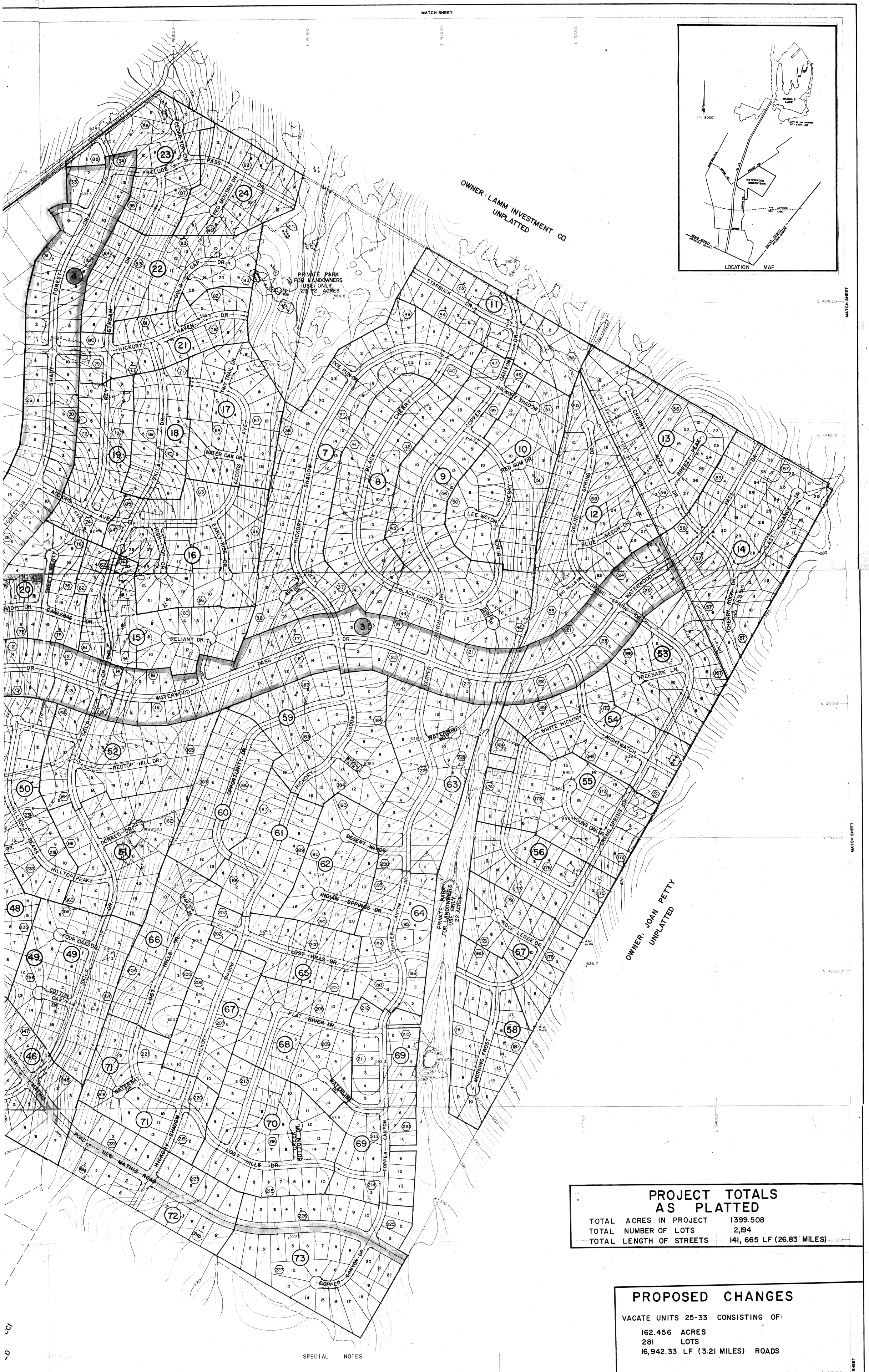


PROJECT TOTALS AS PLATTED

TOTAL ACRES IN PROJECT	1399.508
TOTAL NUMBER OF LOTS	2,194
TOTAL LENGTH OF STREETS	141, 665 LF (26.83 MILES)

