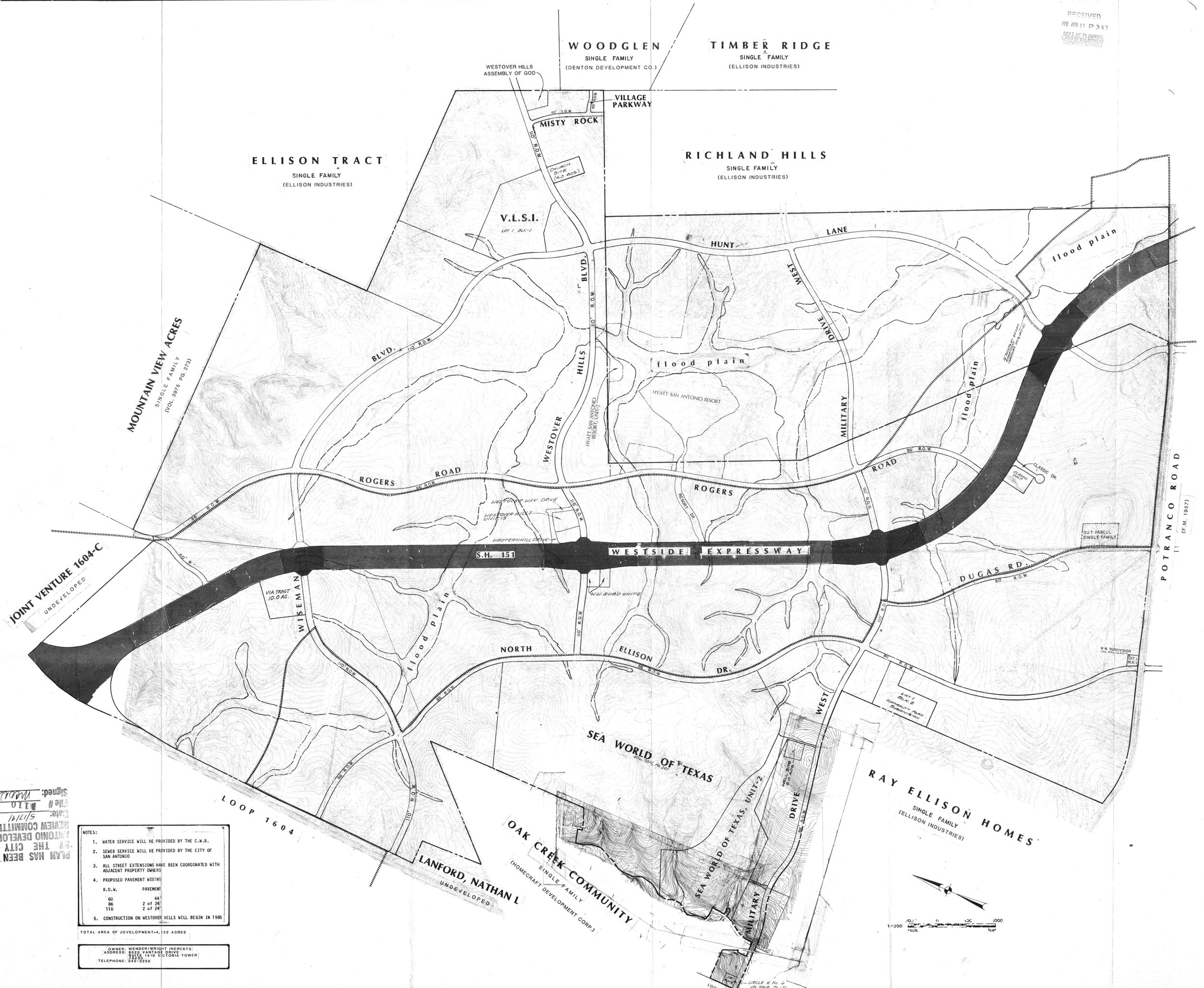


RECEIVED
 APR 11 1987
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

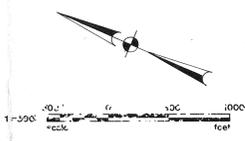


PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 DATE: 5/17/87
 THE # 1110
 Signed: *M. M. ...*

