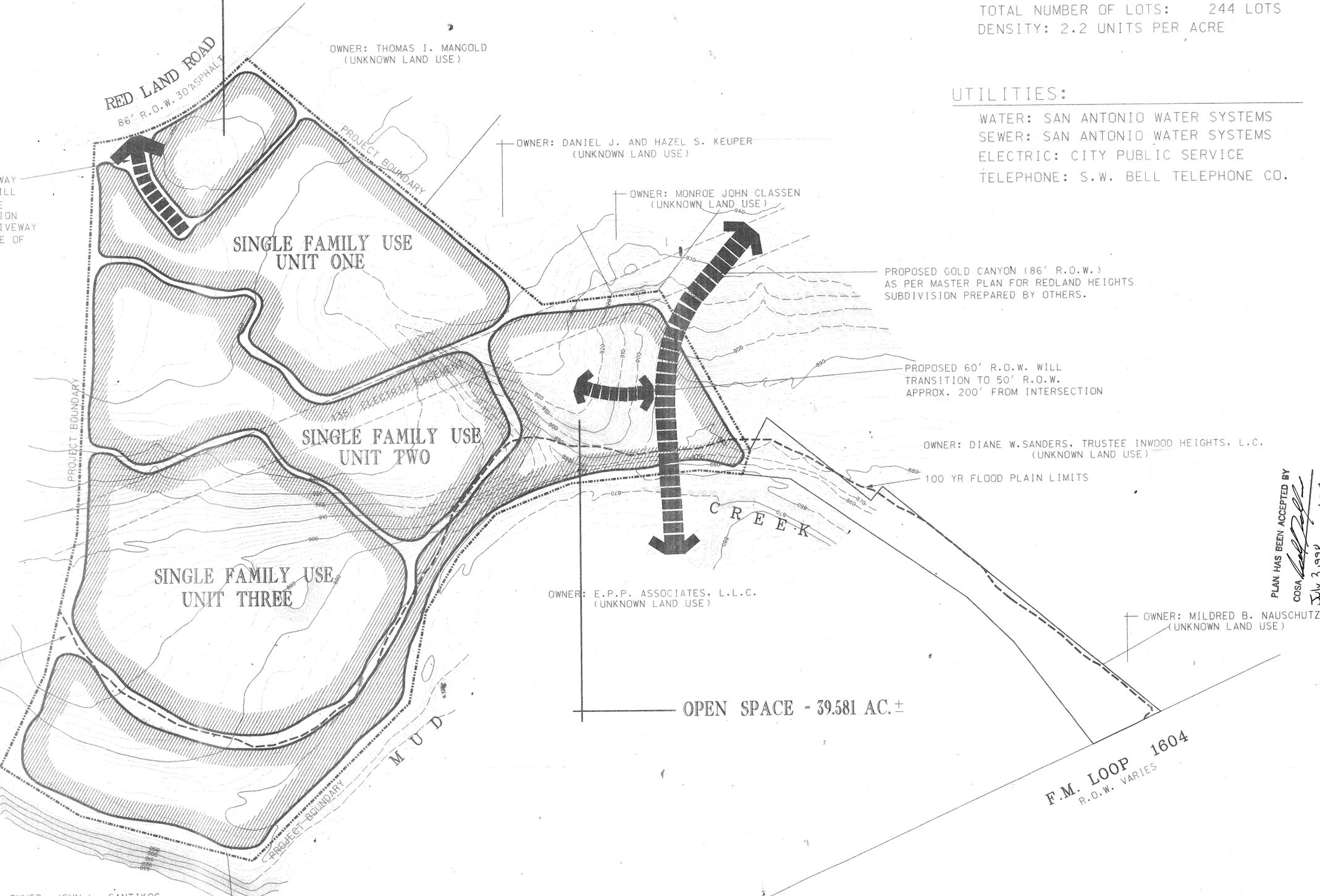


OPEN SPACE - 45 AC.±
 A PORTION OF THIS AREA TO BE DEDICATED TO THE CITY OF SAN ANTONIO FOR THE PROTECTION OF AN EXISTING RECHARGE FEATURE. THE REMAINING PORTION TO BE DEDICATED TO THE HOMEOWNERS ASSOC.

DEVELOPMENT SUMMARY
 TOTAL LAND AREA: 108.551 ACRES
 TOTAL NUMBER OF LOTS: 244 LOTS
 DENSITY: 2.2 UNITS PER ACRE

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

PROPOSED 90' DIVIDED ENTRANCE ROADWAY WILL EXTEND APPROX. 400 FEET AND WILL THEN TRANSITION TO A 50' R.O.W. THE DIVIDED ROADWAY IS FOR THE PROTECTION OF EXISTING HERITAGE TREES. THE DRIVEWAY LOCATION WILL BE DETERMINED AT TIME OF PLATTING.



