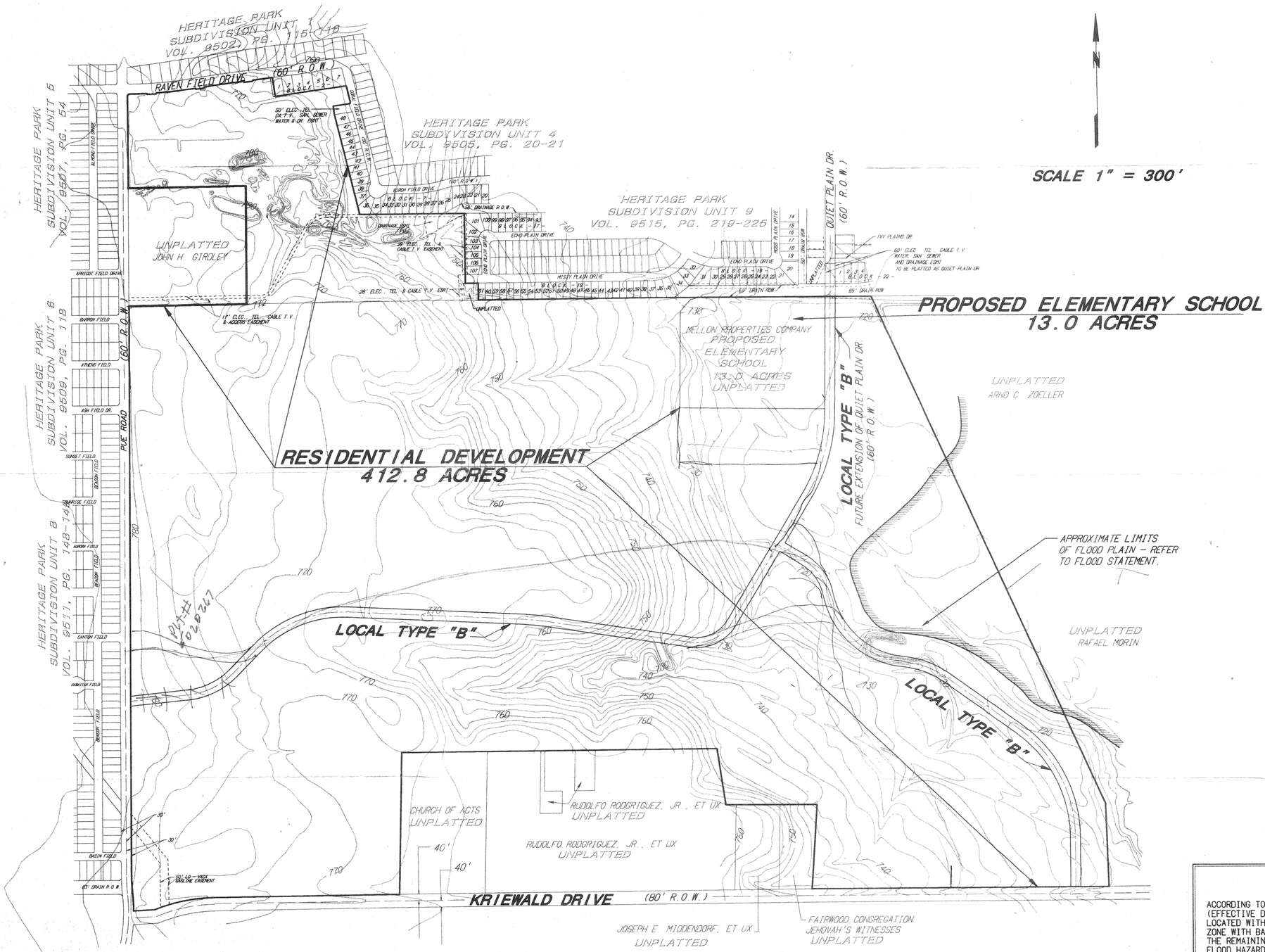
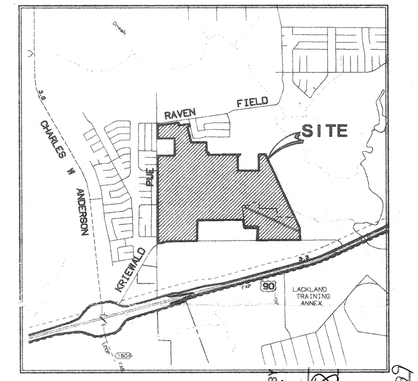


SCALE 1" = 300'



LOCATION MAP

PLAN HAS BEEN ACCEPTED BY COSA Oct 10, 1997 (date) 578 (number)

If no plats are filed, plan will expire on April 10, 1999

1st plat filed on _____

NOTE:
THIS TRACT OF LAND IS INTENDED TO BE PLATTED INTO TWO (2) OR MORE UNITS.

NOTE:
THE MINIMUM SIZE UNIT TO BE PLATTED WITHIN THIS P.O.A.D.P. WILL REQUIRE THE SUBMITTAL OF A "TIA" IN COMPLIANCE WITH ORDINANCE NO. 84917.

