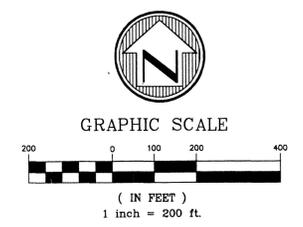


LOCATION MAP

PLAN HAS BEEN ACCEPTED BY  
 COSA *[Signature]*  
 May 11, 1999 (date) 631 (number)  
 If no plats are filed, plan will  
 expire on Nov 5, 2000  
 1st plat filed on \_\_\_\_\_

**UTILITIES**  
 WATER: BEXAR METROPOLITAN WATER DISTRICT  
 SEWER: INDIVIDUAL SEWAGE DISPOSAL  
 ELECTRIC: CITY PUBLIC SERVICE  
 TELEPHONE: S.W. BELL TELEPHONE CO.

3 - APPROXIMATE NUMBER PHASE  
 112 - APPROXIMATE NUMBER LOTS (EDU/AC)  
 1.1 - APPROXIMATE DENSITY



DEVELOPER:  
 HUGO GUTIERREZ  
 408 SHILO  
 LAREDO, TEXAS 78045  
 956-722-5196

OWNER: BOEHME, ISABELL ETAL

OWNER: LEE, RONALD K. & SHIRLEY A.

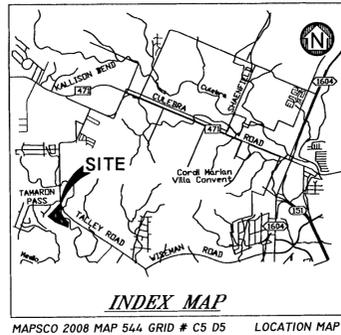
P.O.A.D.P. PLAN  
 for  
 BECKER RANCH ESTATES

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

REVISIONS:  
 4/13/99 REVISE LOCATION OF MECHLER

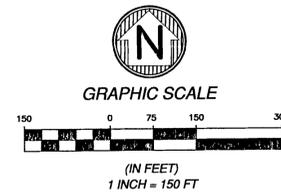
JOB NO. 46617.00  
 FILE: ~  
 DATE: 11/30/98  
 DESIGN: \_\_\_\_\_  
 DRAWN: L.R.  
 CHECKED: \_\_\_\_\_  
 SHEET 1 OF 1

# 631



**AMENDED MDP**  
 UNIT-2 (58 275 AC ) DEVELOPED - 82 LOTS  
 BECKER CREEK ESTATES UNIT-1 DENSITY - 45 / 40 359 - 111 LOTS/ACRE  
 SADDLE CREEK ESTATES UNIT-2 DENSITY - 82 / 85 619 - 0 96 LOTS/ACRE  
 TOTAL AMENDED MDP (125 7 AC ) - 127 LOTS  
 TOTAL DENSITY 127 / 125 7 - 1 01 LOTS/ACRE

THE FOLLOWING ARE THE CHANGES  
 1 MORE LOTS - 112 LOTS VS 127 LOTS  
 2 MORE STREETS  
 3 PROVIDE NEW STREETS TO CONNECT THE EXISTING STREETS (PEOPLES DRIVE SADDLE RUN SADDLE SPUR & SADDLE COVE) IN ORDER TO IMPROVE CONNECTIVITY TRAFFIC FLOW EMERGENCY & SAFETY



