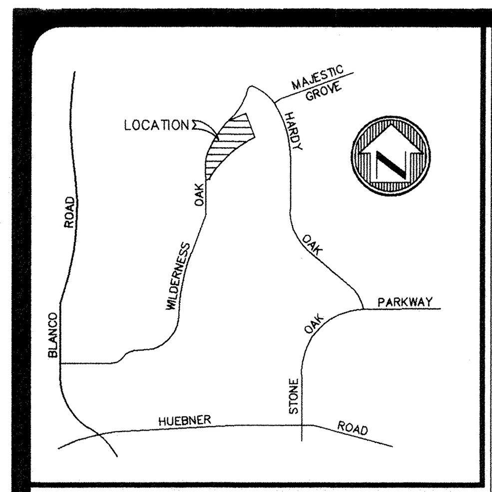
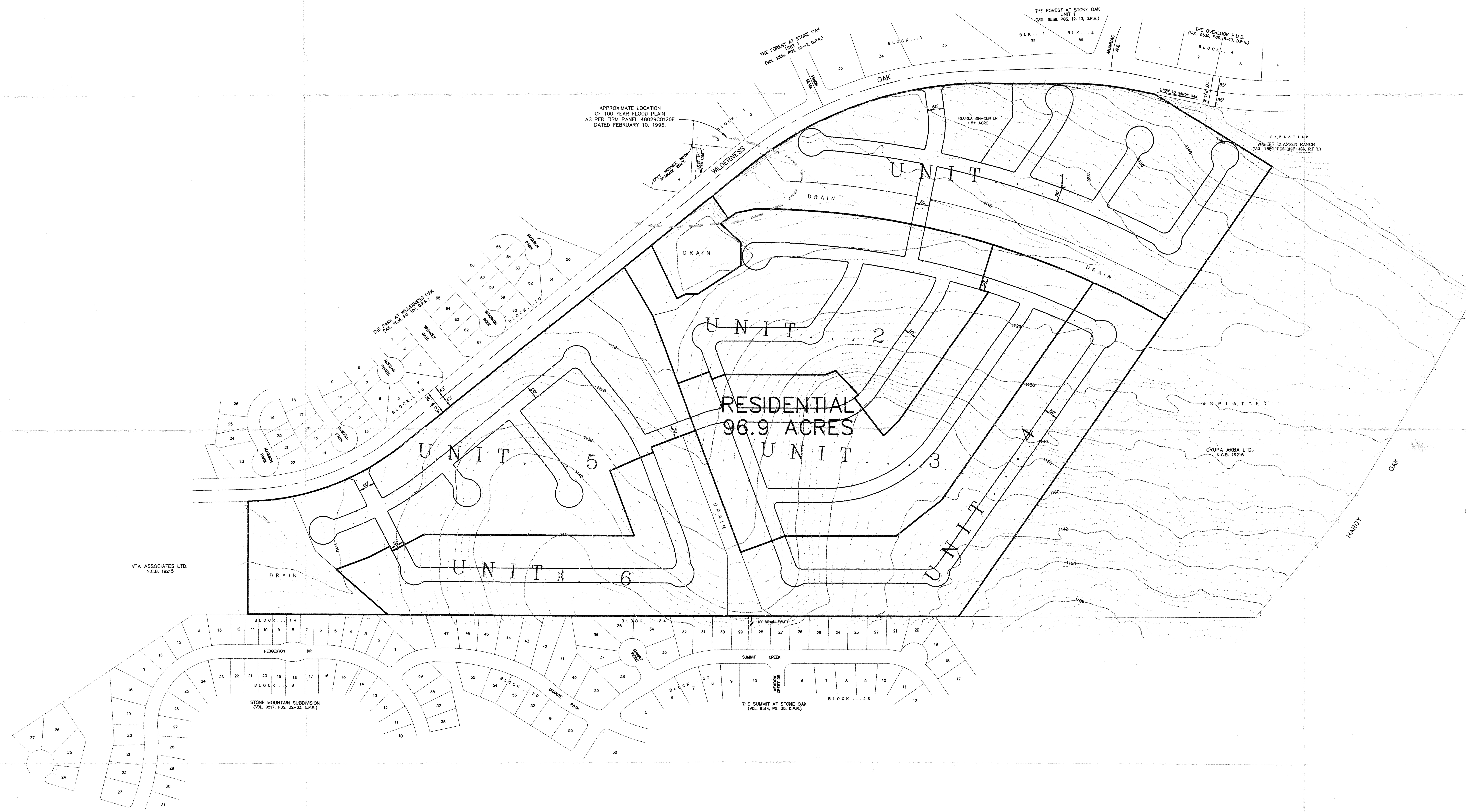