DEVELOPED BY:

MELLON PROPERTIES COMPANY
515 POST OAK BLVD.
SUITE 130
HOUSTON, TEXAS 77027

FLOOD STATEMENT

ACCORDING TO F.E.M.A. FLOOD INSURANCE RATE MAP, PANEL NO. 48029C0418 E (EFFECTIVE DATE FEBRUARY 16, 1996), A PORTION OF THE SUBJECT TRACT IS LOCATED WITHIN ZONE X (500 YEAR FLOOD ZONE) AND ZONE AE (100 YEAR FLOOD ZONE WITH BASE ELEVATIONS DETERMINED). THIS STATEMENT DOES NOT IMPLY THAT THE REMAINING PORTION OF THE SUBJECT TRACT IS TOTALLY FREE OF POTENTIAL FLOOD HAZARD. LOCALIZED FLOODING CAN OCCUR DUE TO NATURAL AND/OR MAN MADE INFLUENCES. THIS FLOOD STATEMENT SHALL NOT CREATE ANY LIABILITY ON THE PART OF BROWN ENGINEERING COMPANY OR THE UNDERSIGNED.

No.	Date	REVISIONS	App.
1	08/26/97	ADJ. CURRENT OWNERSHIP FOR ADJOINING TRACTS	DAS

/local/projects/fed1/prj/fr/ewd1d/ eng005 denise 26 Aug 1997

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

DWN. DAS APP. JJB
JOB NO. 96-005-00 DATE 08/08/97

MELLON PROPERTIES COMPANY
WESTSIDE PLACE SUBDIVISION
P.O.A.D.P.

SHEET NO. 1 OF 1

#578

MAJOR

PLAT No. 040085

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WTHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

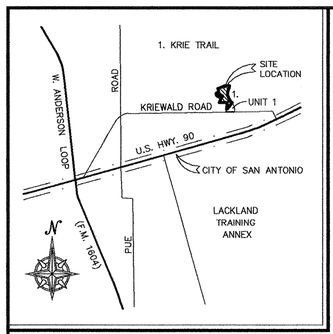
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

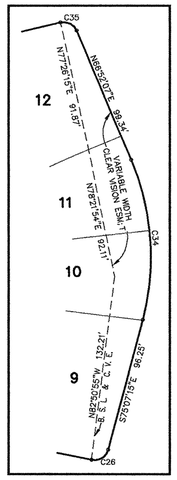
1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

OWNER/DEVELOPER:
NORMAN DUGAS for FIELDSTONE COMMUNITIES SAN ANTONIO, L.L.C.
21232 GATHERING OAK, SUITE 103
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

