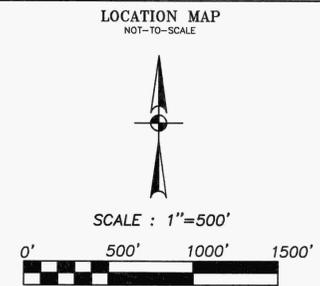
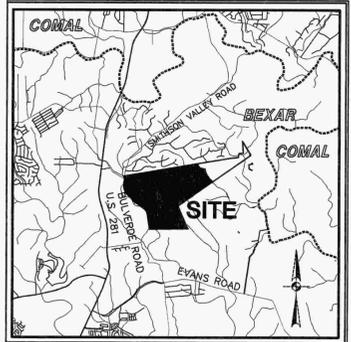


CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	276.94'	1189.00'	139.10'	132°42'	276.31'	N36°3'26"E
C2	219.83'	5687.00'	109.93'	212°53'	219.82'	S08°47'50"E
C3	781.47'	924.00'	403.85'	471°303'	740.10'	S311°7'56"W
C4	398.18'	1103.00'	202.24'	203°44'	394.03'	S44°12'05"E
C5	335.76'	1189.00'	169.01'	161°04'	334.65'	N42°25'07"W
C6	627.97'	1124.20'	322.41'	320°17'	619.83'	S34°30'22"E
C7	266.14'	1103.00'	133.72'	134°29'	265.49'	S11°35'29"E
C8	293.27'	1103.00'	147.50'	151°02'	292.40'	S02°58'17"W
C9	200.00'	1189.00'	100.24'	9°38'16"	199.77'	N05°44'10"E
C10	108.63'	716.13'	54.37'	8°41'00"	108.43'	S05°15'32"W
C11	678.19'	989.00'	353.04'	391°722"	664.99'	N09°44'24"E



LEGEND:

- LIMITS OF P.O.A.D.P
- TRACT LINE
- 50' R.O.W. (LOCAL "A")
- 70' R.O.W. (COLLECTOR)
- 86' R.O.W. (SECONDARY ARTERIAL)
- SCHOOL BOUNDARY
- 100 YEAR FLOOD PLAIN

