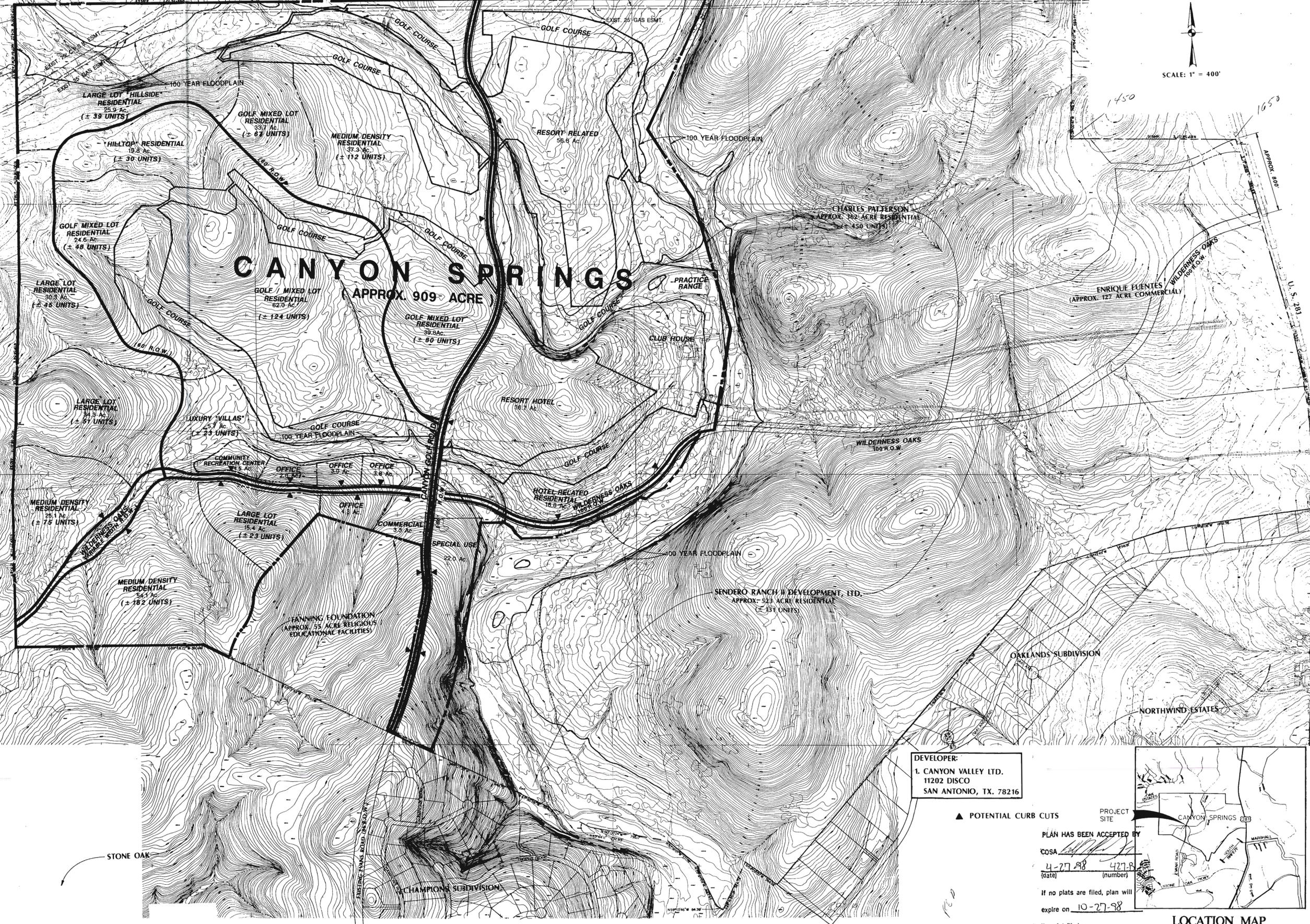
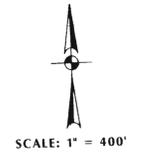


