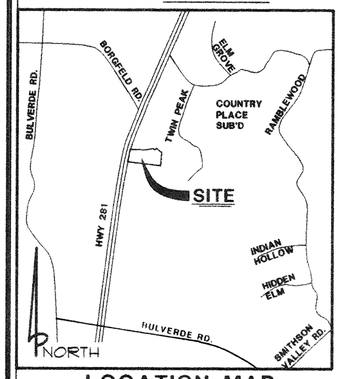
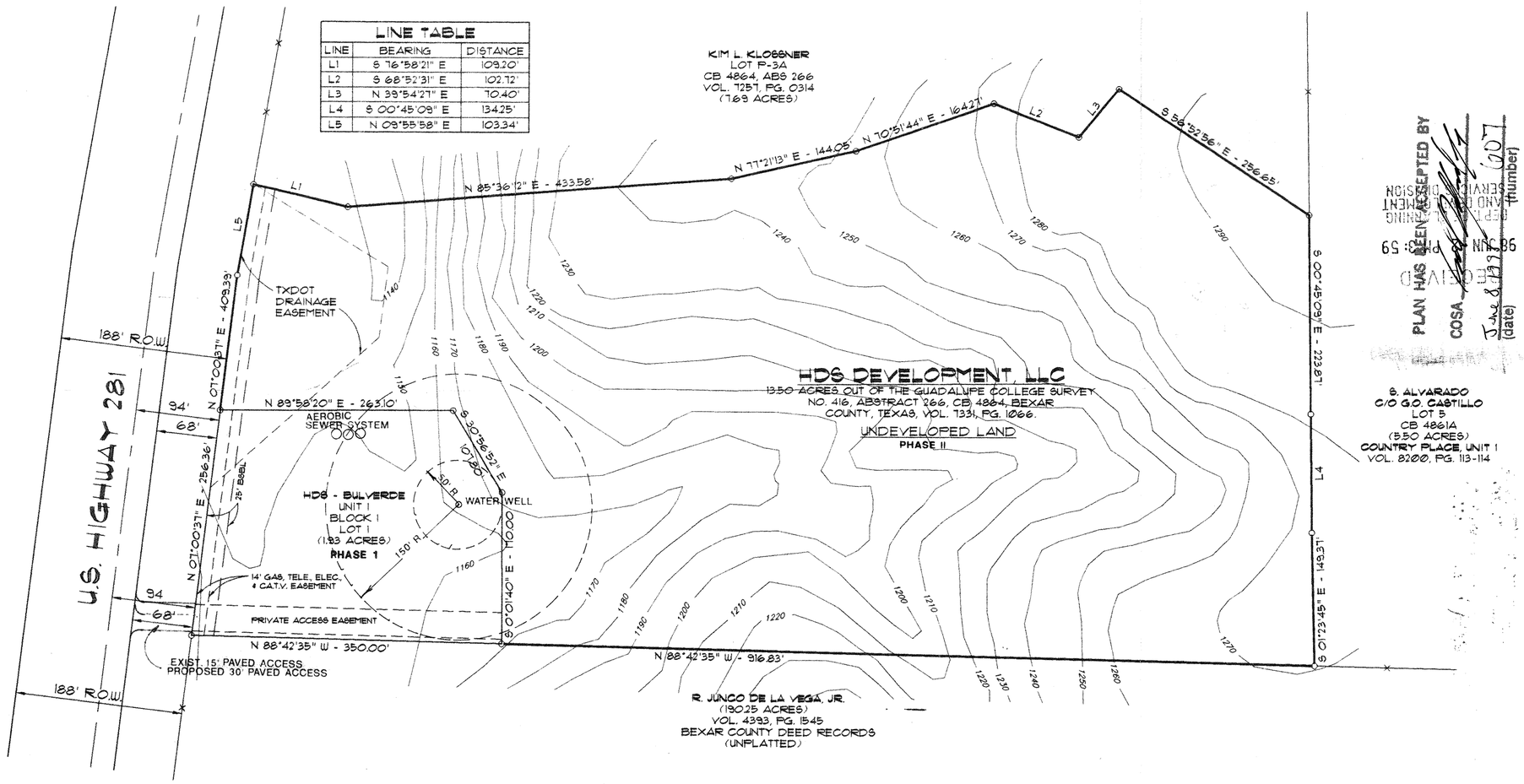
POADP No. _____



