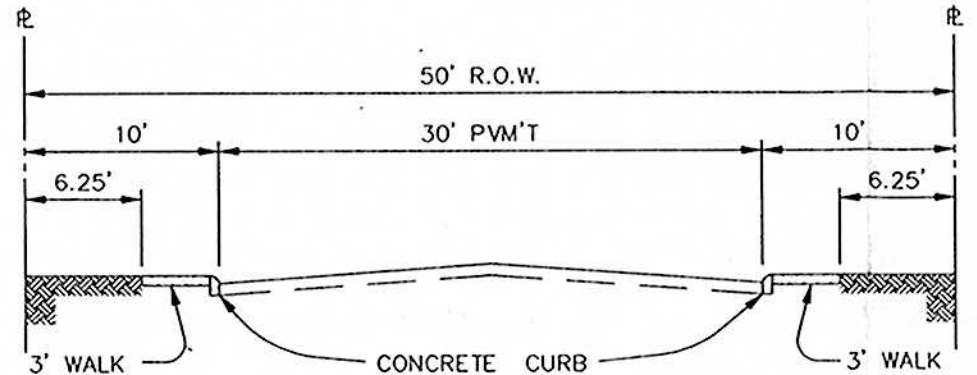
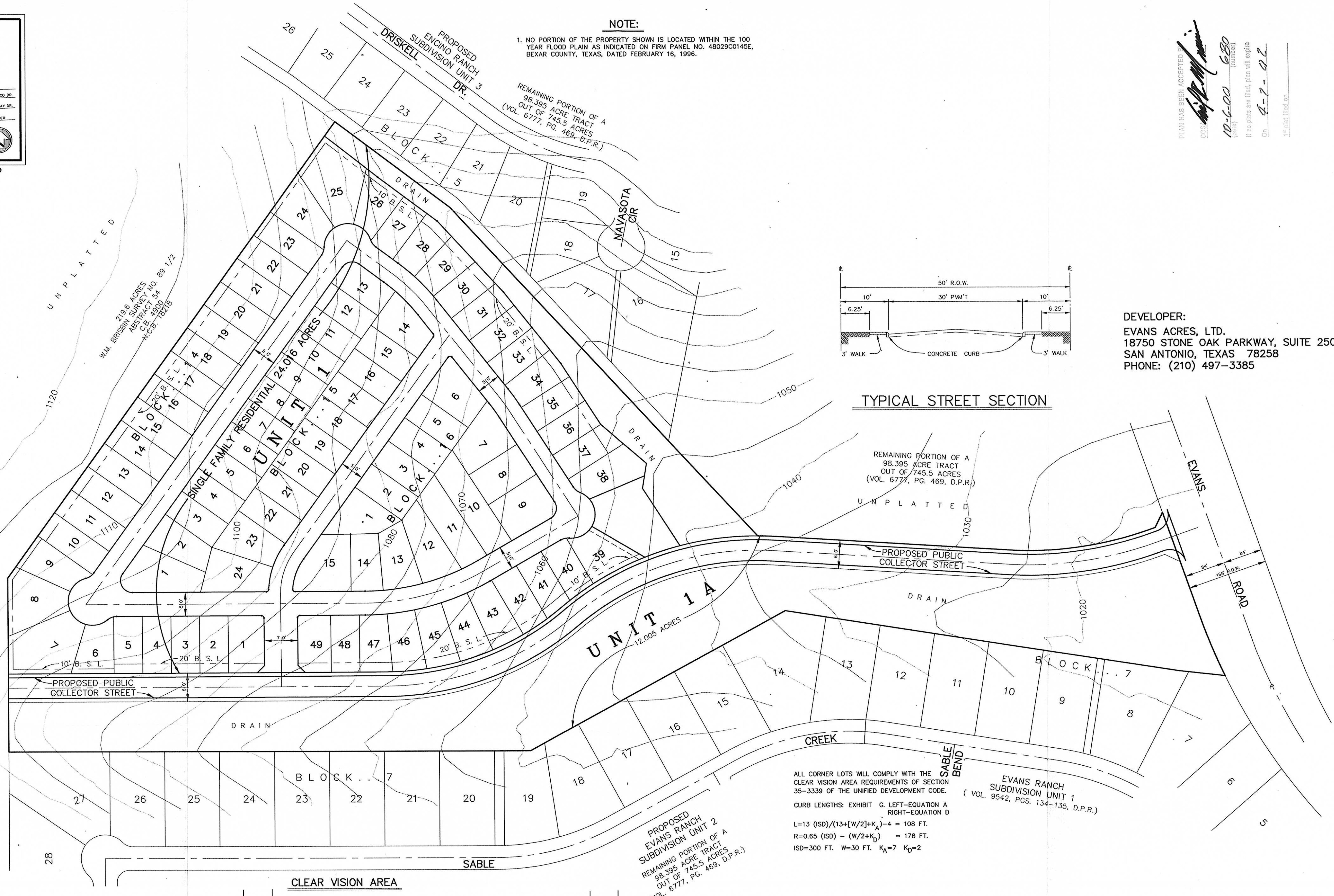


LOCATION MAP

**NOTE:**  
 1. NO PORTION OF THE PROPERTY SHOWN IS LOCATED WITHIN THE 100 YEAR FLOOD PLAIN AS INDICATED ON FIRM PANEL NO. 48029C0145E, BEXAR COUNTY, TEXAS, DATED FEBRUARY 16, 1996.

