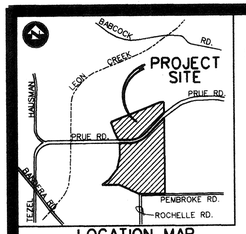

LOCATION MAP

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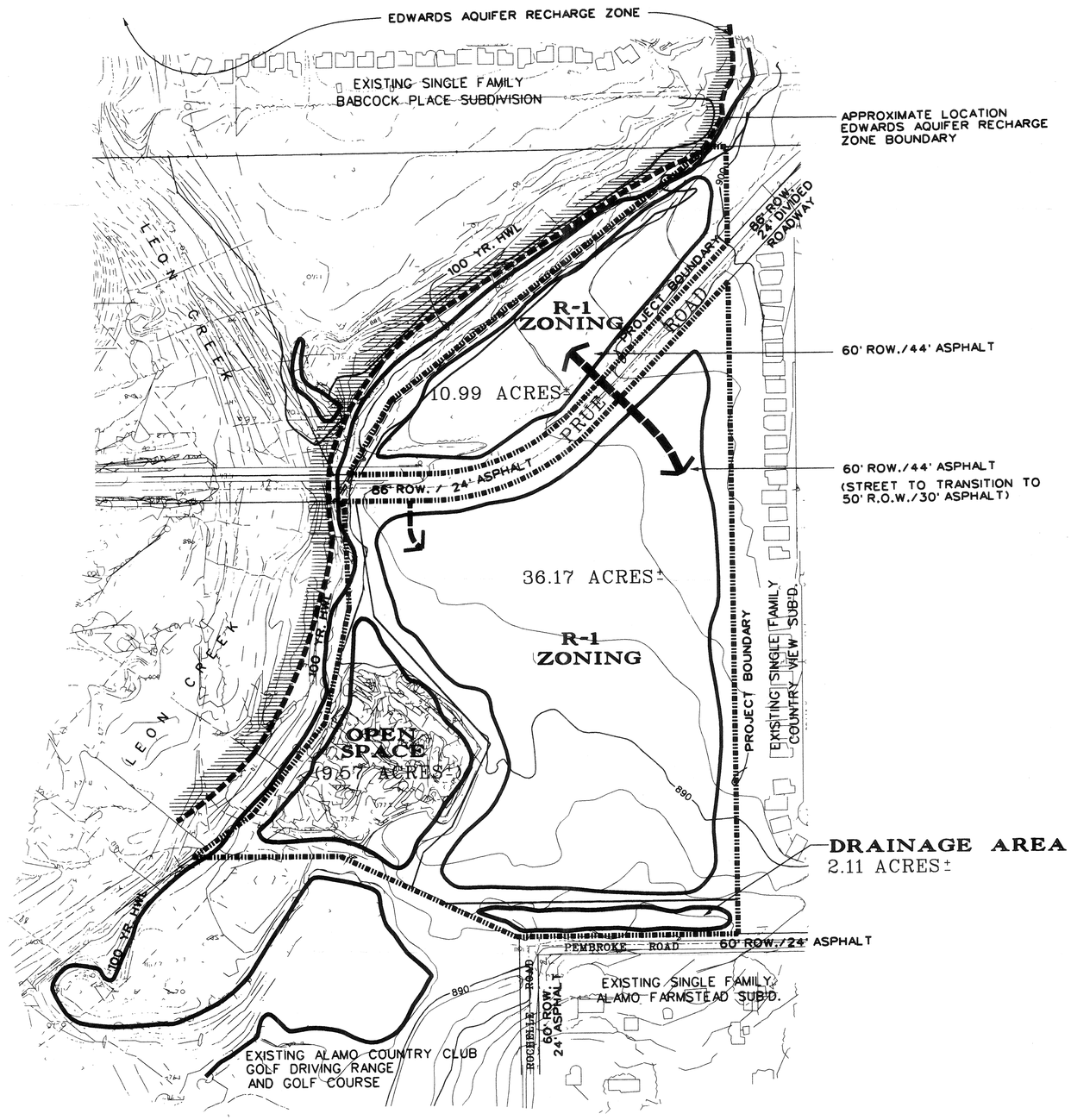
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



