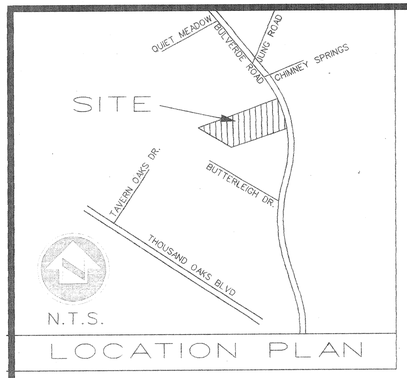
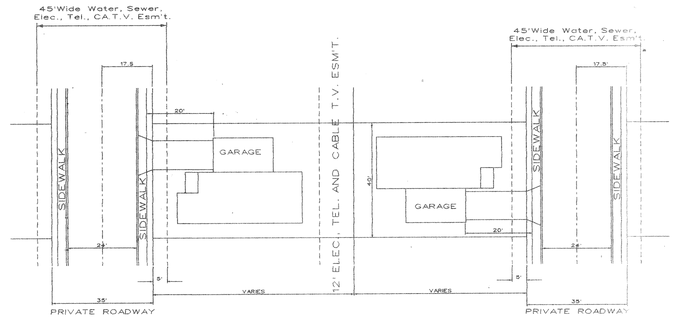


