



CITY OF SAN ANTONIO

November 30, 2001

Mr. Ruben Renteria

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

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

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-A. 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. Renteria
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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.

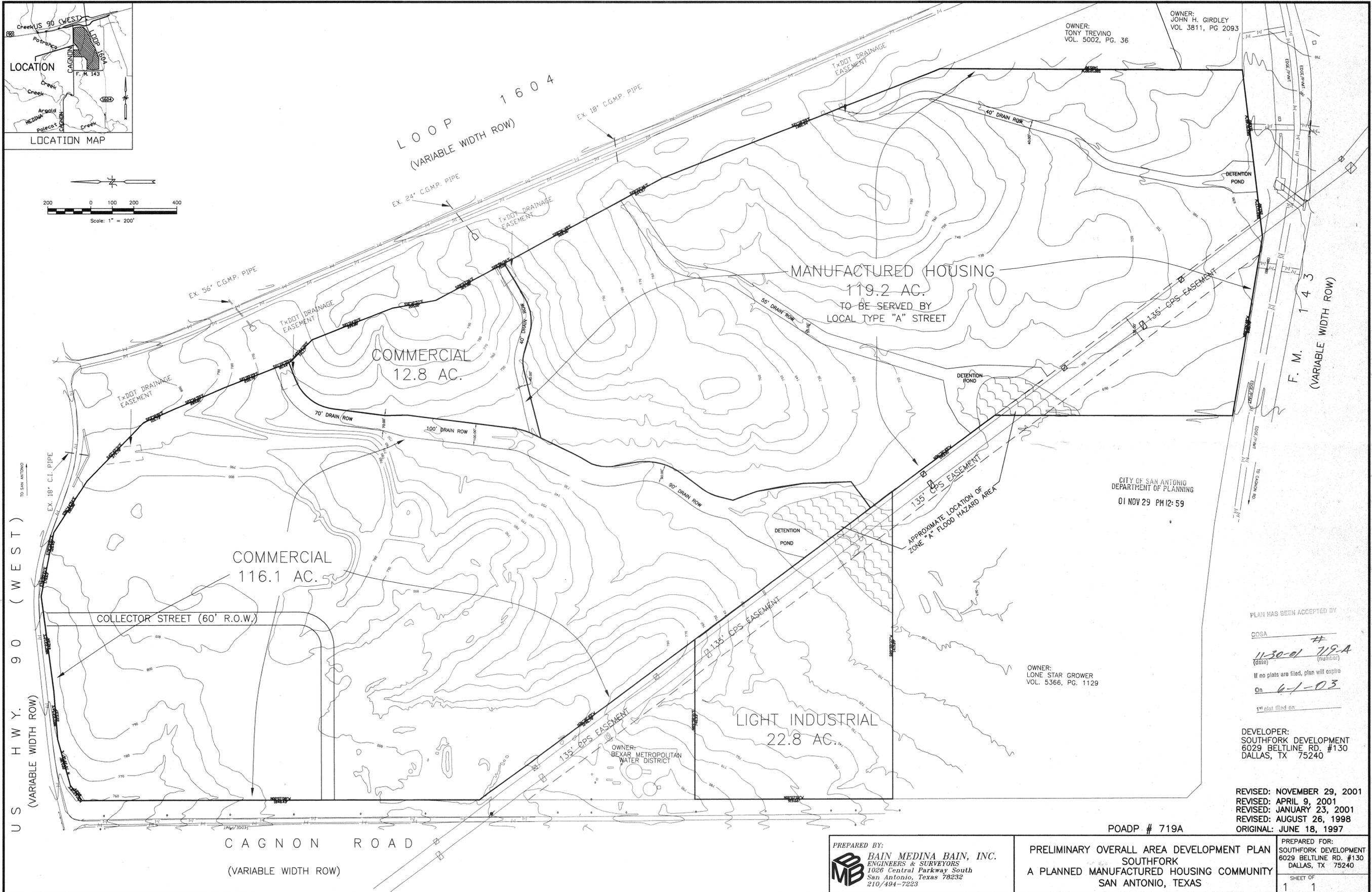
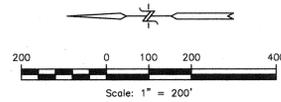
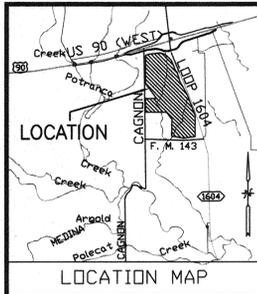
Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

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



OWNER:
JOHN H. GIRDLEY
VOL. 3811, PG. 2093

OWNER:
TONY TREVINO
VOL. 5002, PG. 36

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OWNER:
LONE STAR GROWER
VOL. 5366, PG. 1129

OWNER:
BEXAR METROPOLITAN
WATER DISTRICT

PLAN HAS BEEN ACCEPTED BY
COSA #
11-30-01 719-A
(date) (number)
If no plats are filed, plan will expire
On 6-1-03
1st plat filed on

DEVELOPER:
SOUTHFORK DEVELOPMENT
6029 BELTLINE RD. #130
DALLAS, TX 75240

REVISED: NOVEMBER 29, 2001
REVISED: APRIL 9, 2001
REVISED: JANUARY 23, 2001
REVISED: AUGUST 26, 1998
ORIGINAL: JUNE 18, 1997

POADP # 719A

PREPARED BY:
MB 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:
SOUTHFORK DEVELOPMENT
6029 BELTLINE RD. #130
DALLAS, TX 75240
SHEET OF
1 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: November 29, 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.

