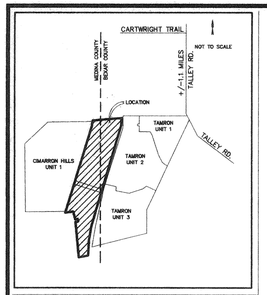
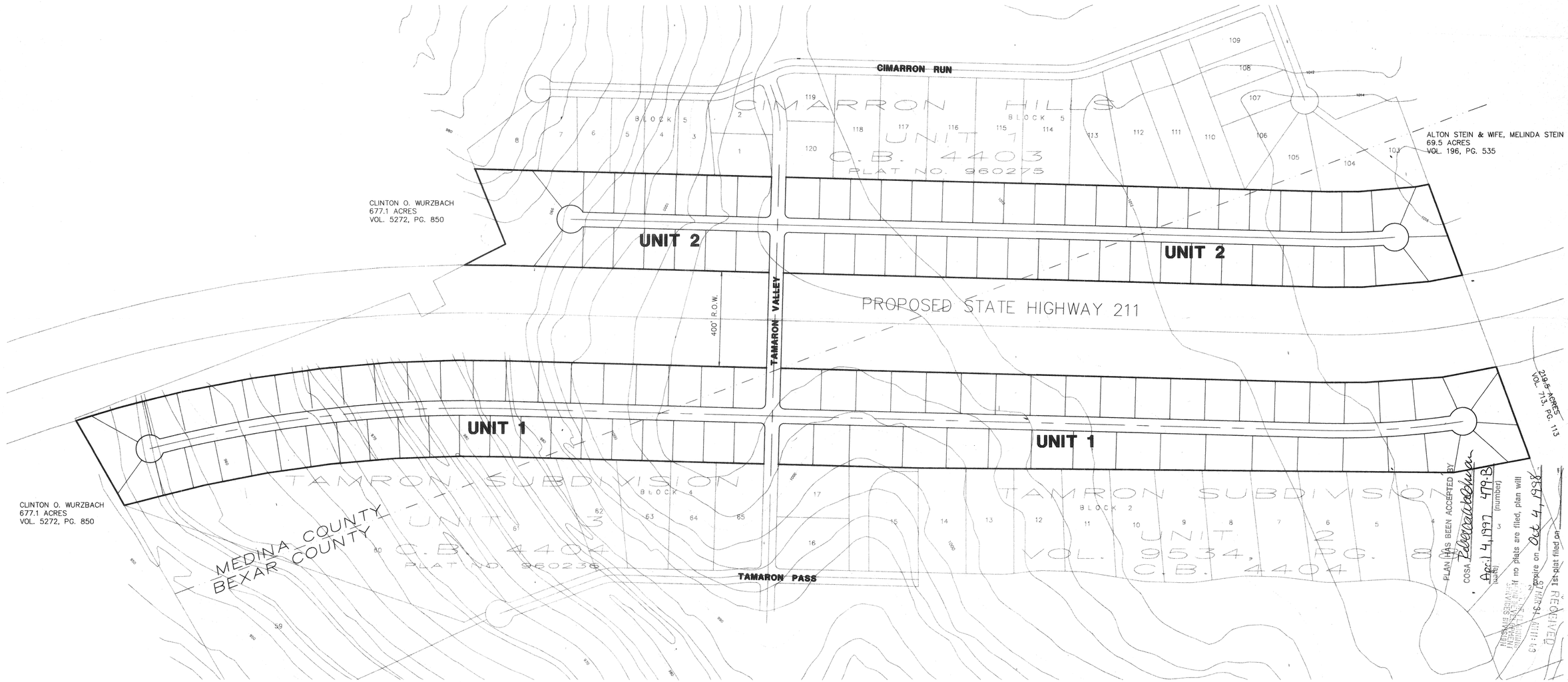
P.O.A.D.P. NO.

SCALE: 1" = 200'



LOCATION MAP



TOTAL: 89.51 ACRES

NOTES:

1. *PROPOSED LAND USES AS FOLLOWS:*
   SINGLE FAMILY RESIDENTIAL. (0.5 ACRE AND LARGER LOTS)
2. *ALL PROPOSED R.O.W. SHALL BE PUBLIC STREETS, COMMON AREA AND UTILITY EASEMENTS.*
3. *NO EXISTING OR PROPOSED ZONING OF THIS TRACT.*
4. *LEGEND OAKS SUBDIVISION IS NOT LOCATED IN THE F.E.M.A 100 YEAR FLOOD PLAIN.*
5. *SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.*
6. *WATER SUPPLY BY BEXAR METROPOLITAN WATER DISTRICT.*
7. *THIS TRACT WAS PREVIOUSLY DESIGNATED COMMERCIAL DEVELOPMENT ON P.O.A.D.P., NO. 479 FOR TAMARON SUBDIVISION AND IS HEREBY REVISED TO SINGLE FAMILY RESIDENTIAL.*

