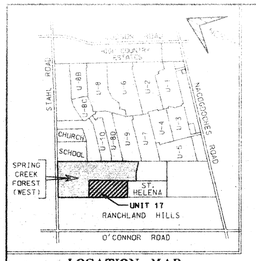

LOCATION MAP

NORTH

SCALE: 1" = 100'

LEGAL DESCRIPTION:

9.895 ACRES OF LAND OUT OF THAT PORTION OF THE JAMES KINCADE SURVEY No. 83, ABSTRACT No. 397, COUNTY BLOCK 5023, BEING OF RECORD IN VOLUME 4723, PAGE 1919 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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.

SPRING CREEK FOREST
SCHOOL SUBD.
(VOL. 8600, PAGE 114)

LOT 1
BLOCK 1
N. C. B. 15831

SPRING CREEK FOREST, UNIT-11 (VOLUME 9533 PAGE 113)
SPRING CREEK FOREST, UNIT-10 (VOLUME 9530 PAGE 17)
SPRING CREEK FOREST, UNIT-8D (VOLUME 9527 PAGE 176)
SPRING CREEK FOREST, UNIT-9 (VOLUME 9519 PAGE 72)
SPRING CREEK FOREST, UNIT-7 (VOLUME 9505 PAGE 191)
SPRING CREEK FOREST, UNIT-5 (VOLUME 9502 PAGE 191)

EXISTING BOUNDARY FOR SPRING CREEK FOREST P.O.A.D.P. No. 424

STAHL ROAD
SPRING ARROW
SPRING BIRD
SPRING MIST
SPRING DEW
SPRING CREEKWAY
SPRING SPUR
SPRING HEIGHT
SPRING LAND
SPRING CORAL
SPRING BRIDGE
SPRING ASH
SPRING STONE
SPRING FIRE
SPRING QUAIL
SPRING ROCK
SPRING CROWN
SPRING SQUARE
SPRING CROSSING
SPRING CABIN
SPRING GREEN
SPRING SUNSHINE

UNIT-14 (VOLUME 9537 PAGE 198)
UNIT-12 (VOLUME 9531 PAGE 52)
UNIT-13
UNIT-16 APPROVED, UNRECORDED
UNIT-17 P.U.D.

BLOCK 2 N.C.B. 19182
BLOCK 5 N.C.B. 19185
BLOCK 6 N.C.B. 19186
BLOCK 9 N.C.B. 17205
BLOCK 12
BLOCK 8

BOUNDARY BETWEEN SINGLE FAMILY RESIDENTIAL AND PLANNED UNIT DEVELOPMENT

PLANNED UNIT DEVELOPMENT UNITS 14 & 16
PRIVATE STREETS GATED COMMUNITY
ELEC.,GAS,TEL.,CATV. WATER,SAN SEWER. DRAIN & EMERGENCY ACCESS ESM'T
SINGLE FAMILY RESIDENTIAL
PUBLIC STREETS NON-GATED COMMUNITY

ST. HELENA CATHOLIC CHURCH PROPERTY
(FORMERLY THE AREA OF UNIT 15)
UNPLATTED

EXISTING BOUNDARY FOR SPRING CREEK FOREST P.O.A.D.P. No. 424

10' UNPLATTED STRIP
TO ST. HELENA CATHOLIC CHURCH

ST. HELENA CATHOLIC CHURCH SUBDIVISION
LOT 50, BLOCK 2, N.C.B. 16412
(VOLUME 9528 PAGE 169)

RANCHLAND HILLS, UNIT-2 (VOLUME 6900 PAGE 105)

HITCHING TRAIL
CORRAL CIRCLE
BRANDING IRON DR.
WAGON GAP DR.
SANTA GERTRUDIS
GUERNSEY DR.
GALACINO DR.

