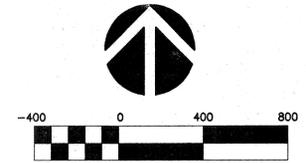
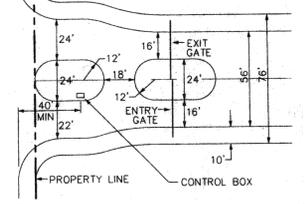
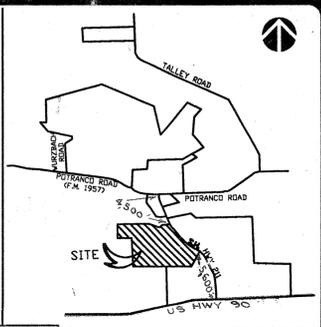


BRIGGS RANCH

928.5 ACRES

Preliminary Overall Area Development Plan P.U.D.



TYPICAL ENTRY/EXIT GATE
SCALE: 1" = 50'

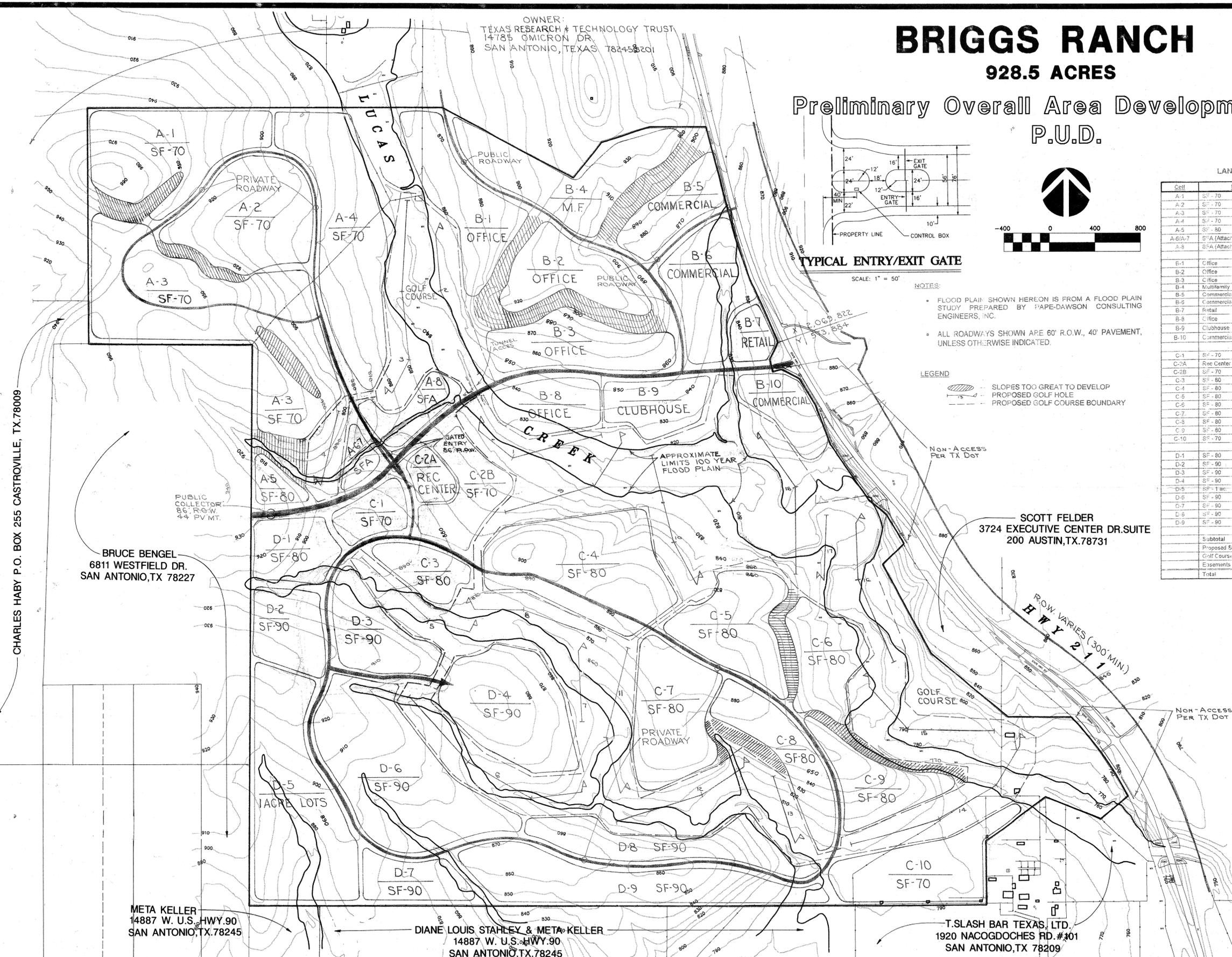
- NOTES:
- FLOOD PLAIN SHOWN HEREON IS FROM A FLOOD PLAIN STUDY PREPARED BY PAPE-DAWSON CONSULTING ENGINEERS, INC.
 - ALL ROADWAYS SHOWN ARE 60' R.O.W., 40' PAVEMENT, UNLESS OTHERWISE INDICATED.

