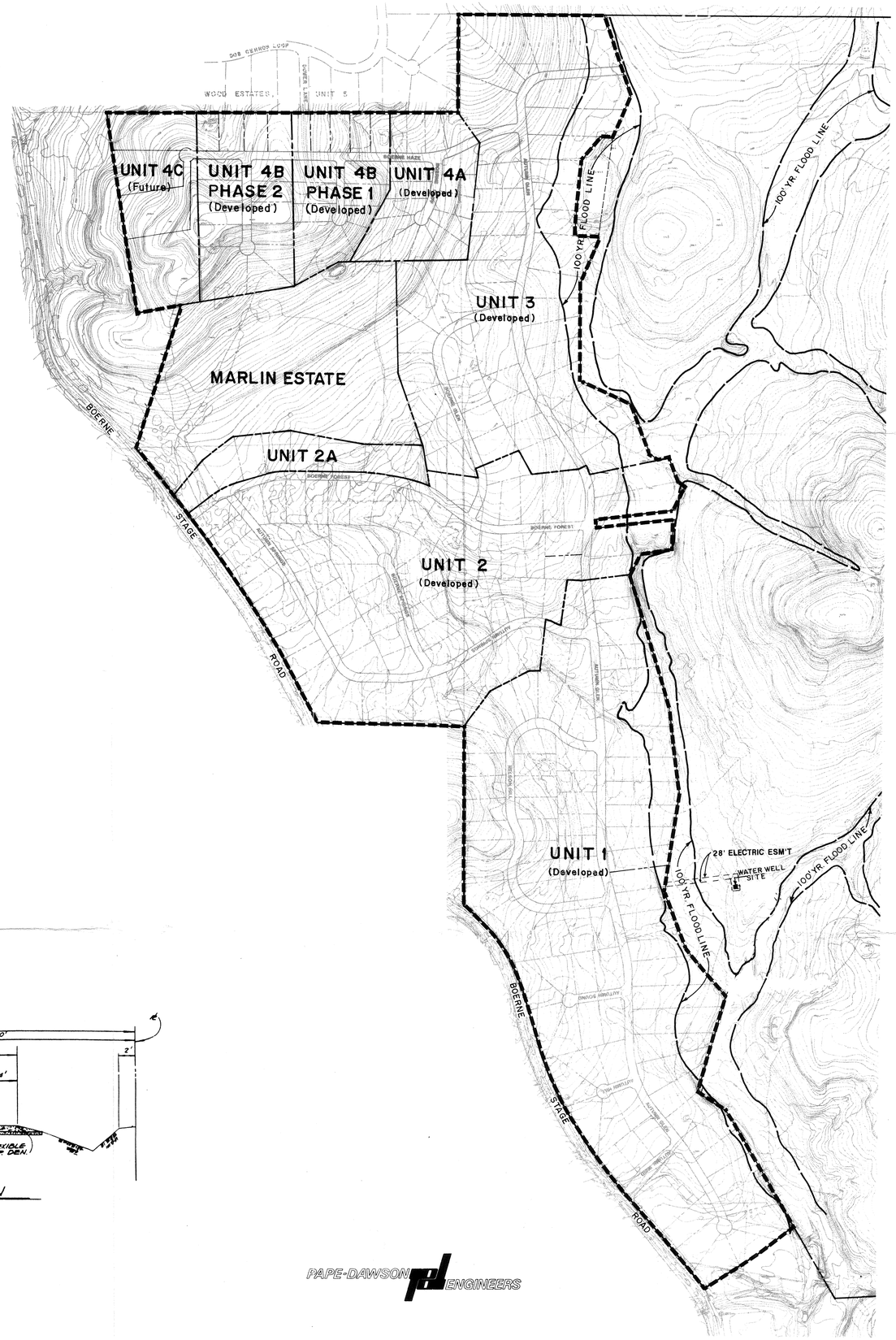
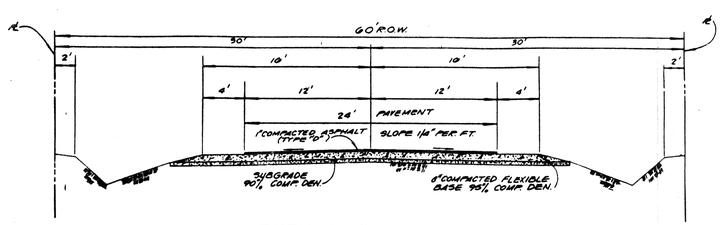
RECEIVED
96 MAY 23 PM 3:19
CITY PLANNING
DEVELOPMENT
SERVICES DIVISION