- NOTES:
1. WATER SERVICE WILL BE PROVIDED BY THE C.W.B.
 2. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO
 3. ALL STREET EXTENSIONS HAVE BEEN COORDINATED WITH ADJACENT PROPERTY OWNERS
 4. PROPOSED PAVEMENT WIDTHS
- | R.O.W. | PAVEMENT |
|--------|----------|
| 60 | 44 |
| 86 | 2 of 24 |
| 110 | 2 of 24 |
5. CONSTRUCTION ON WESTOVER HILLS WILL BEGIN IN 1988

TOTAL AREA OF DEVELOPMENT-4.22 ACRES

OWNER: WENGER/RIGHT INTERESTS
 ADDRESS: 8025 VANTAGE DRIVE
 78252-1410 VICTORIA TOWER
 TELEPHONE: 847-2255



REVISIONS:
 1-1-87: ADDED ROAD SOUTH OF WESTOVER HILLS, N.W. 1/4
 2-1-87: UNIT 2, P.L.D. 5/10/87, UNIT 2
 3-1-87: ADDED WESTOVER HILLS, INTERSECTION
 4-1-87: ADDED WESTOVER HILLS, INTERSECTION
 5-1-87: ADDED WESTOVER HILLS, INTERSECTION
 6-1-87: ADDED WESTOVER HILLS, INTERSECTION

PAPE-DAWSON ENGINEERS
 CIVIL & ENVIRONMENTAL
 SAN ANTONIO, TEXAS 78217
 930 BROADWAY
 512-864-3884

WESTOVER HILLS
P. O. A. D. P.

#110

JOB NO. 8025-01
 DATE July 1987
 DRAWN T.L.C.
 SHEET 1 OF 1

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	2277.00'	39.31'	19.66'	00°59'21"
C2	700.00'	242.19'	122.32'	19°49'25"
C3	893.00'	689.57'	363.01'	44°14'37"
C4	700.00'	117.48'	58.88'	09°36'57"
C5	40.00'	48.45'	27.70'	69°24'23"
C6	1255.00'	166.65'	83.45'	07°36'29"
C7	40.00'	69.49'	47.28'	99°32'26"
C8	786.00'	84.65'	42.37'	06°10'15"
C9	807.00'	623.16'	328.05'	44°14'37"
C10	786.00'	240.58'	121.24'	17°32'14"
C11	802.00'	32.00'	16.00'	02°17'11"
C12	2379.00'	130.29'	65.16'	03°08'16"
C13	2363.00'	87.42'	43.71'	02°07'11"
C14	700.00'	37.45'	18.73'	03°03'55"
C15	786.00'	42.05'	21.03'	03°03'55"
C16	700.00'	204.74'	103.11'	16°45'30"
C17	2363.00'	40.80'	20.40'	00°59'21"
C18	786.00'	31.36'	15.68'	02°17'11"

SCALE: 1" = 100'

NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- N.A.D. GRID COORDINATES DERIVED FROM FROM LOCKHILL 2 (P.I.D.#AY967) N:13750260.5336 E:2099442.4022 AND HOFFMAN, 1953 (P.I.D.#AY0622) N:13691653.9837 E:2078963.3119
- DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.9998251.
- BEARINGS MUST BE ROTATED 0° 14' 03" COUNTERCLOCKWISE TO MATCH N.A.D.83.
- BASIS OF MONUMENTATION IS FROM POINTS FOUND ON GROUND AND SHOWN HEREON.
- BEARINGS ARE BASED ON THE REPLAT AND SUBDIVISION PLAT OF WESTOVER HILLS UNIT 2 AS RECORDED VOLUME 9511, PAGE 23-39 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING 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.

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-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 areas, 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 thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

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 alteration.

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.

Eugene M. Dawson, Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF August
A.D. 19 96

Norma J. Del Toro
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.

