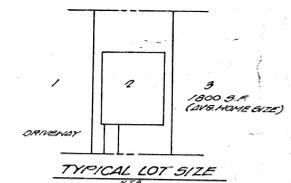


TYPICAL STREET SECTION



TYPICAL LOT SIZE

NOTE: ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA REQUIRED 50'-30'-30'-0'

AREA	SQUARE FEET	ACRES
BUILDING COVERAGE AREA	93,000	2.1
OTHER COVERAGE	168,700	3.8
OPEN SPACE	3,578,000	82.1
TOTAL GROSS AREA	3,840,000	88.1

PROPOSED OPEN SPACE = 23%  
 DENSITY = 10.59 UNITS PER ACRE  
 P-1, R-1  
 ZONING CONCEPT  
 52 RESIDENTIAL LOTS - 1 ACRE MINIMUM

- NOTES:
1. WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
  2. DRAINAGE TO BE ASSOCIATED TO THE ADJACENT COUNTY AND/OR OVERSEAS
  3. ALL STREETS WITHIN THE P-1, R-1 ARE PRIVATE STREETS
  4. SANITARY SEWERS WILL BE SEPTIC SYSTEMS

DEVELOPER: J.C.-E.B. LTD.  
 P.O. BOX 17386  
 SAN ANTONIO, TX 78217  
 PHONE: 328-1262

**ADOBE RANCH ACRES**  
 PLAN UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

88.1 ACRES      52 LOTS



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE  
 Date: 12-27-95  
 File #: 487  
 Signed: D. Parley, Jr.



# CITY OF SAN ANTONIO

December 27, 1995

Mr. Jesse Pacheco  
Pape-Dawson Company  
9310 Broadway , Bldg. II  
San Antonio, Texas, 78217-5987

Re: Adobe Ranch Acres PUD Subdivision POADP #487

Mr. Pacheco:

The City Staff Development Review Committee has reviewed your Adobe Ranch Acres PUD Subdivision Preliminary Overall Area Development Plan #487. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please be advised that either at the time of PUD plan or plat submittal, courtesy notification will be given to the City of Helotes since your entrance is on Antonio Drive within the City of Helotes.

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)207-7900, Monday through Friday, 7:45AM-04:30PM.

Sincerely,

A handwritten signature in cursive script that reads "D Pasley" with a flourish at the end.

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

DWP/ALG

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



*Eddie,  
Please  
file.*

April 9, 1996

City of San Antonio Planning Commission

RE: Adobe Ranch Acres

Dear Madam Chairman and Planning Commission Members;

Below is a brief history of events leading up to today's hearing with the approximate dates.

9/19/95--Submitted an 88 acre P.U.D. for approval by the Planning Commission.

1/10/96--The P.U.D. was tabled so we could discuss with the City of Helotes issues brought up at the public hearing.

1/15/96--We met with the Mayor, City Manager and City Engineer of the City of Helotes at Helotes City Hall on numerous occasions to discuss the subdivision.

1/22/96--Attended the Helotes City Council Meeting (see attached minutes).

1/24/96--Due to time constraints we decided to withdraw the P.U.D. application and proceed with platting as a normal subdivision.

2/8/96--We attended another Helotes City Council Meeting for further discussion of the Adobe Ranch Subdivision.

2/16/96--Our attorney along with the Helotes' City Attorney both agreed we had a legal right to connect to Antonio Road.

2/22/96--We met with the Helotes City Council to publicly discuss the location into the subdivision. At this meeting, the Helotes City Council agreed the intersection should be at point "A" which is shown on our proposed subdivision layout as submitted. However, the City of Helotes added some additional demands which we were not in a position to agree to legally, or otherwise; which included the annexation of the 88 acres into the City of Helotes and compensation to the City of Helotes for the use of Antonio Road. The City of Helotes also stated they would prefer the subdivision be developed as a P.U.D..

3/7/96---We resubmitted the P.U.D. application.

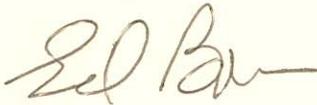
Over the past several months we made application and were granted approval from TNRCC. We have an agreement with SAWS to supply water to the subdivision. We have completed percolation tests and have approvals from Bexar County Public Works for septic tanks on the lots. We have completed all of our ecological studies on the site and are ready to proceed with further engineering.

Our engineers, Pape-Dawson, will design the subdivision to meet all subdivision requirements as mandated by the City of San Antonio and the State of Texas. Of course, the different City departments will review the subdivision engineering before we can begin construction and file the plat.

We are asking today that you approve our application for a P.U.D., however, if the P.U.D. is disapproved, we will proceed with the development under normal subdivision requirements.

Thank you for your consideration in this matter.

Sincerely,

A handwritten signature in cursive script, appearing to read "Ed Barron".

Ed Barron