LEGEND:

Project Boundary

Edward Aquifer Recharge Zone Boundary

PROJECT SUMMARY:

Total Single Family Area : 47.16 Acres ±
Total Open Space: 9.57 Acres ±
Drainage Area: 2.11 Acres ±
Total Land Area: 58.84 Acres
Total Number Of Lots: 205 Lots
Density: 4.3 Units per Acre

UTILITIES:

Water: San Antonio Water System
Sewer: San Antonio Water System
Telephone: S.W. Bell Telephone Co.
Electric: City Public Service

GENERAL NOTES:

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 6000 Sq. Ft.
3. Open Space Areas Are Approximate And Subject To Change At Final Design.
4. Street Configuration Is Preliminary And Subject To Change At Final Design.
5. Existing R-1 Zone Classification.
6. A Flood Plain Preservation Buffer Zone Will Be Established Along The Edwards Aquifer Recharge Zone Boundary At Final Design.

PLAN HAS BEEN ACCEPTED BY
COSA
Dec 12, 1997 595
(date) (number)
If no plats are filed, plan will
expire on June 13, 1999
1st plat filed on _____

PRUE ROAD SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SCALE: 1"=200'
DATE: 8-11-97

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
PHONE: (210) 681-2951
(210) 523-7112 FAX
LOCATION: 10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

FILE: /usr/rick/miscl/prpoadp1.dgn

RECEIVED
97 DEC 10 PM 4:03
DEPT. OF LAND DEVELOPMENT SERVICES DIVISION

PLAT NO. 980059

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	5.00'	7.86'	5.01'	90°06'06"
C2	50.00'	261.80'	28.87'	300°00'00"
C3	5.00'	6.58'	3.87'	75°27'04"
C4	5.00'	7.84'	4.99'	89°52'14"
C5	10.00'	16.02'	10.32'	91°46'42"
C6	296.15'	229.64'	120.94'	44°25'40"
C7	525.34'	290.26'	148.94'	31°39'25"
C8	25.00'	39.28'	25.01'	90°01'33"
C9	50.00'	156.40'	7312.69'	179°12'59"
C10	275.00'	97.19'	49.11'	20°15'00"
C11	225.00'	79.52'	40.18'	20°15'00"
C12	245.00'	195.22'	103.13'	45°39'19"
C13	295.00'	235.07'	124.17'	45°39'19"
C14	50.00'	261.80'	28.87'	300°00'00"
C15	5.00'	7.82'	4.97'	89°36'24"
C16	5.00'	7.89'	5.03'	90°23'36"
C17	275.00'	32.94'	16.49'	06°51'44"
C18	5.00'	6.20'	3.57'	71°03'48"
C19	10.00'	16.62'	10.95'	95°12'26"
C20	50.00'	261.80'	28.87'	300°00'00"
C21	225.00'	179.44'	94.80'	45°41'39"
C22	275.00'	120.48'	61.22'	25°06'09"
C23	15.00'	28.77'	21.38'	109°53'43"
C24	5.00'	7.12'	4.31'	81°32'54"
C25	50.00'	156.40'	7312.69'	179°12'59"
C26	25.00'	39.28'	25.01'	90°01'33"
C27	50.00'	261.80'	28.87'	300°00'00"
C28	430.00'	134.80'	67.96'	17°57'40"
C29	380.00'	43.23'	21.64'	06°31'03"
C30	150.00'	215.88'	131.45'	82°27'31"
C31	200.00'	291.87'	178.87'	83°36'51"
C32	50.00'	261.66'	28.96'	299°50'19"
C33	25.00'	32.61'	19.09'	74°44'30"
C34	50.00'	140.39'	296.76'	160°52'21"
C35	873.00'	436.99'	223.18'	28°40'49"
C36	923.00'	467.80'	239.04'	29°02'21"
C37	1043.00'	580.13'	297.78'	31°52'06"
C38	5.00'	7.67'	4.82'	87°53'44"
C39	5.00'	8.04'	5.19'	92°06'16"
C41	743.00'	601.77'	318.49'	46°24'18"