PEGGY J. MARCHBANKS
JOEL COPELAND
STEVE SEILER

STEPHEN & EVA MARCEAU
(OLIVER RANCH TRACT)



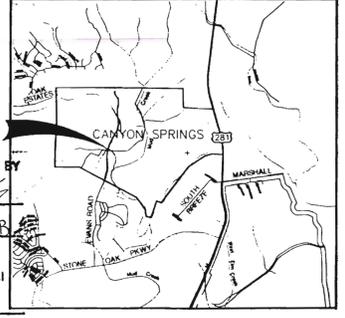
DEVELOPER:
1. CANYON VALLEY LTD.
11202 DISCO
SAN ANTONIO, TX. 78216

▲ POTENTIAL CURB CUTS

PROJECT SITE
PLAN HAS BEEN ACCEPTED BY
COSA
4-27-98 (date)
427-R (number)

If no plats are filed, plan will
expire on 10-27-98

1st plat filed on _____



LOCATION MAP
N.T.S.

REVISIONS:
3-30-98 REVISED 48-285216560

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TX 78217-5987
210/924-9494
FAX 824-3491

CANYON VALLEY ±909 ACRE TRACT
P.O.A.D.P.

JOB NO. 3840.40
DATE SEPT. 1997
DESIGNER A.G.
CHECKED E.H.D. DRAWN F.J.C.
SHEET OF

#427.B

FAX



To: ELIZABETH CAROL
 Fax: 207 4441
 Date: 4/13/98
 Re: CANYON VALLEY 909 AC. P.O.A.D.P.

Total Pages (Including Cover): 4

Comments:

PLEASE LET ME KNOW IF WE
CAN HELP WITH ANYTHING ELSE.
THX, Arnie

Confidentiality Note: The information contained in this facsimile message is privileged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

For Approval For Your Use As Requested For Review and Comment

From: ARNIE GONZALEZ Project No.: 3840-14-01
 cc: FILE

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

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: 10/3/97; revised 2/26/98 Name of POADP: Canyon Valley ±909 Acre Tract
Owners: Canyon Valley, Ltd. Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 11202 Disco Address: 555 E. Ramsey
San Antonio, Texas 78216 San Antonio, Texas 78216
Phone: 495-8777 Phone: 375-9000
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 30 [X] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: N/A
Ferguson map grid 483, A-3

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential. Includes a note for Commercial, Floodplain, Golf Course, Resort.

Is there a previous POADP for this Site? Name Canyon Springs No. 427

Is there a corresponding PUD for this site? Name Future Submittal No. -

Plats associated with this POADP or site? Name Canyon Springs U-1 No. 970447

Name Canyon Springs U-2 No. 980288

Name Canyon Springs U-3 No. 970446

Contact Person and authorized representative:

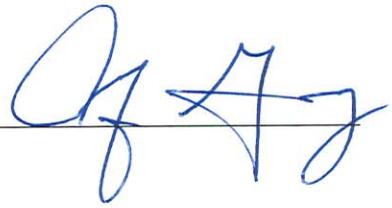
Print Name: Arnulfo (Arnie) Gonzalez, P.E. Signature: [Handwritten Signature] P.E.

Date: 2/26/98 Phone: 375-9000 Fax: 375-9020

- 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; AMENDMENT: Name change, limits of POADP
- 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 Friesenhahn @ (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: Arnulfo (Arnie) Gonzalez, P.E. Signature:  P.E.

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



CITY OF SAN ANTONIO

April 27, 1998

Arnie Gonzalez, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Canyon Springs Valley

POADP # 427 - B

Dear Mr. Gonzalez:

The City Staff Development Review Committee has reviewed Canyon Springs Valley Subdivision Preliminary Overall Area Development Plan # 427 - B. 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 probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.
- Staff recommends that there be no residential frontage on all collector streets.
- The alignment for Wilderness Oaks needs to be coordinated with the adjacent land owners.

- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- Staff recommend street name change for proposed north - south thoroughfare to Evans Road.
- I would like to 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

Oct 14 '97 13:24 P.01



Texas Department

P.O. BOX 29928 • SAN ANTONIO

Post-It* Fax Note	7671	Date	10/14/97	# of pages	3
To	Elizabeth Cassi	From	Jesse Hayes		
Co./Dept	CSA Planning	Co.	Tx DOT		
Phone #		Phone #	615 5860		
Fax #	207 4441	Fax #			

October 16, 1997

P.O.A.D.P REVIEW

Canyon Springs

Located on US 281 North, between Marshall Road and Bulverde Road.

P.O.A.D.P. Reviewed for:Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

Future expansion of US 281 will require a minimum of 100 feet of additional ROW at this location. Therefore we request that all planned development be setback a minimum distance of 125 feet. 50' ROW flares will be required at the intersection of Wilderness Oaks and US 281.

Access Limits/Restrictions

Locations of access points to US 281 from this property will be as directed by "Regulations For Access Driveways to State Highways". At the time of platting, a 1' non-access easement will be required along the entire US 281 frontage of the proposed residential development. See additional comments below.

WPAP Requirements

A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: There are two existing temporary median crossovers on US 281 within the boundaries of this development. No additional median crossovers will be permitted within these limits, and the existing median crossovers will not be relocated. Future expansion plans for US 281 will include grade separations at Marshall Road, the future Wilderness Oak extension and Bulverde Road. The Texas Department of Transportation will not construct a grade separation at the Wilderness Oak extension that is not consistent with the location provided to TxDOT by the City of San Antonio Planning Department. The location provided is approximately 5200 feet north of Marshall Road. Please refer to the attached letter dated July 18, 1997 for further explanation of TxDOT's position of the alignment of Wilderness Oak. At the time the planned grade separations are constructed, all temporary median crossovers will be removed

Judy Friesenhahn, P.E.

Advanced Project

Development Engineer

An Equal Opportunity Employer

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: 10/3/97 Name of POADP: CANYON SPRINGS 909 ACRE TRACT
 Owners: CANYON VALLEY LTD. Consulting Firm: PAPE-DAWSON ENGINEERS, INC.
 Address: 11202 DISCO Address: 555 EAST RAMSEY
SAN ANTONIO, TX 78216 SAN ANTONIO, TX 78216
 Phone: 495-8777 Phone: 375-9000
 Existing zoning: N/A Proposed zoning: N/A
 Texas State Plane Coordinates: X: PEND. Y: PEND.

Site is over/within/includes: San Antonio City Limits? Yes No
 Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: Yes No

Land area being platted:	Lots	Acres	
	+ 880	+ 408	
Single Family (SF)	<u>0</u>	<u>0</u>	
Multi-family (MF)	<u>0</u>	<u>0</u>	
Commercial and non-residential	+ <u>30</u>	+ <u>30</u>	(Commercial, Floodplain, Golf Course, Resort)

Is there a previous POADP for this Site? Name CANYON SPRINGS No. 427
 Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No. _____
 Plats associated with this POADP or site? Name CANYON SPRINGS U-1 No. 970447
 Name CANYON SPRINGS, U-2 No. PEND.
 Name CANYON SPRINGS, U-3 No. 970446

Contact Person and authorized representative:

Print Name: DAVID M. McBETH, P.E.