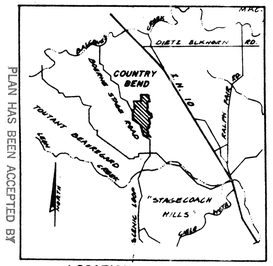
TYPICAL STREET SECTION

PAPE-DAWSON ENGINEERS

PLAN HAS BEEN ACCEPTED BY COSA D. Rodriguez (date) June 4 1996 504 (number)

If no plats are filed, plan will expire on Dec 4 1997

1st plat filed on _____



LOCATION MAP

SCALE: 1" = 400'

COUNTRY BEND

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

DEVELOPER: DENTON DEVELOPMENT CO.
3330 OAKWELL COURT, SUITE 110
SAN ANTONIO, TEXAS 78218

CONSTRUCTION PHASE	NO. OF LOTS	PROJECT START OF CONSTRUCTION
UNIT 1	88 LOTS	COMPLETED
UNIT 2	76 LOTS	COMPLETED
UNIT 3	44 LOTS	COMPLETED
UNIT 4A	15 LOTS	COMPLETED
UNIT 4B PHASE I	15 LOTS	COMPLETED
UNIT 4B PHASE II	16 LOTS	COMPLETED
UNIT 4C	4 LOTS	PROPOSED UNIT

NOTE: SCHEDULE OF ALL PROPOSED UNITS WILL BE DICTATED BY THE DEVELOPER'S REQUIREMENT IN THE FUTURE.

GENERAL INFORMATION:

1. WATER SERVICE BY COUNTRY SPRINGS WATER CO.
2. INDIVIDUAL LOTS WILL BE SERVED BY SANITARY SEPTIC SYSTEM.
3. ELECTRIC BY CITY PUBLIC SERVICE.
4. GAS BY GREY FOREST UTILITIES.
5. TELEPHONE BY GUADALUPE VALLEY TELEPHONE COOPERATIVE.
6. PROPERTY IS OUTSIDE THE CITY OF SAN ANTONIO CITY LIMITS.
7. 100 YR. FLOOD LIMITS WERE ESTABLISHED FROM A BACKWATER STUDY BY PAPE-DAWSON AND APPROVED BY BEXAR COUNTY PUBLIC WORKS.

MAY 1996

504

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Revised

Date Submitted: 5-23-96

Name of POADP: COUNTRY BEND

Owner/Agent: BOERNE STAGE ROAD JOINT VENTURE C/O DENTON Development Co. Phone: 828-6131

Address: 3330 OAKWELL COURT #110 SATX Zip code: 78218

Engineer/Surveyor: Pape - DAWSON Engineers Phone: 824-9494

Address: 9310 BROADWAY Bld II SATX Zip code: 78217

Existing zoning: -NA- Proposed zoning: -NA-

Texas State Plane Coordinates: X 101209 Y 682,806
(at major street entrance/main entrance)

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

RECEIVED 96 MAY 23 PM 3:1 DIV. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	258	425 AC±
Non-Single Family (NSF)	-NA-	-NA-
Commercial & other	-NA-	-NA-
TOTAL =	258	425 AC±

Print Name: JESUS F. PACHECO Signature: [signature]

Date: 5/23/96 Tel: 210/824-9494 Fax: 210/824-3491

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

June 4, 1996

Mr. Jesus Pacheco
Pape Dawson Engineers
9310 Broadway Bld. II
San Antonio, TX 78217

Re: County Bend POADP # 504

Dear Mr. Pacheco:

The City Staff Development Review Committee has reviewed your County Bend Subdivision Preliminary Overall Area Development Plan # 504. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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 additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at 207-7900.

Sincerely,

D. Pasley by

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning 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: Mendi Litman Date June 10, 96

FROM: Elizabeth A. Carol; Department of Planning

ITEM NAME: ~~Long Ridge~~ Country Bend 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.

Please Return By: June 21, 1996

- ☐ 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. Telephone #** _____

Comments: Drainage to be address during the platting process.

Mendi Litman Asst. Drainage Eng. 6-12-96

Signature Title Date

fax: 207-4441

May 31, 1996

Elizabeth A. Carol
Planner II
San Antonio Planning Department
Subdivision Section

Dear Ms. Carol,

Thank you for faxing me a copy of the proposed Denton development replatting request for comment by the Country Bend Homeowners Association.