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

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Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>N/A</u>
Multi-family (MF)	<u>-</u>	<u>119.2 (Manufactured Homes)</u>
Commercial and non-residential	<u>-</u>	<u>151.7 (Comm. & Light Indus.)</u>

Is there a previous POADP for this Site? Name Southfork No. 568/719

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: Hernan Jaramillo Signature: Hernan Jaramillo

Date: 11/29/2001 Phone: (210) 494-7223 Fax: (210) 490-5120

- 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 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: Hernan Jaramillo

Signature: 

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

(Application Revised Nov-8- 2000)

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EXHIBIT "A"

**FIELD NOTES
WESTERLY HALF OF A 0.4608 OF AN ACRE
TRACT OF LAND (KNOWN AS SOUTH GATES LANE)
SITUATED IN COUNTY BLOCK 5138
BEXAR COUNTY, TEXAS**

A Field Note description of the westerly half of a 0.4608 of an acre tract of land located in County Block 5138 in Bexar county, Texas being that same property described as South Gates Lane in the South Fork Subdivision as recorded in Volume 9300, pages 145-146, Plat Records of Bexar County, Texas being more particularly described by metes and bounds as follows:

Beginning at an iron pin found on the common boundary of Lot 3 and the north right of way of South Fork Lane, a 60 foot right of way, for the southwest most corner of this tract, (South Gates Lane), being a point of curvature of a curve to the left whose radius is 15.00 feet and whose long chord bears N 58°22'00" E, a distance of 21.21 feet;

THENCE along said South Gates Lane right-of-way and said curve to the left on a central angle of 90°00'00", an arc distance of 23.56 feet, to an iron pin found at a point of tangency;

THENCE continuing along said right-of-way and east line of Lot 3, N 13°22'00" E, a distance of 384.52 feet to an iron pin found for the northeast corner of Lot 3 and the northwest corner of this tract;

THENCE along the north boundary of South Fork Subdivision S 76°38'00" E, a distance of 25.00 feet to the center line of South Gates Lane for the northeast corner of this tract;

THENCE along the center line of South Gates Lane S 13°22'00" W, a distance of 399.52 feet to a point on the north right-of-way line of South Fork Lane which lies N 76°38'00" E, a distance of 40.00 feet from the point of beginning for the southeast corner of this tract;

THENCE along with the north right of way line of South Fork Lane N 76°38'00" W, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.2304 of an acre of land.

EXHIBIT "A"

SOUTH GATES LANE - WEST HALF

S 76°38'00" E

25.00'

384.52' N 13°22'00" E

.2308 ACRES
10036.5 SQ. FT.

399.52' S 13°22'00" W

SOUTH GATES LANE



SCALE: 1"=50'

LOT 3
SOUTH FORK SUBDIVISION
LESTER L. LOCKHART
ANNA M. LOCKHART

P.O.B.

40.00'

N 76°38'00" W

SOUTH FORK LANE

EXHIBIT "B"

**FIELD NOTES
EASTERLY HALF OF A 0.4608 OF AN ACRE
TRACT OF LAND (KNOWN AS SOUTH GATES LANE)
SITUATED IN COUNTY BLOCK 5138
BEXAR COUNTY, TEXAS**

A Field Note description of the easterly half of a 0.4608 of an acre tract of land located in County Block 5138 in Bexar county, Texas being that same property described as South Gates Lane in the South Fork Subdivision as recorded in Volume 9300, pages 145-146, Plat Records of Bexar County, Texas being more particularly described by metes and bounds as follows:

Commencing at an iron pin found on the common boundary of Lot 3 and the north right-of-way of South Fork Lane, a 60 foot right of way;

THENCE N76°38'00" E along the north right-of-way line of South Fork Lane a distance of 40.00 feet to the point of beginning;

THENCE along the center line of South Gates Lane N13°22'00" E, a distance of 399.52 feet to a point on the north boundary of South Fork Subdivision which lies N76°38'00" E a distance of 25 feet from the northeast corner of Lot 3 for the northwest corner of this tract;

THENCE along the north boundary of South Fork Subdivision S 76°38'00" E, a distance of 25.00 feet to an iron pin found for the northwest corner of Lot 4 and the northeast corner of this tract;