Signature: 

Date: 10/7/97

Phone: 375-9000

Fax: 375-9020

- 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;
- 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 Friesenhahn @ (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: DAVID M. McBETH, P.E. Signature: 

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



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/3/97 Name of POADP: CANYON SPRINGS 909 ACRE TRACT
 Owner/Agent: CANYON VALLEY, LTD Engineer/Surveyor: PAPE-DAWSON ENGINEERS, INC.
 Address: 11202 DISCO Address: 555 EAST RAMSEY
 SAN ANTONIO, TX 78216 Phone: 495-8777 SAN ANTONIO, TX 78216 Phone: 375-9000

Existing zoning: N/A Proposed zoning: N/A

Texas State Plane Coordinates: X: PEND. Y: PEND.
 (at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? Yes No
 Edwards Aquifer Recharge Zone? Yes No

RECEIVED
 97 OCT - 3 PM 3:49
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICE DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	+ 880	+ 408
Non-Single Family (NSF)	+ 30	+ 501 (COMMERCIAL, FLOOD PLAIN, GOLF COURSE ETC.)
TOTAL:	910	909

Contact Person:
 Print Name: DAVID MCBETH, P.E. Signature: David McBeth, P.E.
 Date: 10/3/97 Tele: 375-9000 Fax: 375-9020

Is there a previous POADP for this site? Name CANYON SPRINGS No. 427
 Is there a corresponding PUD for this site? Name FUTURE SUBMITTAL No. _____
 Are there any plats associated with this POADP or site? Name CANYON SPRINGS, U-1 No. 970447
 Name CANYON SPRINGS, U-2 No. PEND.
 Name CANYON SPRINGS, U-3 No. 970446

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

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

I N V O I C E
1005113

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 10/22/1997
DUE DATE 10/22/1997

50-04-5573
LEINGUER VENTURES
11202 DISCO
SATX 78216

PHONE: 000 - 0000

POADP CANYON SPRINGS PLAN FEE

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 10/22/1997 INVOICE 1005113 ACCOUNT 50-04-5573 DUE DATE 10/22/1997 OFFICE HOURS 7:45 - 4:30

LINE 1 INDEX REF 012542-001 DESCRIPTION PLAN REVIEW FEES AMOUNT 370.00

PAID-SATX 1005113 OCT 22 1997

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 10/21/1997 CK 1105
END 10/21/1997

PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00

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
PAGE 1 OF 1

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

I N V O I C E
1105018

AMT ENCLOSED _____

50-04-5573
CANYON VALLEY LTD
11202 DISCO DRIVE
SATX 78216

AMOUNT DUE 275.00
INVOICE DATE 3/10/1998
DUE DATE 3/10/1998

PHONE: 000 - 0000

POADP CANYON VALLEY

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 3/10/1998 INVOICE 1105018 ACCOUNT 50-04-5573 DUE DATE 3/10/1998 OFFICE HOURS 7:45 - 4:30

LINE INDEX REF DESCRIPTION AMOUNT
1 012542-001 PLAN REVIEW FEES 275.00

PAID SATO
MR-3
MAR 11 1998

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT
ST: 03/09/1998 CK1055'
END 03/09/1998

DOCUMENT
CANYONVALLEY

PREVIOUS BAL CURRENT CHARGES NEW BALANCE TOTAL AMT DUE
0.00 275.00 275.00 275.00

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

I N V O I C E
1115829

AMT ENCLOSED _____

50-04-5573
SUMERLIN PROPERTIES INC
P O BOX 1629
WIMBERLEY TX 78676

AMOUNT DUE 370.00
INVOICE DATE 3/20/1998
DUE DATE 3/20/1998

PHONE: 000 - 0000

POADP CANYON SPRINGS ESTATES

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 3/20/1998 INVOICE 1115829 ACCOUNT 50-04-5573 DUE DATE 3/20/1998 OFFICE HOURS 7:45 - 4:30

LINE 1 INDEX REF 018010-001 DESCRIPTION PLAN AMENDMENT FEE AMOUNT 370.00

PAID-SATO MP2 MAR 23 1998

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 03/19/1998 CK1801 CANYONSPRINGS
END 03/19/1998

PREVIOUS BAL 0.00 CURRENT CHARGES 370.00 NEW BALANCE 370.00 TOTAL AMT DUE 370.00