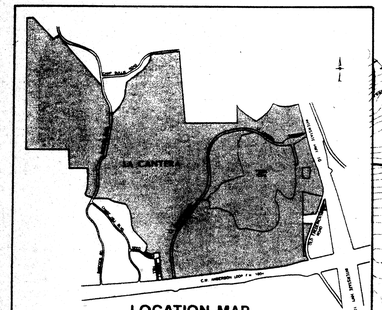
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN FOR LA CANTERA

PAPE-DAWSON ENGINEERS

OWNER :
LA CANTERA DEVELOPMENT COMPANY
9800 FREDERICKSBURG ROAD D-2-W
SAN ANTONIO, TEXAS 78288-0385

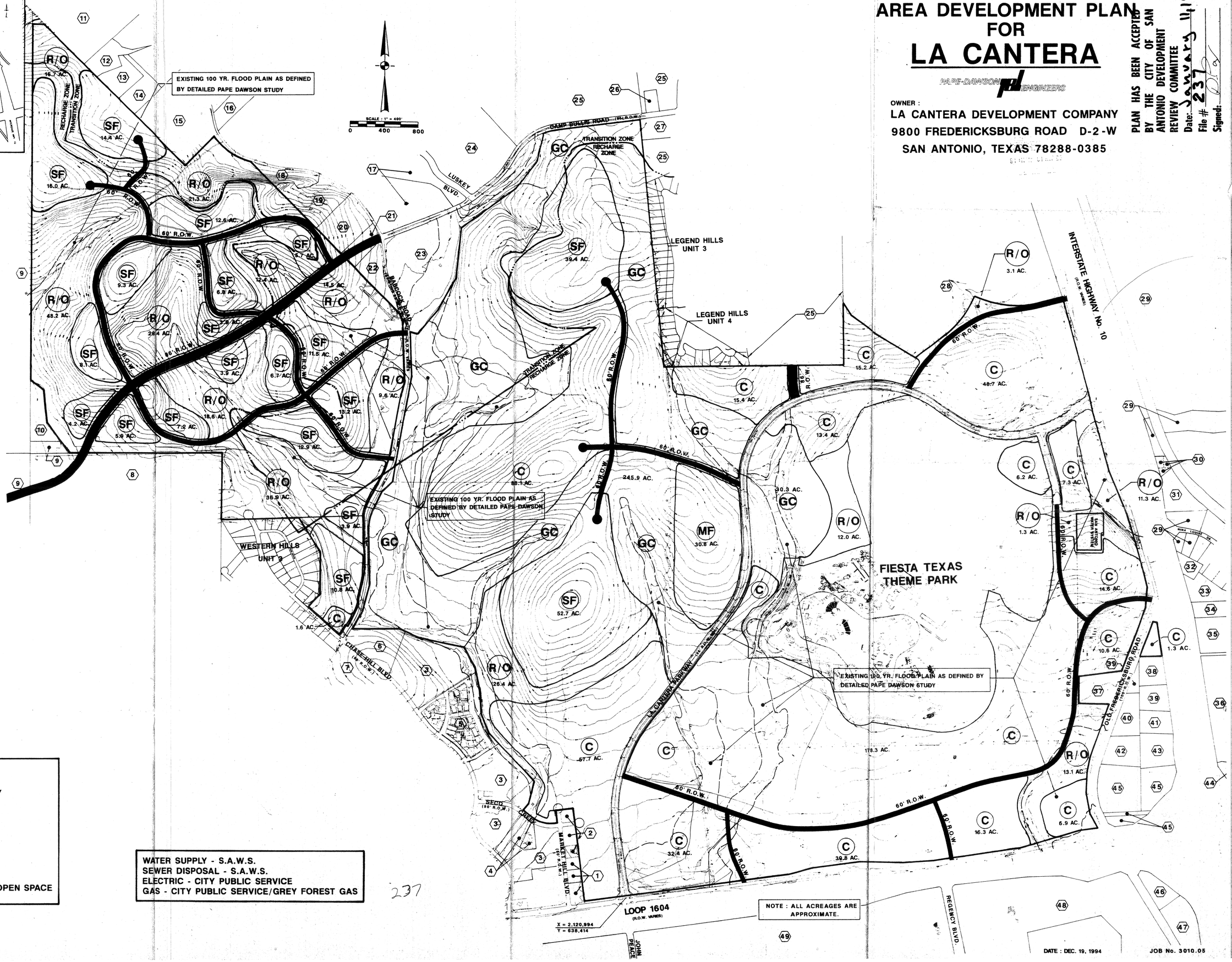
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: January 4, 1995
File # 237
Signed:



LOCATION MAP

PROPERTY OWNERSHIP

1. F.T. Inns, Inc.
2. Market Hill Inc.
3. Gilbraltar Savings Association
4. Sunova Beach Properties, Ltd.
5. 15890 Chase Hill Associates
6. Sharry Evans
7. Sharry Evans Trustee S.A. Evans & Associates, Inc.
8. Sun NLF Limited
9. Capital Marketing
10. SEDA Consulting Engineers
11. Walter O. & Ruby Gerlach
12. Elsie L. Fisher
13. Hardin D. Green
14. Mary Jessica Gerlach
15. Randal A. & Pamela M. Otto
16. Virgil E. & Phillip J. Flathouse
17. Commerce Realty Corp.
18. N.O. Ellison, Jr.
19. John R. & Rebecca Lancaster
20. Frank W. Ellison
21. Estate of Caroline Lubbering
22. La Isla Condominiums, Inc.
23. B.G.L. Partnership
24. Farm and Home Savings Association
25. Camp Bullis Ltd.
26. Columbus Club Association
27. Texas Commerce Bank - Austin
28. James P. McDonough, Jr.
29. La Cantera Partnership
30. Manuel & Nellie Paleo
31. McCoy Corporation #45
32. State of Texas
33. Joe R. Rodriguez, Jr.
34. Sam C. Scott
35. O.J. Van Horn & Edna B. Paddock et al
36. Albert Biedenharn III, et al
37. Edna M. Eckert
38. Motel 6 Operating L.P.
39. 1604/IH-10 Joint Venture
40. Edward F. & Emily Ruiz
41. Jerry F. Morell
42. Marvin A. & Donnie J. Strunk
43. Los Angeles International
44. Miller Brothers Partnership
45. John K. Miller
46. Oscar M. Ehrenberg
47. Arneson, Kercheville, Ehrenberg & Associates, Inc.
48. Pacific Southwest Bank
49. University of Texas at San Antonio



LEGEND

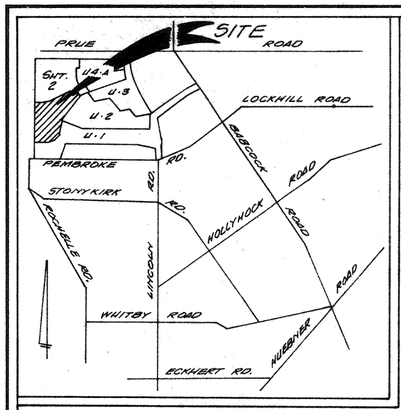
SF	SINGLE FAMILY
MF	MULTI-FAMILY
GC	GOLF COURSE
C	COMMERCIAL
R/O	RECREATION/OPEN SPACE

WATER SUPPLY - S.A.W.S.
SEWER DISPOSAL - S.A.W.S.
ELECTRIC - CITY PUBLIC SERVICE
GAS - CITY PUBLIC SERVICE/GREY FOREST GAS

237

DATE : DEC. 19, 1994

JOB No. 3010.05



LOCATION MAP

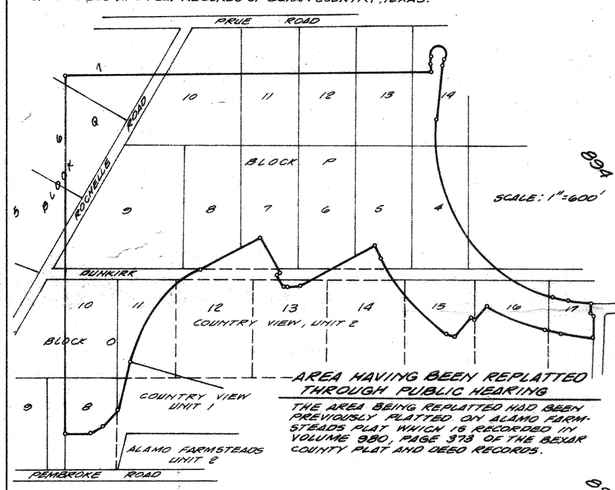
SCALE: 1" = 100'

LEGEND:

INDICATES PROP. CONTOURS — 500

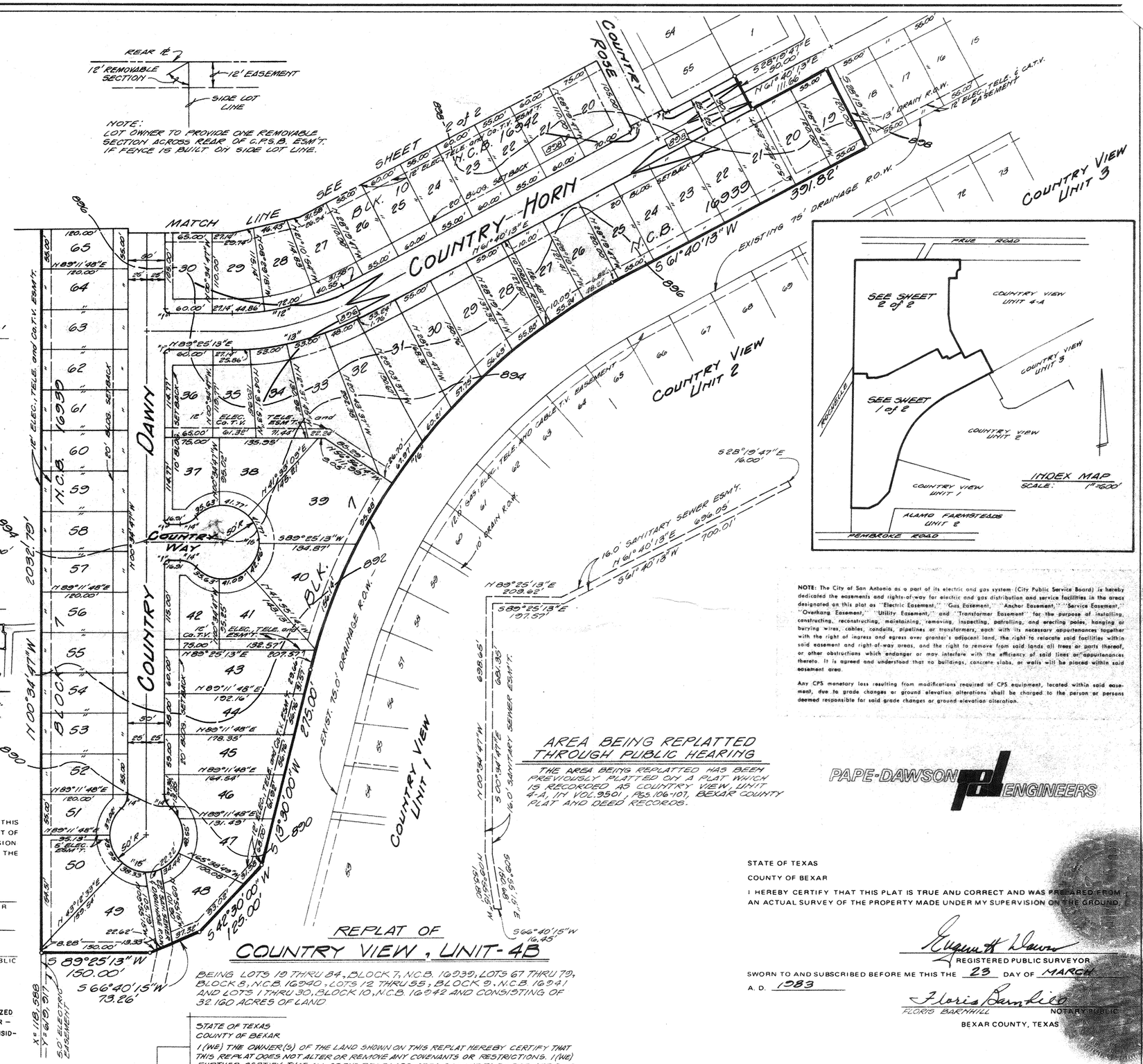
INDICATES EXIST. CONTOURS — 898

NOTE:
THE PLANNING COMMISSION AT ITS MEETING OF DECEMBER 1, 1982 HELD A PUBLIC HEARING ON A PORTION OF LOTS 7,8,10,11,12,13,14,15,16 AND 17, BLOCK O AND A PORTION OF LOTS 3 THRU 14, BLOCK P AND PORTIONS OF LOTS 5,6 AND 7, BLOCK Q OF ALAMO FARMSTEADS AS RECORDED IN VOLUME 980, PAGE 373 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTRY, TEXAS.



AREA HAVING BEEN REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON ALAMO FARMSTEADS PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 373 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.



NOTE: The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT WHICH IS RECORDED AS COUNTRY VIEW, UNIT 4-A, IN VOL. 9501, PGS. 106-107, BEXAR COUNTY PLAT AND DEED RECORDS.

PAPE-DAWSON ENGINEERS

REPLAT OF COUNTRY VIEW, UNIT-4B

BEING LOTS 19 THRU 84, BLOCK 7, N.C.B. 16939; LOTS 67 THRU 79, BLOCK 8, N.C.B. 16940; LOTS 12 THRU 55; BLOCK 9, N.C.B. 16941 AND LOTS 1 THRU 30, BLOCK 10, N.C.B. 16942 AND CONSISTING OF 32.160 ACRES OF LAND

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY

Eugene H. Dawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A.D., 19 83.

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUG CROSS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23 DAY OF MARCH A.D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA SOUGHT TO BE REPLATTED OR RESUBDIVIDED WAS DESIGNATED OR RESERVED FOR USAGE OTHER THAT FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO SUCH PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

I, THE OWNER OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

THIS PLAT OF COUNTRY VIEW, UNIT 4-B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A. D. 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Eugene H. Dawson
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF MARCH A. D. 1983

Floris Barnhill
FLORIS BARNHILL NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A. D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

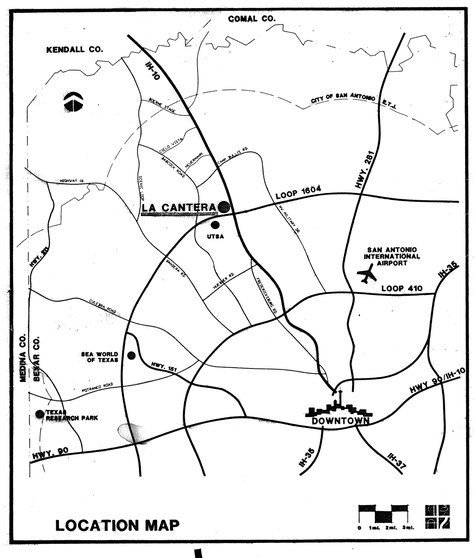
BY: _____, DEPUTY

#2

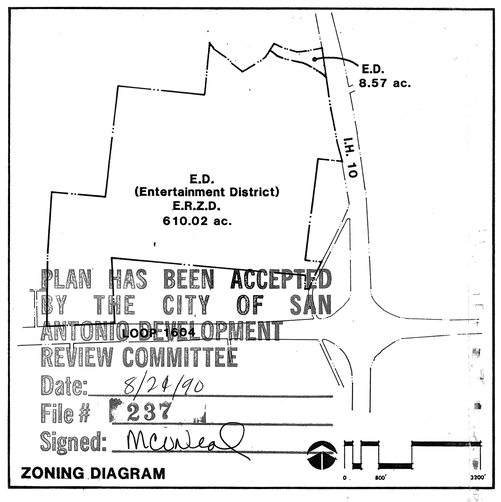
SHEET 1 of 2

ROB

#237



LOCATION MAP



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 8/24/90
File # 237
Signed: McOneal

ZONING DIAGRAM

NOTE: All acreages are approximate.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

OWNER: LA CANTERA DEVELOPMENT COMPANY
ADDRESS: USAA REAL ESTATE COMPANY
USAA BUILDING
SAN ANTONIO, TEXAS, 78288

618.588 TOTAL ACRES

WATER SUPPLY - CITY WATER BOARD
SEWER DISPOSAL - CITY OF SAN ANTONIO
GAS & ELECTRIC - CITY PUBLIC SERVICE

BENDER, INC.
Land Planning
Landscape Architecture
10940 Laureate Suite 8300
San Antonio, Texas 78249
(512)696-4116 FAX 697-3198

RECEIVED
1990 AUG 20 A 9:37
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

