



CITY OF SAN ANTONIO

October 17, 2001

Mr. Ed Descamps, P.E.

Overy - Descamps Engineers
11815 Warfield,
San Antonio, TX 78216

Re: Braun Willow Three

POADP # 716

Dear Mr. Descamps:

The City Staff Development Review Committee has reviewed Braun Willow Three Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 716. 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.
- Any 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 Master Development Plan (M.D.P.) (formally 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.

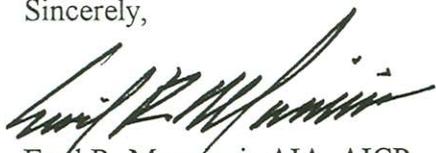
Mr. Descamps
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formally 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) 207-7873.

Sincerely,



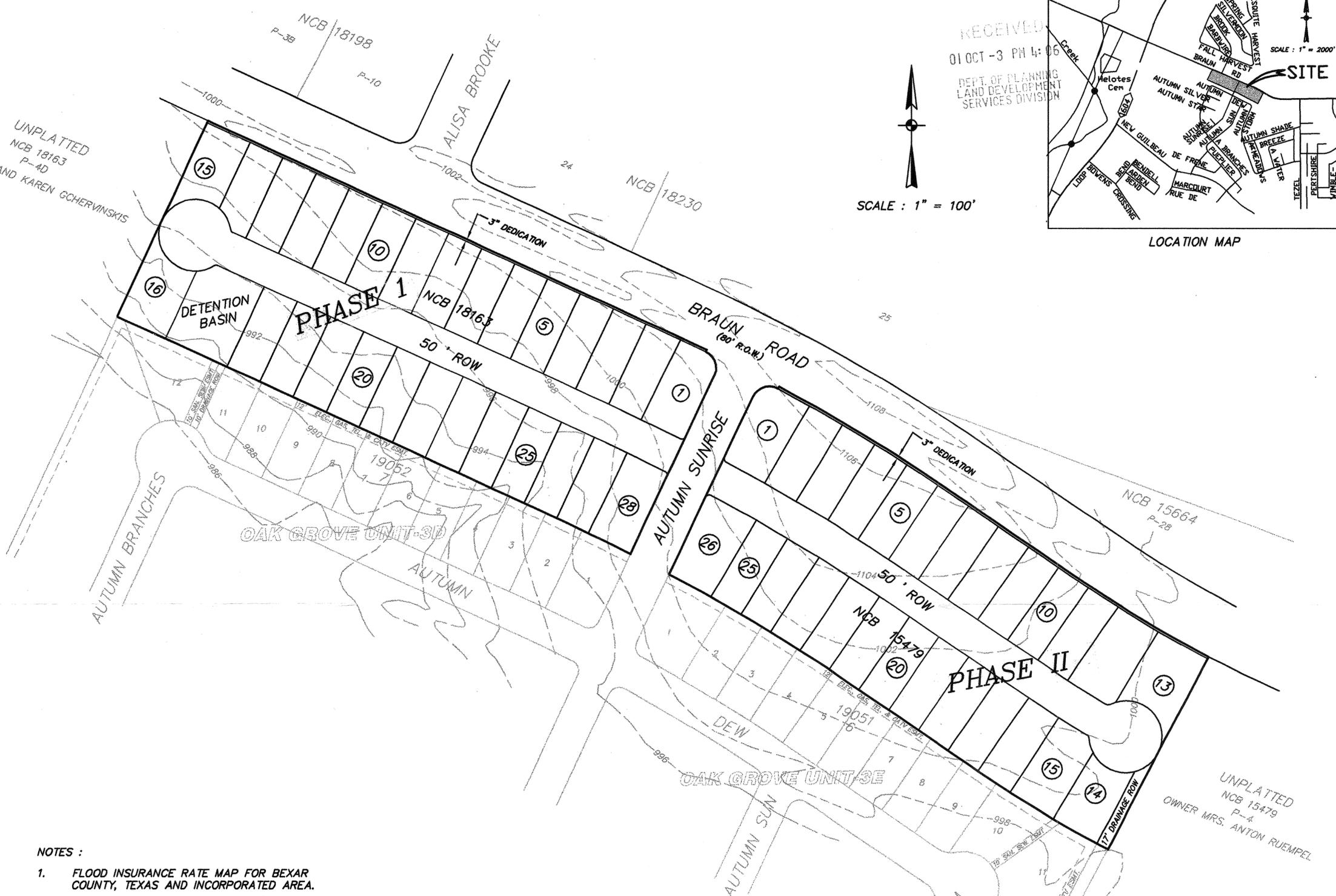
Emil R. Mongvais AIA, AICP
Director, Planning Department

EM/MH. Jr.

