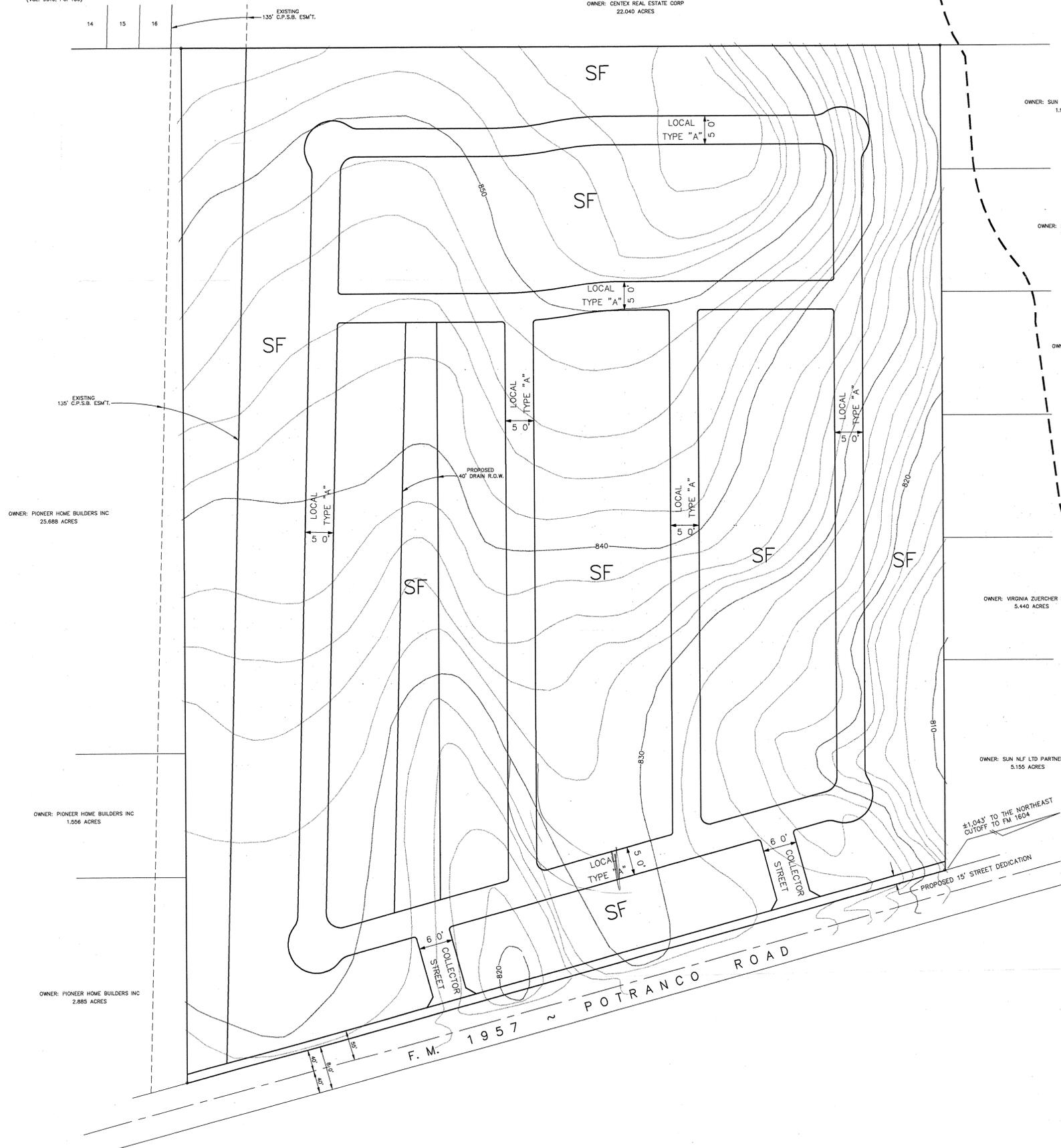


LOCATION MAP

WILLOW BROOK OF WESTCREEK UNIT 1  
(VOL. 9518, PG. 189)