USAA

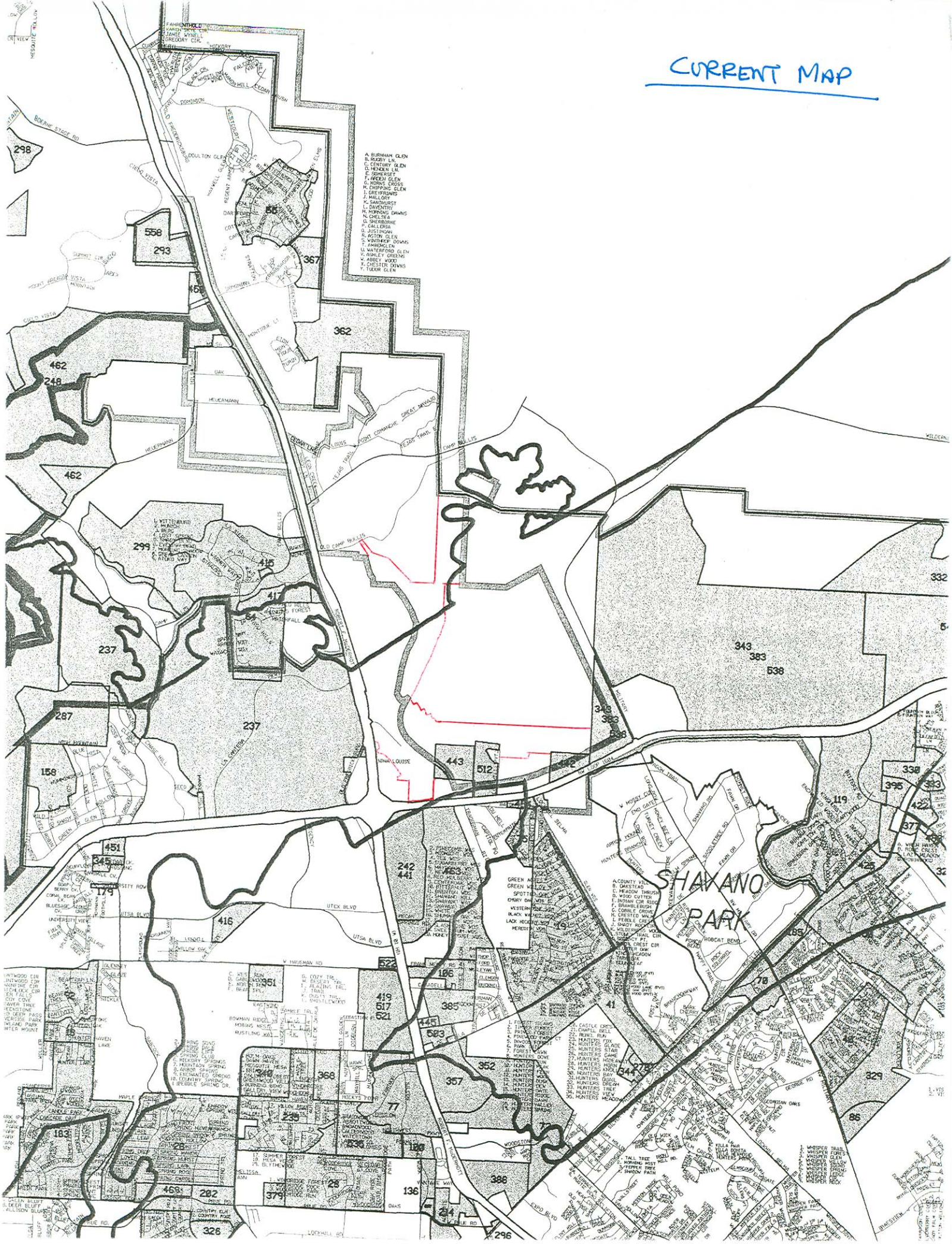
LA CANTERA WEST

SAN ANTONIO, TEXAS

NORTH 400' 0 400' 800' 1600'

237

CURRENT MAP


SHAVANO PARK
A. BURNHAM GLEN
B. RUGBY LN.
C. CENTURY GLEN
D. HENDEN LN.
E. SOMERSET
F. ARDEN GLEN
G. MORAS CROSS
H. CHIPPING GLEN
I. GREYFRIARS
J. MALLORY
K. SANDHURST
L. DAVENTRY
M. MORNING DAWNS
N. CHELSEA
O. SHERBORNE
P. GALLERIA
Q. JUSTINIAN
R. AYLTON GLEN
S. WINTHROP DOWNS
T. AMBERGLEN
U. WATERFORD GLEN
V. ASHLEY GREENS
W. ABBEY WOOD
X. CHESTER DOWNS
Y. TUDOR GLEN

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: 12/20/94

Name of Application: P.O.A.D.P. FOR LA CANTERA

Owner/Agent: LA CANTERA DEVELOPMENT COMPANY **Phone:** (210) 498-9249
Address: 9800 FREDERICKSBURG RD., D-2-W, SAN ANTONIO, TX **Zip code:** 78288-0385
Engineer/Surveyor: PAPE-DAWSON ENGINEERS, INC. **Phone:** (210) 824-9494
Address: 9310 BROADWAY, BLDG II, SAN ANTONIO, TX **Zip code:** 78217

Existing zoning: E.D. - ERZD **Proposed zoning:** E.D. - ERZD.

Texas State Plane Coordinates: X 2,120994 Y 638,414
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☒
Edwards Aquifer Recharge Zone? Yes ☒ No ☒

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	*	*
Non-Single Family (NSF)	*	*
Commercial & other	*	*
TOTAL =	*	1,622.0

* TO BE DETERMINED

RECEIVED
94 DEC 20 PM 3:47
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Print Name: DAVID M. MCBETH, P.E. **Signature:** David M. McBeth

Date: 12/20/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

RECEIVED
95 JAN 10 AM 11:20
DEPT. OF PLANNING
DEVELOPMENT DIVISION

January 09, 1994

Mr. David M. McBeth, P.E.
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217

RE: Revised La Canterra Subdivision POADP #237

Mr. McBeth:

The City Staff Development Review Committee has reviewed your La Canterra Subdivision Preliminary Overall Area Development Plan #237. However, your plan was not accepted for the following reasons:

1. All the proposed "50 foot ROWs" east of La Cantera Parkway need to be 60 foot ROWs (local "B" or collectors).

2. Seco Creek, Market Hill Blvd., and Chase Hill Blvd. need to be extended into your development.

3. Babcock Road needs a minimum ROW width.

4. Dedication needs to be provided along both sides of Babcock Road to bring it up to 86 feet (43 feet from centerline).

5. The proposed 50 foot ROW extending westerly needs to be a 60 foot collector (50 foot locals need to feed into 60 foot collectors, not 86 foot arterials/"Hierarchy of streets").

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

6. The 86 foot to a 110 foot non-exclusive access easement needs to be removed from the plan or shown as either a proposed public or private ROW.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convienence. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)207-7900, M-F, 7:45AM-4:30PM.

Sincerely,

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

DWP/ALG

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

CITY OF SAN ANTONIO

April 8, 1996

Mr. Paul D. Benson
1221 South Main Street #200
Boerne, Texas 78006

Re: La Cantera

Mr. Benson:

The City Staff Development Review Committee has reviewed your letter regarding the La Cantera Preliminary Overall Area Development Plan # 237.

Staff consensus that the acceptance of the La Cantera POADP does not impact the previous agreement that was reached between Mr. James P. McDonough Jr. and the La Cantera Development Company. The access issues should be resolved amongst the parties involved.

Please note that an approved POADP does not include an actual survey engineering dimensions or easement rights. That information will be required at the time of platting. At that point, any platting will have to comply with the Unified Development Code.

If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

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

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer
Bill Telford, Planning Manager
Rick Vasquez, Planning Manager

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

CITY OF SAN ANTONIO

January 11, 1995

Mr. David M. McBeth, P.E.
Pape-Dawson Engineers
9310 Broadway
Building II
San Antonio, Texas
78217-5987

RE: Revised La Cantera Subdivision #237

Mr. McBeth:

The City Staff Development Review Committee has reviewed your revised La Cantera Preliminary Overall Area Development Plan #237. 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 be advised that a non-access easement will be required along the rear and sides of lots adjacent to Babcock Road and Camp Bullis Road at the time of plat submittal. Additionally, the 60 foot ROW south of La Cantera, immediately west of I.H. 10, needs to to be properly transitioned into what appears to be a portion of 86 foot Pkwy./Blvd. at the the time of plat submittal.

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 platting.

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)207-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

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

DWP/ALG

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

March 24, 1998

Sent to graphics 3-30-98
El.
- called Rubber + explained that POADP map ≠ valid POADP.

Mr. Emil Moncivais
Planning Director
City of San Antonio
Planning Department
P. O. Box 839966
San Antonio, Texas 78298-3966

Re: Redland Stone Properties Loop 1604/IH-10
East of IH-10

Dear Mr. Moncivais:

We have noticed on your current Preliminary Overall Area Development Plan (POADP) map that one of our clients properties is shown without shading. This would lead someone reviewing the map to think that this property does not have an approved POADP. Attached you will find Xerox copies of portions of the current map, we have also included copies of correspondence from your department and SAWS regarding this property.

We believe this is an oversight and request this be corrected immediately as there are on-going negotiations relative to development of this tract. The highlighted area shown on the Xerox copy attached should be shaded on your map to indicate that the property does have an approved POADP. We offer the following information as documentation:

1. Blueline Print of POADP No. 237 with City of San Antonio approval stamp.
2. CSA letter dated November 10, 1987 approving POADP No. 237 (Property west and east of IH-10).
3. CSA letter dated August 24, 1990 approving POADP No. 237 for changes to POADP on property west of IH-10.
4. PD letter to Scott Halty dated March 1, 1995. Category Verification Request for POADP area east of IH-10 (Redland Property).
5. SAWS letter dated March 16, 1995 verifying Category 1 status (Redland Property) for POADP area east of IH-10.
6. SAWS letter dated March 17, 1995 verifying Category 1 status for property west of IH-10 (La Cantera Property).

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Please review the attached information and revise the POADP map to show that the property east of IH-10 does have a valid POADP. Should you have any questions regarding this matter, please call our office.

Very truly yours,
Pape-Dawson Engineers, Inc.

