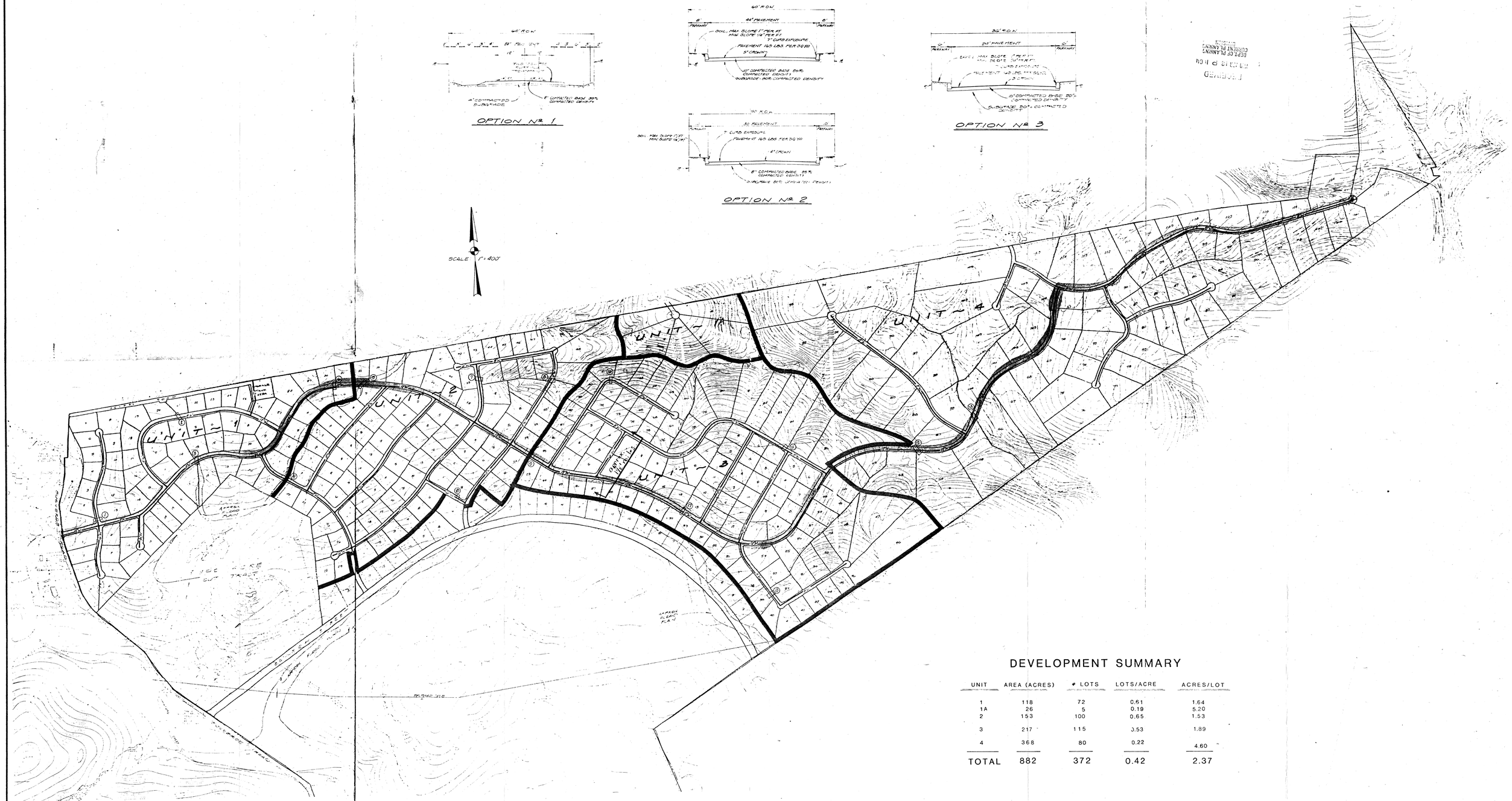
OPTION Nº 1

OPTION Nº 2

OPTION Nº 3



DEVELOPMENT SUMMARY

UNIT	AREA (ACRES)	# LOTS	LOTS/ACRE	ACRES/LOT
1	118	72	0.61	1.64
1A	26	5	0.19	5.20
2	153	100	0.65	1.53
3	217	115	0.53	1.89
4	368	80	0.22	4.60
TOTAL	882	372	0.42	2.37

INDIAN SPRINGS RANCH

PRELIMINARY DEVELOPMENT LAYOUT

DATE: 7-21-88
JOB NO. 2692.00.05
REVISED 7-28-88

271

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. #86-17-66
(To be assigned by the Planning Dept.

San Antonio Joint Participation POADP
P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER _____ ADDRESS _____ PHONE NO. _____

NAME OF CONSULTANT _____ ADDRESS _____ PHONE NO. _____

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	( ) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
	( ) Multi-Family	
( ) Water Wells	( ) Business	( ) Septic Tank(s)
	( ) Industrial	

DATE FILED _____

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

_____ (a) Perimeter property lines;
_____ (b) Name of the plan and the subdivisions;
_____ (c) Scale of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
_____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78288

April 19, 1989

Mr. John W. Sealy
Love & Dugger
111 Soledad/Commerce Plaza Building
San Antonio, Texas 78205

RE: Indian Springs Ranch

Dear Mr. Sealy:

As requested by your letter of April 18, 1989, the Planning and Public Works staff, to include drainage engineering, street engineering and traffic engineering, informally reviewed the development plan you submitted for the north portion of Indian Springs Ranch. We recommend that the streets be constructed to City standards with curbs and full right-of-way. We would support, within limitations, variances to the pavement width and street grades.

