

AMMANN OAKS UNIT 3  
(VOL. 9, PG. 374-375)  
USE: RESIDENTIAL

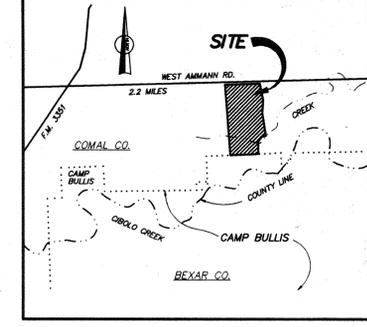
AMMANN OAKS UNIT 2  
(VOL. 9, PG. 347-348)  
USE: RESIDENTIAL

AMMANN OAKS UNIT 1  
(VOL. 9, PG. 333)  
USE: RESIDENTIAL

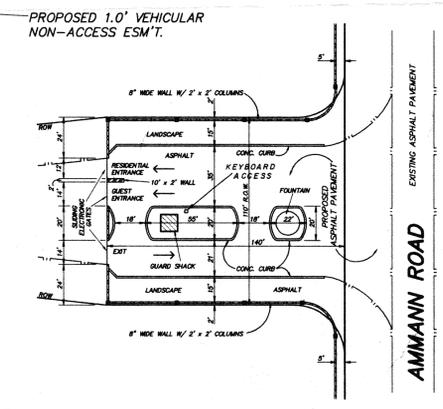
APPROXIMATE LIMITS OF  
100 YEAR FLOOD ZONE  
PER FEMA MAP NO.  
485463-0005 E  
DATED JULY 17, 1995