Charles P Forsythe
for

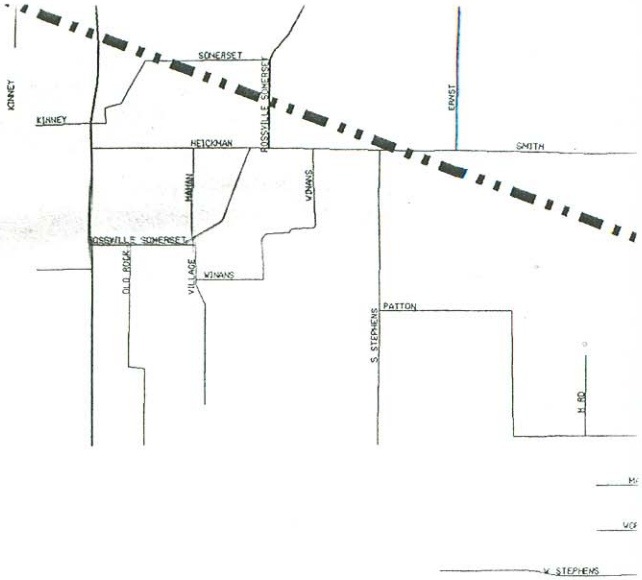
Ruben Cervantes, P.E.
Vice President

Attachments

cc: Kevin Moore, Redland
John Skogland, Haynes and Boone

3479\00\WORD\LETTER\980323A1

REVISIONS
DATE
DECEMBER 1, 1994
NOVEMBER 14, 1996



PREPARED BY DEPARTMENT OF PLANNING CITY OF SAN ANT
JANUARY 1997

NOTE: THIS MAP WILL BE UPDATED PERIODICALLY AND SUBJECT TO REV

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 10, 1987

PAPE DAWSON ENGINEERS, INC.
RECEIVED
NOV 16 1987

FILE 2078.29
2078.30

Dennis Hoyt, P.E.
Pape Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: La Contera POADP #237

Dear Mr. Hoyt:

The Development Review Committee has reviewed and accepted your revised plan for La Contera. The plan has been assigned File #276 for future reference.

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 Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

MCO'Neal

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

2078-29

CITY OF SAN ANTONIO

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

PAPE DAWSON
ENGINEERS, INC.
RECEIVED

AUG 31 1990

FILE

August 24, 1990

Mr. Gene Dawson Jr., P.E.
Pape and Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Re: La Cantera West POADP
plan # 237

Dear Mr. Dawson:

The Development Review Committee reviewed and accepted your revised plan for La Cantera. The plan has been assigned file # 237 for future reference.

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 Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO
Encl.

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987

(210) 824-9494
FAX 824-3491

March 1, 1995

Mr. Scott Halty
San Antonio Water System
P.O. Box 2449
San Antonio, Texas 78298-2449

Re: Redland Stone East Quarry
POADP #

Dear Mr. Halty:

Attached please find a blueline print of the La Cantera POADP approved in 1987. This POADP is still valid for purposes of all the property shown on the east side of IH-10. The revisions which have been made on the La Cantera POADP all applied to property on the west side of IH-10. Please provide us with a letter verifying that the property within the project boundaries east of IH-10 will be regulated by the Unified Development Code as it existed prior to adoption of the City's new Edwards Aquifer Regulations. We believe this property is classified as a Category 1 development.

Very truly yours,
Pape-Dawson Consulting Engineers, Inc.

Ruben Cervantes, P.E.
Project Manager

RC/ndt 3479-00

Attachment

cc: Jack Gease, Genstar

M0228-01.RC

Post-it™ brand fax transmittal memo 7671	# of pages ▸ 1
To PETER GRATICA	From RUBEN CERVANTES
Co. SAWS EPD	Co. PD
Dept.	Phone #
Fax # 225-2523	Fax #

PETER
HELP.
R

San Antonio Water System

March 16, 1995

Mr. Ruben Cervantes
Project Manager
Pape-Dawson Engineers
9310 Broadway Building II
San Antonio, Texas 78217

RE: Redland Stone East Quarry Preliminary Overall Development Plan(POADP) #237

Dear Mr. Cervantes:

A written request was made by your office, dated March 1, 1995, to the Aquifer Studies Division of the San Antonio Water System concerning the above referenced project. The request was for designation of the property east of IH-10 known as the Redland Stone East Quarry #237 as a Category 1 project.

Attached to the request was a blueline copy of the signed POADP for the above referenced project.

Based on the information provided and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code the property east of IH-10 referred to as the Redland Stone East Quarry POADP #237 is classified as a Category 1 property.

Please be aware, any changes which may be proposed within the property covered by the POADP which are identified in Section 34-926 of the City Code as "substantial alterations" may cause a recategorization of the property. These types of changes, if proposed, would require a separate ruling based on the specific plans showing the changes.

If you have any questions regarding this matter, please contact me at (210)-704-7303.

Sincerely,

Scott R. Halty

Scott R. Halty
Division Manager

1001 E. MARKET ST. P.O. BOX 2449 SAN ANTONIO, TEXAS 78298-2449 210-704-7297

BENDER, INC.

Land Planning • Landscape Architecture
Urban Design • Environmental Graphic Design
8600 Wurzbach • Suite 801 • San Antonio, Texas 78240
(210)692-3500 • FAX (210)692-3579

FAX TRANSMISSION

TO: Mr. Eddie Guzman

City of San Antonio/Planning Dept.

Date: November 28, 1994

Project:

BENDER, INC. Project No.

FAX NUMBER: 270-4441

MESSAGE/COMMENTS:

Re: La Cantera P.O.A.D.P.

Attention:
Bender, Inc. hereby authorizes Pape-Dawson Eng. (Mr. Joe Molina)
to receive a copy of the La Cantera P.O.A.D.P.

If you have any further questions, please call me.

RECEIVED
94 NOV 28 PM 1:34
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

BY: Beth Wells

NUMBER OF PAGES TO FOLLOW: -0-

San Antonio Water System

3010-05
La Cantera POADP

March 17, 1995

Mr. David M. McBeth, P.E.
Project Manager
Pape-Dawson Engineers, Inc.
9310 Broadway Building II
San Antonio, Texas 78217-5987

RE: Revised La Cantera Subdivision, POADP File #237 for property west of I.H.-10

Dear Mr. McBeth:

A written request was made by your office, dated February 6, 1995, to the Aquifer Studies Division of the San Antonio Water System concerning the above referenced project. The request was for designation of the Revised La Cantera Subdivision, POADP File #237 for property west of I.H.-10 as a Category 1 project.

Attached to the request was a blueline copy of the La Cantera Subdivision, POADP File # 237, and a copy of a letter from the City of San Antonio Planning Department for the above referenced project.

Based on the information provided and in accordance with Chapter 34, Article VI, Division 6, Section 34-925 of the City Code the Revised La Cantera Subdivision, POADP File #237 for property west of I.H.-10 is classified as a Category 1 property.

Please be aware, any changes which may be proposed within the property covered by the POADP which are identified in Section 34-926 of the City Code as "substantial alterations" may cause a recategorization of the property. These types of changes, if proposed, would require a separate ruling based on the specific plans showing the changes.

If you have any questions regarding this matter, please contact me at (210)-704-7303.

Sincerely,

Scott R. Halty

Scott R. Halty
Division Manager

SRH:pzg

1001 E. MARKET ST. P.O. BOX 2449 SAN ANTONIO, TEXAS 78298-2449 210-704-7297

LA CANTERA
Development Company

Post-it® Fax Note 7671	Date 11/28/94 # of pages ▶ 1
To ALEX GARCIA	From GENE DAWSON JR
Co./Dept. PLANNING	Co. PAPE DAWSON
Phone # 299-7900	Phone # 824-9494
Fax # 207-4441	Fax #

November 28, 1994

TO WHOM IT MAY CONCERN:

This letter verifies that Pape-Dawson Consulting Engineers is the Engineer of Record for La Cantera and is authorized to obtain a copy of the La Cantera P.O.A.D.P.

THOMAS E. DREISS
PROJECT DIRECTOR

/rp

112894.pape.td

9800 Fredericksburg Road • San Antonio, Texas 78288-0365

JAMES P. McDONOUGH, JR.
1221 South Main Street #200
Boerne, Texas 78006 U.S.A.
TEL (210) 249-4748
FAX (210) 249-6012

February 18, 1996

RECEIVED
96 FEB 20 AM 8:02
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Dave Pasley, AICP
Director of Planning
City of San Antonio
114 West Commerce Street
San Antonio, TX 78205

Re: 119.204 Acre Parcel, IH-10 West ca. 1,000 Feet North of La Cantera Parkway
Request for Letter of Determination

Dear Mr. Pasley:

The parcel referenced above is depicted on a drawing accompanying this letter, the perimeter of which parcel is highlighted. It is connected to La Cantera Parkway by a 60 foot wide access easement, also highlighted, which easement was granted to James P. McDonough, Jr. (owner of the referenced parcel) by La Cantera Development Company (owner of the host parcel) and recorded in the Official Public Records of Real Property of Bexar County, Texas (Vol. 5973, Pages 1005-1037) on Febraury 24, 1994. A plan of said easement also accompanies this letter.

