

REMUDA RANCH

NWC FM 471 & GALM RD

AZTX PROPERTIES LTD,
2200 EAST RIVER RD
SUITE 124
TUSCON, AZ 85718

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SUMMARY

NO. OF LOTS 589 LOTS
ACREAGE 426.97 AC.

NOTE:
ALL STREETS HAVE A 50' STREET
R.O.W. UNLESS OTHERWISE NOTED.

* THE COMBINED DENSITY OF PHASE II AND
PHASE III INCLUDING THE COMMUNITY
OPEN SPACE IS 2.96 DU/AC.

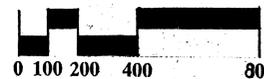


LOCATION MAP

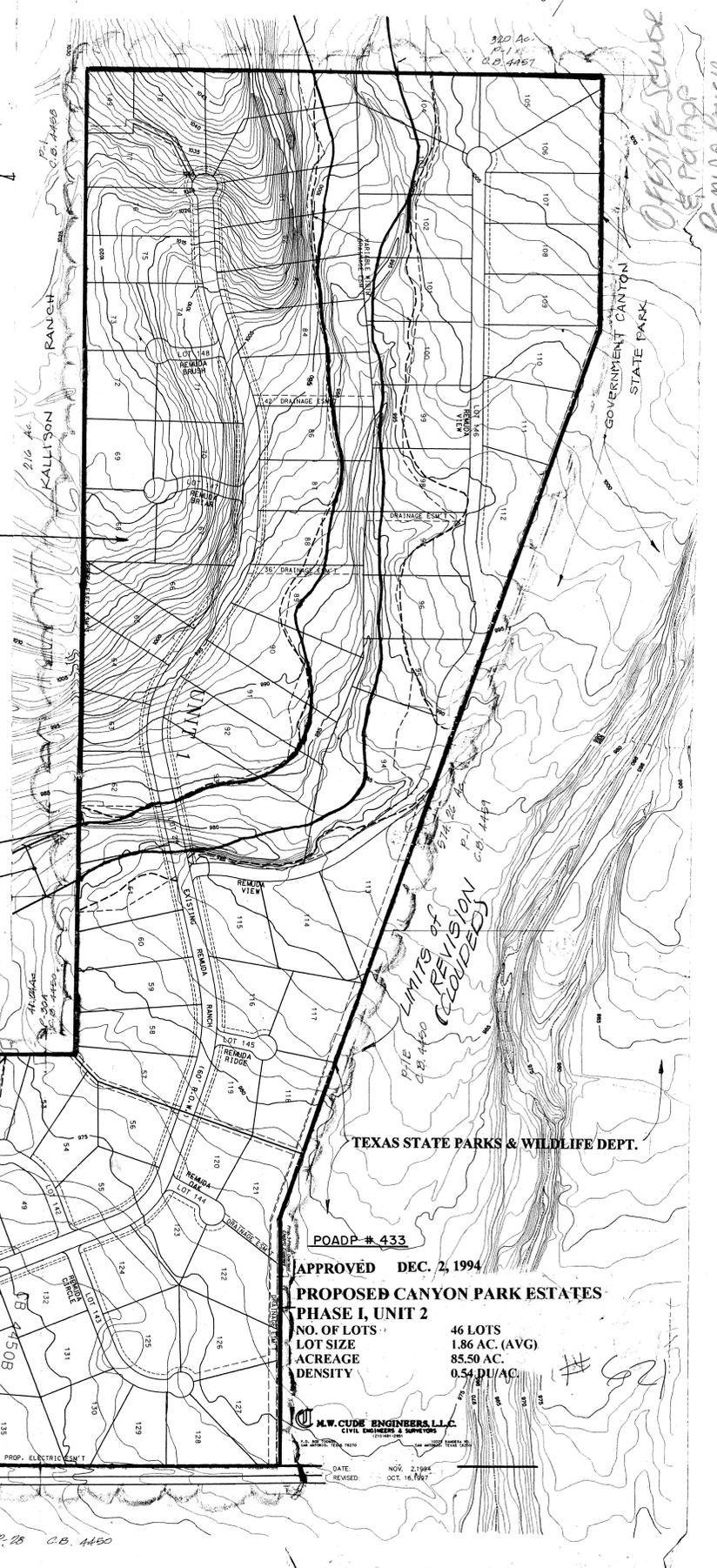
PROPOSED CANYON PARK ESTATES
PHASE I, UNIT 1
NO. OF LOTS 63 LOTS
LOT SIZE 2.15 AC. (AVG)
ACREAGE 153.48 AC.
DENSITY 0.40 DU/AC.



