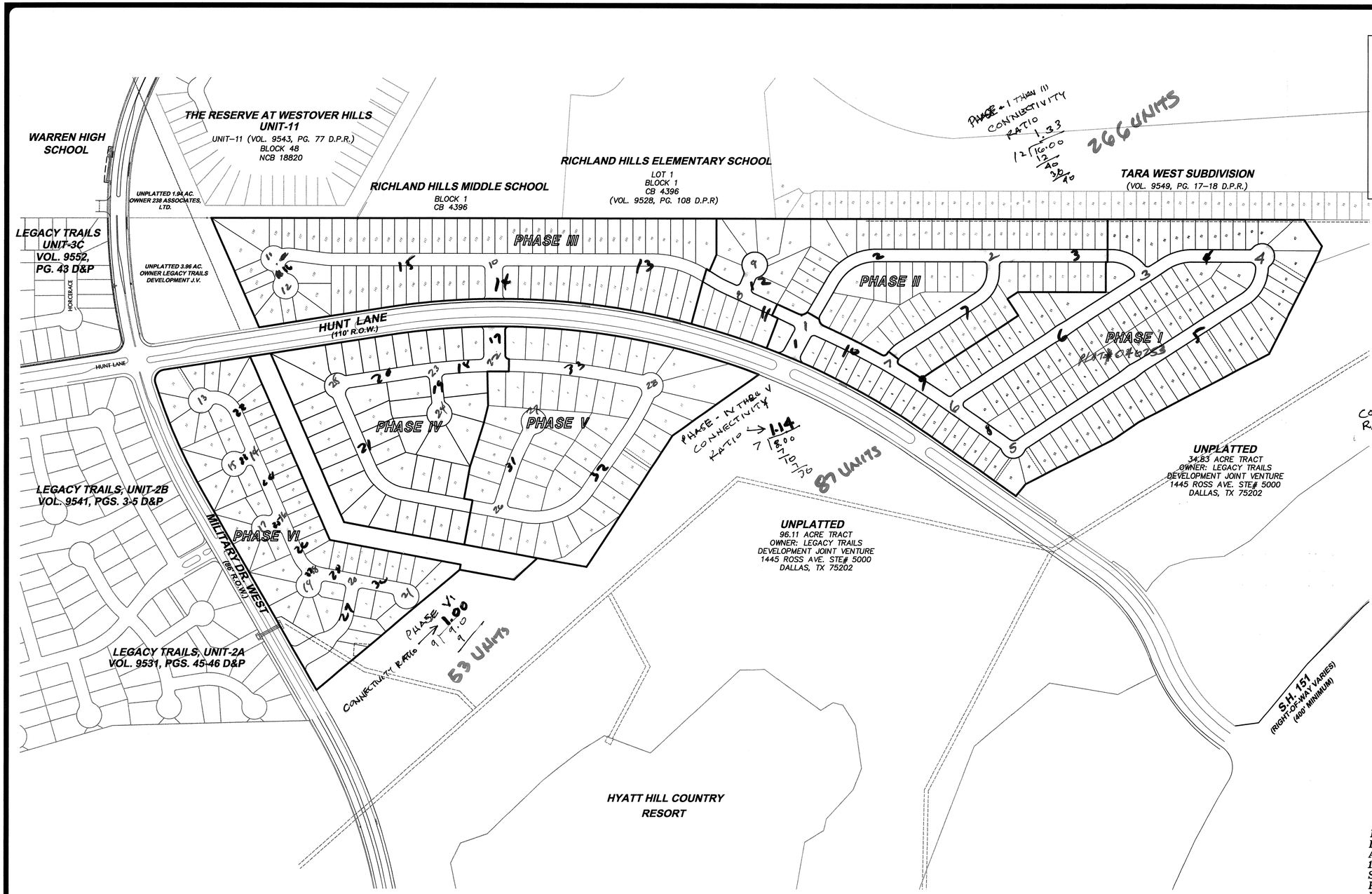


DEVELOPER:
INTEGRATED ASSET MANAGEMENT, INC.
AGENT: JOEY GUERRA
11202 DISCO
SAN ANTONIO, TEXAS 78216
PHONE: 210-495-8777
FAX: 210-499-4217