Charles Martin Alexander
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Martin Alexander, 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 EXPRESSED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF August A.D. 19 96

Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
ESMT. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
*F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

SUBDIVISION PLAT ESTABLISHING
WESTOVER HILLS UNIT 18

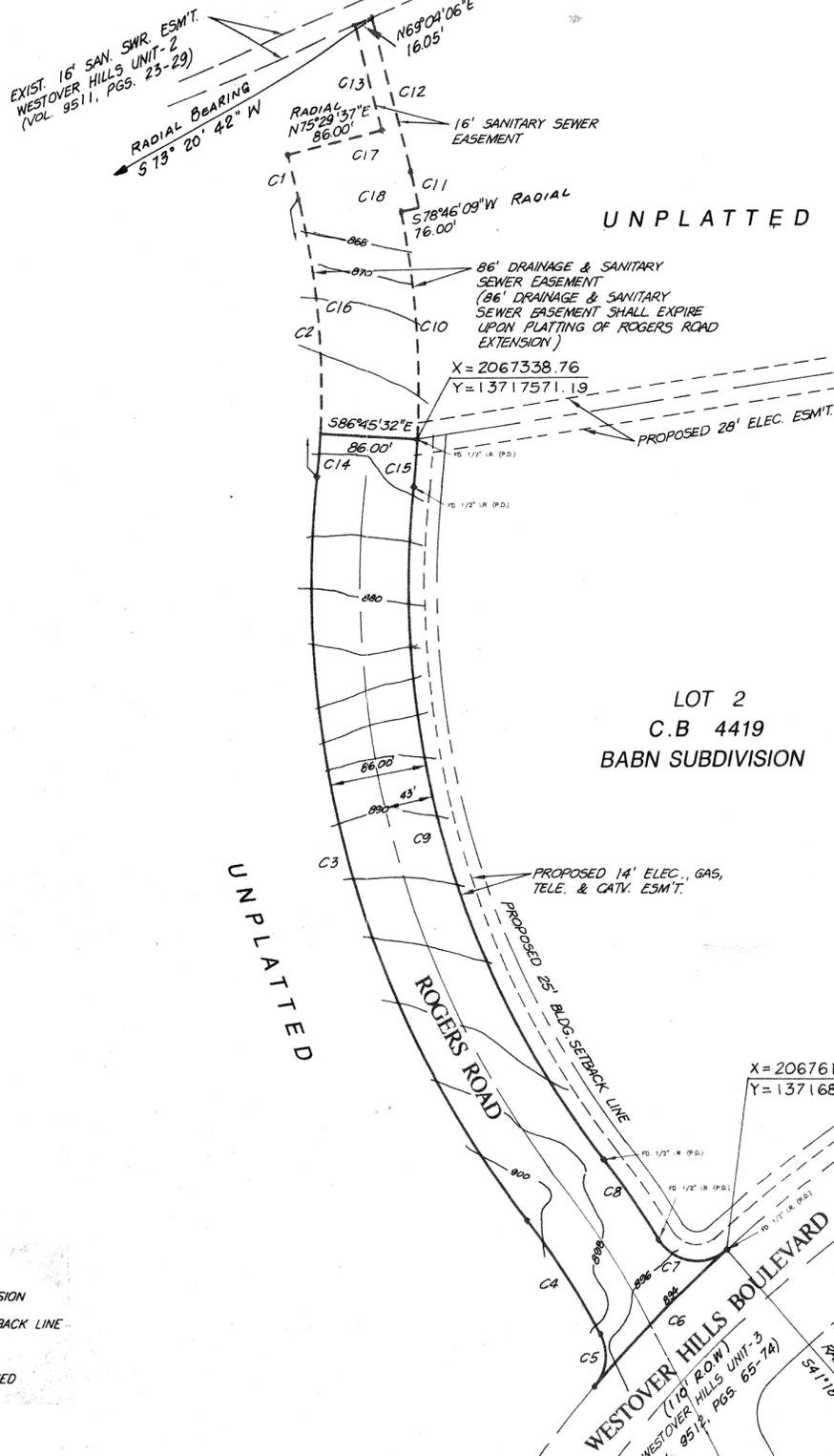
BEING 2.231 ACRES OF LAND OUT OF THE B.B.B. & C.R.R. SURVEY NO. 389, ABSTRACT 96, COUNTY BLOCK 4417, A 403.700 ACRE TRACT AS RECORDED IN VOLUME 5191, PAGE 963 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND ABSTRACT 96, COUNTY BLOCK 4417, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER HILLS UNIT 18 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