LOCATION PLAN

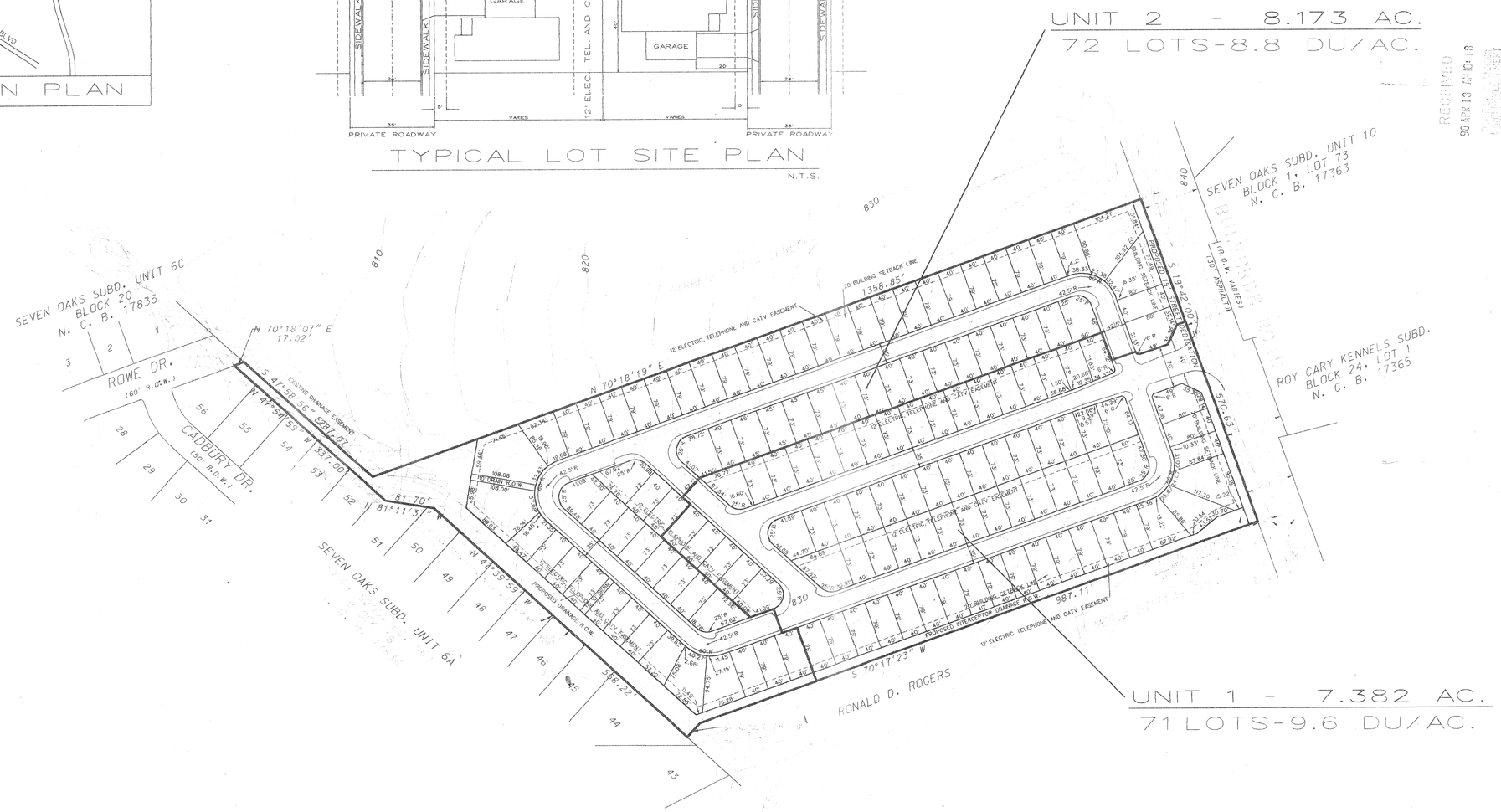


TYPICAL LOT SITE PLAN

N.T.S.

Legal Description:

15.555 Acre Parcel of Land, out of the Louis Kneip Survey Survey No. 11, Abstract No. 391, NCB 18890, C. B. 5014, San Antonio, Bexar County, Texas



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PLAN HAS BEEN ACCEPTED BY
COSA [signature]
May 29, 1998 (date) 605 (number)
If no plats are filed, plan will expire on Nov 28, 1999
1st plat filed on

LINDSEY PLACE

P. U. D. PLAN • P.O.A.D.P. PLAN

SCALE: 1"=100'
DATE: 3-12-98

Land Planning Department
KAUFMAN & BROAD
OF SAN ANTONIO
HOME BUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx 78201 (210) 349-1111 FAX (210) 979-0072

GENERAL NOTES

1. GARAGE BUILDING SETBACK LINE TO BE A MINIMUM OF 20 FT. FROM EDGE OF CURB OR BACK OF SIDEWALK.
2. A 3 FT. WIDE SIDEWALK TO BE PROVIDED FOR PEDISTRIAN ACCESS.
3. BUILDING SETBACK AND YARD AREA REQUIREMENTS WILL BE AS SHOWN IN UNIFIED DEVELOPMENT CODE, SECTION 35-2105, DATED 1993 FOR THE CITY OF SAN ANTONIO.
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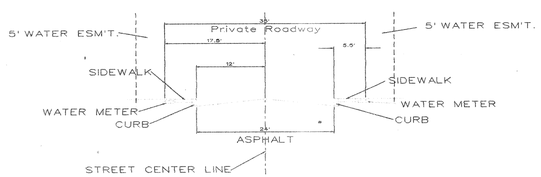
6. STREET NAMES WILL BE ADDED TO SUB'D. PLAT, ONCE STREET NAMES ARE APPROVED.



TYPICAL STREET SECTION

LAND USE

ZONING CLASSIFICATION: P-1, R-5
MAXIMUM DENSITY ALLOWED: 10 UNITS PER ACRE
PROPOSED DENSITY: 9.2 UNITS PER ACRE
PROPOSED OPEN SPACE RATIO: 54%
REQUIRED OPEN SPACE RATIO: 35%
TOTAL LAND AREA: 15.555 AC.(677,576 S.F.)
DRIVEWAY AREA: 0.78 AC. (34,080 S.F.)
FLOOR AREA: 3.34 AC. (145,408 S.F.)
STREET/DRAIN RIGHT OF WAYS: 3.08 AC. (134,288 S. F.)
TOTAL IMPERVIOUS COVER: 7.2 AC. (313,776 S.F.)
TOTAL PROPOSED OPEN SPACE: 8.35 AC (363,800 S.F.)
TOTAL OPEN SPACE REQUIRED: 5.44 AC. (237,152 S.F.)
TOTAL NUMBER OF LOTS: 143 Lots

#605

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: _____ Name of POADP: LINDSEY PLACE

AGENT ~~Owners:~~ KAUFMAN AND BROAD Consulting Firm: W.F. CASTELLA AND ASSOC.

Address: 4800 FREDERICKSBURG RD. Address: 1039 W. HILDEBRAND.

SAN ANTONIO, TEXAS. SAN ANTONIO, TEXAS.

Phone: 349-1111 Phone: 734-5351

Existing zoning: B-3/R-5 Proposed zoning: R-1/R-5.