PROPOSED CHANGES

VACATE UNITS 25-33 CONSISTING OF:

162.456 ACRES
281 LOTS
16,942.33 LF (3.21 MILES) ROADS

REPLAT AREA VACATED INTO:

162.456 ACRES
58 LOTS
4,320 LF (0.82 MILES) ROADS

SPECIAL NOTES

1) NONE OF THIS PROJECT FALLS WITHIN A 100 YEAR FLOOD PLAIN

2) ALL STREET RIGHT-OF-WAYS ARE 60 FEET WIDE EXCEPT NEW MATHIS ROAD WHICH IS 86 FEET WIDE

3) ALL LOTS WITHIN THIS PROJECT ARE TO BE USED FOR SINGLE RESIDENTAIL PURPOSES ONLY.

4) ALL UNITS HAVE BEEN PLATTED AND COMES UNDER COUNTY REGULATIONS AT THE TIME OF CONSTRUCTION.

5) DEVELOPER: WATERWOOD DEVELOPMENT COMPANY
15315 SAN PEDRO
SAN ANTONIO, TEXAS 78232

INDICATES AREA BEING PROPOSED FOR REPLATTING AND PROPOSED LOT LAYOUT

INDICATES AREA BEING VACATED

INDICATES UNITS BUILT TO COUNTY STANDARDS

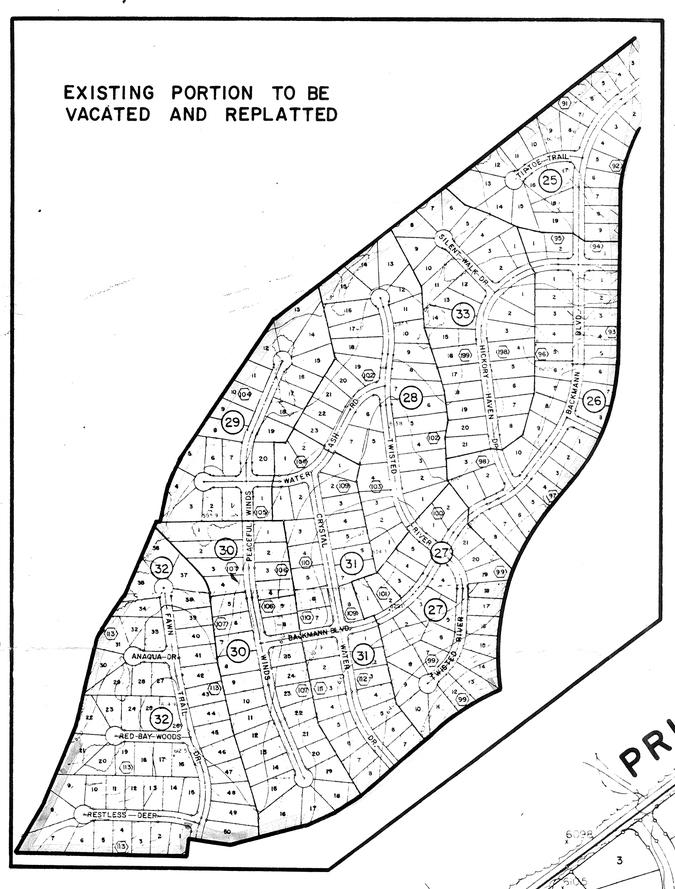
INDICATES PLATTED UNITS TO REMAIN UNCHANGED AT THE PRESENT TIME

INDICATES 86 FOOT RIGHT-OF-WAY NOT YET CONSTRUCTED

INDICATES UNITS NOT YET CONSTRUCTED (BUILT)

