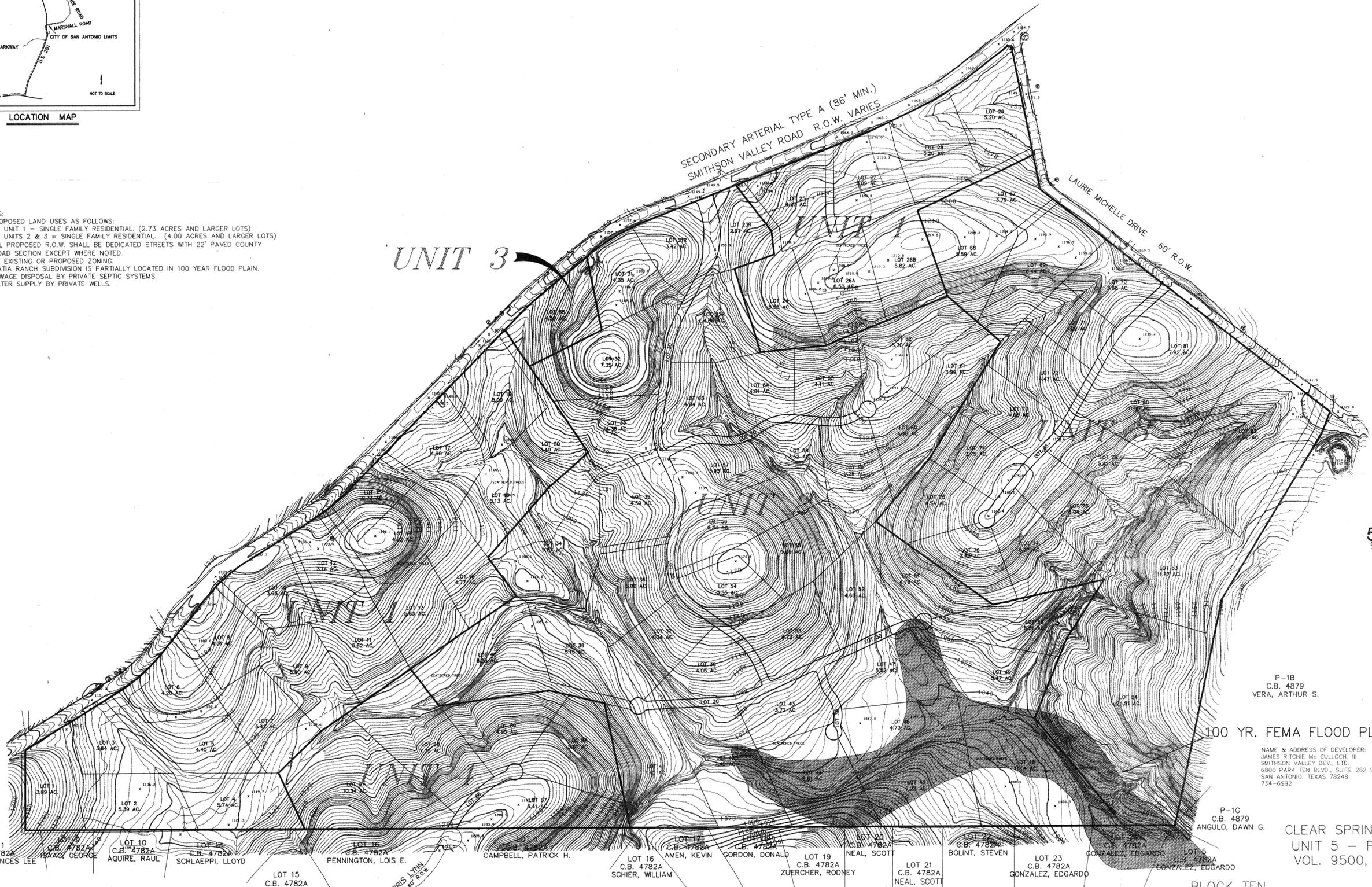


LOCATION MAP

NOTES:

- PROPOSED LAND USES AS FOLLOWS:  
 A) UNIT 1 = SINGLE FAMILY RESIDENTIAL. (2.73 ACRES AND LARGER LOTS)  
 B) UNITS 2 & 3 = SINGLE FAMILY RESIDENTIAL. (4.00 ACRES AND LARGER LOTS)
- ALL PROPOSED R.O.W. SHALL BE DEDICATED STREETS WITH 22' PAVED COUNTY ROAD SECTION EXCEPT WHERE NOTED.
- NO EXISTING OR PROPOSED ZONING.
- RIATA RANCH SUBDIVISION IS PARTIALLY LOCATED IN 100 YEAR FLOOD PLAIN.
- SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
- WATER SUPPLY BY PRIVATE WELLS.

UNIT 3



501.16 ACRES

RECEIVED  
 97 SEP -4 PM 2:33  
 NAME & ADDRESS OF DEVELOPER:  
 JAMES RITCHIE Mc CULLOCH, III  
 SMITHSON VALLEY DEV., LTD.  
 6800 PARK TEN BLVD., SUITE 262 SOUTH  
 SAN ANTONIO, TEXAS 78248  
 734-6992

P-1B  
 C.B. 4879  
 VERA, ARTHUR S.

