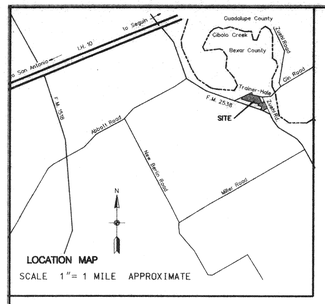
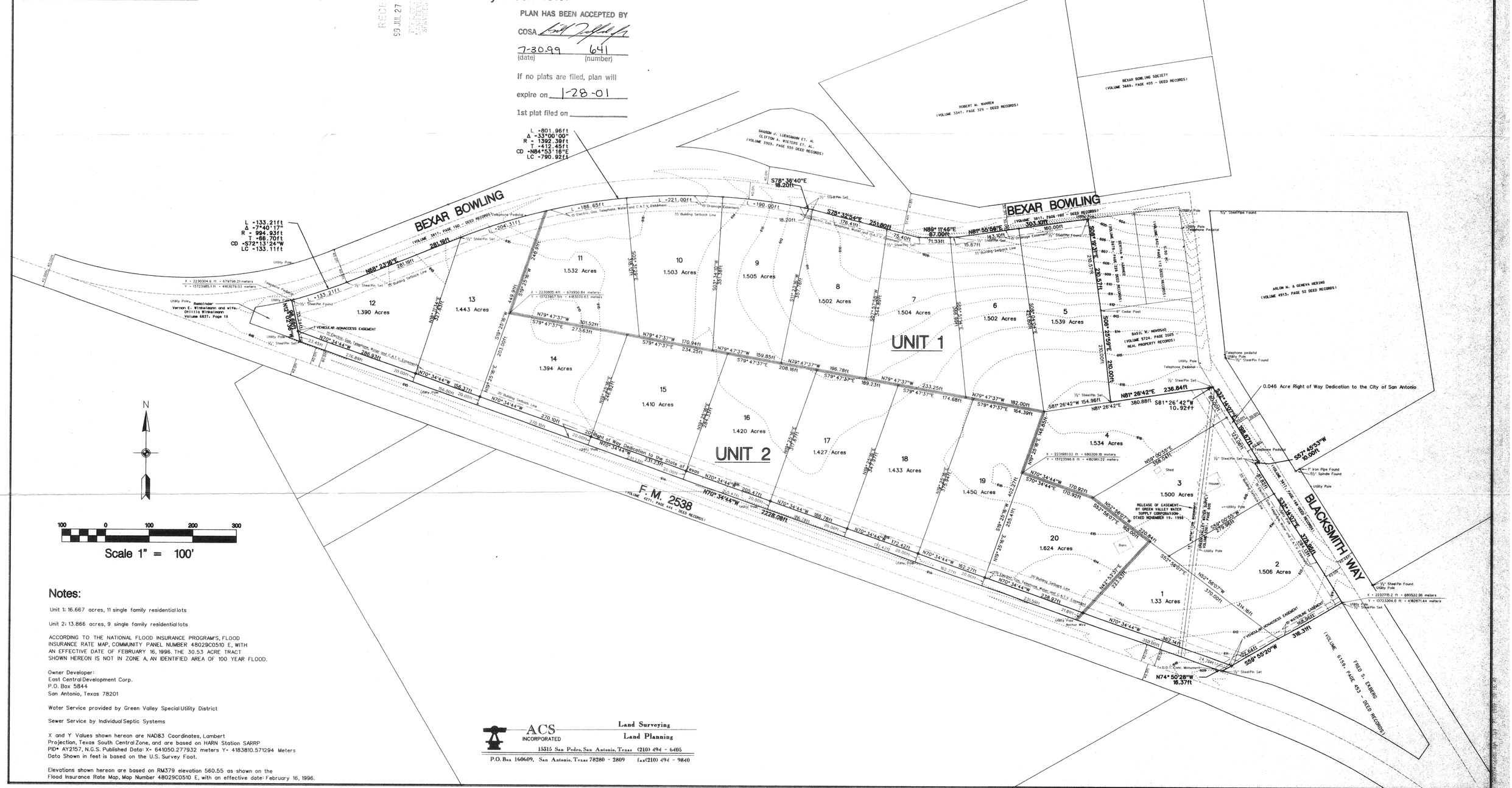