NOTE:

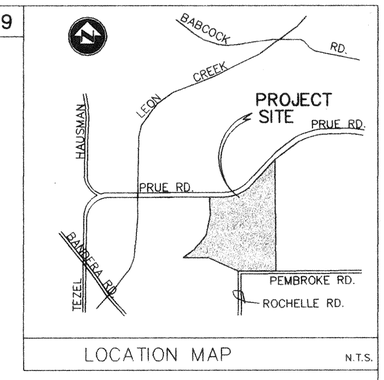
THE CITY OF GARDEN RIDGE, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE 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, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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.

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

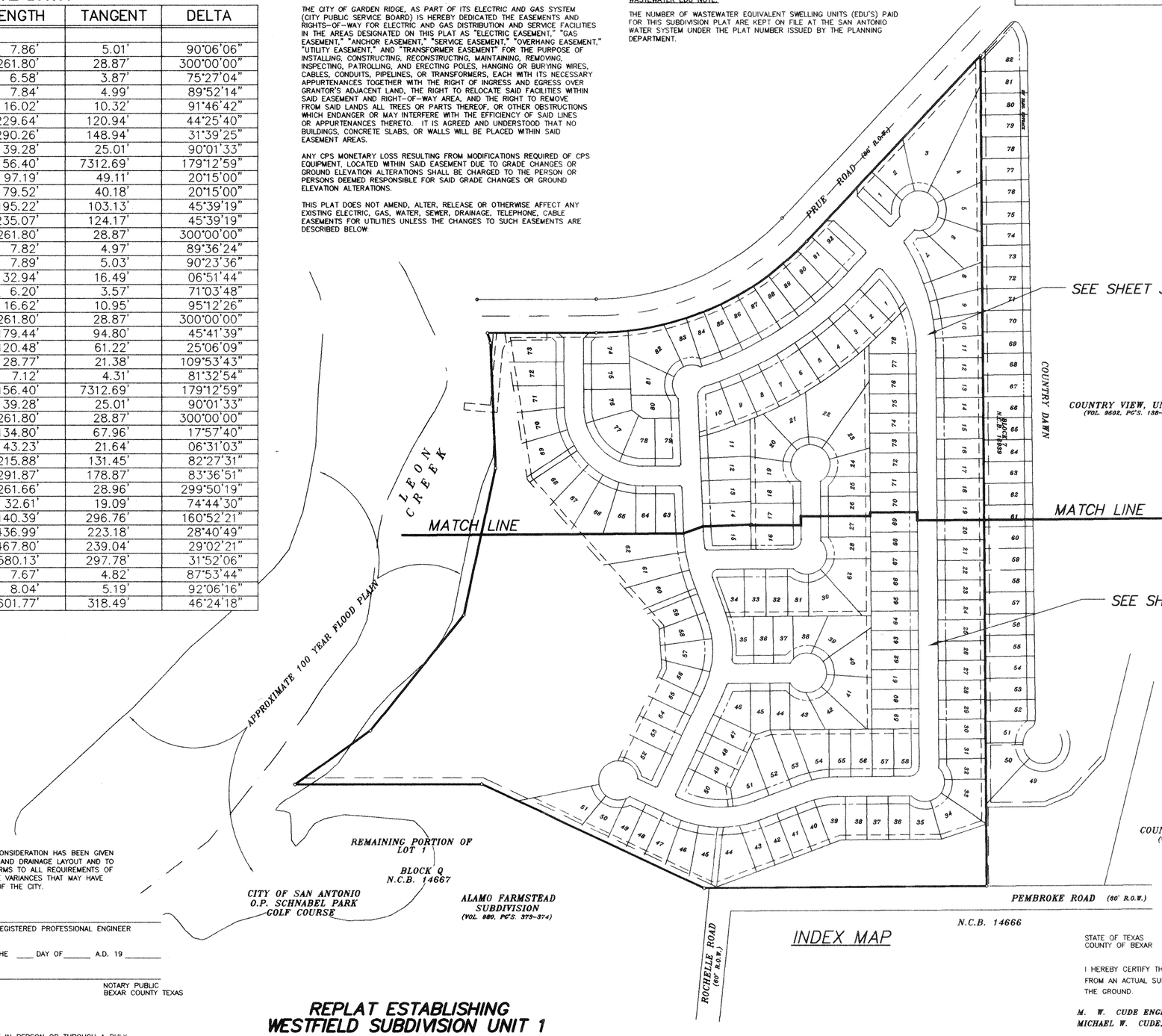
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT SWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