ZONING CASE # 298094 B3/R-5 TO "R-1/R-5"

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☐ Yes ☑ No

Projected # of Phases: 2 ☑ Yes ☐ No

San Antonio City Limits? ☑ Yes ☐ No

Council District: 10

Ferguson map grid MAP# 518 B7

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Land area being platted:	Lots	Acres
Single Family (SF)	143	15.555 AC.
Multi-family (MF)	0	0
Commercial and non-residential	0	0

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

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

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

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: HERB QUIROGA Signature: Herb Quiroga

Date: _____ Phone: 349-1111 Fax: 979-0072

☑ 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;

☑ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☑ 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;

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LAND DEVELOPMENT
SERVICES DIVISION

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: Herb Quiroga Signature: Herb Quiroga

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

CITY OF SAN ANTONIO

May 29, 1998

Herb Quiroga
Kaufman and Broad
4800 Fredericksburg Road
San Antonio, TX 78201

Re: Lindsey Place

POADP # 605

Dear Mr. Quiroga:

The City Staff Development Review Committee has reviewed Lindsey Place Subdivision Preliminary Overall Area Development Plan # 605. 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.
- It is recommended that a second access point be provided.
- 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.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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

Z.C. HEARING

CC DIST 10

PRINT OR TYPE

Tentative Zoning Commission Public Hearing Date May 19, 1998

Map # 518 B7

CITY OF SAN ANTONIO

FORMAL APPLICATION FOR CHANGE OF ZONING

Date of Application April 13, 1998 CASE NO. Z98094

Name of Applicant KAUFMAN AND BROAD

Address 4800 FREDERICKSBURG ROAD.

Telephone : Home — Business 349-1111

Is Applicant the owner, leasee, or other of the property proposed to be rezoned? YES

Name of owner(s) if different from applicant THE ELK'S LODGE NO. 216 OF SAN ANTONIO

Address 15650 MARKET HILL Telephone 697-3331

In Accordance with Section 35-3024 (a) (3) of the Unified Development Code,

I. (SEE LETTER OF AGENT.) the owner of the property to be considered give
Signature

permission to _____ to submit this application.
Name of Applicant

Location of property where change is requested, described according to subdivision plat filed at the County Court House or City Tax Rolls:

Lot(s) SEE METES AND BOUNDS. Block _____ NCB _____
If Metes and Bound Description, please submit survey plat.

Address of subject property BULVERDE ROAD.

Total Acreage 15.55 ACRES.

Deed to this property is recorded in County Clerk's office: Vol. _____ Page _____
Are there deed restrictions that would prohibit business use? NO.
Other use? NO

Reasons for requesting change of zoning: (Please list all proposed activities).

PROPOSED SINGLE FAMILY USE

Zoning change requested from "B-3/R-5" District(s) to "P-1 R-5" District(s).

If more than one district is being requested, please indicate areas to be zoned in accordance with your petition (List on attached sheet with legal description of each area to be considered).

Z98094 Z98024

Is off-street parking provided in accordance with Section 35-3367 of the Unified Development Code?
YES

Attached are the following:

1. A dimensioned map of the property referred to in this application and all street, lots, parcels of land within 200 feet of said property will be provided by staff.
2. A metes and bound description of property with a survey, if property is not now platted.
3. A typed list of the owners (together with their addresses) of all property within 200 feet of said property and description of property owners.
4. If available, a plan site, indicating location, dimensions, and uses of existing and proposed structure, easements, water sources, fences curb cuts, street, and alley right-of-way lines on and within one foot of the property proposed for rezoning. (On map required by item 1 above, or another map at greater scale).
5. Check for $ 950.00 payable to the City of San Antonio as fee for the purpose of defraying expenses of mailing notices and hearing before the Zoning Commission. I understand that a check for $ 950.00 (dollars) will be required as fee for a hearing before the City Council.

Important:

1. An applicant who wishes to submit a zoning change request to the City Council for its consideration where the Zoning Commission has recommended denial shall make such request in writing to the Director of Planning.
2. All applications for a change in zoning which have been considered by the Zoning Commission shall be presented by the applicant to the City Council within six (6) months from the date of the Commission's final consideration. The application shall be accompanied by the City Council filing Fee of $950.00. In the event the applicant fails to present the application for rezoning to the City Council within the prescribed period, a new original application and fees shall be required.
3. City Council has the final decision on all applications for a change in zoning, therefore it is important that you contact the City Council person of the district in which your case is located. Your application can be denied or postponed if the City Council person is not aware of your request.