I have reviewed the plan, and have discussed the matter with Mr. Dan Kossle of Denton. We understand that the intent of the Denton request is to (1) conclude the development of Unit 4, Country Bend Estates, (2) cancel plans for the construction of a third Boerne Stage Road entrance, and (3) offer the remaining land bordering on Boerne Stage Road in parcels of approximately 5 acres for one family homes with private entrances.

As a result, our Association has no particular concern about the proposed replatting.

Sincerely,

D. G. Hiester
President
Country Bend Homeowners Association

OPERATIONAL TECHNOLOGIES CORPORATION

4100 NW Loop 410, Suite 230, San Antonio, Texas 78229-4253
Phone: (210) 731-0000 Fax: (210) 731-0008

TO: Elizabeth Carol

WITH: City of SAT

FAX PHONE # 207-4441 TELEPHONE #

TOTAL PAGES INCLUDING TRANSMITTAL FORM: 2

PRIORITY: ☐ Routine ☐ URGENT G&A

☐ Off-Base ☐ On-Base ☐ OH Div #

DATE: 6/3/96 TIME Direct Charge to Contract #

FROM: D G Hester

MESSAGE:

ORIGINAL TO FOLLOW BY MAIL: ☐ YES ☐ NO

PictureTel Authorized Dealer

* Select Dealer of PictureTel Videoconferencing Equipment & Service
* Environmental Consulting Services
* Visual Information Services
* Communications Engineering
* Human Systems Research
* Fiber Optic Services
* Information Systems
* Technology Development
* Manpower, Personnel & Training

San Antonio Planning Department
Subdivision Section

TO: Mr. Heister

Phone # 731-0000

Fax Phone # 731-0008

1	2
3	

FROM: ELIZABETH A CAROL - Planner II

Phone 207-7900

Fax 207-4441

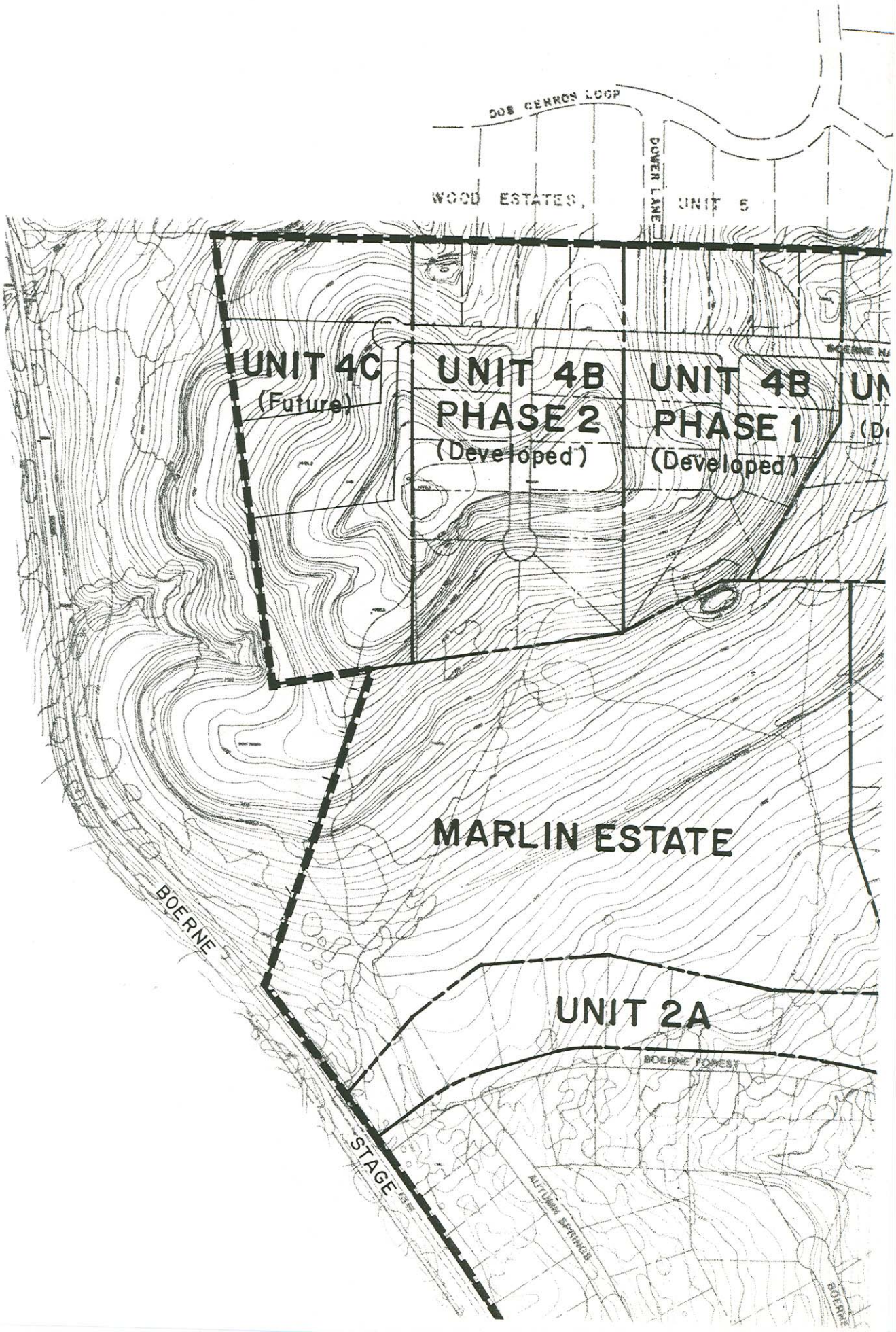
- [x] F.Y.I.
- [x] For Your Review
- [ ] Replay ASAP
- [x] Please Comment
- [ ] Instructions
- [ ] Urgent
- [ ] Directions
- [ ] Additional Info.