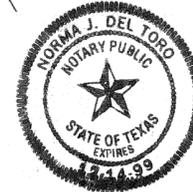


T:\POUSER\2083\75\DESIGN\PL2083A1.DWG

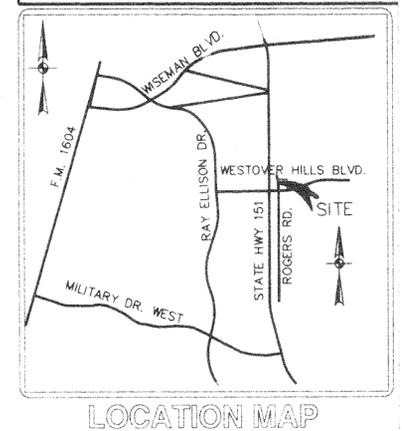


LOT 2
C.B. 4419
BABN SUBDIVISION

X=2067612.50
Y=13716867.32



PAPE-DAWSON ENGINEERS



RECEIVED
96 AUG 19 PM 3:23
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS 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 _____, 19 ____
ATTESTED:

COUNTY CLERK _____ COUNTY JUDGE, BEXAR COUNTY, TEXAS
BEXAR COUNTY, TEXAS

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.

Paul Olsen
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 14th DAY OF August
A.D. 19 96

Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

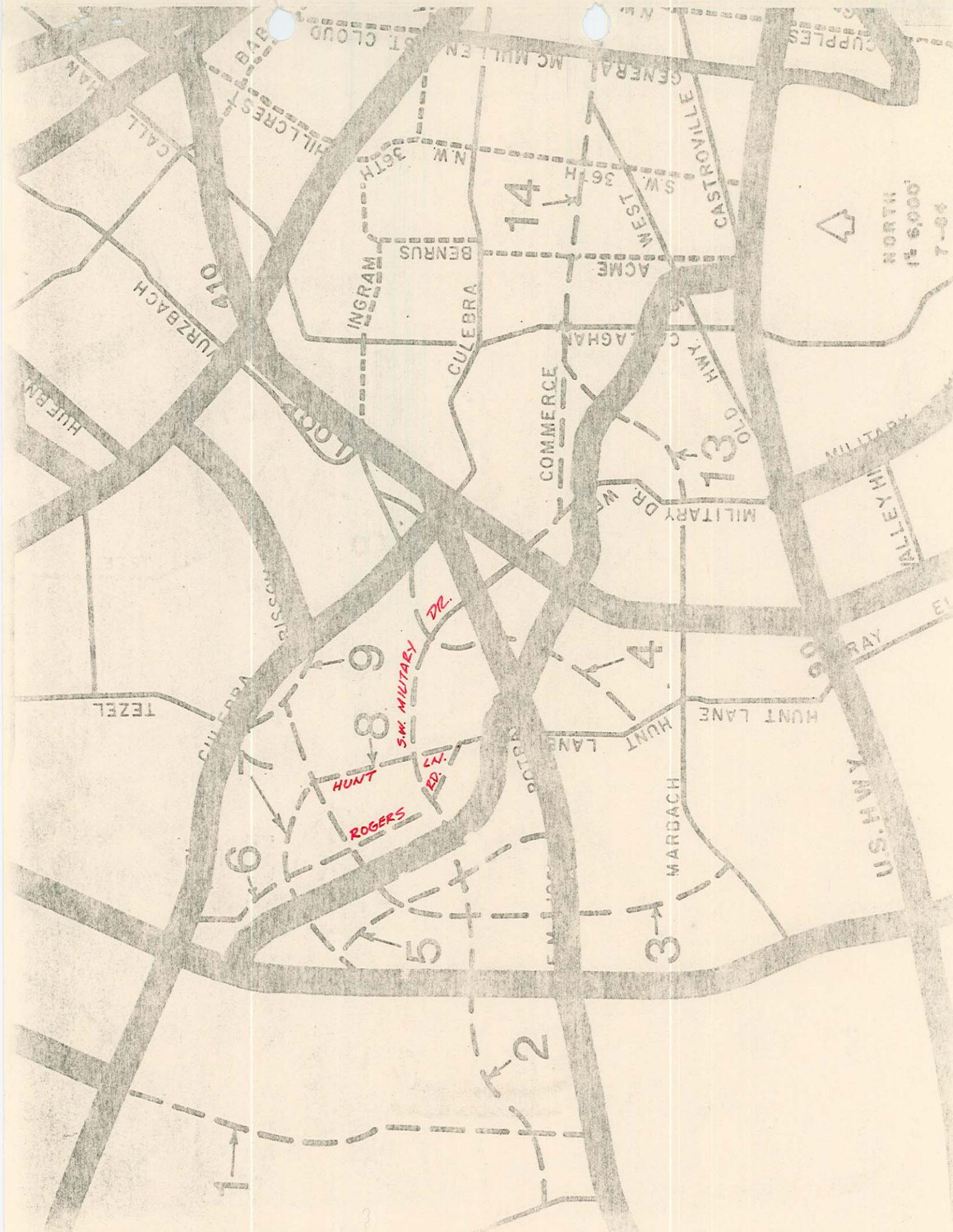
STATE OF TEXAS
COUNTY OF BEXAR

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 TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

#110



ST. CLOUD
MC MILLLEN
GENERAL
CASTROVILLE
CUPPLES
HILLCREST
N.W. 36TH
S.W. 36TH
WEST
ACME
BENRUS
INGRAM
CULEBRA
AGHAN
COMMERCE
OLD HWY
MILITARY DR. W
VALLEY HILL
RAY
HUNT LANE
HUNT LANE
MARBACH
U.S. HWY
TEZEL
HURZBACH
HUEFBN
CALL
BAR
NORTH
1:6,000
7-56

14
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1

HUNT
ROGERS
S.W. MILITARY DR.
EN. ED.
DR.

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

84-09-59-82

FILE NO. 84-09-59-82
(To be assigned by the Planning Dept.)

WESTOVER HILLS
P.O.A.D.P. NAME

<u>MARTIN WENDER/WRIGHT INTEREST</u>	<u>111 SOLEDAD #1707</u>	<u>227-2259</u>
NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>ED DEECAMP</u>		
<u>PAPE - DAWSON ENG.</u>	<u>4310 BROADWAY SAN ANTONIO TEXAS</u>	<u>8249499</u>
NAME OF CONSULTANT	ADDRESS 78217	PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTH R.O.W. LINE OF
POTRANCO RD. APPROXIMATELY 1 MILE EAST OF
F.M. 1604

EXISTING ZONING (If Applicable) O.C.L.

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
() City Water Board	<input checked="" type="checkbox"/> Single Family	() City of San Antonio
() Other District _____ Name	() Duplex	() Other System _____ Name
() Water Wells	<input checked="" type="checkbox"/> Multi-Family	() Septic Tank(s)
	<input checked="" type="checkbox"/> Business	
	<input checked="" type="checkbox"/> Industrial	

DATE FILED July 26, 1984

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Aug 23, 1984
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Jan 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____
COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

- (a) perimeter property lines;
- (b) name of the plan and the subdivisions;
- (c) scale;
- (d) proposed land use(s) by location and type;
- (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (side-walks, lanes, paths, etc.)
- (f) the proposed source and type of sewage disposal and water supply;
- (g) contour lines at no greater than ten (10) foot intervals;
- (h) projected sequence of phasing;
- O.C.L. (i) existing and/or proposed zoning classification(s);
- (j) known ownership and proposed development of adjacent undeveloped land; and
- (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 7-25-84
update 7-30-84

TRANSPORTATION STUDY OFFICE 7-25-84
7-30-84

COMMENTS: as per Ed. all 60' ROW are to be contributed to collection
system



CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

May 17, 1991

Mr. Gene Dawson, Jr., P.E.
Pape-Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

Re: Westover Hills POADP.
Plan #110

Dear Mr. Dawson:

The Development Review Committee reviewed and accepted your revised preliminary overall area development plan of Westover Hills.

Please note that this action by the Committee does not establish any commitment for the provision of utility services of any type now or in the future by the City of San Antonio. This action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the Unified Development Code in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

A handwritten signature in cursive script, appearing to read "M. O'Neal".

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO



Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

✓ July 8, 1988

Gene Dawson, Jr.
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Westover Hills POADP
#110

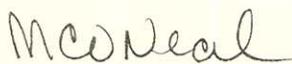
Dear Mr. Dawson:

The Development Review Committee has reviewed and accepted your revised Preliminary Area Development Plan (POADP) for Westover Hills. The plan has been assigned File #110 for future reference.