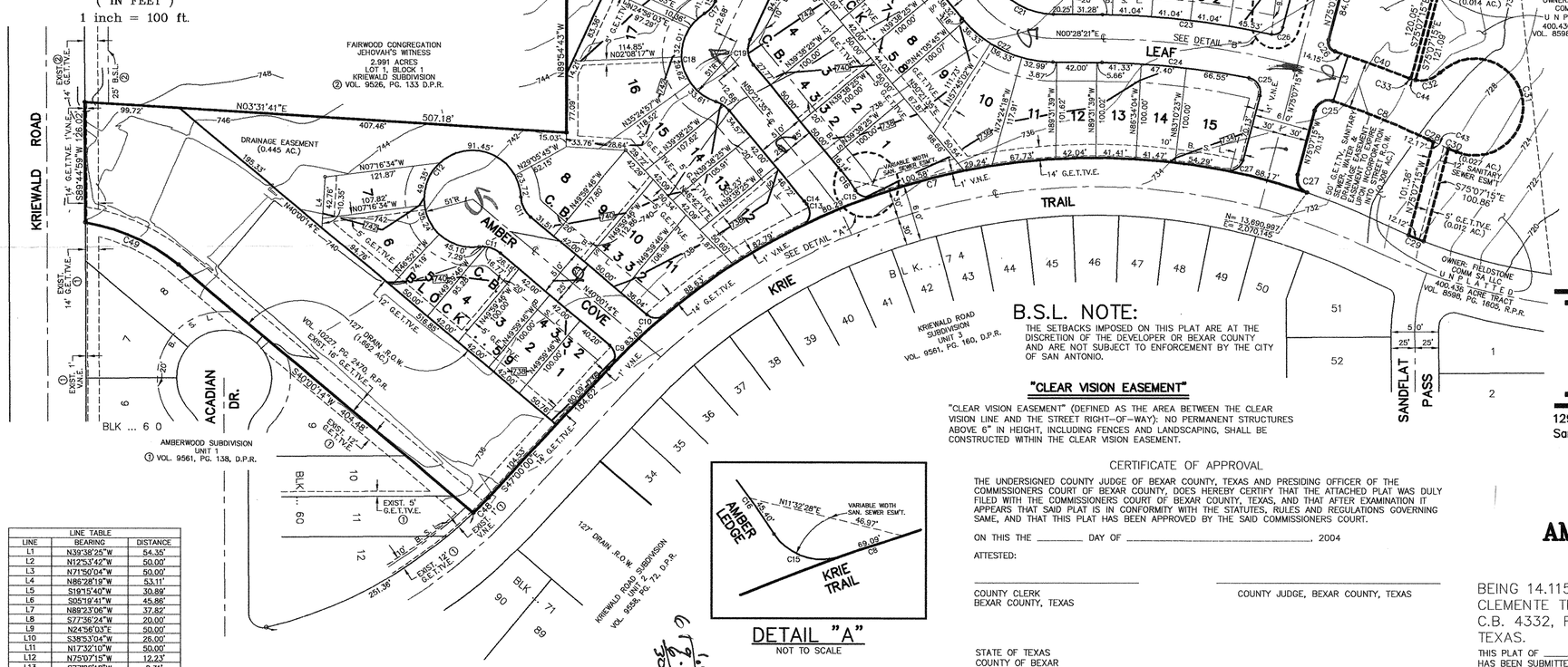


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.



DETAIL "B"
NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N39°38'25"W	54.35'
L2	N12°53'42"W	50.00'
L3	N71°50'04"W	50.00'
L4	N86°28'19"W	53.11'
L5	S19°15'40"W	30.89'
L6	S05°19'41"W	45.86'
L7	N89°23'06"W	37.82'
L8	S77°38'24"W	20.00'
L9	N24°56'03"E	50.00'
L10	S38°53'04"W	26.00'
L11	N17°32'10"W	50.00'
L12	N75°07'15"W	12.23'
L13	S77°08'18"W	2.31'

DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	52°10'15"	125.00'	61.20'	113.82'	109.93'
C2	52°10'15"	75.00'	36.72'	68.29'	65.95'
C3	74°39'26"	10.00'	7.67'	13.08'	12.17'
C4	10°23'58"	125.00'	11.38'	22.69'	22.66'
C5	1°11'21"	425.00'	4.41'	8.82'	8.82'
C6	4°38'28"	375.00'	15.20'	30.38'	30.37'
C7	65°29'15"	700.00'	450.15'	800.08'	757.24'
C8	8°08'24"	800.00'	56.92'	113.65'	113.56'
C9	93°20'10"	15.00'	15.90'	24.44'	21.82'
C10	80°12'27"	15.00'	12.63'	21.00'	19.38'
C11	47°32'45"	29.00'	12.77'	24.07'	23.38'
C12	275°05'30"	51.00'	46.66'	244.86'	68.85'
C13	102°09'10"	15.00'	18.57'	26.74'	23.36'
C14	1°18'53"	175.00'	2.01'	4.02'	4.02'
C15	76°28'35"	15.00'	11.82'	20.03'	18.57'
C16	8°31'51"	225.00'	12.84'	25.65'	25.62'
C17	33°32'21"	29.00'	8.74'	16.98'	16.73'
C18	131°39'10"	51.00'	113.82'	117.19'	93.06'
C19	64°34'28"	25.00'	15.80'	28.18'	26.71'
C20	115°25'32"	10.00'	15.83'	20.15'	16.91'
C21	49°53'14"	75.00'	34.88'	65.30'	63.28'
C22	49°53'14"	125.00'	58.14'	108.84'	105.43'
C23	123°24'27"	850.00'	89.89'	179.12'	178.79'
C24	11°07'13"	800.00'	77.88'	155.27'	155.03'
C25	93°17'11"	15.00'	15.89'	24.42'	21.81'
C26	87°40'03"	10.00'	9.60'	15.30'	13.85'
C27	86°23'00"	15.00'	14.08'	22.62'	20.53'
C28	0°40'46"	470.00'	2.79'	5.57'	5.57'
C29	1°43'27"	570.00'	8.58'	17.15'	17.15'
C30	1°07'55"	470.00'	4.64'	9.28'	9.28'
C31	24°76'21"	51.00'	76.61'	220.13'	84.91'
C32	55°53'05"	29.00'	15.38'	28.29'	27.18'
C33	2°21'58"	29.00'	0.60'	1.20'	1.20'
C34	38°00'38"	175.00'	60.28'	116.10'	113.98'
C35	79°45'49"	10.00'	8.36'	13.92'	12.82'
C36	100°14'11"	10.00'	11.97'	17.49'	15.35'
C37	38°13'14"	125.00'	43.31'	83.38'	81.85'
C38	223°03'12"	51.00'	129.29'	198.54'	94.89'
C39	81°16'26"	29.00'	24.89'	41.14'	37.77'
C40	5°38'04"	850.00'	41.83'	83.59'	83.56'
C41	5°35'43"	425.00'	20.77'	41.50'	41.49'
C42	4°49'53"	375.00'	15.82'	31.62'	31.61'
C43	2°06'01"	470.00'	8.61'	17.23'	17.23'
C44	9°53'29"	29.00'	2.51'	5.01'	5.00'
C45	38°00'38"	225.00'	77.50'	149.27'	146.55'
C46	0°45'50"	375.00'	2.50'	5.00'	5.00'
C47	3°27'07"	425.00'	12.81'	25.61'	25.60'
C48	2°45'54"	470.00'	11.34'	22.68'	22.68'
C49	30°37'36"	204.00'	55.86'	109.05'	107.75'

21
15
24
60 U

B.S.L. NOTE:

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE CLEAR VISION EASEMENT.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.
9.) PROPOSED FINISHED CONTOUR — 740
10.) THE VALUE OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°14'50"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS TEXAS STATE PLANE COORDINATE SYSTEM.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
18.) IMPACT FEE PAYMENT DUE: SEWER IMPACT FEES NEED TO BE PAID BEFORE TIME OF PLAT RECORDATION FOR THIS PROPERTY.
19.) IMPACT FEE PAYMENT DUE: WATER IMPACT FEES NEED TO BE PAID AT TIME OF PLAT APPROVAL.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 2004

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2004.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

60 LOTS

SUBDIVISION PLAT OF AMBERWOOD SUBDIVISION UNIT 2

BEING 14.115 ACRES OF LAND OUT A 400.436 ACRE TRACT, CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, C.B. 4332, RECORDED IN VOL. 8598, PG. 1605, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ AMBERWOOD SUBDIVISION UNIT 2 _____
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D., 2004.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

_____ DAY OF _____, A.D. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

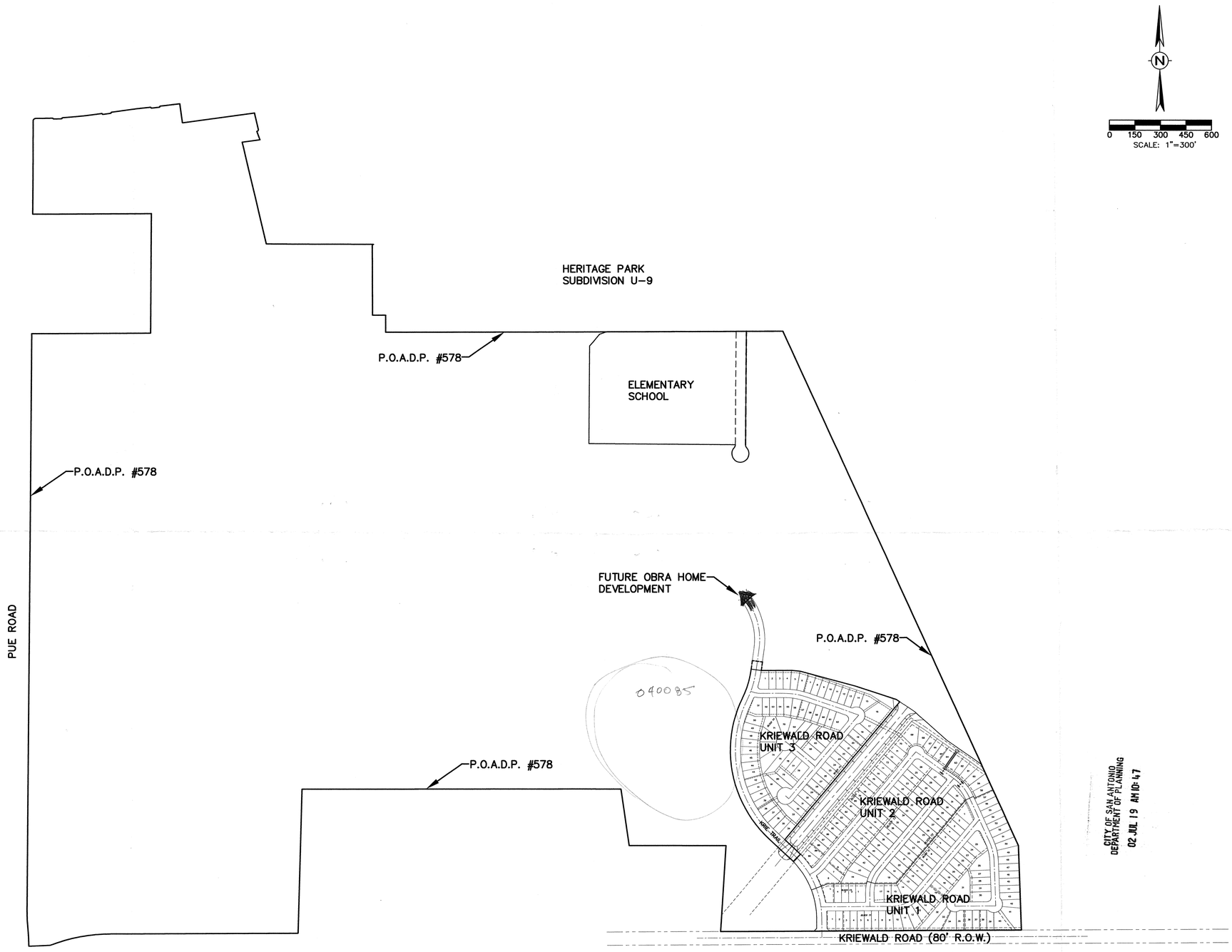
_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR



CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 19 AM 10:47

#578

NO.	DATE	REVISION	BY

Carter :: Burgess
Consultants in Engineering, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway North, Suite 425
San Antonio, Texas 78232
(210) 494-0088 Fax (210) 494-4628

© COPYRIGHT 2001 Carter and Burgess, Inc.

