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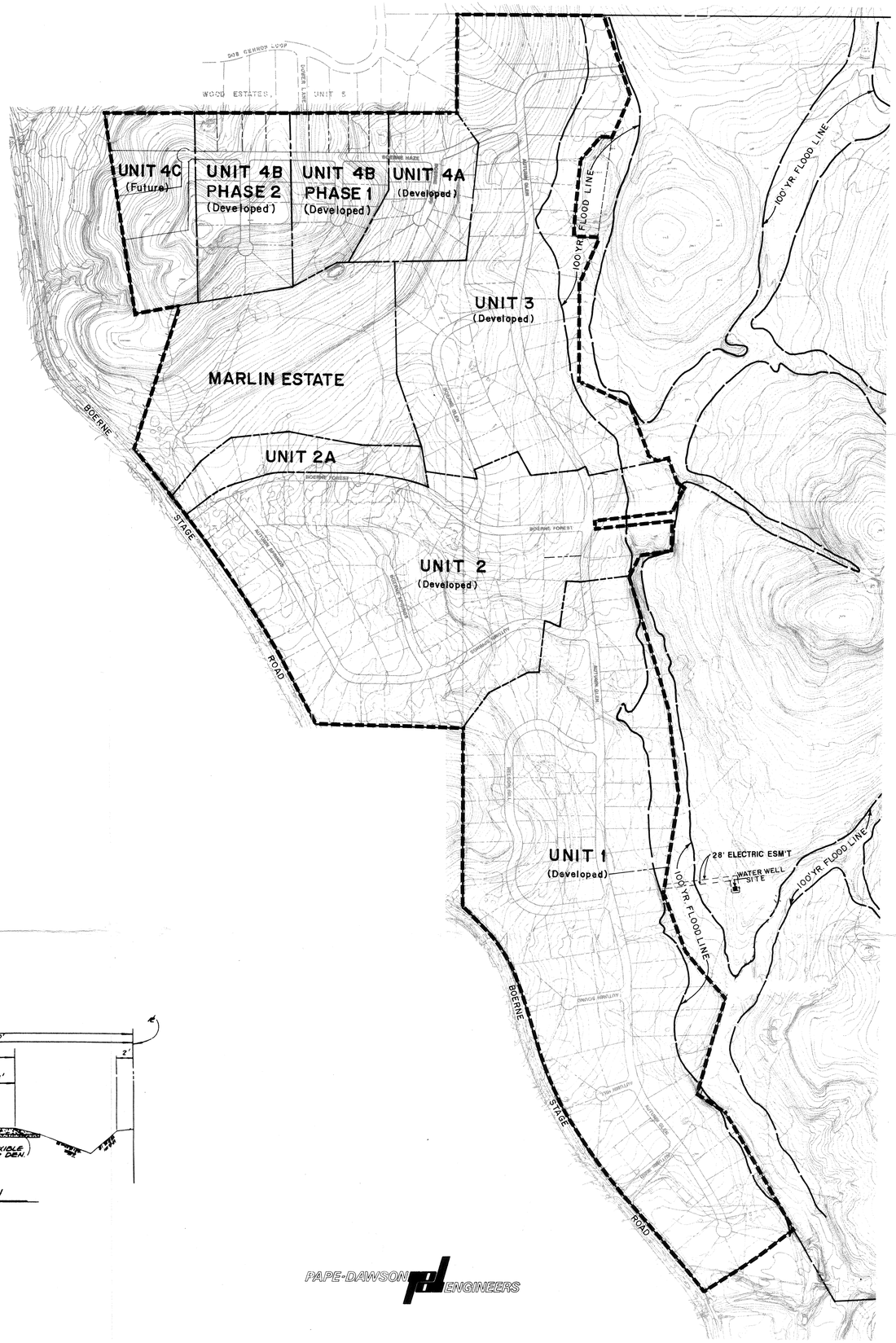
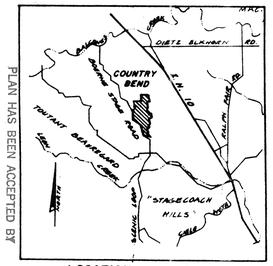
96 MAY 23 PM 3:19
CITY PLANNING
DEVELOPMENT
SERVICES DIVISION





LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
COSA D. Pelegrino
June 4, 1996 504
(date) (number)
If no plats are filed, plan will
expire on Dec 4, 1997
1st plat filed on _____

SCALE: 1" = 400'

