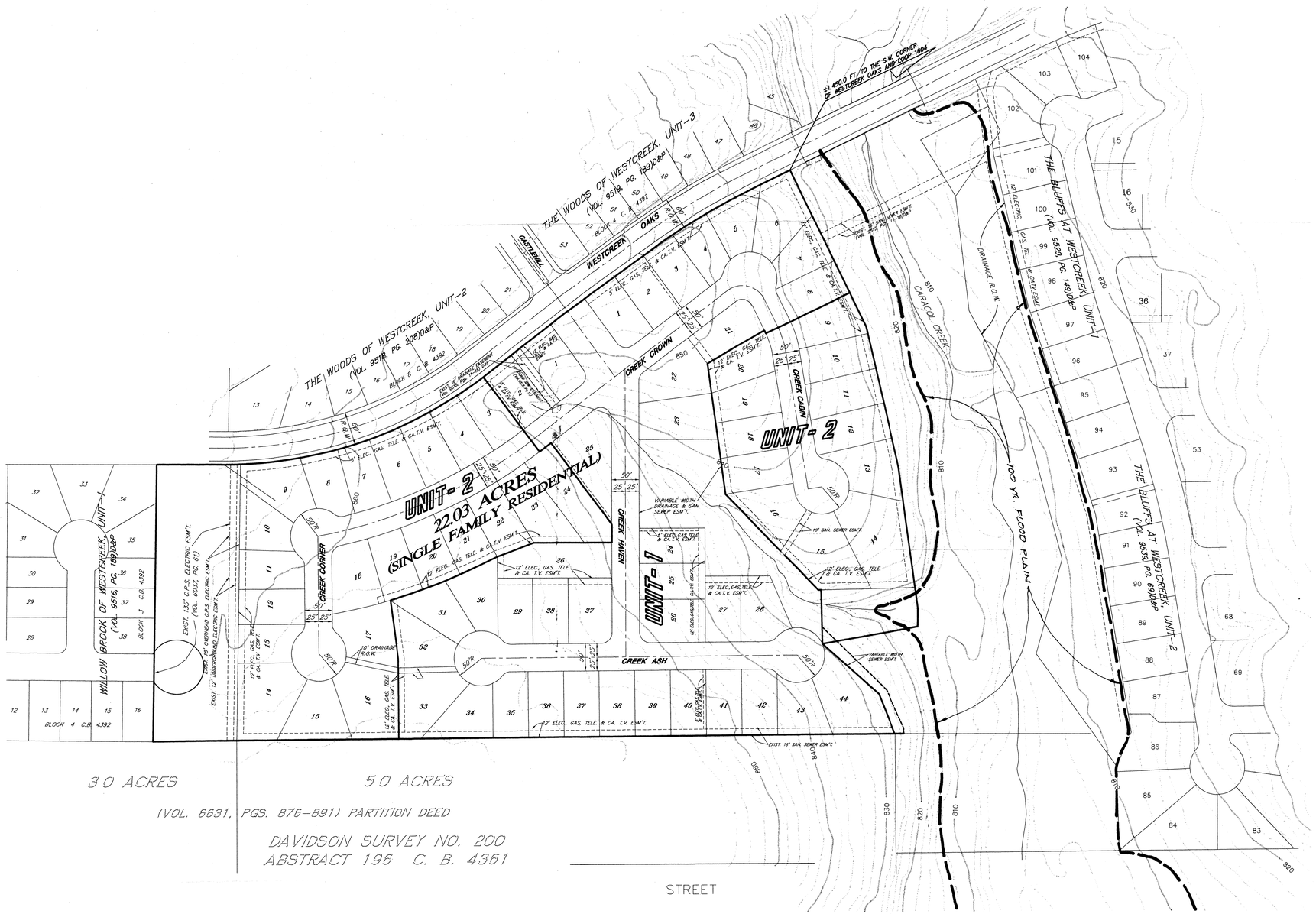
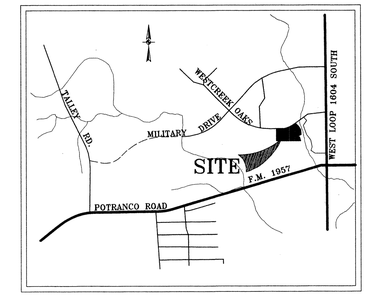
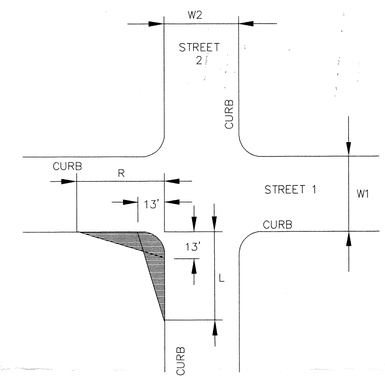