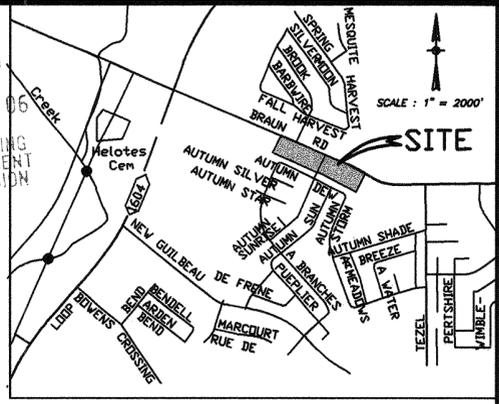
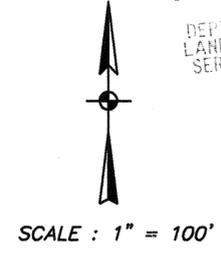
cc: Bob Opitz, P. E., Development Services

M:\Land Projects\82-037800\dwg\037800.dwg 03/15/01 11:28:08 AM CST

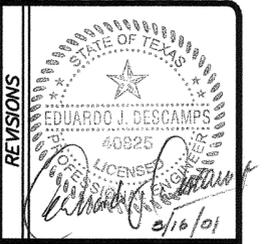
UNPLATTED
NCB 18163
P-4D
OWNER FRANK AND KAREN GCHERVINSKIS



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LOCATION MAP



11815 WARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 828-3520
Fax: (210) 828-3599
ode@overbydescamps.com



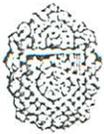
NOTES :

- FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREA.
MAP NUMBERS: 48029C0241E AND 48029C0243E
EFFECTIVE DATE: February 16, 1996
- WATER SERVICE AND SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM.
- LAND USE : SINGLE FAMILY RESIDENTIAL (ONE PHASE)
AREA = 10.33 ACRES
AVERAGE LOT SIZE = 50' x 123.50'
NUMBER OF LOTS = 54 LOTS
DENSITY = 5.2 LOTS/ACRE
- Developer : Milestone Real Estate, Inc.
P.O Box 6862
San Antonio, Texas 78209

PLAN HAS BEEN APPROVED BY
COWA
10-17-01
If no plate are filed, plan will expire
On 4-8-03

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
BRAUN WILLOW THREE

PROJECT NO. 0378.00
DATE 3/15/01
DRAWN EDW CHECKED ED
SHEET 1 OF 1



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: 4/2/01 Name of POADP: BROAD WILLOW THREE
 Owners: MILESTONE REAL ESTATE, INC. Consulting Firm: OVERBY OESCAMPS ENG.
 Address/Zip code: P.O. BOX 6862 Address/Zip code: 11815 WARFIELD
SAN ANTONIO, 78209 SAN ANTONIO, 78216
 Phone: (210) 828-1662 Phone: (210) 828-3520
 Existing zoning: _____ Proposed zoning: R-1

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 12? Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson map grid SAC F-5

Land area being platted:	Lots	Acres
Single Family (SF)	<u>54</u>	<u>10.33</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	_____	_____

Is there a previous POADP for this Site? Name _____ No. _____
 Is there a corresponding PUD for this site? Name _____ No. _____
 Plats associated with this POADP or site? Name _____ No. _____
 Name _____ No. _____
 Name _____ No. _____

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Contact Person and authorized representative:
 Print Name: EDUARDO J. OESCAMPS Signature: [Signature]
 Date: 3/14/01 Phone: 828-3520 Fax: 828-3599

- 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, 8½ X 11 reduction with eight (8) 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 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;
- The POADP lies in the NORTHSIDE I. School District and they have been contacted concerning this development.

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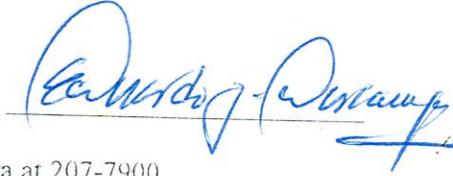
List Below all Major Throughfares that are adjacent to the property or included with in the boundaries.

BRAUN ROAD

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 EDUARDO J. OESCAMPS Signature:



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

(Application Revised Nov-8- 2000)

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