Preliminary Overall Area Development Plan

Lantana Crossing Subdivision

30.53 acres of land in Bexar County, Texas comprised of the following Surveys with their respective acreages: 7.49 acres of land out of Survey Number 2, Eligio Gortari, Abstract Number 5, County Block 5193 and 23.04 acres of land out of Survey Number 3, Maria Josefa Rodriguez, Abstract Number 17, County Block 4019.

RECEIVED
99 JUL 27 PM 2:10
PLAN HAS BEEN ACCEPTED BY
COSA [signature]
7-30-99 (date) 641 (number)
If no plats are filed, plan will expire on 1-28-01
1st plat filed on _____



Notes:

Unit 1: 16.667 acres, 11 single family residential lots

Unit 2: 13.866 acres, 9 single family residential lots

ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S, FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 48029C0510 E, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996. THE 30.53 ACRE TRACT SHOWN HEREON IS NOT IN ZONE A, AN IDENTIFIED AREA OF 100 YEAR FLOOD.

Owner Developer:
East Central Development Corp.
P.O. Box 5844
San Antonio, Texas 78201

Water Service provided by Green Valley Special Utility District

Sewer Service by Individual Septic Systems

X and Y Values shown hereon are NAD83 Coordinates, Lambert Projection, Texas South Central Zone, and are based on HARN Station SARRP PID# AY2157, N.G.S. Published Data: X= 641050.277932 meters Y= 4183810.571294 Meters
Data Shown in feet is based on the U.S. Survey Foot.

Elevations shown hereon are based on RM379 elevation 560.55 as shown on the Flood Insurance Rate Map, Map Number 48029C0510 E, with an effective date: February 16, 1996.

ACS INCORPORATED
Land Surveying
Land Planning
15315 San Pedro, San Antonio, Texas (210) 494 - 6405
P.O. Box 160609, San Antonio, Texas 78280 - 2809 fax(210) 494 - 9840

#641

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
98 NOV 19 AM 11:50
CITY OF SAN ANTONIO
LAND 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: November 18, 1998

Name of POADP: Lantana Crossing

Owners: East Bexar Properties, L.T.D.

Consulting Firm: Armstrong Cadastral Surveys

Address: 5802 N.W. Expressway

Craig Christopher

Address: P.O. Box 160609

San Antonio, Texas 78201

San Antonio, Texas 78280

Phone: 210 733-6235

Phone: 210 494-6405

Existing zoning: N/A

Proposed zoning:

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:

Ferguson map grid 589 D 4

Land area being platted:

	Lots	Acres
Single Family (SF)	20	30.53
Multi-family (MF)	0	0
Commercial and non-residential	0	0

Is there a previous POADP for this Site? Name _____ No. X

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

Plats associated with this POADP or site? Name Lantana Crossing Unit 1 No. _____

Name Lanatna Crossing Unit 2 No. _____

Name _____ No. _____

Contact Person and authorized representative:

EAST BEXAR Properties, Ltd
SOUTHEAST SUBURBAN PROPERTIES, GENERAL PARTNER

Print Name: Ralph Brown

Signature: [signature], President

Date: 10-20-98

Phone: 341-6642

Fax: 3416939

☒ 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: Ralph Brown Signature: [signature]

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

CITY OF SAN ANTONIO

July 30, 1999
A CS, Inc.
Mr. Michael Harris
P. O. Box 160609
San Antonio, TX 78280

Re: Lantana Crossing POADP POADP # 641

Dear Mr. Harris,

The City Staff Development Review Committee has reviewed Lantana Crossing Preliminary Overall Area Development Plan # 641. 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 arrangements.
- 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 a one foot non-access easement near the intersection of Bexar Bowling and Trainer Hill Road (FM 2538) will be required.

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. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/Jay

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