LOCATION MAP N.T.S.



INDEX MAP

SCALE: 1" = 200'

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 AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF_____ A.D. 19 _____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, 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 AND SEAL OF OFFICE THIS _____ DAY OF_____

A.D. _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING WESTFIELD SUBDIVISION UNIT 1

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210)681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF _____ 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. 19 _____

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT _____ _____ WHICH IS RECORDED IN VOLUME _____, PAGE _____, _____ COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF_____ , 19 _____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S. REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF_____
A.D. _____

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I _____COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY 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_____

SHEET 1 OF 4 DATE: DECEMBER 9, 1997

#595

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: August 19, 1997

Name of POADP: Prue Road Subd.

Owners: Bateson Trust

Consulting Firm: M.W. Cude Engineers, L.L.C.

Address: c/o Nations Bank
981 Main Street
Dallas, TX 75202

Address: 10325 Bandera Road
San Antonio, TX 78250

Phone: (214)508-1629

Phone: (210)681-2951

Existing zoning: R-1

Proposed zoning: R-1

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes:

San Antonio City Limits? ☒ Yes ☐ No

Edwards Aquifer Recharge Zone: ☐ Yes ☒ No

Projected # of Phases: 2 ☒ Yes ☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	205	47.16
Multi-family (MF)	NA	NA
Commercial and non-residential	NA	NA

Is there a previous POADP for this Site? Name NA No. _____

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

Plats associated with this POADP or site? Name NA No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Michael W. Cude, P.E. Signature: Michael W. Cude, P.E.

Date: August 19, 1997 Phone: (210)681-2951 Fax: (210)523-7112

CITY OF SAN ANTONIO

December 12, 1997

Michael W. Cude, P.E.
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Prue Road Subdivision POADP # 595

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Prue Road Subdivision Preliminary Overall Area Development Plan # 595. 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.
- 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.
- TIA approval is subject to platting.

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,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., 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 8.28.

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Prve Sub 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.

Please Return By:_____, 19____

RECEIVED
97 SEP -[illegible] AM 8:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☐ **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, and Flood plain requirements will be require and address during the platt in process.

Burt Rule [signature] Sr. Eng Tech Sept 6, 1991

Signature **Title** **Date**

W.F. CASTELLA & ASSOCIATES, INC.
ENGINEERS * SURVEYORS * PLANNERS

PRUE ROAD SUBDIVISION
Preliminary Overall Development Plan

59 ACRES
N.C.B. 14667

TRAFFIC IMPACT ANALYSIS: LEVEL I

POADP

Project No. 46467.00
August 1997

1039 W. Hildebrand * San Antonio, Texas 78201 * (210) 734-5351

August 15, 1997
JO 46467.00

TRAFFIC IMPACT ANALYSIS
PRUE ROAD SUBDIVISION
59 Acres, N.C.B. 14667

PROPOSED DEVELOPMENT

The 59 acres of land, located along the north and south sides of Prue Road, between the Country Bend development and Leon Creek, approximately 3000 feet west of Babcock Road, is proposed to be developed with single family residential homes. The 59 acres includes approximately 11 acres north of Prue Road and 48 acres south of Prue Road. Of the 48 acres, approximately 11 acres would be designated as open space / drainage areas, as shown on the POADP. The 47 acres of residential area would be developed with 205 units for an average density of 4.3 units per acre. The residential development would have access to Prue Road.

