



CITY OF SAN ANTONIO

March 3, 2000

Steven E. Hanan
Vice President
W. F. Castella & Assoc.
6800 Park Ten Blvd., Suite 180 South
San Antonio, TX 78213

Re: Converse Heights

POADP # 670

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Converse Heights Subdivision Preliminary Overall Area Development Plan # 670. 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 County Public Works may require base flood elevations at the plat level.
- 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.
- This site will need to conform to Bexar County infrastructure plan. For information about these requirements you can contact Mike Herrera at 335-6700.

Mr. Hanan
Page 2
January 21, 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.

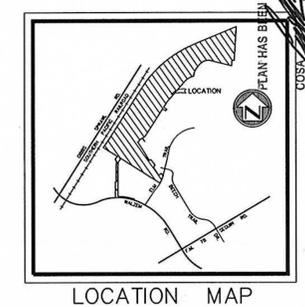
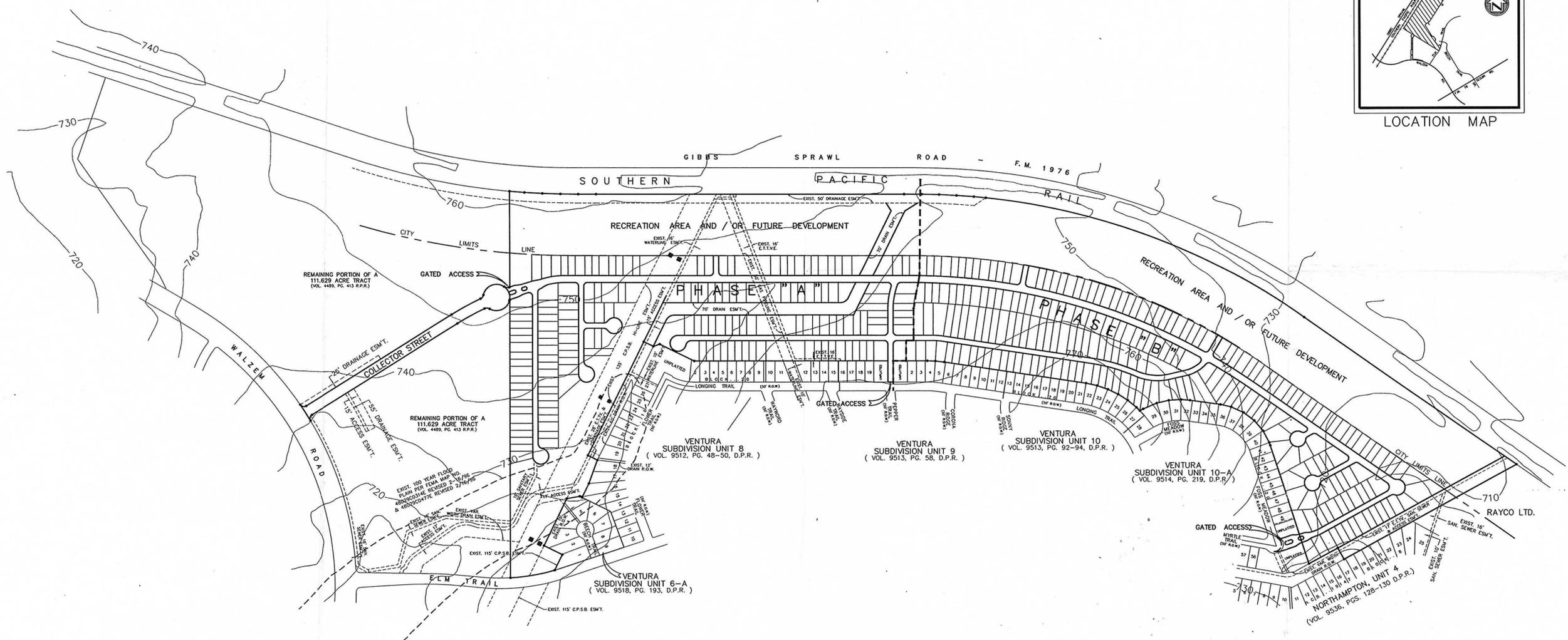
Sincerely,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is stylized and cursive, written over a horizontal line.