310

Waterwood MASTER PLAN



WATERWOOD SUBDIVISION, UNIT No.	ACRES	No. of Lots	L.F. Rds.	Volume,	Pages
1	26.876	47	4359.31	9516	21-22
2	28.090	53	4183.22	9516	23-25
3	42.691	75	6332.23	9516	131-134
4	37.823	71	5383.07	9516	135-137
5	22.686	25	———	9517	155
6	17.841	18	———	9517	156
7	33.137	58	3543.85	9517	218-220
8	18.464	36	1811.05	9517	221
9	29.273	51	4090.28	9517	222-223
10	18.517	29	1466.11	9517	224
11	13.999	23	1680.28	9517	225
12	22.134	32	1907.97	9517	226-227
13	17.578	27	1424.36	9517	228
14	26.696	45	2857.74	9517	229-230
15	15.707	27	1437.75	9517	231
16	21.158	33	2335.24	9517	232
17	15.102	25	1464.36	9517	233
18	9.491	18	1704.79	9517	234
19	11.510	21	1386.34	9517	235
20	11.510	21	1141.09	9517	236
21	12.049	22	2036.76	9517	237
22	15.744	30	1451.99	9517	238
23	13.085	21	1412.94	9517	239
24	11.227	21	1118.29	9517	240
25	15.953	28	1425.18	9517	241
26	18.155	32	2629.23	9517	242-243
27	15.333	28	1793.85	9517	244
28	19.067	30	1699.96	9517	245
29	12.628	21	1248.63	9517	246
30	18.403	31	1623.18	9517	247-248
31	17.218	32	2425.55	9517	249-250
32	29.055	50	2602.93	9517	251-252
33	16.644	29	1493.82	9517	253
34	10.866	18	1484.24	9517	254
35	14.193	24	1348.99	9517	255
36	17.671	25	1875.53	9517	256
37	25.530	37	2581.26	9517	257
38	18.231	35	1776.52	9517	258
39	24.631	38	2809.47	9518	13-14
40	13.450	27	1251.78	9518	15
41	17.283	28	1619.48	9518	16
42	11.762	19	1322.50	9518	17
43	16.259	27	1651.02	9518	18
44	13.097	21	1680.91	9518	19
45	15.895	27	1647.21	9518	20
46	13.452	19	1631.22	9518	21
47	11.025	17	1365.52	9518	22
48	11.920	20	1329.19	9518	23
49	18.324	27	1703.77	9518	24
50	16.016	28	1862.67	9518	25
51	15.659	23	1477.31	9518	26
52	16.008	23	1648.06	9518	27
53	14.551	23	1424.90	9518	28
54	14.551	24	2022.95	9518	29
55	18.676	31	1873.85	9518	30
56	11.329	20	1270.22	9518	31
57	11.165	18	1012.55	9513	32
58	13.216	22	1233.60	9518	33
59	19.944	33	2048.15	9518	34
60	13.137	21	1086.37	9518	35
61	11.138	20	1286.12	9518	36
62	11.412	20	606.55	9518	37
63	18.283	30	1887.60	9518	38
64	12.120	20	1906.75	9518	39
65	10.198	18	1399.76	9518	40
66	13.894	20	1220.46	9518	41
67	10.746	20	993.69	9518	42
68	14.166	25	1307.05	9518	43
69	17.766	30	2330.59	9518	44
70	18.249	31	2002.88	9518	45
71	14.258	22	1824.97	9518	46
72	15.996	24	1919.82	9518	47
73	23.320	35	2202.04	9518	48
74	12.198	16	540.80	9518	49
75	15.619	26	1691.32	9518	50
76	31.642	52	3537.75	9518	51-52

1323.49 Acres

UNITS BEING PROPOSED TO BE VACATED AND REPLATTED.