DRAIN R.O.W.
SEWER ESM'T.
16' ELEC., GAS, TEL., & CATV ESM'T.
12' ELEC., GAS, TEL., & CATV ESM'T.
20' BLDG. SETBACK
10' BLDG. SETBACK
5' BLDG. SETBACK
DRAIN AND SAN SEWER R.O.W.
EXISTING 28' ELECTRIC AND SAN. SEWER EASEMENT

PLAN HAS BEEN ACCEPTED BY COSA
(date) June 8 1998
(number) 424-C
If no plats are filed, plan will expire on Dec 8 1999
1st plat filed on

RAYMOND A. FRIESENHAHN
2515 KAISER
SAN ANTONIO, TEXAS 78222
UNPLATTED

AMENDMENT TO PLAN:
ADDITION OF UNIT 17
DELETION OF UNIT 15

DEVELOPER:
CENTEX REAL ESTATE CORP.
16500 SAN PEDRO AVE., SUITE 402
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 496 - 1985

77 SINGLE FAMILY RESIDENTIAL LOTS (NON-GATED)
50' x 110' TYPICAL LOTS TEMP R-1 14.773 ACRES

143 SINGLE FAMILY RESIDENTIAL LOTS (GATED COMMUNITY)
55' x 110' TYPICAL LOTS P-1, R-1 33.668 ACRES

48.546 ACRES TOTAL

GENERAL NOTES:

1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER WORKS).
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER).
3. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY 30' PAVEMENT UNLESS OTHERWISE NOTED.

RECEIVED
98 JUN 6 PM 4:08

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
115 Brassport Drive, San Antonio, Texas 78226
(210) 349-0151

SPRING CREEK FOREST
(WEST)
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN NO. 424
REVISED

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	12-20-96	REVISED NORTH 24 AC. TO P.U.D.	R.A.L.
2	2-11-98	ADDED UNIT-17	R.A.L.

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE DECEMBER 1996
JOB NO. 1-6760
SHT. 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

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: February 25, 1998

Name of POADP: SPRING CREEK FOREST (WEST) No. 424

Owners: Centex Real Estate Corp.

Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.

Address: 16414 San Pedro

San Antonio, Texas 78232

Address: 415 Breesport Drive

San Antonio, Texas 78216

Phone: (210) 496-1985

Phone: (210) 349-0151

Existing zoning: Temp. R-1

Proposed zoning: Temp R-1, P-1, R-5

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: _____ ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Council District: 10

Ferguson map grid 518, F6

RECEIVED
98 MAY -8 PM 2:00
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	44	9.895
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name Spring Creek Forest (West) No. 424

Is there a corresponding PUD for this site? Name Spring Creek Forest No. _____

Plats associated with this POADP or site? Name Spring Creek Forest No. Unit 12 (Vol. 9531, Page 32)

Name Spring Creek Forest No. Unit 14 (Vol. 9537, Page 198)

Name _____ No. _____

Contact Person and authorized representative:

Print Name: J. A. PEÑA Signature: J. A. Peña

Date: 4-10-98 Phone: (210) 349-0151 Fax: (210) 349-9302

☒ 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);

☒ 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 with six 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 Amer Galani @ (210)207-2076;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ 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;

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

Certifying Representative:

Print Name: J. A. PEÑA Signature:

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

June 8, 1998

J. A. Pena
Macina, Bose, Copeland, & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Spring Creek Forest POADP # 424-C

Dear Mr. Pena:

The City Staff Development Review Committee has reviewed Spring Creek Forest Subdivision Preliminary Overall Area Development Plan # 424-C. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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 POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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 POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

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

INVOICE
1170471

AMT ENCLOSED _____

AMOUNT DUE	250.00
INVOICE DATE	5/18/1998
DUE DATE	5/18/1998

50-04-5573
CENTEX HOMES
16414 SAN PEDRO, STE. 700
S.A. TX 78232

PHONE: 000 - 0000

PLAN AMENDMENT FEE
SPRING CREEK FOREST
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/18/1998	1170471	50-04-5573	5/18/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018010-001	PLAN AMENDMENT FEE	250.00

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	05/17/1998		CK# 060774	SPRING CREEK FR
END	05/17/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	250.00	250.00	250.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975