Please note that this action 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. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 6, 1987

Mr. Gene Dawson, Jr.
Pape Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Westover Hills POADP
File #110

Dear Mr. Dawson:

The Development Review Committee reviewed and accepted your revised plan of Westover Hills. Please note that the plan has been assigned File #110 for future reference.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

October 10, 1986

Gene Dawson, Jr..
Pape-Dawson Consulting Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Westover Hills POADP
File #86-09-59-82
(Revised October 7, 1986)

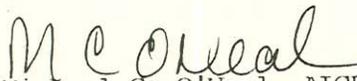
Dear Mr. Dawson:

This is to inform you that the POADP committee has reviewed your revised plan for Westover Hills. The plan cannot be accepted by the Committee as it does not comply with the Major Thoroughfare Plan. Such proposal would require an amendment to the Major Thoroughfare Plan to be approved by the City Council.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,


Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 5055

SAN ANTONIO TEXAS 78265

September 13, 1984

Mr. Donald E. Johnson
Director of Real Estate
and Construction
Motorola, Incorporated
Semiconductor Sector
5005 East McDowell Road
Phoenix, Arizona 85062

Re: Westover Hills P.O.A.D.P.
(File #84-09-54-82)

Motorola Industrial District No. 1

Dear Mr. Johnson:

This letter is in conjunction with the Westover Hills P.O.A.D.P. letter dated July 30, 1984. Its purpose is to provide clarification pertinent to analysis of the plan. Enclosed is a copy of the reference letter for your information.

Mr. Descamps, Engineer for the project, has indicated that concern has been raised by your firm with respect to the lack of indication of formal approval of the subject plan. More specifically, it is our understanding that the matter focusses on the second paragraph in our letter to Mr. Descamps. We recognize that the letter does not give any indication of formal approval. This concern is appreciated. To address this, I would like to note that the P.O.A.D.P. procedure does not call for formal approval. The nature of the review is to enable the staff to surface potential problems or deficiencies at an early stage of development. This allows collaboration between the developer and the city in order to address the problem prior to extensive engineering.

Although the City's development process does not allow for preliminary plat approval, the review is a positive step toward final approval. It is noted that any platting will have to conform to all platting requirements prevailing at the time of plat filing.

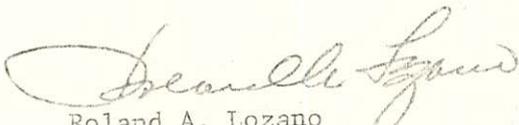
Nevertheless, as previously mentioned in our letter, my staff and representatives from the Department of Public Works-Engineering Division have evaluated the overall layout. Staff commends the diligent effort being undertaken to produce a quality development. Our analysis concludes that the planned proposal is in general compliance with provisions of the code. It is also noted that

Westover Hills P.O.A.D.P.
Motorola Industrial District No. 1

the street network is consistent with proposed amendments to the Major Thoroughfare Plan. These amendments have already been endorsed by the Planning Commission and are scheduled for consideration by the City Council on September 13, 1984.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

July 30, 1984

Pape-Dawson Engineers
Attn: Mr. Edward Descamp
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Descamp:

With regard to the Westover Hills Preliminary Overall Area Development Plan File#84-09-59-82, Planning and Traffic Engineering staff have jointly reviewed the conceptual design. The Planned proposal is in general compliance with Chapter 36 of the City Code. However, it is noted that the Rogers Road and Hunt Lane alignments are not consistent with proposed amendments to the Major Thoroughfare Plan. Said amendments were approved on July 25, 1984, by the Planning Commission and are pending City Council action.

A proposal calls for Rogers Road and Hunt Lane to link at a point north of the Freeway and south of Southwest Military Drive. In view of this, it will be necessary to revise the street design to coincide with the Major Thoroughfare Plan. See the attached sketch reflecting the planned alignments.

Another issue addressed in the review is the street situated between the University of Texas Institute of Bio-Tech 50 acres site and the area planned for light manufacturing consisting of 303 acres. Although the street is not dimensioned, staff will recognize it as a collector street, unless otherwise indicated.

Please note that these are staff comments and not Planning Commission comments. Additionally, this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of Platting.