KRIEWALD ROAD UNITS 1-3 LOCATION EXHIBIT

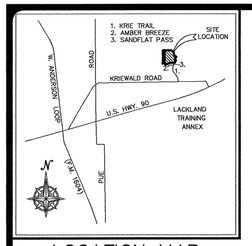
KRIEWALD ROAD - UNIT 3

OBRA HOMES, INC.
3900 N. 10th Street, Suite 850
McALLEN, TX. 78502

DATE: 7-18-02
DRAWN BY: MP
DESIGNED BY: MP
CHECKED BY: BK
REVIEWED BY: BK
PROJECT NUMBER: 310128.031

SHEET
OF 23

Drawing Name: M:\310128 Kriewald Master\Dwg\POADP.dwg Jul 18, 2002 - 2:14pm



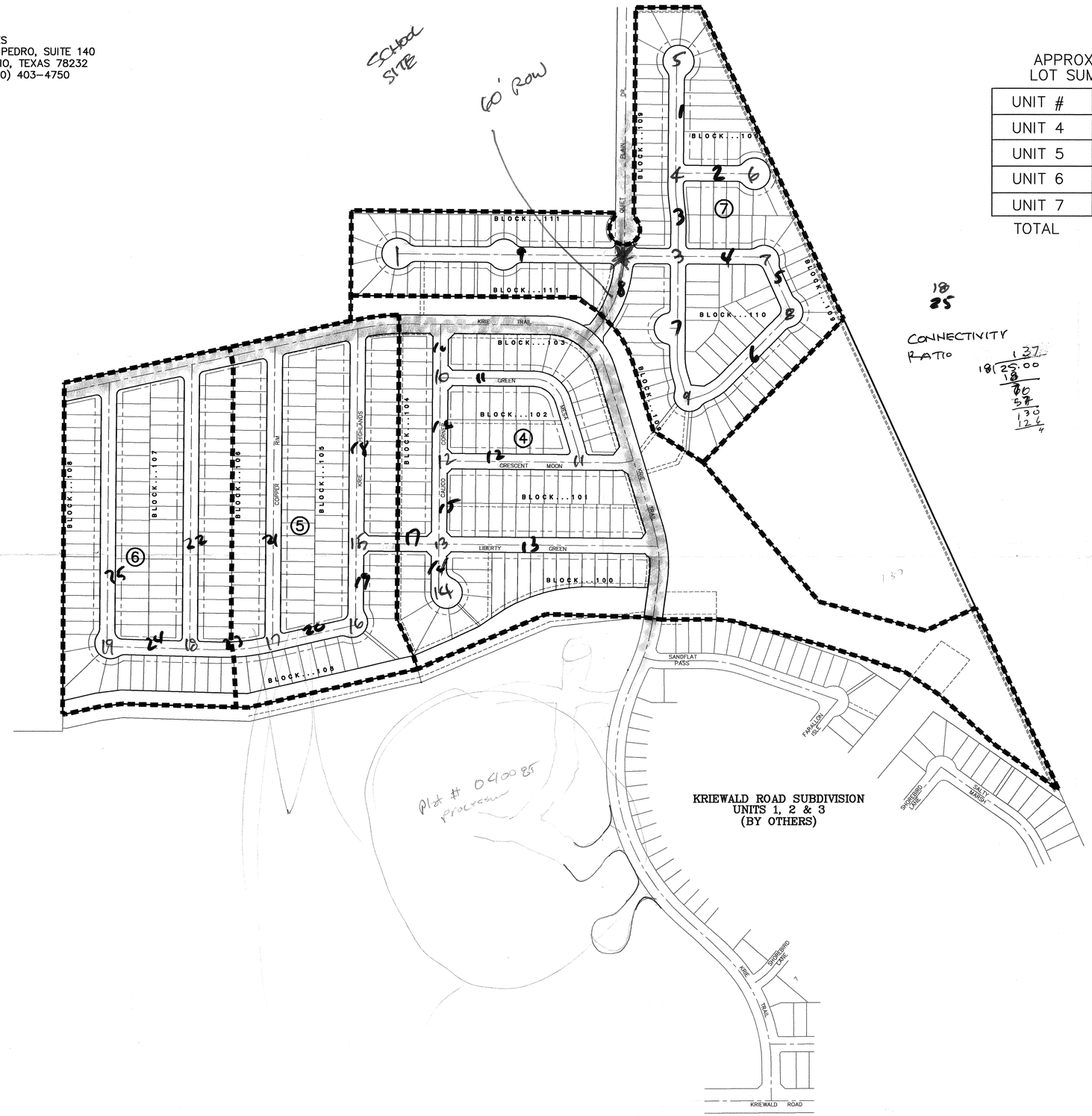
LOCATION MAP

DEVELOPER:
OBRA HOMES
17319 SAN PEDRO, SUITE 140
SAN ANTONIO, TEXAS 78232
PHONE: (210) 403-4750

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.