Please note that this is a recommendation by staff and that the Planning Commission has final authority on plats. The Commission may favorably consider a request to construct the streets to Bexar County standards. Additionally, this letter does not confer any vested rights; future development will have to comply with the requirements of the Unified Development Code in force at the time of platting.

If you have any questions regarding this matter, please call Mr. Edward Guzman at 299-7900.

Sincerely,

M C O'Neal

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

MCO/EG/sm

cc: Al Bridges, Dean Chadwick, Art Villarreal, Dept. of Public Works

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 10, 1986

John Krauss, P.E.
Pape Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

RE: San Antonio Joint Participation Plan

Dear Mr. Krauss:

The POADP Committee has reviewed and accepted the planned thoroughfares shown on your plan.

Staff, however, is currently reviewing alternatives to changes to the Major Thoroughfare Plan which could affect the alignment as shown on your plan. There is a possibility of extending Wilderness Oak in an easterly direction across Cibolo Creek into Comal County. Mr. Jesus Garza of our Transportation Division will be glad to discuss any changes to the Thoroughfare Plan with you. He may be contacted at 299-7950.

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.

Sincerely,

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

MCO/RR/sm
Encl.

-Partners-
A. Scruggs Love, Jr., MAI
Richard L. Dugger, MAI
R. Don Canaday, MAI

Love & Dugger

Real Estate Consultants & Appraisers
111 Soledad/Commerce Plaza Bldg.
San Antonio, Texas 78205
(512) 227-6229
FAX # (512) 227-8520

Gerald Burke Schulz, MAI
Mary Jo Hutton-Smith, MAI
Ted A. Moore, MAI
Kenneth F. Fisher
Nicole L. Dan
Clyde O. Davis
Bobby Mealer
Craig Estlinbaum
Margaret B. Schneider
Patricia Nobe
Mike Sobolik
Cynthia C. Beard
Byron Setser
Lisha Dennis
Susan R. Dooley
Roland Ramirez
Scott Speck
John W. Sealy
Stanley R. Woelfel, Jr.
Franklin L. Flato
Lisa N. Price
Jack Merrill
Paul P. Grafe

Mr. Michael O'Neal
Planning Administrator
City of San Antonio
San Antonio, Texas 78205

April 18, 1989

Re: Indian Springs Ranch

Dear Mr. O'Neal:

As per our conversation this morning, I am requesting that your staff informally review the development plan submitted. Specifically, we request that you informally address the issue of whether a "country" type subdivision would be feasible for the northern half of Indian Springs Ranch. This "country" type subdivision would include: county spec roads, City water, and individual septic tanks. Lot sizing would range from a 1.5 acre average to over a 5 acre average depending on terrain.

Thank you for your assistance and quick response in this matter. If your staff has any questions or if I may be of assistance, please call at 227-6229.

Sincerely,

John W. Sealy

Mco/Eddie
Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30 - 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20 - 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46 - 189	Eastwood Industrial Park

UNKNOWN

7 - 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date	Job No.
9/16/86	2206-00

Attention: ROY RAMOS

Re: POADP FOR NORTH SAN ANTONIO JOINT PARTICIPATION GROUP

TO CITY PLANNING DEPT.
115 PLAZA de ARMS

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5	9/86	EA.	P.O.A.D.P. FOR REVIEW

RECEIVED
1986 SEP 18 PM 2:24
DEPT. OF PLANNING
CURRENT PLANNING

THESE ARE TRANSMITTED as checked below:

☒ For 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 BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS ANY QUESTIONS ARE TO BE REFERED TO MR. JOHN KRAUSS. TEL. 824-9494.

COPY TO _____

SIGNED M D Jones

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

September 17, 1986

Mr. Roland Lozano
Director of Planning
Planning Department
P. O. Bopx 9066
San Antonio, Texas 78285

Re: Indian Springs Ranch - POADP Submittal

Dear Mr. Lozano:

On behalf of the North San Antonio Joint Participation Group, we are submitting the attached Preliminary Overall Area Development Plan (POADP) for your consideration. Should you have any questions or require any additional information, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

John Krauss

John Krauss
Project Manager

JK/MDJ/dd

cc: Mr. Mike J. Claypool - Claypool Properties
Mr. Henry A. Leeper - Leeper Brothers
Mr. Danny Welch - F & W Limited
Mr. John L. Santikos - Santikos Investments Company
Mr. Manuel M. Cantu - Landowner
Mr. Cone J. Wells - Denton Development Company, Inc.
Mr. Tom Stafford - N.P.C. San Antonio, Inc.

RECEIVED
1986 SEP 18 PM 2:24
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

2206-00
L15-1.18/1.1(091786)