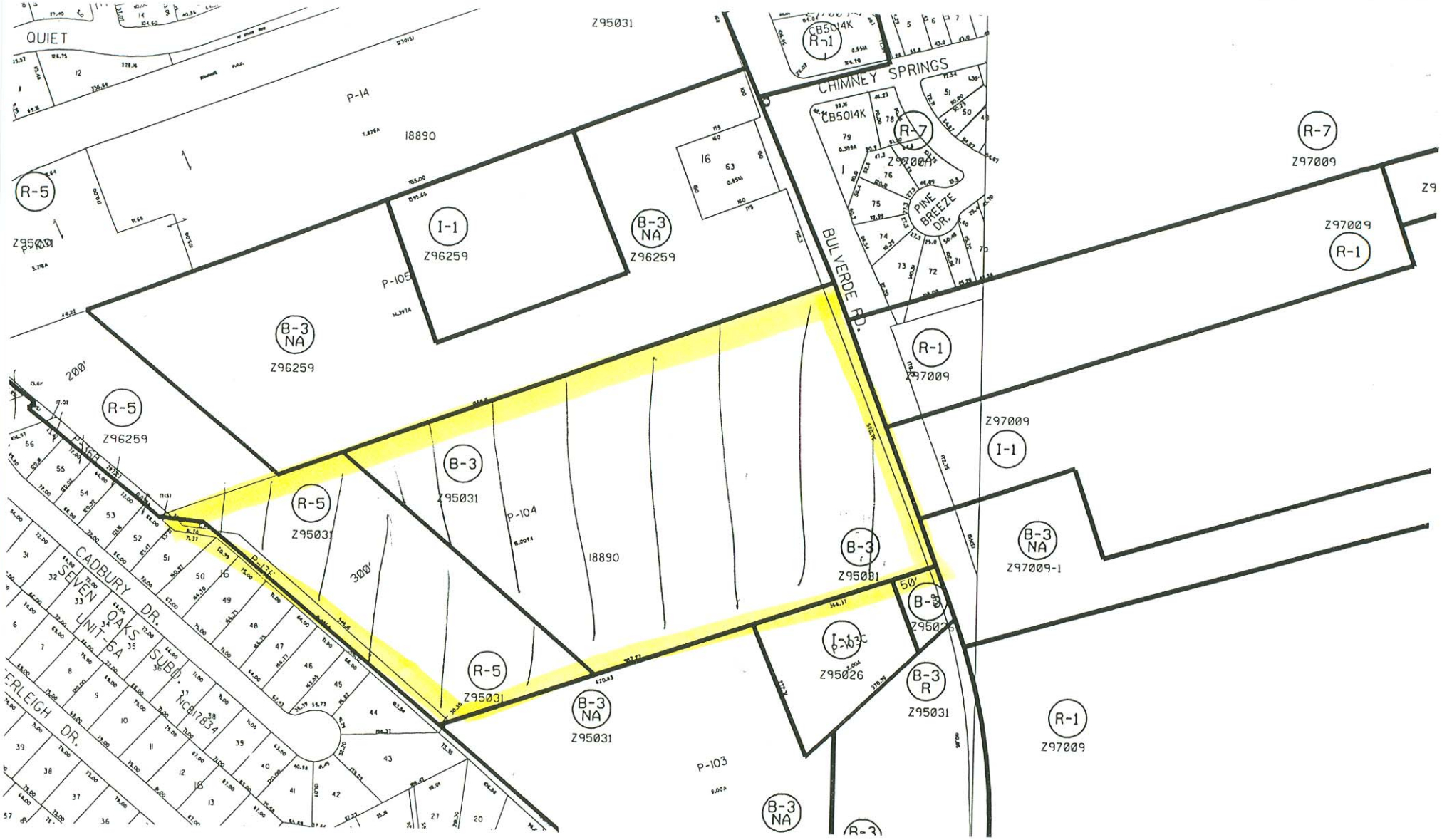
Verified by Applicant

Herb Quiroga
Signature

Name of Representative HERB QUIROGA

Address 4800 FREDERICKSBURG ROAD.

