



CITY OF SAN ANTONIO

March 21, 2000

Jon Adame
Engineer
Pape Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, TX 78216

Re: Boerne Stage Road

POADP # 665

Dear Mr. Adame,

The City Staff Development Review Committee has reviewed Boerne Stage Road Subdivision Preliminary Overall Area Development Plan # 665. 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. Bexar Co. Public Works will require base flood elevations at the plat level.
- An all weather access point must be provided for this site. For information about these requirements you can contact the Department of Public Works at 207-7587.
- 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.

Mr. Adame
Page 2
February 11, 2000

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". The signature is fluid and cursive, with a prominent initial "E" and "M".

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

DEVELOPMENT SUMMARY

Total Land Area : 267 Acres
 Total Commercial: 56 Acres
 Total Residential: 140 Acres
 Total Open Space: 71 Acres
 Total Residential Lots: 490
 Density : 3.5

UTILITIES

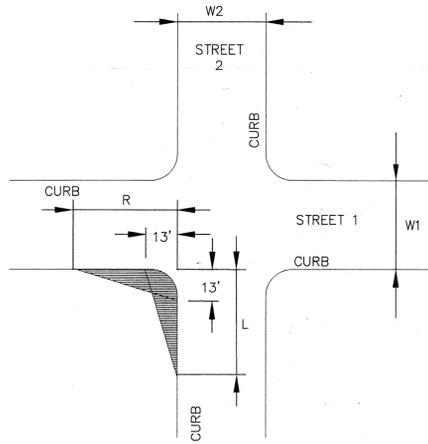
Water : S. A. W. S.
 Sewer : S. A. W. S.
 Telephone : S. W. Bell Telephone
 Electric : City Public Service
 Cable : Paragon
 School : N. S. I. S. D.

LOCATION

Located Outside City Limits

GENERAL NOTES

- All Streets Shown Hereon Are Local Type 'A' Streets (50' RDW, 30' Asphalt), Unless Other Wise Shown.
- Typical Lot Size: 6000 Sq. Ft.
- Open Space Areas Are Approximate And Subject To Change At Final Design.
- Street Configuration Is Preliminary And Subject To Change At Final Design.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(150) - (W1/2 + K)$$

$$L = \frac{13(150)}{13 + W1/2 + K} - 4$$

$$R = 0.65(300) - (30/2 + 2) = 178'$$

$$R = 0.65(300) - (26/2 + 2) = 180'$$

$$L = \frac{13(300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13(300)}{13 + (26/2) + 7} - 4 = 114'$$

DEVELOPER:

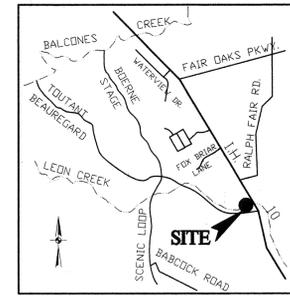
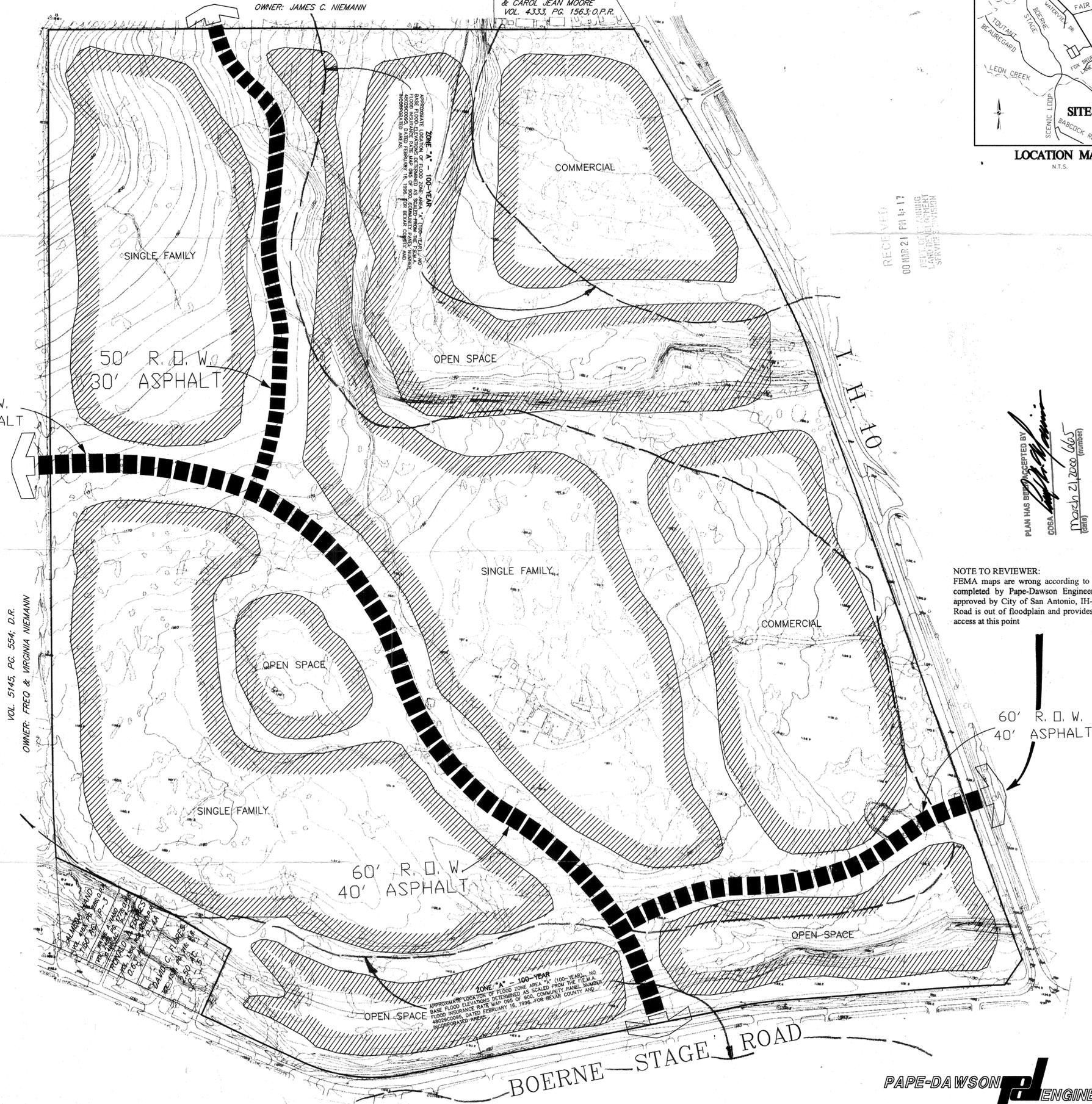
DOUGLAS MILLER
 430 SOUTH SANTA ROSA
 SAN ANTONIO, TEXAS 78207
 PHONE: (210) 225-4461

J. M. McCULLOCK & CO. O. SURVEY NO. 29
 ABSTRACT 528 C. B. 4711
 P-9B 80.12 AC.
 VOL. 4725, PG. 1375; D.R.
 OWNER: JAMES C. NIEMANN

P-3
 5.43 AC.
 OWNER: CHARLES ROBERT
 & CAROL JEAN MOORE
 VOL. 4333, PG. 1563; O.P.R.

GEO. M. PETTY O. SURVEY NO. 28
 ABSTRACT 598 C. B. 4712
 P-3 AND P-3A
 207.67 AC.