On January 11, 1995, a Preliminary Overall Area Development Plan for La Cantera was accepted by the City of San Antonio Development Review Committee (Planning Department File #237). A copy of a the portion of that plan in the area of present concern also accompanies this letter.

Referring to the plan referenced in the preceeding paragraph, we direct your attention to the location of the 60 foot wide right-of-way running in a generally northeasterly direction from station ca. 24+74 on La Cantera Parkway to a point on the west side access road of Interstate Highway 10 approximately 1,200 feet north of the latter's intersection with La Cantera Parkway. It will be noted that the proposed layout of said right-of-way is such that the access to La Cantera Parkway afforded along a substantial portion of the southern boundary of the referenced 119 acre parcel, access granted by La Cantera to Mr. McDonough via the easement in 1994, would be eliminated in its entirety by virtue of the layout of the right-of-way and the consequential 3.1 acres of recreational/open space intended to exist between said right-of-way and the 119 acre parcel, as proposeded by La Cantera in 1995.

It may be that the City may not have been aware of the existence of the prior easement, being that it is so conspiculously absent from the POADP. One purpose of this letter, therefore, is to bring this apparent dichotomy to the attention of planning authorities of the City of San Antonio, in order that the easement's existence may be taken into account when the host parcel it traverses is considered for development. The primary purpose of this letter, however, is to request a determination from the City as to what extent, if at all, the easement rights secured by Mr. McDonough may have been abrogated by virtue of the Development Review Committee's approval of the POADP.

Given the substantial economic ramifications related to lack of previously secured easement access to La Cantera Parkway from the 119 acre parcel, the earliest possible issuance of your determination letter would be much appreciated.

Respectfully submitted,

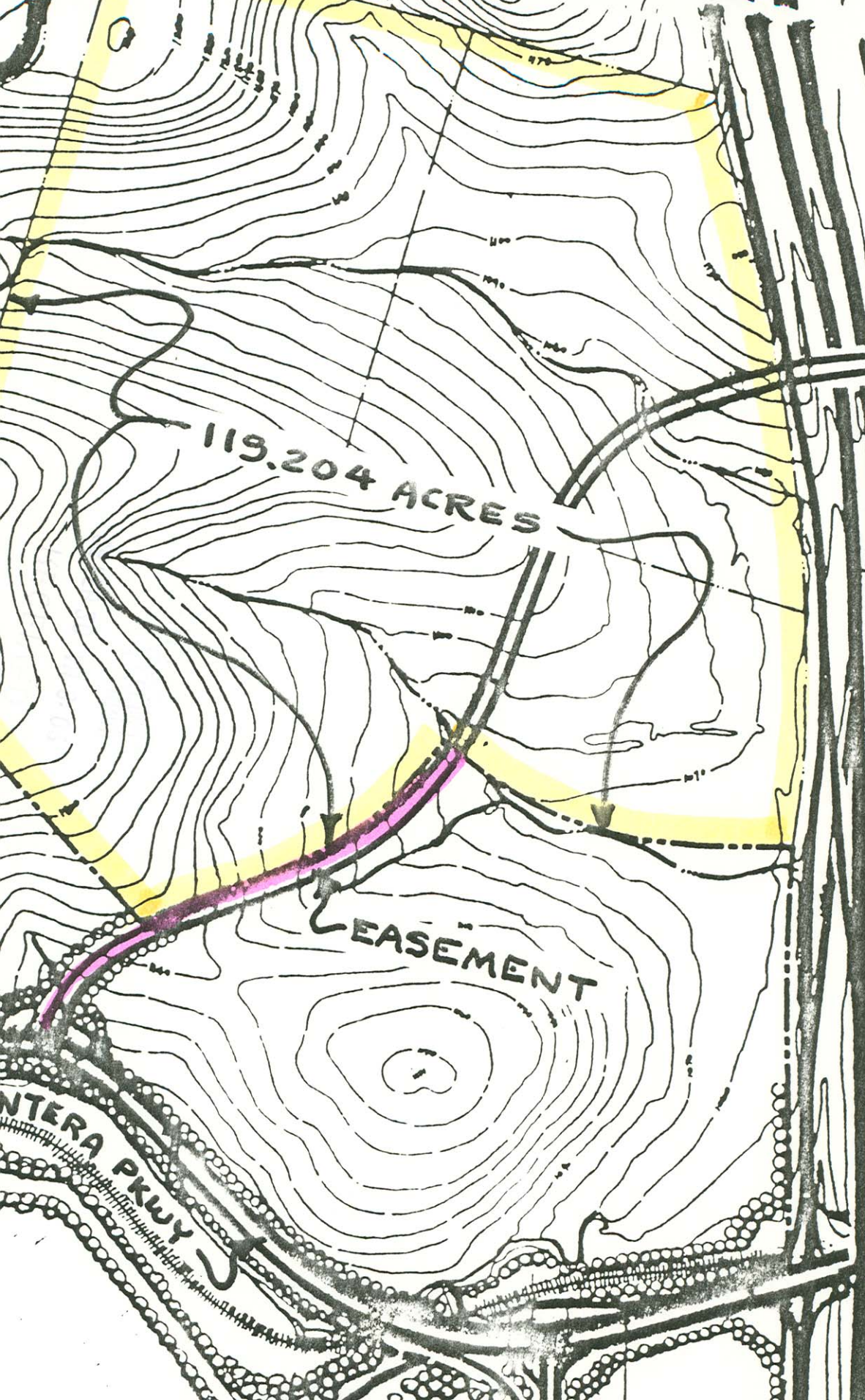
for JAMES P. McDONOUGH, JR.

Paul D. Benson

RECEIVED
96 FEB 20 AM 8:02
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

encl.

PASLEY960218

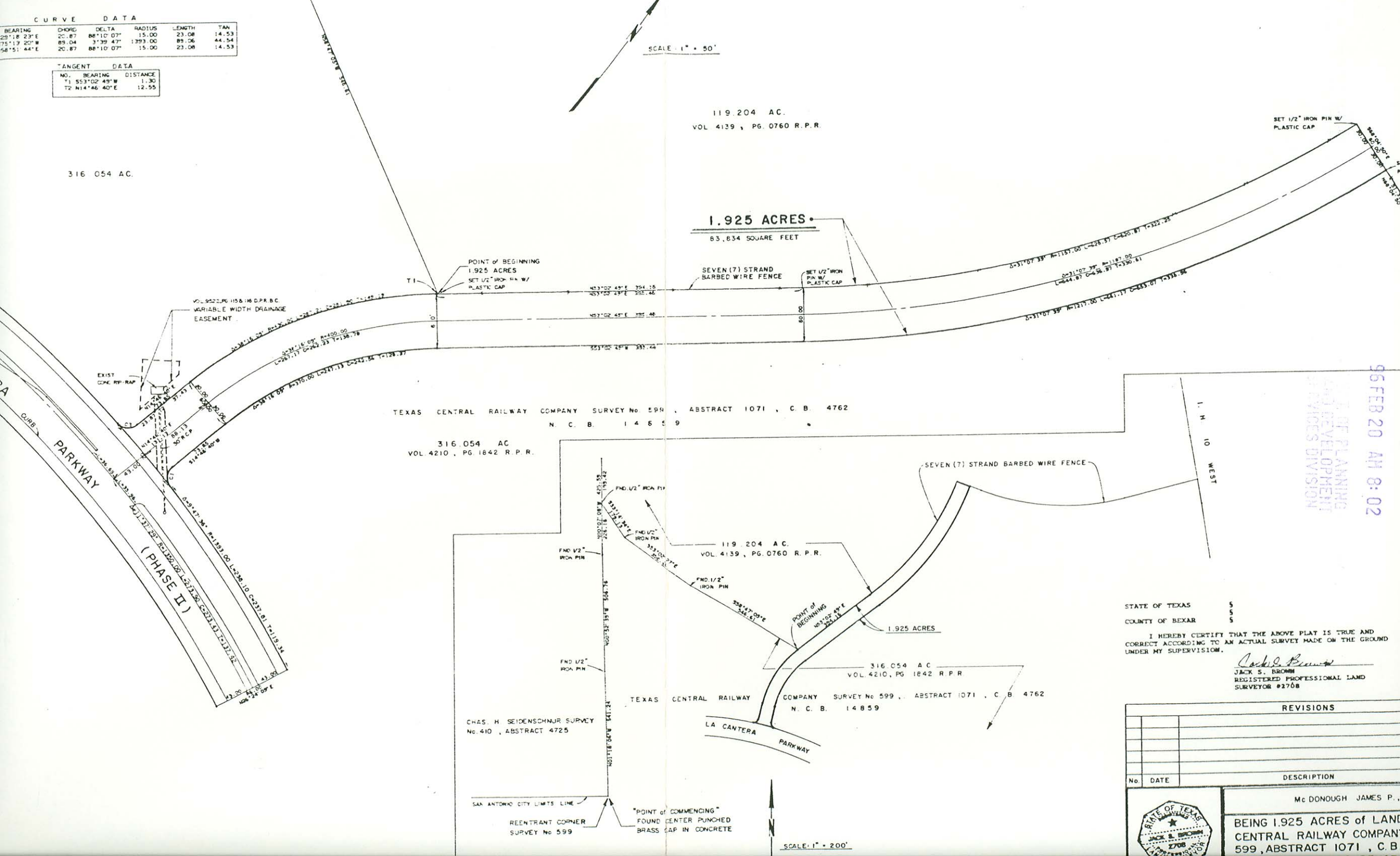

119.204 ACRES
EASEMENT
NTERA PKWY

CURVE DATA

BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
29°18' 23" E	20.87	88°10' 07"	15.00	23.08	14.53
75°13' 20" W	89.04	3°39' 47"	1393.00	89.06	44.54
58°51' 44" E	20.87	88°10' 07"	15.00	23.08	14.53

TANGENT DATA

NO.	BEARING	DISTANCE
T1	S53°02' 49" W	1.30
T2	N14°46' 40" E	12.55



STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION.

