" 100 YEAR FLOOD BASED ON MAP TO MAP TRANSFER OF FLOOD INSURANCE RATE MAP, BEXAR COUNTY TEXAS COMMUNITY-PANEL NUMBER 480035-0185C DATED JULY 17, 1989.

P-12

P-IC

UNPLATTED

N.C.B. 18350

DRAINAGE EASEMENT
VOLUME 9504, PAGE 18

P-15

P-1E
N.C.B. 17721

BLANCO ROAD

DOE PARK

DRAIN R.O.W.

BLOCK 2
N.C.B. 14292
DEERWOOD, UNIT-3
VOL. 9527, PG 33

PHASE II

PHASE I

LOT 3
N.C.B. 17859
C.B. 4979

DRAINAGE EASEMENT
VOLUME 9504, PAGE 18

DRAINAGE EASEMENT
VOLUME 9504, PAGE 18

P-7A

P-1B

N.C.B. 18350

LOT 250
N.C.B. 17859
C.B. 4979
ELIZABETH TOWNE, UNIT ONE

LOT 250

BITTERS ROAD
86' R.O.W.

LOT 2
N.C.B. 17859
C.B. 4979
MILESTONE SUBDIVISION, UNIT-B
VOLUME 9521, PAGE 55

LOT 1
N.C.B. 17859
C.B 4979

P-6
N.C.B. 17859

DEVELOPER
D.F. LAND VENTURE CO.
% IPAM - 2ND FLOOR E&W
FORUM 1 I.D. 9000 (HOW SUITE 140)
SAN ANTONIO, TEXAS 78230

100 SINGLE FAMILY RESIDENTIAL LOTS
60' x 130' TYP. LOT SIZE
27.165 Ac.
3.6 UNITS/ACRE

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
349-0151

THE RIDGE AT DEERFIELD
PLANNED UNIT DEVELOPMENT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN, No.

REVISIONS:	NO.	DESCRIPTION	BY
DATE			

DESIGN F.A.M.
DRAWN
CHECKED
DATE
JOB NO 1-5723
SHT. 1 OF 1

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

September 21, 1993

Mr. Paul De Leon
MBC & Associates, Inc.
415 Breesport Drive
San Antonio, Texas, 78216

RE: The Ridge at Deerfield Subdivision POADP #375

Mr. De Leon:

The City Staff Development Review Committee has reviewed your The Ridge at Deerfield Subdivision Preliminary Overall Area Development Plan #375. 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, you will be required to provide a non-access easement along the northeast ROW line of Bitters Road adjacent to the lots 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,

D. Pasley

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

DWP/ALG

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