PLAN HAS BEEN ACCEPTED BY  
 COUNTY ENGINEER  
 10-6-00 6:50 (initials)  
 If no photo are filed, plan will expire  
 ON 4-7-02  
 1"=100' (initials)

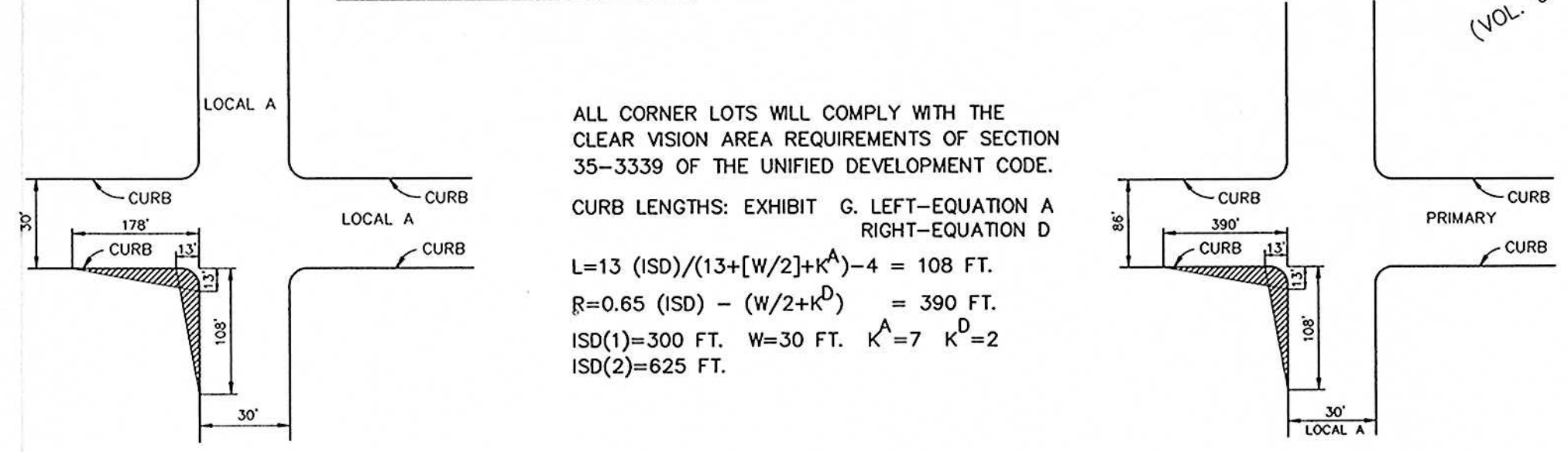


TYPICAL STREET SECTION

**DEVELOPER:**  
 EVANS ACRES, LTD.  
 18750 STONE OAK PARKWAY, SUITE 250  
 SAN ANTONIO, TEXAS 78258  
 PHONE: (210) 497-3385

ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
 CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 (ISD) / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2 + K_D) = 178 \text{ FT.}$   
 $ISD=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

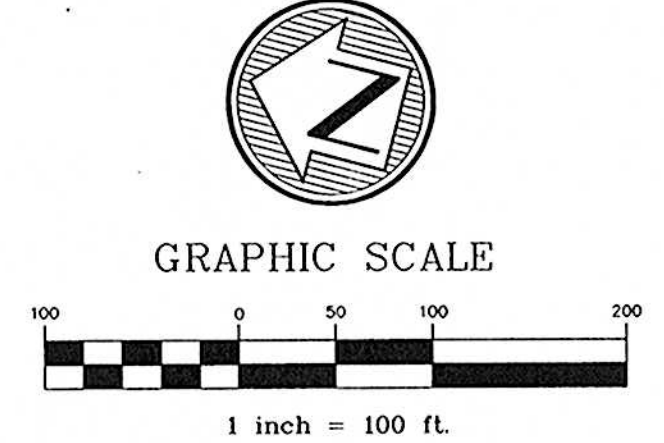
CLEAR VISION AREA



ALL CORNER LOTS WILL COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.  
 CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D  
 $L=13 (ISD) / (13 + [W/2] + K_A) - 4 = 108 \text{ FT.}$   
 $R=0.65 (ISD) - (W/2 + K_D) = 390 \text{ FT.}$   
 $ISD(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$   
 $ISD(2)=625 \text{ FT.}$

NOTES:

- SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
- PEDESTRIAN ACCESS (3' SIDEWALKS) TO BE PROVIDED WITH THE DEVELOPMENT OF EACH RESIDENTIAL LOT.



P. O. A. D. P.  
 for  
 PINON CREEK SUBDIVISION

**W.F. CASTELLA & ASSOCIATES, INC.**  
 Engineers - Surveyors - Planners  
 6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:  
 02/07/00 - LOC. MAP

JOB NO. 46716.00  
 FILE: ~  
 DATE: 01/26/00  
 DESIGN: ~  
 DRAWN: B.H.  
 CHECKED: ~  
 SHEET 1 OF 1



# CITY OF SAN ANTONIO

October 6, 2000

Mr. Lee Wright

W.F. Castella Engineering Inc.  
6800 Park Ten Blvd., Suite 180 S.  
San Antonio, TX 78213

Re: Pinon Creek

POADP # 680

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed Pinon Creek Subdivision Preliminary Overall Area Development Plan # 680. Please find enclosed a signed copy for your files. Although your plan was accepted, 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.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- 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 POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Wright

Page 2

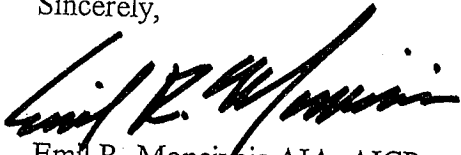
October 6, 2000

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 POADP will be invalid.

**All Platting will have to comply with the UDC, 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) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP  
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Public Works