JACK S. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR #2708

96 FEB 20 AM 8:02
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DIVISION

REVISIONS		
No.	DATE	DESCRIPTION

STATE OF TEXAS
JACK S. BROWN
2708
REGISTERED PROFESSIONAL LAND SURVEYOR

Mc DONOUGH JAMES P.,

BEING 1.925 ACRES of LAND
CENTRAL RAILWAY COMPANY
599, ABSTRACT 1071, C.B.

Eddie,
Include in file.
R

JAMES P. McDONOUGH, JR.
1221 South Main Street #200
Boerne, Texas 78006 U.S.A.
TEL (210) 249-4748
FAX (210) 249-6012

April 17, 1996

Certified No. P 991 425 248
Return Receipt Requested

R. Douglas Leonhard
Senior Vice President
La Cantera Development Company
9800 Fredericksburg Road
San Antonio, TX 78288

Re: Easement Agreement Between La Cantera Development Company and James P. McDonough, Jr. dated February 1, 1994

Dear Mr. Leonhard:

Subsequent to the Agreement referenced above being reached between our two entities, it has come to our attention that a Preliminary Overall Area Development Plan for La Cantera Development Company was submitted and accepted by the City of San Antonio Development Review Committee on January 11, 1995. Said POADP contains the host parcel for the Easement referenced above. A plan of the Easement subject of the Agreement and a partial plan of the POADP are attached hereunto for reference. A drawing showing the relationship between the 119 acre parcel (boundaries highlighted), the Easement (highlighted), the host parcel and La Cantera Parkway precedes the other attachments.

Particular note was taken on the POADP of the depiction of a 60 foot right-of-way running in a generally northeasterly direction from station ca. 24+74 on La Cantera Parkway to a point on the west side access road of Interstate Highway 10 approximately 1,200 feet north of the latter's intersection with La Cantera Parkway. We trust upon comparative examination of the attached documents, you will observe that not only does the layout of the POADP right-of-way conflict with that of the Easement, but also, if the POADP were valid and were to supercede the Easement, said right-of-would constructively eliminate the intended access to the Easement along the southern boundary of the 119 acre parcel by virtue of the introduction of the 3.1 acre recreation/open space parcel.

What is not clear is whether the conflicting layout of the POADP right-of-way was an oversight when the POADP was prepared and if, in view of the information we are providing you with this writing, an amendment to the POADP will be filed by La Cantera to accommodate the existence and location of the Easement as contemplated in our Agreement. Inasmuch as you are the signatory to the Easement Agreement, we trust we are correct in directing this correspondence to you.

We await your prompt reply.

Yours truly

JAMES P. McDONOUGH, JR.

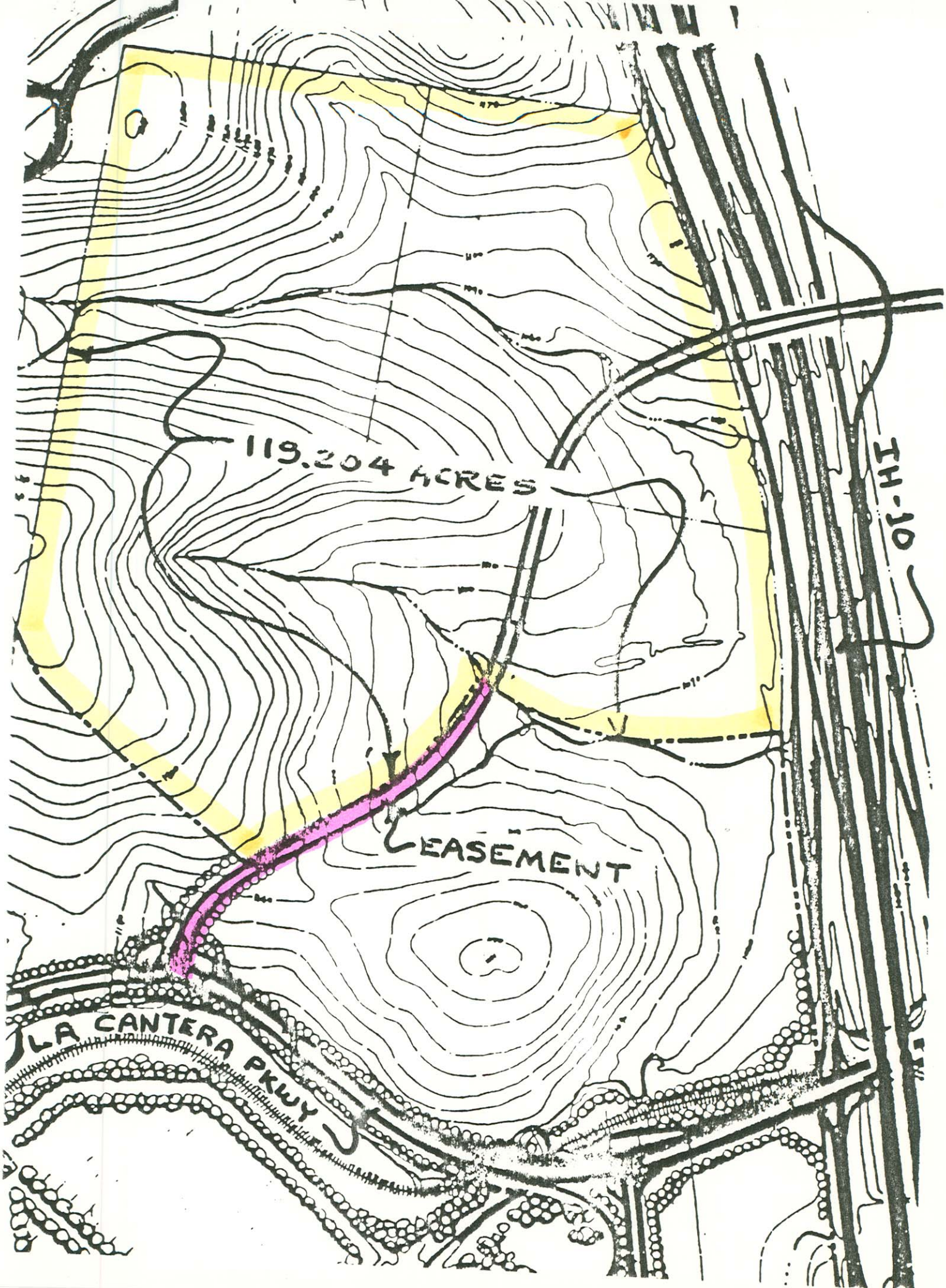
Paul D. Benson

encl.

cc w/ encl. David W. Pasley, AICP
Director of Planning
City of San Antonio

Timothy J. Daniels, Esq.

