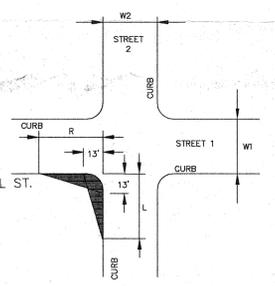


LOCATION MAP
N.T.S.

NOTE:
MEDIAN REMOVAL FROM CREEK KNOLL TO DEAD END ON MILITARY DRIVE TO BE ADDRESSED WITH THE CITY AND COUNTY OFFICIALS. SEPARATE CONSTRUCTION DOCUMENTS AND APPROVAL WILL BE OBTAINED.



BEKAR COUNTY CLEAR VISION STATEMENT:
CLEAR VISION CALCULATIONS WILL BE BASED ON 4450 FT. CASE IN BAY FOR TURNING MANEUVERS ON TO MAJOR HIGHWAYS. EASEMENTS TO BE SHOWN ON INDIVIDUAL PLATS WHEN SUBMITTED.

CLEAR VISION AREA CALCULATION
NOT-TO-SCALE

$$R = 0.65(50) - (W/2 + K)$$

$$L = \frac{13(50)}{13 + W/2 + K} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

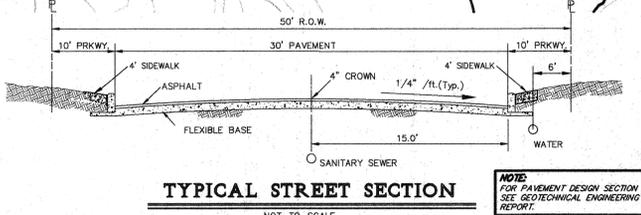
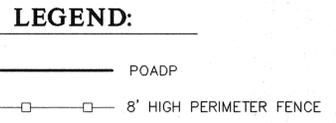
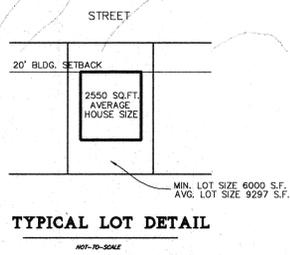
$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

DEVELOPER:
CENTEX REAL ESTATE CORP.
C/O DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

APPROXIMATE LIMITS OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C-0405E, DATED FEBRUARY 16, 1996.

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY SAWS
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
 3. GAS AND ELECTRIC TO BE PROVIDED BY CFS
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B. TELE. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 5. ALL ACRESAGES SUBJECT TO CHANGE WITHOUT NOTICE
 6. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.

REVISION STATEMENT:
THE HEIGHTS OF WESTCREEK WAS PREVIOUSLY SHOWN ON P.O.A.D.P. # 484 WHICH WAS SUBMITTED BY PAPE-DAWSON ENGINEERS AND WAS APPROVED FOR 285 SINGLE FAMILY LOTS ON 9-1-95. THIS REVISION IS BEING RESUBMITTED TO SHOW THE CURRENT CONFIGURATION OF THE RESIDENTIAL DEVELOPMENT.



NOTE:
FOR PAVEMENT DESIGN SECTION SEE GEOTECHNICAL ENGINEERING REPORT.

DEVELOPMENT RIGHTS PERMIT #

REVISIONS:
6/19/00 CSA COMMENTS
7/31/00 REVISED ENTRY ON CREEK PEBBLE & MILITARY DRIVE
ADDED MEDIAN NOTE.

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

THE HEIGHTS OF WESTCREEK
PRELIMINARY OVERALL DEVELOPMENT PLAN

P.O.A.D.P. # 484A
JOB NO. 4492-11
DATE JUNE, 2000
DESIGNER M/TN
CHECKED JDA DRAWN FT
SHEET 1 OF 1



CITY OF SAN ANTONIO POADP APPLICATION

RECEIVED
00 JUN 22 PM 3: 29

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 UDC and must be certified to contain the following:

Date Submitted: 06/19/00 Name of POADP: The Heights of Westcreek
 Owners: Centex Real Estate Corp. Consulting Firm: Pape-Dawson Engineers, Inc.
c/o Denton Development
 Address: 16414 San Pedro, Suite 700 Address: 555 East Ramsey
 Zip Code: 78232 Zip Code: 78216
 School District: Northside Phone: (210) 375-9000
 Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 3 Yes No
 San Antonio City Limits? Yes No
 Council District: N/A
 Ferguson map grid P 611 E-3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>233</u>	<u>66.37</u>
Multi-family (MF)	<u> </u>	<u> </u>
Commercial and non-residential	<u> </u>	<u> </u>

Is there a previous POADP for this Site? Name Yes No. 484

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name N/A No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame

Date: 6/22/00 Phone: (210) 375-9000 Fax: (210) 375-9010

name of the POADP and the subdivision;

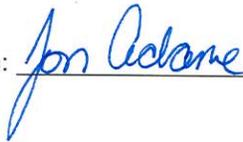
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets; N/A
- 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, 8½ x 11 reduction with six full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does about 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 not is 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;
- List below all Major Thoroughfares that are adjacent to the property or included within the boundaries.

Military Drive

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: Jon Adame, P.E.

Signature: 

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

APPLICATION REVISED June 4, 1999



CITY OF SAN ANTONIO

October 25, 2000

Jon Adame

Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Heights of Westcreek (Amending)

POADP # 484-A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed The Heights of Westcreek Subdivision Preliminary Overall Area Development Plan # 484-A 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. Bexar County Public Works may require base flood elevations at the plat level.
- 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.

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

Mr. Adame
Page 2
October 25, 2000

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr

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



CITY OF SAN ANTONIO

July 20, 2000

Jon Adame, P.E.

Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Heights of Westcreek

POADP # 484A

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed The Heights of Westcreek Subdivision Preliminary Overall Area Development Plan. A revision to the existing P.O.A.D.P. # 484. Please note that your plan was not accepted, based on the following:

1.) The Public Works Department:

(a) Median opening will not be allowed at Military Drive West at Creek Knoll.

(b) Creek Pebble to be widen from proposed 50' R.O.W. to a min. of 70' R.O.W. to accommodate left and right turns onto Military Drive West.

2.) An approved TIA will be required before the POADP can be accepted.

If you have any questions or comments regarding this matter, please contact Michael Herrera at (210) 207-7900 (please return all redlines with your resubmittal).

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

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

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

I N V O I C E
1830028

AMT ENCLOSED _____

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

AMOUNT DUE 381.10
INVOICE DATE 5/10/2000
DUE DATE 5/10/2000

PHONE: 000 - 0000

THE HEIGHTS OF CREST CREEK
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
5/10/2000 1830028 50-04-5573 5/10/2000 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: 05/09/2000 CK# 068328 POADP
END 05/09/2000

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

PAGE 1 OF 1

↓