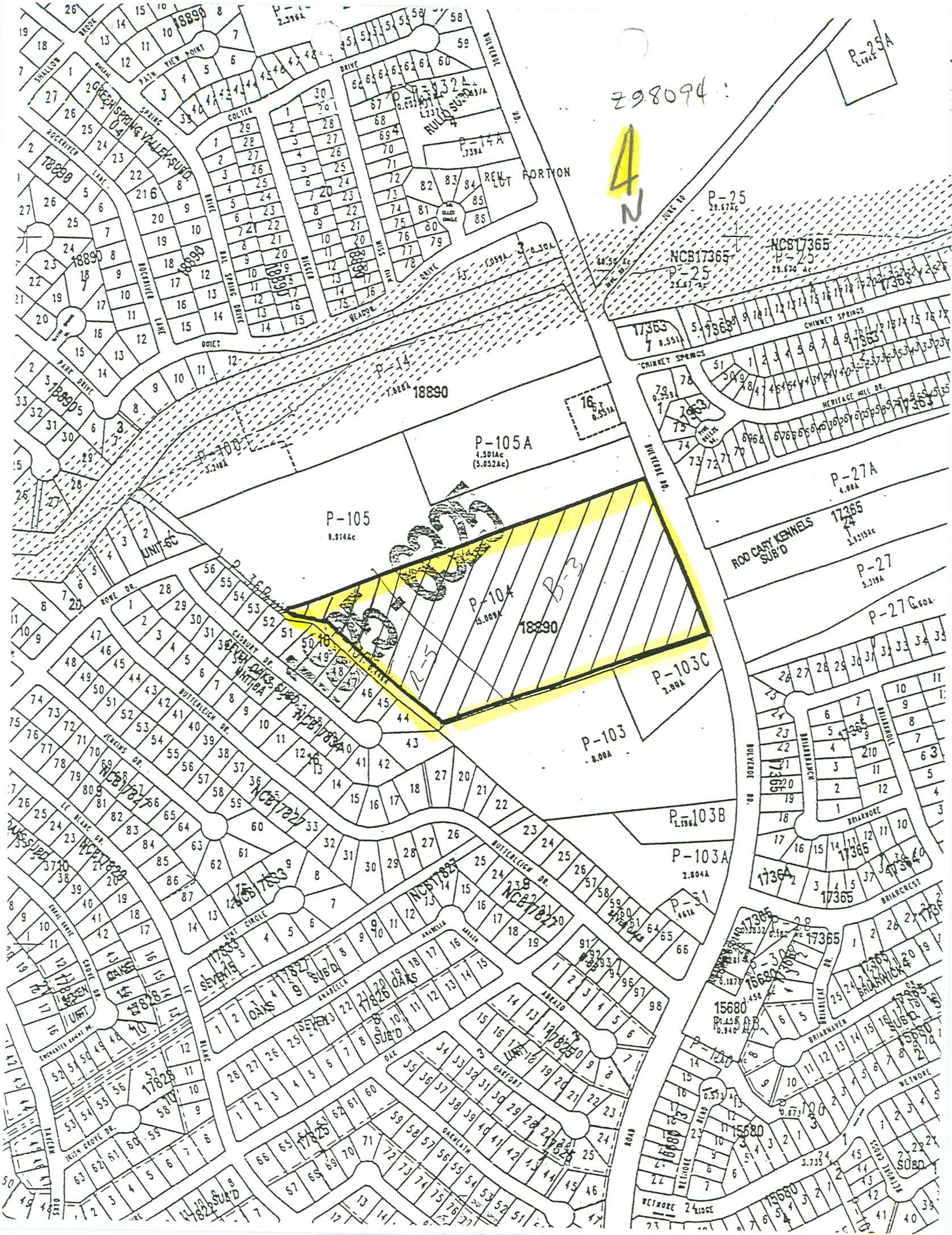
Telephone Number 349-1111


QUIET
Z95031
P-14
18890
R-5
Z95031
I-1
Z96259
B-3
NA
Z96259
P-105
B-3
NA
Z96259
200'
R-5
Z96259
CHIMNEY SPRINGS
CB5014K
R-1
R-7
Z97009
PINE BREEZE DR.
BULVERDE RD.
R-7
Z97009
Z97009
R-1
R-1
Z97009
Z97009
I-1
B-3
Z95031
R-5
Z95031
P-104
18890
300'
B-3
Z95031
B-3
NA
Z97009-1
50'
B-3
Z95026
I-1
Z95026
B-3
R
Z95031
R-5
Z95031
B-3
NA
Z95031
R-1
Z97009
P-103
B-3
NA
CADBURY DR.
SEVEN OAKS SUBD.
UNIT-6A
NCB17834
ERLEIGH DR.