TOTAL AREA 162.456 ACRES

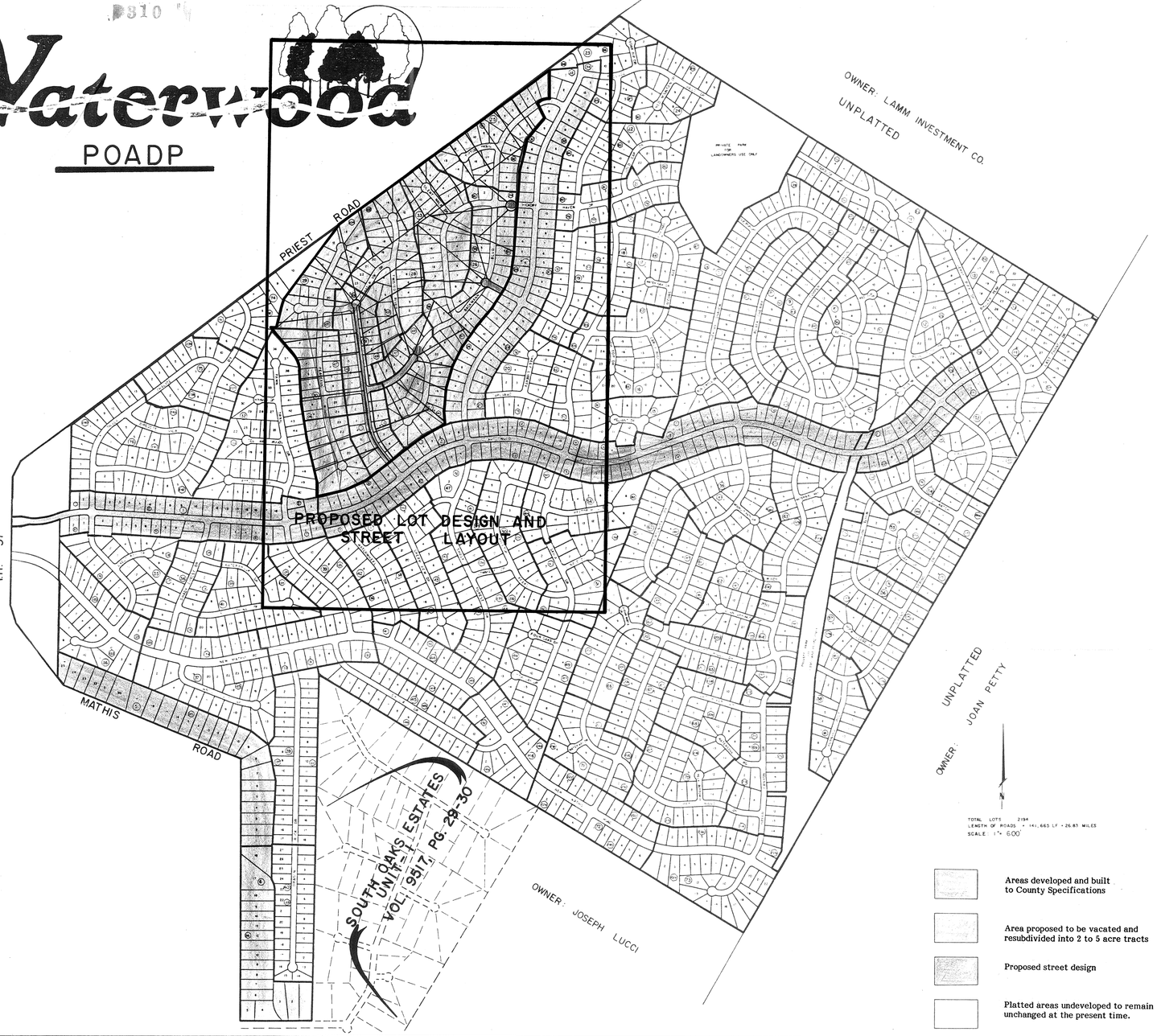
LEGEND

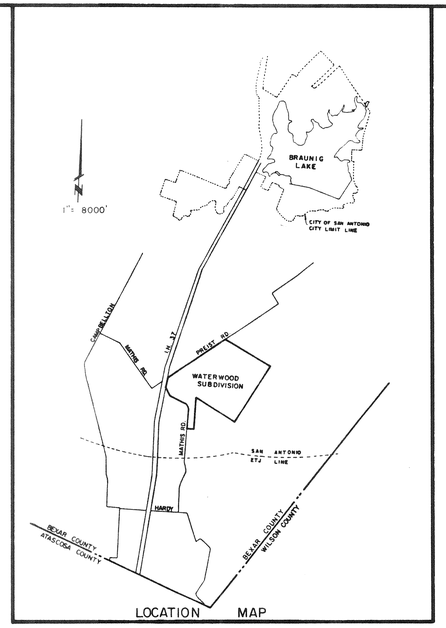
(1) INDICATES UNIT NUMBER ONE

⟨1⟩ INDICATES BLOCK NUMBER ONE

Waterwood

POADP





LOCATION MAP

TOTAL LOTS 2194
LENGTH OF ROADS = 141,665 LF = 26.83 MILES
SCALE 1" = 600'

Areas developed and built to County Specifications

Area proposed to be vacated and resubdivided into 2 to 5 acre tracts

Proposed street design

Platted areas undeveloped to remain unchanged at the present time.

INFORMATION SHEET FOR
PRELIMENARY OVERALL AREA DEVELOPMENT PLAN

FILE NO. #310 Waterwood POADP
P.O.A.D.P. NAME

G.G. GALE
NAME OF DEVELOPER/SUBDIVIDER

Jerry Wilkie
NAME OF CONSULTANT

ADDRESS

15315 San Pedro
ADDRESS

CITY ZIP CODE

San Antonio, Tx. 78232
CITY ZIP CODE

PHONE NO.

494-9840
PHONE NO.

GENERAL LOCATION F.M. 37 South of Priest Rd.

DATE FILED 11/20/90 RESPONSE WITHIN 20 WORKING DAYS 12/13/90

REVISIONS _____ RESPONSE WITHIN 15 WORKING DAYS _____

RESPONSE _____ EXPIRATION OF PLAN 18 MONTHS _____

REQUIRED INFORMATION ON PLAN:

PERIMETER PROPERTY LINES	✓
NAME OF PLAN/SUBDIVISIONS	✓
SCALE OF PLAN	✓
