CITY OF SAN ANTONIO

November 5, 2001

Mr. Ruben Renteria

Bain Medina Bain , Inc.
1026 Central Parkway South
San Antonio, TX 78232

Re: Southfork Development (Manufactured Housing Community) POADP # 719

Dear Mr. Renteria:

The City Staff Development Review Committee has reviewed Southfork Development (Manufactured Housing Community) Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 719. 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.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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

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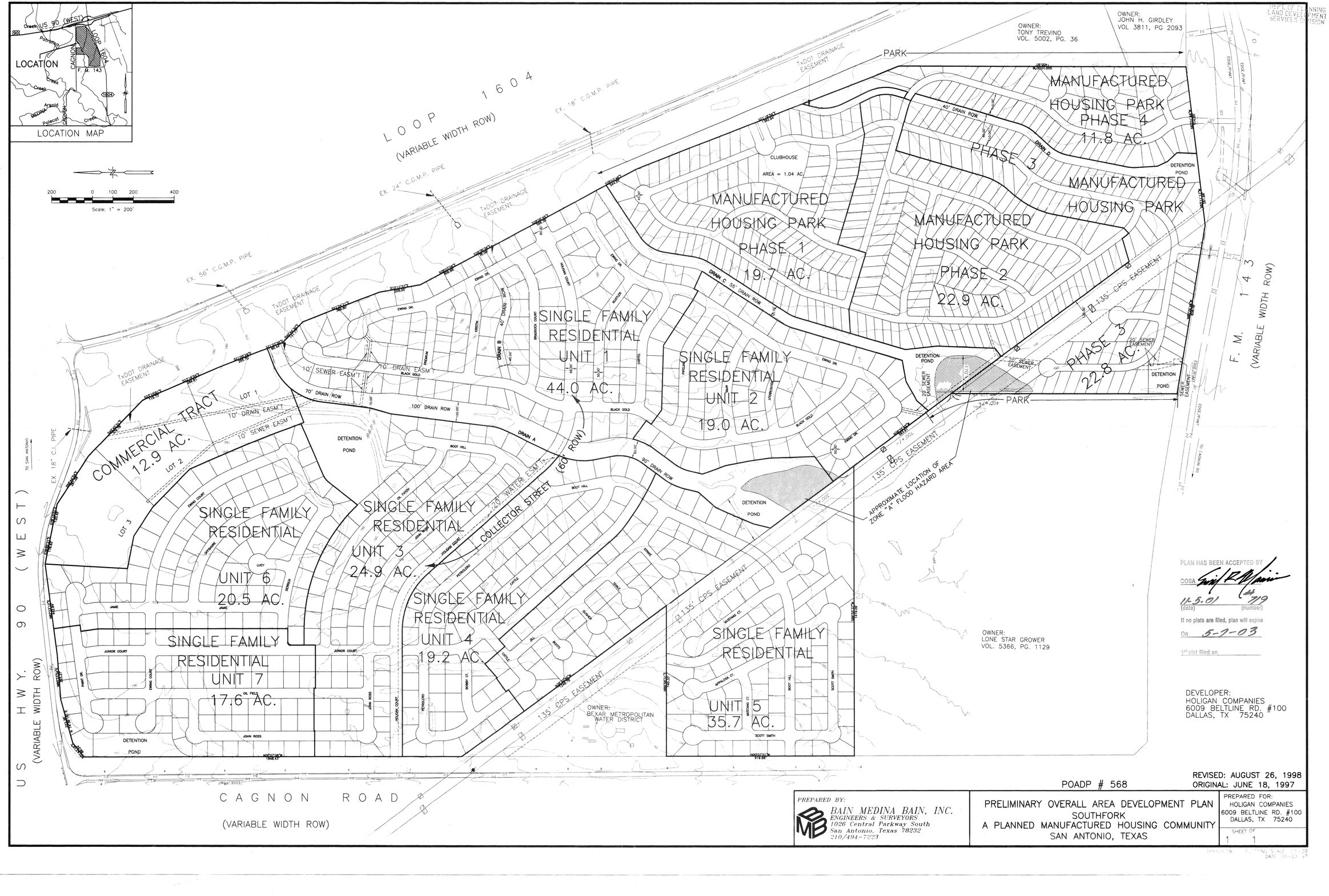

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
11-5-01 (date) #719 (number)
If no plats are filed, plan will expire
On 5-7-03
1st plat filed on

DEVELOPER:
HOLIGAN COMPANIES
6009 BELTLINE RD. #100
DALLAS, TX 75240

POADP # 568

REVISED: AUGUST 26, 1998
ORIGINAL: JUNE 18, 1997

PREPARED BY:
BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
1026 Central Parkway South
San Antonio, Texas 78232
210/494-7223

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
SOUTHFORK
A PLANNED MANUFACTURED HOUSING COMMUNITY
SAN ANTONIO, TEXAS

PREPARED FOR:
HOLIGAN COMPANIES
6009 BELTLINE RD. #100
DALLAS, TX 75240

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: April 9, 2001 Name of POADP: Southfork Development

Owners: Southfork Development Consulting Firm: Bain Medina Bain, Inc.

Address/Zip code: 6029 Beltline Rd. #130 Dallas, Texas 75240

Address/Zip code 1026 Central Parkway South San Antonio, Texas 78232

Phone: (972)385-9272 Phone: (210)494-7223

Existing zoning: N/A-O.C.L. Proposed zoning: N/A-O.C.L.

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Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: 4 ☒ Yes ☐ No
San Antonio City Limits? ☐ Yes ☒ No
Council District: N/A
Ferguson map grid Pg. 646 B4-B5-C4-C5

Land area being platted:	Lots	Acres
Single Family (SF)	N/A	N/A
Multi-family (MF)	-	119.2 (manufactured homes)
Commercial and non-residential	-	151.7 (comm. & light indust.)

Is there a previous POADP for this Site? Name Southfork No. 568

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

Plats associated with this POADP or site? Name _____ No. X

Name _____ No. X

Name _____ No. X

Contact Person and authorized representative:

Print Name: Kevin Cowley, P.E. Signature: _____

Date: 04/09/01 Phone: (972)385-9272 Fax: (972)385-9742

(Application Revised Nov-8- 2000)

☒ 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 11reduction 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 Friesenhahen @ (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 Southwest 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.
Loop 1604, U.S. Hwy. 90, F.M. 143, Cagnon 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: Keith Cecil, Jr. Signature

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

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