VOL. 5145, PG. 554; D.R.
 OWNER: FRED & VIRGINIA NIEMANN



RECEIVED
 00 MAR 21 PM 4: 17
 CITY OF SAN ANTONIO
 LAND DEVELOPMENT
 SERVICE DIVISION

PLAN HAS BEEN ACCEPTED BY
 COSA
 March 21, 2000 (date)
 6065 (number)
 If no plans are filed, plan will expire
 On Sept. 20, 2001
 1st sheet filed on _____

NOTE TO REVIEWER:
 FEMA maps are wrong according to detail study completed by Pape-Dawson Engineers, Inc. and approved by City of San Antonio, IH-10 Frontage Road is out of floodplain and provides all weather access at this point

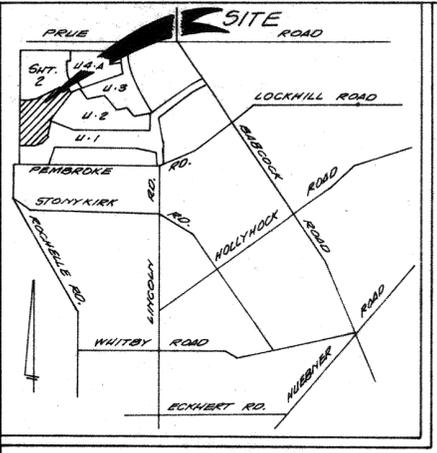
SCALE: 1"=200'
 DATE: 4-16-99

Kaufman & Broad
LAND PLANNING TEAM
 NEIGHBORHOOD DEVELOPMENT
 4800 Fredericksburg at Loop 410 P.O. Box 9250 Beacom Hill, Sta.
 San Antonio, Tx. 78201 (512) 349-1111 FAX (512) 979-0072

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.8000
 FAX: 210.375.8010

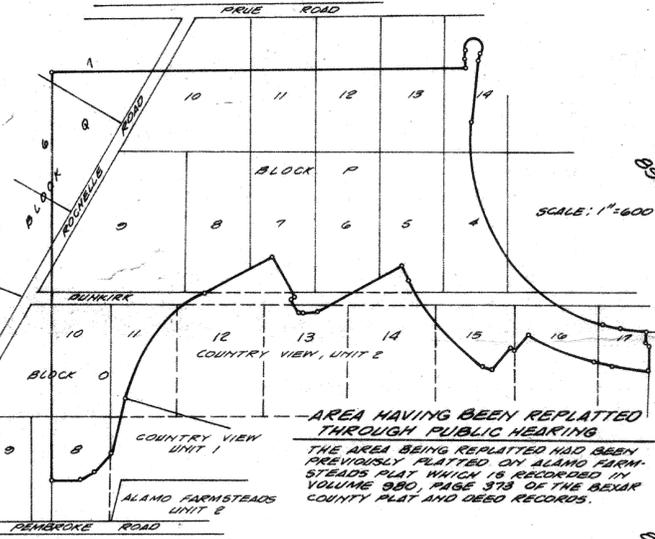
BOERNE STAGE ROAD TRACT
 PRELIMINARY MASTER PLAN
 PRELIMINARY OVERALL DEVELOPMENT PLAN



LOCATION MAP

LEGEND:
 INDICATES FROM CONTOURS
 INDICATES EXIST. CONTOURS

NOTE:
 THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A REVISION OF LOTS 1, 2, 10, 11, 12, 13, 14, 15, 16 AND 17, BLOCK 0 AND A PORTION OF LOTS 3 THROUGH 14, BLOCK 7 AND PORTIONS OF LOTS 5, 6 AND 7, BLOCK 8 OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING
 THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Engineer's Signature
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
 A. D. 19 83

Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

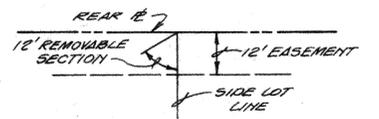
STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER - COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Owner's Signature
 OWNER