LOCATION MAP

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
July 9, 1999 (date) 177-B (number)
If no plats are filed, plan will
expire on Jun 7, 2001
1st plat filed on ______

P.O.A.D.P. PLAN
for
PROMONTORY POINTE II



RECEIVED
99 JUN 31 PM 3:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

NOTE:
STREET LAYOUT IS APPROXIMATE.

UTILITIES

WATER: BEXAR METROPOLITAN WATER SYSTEM
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

177B

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46621.00
FILE: ~
DATE: 06/22/99
DESIGN: S.H.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

H:\DRAW\ASPEN\Fogiel\Unit-1\Promontory Point POADP.dwg Mon Jun 28 11:35:52 1999 Bert Cantu

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: 6/28/99 Name of POADP: PROMONTORY POINTE II

Owners: CONTINENTAL HOMES OF TX Consulting Firm: W. F. CASTELLA & ASSOC.

Address: 14206 NORTH BROOK Address: 1039 W. HILDEBRAND

SAN ANTONIO, TX 78232 SAN ANTONIO, TX 78201

Phone: 210 - 496 - 2668 Phone: 210 - 734 - 5351

Existing zoning: R-1 Proposed zoning: R-1

Texas State Plane Coordinates: X: 2,126,549 Y: 13,786,830

Site is over/within/includes:

San Antonio City Limits?	☒ Yes	☐ No
Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases:	☒ Yes	☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	360	95.4 AC.
Multi-family (MF)		
Commercial and non-residential	1 REC. SITE	1.5 AC.

Is there a previous POADP for this Site? Name STONE OAK II POADP No. ~~044~~ 177

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

Plats associated with this POADP or site? Name PROMONTORY POINTE II No. 990217

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: PAUL W. DENHAM, P.E. Signature: Paul W. Denham

Date: 6/26/99 Phone: 734-5351 Fax: 734-5363

☒ 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);

☒ 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 with six 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 Amer Galani @ (210)207-2076;

☒ 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 Friesenhahen @ (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;

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: PAUL W. DENHAM Signature: Paul W. Denham

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

July 9, 1999

Paul W. Denham, P. E.
W. F. Castella and Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Promontory Pointe II Subdivision POADP # 177-B

Dear Mr. Denham:

The City Staff Development Review Committee has reviewed Promontory Pointe II Subdivision Preliminary Overall Area Development Plan # 177-B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- 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.
- 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.

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. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1549304

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	7/19/1999
DUE DATE	7/19/1999

50-04-5573
CONTINENTAL HOMES, INC.
14206 NORTH BROOK
S.A. TX. 78232

PHONE: 000 - 0000

POADP #177
PROMONTORY POINT II

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
7/19/1999	1549304	50-04-5573	7/19/1999	7:45 - 4:30

LINE	INDFX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

RAID-S.A.I.C.-MP-2 JUL 19 1999

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	07/18/1999		CK# 028920	POADP #177
END	07/18/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Promontory Pointe II, POADP 177B 7-9-99 accepted already, just file Level I T.I.A.

Date: August 4, 1999

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the 96.9 acre Promontory Pointe II POADP located south of the intersection of Hardy Oak and Wilderness Oak. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 367 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed through two access points on Wilderness Oaks.