100 YR FLOOD PLAIN LIMITS

OWNER: E.P.P. ASSOCIATES, L.L.C.
(UNKNOWN LAND USE)

OPEN SPACE - 39.581 AC.±

PLAN HAS BEEN ACCEPTED BY
 COSA *[Signature]*
 July 3, 1998 (date) 608 (number)
 If no plats are filed, plan will expire on Dec 3, 1998
 1st plat filed on JUN 2 1998

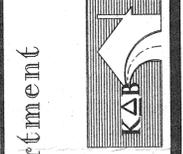
- GENERAL NOTES:**
1. TRAFFIC IMPACT STUDY WILL BE PREPARED AND SUBMITTED TO TRAFFIC DEPT. FOR THIS APPROVAL.
 2. NO DRIVEWAYS WILL BE ALLOWED TO ACCESS REDLAND ROAD AND GOLD CANYON DR.

REVISED: 6/01/98
 REVISED: 5/21/98
 REVISED: 4/27/98

REDLAND RIDGE SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



SCALE: 1" = 200'
 DATE: 4-8-98



Land Planning Department
KAUFMAN BROAD
OF SAN ANTONIO
 HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410 P.O. Box 6250 Bracon Hill Sta.
 San Antonio, TX 78201 (210) 349-1111 FAX (210) 979-0072

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: REDLAND RIDGE
AGENT KAUFMAN AND BROAD Consulting Firm: M.W. CUDE ENGINEERS
Address: 4800 FREDERICKSBURG RD. Address: 10325 BANDERA ROAD
SAN ANTONIO, TEXAS SAN ANTONIO, TEXAS
Phone: 349-1111 Phone: 681-2951
Existing zoning: O.C.L. Proposed zoning: O.C.L.

Site is over/within/includes: Edwards Aquifer Recharge Zone: [X] Yes [] No
Projected # of Phases: 3 [] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: N/A
Ferguson map grid: 51701 & 02

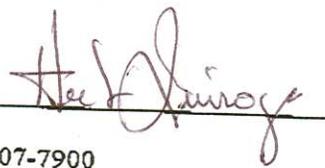
Table with 3 columns: Land area being platted, Lots, Acres. Rows for Single Family (SF), Multi-family (MF), Commercial and non-residential.

Is there a previous POADP for this Site? Name: NO No: _____
Is there a corresponding PUD for this site? Name: NO No: _____
Plats associated with this POADP or site? Name: N/A No: _____

Contact Person and authorized representative:
Print Name: HERB QUIROGA Signature: [Handwritten Signature]
Date: _____ Phone: 308-1316 Fax: 979-0072

- 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 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: HERB QUIROGA Signature: 

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

APPLICATION REVISED January 5, 1998



CITY OF SAN ANTONIO

July 3, 1998

Herb Quiroga
Kaufman & Broad
4800 Fredericksburg
San Antonio, TX 78201

Re: Redland Ridge

POADP # 608

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Redland Ridge Subdivision Preliminary Overall Area Development Plan # 608. 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.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For information about these requirements you can contact SAWS at 704-7305.
- 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,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

March 17, 1998

City of San Antonio
Department of Planning
Land Development Services
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: 108 Acres - Royal Enterprise Tract

Dear Sir:

Please consider this letter our authorization to allow Herb Quiroga, Vice President of Kaufman & Broad to sign as our agent on plat and zoning applications for the above referenced property.

Please feel free to give me a call if you have any questions regarding this matter.

Sincerely,

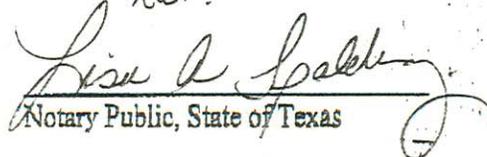
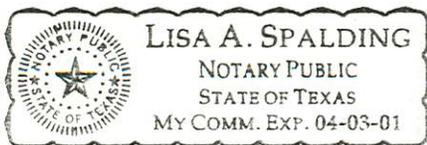


Royal Enterprises, Ltd.
By: Leroy Kratochvil
General Manager

STATE OF TEXAS

COUNTY OF BEXAR

The foregoing authorization was acknowledged before me on this 18th day of March 1998, by Leroy Kratochvil, General Manager, Royal Enterprises, ~~Inc.~~ RWK.



Notary Public, State of Texas

KAUFMAN BROAD

April 30, 1998

Mr. Edward Guzman
City of San Antonio
Planning Department
P.O. Box 9066
San Antonio, Texas 78285

Reference: Redland Ridge Subdivision P.O.A.D.P.

Dear Mr. Guzman,

Submitted herewith, is a revised POADP for Redland Ridge Subdivision. The revisions to the P.O.A.D.P. are per your initial review of the Plan.

i) The proposed street alignment of Gold Canyon Dr. as per major thoroughfare plan, has been added.

ii) Location of driveway curb cut locations on divided roadway and 60 foot right of way (local type 'B') roadways. The location of the driveway curb cut locations will be determined when a final lot design for the subdivision is completed.

iii) Secondary Entrance. A second entry into the subdivision, can be achieved by accessing proposed Gold Canyon Dr. A second entry via Redland Road is prohibited by the location of a sink hole within the area identified as an open space.

iv) A traffic impact study will submitted to Traffic Dept. for their review.

Please advise us, when the review is complete. If there are any questions or if there has been a change in application forms please contact me by phone at 308-1321 or by fax at 979-0072 as soon as possible in order to avoid any delays in the future.

Respectfully,



Oscar V. Dominguez
Land Planning Director

o/poadp.wpd.