- LEGEND
- SLOPES TOO GREAT TO DEVELOP
 - PROPOSED GOLF HOLE
 - PROPOSED GOLF COURSE BOUNDARY

LAND USE SUMMARY

Cell	Land Use	Acres	Density
A-1	SF-70	23.3	2.7 DU/AC
A-2	SF-70	22.3	2.7 DU/AC
A-3	SF-70	46.6	2.7 DU/AC
A-4	SF-70	29.0	2.7 DU/AC
A-5	SF-80	3.2	2.7 DU/AC
A-6/A-7	SFA (Attached)	2.5	15 DU/AC
A-8	SFA (Attached)	6.0	15 DU/AC
B-1	Office	16.4	—
B-2	Office	14.8	—
B-3	Office	13.8	—
B-4	Multifamily	19.6	22 DU/AC
B-5	Commercial	9.1	—
B-6	Commercial	16.0	—
B-7	Retail	4.0	—
B-8	Office	9.4	—
B-9	Clubhouse	9.7	—
B-10	Commercial	8.1	—
C-1	SF-70	5.5	2.7 DU/AC
C-2A	Rec Center	3.5	—
C-2B	SF-70	10.3	2.7 DU/AC
C-3	SF-80	6.5	2.7 DU/AC
C-4	SF-80	27.2	2.7 DU/AC
C-5	SF-80	16.8	2.7 DU/AC
C-6	SF-80	11.7	2.7 DU/AC
C-7	SF-80	18.1	2.7 DU/AC
C-8	SF-80	11.8	2.7 DU/AC
C-9	SF-80	11.4	2.7 DU/AC
C-10	SF-70	18.5	2.7 DU/AC
D-1	SF-80	9.0	2.7 DU/AC
D-2	SF-90	9.9	2.7 DU/AC
D-3	SF-90	11.9	2.7 DU/AC
D-4	SF-90	21.1	2.7 DU/AC
D-5	SF-1 ac	33.4	1 DU/AC
D-6	SF-90	34.8	2.7 DU/AC
D-7	SF-90	8.5	2.7 DU/AC
D-8	SF-90	16.6	2.7 DU/AC
D-9	SF-90	25.2	2.7 DU/AC
Subtotal		595.6	—
Proposed Streets		46	—
Golf Course / Open Space		220	—
Emasements / Open Space		86.9	—
Total		928.5	—

VICINITY MAP NOT TO SCALE



OWNER:
TEXAS RESEARCH & TECHNOLOGY TRUST
14785 OMIKRON DR.
SAN ANTONIO, TEXAS 78245-8201

CHARLES HABY P.O. BOX 255 CASTROVILLE, TX.78009

BRUCE BENDEL
6811 WESTFIELD DR.
SAN ANTONIO, TX 78227

META KELLER
14887 W. U.S. HWY.90
SAN ANTONIO, TX.78245

DIANE LOUIS STANLEY & META KELLER
14887 W. U.S. HWY.90
SAN ANTONIO, TX.78245

SCOTT FELDER
3724 EXECUTIVE CENTER DR. SUITE
200 AUSTIN, TX.78731

T.SLASH BAR TEXAS, LTD.
1920 NACOGDOCHES RD. #301
SAN ANTONIO, TX 78209

DEVELOPER
Southwest Land Development
P.O. Box 984
Leander Tx. 78646

PLANNER
Peckham-Young, Inc.
8445 Freeport Parkway
Suite 660
Irving, Texas 75063-2597

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, BUILDING II SAN ANTONIO TEXAS 78217 210-824-9494

JOB NO 3498.20

PLAN HAS BEEN ACCEPTED BY
COSA *Scott K. Williams*
8-23-01 # 710
(date) (number)
If no plats are filed, plan will expire
On 8-22-03
1st plat filed on



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 UDC and must be certified to contain the following:

Date Submitted: 4/2/01 Name of POADP: Briggs Ranch

Owners: Southwest Land Development Consulting Firm: Pape-Dawson Engineers, Inc.