LAND USE/LOCATION/TYPE/ACREAGE	✓
CONTOUR LINES/10' INTERVALS	✓
EXISTING PERIMETER STREETS	✓
LIMITS OF THE 100 YR. FLOOD PLAIN	✓
NAME & ADDRESS OF DEVELOPER	✓
LOCATION MAP/2 THOROUGHFARES	✓
COLLECTORS/ARTERIAL/LOCAL STREETS	✓
CLEARLY IDENTIFIED ON PLAN	
ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM	✓

COMENTS: Plan will be held in obeyance pending revisions.

CITY OF SAN ANTONIO

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

December 13, 1990

Mr. Jerry D. Wilkie
Armstrong Consulting Services
15315 San Pedro
San Antonio, Texas 78232

Re: Waterwood POADP
Plan #310

Dear Mr. Wilkie:

The Development Review Committee reviewed your plan of Waterwood and assigned file #310 for future reference. The area proposed to be resubdivided includes a cul-de-sac street in access of 2000' ft. in length and a local type street located off of Shady Forest Dr. dead ends onto this site. Staff recommends the long cul-de-sac street either be extended to Priest Rd. or looped around to tie into Shady Forest Dr. The dead end street will require a cul-de-sac upon formal plat filing. The plan will be held in abeyance pending your response.