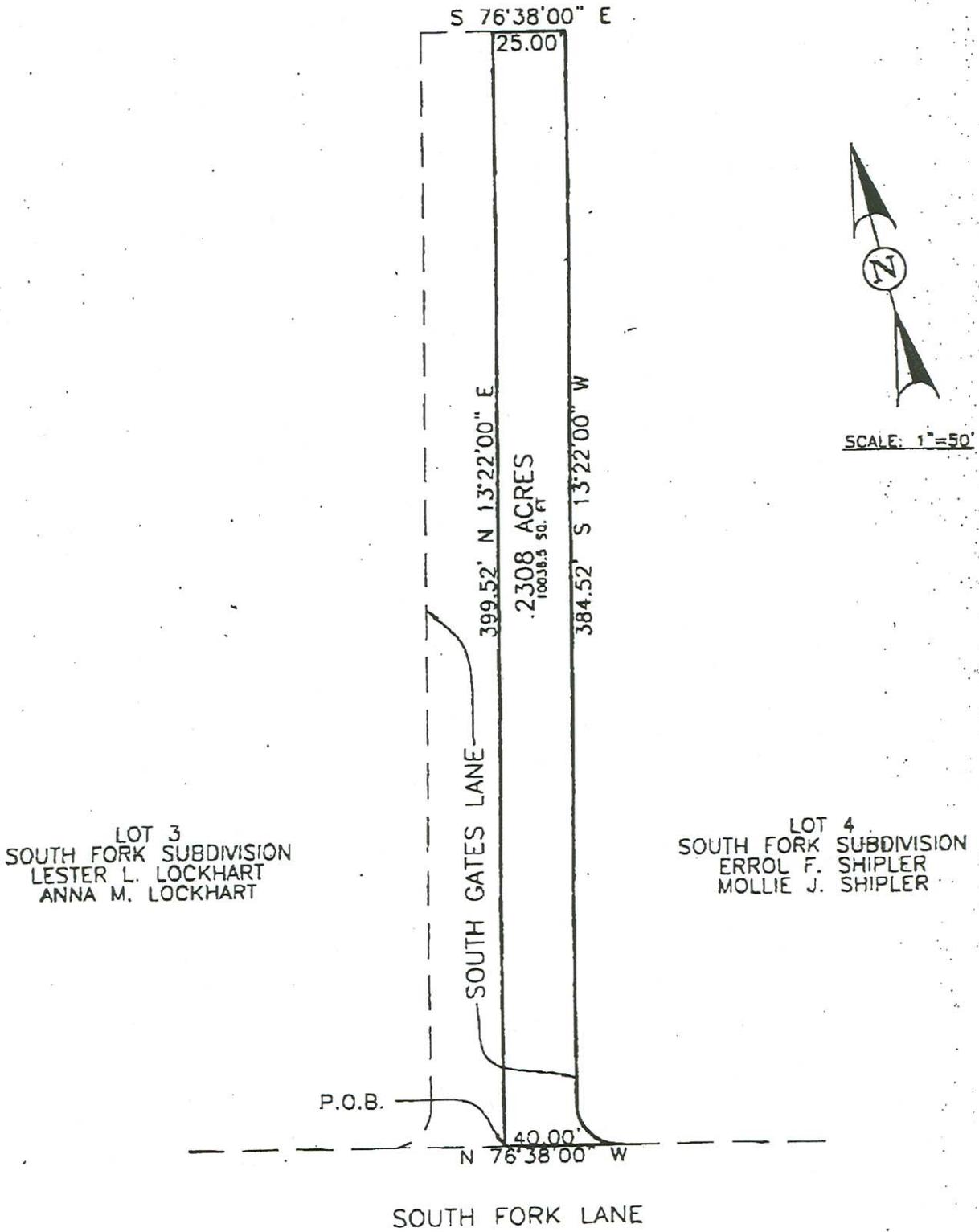
THENCE along the west line of lot 4, and east right of way line of South Gates Lane S13°22'00" W, a distance of 384.52 feet to an iron pin found for the beginning of a curve to the left whose radius is 15.00 feet and whose long cord bears S31°38'00" E, 21.21 feet;

THENCE continuing along said right-of-way and said curve to the left through a central angle of 90°00'00", an arc distance of 23.56 feet to an iron pin found at the point of tangency, and the southeast most corner of this tract;

THENCE along with the north right of way line of South Fork Lane N 76°38'00" W, a distance of 40.00 feet to the POINT OF BEGINNING and containing 0.2304 of an acre of land.

EXHIBIT "B"

SOUTH GATES LANE - EAST HALF





City of San Antonio
 Planning Department
Letter of Certification



FOR

Date: 2/11/02

ITEM NAME: QUAIL RUN SUBDIVISION FILE # 010456

Master Development Plan (M.D.P.)
 (Formerly POADP)

Plan Unit Development (P.U.D.)

Number: 719-A

Number: N/A

Date: 11/30/01

Date: _____

SOUTHFORK

Neighborhood Association to Notify: N/A

The City of San Antonio Planning Department has reviewed the above referenced Plat or Plan for conformity with the provisions as stated in the City of San Antonio Unified Development Code (UDC). This Letter of Certification (LOC) attests to the following areas **ONLY**, Master Development Plan, Major Thoroughfare Plan, Neighborhoods and Historic Preservation. Any changes to the plat or plan affectin these areas will require a resubmittal for review to the department and the issuance of a new LOC.

Please attach this letter of certification with your complete final package to Land Development Services, Subdivision Section.

By: Michael O'Hara SENIOR PLANNER 2/11/02
 Signature Title Date

December 3, 2001

file Southfork