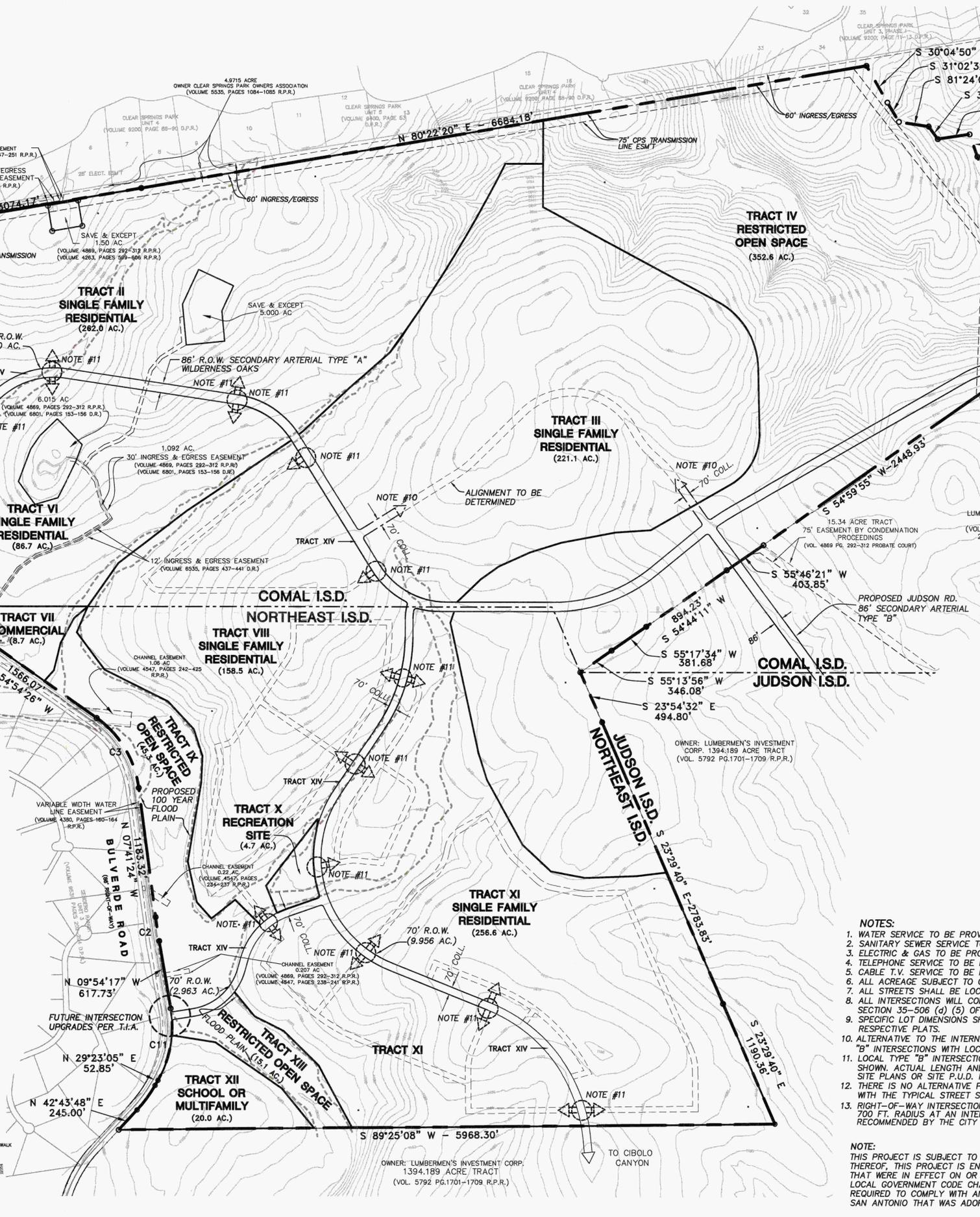
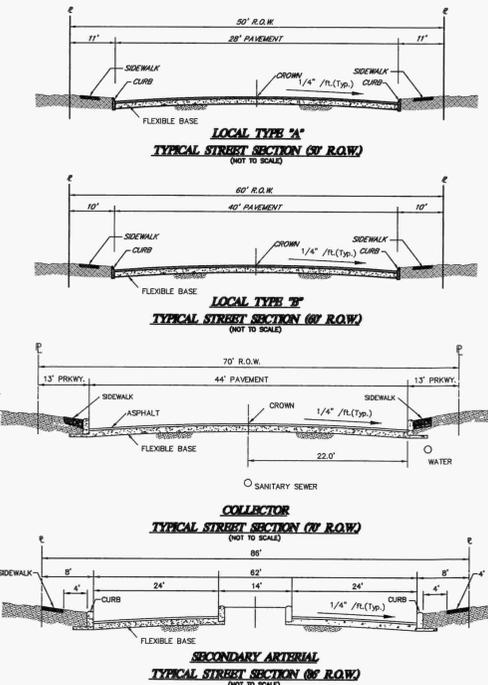
TRACT	ACREAGE (AC)	DENSITY (DU/AC)	TRACT UNITS	LAND USAGE
I	4.5	0	0	Restricted Open Space
II	262.0	4	1048	Single Family Residential
III	221.1	4.14	915	Single Family Residential
IV	352.6	0	0	Restricted Open Space
V	17.3	5	87	Commercial
VI	86.7	4	347	Single Family Residential
VII	8.7	5	43	Commercial
VIII	158.5	4.66	739	Single Family Residential
IX	45.3	0	0	Restricted Open Space
X	4.7	0.85	4	Recreation Center
XI	256.6	5.09	1306	Single Family Residential
XII	20.0	2.6/22.5	52/450	School/Multi-Family
XIII	15.1	0	0	Restricted Open Space
XIV	26.7	0	0	Roads
TOTAL	1479.8		4541/4939	
Ave. Density		3.1/3.3		

- NOTES:**
1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
 2. SANITARY SEWER SERVICE TO BE PROVIDED BY S.A.W.S.
 3. ELECTRIC & GAS TO BE PROVIDED BY C.P.S.
 4. TELEPHONE SERVICE TO BE PROVIDED BY S.B.C.
 5. CABLE T.V. SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
 6. ALL ACREAGE SUBJECT TO CHANGE WITHOUT NOTICE.
 7. ALL STREETS SHALL BE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
 8. ALL INTERSECTIONS WILL COMPLY WITH THE REQUIREMENTS OF SECTION 35-506 (d) (5) OF THE UNIFIED DEVELOPMENT CODE.
 9. SPECIFIC LOT DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
 10. ALTERNATIVE TO THE INTERNAL 70' COLLECTOR IN TRACT III WILL BE TWO (2) LOCAL "B" INTERSECTIONS WITH LOCAL "A" STREETS DESIGNED AS PER NOTE 11.
 11. LOCAL TYPE "B" INTERSECTIONS FOR LOCAL TYPE "A" STREETS ARE SHOWN. ACTUAL LENGTH AND LOCATION OF TYPE "B" INTERSECTION WILL BE DETERMINED WITH THE SITE PLANS OR SITE P.U.D. PLANS AND ALIGNMENTS WILL LINE UP WHERE POSSIBLE.
 12. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
 13. RIGHT-OF-WAY INTERSECTION ALIGNMENT OF WILDERNESS OAKS AND BULVERDE RD. WAS CREATED USING A 700 FT. RADIUS AT AN INTERSECTION ANGLE OF 60° IN ACCORDANCE WITH ASHTO STANDARDS AND AS RECOMMENDED BY THE CITY OF SAN ANTONIO.