Emil R. Moncivais AIA, AICP
Director of Planning

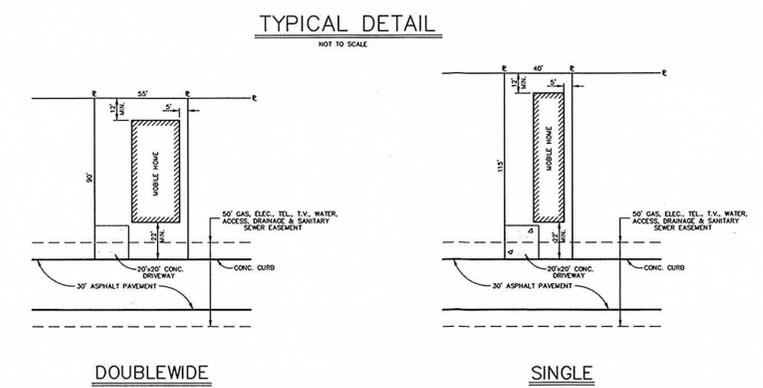
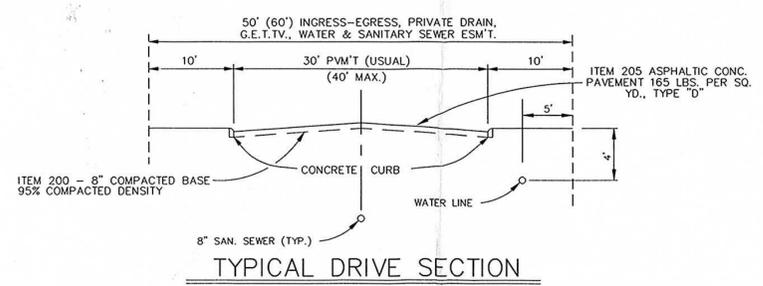
EM/EAC

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



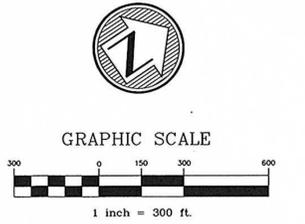
PLAN HAS BEEN ACCEPTED BY
 670 March 3, 2000
 (number)
 If no plate are filed, plan will expire
 on Sept 2, 2001
 1st plate filed on

MOBILE HOME PARK
 APPROXIMATELY 404 UNITS
 131 ACRES



NOTE:
 STREET LAYOUT IS APPROXIMATE.
 APPROXIMATELY TWO PHASES - SINGLE FAMILY.

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



DEVELOPER:
 CASTLEROCK PARTNERS, LTD.
 11825 I.H. 10 W., SUITE 210
 SAN ANTONIO, TEXAS 78230
 PHONE: (210) 697-1400

P.O.A.D.P. PLAN
 for
 CONVERSE HEIGHTS
 MANUFACTURED HOUSING COMMUNITY

WFC A TCB INC. Company
 W.F. CASTELLA & ASSOCIATES, INC.
 Engineers - Surveyors - Planners
 6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
 JOB NO. 46677.00
 FILE: ~
 DATE: 01/07/00
 DESIGN:
 DRAWN: P.D.L.
 CHECKED:
 SHEET 1 OF 1

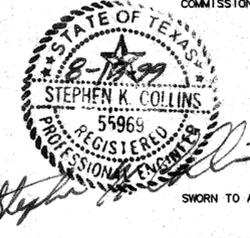
WIND GATE RANCH SECTION ONE

200036

SCALE: 1" = 200'

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.



GRAY · JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78758

Stephen K. Collins
STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969

DATE 8-13-99

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, 19__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF _____ TRACT 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 THE ___ DAY OF ___, A.D. 19__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE STATE OF TEXAS
THE COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ___ DAY OF ___, A.D. 19__, AT ___ M., AND WAS DULY RECORDED THE ___ DAY OF ___, A.D. 19__, IN BOOK VOLUME ___ IN THE RECORDS OF SAID COUNTY.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF ___, A.D. 19__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY

THE STATE OF TEXAS
THE COUNTY OF BEXAR

THE OWNER OF 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS
OWNER

BY: _____
DULY AUTHORIZED AGENT

THE STATE OF TEXAS
THE COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE ___ DAY OF ___, 19__, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, 19__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

BACK LINE

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12" WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE LOT LINES. PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS ETC.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE ___ DAY OF 1999

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

SHEET 3 OF 4

PROJECT NO: 1380-8206.14	DESIGNED BY: BA
FILE NO:	DRAWN BY: BA
DATE: OCTOBER, 1999	CHECKED BY: SKC
SCALE: 1" = 200'	REVISED BY:

GRAY · JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512) 462-0371 FAX (512) 454-9933

A 669

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: 1/11/00 Name of POADP: CONVERSE HEIGHTS
Owners: CASTLEROCK PARTNERS LTD Consulting Firm: W.F. CASTELLA & ASSOC.
Address: 11825 I.H. 10W STE 210 SA TX 78230 Address: 6800 PARK TEN BLVD STE 1805 SA TX 78213
Phone: 697 1400 Phone: 734 5351
Existing zoning: TEMP R-1 Proposed zoning: TEMP R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: 2 [x] Yes [] No
San Antonio City Limits? [x] Yes [] No
Council District: NA2
Ferguson map grid: 585 F2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential (2 lots, 131 acres).

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

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

Plats associated with this POADP or site? Name CONVERSE HTS No. 990389
Name CONVERSE HTS COMM. No. 200090

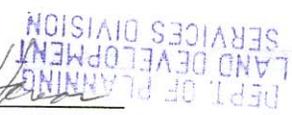
Contact Person and authorized representative:

Print Name: STEVEN E. HANAN

Signature: [Handwritten Signature]

Date: 1/11/00

Phone: 734 5351



Fax: 734 5351

RECEIVED

- 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