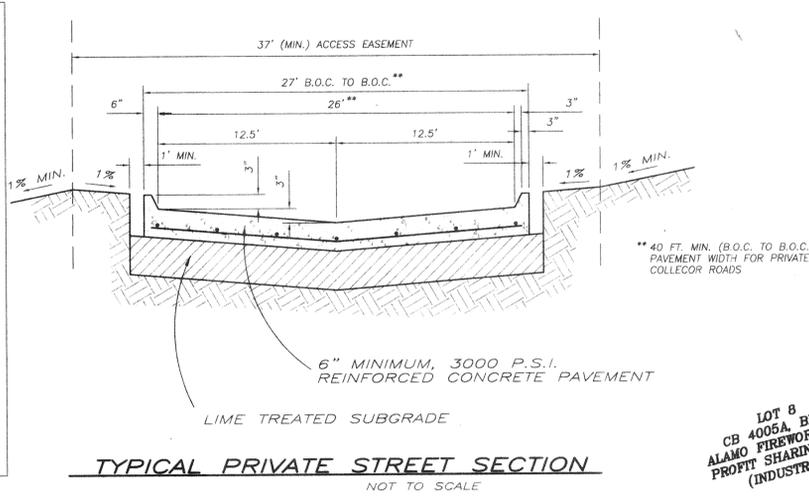
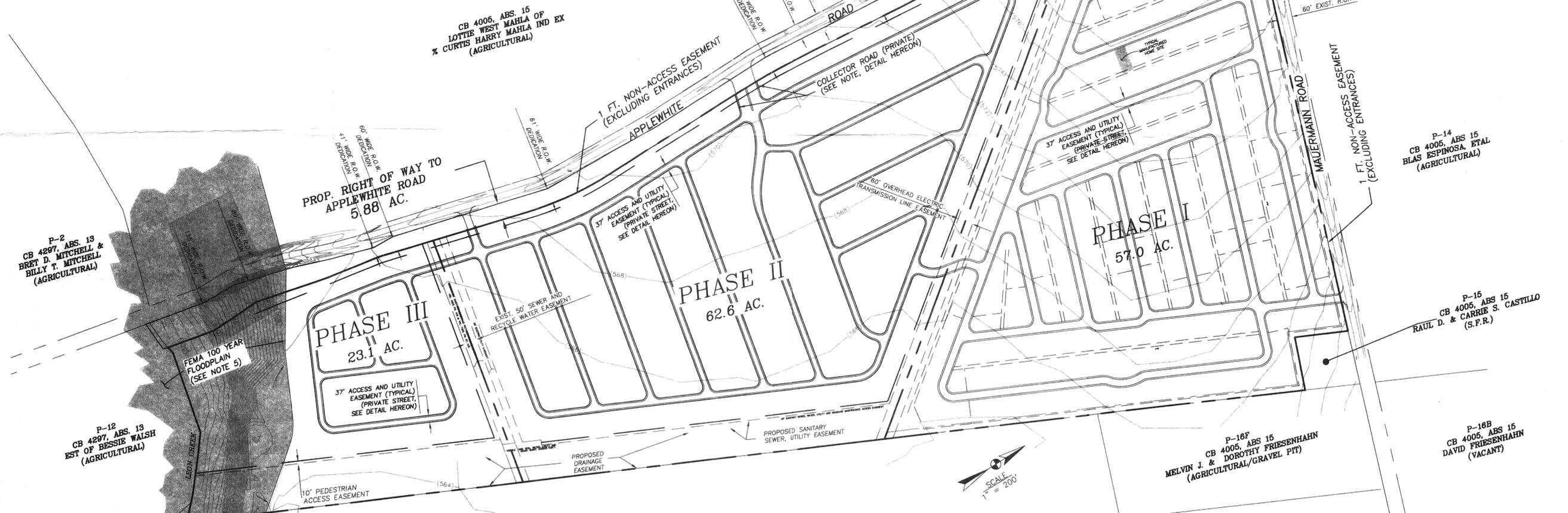


LOCATION MAP



TYPICAL PRIVATE STREET SECTION  
NOT TO SCALE



P-2  
CB 4297, ABS. 13  
BRET D. MITCHELL &  
BILLY T. MITCHELL  
(AGRICULTURAL)

P-12  
CB 4297, ABS. 13  
EST OF BESSIE WALSH  
(AGRICULTURAL)

FEMA 100 YEAR  
FLOODPLAIN  
(SEE NOTE 5)

PHASE III  
23.1 AC.  
37' ACCESS AND UTILITY  
EASEMENT (TYPICAL)  
(PRIVATE STREET,  
SEE DETAIL HEREON)

P-18  
CB 4005, ABS 15  
DAVID FRIESENHAHN  
(AGRICULTURAL/GRAVEL PIT)

PHASE II  
62.6 AC.  
37' ACCESS AND UTILITY  
EASEMENT (TYPICAL)  
(PRIVATE STREET,  
SEE DETAIL HEREON)

PHASE I  
57.0 AC.  
37' ACCESS AND UTILITY  
EASEMENT (TYPICAL)  
(PRIVATE STREET,  
SEE DETAIL HEREON)

P-16F  
CB 4005, ABS 15  
MELVIN J. & DOROTHY FRIESENHAHN  
(AGRICULTURAL/GRAVEL PIT)

P-15  
CB 4005, ABS 15  
RAUL D. & CARRIE S. CASTILLO  
(S.F.R.)