Please note that this action by the Committee does not establish any commitment for the provision of utility services of any type now or in the future by the City of San Antonio. This action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code 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

CITY OF SAN ANTONIO

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

November 20, 1990

Mr. Jerry D. Wilkie
Armstrong Consulting Services
15315 San Pedro
San Antonio, Texas. 78232

Re: Proposed Filing of the Waterwood POADP.

Dear Ms. Wilke:

Your proposed plan for Waterwood is lacking certain data as required by the Unified Development Code. I was unsuccesful in reaching you by phone. If there is another number where I can call you, then please provide us with that information.

Specifically, the code requires that you show proposed land uses by location, type and acreage. Row widths of existing adjacent or perimeter streets. The limits of the 100 year flood plain as identified from the most current FEMA maps. Location map indicating the location and distance to adjoining streets and at least two (2) major thoroughfares. The name and address of the developher. Finally, identify existing or proposed collector, arterial and or local type B streets and their relationship to any major thoroughfare.

Please revise your plan and resubmit 6 new copies of the plan for committee review.

If you have any questions, please call me at 299-7920 or 299-7900.

Sincerely

Raul Ramos

Raul Ramos
Planner II
Land Development Services
Department of Planning

"AN EQUAL OPPORTUNITY EMPLOYER"

Texas Department of Health

Robert Bernstein, M.D., F.A.C.P.
Commissioner

DIVISION OF WATER HYGIENE
1100 West 49th Street
Austin, Texas 78756-3192
(512)458-7111

Robert A. MacLean, M.D.
Deputy Commissioner
Professional Services

Hermas L. Miller
Deputy Commissioner
Management and Administration

March 26, 1987

Mr. D. R. Frazor, P.E.
D. R. Frazor & Associates, Inc.
3211 Nacogdoches Road
San Antonio, Texas 78217

Subject: Water Plant & Distribution System Improvements
Waterwood Subdivision, Units 1 & 2
Waterwood Subdivision Water System
TDH Log No.702/48
Bexar County, Texas

RECEIVED
1990 NOV 20 PM 3
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dear Mr. Frazor:

We have completed review of five sheets of engineering drawings with specifications contained thereon, an engineering report, a Notice of Appointment, a copy of the executed and recorded Sanitary Control Easement, Water Well Report with well log, Cementing Report, pump performance characteristics, and a well chemical analysis from a commercial testing laboratory submitted with your letters of February 17 and March 17, 1987. The materials you have furnished describe water plant and distribution system improvements comprising:

a. A 100 gpm water well with three phase submersible pump and 10 HP motor,

b. A 16,000 gallon capacity fiberglass ground storage tank,

c. A 3,300 gallon capacity hydropneumatic tank,

d. A 100 gpm iron removal filter unit with a 2,519 gallon capacity steel reaction tank,

e. Two each 80 gpm booster pumps,

f. Approximately 8,620 linear feet of 6, 8 and 12-inch diameter PVC, Class 160 water main,

g. Chlorination facilities,

h. Fencing, and

i. Appurtenances to provide a useable facility.

Our review indicates that your design meets our standard and the project is approved for construction. Please recall that for the water well, this approval is for construction only. Before the well may be placed in service as a public water system source, we must receive and approve the following items of the water well completion data specifically outlined in Section .003, Paragraphs (3)(A), (3)(H)(i), and (3)(I) of this Department's "Rules and Regulations for Public Water Systems":

1. The thirty-six hours continuous pumping data at the design withdrawal rate.

2. After the water containing chlorine is completely flushed from well, samples of water must be collected daily and submitted for bacteriological analysis until three successive samples submitted are free of coliform organisms.

3. The well water chemical analysis must be accomplished in the Department's Austin Laboratory.

When we have completed a review of the above required items, we will notify you as to the suitability of this well for use as a public water source.

Please call us is we may be of further assistance.