COUNTRY BEND

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DEVELOPER: DENTON DEVELOPMENT CO.
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218

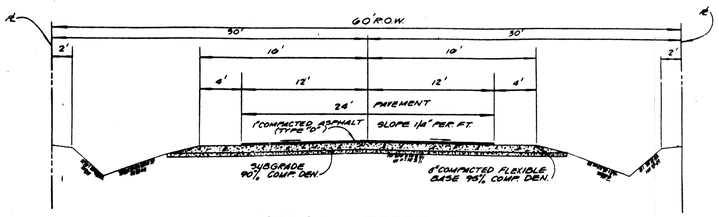
CONSTRUCTION PHASE	NO. OF LOTS	PROJECT START OF CONSTRUCTION
UNIT 1	88 LOTS	COMPLETED
UNIT 2	76 LOTS	COMPLETED
UNIT 3	44 LOTS	COMPLETED
UNIT 4A	15 LOTS	COMPLETED
UNIT 4B PHASE I	15 LOTS	COMPLETED
UNIT 4B PHASE II	16 LOTS	COMPLETED
UNIT 4C	4 LOTS	PROPOSED UNIT

NOTE: SCHEDULE OF ALL PROPOSED UNITS WILL BE DICTATED BY THE DEVELOPER'S REQUIREMENT IN THE FUTURE.

GENERAL INFORMATION:

1. WATER SERVICE BY COUNTRY SPRINGS WATER CO.
2. INDIVIDUAL LOTS WILL BE SERVED BY SANITARY SEPTIC SYSTEM.
3. ELECTRIC BY CITY PUBLIC SERVICE.
4. GAS BY GREY FOREST UTILITIES.
5. TELEPHONE BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
6. PROPERTY IS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS.
7. 100 YR. FLOOD LIMITS WERE ESTABLISHED FROM A BACKWATER STUDY BY PAPE-DAWSON AND APPROVED BY BEXAR COUNTY PUBLIC WORKS.

MAY 1996



TYPICAL STREET SECTION

PAPE-DAWSON ENGINEERS

504

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Revised

Date Submitted: 5-23-96

Name of POADP: COUNTRY BEND

BOERNE STAGE ROAD JOINT VENTURE

Owner/Agent: c/o DENTON Development Co. **Phone:** 828-6131

Address: 3330 OAKWELL COURT #110 SATX **Zip code:** 78218

Engineer/Surveyor: Pape-DAWSON ENGINEERS **Phone:** 824-9494

Address: 9310 BROADWAY Bld II SATX **Zip code:** 78217

Existing zoning: -NA- **Proposed zoning:** — NA —

Texas State Plane Coordinates: X 161209 Y 682,806
(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:	Lots	Acres
Single-Family (SF)	258	425 Ac±
Non-Single Family (NSF)	-NA-	-NA-
Commercial & other	-NA-	-NA-
TOTAL =	258	425 Ac±

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DEVELOPMENT SERVICES DIVISION

Print Name: JESSE F. PACHECO Signature: Jesse F. Pacheco

Date: 5/23/96 Tel: 210/824-9494 Fax: 210/824-3491

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 wil 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

June 4, 1996

Mr. Jesus Pacheco
Pape Dawson Engineers
9310 Broadway Bld. II
San Antonio, TX 78217

Re: County Bend POADP # 504

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed your County Bend Subdivision Preliminary Overall Area Development Plan # 504. 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. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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. 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 207-7900.

Sincerely,

D. Pasley by

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) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

for: 207-4441

May 31, 1996

Elizabeth A. Carol
Planner II
San Antonio Planning Department
Subdivision Section

Dear Ms. Carol,

Thank you for faxing me a copy of the proposed Denton development replatting request for comment by the Country Bend Homeowners Association.

I have reviewed the plan, and have discussed the matter with Mr. Dan Kossle of Denton. We understand that the intent of the Denton request is to (1) conclude the development of Unit 4, Country Bend Estates, (2) cancel plans for the construction of a third Boerne Stage Road entrance, and (3) offer the remaining land bordering on Boerne Stage Road in parcels of approximately 5 acres for one family homes with private entrances.

As a result, our Association has no particular concern about the proposed replatting.

