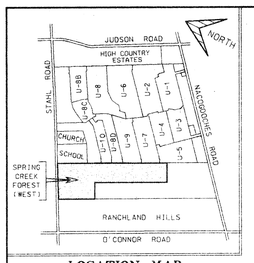


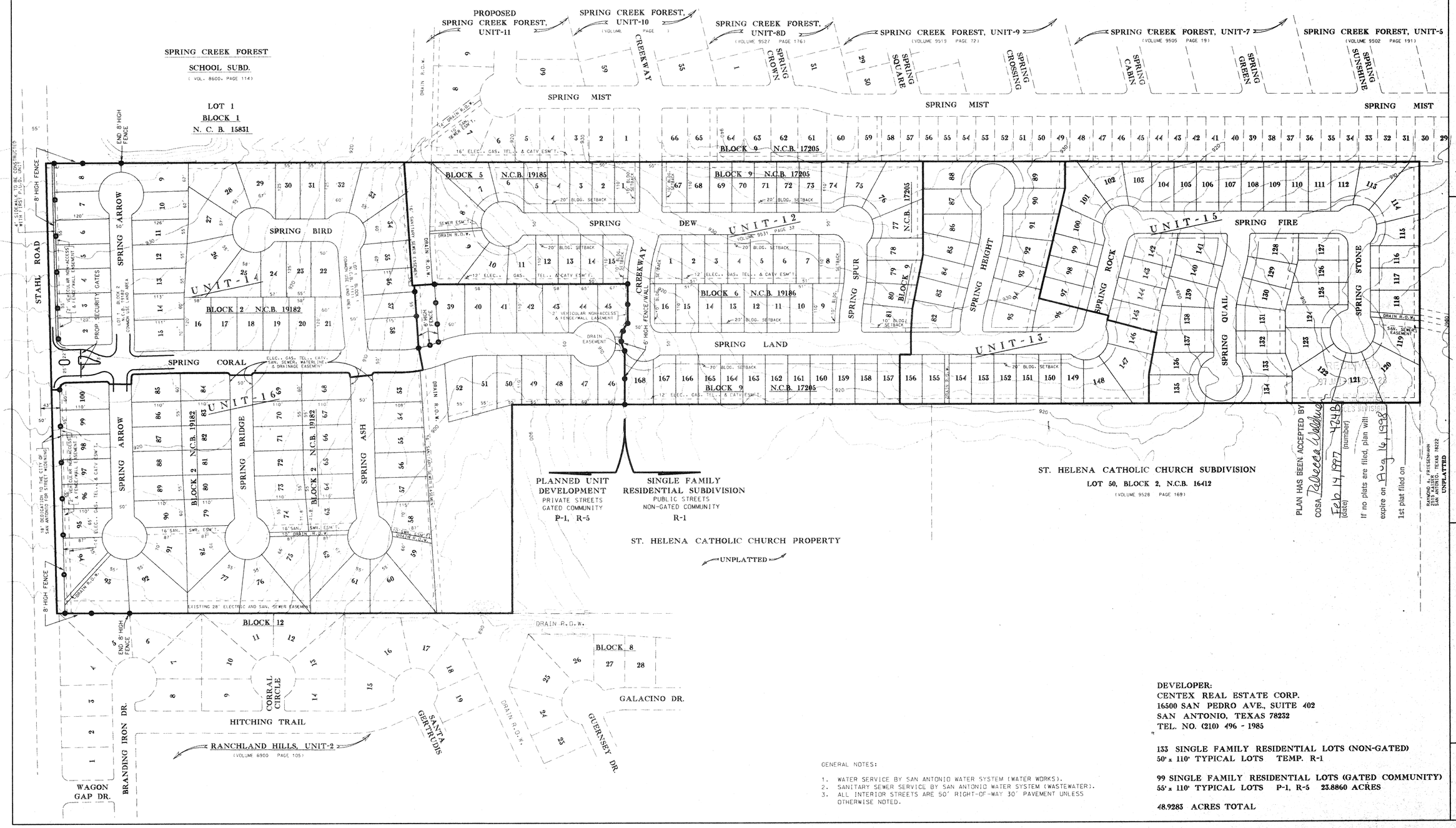
LOCATION MAP

NORTH

SCALE: 1" = 100'

SUBJECT TO CHANGE

NOTE:
THE DEVELOPER, WITH APPROVAL FROM THE CITY OF SAN ANTONIO PLANNING DEPARTMENT, RESERVES THE RIGHT TO MODIFY THIS PLANNED OVERALL AREA DEVELOPMENT PLAN AT HIS DISCRETION.



DEVELOPER:
CENTEX REAL ESTATE CORP.
16500 SAN PEDRO AVE., SUITE 402
SAN ANTONIO, TEXAS 78232
TEL. NO. (210) 496 - 1985

133 SINGLE FAMILY RESIDENTIAL LOTS (NON-GATED)
50' x 110' TYPICAL LOTS TEMP. R-1

99 SINGLE FAMILY RESIDENTIAL LOTS (GATED COMMUNITY)
55' x 110' TYPICAL LOTS P-1, R-5 23.8860 ACRES

48.9283 ACRES TOTAL

GENERAL NOTES:

1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER WORKS).
2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER).
3. ALL INTERIOR STREETS ARE 50' RIGHT-OF-WAY 30' PAVEMENT UNLESS OTHERWISE NOTED.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0051

SPRING CREEK FOREST (WEST)

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN NO.

