

LOCATION MAP

SF4
 APPROXIMATELY 210 - 45' X 120' LOTS
 APPROXIMATELY 90 - 55' X 120' LOTS
 (56.9 Acres)
 ± 4 PHASES

RECEIVED
 00 JUN 22 PM 3:26
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

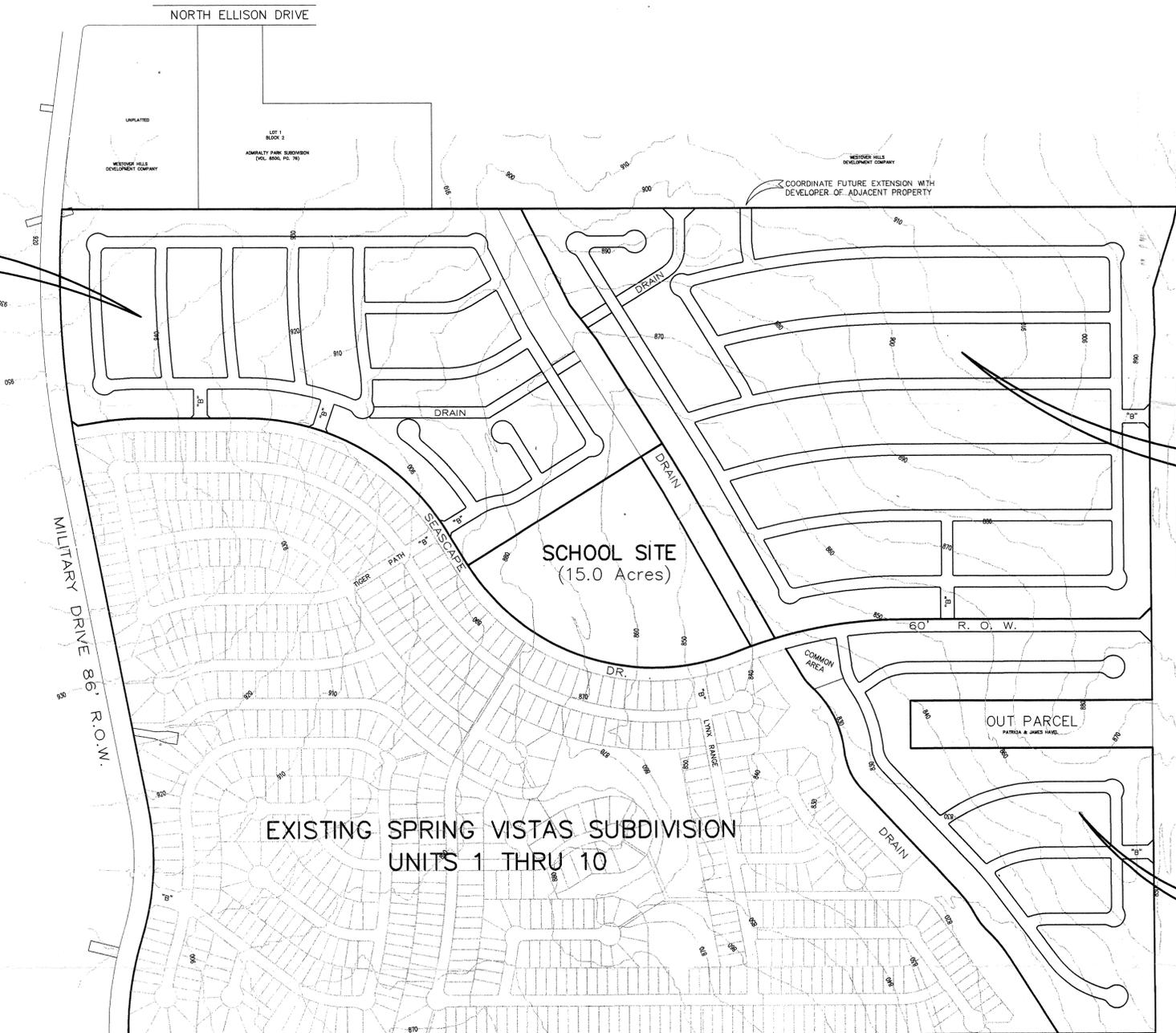
PLAN HAS BEEN ACCEPTED BY
 COS: *[Signature]*
 7-7-2000 530A
 (DATE) (NUMBER)
 If no plate are filed, plan will expire
 On 1-6-02
 1" plat filed on _____

REVISED

P.O.A.D.P. PLAN

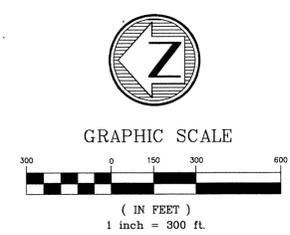
for

P O T R A N C O 3 8 1



SF5
 APPROXIMATELY 550 - 45' X 120' LOTS
 (94.1 Acres)
 ± 10 PHASES

SF6
 APPROXIMATELY 160 - 55' X 120' LOTS
 (38.3 Acres)
 ± 3 PHASES



UTILITIES
 WATER: SAN ANTONIO WATER SYSTEM
 SEWER: SAN ANTONIO WATER SYSTEM
 ELECTRIC: CITY PUBLIC SERVICE
 TELEPHONE: S.W. BELL TELEPHONE CO.