RECD aug 10 99

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 99TIA0706

TRANSMITTAL LETTER

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 FAX (210) 734-5363

Date: June 29, 1999

To: PLANNING
CITY OF SAN ANTONIO
P.O. Box 839966
San Antonio, Texas 78283-3966

Project No.: 46621.00 T/LC: 30Z
Re: POADP PROMONTORY POINTE II

WE ARE SENDING YOU ✔ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
1	6	POADP
1		CHECK FOR $370.00

RECEIVED
99 JUN 31 PM 3:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: _____

COPY TO: AQUIFER STUDIES (1COPY)
REC. BY: _____
DATE: _____

SIGNED: Paul W. Stahr

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

TRANSMITTAL LETTER

RECEIVED
99 JUL 31 PM 3:11
CITY OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS • SURVEYORS • PLANNERS
1039 W. Hildebrand • San Antonio, Texas 78201-4656
(210) 734-5351 FAX (210) 734-5363

Date: July 1, 1999

To: Traffic Division
CITY OF SAN ANTONIO
P.O. Box 839966
San Antonio, Texas 78283-3966

Project No.: 46621.00 T/LC: 30 T
Re: TIA PROMONTORY POINTE II

WE ARE SENDING YOU ✔ ATTACHED ☐ UNDER SEPARATE COVER VIA _____ THE FOLLOWING ITEMS.

☐ Prints ☐ Sepias ☐ Films ☐ Tracings ☐ Specifications
☐ Copy of Letter ☐ Change Order ☐ Invoices ☐ _____

SETS	COPIES PER SET	DESCRIPTION
2		LEVEL 1 TIA REPORT
1		CHECK FOR $200.00

THESE ARE TRANSMITTED as checked below:

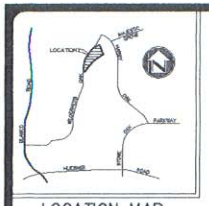
☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return corrected prints
☐ For review and comment ☐ For payment ☐ _____
☐ FOR BID DUE _____ 19 ___ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Marcela V. Morales
SIGN & DA...