Address: P.O. Box 984 Address: 555 East Ramsey

Zip Code: Leander, TX 78646 Zip Code: San Antonio, Texas 78216

School District: Medina Valley I.S.D. Phone: (210) 375-9000

Existing zoning: n/a Proposed zoning: n/a

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: _____ Yes No
San Antonio City Limits? Yes No
Council District: n/a
Ferguson map grid 610 E8

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SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	_____	<u>437.9</u>
Multi-family (MF)	_____	<u>36.1</u>
Commercial and non-residential	_____	<u>454.5</u>

Is there a previous POADP for this Site? Name Briggs Ranch No. 526, 465

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: Song Tan Signature:

Date: 4/2/01 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);
- 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, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 James Clements or Todd Sang @ (210)207-7702;
- 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;
- The POADP lies in the Medina Valley School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
State Highway 211 (right-of-way varies, 300' min.)

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 SERVICES DIVISION

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: Song Tan

Signature: _____

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

August 23, 2001

Mr. Song Tan

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Briggs Ranch (West)

POADP # 710

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Briggs Ranch (West) Preliminary Overall Area Development Plan # 710. 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.

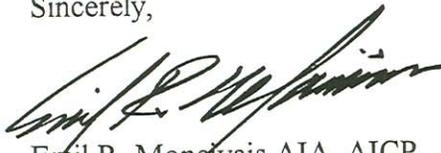
Mr. Tan
Page 2
August 23, 2001

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) 207-7038.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services



CITY OF SAN ANTONIO

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SERVICES DIVISION

March 17, 1995

Mr. Sam Dawson
Pape-Dawson Engineers
9310 Broadway, Building II
San Antonio, Texas, 78217

RE: Briggs Ranch Subdivision POADP #465

Mr. Dawson:

The City Staff Development Review Committee has reviewed your Briggs Ranch Subdivision Preliminary Overall Area Development Plan #465. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note the following:

1. As shown on your plan, you will be required to plat, dedicate, and construct the eighty-six (86) foot public road with forty-four (44) feet of pavement.
2. The two (2) public roadways north of the eighty-six (86) foot road need to be platted, dedicated, and constructed as sixty (60) foot collectors with forty-four (44) feet of pavement.
3. A non-access easement will be required at the rear and sides of all single-family residential lots adjacent to the eighty-six (86) foot public road.
4. The Traffic Planning Engineer needs to review your gate detail to determine if there will be any potential stacking problems at the intersection of the public road and the two private roads.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley by R.V.

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

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CITY OF SAN ANTONIO

September 20, 1996

Mr. Dennis R. Rion, P.E.
Pape Dawson Consulting Engineers, Inc.
9310 Broadway, Bld. II
San Antonio, Texas 78217

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Re: Briggs Ranch

POADP # 523

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Briggs Ranch Subdivision Preliminary Overall Area Development Plan (POADP) # 523. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. 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.
- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Marbach is a Secondary Type A Major Thoroughfare, and will require 86' of ROW.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

David W. Pasley, AICP
Director of Planning

DWP/eac

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



CITY OF SAN ANTONIO

October 7, 1996

Mr. Dennis R. Rion, P.E.
Pape Dawson Consulting Engineers, Inc.
9310 Broadway, Bld. II
San Antonio, Texas 78217

Re: Briggs Ranch

Dear Mr. Rion:

Please note the change in Preliminary Overall Area Development Plan (POADP) project number. Enclosed is a copy of the corrected letter for your files. In the future please refer to the Briggs Ranch POADP as project #526. I apologize for any inconvenience that this may have caused you.

If you have any additional questions or comments regarding this matter, you can reached me at 207-7900.

Sincerely,

Elizabeth A. Carol
Planner II

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ENGINEERS, INC.
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OCT 10 1996

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POADP # 526

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