LEONHARD960417


119.204 ACRES
EASEMENT
LA CANTERA PKWY
IH-10

LA CANTERA

PAPE-DAWSON ENGINEERS

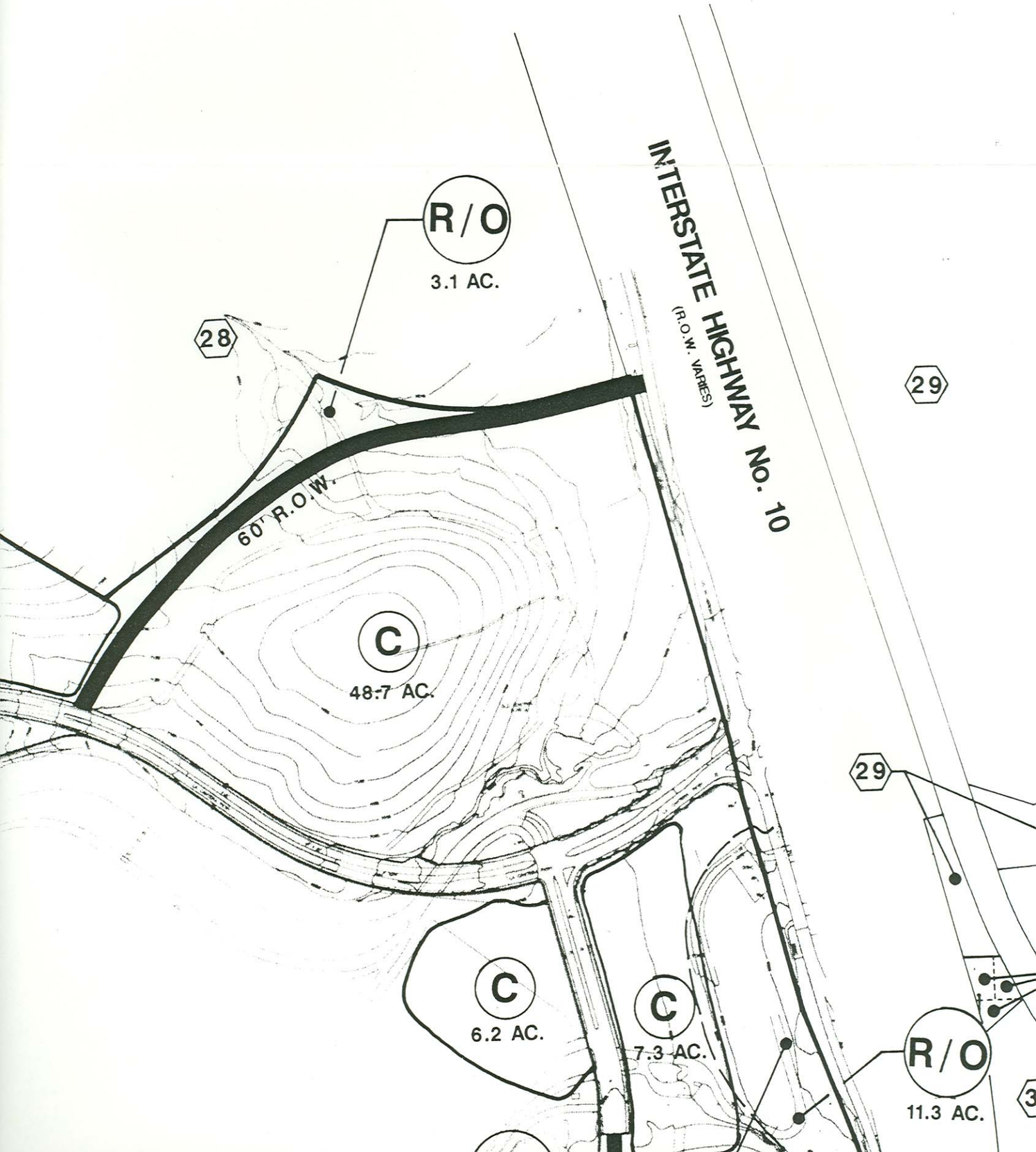
OWNER :

LA CANTERA DEVELOPMENT COMPANY

9800 FREDERICKSBURG ROAD D-2-W

SAN ANTONIO, TEXAS 78288-0385

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE



February 26, 1996

Mr. Paul D. Benson
1221 South Main Street #200
Boerne, Texas, 78240

Re: La Cantera

Mr. Benson:

The City Staff Development Review Committee has reviewed your letter regarding the La Cantera Preliminary Overall Area Development Plan # 237.

Staff consensus that the acceptance of the La Cantera POADP does not impact the previous agreement that was reached between Mr. James P. McDonough Jr. and the La Cantera Development Company. The access issues should be resolved amongst the parties involved.

Please note that an approved POADP does not include an actual survey engineering dimensions or easement rights. That information will be required at the time of platting. At that point, any platting will have to comply with the Unified Development Code at the time of plat submittal.

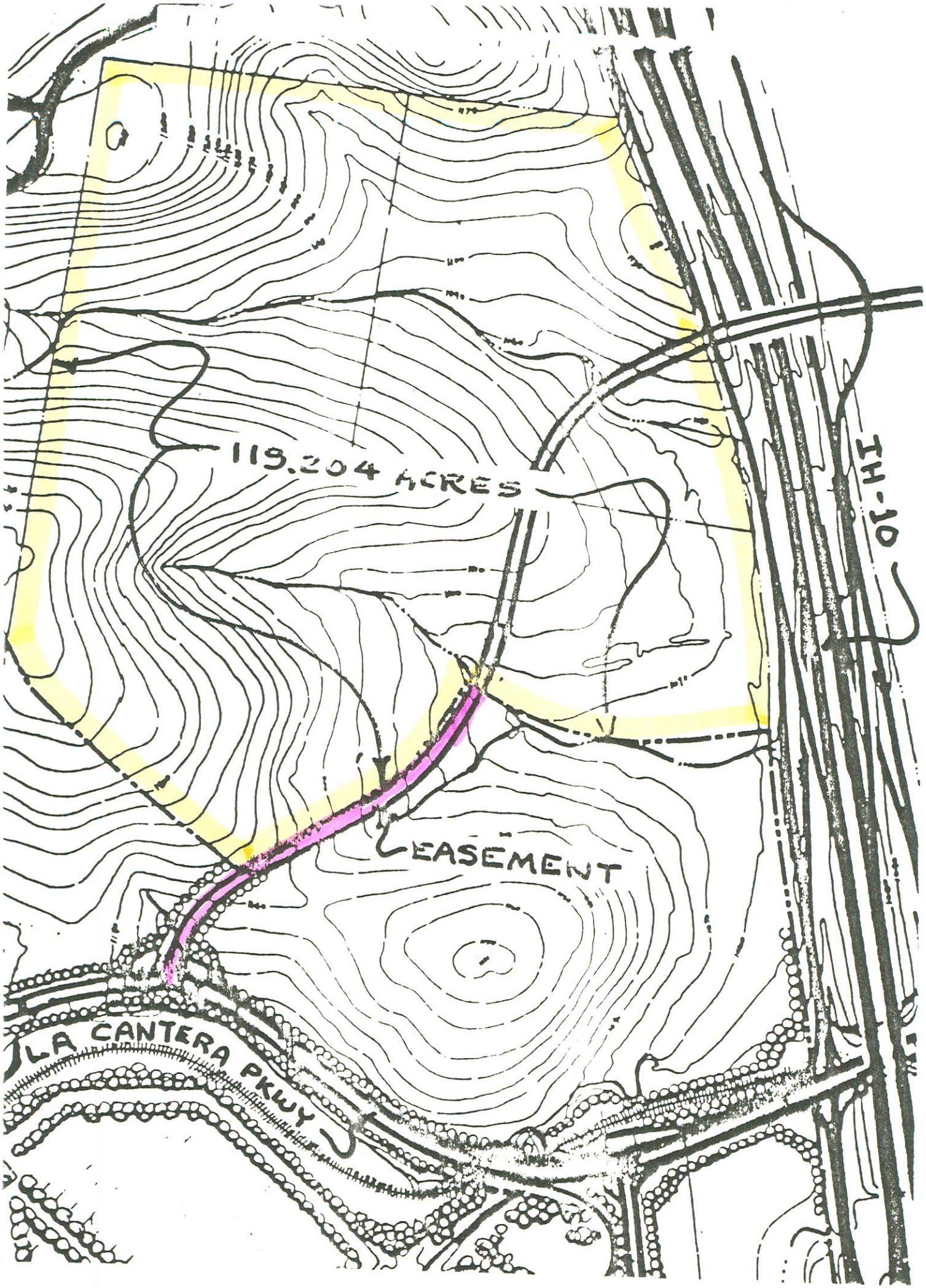
If you have any additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

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

DWP/EAC

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


119.204 ACRES
IH-10
EASEMENT
LA CANTERA PKWY

JAMES P. McDONOUGH, JR.
1221 South Main Street #200
Boerne, Texas 78006 U.S.A.
TEL (210) 249-4748
FAX (210) 249-6012

April 2, 1996

Mr. James W. Hardcastle, Jr., Planner I
Department of Planning and Land Development Serivces
City of San Antonio
114 West Commerce Street
San Antonio, TX 78205

Re: 119.204 Acre Parcel, IH-10 West ca. 1,000 Feet North of La Cantera Parkway
Request for Letter of Determination

Dear Mr. Hardcastle:

On February 16, 1996, the undersigned visited you regarding the above, at which time you suggested a written enquiry directed to Mr. Pasley would be appropriate. A copy of that enquiry accompanies this writing, which copy explains the essence of our concern.

Inasmuch as we have received no response to date, we write to you now to ask that we be apprised of the status of the requested letter of determination, and if a response may soon be forthcoming.

Thank you in advance for any assistance you can render.

Yours truly,

JAMES P. McDONOUGH, JR.

Paul D. Benson

RECEIVED
96 APR -4 PM 3:26

4/8/96

Rick, this request for response was drafted 2/26/96 (see attached copy) to date we have not recieved your approval/signature. Eli recalls asking you for the status and she doesn't recall any changes from. Would you look them over in box so we can send it out ASAP.

encl.