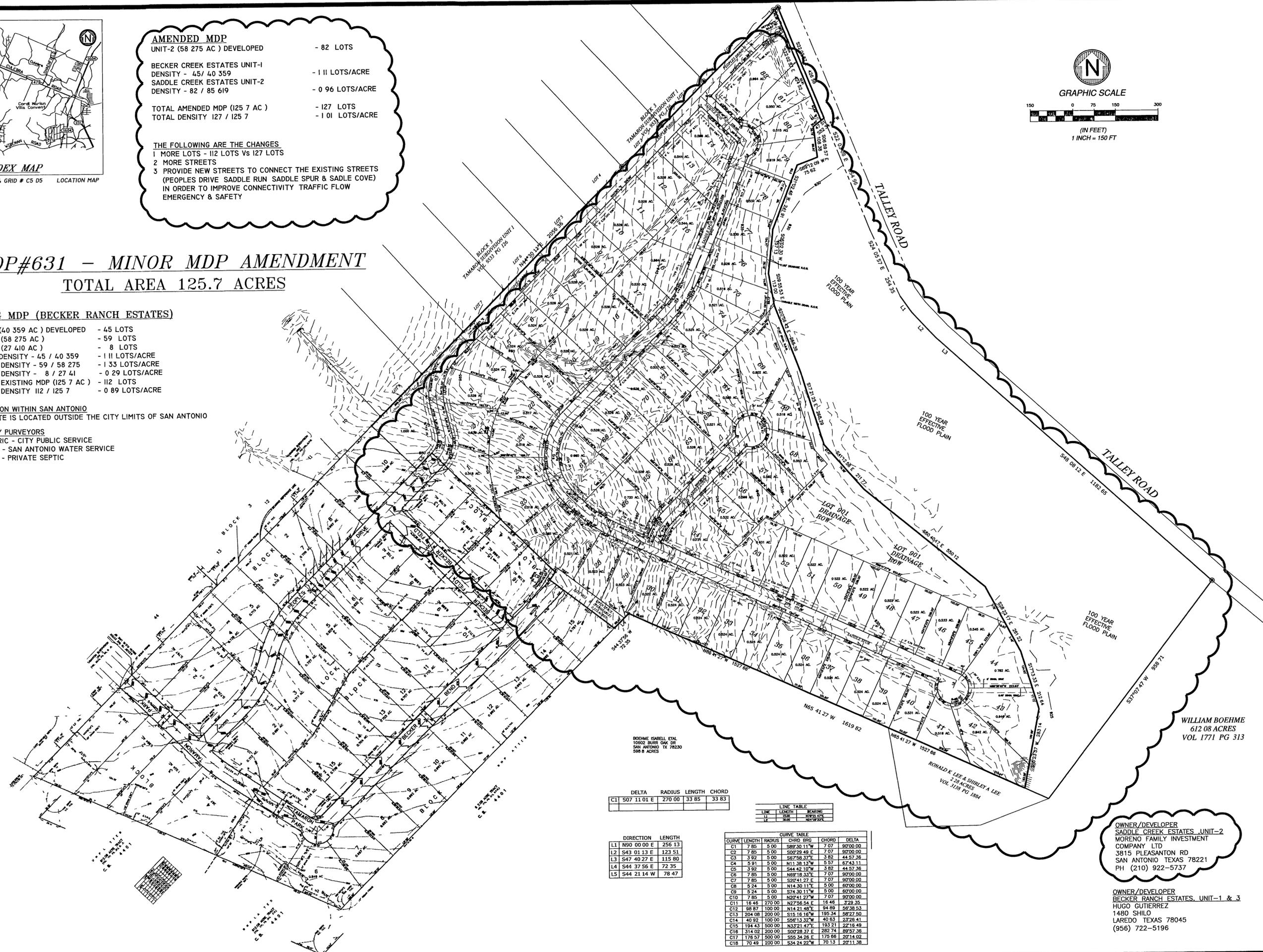
**MDP#631 - MINOR MDP AMENDMENT**  
**TOTAL AREA 125.7 ACRES**

**EXISTING MDP (BECKER RANCH ESTATES)**

UNIT-1 (40 359 AC ) DEVELOPED - 45 LOTS  
 UNIT-2 (58 275 AC ) - 59 LOTS  
 UNIT-3 (27 410 AC ) - 8 LOTS  
 UNIT-1 DENSITY - 45 / 40 359 - 111 LOTS/ACRE  
 UNIT-2 DENSITY - 59 / 58 275 - 1 33 LOTS/ACRE  
 UNIT-3 DENSITY - 8 / 27 41 - 0 29 LOTS/ACRE  
 TOTAL EXISTING MDP (125 7 AC ) - 112 LOTS  
 TOTAL DENSITY 112 / 125 7 - 0 89 LOTS/ACRE

LOCATION WITHIN SAN ANTONIO  
 THE SITE IS LOCATED OUTSIDE THE CITY LIMITS OF SAN ANTONIO

UTILITY PURVEYORS  
 ELECTRIC - CITY PUBLIC SERVICE  
 WATER - SAN ANTONIO WATER SERVICE  
 SEWER - PRIVATE SEPTIC



DELTA	RADIUS	LENGTH	CHORD
C1	S07 11 01 E	270 00	33 85 33 83

DIRECTION	LENGTH
L1	N90 00 00 E 256 13
L2	S43 01 13 E 123 51
L3	S47 40 27 E 115 80
L4	S44 37 56 E 72 35
L5	S44 21 14 W 78 47

LINE	LENGTH	BEARING
L1	256 13	N90 00 00 E
L2	123 51	S43 01 13 E
L3	115 80	S47 40 27 E
L4	72 35	S44 37 56 E
L5	78 47	S44 21 14 W