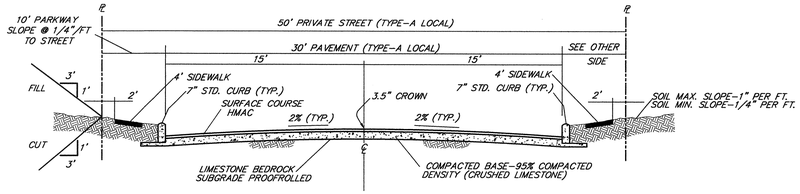
NOTES:

1. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS
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 BEARINGS & DIMENSIONS SHALL BE SHOWN ON THE RESPECTIVE PLATS.
10. THERE IS NO ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM PROPOSED, SIDEWALKS WILL BE INSTALLED WITH THE TYPICAL STREET SECTIONS INDICATED.
11. DEVELOPER WISHES TO PAY FEE IN LIEU OF 3.39 AC. OF PARK LAND DEDICATION IN ACCORDANCE WITH SECTION 35-503 (C).
12. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

BUILDING SETBACKS:

front=20 feet from street right-of-way
side=5 feet except corner lots with street side =15 feet
Rear- for all lots that do not back up to a perimeter street frontage wall or golf course=15 feet for all lots that do back up to perimeter street frontage wall =20 feet measured from inside perimeter wall for all lots that do back up to golf course =30 feet

PHASE	LAND USE	ACREAGE (Ac.)	# OF LOTS	UNITS/AC.	LOT DIMS (MIN.)
I	RESIDENTIAL	24.06	117	4.86	50'x120'
II	RESIDENTIAL	16.18	78	7.82	50'x120'
III	RESIDENTIAL	15.84	71	4.48	50'x120'
IV	RESIDENTIAL	12.40	37	3.15	70'x130'
V	RESIDENTIAL	15.42	50	3.18	70'x130'
VI	RESIDENTIAL	13.27	53	4.75	55'x115'
	TOTAL	97.17	414	4.26	———



TYPICAL STREET SECTION
NOT-TO-SCALE

DATE STAMPED RECIEVED 08/02/04

REVISIONS:

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

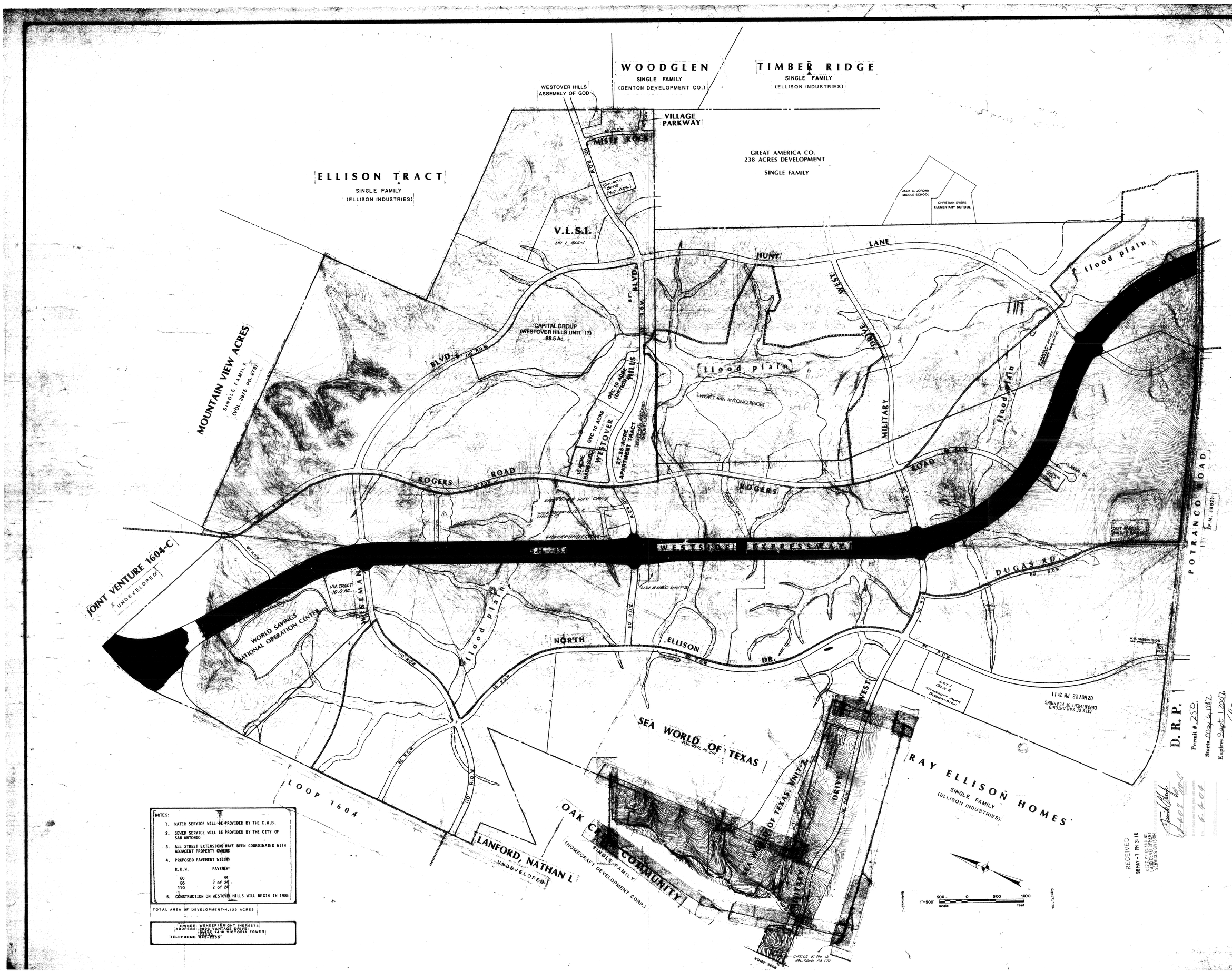
ENCLAVE AT WESTOVER HILLS MASTER PLAN

#110c

JOB NO. 5936-01
DATE AUGUST 2004
DESIGNER VARIOUS
CHECKED ARC DRAWN -
SHEET 1

Date: Aug 05, 2004, 5:34pm User ID: SSandoval
File: P:\59\36\00\Design\Civil\WP593600.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 HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



NOTES:

1. WATER SERVICE WILL BE PROVIDED BY THE C.W.B.
2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO
3. ALL STREET EXTENSIONS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS
4. PROPOSED PAVEMENT WIDTHS

R.O.W.	PAVEMENT
60	44
86	2 of 24
110	2 of 24

5. CONSTRUCTION ON WESTOVER HILLS WILL BEGIN IN 1985

TOTAL AREA OF DEVELOPMENT-4,122 ACRES

OWNER: WENDER/BRIGHT INERESTS
ADDRESS: 8982 VANTAGE DRIVE
SUITE 1410 VICTORIA TOWER
TELEPHONE: 342-2295

RECEIVED
98 MAY -7 PM 3:16
CITY OF SAN ANTONIO
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3:11

D.R.P. 1
Permit # 252
Starts May 6, 1987
Expires Sept 1, 2007
Issued By: SC

REVISIONS:
8-29-97 REVISED ROGER'S ROAD SOUTH OF WESTOVER HILLS BLVD
7-14-97 1ST PLATTED S.W.O.T. UNIT 2
1-15-97 UPDATED ROGERS INTERSECTIONS
4-10-96 UPDATED PLATTED AREAS BEHEADING PAVEMENT AREA
4-2-90 UPDATED NIGHAN TRACT
7-17-89 UPDATED ROGERS
7-24-86 (2 SEC & 5TH ST) LOOPS ACCESS & ROGERS ROAD

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

WESTOVER HILLS
P. O. A. D. P.

#110C

JOB NO. 90BE-CT
DATE July 1984
DRAWN TLC
SHEET

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3:12

#110-C

WOODGLEN
SINGLE FAMILY
(DENTON DEVELOPMENT CO.)

TIMBER RIDGE
SINGLE FAMILY
(ELLISON INDUSTRIES)

WESTOVER HILLS ASSEMBLY OF GOD

VILLAGE PARKWAY

MISTY ROCK

GREAT ALAMO CO.
28 ACRES DEVELOPMENT
SINGLE FAMILY

ELLISON TRACT
SINGLE FAMILY
(ELLISON INDUSTRIES)

JACK C. JORDAN MIDDLE SCHOOL

CHRISTIAN EVERS ELEMENTARY SCHOOL

V.L.S.I.
LOT 1, BLK-1

HUNT LANE

flood plain

CAPITAL GROUP
(WESTOVER HILLS UNIT-17)
88.5 Ac.

BLVD.