Sincerely,

Earl A. Ballman

Earl A. Ballman, P.E.
Plan Review Branch
Division of Water Hygiene

EAB:mer

ccs: Waterwood Subdivision Water System ✓
San Antonio Metropolitan Health District
Public Health Region 9

Texas Department of Health

Robert Bernstein, M.D., F.A.C.P.
Commissioner

DIVISION OF WATER HYGIENE
1100 West 49th Street
Austin, Texas 78756-3192
(512)458-7111

Robert A. MacLean, M.D.
Deputy Commissioner
Professional Services

Hermas L. Miller
Deputy Commissioner
Management and Administration

April 15, 1987

Mr. D. R. Frazor, P.E.
D. R. Frazor & Associates, Inc.
3211 Nacogdoches Road
San Antonio, Texas 78217

Subject: Water Distribution System Improvements
Waterwood Subdivision Units 3 & 4
Waterwood Subdivision Water System
TDH Log No. 704/35
Bexar County, Texas

Dear Mr. Frazor:

We have completed review of two sheets of engineering drawings submitted with your letter of April 7, 1987. The drawings describe the construction of 1,910 linear feet of 6-inch diameter water main, 15,110 linear feet of 8-inch diameter water main, 4,925 linear feet of 12-inch diameter water main, five standard fire hydrants, and related appurtenances to serve 146 lots in the subject subdivision. This distribution system will be connected to existing 12-inch diameter water mains in Waterwood Subdivision, Unit 2.

Our review indicated that your design meets our standard and the project is approved for construction.

Please call us if we may be of further assistance.

Sincerely,

Earl A. Ballman

Earl A. Ballman, P.E.
Plan Review Branch
Water Hygiene Division

EAB/bal

ccs: Waterwood Subdivision Water System
San Antonio Metropolitan Health District
Public Health Region 9

RECEIVED
April 18 1987
D. R. FRAZOR & ASSOC. INC.

Texas Department of Health

Robert Bernstein, M.D., F.A.C.P.
Commissioner

DIVISION OF WATER HYGIENE
1100 West 49th Street
Austin, Texas 78756-3192
(512)458-7111

Robert A. MacLean, M.D.
Deputy Commissioner
Professional Services

Hermas L. Miller
Deputy Commissioner
Management and Administration

May 14, 1987

Mr. D. R. Frazor, P.E.
D. R. Frazor & Associates, Inc.
3211 Nacogdoches Road
San Antonio, Texas 78217

Subject: Water Distribution System Improvements
Waterwood Subdivision, Units 1, 2, 3, & 4
Waterwood Utilities, Inc.
TDH Log No. 702/48
TDH Log No. 704/35
Bexar County, Texas

Dear Mr. Frazor:

We acknowledge receipt of six sheets of revised drawings submitted with your letter of May 11, 1987. These revised drawings describe minor changes which were made to plans initially approved by our letters of March 26 and April 15, 1987.

Based upon our review of your submittal, we have no objections to the changes indicated.

Sincerely,

Earl A. Ballman

Earl A. Ballman, P.E.
Plan Review Branch
Division of Water Hygiene

EAB:mer

ccs: Waterwood Utilities, Inc.
San Antonio Metropolitan Health District
Public Health Region 9

Texas Department of Health

Robert Bernstein, M.D., F.A.C.P.
Commissioner

DIVISION OF WATER HYGIENE
1100 West 49th Street
Austin, Texas 78756-3192
(512)458-7111

Robert A. MacLean, M.D.
Deputy Commissioner
Professional Services

Hermas L. Miller
Deputy Commissioner
Management and Administration

September 30, 1987

Mr. D. R. Frazor, P.E.
D. R. Frazor & Associates, Inc.
3211 Nacogdoches Road
San Antonio, Texas 78217

Subject: ~~Water Distribution System~~ Extension
Waterwood Subdivision
~~Units 5 and 6~~
TDH Log No. 706/75
Bexar County, Texas