LOCATION MAP

N.T.S.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(ISD_2)-(W1/2 + K_2)$$

$$L = \frac{13\ (ISD_1)}{13 + W1/2 + K_1} - 4$$

$$R = 0.65(300)-(30/2 + 2) = 178'$$

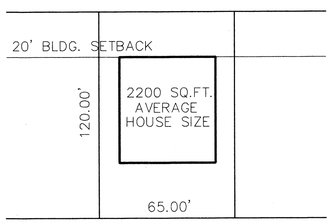
$$R = 0.65(300)-(26/2 + 2) = 180'$$

$$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$$

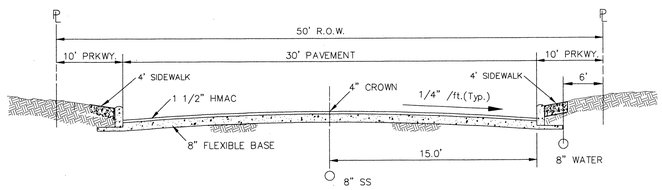
PLAN HAS BEEN ACCEPTED BY
DOSA March 19, 1999 270-B
(date) (number)
No plats are filed plan will
expire on Sept 12, 2000
st plat filed on

SCALE: 1" = 100'



TYPICAL LOT DETAIL

NOT-TO-SCALE



TYPICAL STREET SECTION

NOT-TO-SCALE

REVISION STATEMENT:

THE HILLS AT WESTCREEK WAS PREVIOUSLY SHOWN ON P.O.A.D.P. # 270 AS " THE ESTATES OF WESTCREEK" WHICH WAS SUBMITTED BY BAIN McCRARY BAIN ENGINEERS. THIS REVISION IS BEING RESUBMITTED TO SHOW THE UNITIZATION OF THE DEVELOPMENT AND CLARIFICATION OF THE NAME CHANGE.

DEVELOPER:
CENTEX REAL ESTATE CORP.
C/O DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

DEVELOPMENT RIGHTS PERMIT # _____

RECEIVED
99 MAR 31 PM 3:18
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DIVISION
PLANNING

REVISIONS:
1-29-99 REVISED STREET, LOTS AND CUL-DE-SACS

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

THE HILLS AT WESTCREEK

PRELIMINARY OVERALL DEVELOPMENT PLAN

P.O.A.D.P. # 270

JOB NO.	4492-01
DATE	FEB., 1999
DESIGNER	JDA
CHECKED AVS	DRAWN JD
SHEET 1 OF	1

270B

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: _____

Name of POADP: The Hills at Westcreek

Owners: Centex Real Estate Corp. c/o Denton Development

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 11 Lynn Batts Lane, Suite 100
San Antonio, TX 78218

Address: 555 East Ramsey
San Antonio, TX 78216

Phone: (210) 828-6131

Phone: (210) 375-9000

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☐ Yes ☐ No

San Antonio City Limits? ☐ Yes ☒ No *(Project located within City's ETJ)*

Council District: N/A

Ferguson map grid 612 A3

Land area being platted:

	Lots	Acres
Single Family (SF)	72	22.03
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name Wood-Westcreek & Willow Brook No. 270

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

Plats associated with this POADP or site? Name The Hills at Westcreek Unit #1 No. 990073

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative: *(Engineer)*

Print Name: Jon Adame

Signature: Jon Adame

Date: _____

Phone: (210) 375-9000 Fax: (210) 375-9010

4492\01\WORD\FORMS\990208A2

☒ 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;

☐ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☐ 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: JON ADAME Signature: Jon Adame

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

APPLICATION REVISED January 5, 1998

CITY OF SAN ANTONIO

February 19, 1999

Jon Adame, P.E.
Pape Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: The Hills at Westcreek POADP # 270-B

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed The Hills at Westcreek Subdivision Preliminary Overall Area Development Plan # 270-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.
- 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

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

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

I N V O I C E
1423508

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 3/08/1999
DUE DATE 3/08/1999

50-04-5573
CENTEX HOMES
16414 SAN PEDRO AVE., STE. 700
S.A. TX. 78232

PHONE: 000 - 0000

POADP
THE HILLS AT WESTCREEK
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/08/1999	1423508	50-04-5573	3/08/1999	7:45 - 4:30

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

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/07/1999		CK# 061982	HILLS@WESTCREEK
END	03/07/1999			

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
PAGE 1 OF 1

↓

TRANSMITTAL

Dept. PLANNING DEPT. 4TH FLOOR

To: ELIZABETH CARROL

Date: MARCH 2, 1999

Re: THE HILLS of WESTCREEK

POADP ~~**Plat No.**~~ # 270

QUANTITY	DESCRIPTION
1	COPY of POADP REDUCTION 8½"x11"