OWNER: CENTEX REAL ESTATE CORP  
22.040 ACRES



OWNER: SUN NLF LTD PARTNERSHIP  
1.978 ACRES

OWNER: SISTER SCHOOTS REED  
19.125 ACRES

OWNER: JESSE & STELLA CASTILLO  
5.446 ACRES

OWNER: ROBERT J. & ESPERANZA OCHOA  
5.446 ACRES

OWNER: VIRGINIA ZUERCHER HICKEY  
5.440 ACRES

OWNER: SUN NLF LTD PARTNERSHIP  
5.155 ACRES

OWNER: PIONEER HOME BUILDERS INC  
25.685 ACRES

OWNER: PIONEER HOME BUILDERS INC  
1.556 ACRES

OWNER: PIONEER HOME BUILDERS INC  
2.885 ACRES

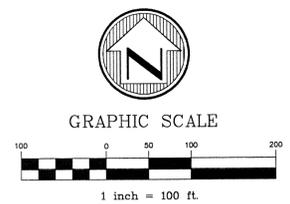
PLAN HAS BEEN ACCEPTED BY  
COSEA *[Signature]*  
Oct 2, 1998 613  
(date) (number)  
If no plats are filed, plan will  
expire on April 2, 2000  
1st plat filed on \_\_\_\_\_

*This area also included in POAPP # 653, POTRANCO 50A, accepted 9-3-99*

APPROXIMATE LIMITS OF AREA WITHIN FLOOD ZONE 'A' AS SCALED FROM THE F.I.M.A. F.I.R.M. COMMUNITY PANEL NUMBER 480200415 E, DATED FEBRUARY 16, 1996

RECEIVED  
98 JUL 29 PM 4:11  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

NOTES: ESTIMATE 3 PHASES  
ESTIMATE 250-260 LOTS  
LOCATION OF STREETS IS APPROXIMATE



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

**LEGEND**  
SF --- SINGLE FAMILY RESIDENTIAL (50 Acres)

**DEVELOPER:**  
DUGAS DIVERSIFIED DEVELOPMENTS, L.C.  
14502 BROOK HOLLOW  
SAN ANTONIO, TEXAS 78232  
PHONE: (210) 402-0866

P.O.A.D.P. PLAN  
for  
POTRANCO 50

**W.F. CASTELLA & ASSOCIATES, INC.**  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

REVISIONS:

JOB NO.	46559.00
FILE:	
DATE:	07/28/98
DESIGN:	
DRAWN:	B.C.
CHECKED:	SEH
SHEET	1 OF 1

# 613

H:\C:\M\0665\potranco\46559.dwg Tue Jul 28 13:08:50 1998 Marco Garza

POADP APPLICATION

RECEIVED  
98 JUL 29 PM 4:10  
PLANNING AND 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: 7/29/98 Name of POADP: POTRANCO 50  
Owners: Dugas Diversified Developments, LC Consulting Firm: W.F. Castella and Associates, Inc.  
Address: 14502 Brook Hollow Address: 1039 W. Hildebrand  
San Antonio, TX 78232 San Antonio, Texas 78201  
Phone: 210-402-0866 Phone: (210) 734-5351  
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone:  Yes  No  
Projected # of Phases: 3  Yes  No  
San Antonio City Limits?  Yes  No  
Council District: N/A  
Ferguson map grid 612 A3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>≠ 250-260</u>	<u>50</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

Is there a previous POADP for this Site? Name Unk No. \_\_\_\_\_  
Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_  
Plats associated with this POADP or site? Name No No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_  
Name \_\_\_\_\_ No. \_\_\_\_\_

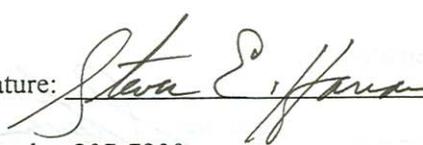
Contact Person and authorized representative:  
Print Name: Steven E. Hanan Signature: Steven E. Hanan  
Date: 7/29/98 Phone: (210) 734-5351 Fax: (210) 462-4080

- 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 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: Steven E. Hanan

Signature: 

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



# CITY OF SAN ANTONIO

October 2, 1998

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Potranco 50

POADP # 613

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Potranco 50 Subdivision Preliminary Overall Area Development Plan # 613. 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.
- 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.

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