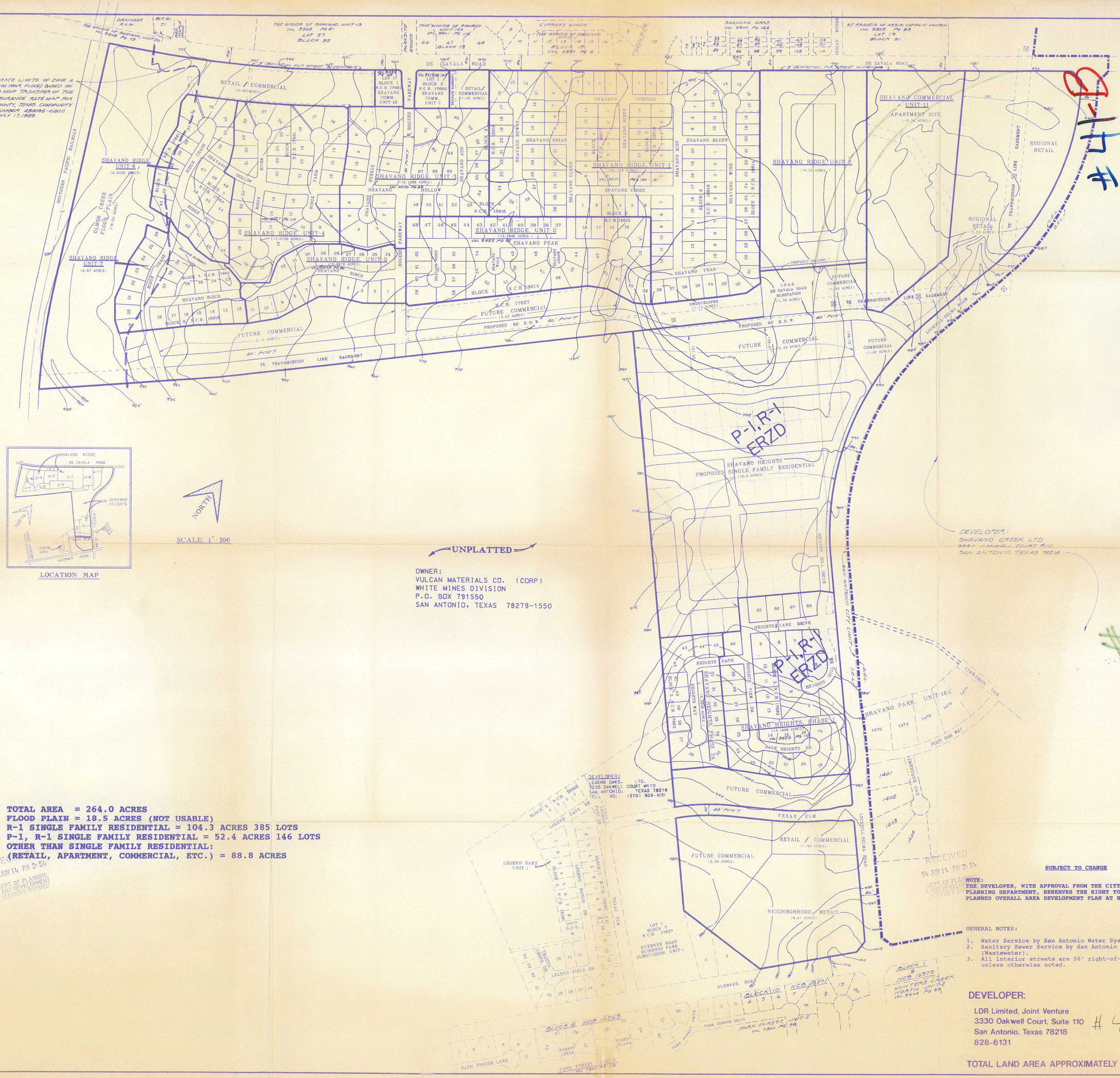
APPROXIMATE LIMITS OF ZONE A (AREA OF 100 YEAR FLOOD) BASED ON A MAP TO MAP TRANSFER OF THE FLOOD INSURANCE RATE MAP FOR BEXAR COUNTY, TEXAS COMMUNITY PANEL NUMBER 480035-0180C DATED JULY 17, 1989.
DE ZAVALA ROAD
SHAVANO RIDGE UNIT-6 (6.8265 ACRES)
SHAVANO RIDGE UNIT-7 (6.67 ACRES)
SHAVANO RIDGE UNIT-4 (12.0100 ACRES)
SHAVANO RIDGE UNIT-3 (12.1288 ACRES)
SHAVANO RIDGE UNIT-2 (13.2846 ACRES)
SHAVANO RIDGE UNIT-1 (13.169 ACRES)
SHAVANO RIDGE UNIT-5 (15.8516 ACRES)
SHAVANO RIDGE UNIT-8 (14.33 ACRES)
SHAVANO COMMERCIAL UNIT-11
APARTMENT SITE (13.26 ACRES)
REGIONAL RETAIL
RETAIL / COMMERCIAL (4.40 ACRES)
FUTURE COMMERCIAL (5.16 ACRES)
FUTURE COMMERCIAL (3.63 ACRES)
FUTURE COMMERCIAL (5.43 ACRES)
FUTURE COMMERCIAL (1.42 ACRES)
FUTURE COMMERCIAL (1.59 ACRES)
C.P.S.B. DE ZAVALA ROAD SUBSTATION (1.70 ACRES)
UNDEVELOPED (1.13 ACRES)
PROPOSED 60' R.O.W.
40' PVMT
75' TRANSMISSION LINE EASEMENT
OLMOS CREEK FLOOD PLAIN (18.50 ACRES)
SOUTHERN PACIFIC RAILROAD
P-1, R-1 ERZD
PROPOSED SHAVANO HEIGHTS SINGLE FAMILY RESIDENTIAL (33.0 ACRES)
SHAVANO HEIGHTS, PHASE I
SHAVANO HEIGHTS, PHASE 2A
SHAVANO PARK, UNIT-16A
FUTURE COMMERCIAL
RETAIL / COMMERCIAL (1.93 ACRES)
NEIGHBORHOOD RETAIL (18.87 ACRES)
TEXAS ELM
LOCKHILL SELMA ROAD
HUEBNER ROAD
NORTH
SCALE: 1" 200
UNPLATTED
LOCATION MAP
SHAVANO RIDGE
DE ZAVALA ROAD
SHAVANO HEIGHTS
LEGEND OAKS
HUEBNER ROAD
LOCKHILL SELMA ROAD
LEGEND CAVE DR.
LEGEND RANCH DR.
LEGEND FIELD DR.
LEGEND PASS DR.
LEGEND CREEK DR.
HUEBNER ROAD BUSINESS PARK SUBDIVISION, UNIT-1
PATH FINDER LANE
PARK FOREST, UNIT-3
PARK FOREST, UNIT-2
PARK CORNER DRIVE
HUNTERS CREEK NORTH UNIT-2
SAN ANTONIO CITY LIMIT
CINNAMON OAK
POST OAK WAY
LIMESTONE OAKS
DEVELOPER:
SHAVANO CREEK LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
DEVELOPER:
LEGEND OAKS, LTD.
3330 OAKWELL COURT #110
SAN ANTONIO, TEXAS 78218
TEL. NO. (210) 828-6131
OWNER:
VULCAN MATERIALS CO. (CORP)
WHITE MINES DIVISION
P.O. BOX 791550
SAN ANTONIO, TEXAS 78279-1550
TOTAL AREA = 264.0 ACRES
FLOOD PLAIN = 18.5 ACRES (NOT USABLE)
R-1 SINGLE FAMILY RESIDENTIAL = 104.3 ACRES 385 LOTS
P-1, R-1 SINGLE FAMILY RESIDENTIAL = 52.4 ACRES 146 LOTS
