



CITY OF SAN ANTONIO

March 14, 2001

Mr. Lee Wright

W.F. Castella Engineering Inc.
6800 Park Ten Blvd., Suite 180 S.
San Antonio, TX 78213

Re: Westover Place

POADP # 701

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westover Place Subdivision Preliminary Overall Area Development Plan # 701. Please find enclosed a signed copy for your files. 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 Building Inspections at 207-7102.
- 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. Wright
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March 14, 2001

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) 207-7900.

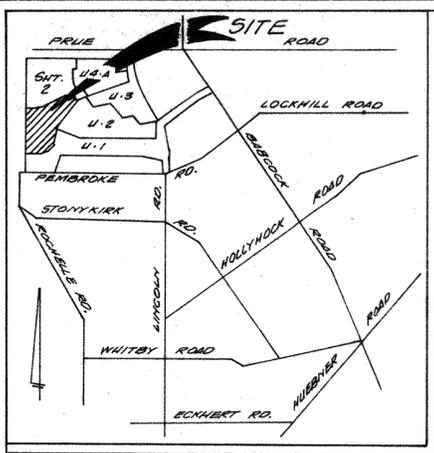
Sincerely,



Emil R. Mongivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works



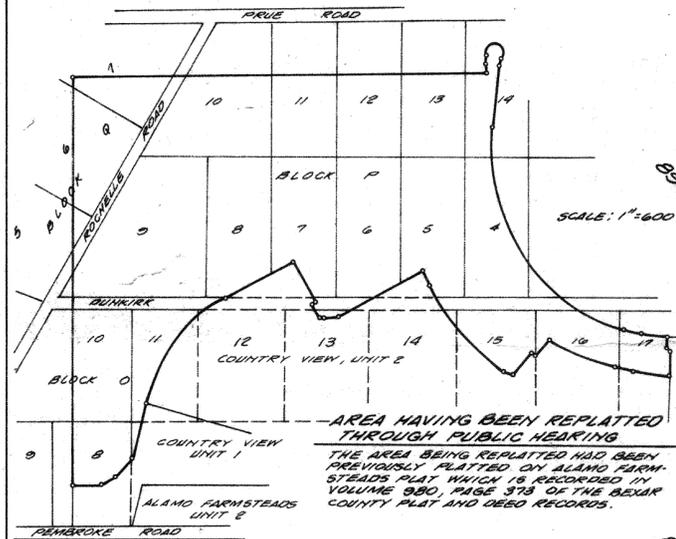
LOCATION MAP

LEGEND:

INDICATES PROPOSED CONTOURS
 INDICATES EXISTING CONTOURS

NOTE:

THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION 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

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.

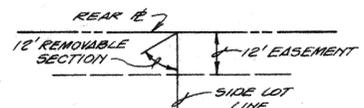
Doug Cross Signature
 OWNER
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEXAR

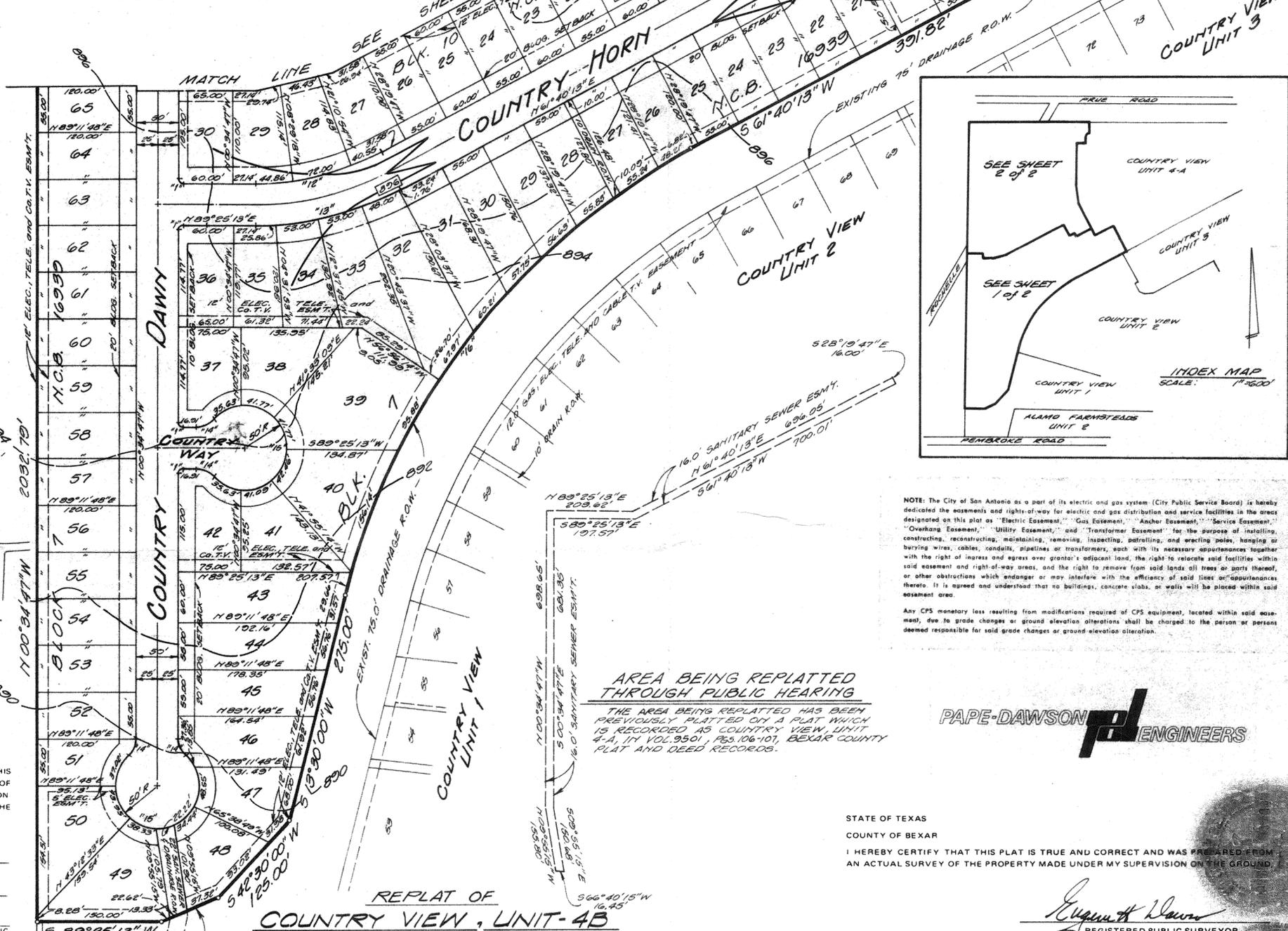
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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.