SCALE: 1"=200'-0"



ALL WEATHER BRIDGE
STRUCTURE



PROPOSED REMUDA RANCH COMMERCIAL
ACREAGE 20.98 AC.
EXISTING ZONING B-2

PROPOSED REMUDA RANCH PHASE III
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 51.16 AC.
DENSITY 4.69 DU/AC.

PROPOSED REMUDA RANCH PHASE II
NO. OF LOTS 240 LOTS
LOT SIZE 60' X 120'
ACREAGE 66.0 AC.
DENSITY 3.64 DU/AC.

20' WIDE PEDESTRIAN
PASEO LINKAGE TO
PEDESTRIAN/EQUESTRIAN
CORRIDOR

EXISTING 30' R.O.W.
PROPOSED 60' R.O.W.

LIMITS OF 100 YR.
P.M.A. FLOODPLAIN.

KALLISON RANCH

TEXAS STATE PARKS & WILDLIFE DEPT.

POADP # 433

APPROVED DEC. 2, 1994

PROPOSED CANYON PARK ESTATES
PHASE I, UNIT 2
NO. OF LOTS 46 LOTS
LOT SIZE 1.86 AC. (AVG)
ACREAGE 85.50 AC.
DENSITY 0.54 DU/AC

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

DATE NOV. 2, 1994
REVISED OCT. 16, 1997

GALM ROAD
EXISTING 60' R.O.W.
PROPOSED 86' R.O.W.

GALM ROAD
EXIST. 60' R.O.W.
PROP. 86' R.O.W.

P. 28 C.B. 4450

OFFSITE SEWER
& PUMP
REMUDA RANCH

LIMITS OF
REVISION
C.B. 4450

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**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: November 14, 1997 Name of POADP: Canyon Estates
 Owners: AZTX Consulting Firm: M.W. Cude Engineers, L.L.C.
 Address: 5670 Verbena Address: 10325 Bandera Road
San Antonio, Tx 78229 San Antonio, TX 78250
 Phone: (210) 614-3311 Phone: (210)681-2951
 Existing zoning: N/A Proposed zoning: N/A
 Texas State Plane Coordinates: X: 080.090 Y: 618.884

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

Land area being platted:

| | Lots | Acres |
|--------------------------------|------------|--------------|
| Single Family (SF) | <u>589</u> | <u>427.8</u> |
| Multi-family (MF) | <u>0</u> | |
| Commercial and non-residential | <u>1</u> | <u>20.98</u> |

Is there a previous POADP for this Site? Name Remuda Ranch No. 433

Is there a corresponding PUD for this site? Name Remuda Ranch No. 438 (95-048)

Plats associated with this POADP or site? Name Remuda Ranch U-1 No. 950266

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: James Sims

Signature: James K Sims

Date: 11-12-97

Phone: (210)614-3311

Fax: (210)696-7022

RECEIVED
 98 FEB 27 PM 3:30
 DEPT. OF PLANNING
 AND DEVELOPMENT
 SERVICES DIVISION

- 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;

N/A TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

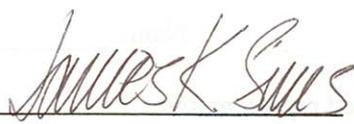
the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;

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: James Sims

Signature: 

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



CITY OF SAN ANTONIO

January 15, 1999

James Sims
M.W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Canyon Estates

POADP # 621

Dear Mr. Sims:

The City Staff Development Review Committee has reviewed Canyon Estates Subdivision Preliminary Overall Area Development Plan # 621. Please find enclosed a signed copy for your files. Although the northern portion of the plan was accepted, (the area bounded by the drain on the south, Government Canyon on the north, and Galm Road on the east) 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 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. Mopcvais AIA, AICP
Director of Planning

EM/EAC

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