Pages should lay out as illistrated in the above diagram.

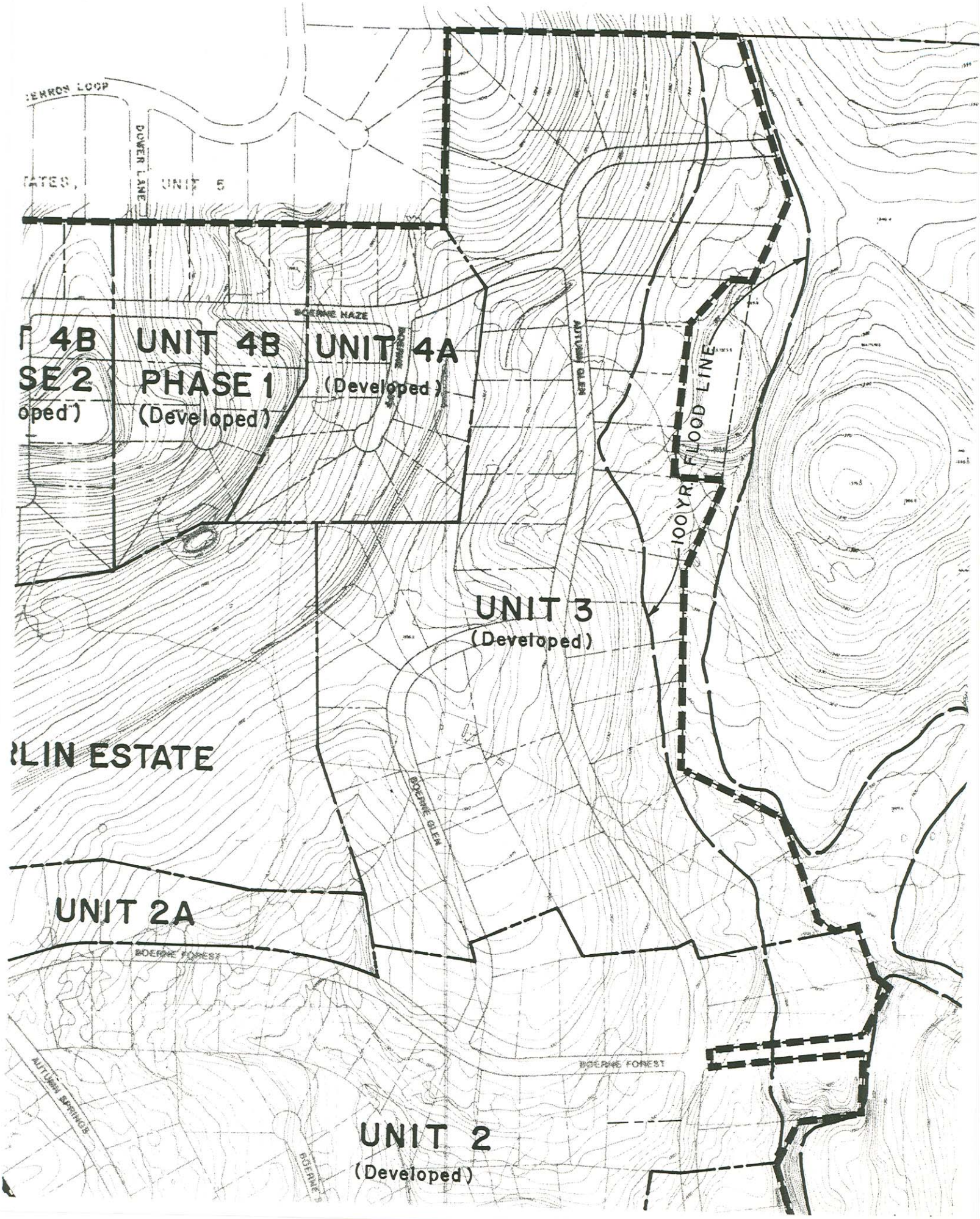
All Pages # 4

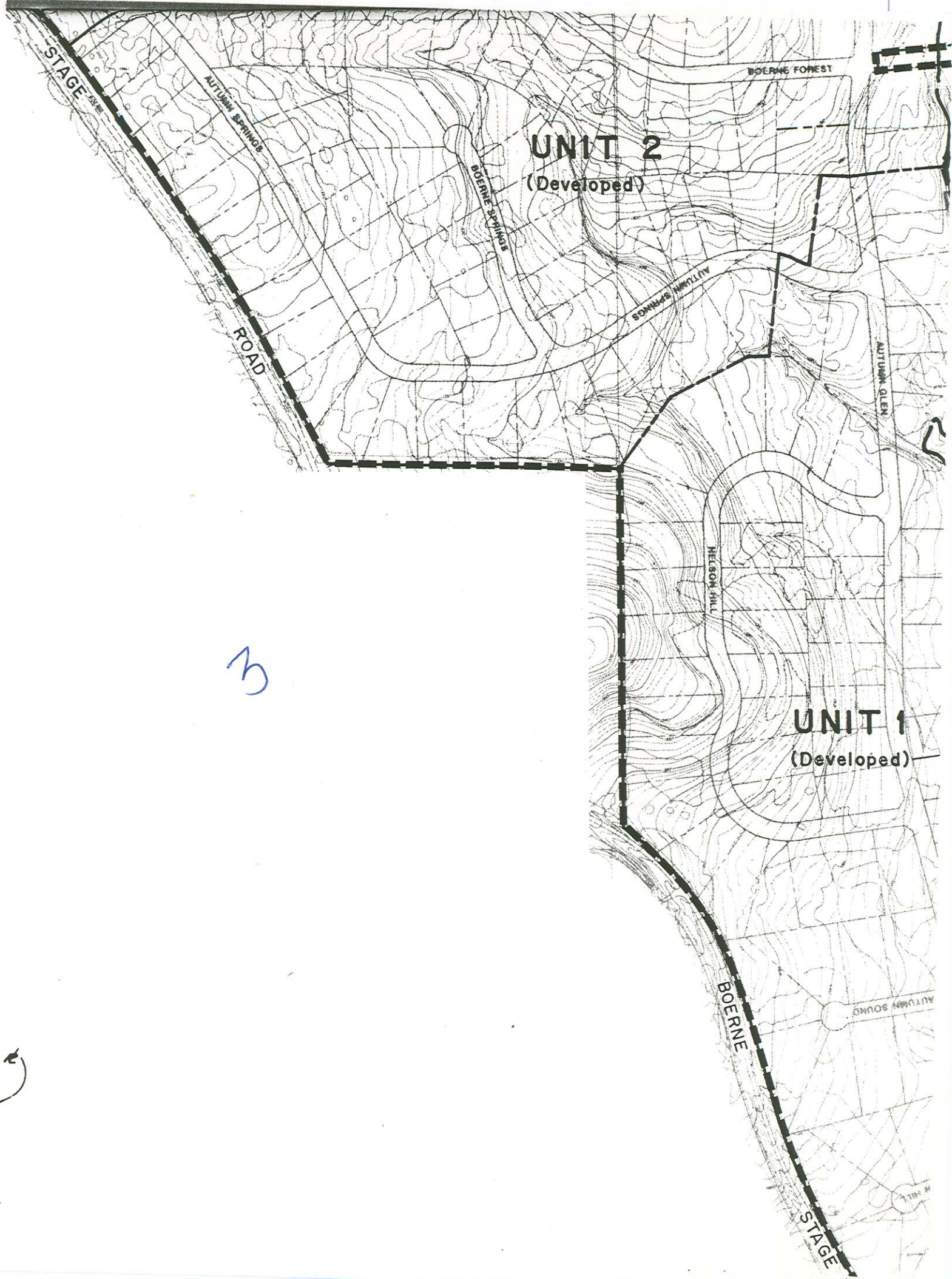
DATE: 5.30.96

1


DOS CERROS LOOP
DOWER LANE
WOOD ESTATES,
UNIT 5
UNIT 4C
(Future)
UNIT 4B
PHASE 2
(Developed)
UNIT 4B
PHASE 1
(Developed)
MARLIN ESTATE
BOERNE
UNIT 2A
BOERNE FOREST
STAGE
AUTUMN SPRINGS

2


DOVER LANE
UNIT 5
BOERNE HAZE
UNIT 4B
PHASE 1
(Developed)
UNIT 4A
(Developed)
AUTUMN GLEN
100 YR. FLOOD LINE
UNIT 3
(Developed)
RLIN ESTATE
BOERNE GLEN
UNIT 2A
BOERNE FOREST
BOERNE FOREST
AUTUMN SPRINGS
UNIT 2
(Developed)


STAGE
ROAD
AUTUMN SPRINGS
BOERNE SPRINGS
BOERNE FOREST
UNIT 2
(Developed)
AUTUMN SPRINGS
AUTUMN GLEN
NELSON HILL
UNIT 1
(Developed)
BOERNE
STAGE
AUTUMN SOUND

3

****
*** ACTIVITY REPORT ***
****

TRANSMISSION OK

TX/RX NO.	8691
CONNECTION TEL	97310008
CONNECTION ID	
START TIME	05/30 09:08
USAGE TIME	03'59
PAGES	4
RESULT	OK

4

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

Deliver

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 5-23-96 Job No.: 1534-74

Attention: Jim Hardcastle

RE: Country Bend
Revised P.O.A.D.P.

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

TO City of S.A.
Planning Dept.

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] _____