DEVELOPER:

MICHAEL V. STEWART
PRESIDENT
M.V. STEWART INTEREST
22193 I.H. 10 WEST
SAN ANTONIO, TEXAS 78257
698-0170

LEGEND OAKS

P.O.A.D. PLAN

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: AS SHOWN

DRAWN BY: TC/NC
DESIGN BY: TC
CHECKED BY:
JOB NO. 0814-00
FILE: POADP.DWG

SHEET 1 OF 1
PAGE X OF XX

E:\PROJECT\0814\POADP Mon Mar 31 10:16:15 1997

new design
" land use
for area depicted

CITY OF SAN ANTONIO
POADP APPLICATION

See # 479

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: 3/31/97

Name of POADP: LEGEND OAKS

Owners: MICHAEL V. STEWART

Consulting Firm: ALAMO CONSULTING

Address: 22193 IH 10 WEST
SAN ANTONIO, TX 78257

Address: 125 W. SUNSET
SAN ANTONIO, TX 78209

Phone: 698-0170

Phone: 828-0691

Existing zoning: NONE

Proposed zoning: N/A

Texas State Plane Coordinates: X: 2,062,388 Y: 596,713

Site is over/within/includes:
San Antonio City Limits? ☐ Yes ☒ No
Edwards Aquifer Recharge Zone: ☐ Yes ☒ No
Projected # of Phases: XX ☐ Yes ☐ No

Land area being platted:	Lots	Acres
Single Family (SF)	138	89.51
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name TAMARON SUBDVSN. No. 479

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

Plats associated with this POADP or site? Name TAMARON SUBDVSN U2 No. 950239.1

Name TAMARON SUBDVSN U3 No. 960236

Name CIMARRON HILLS U1 No. 960275

Contact Person and authorized representative:

Print Name: TRES CASAL Signature: Tres Casal

Date: Phone: 828-0691 Fax: 824-3055

SERVICES DIVISION
AND DEVELOPMENT
DEPT. OF PLANNING
97 MAR 31 AM 11:52
RECEIVED

☑ 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;

☑ 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: TRES CASAL Signature: Tres Casal

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

Fax 207-4441

CITY OF SAN ANTONIO

April 4, 1997

Mr. Tres Casal,
Alamo Consulting Engineering & Surveying Inc.
125 W. Sunset Road
San Antonio, TX 78209

Re: Legend Oaks POADP # 479 - B

Dear Mr. Casal:

The City Staff Development Review Committee has reviewed Legend Oaks Subdivision Preliminary Overall Area Development Plan # 479 - 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.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.

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: Burt Rubio **Date** 4.3.97

FROM: ELI

ITEM NAME: Legend Oaks **FILE #**

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.

RECEIVED
PLANNING
LAND DEVELOPMENT
SUBDIVISION
APR 8 AM 8:15

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 REQUIRED AND ADDRESS DURING THE PLATTING PROCESS.

Signature	Title	Date
[signature]	Sr. Eng Tech	4-4-97

ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
125 W. SUNSET ROAD SAN ANTONIO, TX. 78209
PHONE (210) 828-0691
FAX NO.: 824-3055

FAX TRANSMITTAL COVER SHEET

DATE: 4-1-97 TIME: 9:45 am pm

TO: Elizabeth CAROL
Planning - Subdivisions

FAX NO.: 207-4441

REFERENCE/PROJECT: LEGEND OAKS P.O.A.D.P.

This FAX transmission consist of 2 page(s) including this cover sheet. Please call (210) 828-0691 if this transmission was incomplete. If additional information is required, please contact this office.

Included: Specs, Drawings, Product Data, Submittal, Change Order,
Other:

Action:
- Urgent.
- Reply Required.
- For review & approval.
- For your records.
- Information only. No action required.
- For your review, comments, distribution.
- For your use as required.
- As noted below.

Comments:
Page 2 of P.O.A.D.P. application.

From: TRES CASAL

1996 TEXAS APA CONFERENCE

Legend Oaks

@ Hwy 211 near Talley road

outside city

not over aquifer

proposed is

138 lots on 89. acres

---

400 ft. for ROW.

no TIA.