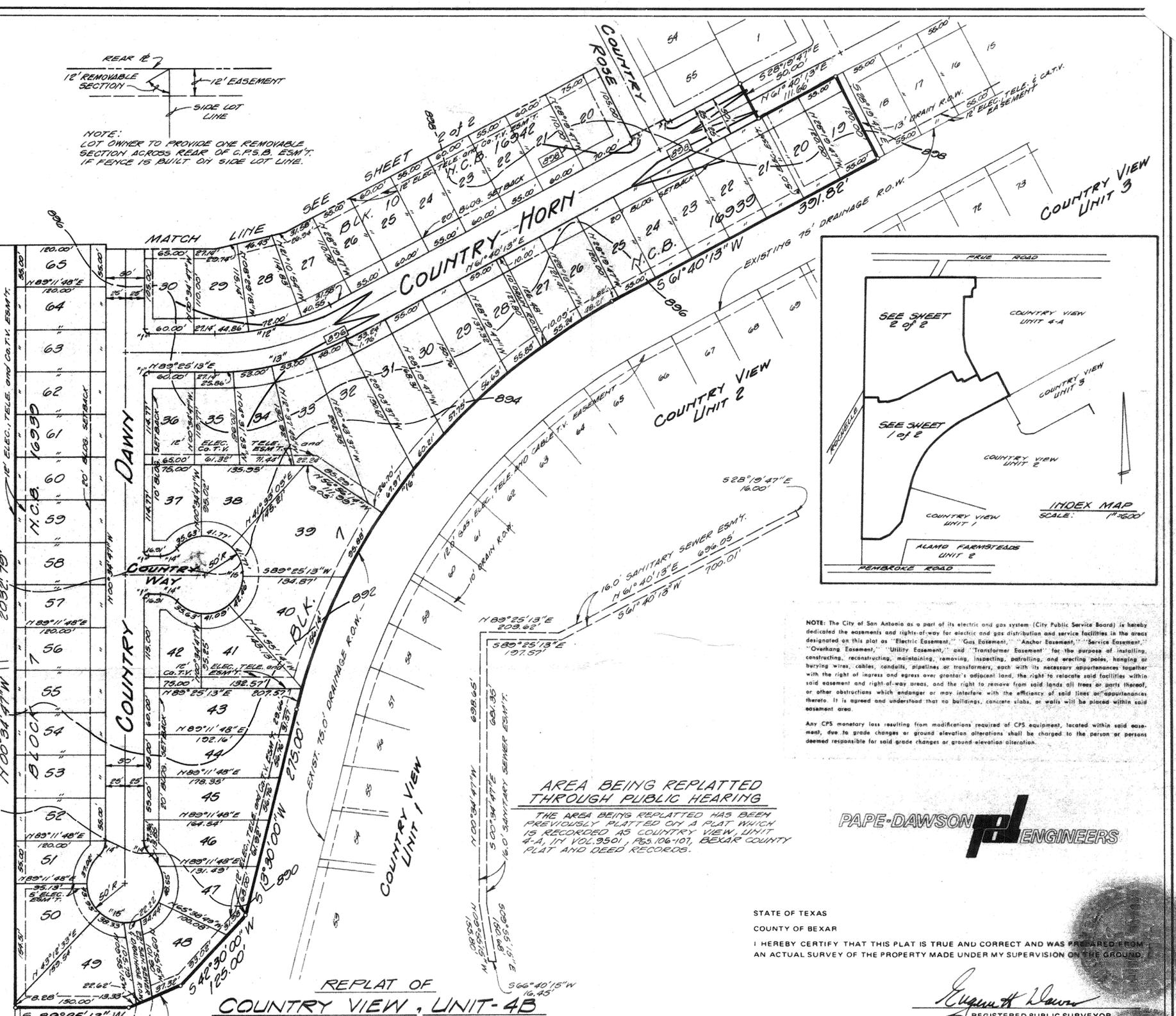
DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR
 BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH
 A. D. 1983

Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



NOTE:
 LOT OWNER TO PROVIDE ONE REMOVABLE SECTION ACROSS REAR OF C.P.S.B. ESM'T. IF FENCE IS BUILT ON SIDE LOT LINE.