MOUNTAIN VIEW ACRES
SINGLE FAMILY
(VOL. 9015 PG. 273)

WESTOVER HILLS

ONE 5.0 ACRE (OFFICE)

ONE 10 ACRE

10 ACRE (OFFICE)

27.25 ACRE APARTMENT TRACT

HYATT SAN ANTONIO RESORT

MILITARY DRIVE WEST

ROGERS ROAD

WESTOVER HILLS BOULEVARD

POTRANCO ROAD
(F.M. 1957)

DUGAS RD.

NT VENTURE 1604-C
UNDEVELOPED

VIA TRACT
10.0 AC.

WORLD SAVINGS
NATIONAL OPERATION CENTER

WISEMAN

NORTH ELLISON DR.

SEA WORLD OF TEXAS

SEA WORLD OF TEXAS, UNIT-2

WESTOVER HILLS BLVD.

RAY ELLISON HOMES
SINGLE FAMILY
(ELLISON INDUSTRIES)

LOOP 1604

LANFORD, NATHAN L
UNDEVELOPED

OAK CREEK COMMUNITY
SINGLE FAMILY
(HOMECRAFT DEVELOPMENT CORP.)

D.R.P.
Permit # 250
Starts 12-6-1967
Expires Sept 1, 1969
Issued by: EL

RECEIVED
SEP 27 '71 PM 3:16
CITY PLANNING
LAND DEVELOPMENT
DEVELOPMENT

NOTES:

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R.O.W.	PAVEMENT
60	44
86	2 of 24
110	2 of 24

5. CONSTRUCTION ON WESTOVER HILLS WILL BEGIN IN 1985

TOTAL AREA OF DEVELOPMENT 4,122 ACRES

OWNER: WENGER/BRIGHT INDUSTRY
ADDRESS: 8535 FAIRGROUNDS DRIVE
(AKA 4400 VICTORIA TOWER)
TELEPHONE: 696-8285

1"=500'
500 0 500 1000
scale feet

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

WESTOVER HILLS
P. O. A. D. P.

JOB NO. 1968-67
DATE JULY 1968
DRAWN TLC
SHEET

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

Date Submitted:	Project ID Number: #110-C

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 NOV 22 PM 3:12

Project Name: Westover Hills POADP Amendment

Owner/Agent: Charles Martin Wender Phone: 342-2255 Fax: 342-2829

Address: 8023 Vantage Drive #200, San Antonio, TX Zip code: 78230

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: C-3 Proposed zoning: C-3

(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: N/A = Density: N/A

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

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 1

Council District: 6 School District: Northside ISD Ferguson Map Grid: 578 C6 & D6

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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 Westover Hills No. 110

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Westover Hills, Unit-22 No.
Name Westover Hills, Unit 20 No. 010036
Name Westover Hills, Unit 18 No. 960175

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3:10

Contact Person and authorized representative:

Print Name: Oscar Rodriguez Signature:

Date: Phone: 375-9000 Fax: 375-9010

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 greenblet and active recreation space areas, private recreational areas.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3: 12

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)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3: 12

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: OSCAR RODRIGUEZ Signature: _____

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

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TRANSMITTAL

To: City of San Antonio Planning Dept.

Date: November 21, 2002

Attn: Mike Herrera
114 W. Commerce, 4th Floor
SAN ANTONIO, TX 78205

Re: Westover Hills POADP Amendment

QUANTITY	DESCRIPTION
8	Bluelines of amended POADP
1	8.5"x11" reduction
1	Application
1	Check for $500 (Check #039551)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 NOV 22 PM 3:12

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ ***For Your Use*** ☐ ***As Requested*** ☒ ***For Review and Comment***

COMMENTS : If you need additional information, please give us a call. Thank you for your Assistance.

THANKS!

From: Jorge E. Gomar
(for Oscar Rodriguez)

Project No.: 5698-00

cc: File

O:\Users\JGOMAR\Transmittals\TransmittalsAgencies.doc

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9030 | info@pape-dawson.com

FROST NATIONAL BANK
SAN ANTONIO, TEXAS

039551

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey San Antonio, Texas 78216

NOVEMBER 19, 2002

PAY *****500***** DOLLARS AND *00* CENTS $ **$500.00*

PAPE-DAWSON
CONSULTING ENGINEERS, INC.

TO THE ORDER OF CITY OF SAN ANTONIO

Wayne Brooiff
AUTHORIZED SIGNATURE

⑈039551⑈ ⑆114923222⑆ 29 3997995⑈

Westover Hills (Amendment)
P.O.A.D.?
#110-C