LOCATION MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 76°58'21" E	109.20'
L2	S 68°52'31" E	102.72'
L3	N 39°54'27" E	70.40'
L4	S 00°45'09" E	134.25'
L5	N 09°55'58" E	103.34'

PLAN HAS BEEN ACCEPTED BY
COSA
June 8, 1998
(date)
(number) 607

If no plats are filed, plan will expire on Dec 8, 1998

1st plat filed on _____

NOTES:

1. NO STREETS ARE PROPOSED IN ANY DEVELOPMENT PHASE.
2. PROPERTY IS NOT LOCATED WITHIN A 100-YEAR FLOOD PLAIN.

607

Revisions:

HDS - BULVERDE, UNIT 1

PRELIMINARY OVERALL DEVELOPMENT PLAN

BEXAR COUNTY — SAN ANTONIO, TEXAS

HARRY JEWETT ASSOCIATES
Engineers ▼ Planners ▼ Consultants
2651 North Main Avenue ▲ San Antonio, Texas 78212-2920 ▲ (210) 737-3417 ▲ (210) 733-5304 Fax

Job No. 98013

Date 05/07/98

Drawn by MW/HJ

Sheet 1 Of ONE

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: _____ Name of POADP: HDS/BULVERDE

Owners: HDS DEVELOPMENT, LLC

Address: 2611 NORTH MAIN AVE.
SAN ANTONIO, TX 78212

Phone: (210) 737-3417

Consulting Firm: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVE.
SAN ANTONIO, TX 78212

Phone: (210) 737-3417

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes ☒ No
Projected # of Phases:	2	☐ Yes ☐ No
San Antonio City Limits?		☐ Yes ☒ No
Council District:	N/A	
Ferguson map grid	451/D4	

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98 JUN -2 PM 3:59
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	1	1.93
" " "	1	13.50

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name HDS/Bulverde Unit I No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HARRY B. JEWETT III Signature: Harry B Jewett

Date: 6-2-98 Phone: (210) 737-3417 Fax: (210)733-5384

☐ 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: _____ Signature: _____

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

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: MAY 14, 1998 Name of POADP: HDS/BULVERDE

Owner/Agent: HDS DEVELOPMENT, LLC Engineer/Surveyor: HARRY JEWETT ASSOCIATES

Address: 2611 NORTH MAIN AVENUE Address: 2611 NORTH MAIN AVENUE

SAN ANTONIO, TX 78212-2920 Phone: 737-3417 SAN ANTONIO, TX 78212-2920 Phone: 737-3417

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

Texas State Plane Coordinates: X: 2142793.85 Y: 13803852.17
(at major street entrance/main entrance)

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98 MAY 27 AM 11:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Site 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)		
Non-Single Family (NSF)		
Commercial & Other	1	1.93
TOTAL:		

Contact Person:
Print Name: HARRY B. JEWETT III Signature: [signature]

Date: Tele: 737-3417 Fax: 733-5384

Is there a previous POADP for this site? Name N/A No.

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

Are there any plats associated with this POADP or site? Name No.

Name No.

Name No.

ALL PRINTS MUST BE FOLDED.

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

City of San Antonio
Planning Department
Subdivision Section

POADP CHECKLIST

According to the UDC POADP's (new & updates) shall include the following:

- Perimeter property lines;
- name of the plan and the subdivision;
- scale of the map;
- proposed land use by location, type, and acreage;
- existing and proposed circulation system of collectors, arterial, and local type B streets;
- contour lines at intervals no greater than ten (10) feet;
- ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits and;
- location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

PLEASE NOTE:

- All POADP'S must include a complete application;
- the maps need to be folded, and;
- if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahen at 615-5814.

If you have any question about POADP's please call Elizabeth Carol 207-7900.

CITY OF SAN ANTONIO

June 8, 1998

Harry B. Jewett III
Harry Jewett Associates
2611 North Main Ave.
San Antonio, TX 78212

Re: HDS - Bulverde POADP # 607

Dear Mr. Jewett:

The City Staff Development Review Committee has reviewed HDS - Bulverde Subdivision Preliminary Overall Area Development Plan # 607. 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 arrangement.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation. 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.

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,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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