APPROXIMATE
LOT SUMMARY

UNIT #	LOTS
UNIT 4	95
UNIT 5	94
UNIT 6	89
UNIT 7	127
TOTAL	405

18
25

CONNECTIVITY
RATIO

137
18 | 25.00
18
70
57
130
126
4

578
WESTSIDE PLACE
10/10/1997

SUBMITTED
#578

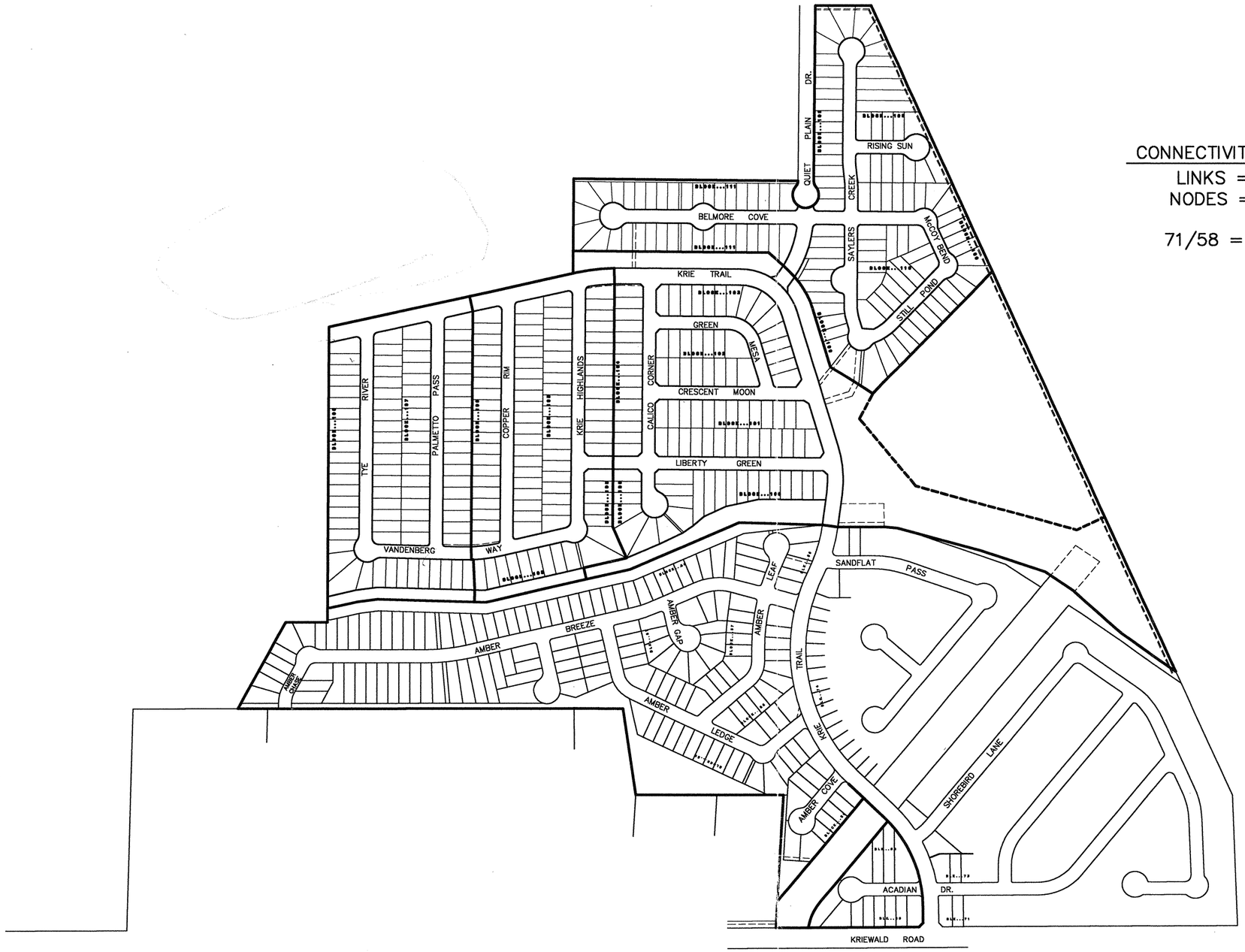
Denham-Ramones Engineering
and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

04 4bu -6 AM 7:44

CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR

OVERALL MASTER PLAN
for
KRIEWALD ROAD SUBDIVISION
UNITS 4, 5, 6 & 7

JOB # 040023.00
DWG FILE:
DATE: 06/21/04
DESIGN: P.W.D.
DRAWN: P.D.L.
CHECKED:
SHEET 1 OF 1



CONNECTIVITY RATIO

LINKS = 71
NODES = 57

71/58 = 1.25

578
WESTSIDE SUB
10/10/97

N

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

04 SEP 16 AM 9:02

CONECTIVITY INDEX for KRIEWALD & AMBERWOOD SUBDIVISION

JOB # 040023.00
DWG FILE:
DATE: 09/15/04
DESIGN: L.M.R.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