CURVE	LENGTH	RADIUS	CHD BRG	CHORD	DELTA
C1	7 85	5 00	S89 30 11 W	7 07	90 00 00
C2	7 85	5 00	S00 29 49 E	7 07	90 00 00
C3	3 92	5 00	S82 38 37 E	3 82	44 57 36
C4	5 91	5 00	N11 38 13 W	5 37	07 43 11
C5	3 92	5 00	S44 42 10 W	3 82	44 57 36
C6	7 85	5 00	N89 18 33 E	7 07	90 00 00
C7	7 85	5 00	S00 41 27 E	7 07	90 00 00
C8	5 24	5 00	N14 30 11 E	5 00	60 00 00
C9	5 24	5 00	S74 30 11 W	5 00	60 00 00
C10	7 85	5 00	N20 41 22 W	7 07	90 00 00
C11	18 46	270 00	N27 56 54 E	18 46	3 28 38
C12	98 87	100 00	N14 21 48 E	94 89	56 38 53
C13	204 08	200 00	S15 16 16 W	195 34	28 27 50
C14	40 92	100 00	S06 13 32 W	40 63	2 28 41
C15	194 43	500 00	N33 21 47 E	193 21	1 21 49
C16	314 02	200 00	S00 28 37 E	282 74	8 57 36
C17	176 57	500 00	S55 34 26 E	175 86	20 14 02
C18	70 49	200 00	S34 24 22 W	70 13	2 11 38

OWNER/DEVELOPER  
 SADDLE CREEK ESTATES UNIT-2  
 MORENO FAMILY INVESTMENT  
 COMPANY LTD  
 3815 PLEASANTON RD  
 SAN ANTONIO TEXAS 78221  
 PH (210) 922-5737

OWNER/DEVELOPER  
 BECKER CREEK ESTATES, UNIT-1 & 3  
 HUGO GUTIERREZ  
 1480 SHILO  
 LAREDO TEXAS 78045  
 (956) 722-5196

Seda Consulting Engineers, Inc  
 Firm Registration No. F 1601  
 6735 IH 10 West  
 San Antonio Texas 78201 e-mail: seda@sedatx.com  
 CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER



SADDLE CREEK ESTATES  
 AMENDED UNIT 2 & 3 OF BECKER RANCH ESTATES  
 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS  
 AMENDED MASTER DEVELOPMENT PLAN

JOB NO: 1562  
 DATE: 02/02/2011  
 DRAWN BY: JWJ  
 CHECKED BY: SED  
 SHEET: SP-1 OF 1

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: 12/2/98 Name of POADP: BECKER RANCH ESTATES

Owners: HUGO GUTIERREZ Consulting Firm: W.F. CASTELLA & ASSOC.

Address: 408 SHILO Address: 1030 W HILDEBRAND
LAREDO TX 78045 SA TX 78201

Phone: (956) 722 5196 Phone: 734 5351

Existing zoning: NA: COUNTY Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: [ ] Yes [x] No
Projected # of Phases: 3 [x] Yes [ ] No
San Antonio City Limits? [ ] Yes [x] No
Council District: NA
Ferguson map grid 576 C5

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 No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Steven E. Hanan Signature: [Handwritten Signature]

Date: Phone: Fax:

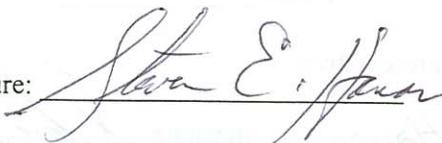
- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of 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. HUNN

Signature:



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

**CITY OF SAN ANTONIO  
Public Works Department**

Interdepartment Correspondence Sheet

RECEIVED  
MAY 11 AM 7:58  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Becker Ranch POADP Level I T.I.A.

Date: May 10, 1999

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Becker Ranch POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 122 peak hour trips based on the 6<sup>th</sup> edition of the ITE Trip Generation Manual. These trips will be distributed through two main access points, one on Talley Rd. and one on Tamaron Park.

Robert W. Opitz, P.E.  
Chief Engineer, Development  
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.  
City Engineer



# CITY OF SAN ANTONIO

May 11, 1999

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

Re: Becker Ranch

POADP # 631

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Becker Ranch Subdivision Preliminary Overall Area Development Plan # 631. 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.
- Need flood study to determine BFE. LOMR request to FEMA may be required, and the ROW must be maintained outside the 100 year flood plain limits.
- Remaining lot sizes after the flood plan revisions must be greater than .5 acres, i.e. there must be at least half an acre outside the flood plain for a house and an On Site Sanitary Sewer Facility construction.
- A variance will be required at the time of plat submittal, for residential lots fronting on a major thoroughfare.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- The entrance at Tally Road needs a 25' cutback.
- Access will need to be provided to adjacent property owner Isabell Boehme.
- 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. Moncervais". The signature is fluid and cursive, with a prominent initial "E" and "M".

Emil R. Moncervais AIA, AICP  
Director of Planning

EM/EAC

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