The POADP and the attached mosaic of the Bexar Appraisal maps of the area indicate the surrounding developments. The Leon Creek flood plain provides the west boundary of the 59 acres. A major drain through the Country Bend development separates the 59 acres from Pembroke Road, limiting access to Prue Road.

EXISTING ROADWAYS

The directly affected roadway will be Prue Road. Prue Road is a designated secondary arterial street. The existing roadway abutting the 59 acres was built by Bexar County to provide a crossing of Leon Creek, providing a direct connection between Bandera Road and Babcock Road.

TRIP GENERATION

Based on the Fifth Edition of the ITE *TRIP GENERATION* report for a single family, detached residential development (ITE Code: 210), the number of trips expected to be generated would be as enumerated below, based on trips per unit:

Peak Period	Weekday AM Peak Hour	Weekday PM Peak Hour	Weekday Daily Trips	SAT Peak of Generator	SAT Daily Trips
Trips per Unit	0.76	1.02	9.55	0.96	10.19
entering/exiting	26% / 74%	65% / 35%	50% / 50%	54% / 46%	50% / 50%
Total Trips	156	209	1958	197	2090
entering/exiting	41 / 115	136 / 73	979 / 979	106/ 91	1045 / 1045

TRIP DISTRIBUTION

The trip distribution would be expected to be split between the development on the north side of Prue Road and the south side of Prue Road. The north side of Prue Road is proposed to have 43 units and the south side 162 units. The trip distribution, by the most significant peak periods (the weekday AM and PM peak hours), is shown on the attached Weekday AM & PM Trip Distribution Exhibit of the POADP and is enumerated as follows:

	WEEKDAY AM PEAK HOUR			WEEKDAY PM PEAK HOUR		
	North 43 units	South 162 units	Total	North 43 units	South 162 units	Total
enter	**9**	**32**	**41**	**29**	**107**	**136**
exit	**24**	**91**	**115**	**15**	**58**	**73**
total	**33**	**123**	**156**	**44**	**165**	**209**

CONCLUSION

The distribution of the trips in and out of the 205 homes should be adequately handled by the proposed collector street segments onto Prue Road. The collector segment serving the south 162 homes would experience an exit trip arrival rate of one vehicle every 40 seconds during the morning peak period. The 91 expected exit trips would be split between left turn and right turn movements. The two exit lanes on the collector street would provide storage to separate the right and left turn traffic.