Z98094

4

N.


Z98094
4
N
P-25A
P-25
NCB17365
JUNG RD
BULVERDE RD.
REM LOT PORTION
P-14A
RULO SUB'D
P-14
18890
P-100
P-105A
4.501Ac
(5.052Ac)
P-105
P-104
B-3
P-103C
P-103
P-103B
P-103A
P-27A
P-27
P-27C
P-31
P-28
P-30
17365
ROD CARY KENNELS SUB'D
CHIMNEY SPRINGS
HERITAGE HILL DR.
GREEN SPRING VALLEY SUBD.
ROCKRIVER LANE
QUIET
PARK DRIVE
SHALLOW BROOK
PATH VIEW POINT
SPRING
COLTER
BAL SPRING DRIVE
BEACON DRIVE
UNIT 6C
ROWE DR.
CADBURY DR.
SEVEN OAKS SUB'D UNIT 8A
NCB17827
NCB17828
BUTTERLEIGH DR.
JENKINS DR.
LE BLANC DR.
CORAL GROVE
ENCHANTED GROVE DR.
IRISH GROVE DR.
KENT CIRCLE
ANABELLA
ABRAZO
OAKFORT
OAKHEATH
OAK
ROAD
BRIARBRANCH
BRIARKNOLL
BRIARMORE
BRIARCREST
BRIARLEAF DR.
BRIARWICK DR.
BRIARHAVEN
WETMORE
WETMORE RIDGE
15680

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

March 6, 1998

City of San Antonio
Department of Planning
Land Development Services
P.O. Box 839966
San Antonio, TX 78283-3966

Dear Sir:

Please consider this letter our authorization to allow Herb Quiroga, Vice President of Kaufman & Broad to sign as our agent on plat and zoning applications for The Elks Lodge #216 of San Antonio.

Please feel free to give me a call if you have any questions.

Sincerely,

The Elks Lodge #216 of San Antonio
By: Gene Boyd, Chairman of the Trustees

Gene Boyd

By: Thomas Donahue, Exalted Ruler

Thomas Donahue

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

STATE OF TEXAS

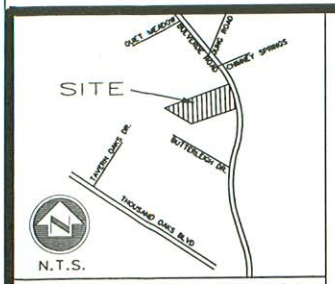
COUNTY OF BEXAR

The foregoing authorization was acknowledged before me on this 13th day of March, 1998, by Gene Boyd and Thomas Donahue on behalf of the Elks Lodge #216.

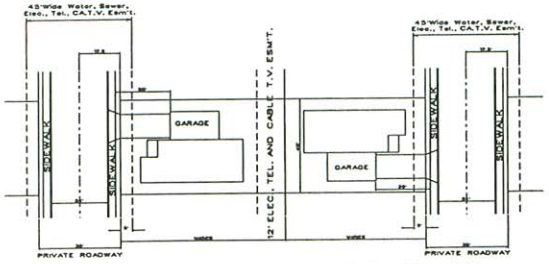
Holly Renee Tougaw
Notary Public, State of Texas