- [ ] Copy of Letter
- [ ] Samples

COPIES	DATE	DESCRIPTION
6		BluFlines
1		application

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95 MAY 23 PM 3:22
PLANNING DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- [x] For approval
- [ ] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS Jim, Please call us if you have any questions at all. The area which was revised, was Country Bend Unit 4C.

Thanks.

COPY TO _____ SIGNED Jon Adams

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 6/19/96 Job No.: 1534-74
Attention: ELIZABETH CAROC
RE: COUNTRY BEND POADP

TO CITY OF SAN ANTONIO
PLANNING DEPT.

FILE:
- ☐ 1.0 Correspondence
- ☐ 2.0 Design
- ☐ 4.0 Construction

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

- ☐ Specifications
- ☐ Prints
- ☐ Change Order
- ☐ Shop Drawings
- ☐ Plans
- ☐ _____
- ☐ Copy of Letter
- ☐ Samples

COPIES	DATE	DESCRIPTION
1		PRINTS OF POADP

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96 JUN 19 PM 3:47
DEPT. OF PLANNING
SAN ANTONIO DEVELOPMENT
SERVICES DIVISION

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- ☐ For review and comment
- ☐ Approved as submitted
- ☐ Returned for corrections
- ☐ Approved as noted
- ☐ _____
- ☐ Resubmit _____ copies for approval
- ☐ Submit _____ copies for distribution
- ☐ Return _____ corrected prints
- ☐ FOR BIDS DUE _____
- ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED [signature]

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

4

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

Deliver

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9310 BROADWAY, BLDG. II, SAN ANTONIO, TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

Date: 5-23-96 Job No.: 1534-74

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FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
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TO City of S.A.
Planning Dept.

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- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] _____
- [ ] Copy of Letter
- [ ] Samples

COPIES	DATE	DESCRIPTION
6		Blue Lines
1		Application
		#356

RECEIVED
96 MAY 23 PM 3:19
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED as checked below:

- [x] For approval
- [ ] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
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- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

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Thanks.

COPY TO _____ SIGNED Jon Adams

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