File

Dear Mr. Frazor:

We have completed review of a single engineering drawing submitted with your letter of June 30, 1987. This drawing describes the installation of 7,160 linear feet of new 6-inch PVC waterlines with valves, fittings, and related appurtenances along South Oaks Drive, Mathis Road and Waterwood Pass Drive in Sections 5 and 6 of the Waterwood Subdivision. This waterline extension will make water service available to an additional 43 residential lots in the referenced subdivision. We understnd from your September 24, 1987, letter that the system is currently serving 20 active service connections and that approximately 10 new connections are being added per month. We further understand that plans for a new water production and pumping facility will be submitted for review during May or June of 1988.

Based upon our review of the submitted drawing and the contents of your September 24 letter, we have concluded that the proposed expansion was designed in accordance with generally accepted engineering practices and this Department's regulations. The waterline extension is, therefore, approved for construction.

Please let us know if we can be of further assistance.

Sincerely,

F. G. (Jerry) Hidalgo, P.E.
Plan Review Branch
Division of Water Hygiene

RECEIVED
OCT - 2 1987
DR. FRAZOR & ASSOC. INC

FGH:mer

ccs: Mr. R. May, President
Waterwood Utilities, Inc.
San Antonio Metropolitan Health District
Public Health Region 6

ACS
INCORPORATED

Surveying &
Land Planning

15315 San Pedro San Antonio, Texas 78232 (512) 494-9840

November 19, 1990

Planning Department
Main Plaza Building
114 W. Commerce
San Antonio, Texas 78205

Re: Proposed vacate and resubdivision of a portion of Waterwood Subdivision.

RECEIVED
1990 NOV 20 P 2:
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Dear Sir,

Attached is the POADP for Waterwood Subdivision located in extreme southwest Bexar County. Please note that the entire subdivision has been platted and recorded prior to coming under the ETJ of the City of San Antonio. The area highlighted in red is existing and is built to current county standards as will be the entire subdivision. All right-of-ways in the subdivision is sixty feet wide except New Mathis road which is eightysix feet wide. All lot sizes range from one half an acre to one acre. In its present configuration the subdivision contains 2194 lots and 26.8 miles of roads.

The area in green is being proposed at this time to be vacated and resubdivided into two to five acre tracts thus reducing the density in the proposed area. The feasibility of doing this project rest on the proposed area being built to current county specifications on streets and the water system continuing the be built to approved state specifications.

Please advise us if the city will be able to work with us on this project and grant us the necessary variances to enable this portion of the subdivision to harmonize with the remaining portions.

Sincerely,

Jerry D. Wilkie

Jerry D. Wilkie
R.P.L.S.

Armstrong Consulting Services

ACS Surveying & Land Planning
INCORPORATED
15315 San Pedro San Antonio, Texas 78232
(512) 494-9840
FAX (512) 494-0913

LETTER OF TRANSMITTAL

DATE 11-19-90	JOB No.
Attention	
Re: Replats of Waterwood POADP Submittal	
File: ☐ Correspondence ☐ Design	☐ Product of Services ☐ Construction

TO City Planning Dept.

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

☐ Specifications ☐ Shop drawings ☐ Copy of letter
☒ Prints ☐ Plans ☐ Samples
☐ Change Order ☐ _____

COPIES	DATE	DESCRIPTION
6		Copies of POADP Waterwood Subd.
6		Copies of Contour map w/ 2' contours
1		Cover letter
1		Copy of State Approval on Water System

RECEIVED 1990 NOV 20 P 12:13 CITY OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Returned for corrections ☐ Submit _____ copies for approval
☐ As requested ☐ Approved as noted ☐ Return _____ corrected prints
☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS Please call if we may be of further assistance

Thank You

COPY TO _____ SIGNED: Jerry Wilkie

Jerry Wilkie
Registered Professional Land Surveyor