Sincerely,

D. G. Hiester
President
Country Bend Homeowners Association

OPERATIONAL TECHNOLOGIES CORPORATION

4100 NW Loop 410, Suite 230, San Antonio, Texas 78229-4253
Phone: (210) 731-0000 Fax: (210) 731-0008

TO: Elizabeth Carol

WITH: City of SAT

FAX PHONE # 207-4441 TELEPHONE #

TOTAL PAGES INCLUDING TRANSMITTAL FORM: 2

PRIORITY: ☐ Routine ☐ URGENT G&A

☐ Off-Base ☐ On-Base ☐ OH Div #

DATE: 6/3/96 TIME Direct Charge to Contract #

FROM: D G Hester

MESSAGE:

ORIGINAL TO FOLLOW BY MAIL: ☐ YES ☐ NO

PictureTel Authorized Dealer

* Select Dealer of PictureTel Videoconferencing Equipment & Service
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* Visual Information Services
* Communications Engineering
* Human Systems Research
* Fiber Optic Services
* Information Systems
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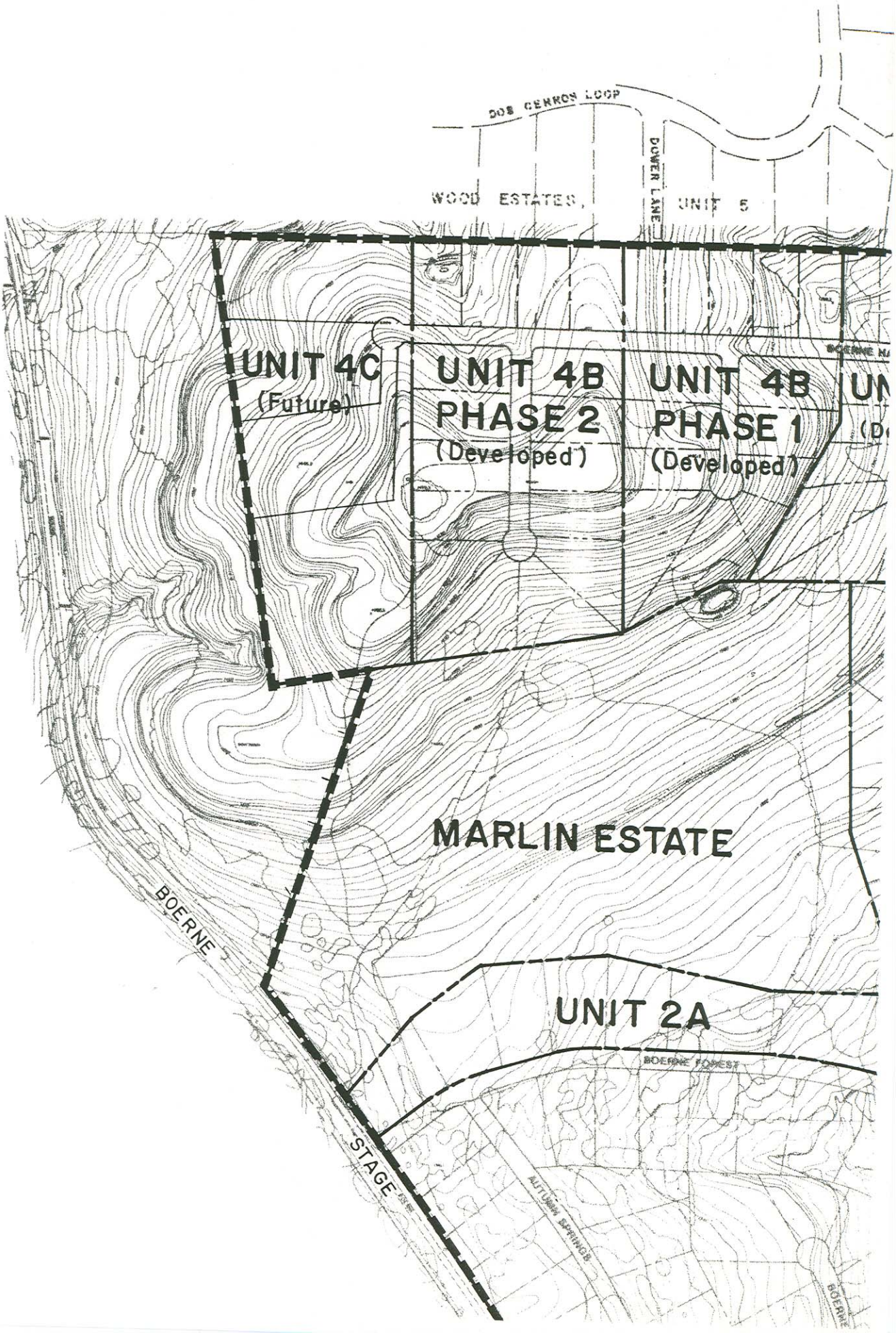
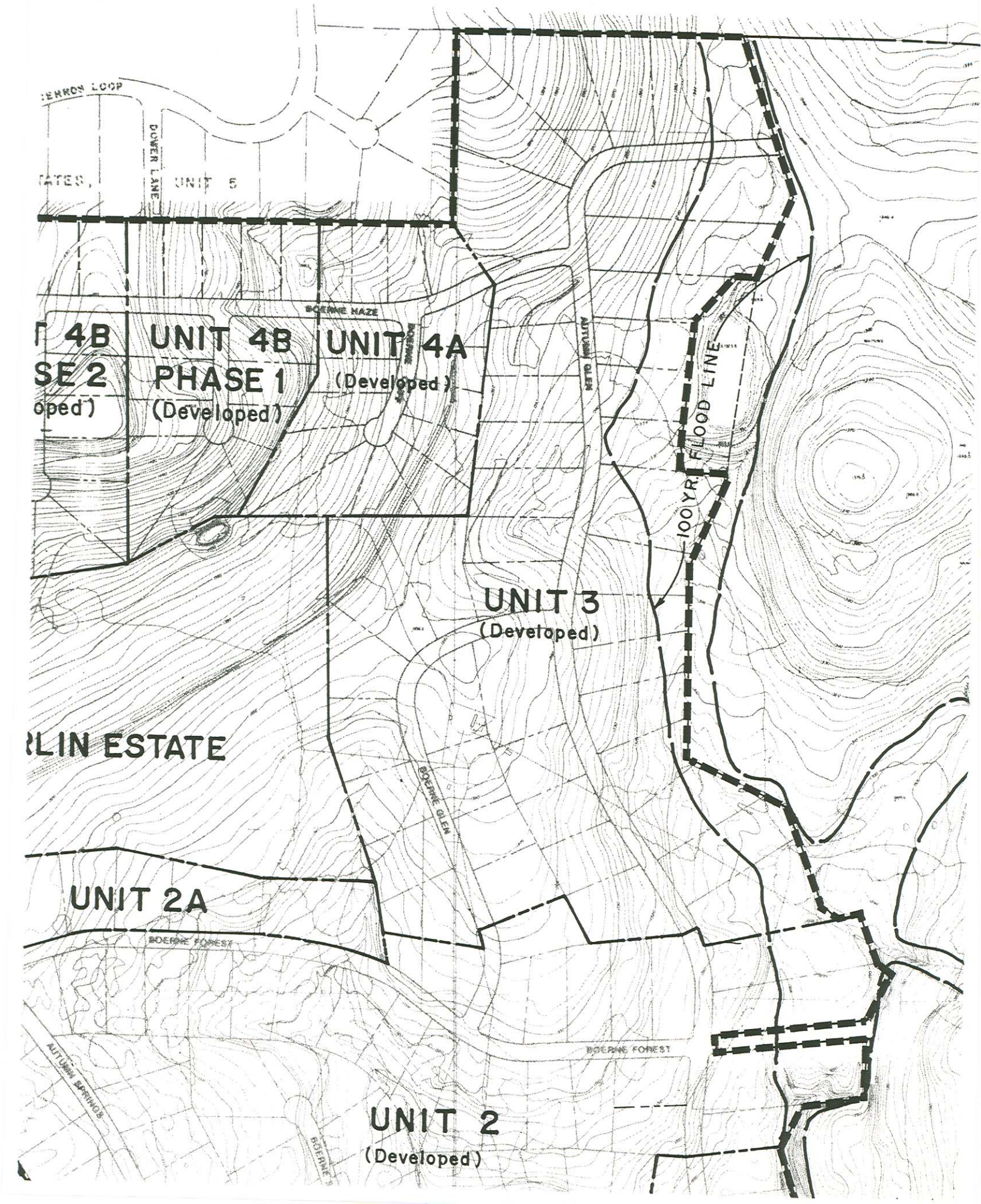
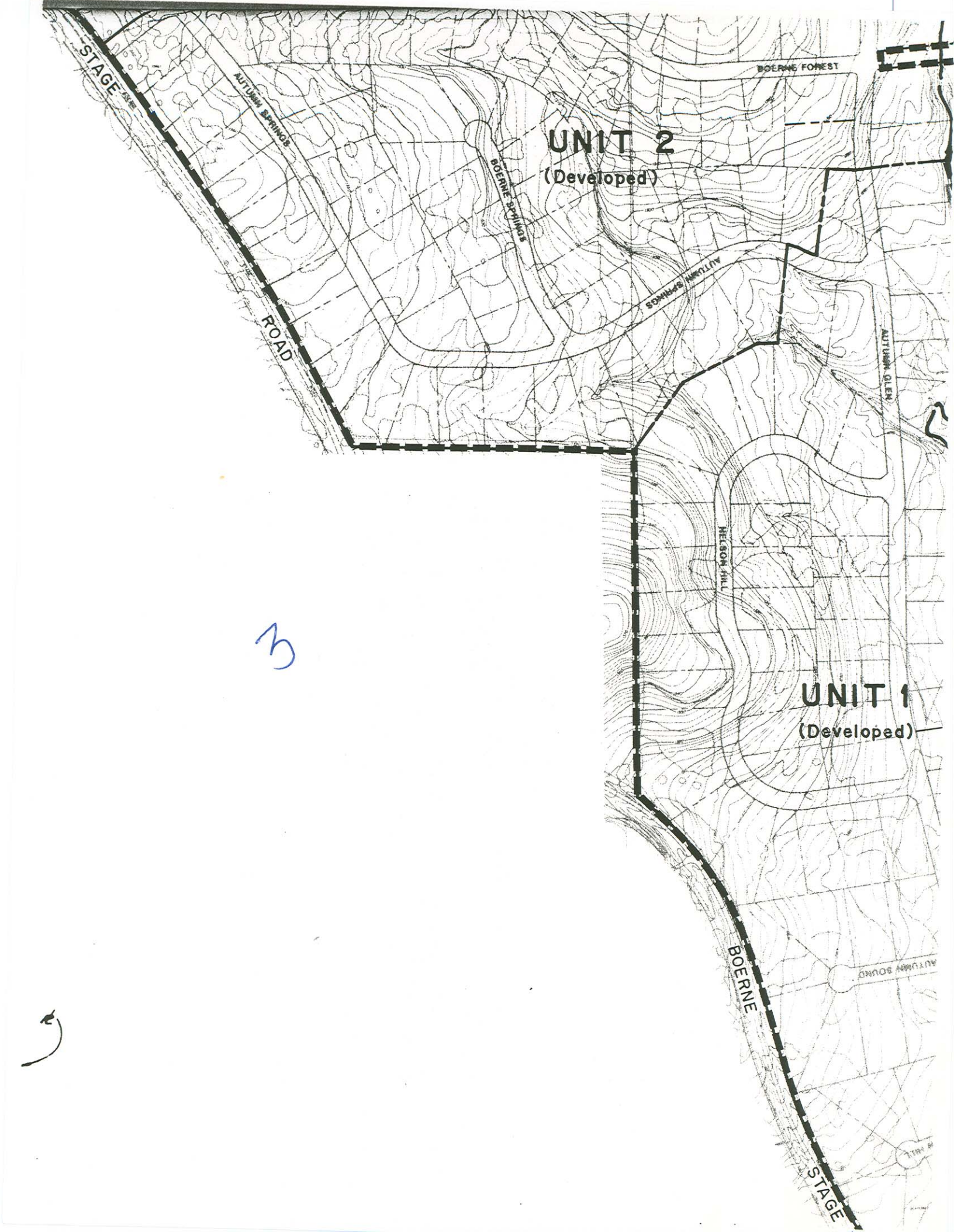
* Manpower, Personnel & Training

1


DOS CERROS LOOP
WOOD ESTATES, UNIT 5
DOWER LANE
UNIT 4C
(Future)
UNIT 4B
PHASE 2
(Developed)
UNIT 4B
PHASE 1
(Developed)
MARLIN ESTATE
BOERNE
UNIT 2A
BOERNE FOREST
STAGE
AUTUMN SPRINGS

2


UNIT 4B
PHASE 1
(Developed)
UNIT 4A
(Developed)
UNIT 3
(Developed)
UNIT 2A
UNIT 2
(Developed)
100 YR. FLOOD LINE
AUTUMN GLEN
BOERNE GLEN
BOERNE FOREST
DOWER LANE
UNIT 5


STAGE
ROAD
AUTUMN SPRINGS
BOERNE SPRINGS
AUTUMN SPRINGS
BOERNE FOREST
UNIT 2
(Developed)
AUTUMN GLEN
NELSON HILL
UNIT 1
(Developed)
BOERNE
STAGE
AUTUMN SOUND
3