APPROXIMATE LIMITS OF  
100 YEAR FLOOD ZONE  
PER FEMA MAP NO.  
485463-0005 E  
DATED JULY 17, 1995

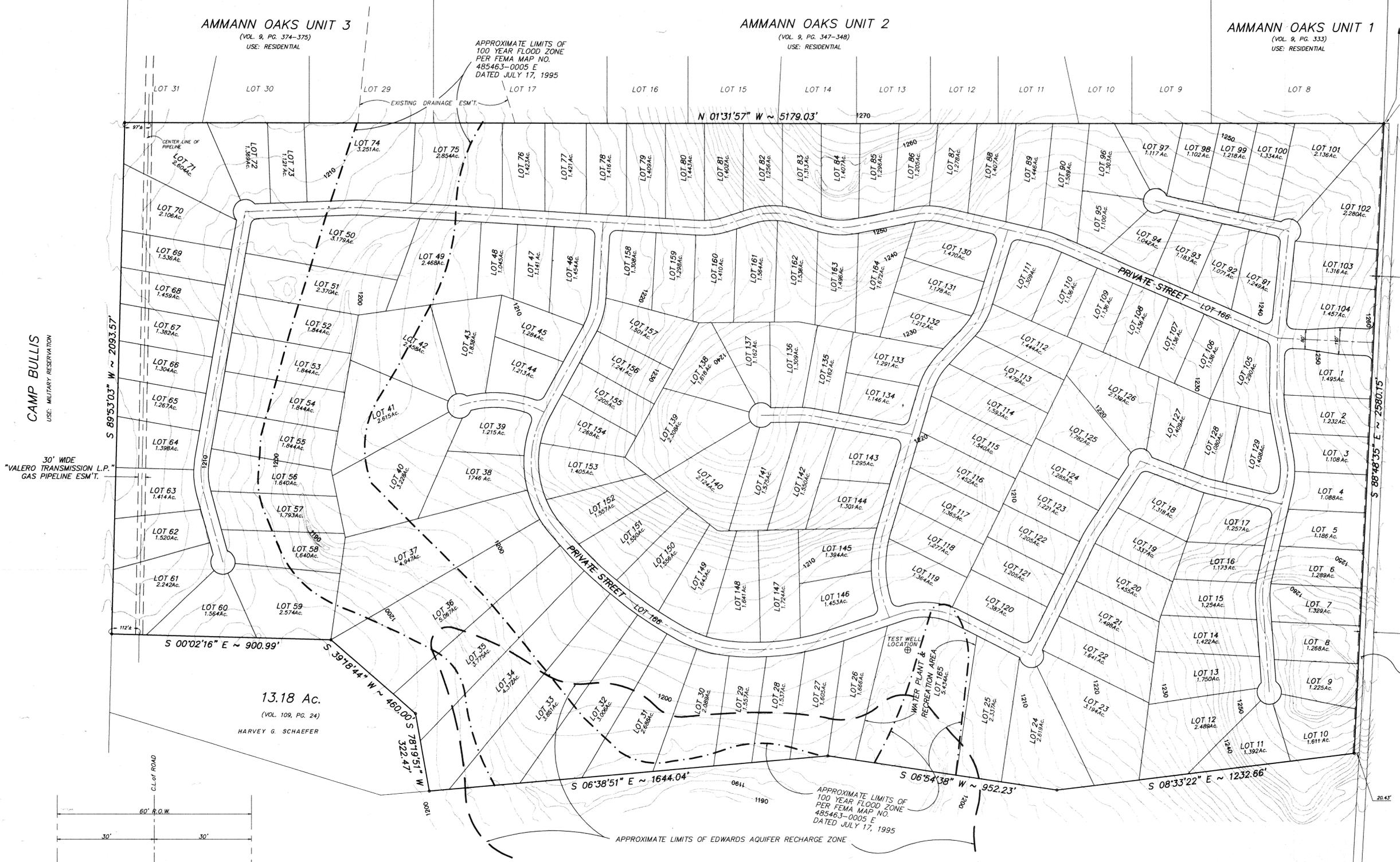
APPROXIMATE LIMITS OF EDWARDS AQUIFER RECHARGE ZONE



LOCATION MAP  
N.T.S.



GATE DETAIL



CAMP BULLIS  
USE: MILITARY RESERVATION

30' WIDE  
"VALERO TRANSMISSION L.P."  
GAS PIPELINE ESMT.

PROPOSED 1.0' VEHICULAR  
NON-ACCESS ESMT.

AMMANN ROAD  
( ORIGINAL P.L.O.W. WIDTH VARIES )

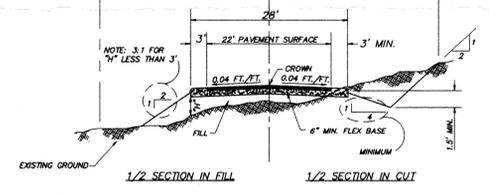
PROPOSED 1.293 ACRE  
STREET DEDICATION  
UNTO COMAL COUNTY

13.18 Ac.  
(VOL. 109, PG. 24)  
HARVEY G. SCHAEFER

352.61 ACRES  
(VOL. 116, PG. 354)  
USE: RURAL  
HARVEY G. SCHAEFER, E101

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF  
**TERRIGAL PARK ESTATES**

PLANNED UNIT DEVELOPMENT  
COMAL COUNTY, TEXAS



TYPICAL LOCAL STREET  
CROSS-SECTION  
COMAL COUNTY STANDARDS  
N.T.S.

USE - ACREAGE  
164 RESIDENTIAL LOTS = 270.488 ACRES  
LOT 165, RECREATIONAL AREA &  
WATER PLANT = 5.434 ACRES  
LOT 166, PRIVATE STREETS = 23.467 ACRES  
NOTE: ALL PRIVATE STREETS ARE SECONDARY  
HAVING A WIDTH OF 60 FEET, EXCEPT AS  
NOTED, WITH TRAFFIC FLOWS EACH WAY.

OWNER & DEVELOPER:  
SALVADOR ORTIZ  
MURCIA DEVELOPEMNT COMPANY  
1208 SOUTH MAIN, P.O. BOX 1242  
BOERNE, TEXAS 78006  
(210) 692-9236  
FAX (210) 614-3731

CIVIL ENGINEER:  
C.B. "MAC" McCOY, P.E.  
SUMAC ENGINEERING SERVICES  
P.O. BOX 311554  
NEW BRAUNFELS, TEXAS 78131  
(210) 625-1612  
FAX (210) 625-1117

SURVEYOR:  
DANIEL E. SNELL, R.P.L.S.  
MAVERICK LAND SURVEYING CO.  
1846 LOCKHILL-SELMA, SUITE 107  
SAN ANTONIO, TEXAS 78213  
(210) 342-9455  
FAX (210) 342-9524