NOTE:
THIS PROJECT IS SUBJECT TO VESTED RIGHTS PERMIT NO. 01-7-005. AS A CONSEQUENCE THEREOF, THIS PROJECT IS ENTITLED TO BE DEVELOPED UNDER THE DEVELOPMENT REGULATIONS THAT WERE IN EFFECT ON OR BEFORE DECEMBER 20, 1984. UNLESS AN EXCEPTION TO TEXAS LOCAL GOVERNMENT CODE CHAPTER 245 IS APPLICABLE, THIS DEVELOPMENT SHALL NOT BE REQUIRED TO COMPLY WITH ANY REGULATIONS, ORDINANCE, RULE OR POLICY OF THE CITY OF SAN ANTONIO THAT WAS ADOPTED AFTER DECEMBER 20, 1984.

Developer: INDIAN SPRINGS, LTD.
Agent: LLOYD A. DENTON JR.
 11 LYNN BATTIS LANE, SUITE 100
 SAN ANTONIO, TEXAS 78218
 PHONE: 210-828-6131
 FAX: 210-828-6137

Handwritten notes and signatures:
 3-31-03
 9-29-04
 1st not filed on



Date: Mar 31, 2003, 11:34am User: IL, Loxazno
 File: P:\30\20\03\design\csm\exhibits\030226\POADP.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PAPE-DAWSON ENGINEERS
 565 EAST RAMSEY | SAN ANTONIO, TEXAS 78216
 PHONE: 210.375.9000
 FAX: 210.375.9010

INDIAN SPRINGS
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
 CITY OF SAN ANTONIO
 CO. HAR. 32, AM. 7-05

JOB NO. 5020-03
 DATE JULY 2002
 DESIGNER RG
 CHECKED - DRAWN ISL
 SHEET 1 OF 1



City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number:
------------------------	---------------------------

Project Name: INDIAN SPRINGS

Owner/Agent: INDIAN SPRINGS LTD. Phone: 210-828-6131 Fax: 210-828-6137

Address: 11 LYNN BATTS LANE SUITE 100, SATX Zip code: 78218

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210)375-9000 Fax: (210)375-9010

Address: 555 East Ramsey, San Antonio, TX Zip code: 78216

Existing legal Description (PUD Only): N/A

Existing zoning: N/A Proposed zoning: N/A

(PUD Only) Linear feet of street: N/A Private Gated Attached
 Public Un-Gated Detached

(PUD Only) Number of lots: N/A divided by acreage: _____ = Density: _____

(PUD Only) Total open space: N/A divided by total acreage: _____ = Open space: _____
 _____%

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No

San Antonio City Limits? Yes No

Projected # of Phases: XIII

Council District: N/A School District: NEISD/COMAL ISD Ferguson Map Grid: 484A1

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Rick Gray

Signature: _____



Date: 12-18-02

Phone: 210-375-9000

Fax: 210-375-9010

(SEE ATTACHED POADP APPLICATION FOR REVIEW CHECKLIST)

Master Development Plan and P.U.D.
Technical Review

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right of way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non residential FAR);
- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

- ~~(PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:~~
- ~~(a) square footage of all buildings and structures~~
 - ~~(b) for non residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.~~
- ~~A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:~~
- ~~(a) total number of dwelling units, by development phase.~~
 - ~~(b) Residential density and units per acre.~~
 - ~~(c) (PUD Only) Total floor area ratio for each type of use.~~
 - ~~(d) Total area in passive open space.~~
 - ~~(e) Total area in active developed recreational open space.~~
 - ~~(f) Total number of off street parking and loading spaces.~~
- ~~Traffic Impact Analysis (section 35-502).~~
- ~~(PUD Only) Utilities plan.~~
- ~~(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.~~
- ~~(PUD Only) Lots numbered as approved by the City.~~
- ~~(PUD Only) Layout shall show where lot setbacks as required.~~
- ~~Location and size in acres of school sites, as applicable.~~
- ~~The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.~~
- ~~A stormwater management plan (section 35-B119)~~

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: RICK GRAY Signature: 

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED June 4, 2001

- 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 ½ 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; (PREVIOUSLY SUBMITTED TO RICHARD DE LA CRUZ)
- 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 NEISD / COMAL ISD 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.
(WILDERNESS OAKS PKWY)

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: Rick Gray Signature: 

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

APPLICATION REVISED May 8, 2000

PAGE 2 OF 2