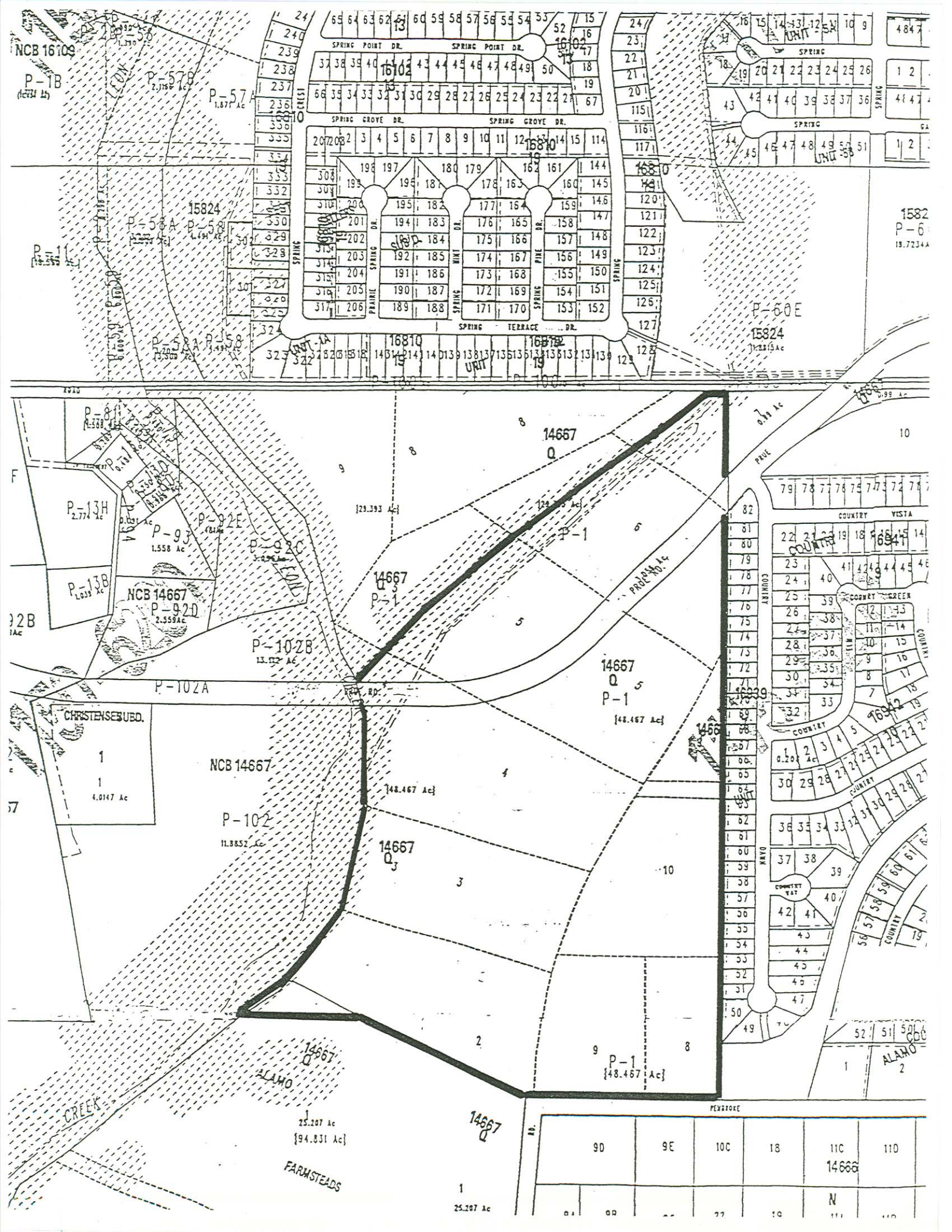
STATE OF TEXAS
JOE F. NIX
41591
REGISTERED PROFESSIONAL ENGINEER

Prepared by:

Joe F. Nix, P.E.
8/15/97

Attachments:

Bexar Appraisal map (1" = 400')
Weekday AM & PM Peak Trip Distribution on POADP



NCB 16109
P-1B
P-57B
P-57A
SPRING POINT DR.
SPRING GROVE DR.
SPRING TERRACE DR.
PRAIRIE
SPRING
NINT DR.
PINE DR.
16102
16810
15824
P-58A
P-58
P-60E
P-13H
P-93
P-92E
P-92C
P-13B
NCB 14667
P-92D
P-102B
P-102A
CHRISTENSEN SUBD.
NCB 14667
P-102
14667
P-1
(29.393 Ac)
(48.467 Ac)
COUNTRY VISTA
COUNTRY GREEN
COUNTRY WAY
PRUE
PRUE RD.
ALAMO
CREEK
FARMSTEADS
25.207 Ac
(94.831 Ac)
PEMBROKE
9D
9E
10C
18
11C
11D
14666

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

TO: Dept. of Planning

DATE: August 26, 1997

SUBJECT: Prue Road Subd.

Preliminary Overall Area Development Plan

6 – Bluelines Proposed P.O.A.D.P.

FOLD

1 – Application

FOLD

1 – TIA Study for Amir Galani

Please process for approval.

E. Garza

97 AUG 26 PM 3:40
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Thank you
Sandi Vicars

SIGNED

GTH TEAMWORK
CA
ION RESULTS
CEMENT
P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Prue Rd

Approved
POADP

TIA approval is subject to platting.

Prue Road

- Drainage
- ~~TIA needed~~
- ~~show internal street network.~~

Called Sandi 9-2-97