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: Feb 29, 96  
File # 493  
Signed: D. Kelly

DRAWING PREPARED BY:  
**Maverick**  
Land Surveying Co.  
1846 Lockhill-Selma, Suite 107, San Antonio, Texas 78213  
(210) 342-9455, FAX (210) 342-9524  
M.L.S. JOB NO. 4263  
DATE: 1-18-96  
REVISED DATE: 2-22-96

RECEIVED  
5/5/96 2:30 PM 1-16

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

**Date Submitted:** January 19, 1996

**Name of POADP:** Terrigal Park Estates P.U.D.

**Owner/Agent:** Salvador Ortiz/Murcia Dev. Co. **Phone:** 210-692-9236

**Address:** P.O. Box 1242 Boerne, Tx 78006 **Zip code:** 78006

**Engineer/Surveyor:** Daniel Snell R.P.L.S. **Phone:** 342-9455

**Address:** 1846 Lockhill-Selma, Ste. 107 **Zip code:** 78231

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

**Texas State Plane Coordinates:** X 13,827,605 Y 2,106,410  
(at major street entrance/main entrance)

**Plat is over/within/includes:** San Antonio City Limits Yes  No   
Edwards Aquifer Recharge Zone? Yes  No

<b>Land Area Being Platted:</b>	<b><u>Lots</u></b>	<b><u>Acres</u></b>
Single-Family (SF)	<u>163</u>	<u>270.5</u>
Non-Single Family (NSF)	<u>N/A</u>	<u>N/A</u>
Commercial & other Park/Streets	<u>2</u>	<u>28.9</u>
<b>TOTAL =</b>	<u>165</u>	<u>299.4</u>

**Print Name:** Daniel E. Snell **Signature:** 

**Date:** January 19, 1996 **Tel:** 343-9455 **Fax:** 342-9524

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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



February 29, 1996

# CITY OF SAN ANTONIO

Mr. Daniel E. Snell  
Maverick Land Surveying Co.  
1846 Lockhill-Selma, Suite 107  
San Antonio, Texas 78213

Re: Terrigal Park Estates

Subdivision POADP # 493

Mr. Ortiz:

The City Staff Development Review Committee has reviewed your Terrigal Park Estates Subdivision Preliminary Overall Area Development Plan # 493. Please find enclosed assigned copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Staff has indicated that they will support the variance for streets, provided that you provide a letter which clearly illustrates the need for the variance, construct at least one and half inch asphalt layer, and an eight inch base layer.
2. Based on the topography, a Flood Plain Study will probably be required.
3. Drainage issues will also need to be addressed during the platting process.
4. 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.

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 Elizabeth Carol. She may be reached at (210) 207-7900, Monday through Friday, 7:45AM-04:30PM.

Sincerely,

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

DWP/EAC

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

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966  
TEL: (210) 207-7873 TDD: (210) 207-7911 FAX: (210) 207-7897



San Antonio Water System

February 16, 1996

*Eli, for POADP file.*

Maverick Land Surveying Co.  
1946 Lockhill Selma, Suite # 107  
San Antonio, Texas 78213

Attn: Mr. Daniel E. Snell, R.P.L.S.

RE: TERRIGAL PARK ESTATES SUBDIVISION

Dear Mr. Snell:

Reference your letter dated February 1, 1996, whereby a request is made for a determination if a certain subdivision can be served by the San Antonio Water System for water and sewer service.

This property is situated outside the service areas for both water and sewer service. However, if the property is located within the City of San Antonio's extraterritorial jurisdiction (ETJ) and even though the property is within the Comal County jurisdiction, this office will be required to issue letters of certification. This is on the premise that the property is located within the City of San Antonio's ETJ and this office will required letters of water and sewer availability from those purveyors that will be providing the service.

In a telephone conversation, I mentioned of workings regarding an issue of plat exceptions for properties that are located within the City of San Antonio's ETJ but located within another county's jurisdiction. Any information regarding this matter must be addressed to Mr. Edward Guzman, City Planning Department, at 207-7892.

Should you need further assistance, please call me at 704-7173.

Sincerely,

Jose R. Limon  
Manager  
Development Services Division  
Infrastructure Planning