OTHER THAN SINGLE FAMILY RESIDENTIAL:
(RETAIL, APARTMENT, COMMERCIAL, ETC.) = 88.8 ACRES
RECEIVED
94 JUN 14 PM 2:54
DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION
SUBJECT TO CHANGE
NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.
GENERAL NOTES:
1. Water Service by San Antonio Water System (Water Works).
2. Sanitary Sewer Service by San Antonio Water System (Wastewater).
3. All interior streets are 50' right-of-way 30' pavement unless otherwise noted.
DEVELOPER:
LDR Limited, Joint Venture
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
828-6131
TOTAL LAND AREA APPROXIMATELY : 263.1 ACRES
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: August 29, 1994
File # 41
Signed:
#41B
#41
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Brieselmann Drive, San Antonio, Texas 78216
(210) 349-0151
ROGERS WEST, SHAVANO TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN No. 41
REVISIONS
NO. DESCRIPTION BY
1 P.O.A.D.P. REVISED 6-9-94
2 Minor Change in Shavano Heights area. etc. 6-14-94
DESIGN
DRAWN PAE/PD
CHECKED
DATE APRIL 5, 1994
JOB NO. 1580
SHT. 1 OF 1
#41B

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 29, 1994

Mr. Paul DeLeon
MBC Engineers
415 Breesport
San Antonio, Texas, 78216

RE: Revised Rogers West Shavano Tract Subdivision POADP #41-B

Mr. DeLeon:

The City Staff Development Review Committee has reviewed your revised Rogers West Shavano Tract Subdivision Preliminary Overall Area Development Plan #41. 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 that a non-access easement will be required along the rear and sides of all residential lots adjacent to either De Zavala Road or Lockhill Selma Road. Additionally, projection of streets must be in connsonance with the Huebner Road Quarry Reuse Plan and approved in writing by the San Antonio Parks and Recreation, Department during the plat review process.

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)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

D. Pasley by RV.

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

DWP/ALG

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