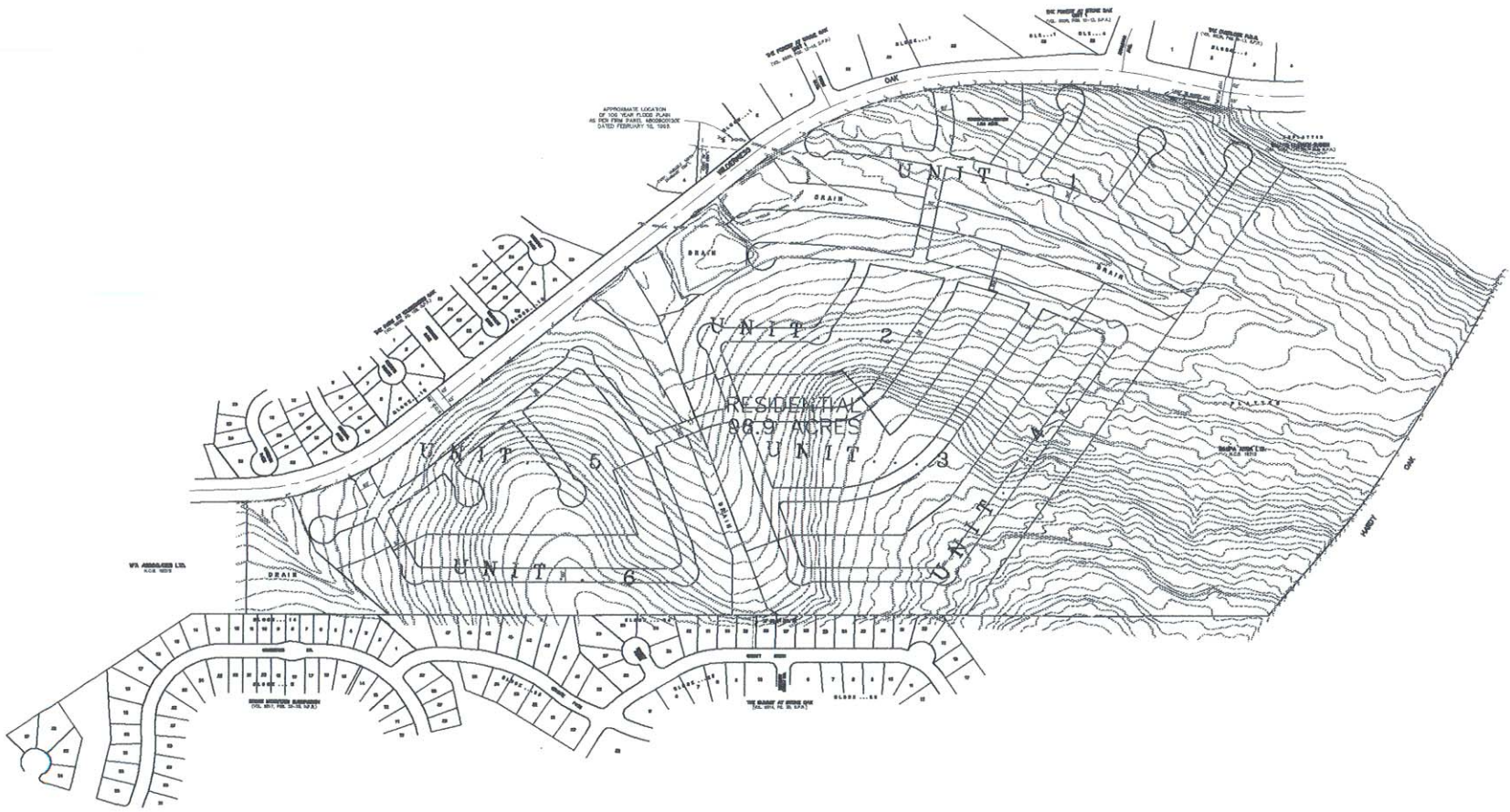
COPY TO: FILE
REC. BY: _____
DATE: _____

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

SIGNED: [signature]



LOCATION MAP



NOTE:
STREET LAYOUT IS APPROXIMATE.

UTILITIES

WATER: BEXAR METROPOLITAN WATER SYSTEM
SEWER: S.A.W.S.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
14206 NORTH BROOK
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

P.O.A.D.P. PLAN
for
PROMONTORY POINTE II

W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1203 W. Villaverde - San Antonio, Texas 78201 - (210)734-5391

REVISIONS:

JOB NO. 46621.00
FILE: ~
DATE: 08/22/99
DESIGN: S.H.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

H:\DRAW\ASPEN\Fogiel\Unit-1\Promontory Point POADP.dwg Fri Jul 09 15:01:11 1999 Luis Ramones

RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.

ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

RECEIVED
1988 APR 20 AM 9:25
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

April 11, 1988

Mr. Roy Ramos
City of San Antonio
Planning Dept.
P. O. Box 9066
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

		File #
31	Braun Road	86-09-61-48
8	Bandera & Guilbeau	85-11-64-42
5	Classen Road	83-18-63-68
5	Greenway	85-19-53-68
5	Heritage N. W.	83-10-58-22
4	Heritage Park	83-09-57-82
9	Miller's Point (Camelot)	83-21-61-02
3	Parkwood-HUNTER'S CHASE	85-11-62-02
2	Seven Oaks (Eden)	83-63-20
3	Sky Harbour	83-12-54-24
62	Sunrise	83-20-59-02
5	Tangelwood (Babcock Place)	86-12-62-46
3	Timber Ridge	86-11-59-04
0	Ventura	86-21-60-26
3	Ventura S. of 78	85-21-59-26
75	Village West	275
2	Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

OSCAR V. DOMINGUEZ
LAND PLANNER

OD/yk