If you have any questions or if we may of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sh
cc: Dean Chadwick, Traffic Engineering

Plan was amended to reflect this see Commission dated 7-30-84



CITY OF SAN ANTONIO

P. O. BOX 5065
SAN ANTONIO, TEXAS 78285

July 30, 1984

Pape-Dawson Engineers
Attn: Mr. Edward Descamp
9310 Broadway
San Antonio, Texas 78217

Re: Westover Hills P.O.A.D.P.

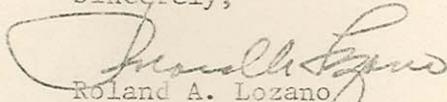
Dear Mr. Descamp:

With regard to the Westover Hills Preliminary Overall Area Development Plan, File# 84-09-59-82, Planning and Traffic Engineering staff have jointly reviewed the conceptual design. The Planned proposal is in general compliance with Chapter 36 of the City Code.

Please note that these are staff comments and not Planning Commission comments. Additionally, this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of Platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG /sh
cc: Dean Chadwick, Traffic Engineering



CITY OF SAN ANTONIO

P.O. BOX 9066
SAN ANTONIO, TEXAS 78285

July 30, 1984

Pape-Dawson Engineers
Attn: Mr. Edward Descamp
9310 Broadway
San Antonio, Texas 78217

Re: Westover Hills P.O.A.D.P.

Dear Mr. Descamp:

With regard to the Westover Hills Preliminary Overall Area Development Plan, File# 84-09-59-82, Planning and Traffic Engineering staff have jointly reviewed the conceptual design. The Planned proposal is in general compliance with Chapter 36 of the City Code.

Please note that these are staff comments and not Planning Commission comments. Additionally, this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of Platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Roland A. Lozano
Director of Planning

RAL/EG /sh
cc: Dean Chadwick, Traffic Engineering

DIVISION OF CURRENT PLANNING

ROUTING SLIP

DATE 7-30-84

FROM Ed

TO:

Roland
~~Fernando Cuellar~~

Eddie Guzman

Alex Garcia

Roy Ramos

Sara Morquecho

Edna Ponce

Andy Guerrero

Phil Garay

Raul Tijerina

- Necessary Action
- Prepare Response
- For Your Information
- Investigate & Prepare Response
- Submit Your Recommendations
- For Your Signature
- For Your Review
- Return to _____
- Let's discuss _____

- By _____
- Urgent/immediately
- At your earliest convenience
- _____

COMMENTS: Roland, Ed will revise P.O.A.D.P. to reflect changes we discussed this morning. Amendments will be submitted sometime this afternoon. Ed Descamp, asked if letter could be ready & signed when they file the revisions. If you have any questions please call



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

September 13, 1984

EXHIBIT "C" - Ind. Dist. Agreement
WAS ATTACHED.
No Reference to this
in letter.

Mr. Donald E. Johnson
Director of Real Estate
and Construction
Motorola, Incorporated
Semiconductor Sector
5005 East McDowell Road
Phoenix, Arizona 85062

Re: Westover Hills P.O.A.D.P.
(File #84-09-54-82)
Motorola Industrial District No. 2

Both 1 & 2

Dear Mr. Johnson:

This letter is in conjunction with the Westover Hills P.O.A.D.P. letter dated July 30, 1984. Its purpose is to provide clarification pertinent to analysis of the plan. Enclosed is a copy of the reference letter for your information.

STRIKE THIS P

Mr. Descamps, Engineer for ~~the project~~ ^{PAPE-DAWSON, CONSULTING ENGINEERS,}, has indicated that concern has been raised by your firm with respect to the lack of indication of formal approval of the subject plan. More specifically, it is our understanding that the matter focusses on the second paragraph in our letter to Mr. Descamps. We recognize that the letter does not give any indication of formal approval. This concern is appreciated. To address this, I would like to note that the P.O.A.D.P. procedure does not call for formal approval. The nature of the review is to enable the staff to surface potential problems or deficiencies at an early stage of development. This allows collaboration between the developer and the city in order to address the problem prior to extensive engineering.

Although the City's development process does not allow for preliminary plat approval, the review is a positive step toward final approval. It is noted that any platting will have to conform to all platting requirements prevailing at the time of plat filing.