NOTES:
 1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.

DEVELOPER:
 CONTINENTAL HOMES OF TEXAS, L.P.
 by CHTEX OF TEXAS, INC.
 14206 NORTH BROOK
 SAN ANTONIO, TEXAS 78232
 PHONE: (210) 496-2668

A TCB INC. Company
W.F. CASTIELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
 4/14/00
 6/5/00
 6/21/00

JOB NO. 46172.00
 FILE: _____
 DATE: 10/11/96
 DESIGN: _____
 DRAWN: L.R.
 CHECKED: _____
 SHEET 1 OF 1

CITY OF SAN ANTONIO

POADP APPLICATION

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 Unified Development Code and must be certified to contain the following:

Date Submitted: 4/19/00 Name of POADP: POTRANCO 381A
Owners: CONTINENTAL HOMES Consulting Firm: WF CASTELLA & ASSOC.
Address: 14206 NORTHBROOK SA TX 78232 Address: 6800 PARK TEN S. 1805 SA TX 78213
Phone: 496 2668 Phone: 734 5351
Existing zoning: NA Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: +/- 27 [x] Yes [] No
San Antonio City Limits? [] Yes [x] No
Council District: NA
Ferguson map grid: 612 C2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name POTRANCO 381 No. 530

Is there a corresponding PUD for this site? Name NO No.

Plats associated with this POADP or site? Name SPRING VISTAS II No. 000255

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Timothy D Pruski Signature: [Signature] Asst Gen.

Date: 4/14/00 Phone: 496-2668 Fax: 495-3108

- 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;
- 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 with six copies of the POADP map, all 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 Amer Galani @ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;
- The POADP is is not 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;

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: Lee Wright Signature: Lee Wright 200 2139

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



CITY OF SAN ANTONIO

July 7, 2000

Lee Wright

W. F. Castella & Assoc.
6800 Park Ten Blvd., Suite 180 South
San Antonio, TX 78213

Re: Potranco Road

POADP # 530A

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed Potranco 530A Subdivision Preliminary Overall Area Development Plan # 530A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- 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.

Mr. Wright

Page 2

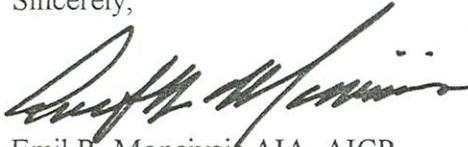
July 7, 2000

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 UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

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. Moncivajs". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivajs AIA, AICP
Director of Planning

EM/EAC

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



CITY OF SAN ANTONIO

May 16, 2000

Lee Wright.

W.F. Castella, Inc.
6800 Park Ten S. 1805
San Antonio, TX 78213

Re: Protranco 381

POADP #?

Dear Mr. Wright,

The City Staff Development Review Committee has reviewed Protranco 381 Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) **Sec. 35-2075 Information Required**

(g) Contour lines at intervals no greater than ten (10) feet. **Were not clearly (legible) identified.**

(h) Existing adjacent or perimeter streets (including right-of way widths), intersection, and developments. **Were not properly labeled.**

2.) **Sec. 35-4110 Access From Major Thoroughfares**

(d) Paragraph, (2) The resulting additional ingress and egress of vehicles **Will** seriously disrupt the flow of traffic on the thoroughfare. A 1'-non accesses esm't will be required on the properties adjacent to Military Dr, Seascape Dr. and Protranco Rd. (F.M. 1957).

3.) Access needs to be provided to the property East of this Site, labeled Westover Hills Development.

4.) The digital file was missing from submittal.

If you have any questions or comments regarding this matter, please contact Michael 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 prominent 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
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1823793

AMT ENCLOSED _____

50-04-5573
CONTINENTAL HOMES OF TEXAS
14206 NORTH BROOK
S.A. TX. 78232

AMOUNT DUE 381.10
INVOICE DATE 5/04/2000
DUE DATE 5/04/2000

PHONE: 000 - 0000

POTRANCO 381A
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 5/04/2000 INVOICE 1823793 ACCOUNT 50-04-5573 DUE DATE 5/04/2000 OFFICE HOURS 7:45 - 4:30

LINE 1 INDEX REF 012542-001 DESCRIPTION PLAN REVIEW FEES AMOUNT 381.10

↓

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 05/03/2000 CK# 35144 POTRANCO 381A
END 05/03/2000

PREVIOUS BAL 0.00 CURRENT CHARGES 381.10 NEW BALANCE 381.10 TOTAL AMT DUE 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

↓