100 YR. FEMA FLOOD PLAIN

NAME & ADDRESS OF DEVELOPER:  
 JAMES RITCHIE Mc CULLOCH, III  
 SMITHSON VALLEY DEV., LTD.  
 6800 PARK TEN BLVD., SUITE 262 SOUTH  
 SAN ANTONIO, TEXAS 78248  
 734-6992

PLAN HAS BEEN ACCEPTED BY

COSA *Lill*  
 Feb 10, 1998 599  
 (date) (number)

P-1C  
 C.B. 4879  
 ANGULO, DAWN G.

CLEAR SPRINGS PARK  
 UNIT 5 - PHASE 3  
 VOL. 9500, PG. 106  
 no plats are filed, plan will expire on Aug 12, 1999

1st plat filed on \_\_\_\_\_

LOT 1 C.B. 4782A GRIFFIN, FRANCES LEE  
 LOT 2 C.B. 4782A AQUIRE, RAUL  
 LOT 3 C.B. 4782A SCHLAEPPI, LLOYD  
 LOT 4 C.B. 4782A PENNINGTON, LOIS E.  
 LOT 5 C.B. 4782A CAMPBELL, PATRICK H.  
 LOT 6 C.B. 4782A AMEN, KEVIN  
 LOT 7 C.B. 4782A GORDON, DONALD  
 LOT 8 C.B. 4782A NEAL, SCOTT  
 LOT 9 C.B. 4782A BOLINT, STEVEN  
 LOT 10 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 11 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 12 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 13 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 14 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 15 C.B. 4782A CLINTON, RANDALL C.  
 LOT 16 C.B. 4782A SCHIER, WILLIAM  
 LOT 17 C.B. 4782A MORRIS LYNN  
 LOT 18 C.B. 4782A MORRIS LYNN  
 LOT 19 C.B. 4782A ZUERCHER, RODNEY  
 LOT 20 C.B. 4782A NEAL, SCOTT  
 LOT 21 C.B. 4782A NEAL, SCOTT  
 LOT 22 C.B. 4782A NEAL, SCOTT  
 LOT 23 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 24 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 25 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 26 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 27 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 28 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 29 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 30 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 31 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 32 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 33 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 34 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 35 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 36 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 37 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 38 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 39 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 40 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 41 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 42 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 43 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 44 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 45 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 46 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 47 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 48 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 49 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 50 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 51 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 52 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 53 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 54 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 55 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 56 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 57 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 58 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 59 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 60 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 61 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 62 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 63 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 64 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 65 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 66 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 67 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 68 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 69 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 70 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 71 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 72 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 73 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 74 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 75 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 76 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 77 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 78 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 79 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 80 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 81 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 82 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 83 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 84 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 85 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 86 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 87 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 88 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 89 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 90 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 91 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 92 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 93 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 94 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 95 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 96 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 97 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 98 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 99 C.B. 4782A GONZALEZ, EDGARDO  
 LOT 100 C.B. 4782A GONZALEZ, EDGARDO

BLOCK ONE CLEAR SPRINGS PARK  
 BLOCK TWO UNIT ONE VOL. 8600, PG. 218-222  
 BLOCK FOUR CLEAR SPRINGS PARK UNIT 1, PHASE 2 VOL. 9200, PG. 225  
 BLOCK TEN

<h1>RIATA RANCH</h1>	
<b>P.O.A.D.P.</b>	
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.	
	SCALE: 1" = 300' DRAWN BY RW/LD CHECKED BY _____ JOB NO. 0736-00-00 FILE NO. POADP.DWG SHEET OF _____ PAGE 1 OF 1

# 599

97 SEP -4 PM 2: 33

CITY OF SAN ANTONIO PLANNING  
POADP APPLICATION DEVELOPMENT  
SERVICES DIVISION

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: SEPTEMBER 4, 1997 Name of POADP: RIATA RANCH P.O.A.D.P.

Owners: JAMES RITCHIE McCULLOCH, III Consulting Firm: ALAMO CONSULTING ENG./SURV.

Address: 6800 PARK TEN BLVD. Address: 125 W. SUNSET ROAD  
SAN ANTONIO, TEXAS 78248 SAN ANTONIO, TEXAS 78209

Phone: 210-734-6992 Phone: 210-828-0691

Existing zoning: NONE Proposed zoning: NONE

Texas State Plane Coordinates: X: 2,188137 Y: 685,044

Site is over/within/includes: San Antonio City Limits?  Yes  No  
Edwards Aquifer Recharge Zone:  Yes  No  
Projected # of Phases: 4  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>89</u>	<u>489.73</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>1</u>	<u>11.43</u>

Is there a previous POADP for this Site? Name RIATA RANCH No. 440

Is there a corresponding PUD for this site? Name RIATA RANCH UNIT 2, P.U.D. No. \_\_\_\_\_

Plats associated with this POADP or site? Name RIATA RANCH UNIT 1 No. 950072

Name RIATA RANCH UNIT 1A No. 960427

Name RIATA RANCH UNIT 2 No. \_\_\_\_\_

Name RIATA RANCH UNIT 3 No. \_\_\_\_\_

Name RIATA RANCH UNIT 4 No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: DAVID G. BROWN

Signature: 

Date: SEPTEMBER 4, 1997

Phone: 210-828-0691

Fax: 210-824-3055

- 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;
- 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 Friesenhahn @ (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: DAVID G. BROWN Signature: 

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



# CITY OF SAN ANTONIO

February 10, 1998

David G. Brown  
Alamo Consulting Engineers Surveying  
125 W. Sunset Road  
San Antonio, TX 78209

Re: Riata Ranch

POADP # 599

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Riata Ranch Subdivision Preliminary Overall Area Development Plan # 599. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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