P-14  
CB 4005, ABS 15  
BLAS ESPINOSA, ETAL  
(AGRICULTURAL)

LOT 5  
CB 4005G, BLK 1  
BLAS ESPINOSA, ETAL  
(S.F.R.)

LOT 3  
CB 4005G, BLK 1  
BLAS ESPINOSA, ETAL  
(S.F.R.)

LOT 2  
CB 4005G, BLK 1  
BLAS ESPINOSA, ETAL  
(S.F.R.)

LOT 12  
CB 4005A, BLK 1  
VICTOR M. ESCOBEDO  
(S.F.R.)

LOT 11  
CB 4005A, BLK 1  
JESSE MORENO  
(COMMERCIAL  
'MORENO'S TRUCKING')

LOT 10  
CB 4005A, BLK 1  
JESSE MORENO  
(SINGLE FAMILY  
RESIDENTIAL [S.F.R.]

PROPERTY OWNER/ DEVELOPER

CRESTWOOD ESTATES, L.L.C.  
MANAGING PARTNER: RING  
MANAGEMENT, INC.  
DALE W. RING, PRESIDENT  
2109 MEADOWCOVE DRIVE  
ROWLETTE, TX. 75088  
PHONE: (972)557-1182  
FAX: (972)463-6737

PLAN HAS BEEN ACCEPTED BY  
COSA *Rodriguez*  
5/14/2004 684-A  
(date) (number)  
If no plats are filed, plan will expire  
On 11/13/2005  
1<sup>st</sup> plat filed on

TOTAL ACREAGE: 142.8 ACRES.

- NOTES:
- EXISTING LAND USE IS AS FOLLOWS:  
AGRICULTURAL
  - PROPOSED LAND USE IS AS FOLLOWS:  
MANUFACTURED HOME PARK  
(MAXIMUM - 1000 LEASE SPACES)
  - ALL PROPOSED STREETS SHALL BE PRIVATE.
  - THERE IS NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
  - PHASE III OF THIS DEVELOPMENT IS PARTIALLY LOCATED WITHIN A FEMA DESIGNATED 100 YEAR FLOOD PLAIN (ZONE A, NO BASE FLOOD ELEVATIONS DETERMINED, FEMA PANEL NO. 48029C0620 E, 2/16/96).
  - SEWAGE DISPOSAL SHALL BE PROVIDED BY S.A.W.S.
  - WATER SERVICE TO BE SUPPLIED BY S.A.W.S.

REVISIONS

DATE	DESCRIPTION
9/3/99	RELEASED FOR CITY OF SAN ANTONIO REVIEW
3/16/00	REVISED PER CITY OF SAN ANTONIO COMMENTS
10/11/00	REVISED PER CITY OF SAN ANTONIO COMMENTS
04/08/04	REVISED LAYOUT PER COSA R.O.W. ACQUISITION
05/05/04	ADDED R.O.W. DIMENSION PER COSA



ALAMO  
CONSULTING ENGINEERING  
& SURVEYING, INC.  
140 HEIMER RD., STE. 617, SAN ANTONIO, TX. 78232  
PHONE: (210)828-0691

Crestwood Estates, A Planned Community  
PRELIMINARY  
OVERALL DEVELOPMENT  
PLAN



# CITY OF SAN ANTONIO

May 14, 2004

Mr. Larry Dollie

ACES Engineers, Inc.  
140 Heimer Rd., Suite 617  
San Antonio, TX 78232

Re: Crestwood Estates (Amendment)

POADP # 684-A

Dear Mr. Dollie:

The City Staff Development Review Committee has reviewed Crestwood Estates Subdivision Preliminary Overall Area Development Plan (Amendment) # 684-A. Please find enclosed a signed copy for your files. This amendment was the result of R.O.W. acquisition for the widening of Applewhite Rd. Your plan was accepted, however please note the following:

- 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 Tree Preservation at 207-0278.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Dollie  
Page 2  
May 14, 2004

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.

**All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.**

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Rod Sanchez  
Development Services, Assistant Director

RS/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services  
John McDonald, Senior Planner Parks Department  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Christina De La Cruz, P.E. Bexar County