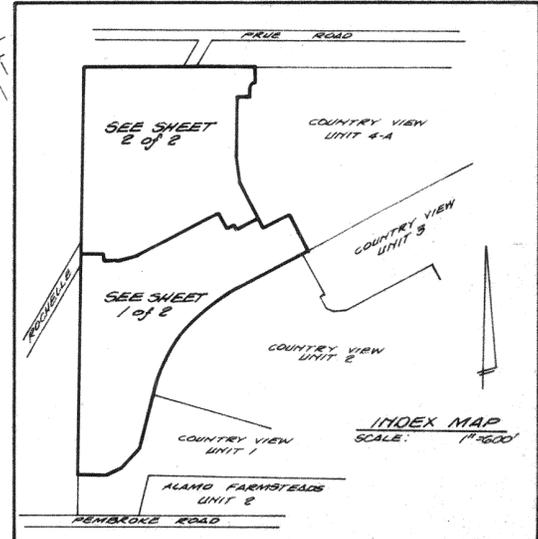


REPLAT OF
COUNTRY VIEW, UNIT-4B
 BEING LOTS 19 THRU 24, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 70, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55, BLOCK 9, N.C.B. 16941; AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

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 4B 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



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

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: 11/16/00 Name of POADP: WESTOVER PLACE
Owners: GORDON V. HARTMAN Consulting Firm: W/F CASTELLA & ASSOC.
Address: 1175 W. BITTERS SA TX 78216 Address: 6800 PARK TEN BLVD STE 1805 SA TX 78213
Phone: 490 1798 Phone: 734 5351
Existing zoning: (PI) R1 Proposed zoning: (PI) R1

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [x] No
Projected # of Phases: 5 [x] Yes [] No
San Antonio City Limits? [x] Yes [] No
Council District: 6
Ferguson map grid: Q12 E3

RECEIVED
NOV 17 AM 11:10
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 365 lots and 70.7 acres, Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name MEADOWS-WESTOVER HILLS No. 366

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

Plats associated with this POADP or site? Name No.

Name No.

Name No.

Contact Person and authorized representative:
Print Name: PAUL W. DENHAM Signature: Paul W Denham

Date: 11/16/00 Phone: 734 5351 Fax: 734 5363

- 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);
- copy of digital file
- 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);
- NA* 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 James Clements @ (210)207-7720;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-8265;
- 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: PAUL W. DENHAM Signature: *Paul W. Denham*

If you have any questions please call Michael O. Herrera at 207-7900

RECEIVED
 00 NOV 17 AM 11:10
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

December 20, 2000

Lee Wright

W.F.Castella Engineers, Inc.
6800 Park Ten Blv'd., Suite 180 S.
San Antonio, TX 78213

Re: Westover Place

POADP # ?

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Westover Place Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- (a) The existing zoning for this site and surrounding area needs to be shown on the proposed P.O.A.D.P.
- (b) The original P.O.A.D.P. # 366 showed connectivity, your proposal deviates from the original plan.
- (c) Connectivity to the East , South and West side of the property will be required.
- (c) A 1' non access esm't will be required along the rear of the lots next to F.M. 1957 (Protranco Rd.) and Old Rogers Rd.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Monciatis AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works