578

KRIEWALD SUBDIVISION
OWNER – OBRA HOMES

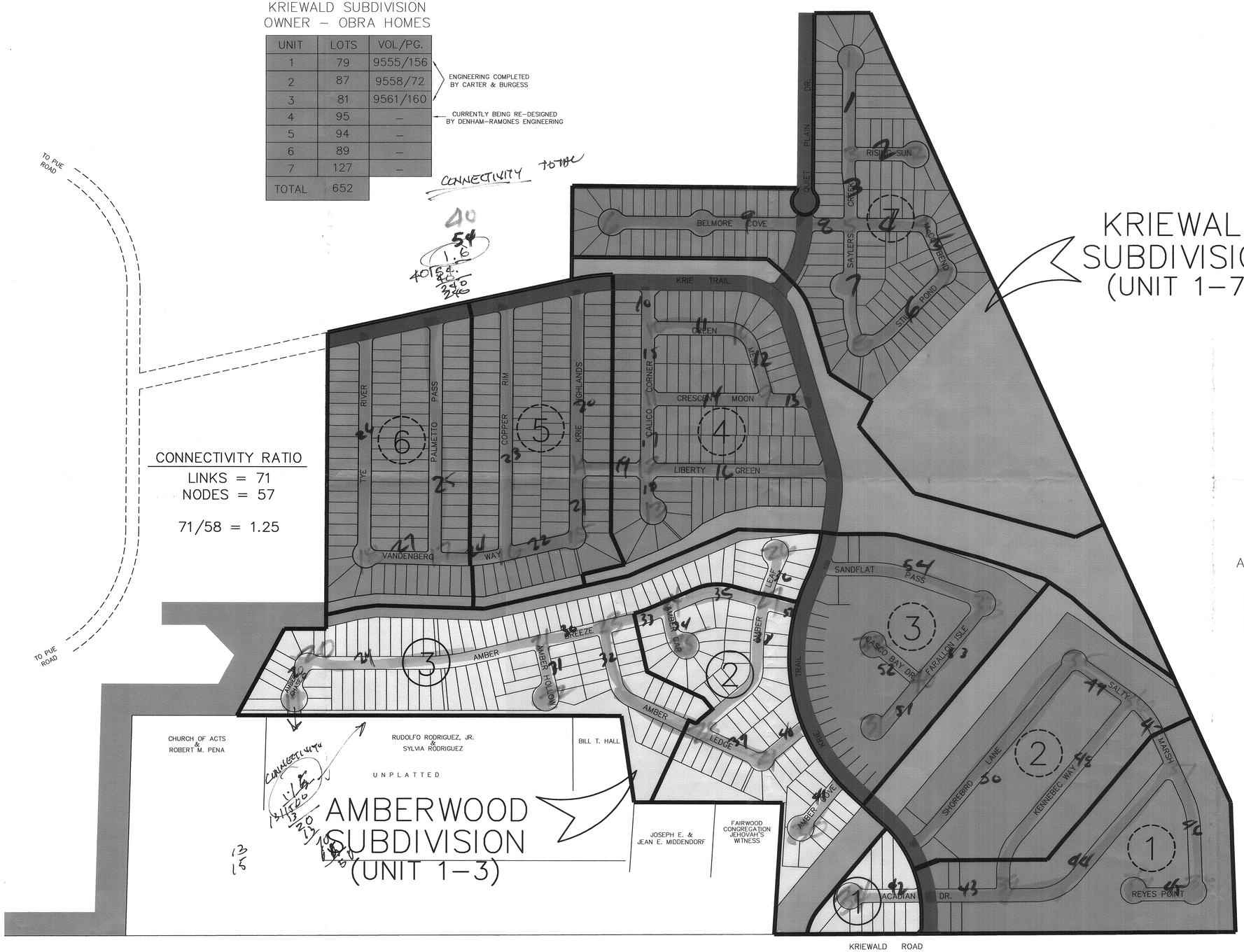
UNIT	LOTS	VOL/PG.
1	79	9555/156
2	87	9558/72
3	81	9561/160
4	95	–
5	94	–
6	89	–
7	127	–
TOTAL	652	

ENGINEERING COMPLETED BY CARTER & BURGESS

CURRENTLY BEING RE-DESIGNED BY DENHAM-RAMONES ENGINEERING

CONNECTIVITY TOTAL

40
54
1.6
40/54
40
240
240



CONNECTIVITY RATIO
LINKS = 71
NODES = 57

71/58 = 1.25

POADP # 578
WESTSIDE SUB
10/10/97

AMBERWOOD SUBDIVISION
OWNER – FIELDSTONE

UNIT	LOTS	VOL/PG.
1	12	9555/156
2	60	–
3	101	–
TOTAL	173	

SUPPLEMENAL
POADP # 578
WESTSIDE SUBDIVISION
10/10/1997

N

GRAPHIC SCALE
200 0 100 200 400
(IN FEET)
1 inch = 200 ft.

