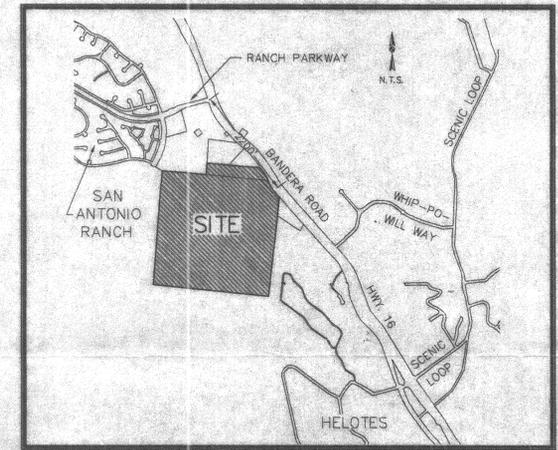


SCALE: 1" = 200'



LOCATION MAP



113.938 ACRES
BANDERA PROPERTIES INC.
VOL. 6460, PG. 1111
C.B. 4519 P-18

34.709 ACRES
SAN ANTONIO MUD #1
VOL. 5305, PG. 1483
C.B. 4555 P-2

7.581 ACRES
DONALD G.
& RICHARD REDDOUT
VOL. 4471, PG. 843
C.B. 4555 P-5C

3.742 AC.
GEORGE A. &
SHIRLEY HOOVER
VOL. 4488, PG. 741
C.B. 4555 P-5B

CHANNEL EASEMENT
VOL. 7289, PG. 734

OUT TRACT 9.38 ACRES
C.B. 4522 P-1

UNIT 2A
20.00 ACRES
C.B. 4522 P-1

116.02 ACRES
C.B. 4522 P-1

5.484 ACRES
LEONARD C.
& MILDRED BRYANT
VOL. 2103, PG. 533
C.B. 4554 P-16B

22.232 ACRES
LEONARD C. BRYANT
VOL. 8217, PG. 676
C.B. 4554 P-16

OUT TRACT 25.42 ACRES
C.B. 4522 P-1

1493.07 ACRES
JOHNSTON, CHESLEY, ETAL
VOL. 5182, PG. 613
VOL. 5185, PG. 437
C.B. 4519 P-2

1493.07 ACRES
JOHNSTON, CHESLEY, ETAL
VOL. 5182, PG. 613
VOL. 5185, PG. 437
C.B. 4521 P-1

170.02 ACRES

NAME & ADDRESS OF DEVELOPER:
THOMAS E. DREISS
LOS REYES CANYONS DEV., LTD.
1611 DOE CREST
SAN ANTONIO, TEXAS 78248
492-2768

PLAN HAS BEEN ACCEPTED BY
COSA
July 3, 1996 (date)
495 (number)

If no plats are filed, plan will
expire on Jan 3, 1997
1st plat filed on 7.1.96
960210

TOTAL LOTS: 57
LOT AVERAGE: 1.90 AC. (PUD)
ROAD LENGTH: 5400 L.F.
PAVEMENT AREA: 3.00 AC.

- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL (1.90 ACRES AVERAGE LOTS)
 2. ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS.
 3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 4. LOS REYES CANYONS SUBDIVISION IS LOCATED IN THE FEMA 100 YEAR FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. WATER SUPPLY BY THE CITY OF SAN ANTONIO WATER SYSTEM (SAWS).
 7. LOS REYES CANYONS SUBDIVISION IS LOCATED WITHIN THE EDWARDS AQUIFER.

LOS REYES CANYONS

P.O.A.D.P. / P.U.D.



ALAMO CONSULTING
ENGINEERING &
SURVEYING, INC.

SCALE: 1" = 200'
DRAWN BY RW/LD
TRACED BY
CHECKED BY
JOB NO. 07-00-20
SHEET OF
FILE NO. 0777/POADP
PAGE 1 OF 1

**PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(POADP)
APPLICATION**

Date Submitted: February 16, 1996

Name of POADP: Los Reyes Canyons

Owner/Agent: Los Reyes Canyons Dev., Ltd. **Phone:** (210)492-2768

Address: 1611 Doe Crest, San Antonio, Tx. **Zip code:** 78248

Engineer/Surveyor: Alamo Cons. Eng. & Surv., Inc. **Phone:** (210) 828-0691

Address: 125 W. Sunset **Zip code:** 78209

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

Texas State Plane Coordinates: X 2,094,800 Y 639,900
(at major street entrance/main entrance)

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

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF)	<u>57</u>	<u>162.15</u>
Non-Single Family (NSF)	<u>4</u>	<u>7.87</u>
Commercial & other	<u>----</u>	<u>----</u>
TOTAL =	<u>61</u>	<u>170.02</u>

RECEIVED
96 FEB 16 PM 4:39
SAN ANTONIO
PLANNING
DIVISION

Print Name: Paul A. Schroeder **Signature:** _____

Date: Feb. 16, 1996 **Tel:** (210) 828-0691 **Fax:** (210) 824-3055

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.



CITY OF SAN ANTONIO

February 26, 1996

Mr. Paul Schroeder
ACES
125 W. Sunset
San Antonio, Texas, 78209

Re: Los Reyes Canyons

POADP # 495

Mr. Schroeder:

The City Staff Development Review Committee has reviewed Los Reyes Canyons Preliminary Overall Area Development Plan # 495. 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 note the following:

1. A Gate study will need to be submitted to Andy Ballard, in Public Works.
2. Based on the topography, a Flood Plain Study will probably be required.
3. 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.

Sincerely,

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

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

DWP/EAC

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