HARDCASTLE960402

JAMES P. McDONOUGH, JR.
1221 South Main Street #200
Boerne, Texas 78006 U.S.A.
TEL (210) 249-4748
FAX (210) 249-6012

February 18, 1996

Mr. Dave Pasley, AICP
Director of Planning
City of San Antonio
114 West Commerce Street
San Antonio, TX 78205

Re: 119.204 Acre Parcel, IH-10 West ca. 1,000 Feet North of La Cantera Parkway
Request for Letter of Determination

Dear Mr. Pasley:

The parcel referenced above is depicted on a drawing accompanying this letter, the perimeter of which parcel is highlighted. It is connected to La Cantera Parkway by a 60 foot wide access easement, also highlighted, which easement was granted to James P. McDonough, Jr. (owner of the referenced parcel) by La Cantera Development Company (owner of the host parcel) and recorded in the Official Public Records of Real Property of Bexar County, Texas (Vol. 5973, Pages 1005-1037) on Febraury 24, 1994. A plan of said easement also accompanies this letter.

On January 11, 1995, a Preliminary Overall Area Development Plan for La Cantera was accepted by the City of San Antonio Development Review Committee (Planning Department File #237). A copy of a the portion of that plan in the area of present concern also accompanies this letter.

Referring to the plan referenced in the preceeding paragraph, we direct your attention to the location of the 60 foot wide right-of-way running in a generally northeasterly direction from station ca. 24+74 on La Cantera Parkway to a point on the west side access road of Interstate Highway 10 approximately 1,200 feet north of the latter's intersection with La Cantera Parkway. It will be noted that the proposed layout of said right-of-way is such that the access to La Cantera Parkway afforded along a substantial portion of the southern boundary of the referenced 119 acre parcel, access granted by La Cantera to Mr. McDonough via the easement in 1994, would be eliminated in its entirety by virtue of the layout of the right-of-way and the consequential 3.1 acres of recreational/open space intended to exist between said right-of-way and the 119 acre parcel, as proposed by La Cantera in 1995.

It may be that the City may not have been aware of the existence of the prior easement, being that it is so conspiculously absent from the POADP. One purpose of this letter, therefore, is to bring this apparent dichotomy to the attention of planning authorities of the City of San Antonio, in order that the easement's existence may be taken into account when the host parcel it traverses is considered for development. The primary purpose of this letter, however, is to request a determination from the City as to what extent, if at all, the easement rights secured by Mr. McDonough may have been abrogated by virtue of the Development Review Committee's approval of the POADP.

Given the substantial economic ramifications related to lack of previously secured easement access to La Cantera Parkway from the 119 acre parcel, the earliest possible issuance of your determination letter would be much appreciated.

Respectfully submitted,

for JAMES P. McDONOUGH, JR.

Paul D. Benson

encl.

PASLEY960218

CURVE DATA

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S29°18' 23"E	20.87	88°10' 07"	15.00	23.08	14.53
C2	N75°13' 20"W	89.04	3°39' 47"	1393.00	89.06	44.54
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TANGENT DATA

NO.	BEARING	DISTANCE
T1	S53°02' 49"W	1.30
T2	N14°46' 40"E	12.55

SCALE: 1" = 50'

119.204 AC.
VOL 4139, PG. 0760 R.P.R.

316.054 AC.

SET 1/2" IRON PIN W/ PLASTIC CAP

1.925 ACRES
83,834 SQUARE FEET

POINT of BEGINNING
1.925 ACRES
SET 1/2" IRON PIN W/ PLASTIC CAP

SEVEN (7) STRAND BARBED WIRE FENCE

SET 1/2" IRON PIN W/ PLASTIC CAP

VOL.9522, PG.115 & 116 D.P.R.B.C.
VARIABLE WIDTH DRAINAGE EASEMENT

EXIST CONC RIP-RAP

LA CANTERA PARKWAY (PHASE II)

TEXAS CENTRAL RAILWAY COMPANY SURVEY No. 599, ABSTRACT 1071, C. B. 4762
N. C. B. 14859

316.054 AC
VOL. 4210, PG. 1842 R.P.R.

I. H. 10 WEST

SEVEN (7) STRAND BARBED WIRE FENCE

FND 1/2" IRON PIN

119.204 AC.
VOL. 4139, PG. 0760 R.P.R.

POINT of BEGINNING

1.925 ACRES

316.054 AC
VOL. 4210, PG 1842 R.P.R.

TEXAS CENTRAL RAILWAY COMPANY SURVEY No 599, ABSTRACT 1071, C. B. 4762
N. C. B. 14859

CHAS. H. SEIDENSCHNUR SURVEY No. 410, ABSTRACT 4725

LA CANTERA PARKWAY

SAN ANTONIO CITY LIMITS LINE

REENTRANT CORNER SURVEY No 599

"POINT of COMMENCING" FOUND CENTER PUNCHED BRASS CAP IN CONCRETE

SCALE: 1" = 200'

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROU UNDER MY SUPERVISION.

JACK S. BROWN
REGISTERED PROFESSIONAL LAND SURVEYOR #2708

REVISIONS		
No.	DATE	DESCRIPTION

STATE OF TEXAS REGISTERED JACK S. BROWN 2708

Mc DONOUGH JAME

BEING 1.925 ACRES of L
CENTRAL RAILWAY COM
599, ABSTRACT 1071

LA CANTERA

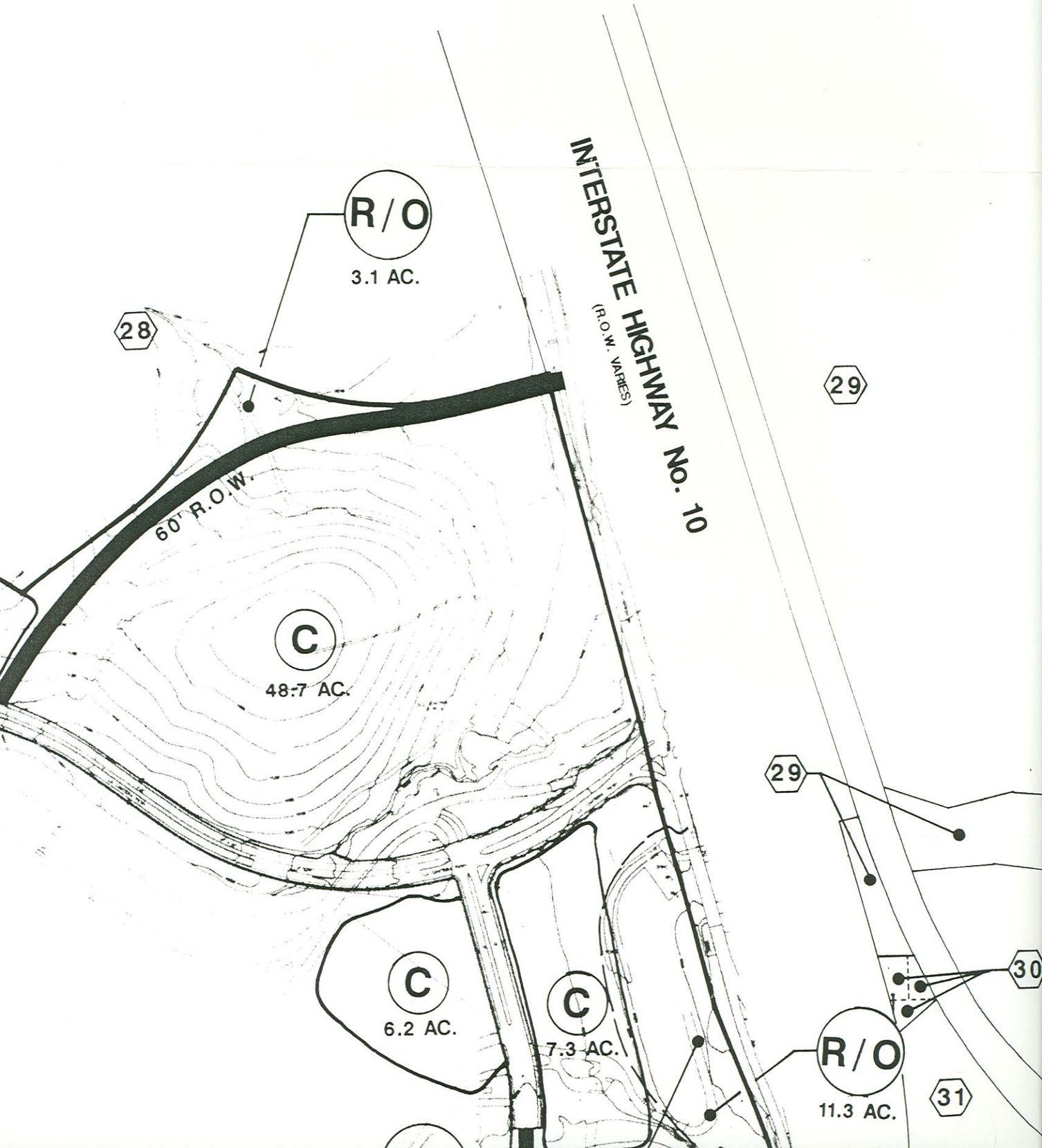
PAPE-DAWSON ENGINEERS

ER :

CANTERA DEVELOPMENT COMPANY

00 FREDERICKSBURG ROAD D-2-W

SAN ANTONIO, TEXAS 78288-0385

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: January 237