REPLAT OF
COUNTRY VIEW, UNIT-4B

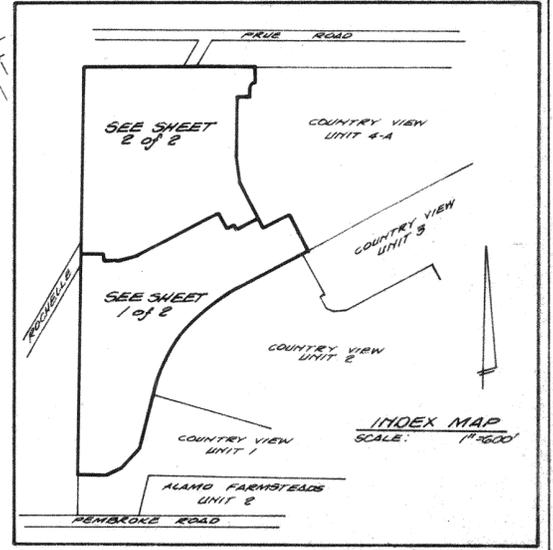
BEING LOTS 19 THRU 24, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 70, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55, BLOCK 9, N.C.B. 16941; AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS
 COUNTY OF BEXAR
 I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAN THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
 COUNTY OF BEXAR
 I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



INDEX MAP
 SCALE: 1"=500'

NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhead Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
 Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
 COUNTY OF BEXAR
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Surveyor's Signature
 REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH
 A. D. 1983

Notary Signature
 FLORIS BARNHILL
 NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A. D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY

#2

RECEIVED
 04 OCT 25 PM 3:58
 LAND DEVELOPMENT
 SERVICES DIVISION

CITY OF SAN ANTONIO
 OFFICE OF PLANNING
 04 OCT 27 AM 7:52

STAGE RUN SUBDIVISION OVERALL MASTER PLAN



PROJECT SUMMARY

TOTAL RESIDENTIAL ACRES: 147.13 ACRES
 TOTAL LOTS: 178 LOTS AT 60'x120'
 TOTAL LOTS: 374 LOTS AT 55'x120'
 TOTAL LOTS: 552
 DENSITY: 3.75

UNIT	AREA	LOTS/SIZE	DENSITY
UNIT-1	33.74 ACRES	124 LOTS (55')	3.68 UNITS/ACRES
UNIT-2	14.71 ACRES	66 LOTS (55')	4.49 UNITS/ACRES
UNIT-3	29.17 ACRES	116 LOTS (55')	3.98 UNITS/ACRES
UNIT-4	16.40 ACRES	68 LOTS (55')	4.15 UNITS/ACRES
UNIT-5	26.92 ACRES	81 LOTS (60')	3.00 UNITS/ACRES
UNIT-6	21.32 ACRES	79 LOTS (60')	3.71 UNITS/ACRES
UNIT-7	4.87 ACRES	18 LOTS (60')	3.70 UNITS/ACRES
TOTAL:	147.13 ACRES	552 LOTS	3.75 UNITS/ACRES

SUPPLEMENTAL
 FOR
 ROAD/MOP #
 665
 BOERNE STAGE ROAD
 TRACT
 APPROVED
 3/21/2000



SCALE: 1"=200'
 DATE: 5-19-99

LAND PLANNING TEAM

HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
 5000 North Loop West, Box 524, Fort Worth, TX 76102
 San Antonio, TX 78201



665
 REVISED DATE: 7-22-02

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: AUGUST 26, 1999 Name of POADP: Boerne Stage Road Tract
Owners: Douglas Miller Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 430 South Santa Rosa Address: 555 East Ramsey
Phone: (210) 225-4461 Phone: (210) 375-9000
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: [x] Yes [] No
San Antonio City Limits? [] Yes [x] No
Council District: N/A
Ferguson map grid 479E2

On the NW corner of I.H. 10 and Boerne Stage Rd

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 490 lots and 140 acres, Multi-family (MF) with -- lots and -- acres, Commercial and non-residential with -- lots and 127 acres.

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

Contact Person and authorized representative:

Print Name: Jon Adame Signature: Jon Adame
Date: 8/26/99 Phone: (210) 375-9000 Fax: (210) 375-9010

- 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: Douglas Miller Signature: 

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

APPLICATION REVISED January 5, 1998