HOLLY RENEE TOUGAW
Notary Public, State of Texas
My Comm. Exp. 07/01/98

© Ferguson Map Company, Inc



LOCATION PLAN



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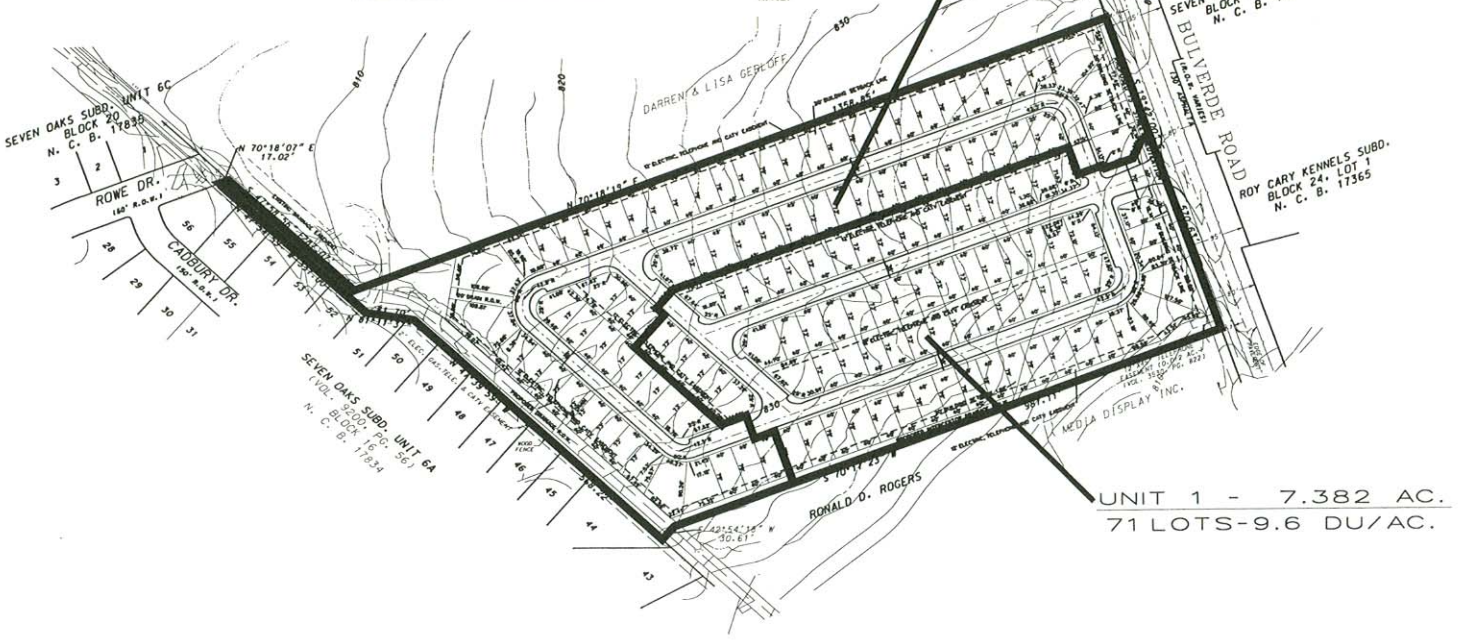

LINDSEY PLACE

P. U. D. PLAN • P.O.A.D.P. PLAN

SCALE: 1"=100'
DATE: 3-12-98

Land Planning Department
KAUFMAN & BROAD OF SAN ANTONIO
HOMEBUILDING • NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 • P.O. Box 3250, Beacon Hill Sta.
San Antonio, Texas 78230 • (210) 349-6161 • Fax (210) 349-6172

GENERAL NOTES

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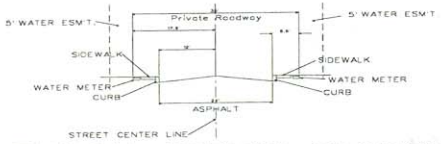

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N.T.S.

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TOTAL NUMBER OF LOTS: 143 Lots

rick/lp.dgn

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

INVOICE
1147521

AMT ENCLOSED _____

AMOUNT DUE	370.00
INVOICE DATE	4/22/1998
DUE DATE	4/22/1998

50-04-5573
KAUFMAN BROAD
P.O. BOX 5250
S.A. TX 78201

PHONE: 000 - 0000

POADP
LINDSAY PLACE (BULVERDE RD) PLAN REVIEW FEE
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
4/22/1998	1147521	50-04-5573	4/22/1998	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

PAID-PAID, MP2
APR 23 1998

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	04/21/1998		CK# 007095	LINDSEY PLACE
END	04/21/1998			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

- Lindsey Place
  Bulverde Road

- ~~Knoll Creek~~

- drainage
- trees
- no TIA

- intersection issue
- second access point.

called 4.20.98

Lindsey Place

non gated
4 lotes

streets adjacent zoning
aks for an addinal connector.

Zoning