~~Nevertheless, as previously mentioned in our letter,~~ ^{Nonetheless} my staff and representatives from the Department of Public Works-Engineering Division have evaluated the overall layout. Staff commends the deligent effort being undertaken to produce a quality development. Our analysis concludes that the planned proposal is in general compliance with provisions of the code. It is also noted that

Westover Hills P.O.A.D.P.
Motorola Industrial District No. 2

the street network is consistent with ~~proposed amendments to~~ the Major Thoroughfare Plan. These amendments have already been endorsed by the Planning Commission and are scheduled for consideration by the City Council on September 13, 1984. *what happens to this meeting?*

If you have any questions regarding this matter, please do not hesitate to contact this office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78265

July 30, 1984

Pape-Dawson Engineers
Attn: Mr. Edward Descamp
9310 Broadway
San Antonio, Texas 78217

Re: Westover Hills P.O.A.D.P. (FILE #84-09-54-82)
(MOTOROLA INDUSTRIAL DISTRICT No.1)
(" " " " 2)

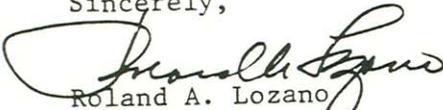
Dear Mr. Descamp:

With regard to the Westover Hills Preliminary Overall Area Development Plan, File# 84-09-59-82, Planning and Traffic Engineering staff have jointly reviewed the conceptual design. The Planned proposal is in general compliance with Chapter 36 of the City Code.

Please note that these are staff comments and not Planning Commission comments. Additionally, this action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of Platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,


Roland A. Lozano
Director of Planning

RAL/EG /sh
cc: Dean Chadwick, Traffic Engineering

April 8, 1988

RECEIVED

1988 APR 12 AM 11:20

DEPT. OF PLANNING
 CURRENT PLANNING
 DIVISION

Mac/Eddie
Kay

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 P. O. Box 9066
 San Antonio, Texas 78285

Re: POADP Applications Status
 Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
10- 217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
70 35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
70-79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20-102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46-189	Eastwood Industrial Park

UNKNOWN

7-137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

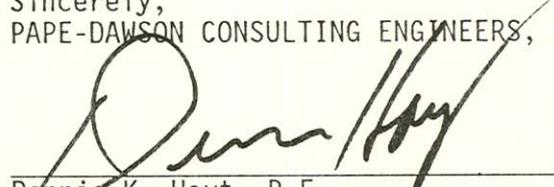
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

Mr. Donald E. Johnson
Director of Real Estate
and Construction
Motorola, Incorporated
Semiconductor Sector
5005 East McDowell Road
Phoenix, Arizona 85062

DRAFT

RE: Westover Hills POADP ~~POADP~~

(MOTOROLA INDUSTRIAL DISTRICT No. 1)

Dear Mr. Descamps:

Reference is made to the Westover Hills Preliminary Overall Area Development Plan POADP (File #84-09-59-82) submitted for staff review. The filed conceptual plan meets the POADP requirements set forth in Chapter 36 of the City Code. Accordingly, my staff and representatives from the Department of Public Works Engineering Division have evaluated the overall layout. Staff commends the diligent effort being undertaken to produce a quality development. Our analysis concludes that the planned proposal is in general compliance with provisions of the code. It is noted, however that any platting will have to conform to all platting requirements prevailing at the time of plat filing. It is also noted that the street network is consistent with proposed amendments to the Major Thoroughfare Plan. Said amendments have already been endorsed by the Planning Commission and are scheduled for consideration by the City Council on September 13, 1984.

Although the City's development process does not call for preliminary approval, this review is a positive step toward final plat approval.

If you have any questions regarding this matter, please do not hesitate to contact this office.

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.

DRAFT

Mr. Donald E. Johnson
Director of Real Estate
and Construction
Motorola, Incorporated
Semiconductor Sector
5005 East McDowell Road
Phoenix, Arizona 85062

DRAFT

RE: Westover Hills POADP ~~RE~~
(MOTOROLA INDUSTRIAL DISTRICT NO.)

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Roland A. Lozano
Director of Planning

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cc: Dean Chadwick, Traffic Engineering, Public Works Dept.

DRAFT