RECEIVED 99 MAR -2 PM 3:25 DEVELOPMENT SERVICES

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

☐ **Plat** ☐ **Street** ☐ **Water** ☐ **Sanitary Sewer** ☐ **Utility Layout**

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

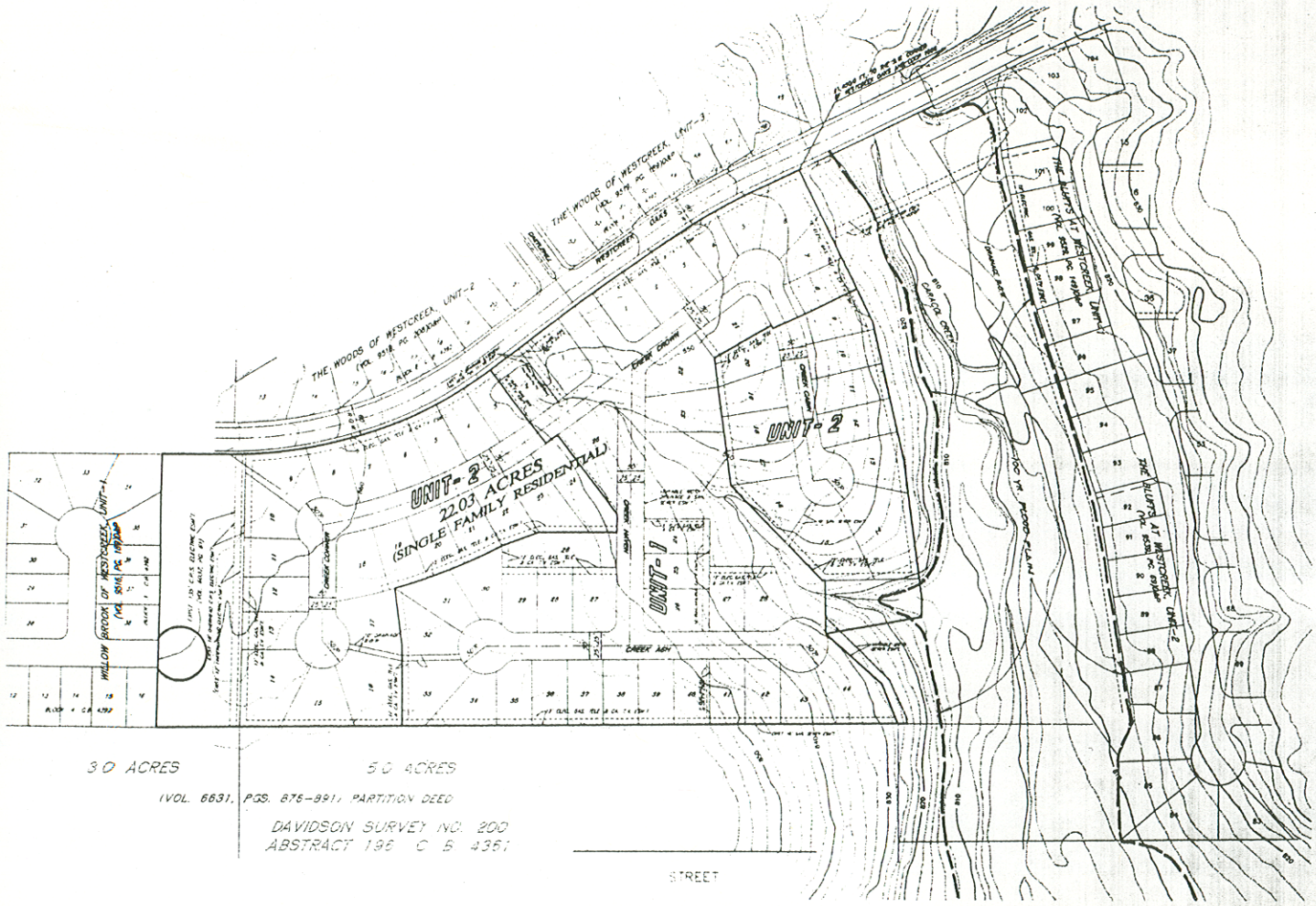
COMMENTS AS REQUESTED

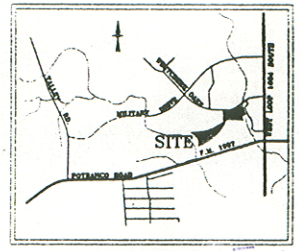
From: FRED V. SORIANO **Project No.:** 44920

cc: FILES

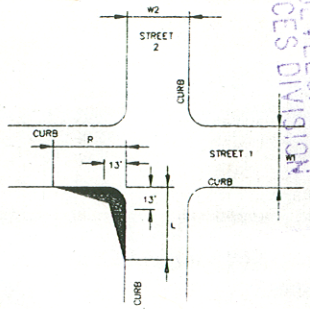
PAPE-DAWSON ENGINEERS, INC.

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





LOCATION MAP
N.T.S.



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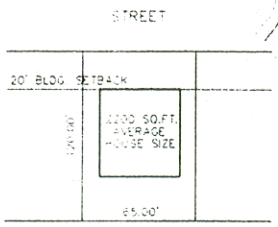

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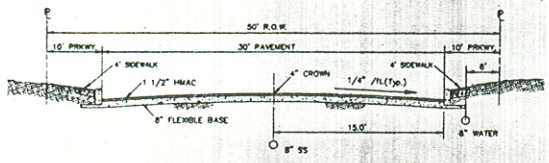

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LAND DEVELOPMENT
SERVICES DIVISION

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500 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE 210.375.0000 FAX 210.375.0010

THE HILLS AT WESTCREEK

PRELIMINARY OVERALL DEVELOPMENT PLAN

P.O.A.D.P. # 270

JOB NO. 4492-01
DATE FEB. 1999
DESIGNER JDA
CHECKED AVS DRAWN JD
SHEET 1 OF 1