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MASTER for KRIEWALD & AMBERWOOD SUBDIVISION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 OCT 18 PM 5:44

JOB # 040023.00
DWG FILE:
DATE: 09/15/04
DESIGN: L.M.R.
DRAWN: A.R.
CHECKED:
SHEET 1 OF 1

#578

CITY OF SAN ANTONIO

POADP APPLICATION

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: 8/14/97

Name of POADP: Westside Place Subdivision

Owners: Mellon Properties Company

Consulting Firm: Brown Engineering Company

Address: 515 Post Oak Blvd., Suite 130
Houston, Texas 77027

Address: 1000 Central Pkwy N., Ste. 100
San Antonio, Texas 78232

Phone: (713)960-7811

Phone: (210)494-5511

Existing zoning: N/A

Proposed zoning: N/A

Texas State Plane Coordinates: X: 2,101,750 Y: 569,870

Site is over/within/includes:

San Antonio City Limits?	☐ Yes	☒ No
Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases: +20	☒ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	approx. 1,951	412.8
Multi-family (MF)		
Commercial and non-residential	1	13.0

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Is there a previous POADP for this Site? Name N/A No.

Is there a corresponding PUD for this site? Name N/A No.

Plats associated with this POADP or site? Name No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Jeffrey J. Brown Signature: Jeffrey J. Brown

Date: 8/14/97 Phone: (210)494-5511 Fax: (210)494-5519

☑ 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: Jeffrey J. Brown Signature: Jeffrey J. Brown

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

CITY OF SAN ANTONIO

October 10, 1997

Jeffrey J. Brown
Brown Engineering Company
1000 Central Pkwy N., Ste. 200
San Antonio, TX 78232

Re: Westside Place POADP # 578

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Westside Place Subdivision Preliminary Overall Area Development Plan # 578. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Staff recommends that there be no residential frontage on Pue.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Bill Zollinger for

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Date 8-21-97

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Westside Plaza FILE # NONE

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.

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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: Flood plain requirements and drainage easements will be required and will be address during the platting process

Burt Nubs [signature] Sr. Eng. Tech. Aug 25, 1997

Signature **Title** **Date**

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE [210] 494-5511

TO: City Planning
114 W. Commerce, 4th Fl.

DATE	JOB NO
8/20/97.	2666-006-00

ATTENTION: Elizabeth Card.

RE: Westside Place Subd.

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via 1hr. the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐

COPIES	DATE	NO.	DESCRIPTION
6		Ea.	POADP (added adjacent owners name).
1		Ea.	TIA (for your use).
			(Elizabeth, The TIA was sent down with
			this package originally to Ames).
			Do you think this POADP will get
			approved this week?

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

COPY TO

SIGNED Denise Spain

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE [210] 494-5511

TO: City Planning Dept.
114 W. Commerce
4th Fl.

DATE: 8/14/97.
JOB NO: 266-006-00.
ATTENTION: Elizabeth Carol.
RE: Westside Park Subd.

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		Ea.	POADP
1		Ea.	application for a POADP
			note: Traffic Impact analysis + fee to be sent to Amer Gilani

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

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 _____

COPY TO _____

SIGNED Denise Spain

Carter&Burgess

911 Central Parkway North
Suite 425
San Antonio, Texas 78232
Ph: (210) 494-0088
Fax: (210) 494-4525

LETTER OF TRANSMITTAL

Attention:	Michael Herrara	Date: 7-18-02	Project No: 310128.031.1.0390
To:	Planning Department, 3rd floor	Re:	Kriewald U3
	COSA		
	114 W. Commerce St		
	San Antonio, TX		

We are sending you these items via: Courier

COPIES	DATE	DESCRIPTION
1		site location exhibit

☐	For approval	☐	For your use		For review & comment

REMARKS: Per your request

SENDER: Brenda Kelly	TELEPHONE: (210) 494-0088

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 JUL 19 AM 10: 47

#578

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES

TRANSMITTAL
For Re-Submittals

FROM

Plat I.D. # 040085 Plat name: Amberwood Unit 2

Consultant: Denham-Ramones Engineering, Inc.

Contact Person: Gary R. Balbaugh

Phone #: (210) 495-3100 Fax #: (210) 495-3122 E: Mail: Balbaughg@satx.rr.com

TO

Engineering: **ATTN:**

- ☐ **Drainage –** _____
- ☐ **Streets –** _____
- ☐ **TIA –** _____
- ☐ **Stormwater –** _____
- ☐ **Other –** _____

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04 SEP 15 PM 3:22
LAND DEVELOPMENT SERVICES DIVISION

Case Manager:

- ☐ **Subdivision Comments –** _____
- ☐ **GIS:**
  - ○ **Mapping –** _____
  - ○ **Legals–** _____
- ☐ **Arborist –** _____
- ☒ **MDP/PUD/Maj. Tho. –** _Ernest Brown_____
- ☐ **Other –** _____

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 SEP 16 AM 8:02

Comments: Overall map as requested .

Note: This transmittal is for submitting revisions, red-lines or supplemental data to a reviewing division. Use only one transmittal for each revision being submitted. Do not include multiple divisions under one transmittal. This transmittal is **not** for variance requests, completeness packages, time extensions, etc.

9/15/2004

Westside Place

@ Pue + Krieveld

near 90 + 1604

Outside City

20± pheses

w/ 1951 SF lots

1 comm

13 acres

- tree
- drainage
- TIA
- no lot front on Pue
- ~~Where is the commercial~~
- Why local "B" instead of "A"
- ownership
- info on unplatted lots

West side

TIA still pending

- esement/connector for school
- connection w/ stub street. Misty Place Drive

Hold Over

* Called Denise 9-2-97