REVISIONS: DATE	NO.	DESCRIPTION	BY
12-20-96	1	REVISED NORTH 24 AC. TO P.U.D.	R.A.L.

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE DECEMBER 1996
JOB NO. 1-6760
SHT. 1 OF 1

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Revision No. 1
Date Submitted: January 2, 1997 Name of POADP: SPRING CREEK FOREST (WEST) NO. 424

Owner/Agent: Centex Real Estate Corporation Engineer/Surveyor: Macina, Bose, Copeland & Assoc.

Address: 16500 San Pedro Ave. #402 Address: 415 Breesport Drive, San Antonio, Texas

San Antonio, Texas 78232 Phone: (210) 496-1985 78216 Phone: (210) 349-0151

Existing zoning: Temp R-1 Proposed zoning: Temp. R-1 & P-1, R-5

Texas State Plane Coordinates: X: 2,163,099.5 Y: 13,759,579.8
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☒ Yes ☐ No
Edwards Aquifer Recharge Zone? ☐ Yes ☒ No

424-B

Land area being platted:	Lots	Acres
Single Family (SF)	133	25.0423
Non-Single Family (NSF)		
Commercial & Other	99	23.8860
TOTAL:	232	48.9283

Contact Person:
Print Name: Paul De Leon Signature: _____

Date: January 2, 1997 Tele: (210) 349-0151 Fax: (210) 349-9302

Is there a previous POADP for this site? Name Spring Creek Forest (West) No. No. 424

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

Are there any plats associated with this POADP or site? Name Spring Creek Forest No. Vol. 9531, Page 32 Unit-12

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

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

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: January 2, 1997 Revision No. 1

424-B

Name of POADP: Spring Creek Forest (West) No. 424

Owner/Agent: Centex Real Estate Corporation **Phone:** (210) 496-1985

Address: 16500 San Pedro Ave., Suite 402, San Antonio, TX **Zip code:** 78232

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. **Phone:** (210) 349-0151

Address: 415 Breesport Drive, San Antonio, Texas **Zip code:** 78216

Existing zoning: Temp. R-1 **Proposed zoning:** Temp. R-1 & P-1, R-5

Texas State Plane Coordinates: X 2,163,099.5 Y 13,759,579.8
(at major street entrance/main entrance)

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

RECEIVED 97 JAN -8 PM 3:27 CITY OF SAN ANTONIO LAND DEVELOPMENT SERVICES DIVISION

Land Area Being Platted:	**Lots**	**Acres**
Single-Family (SF)	133	25.0423
Non-Single Family (NSF)		
Commercial & other (P.U.D.)	99	23.8860
TOTAL =	232	48.9283

Print Name: Paul De Leon **Signature:** Paul De Leon

Date: January 2, 1997 **Tel:** (210) 349-0151 **Fax:** (210) 349-9302

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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

CITY OF SAN ANTONIO

February 14, 1997

Mr. Jose L. Carmona
Macina, Bose, Copeland & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Spring Creek Forest (West) POADP # 424 - B

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed Spring Creek Forest (West) Subdivision Preliminary Overall Area Development Plan # 424 - 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.

- A Gate Study will need to be submitted to Traffic Division of Public Works.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

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

Sincerely,

Rebecca Waldman

Rebecca Waldman
Acting Director of Planning

RW/EAC

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

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
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer **Date** 1.15.97

FROM: Eli

ITEM NAME: Spring Creek Forest **FILE #** 424-B

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- ☐ **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☐ **I recommend approval** ☑ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: ~~[illegible]~~

TIA ~~[illegible]~~ Level-1 Report

[signature] Eng. Associate 1/28/97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** 1-15-97

FROM: Eli

ITEM NAME: Spring Creek Forest **FILE #** 424-B

RE: POADP.

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- ☐ **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: DRAINAGE EASEMENTS WILL BE REQUIRE AND WILL BE ADDRESS DURING THE PLATTING PROCESS.

Signature	Title	Date
Burt Rubio	Sr. Eng. Tech	1-21-97

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

424-B

TO CITY OF SAN ANTONIO
DEPT. OF PLANNING

Attn: EDWARD GUZMAN

Proj. No. 1-6760 Date 1-8-97

Re: SPRING CREEK FOREST (WEST) P.O.A.D.P. No. 424

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
6			REVISED P.O.A.D.P. SHOWING PROPOSED UNITS 14 & 16
			AS P-1, R-5 PROPOSED ZONING, AND EXISTING
			UNIT-12 AND PROPOSED UNITS -13 & 15
			TO REMAIN UNDER TEMP. R-1 ZONING
3			COPIES OF ORIGINAL SUBMITTAL SHOWING HILITED
			AREA AFFECTED BY PROPOSED REVISION.
1			P.O.A.D.P. APPLICATION

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

RECEIVED 97 JAN -8 PM 3:22 CITY OF PLANNING AND DEVELOPMENT SERVICES DIVISION

REMARKS:

COPY TO _____

SIGNED Paul DeLeon

1996 TEXAS APA CONFERENCE

Spring Creek #424-B
off Stahl road
South of Judson
Inside City
zoned R-1 P-1, R-5

133 S.F. lots on
25 acres

99 [other] lots on
23 acres

-gate study
O.K.

Global Challenges, Local Solutions