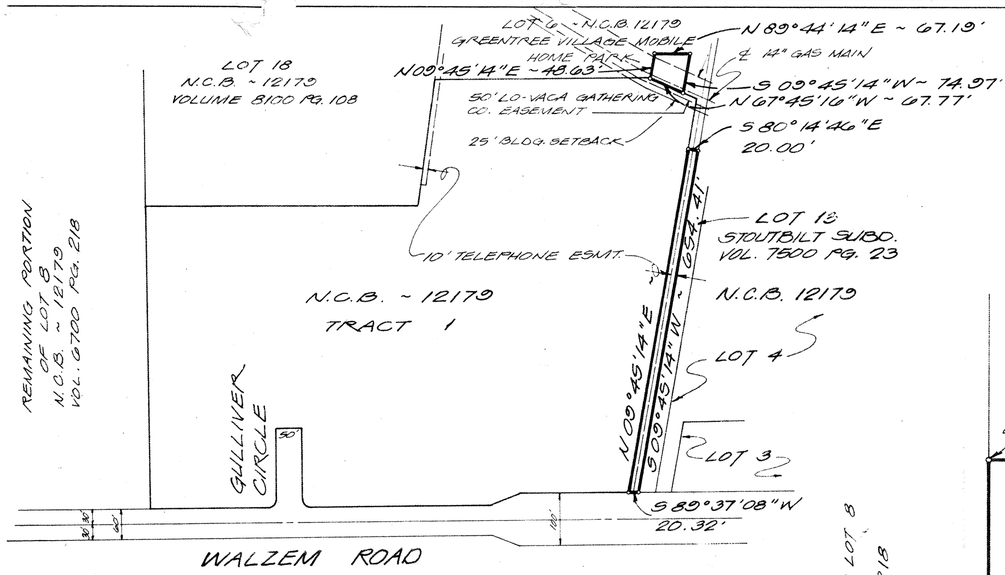


SCALE: 1" = 200'

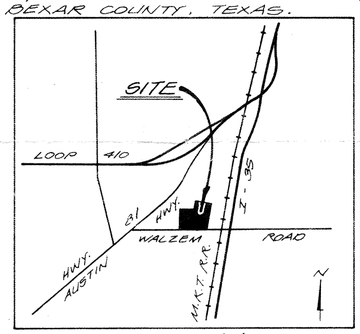
AREA TO BE REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED AS A PORTION OF GREENTREE VILLAGE MOBILE HOME PARK SUBDIVISION ON A PLAT WHICH IS RECORDED IN VOLUME 6700, PAGE 88, BEXAR COUNTY DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REMAINING PORTION OF LOT 6
N.C.B. ~ 12179
VOLUME 6700 PAGE 218

CURVE DATA

CV.	RADIUS	DELTA	TANGENT	LENGTH
1	180.00'	12°32'16"	19.77'	39.39'
2	15.00'	90°00'00"	15.00'	23.56'
3	184.51'	45°00'00"	76.43'	144.91'
4	124.51'	45°00'00"	51.57'	97.79'
5	180.00'	90°00'00"	180.00'	282.74'
6	120.00'	90°00'00"	120.00'	188.50'
7	100.00'	82°31'09"	81.73'	144.02'
8	25.00'	85°59'33"	23.31'	37.52'
9	25.00'	121°44'09"	44.80'	53.12'
10	332.71'	40°59'39"	124.37'	238.04'
11	240.71'	39°03'51"	77.34'	150.98'
12	478.16'	34°51'54"	190.14'	290.96'
13	504.16'	34°51'54"	177.15'	343.29'
14	29.00'	91°16'10"	29.56'	39.82'
15	100.00'	262°31'09"	———	458.18'
16	15.00'	85°50'00"	14.36'	23.52'
17	15.00'	90°10'00"	15.04'	23.61'



LOCATION MAP

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.

Gus R. Pape
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13TH DAY OF AUGUST A.D., 19 81.

Burnell R. Dietrich
BURNELL R. DIETRICH 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 TEXAS
COUNTY OF BEXAR

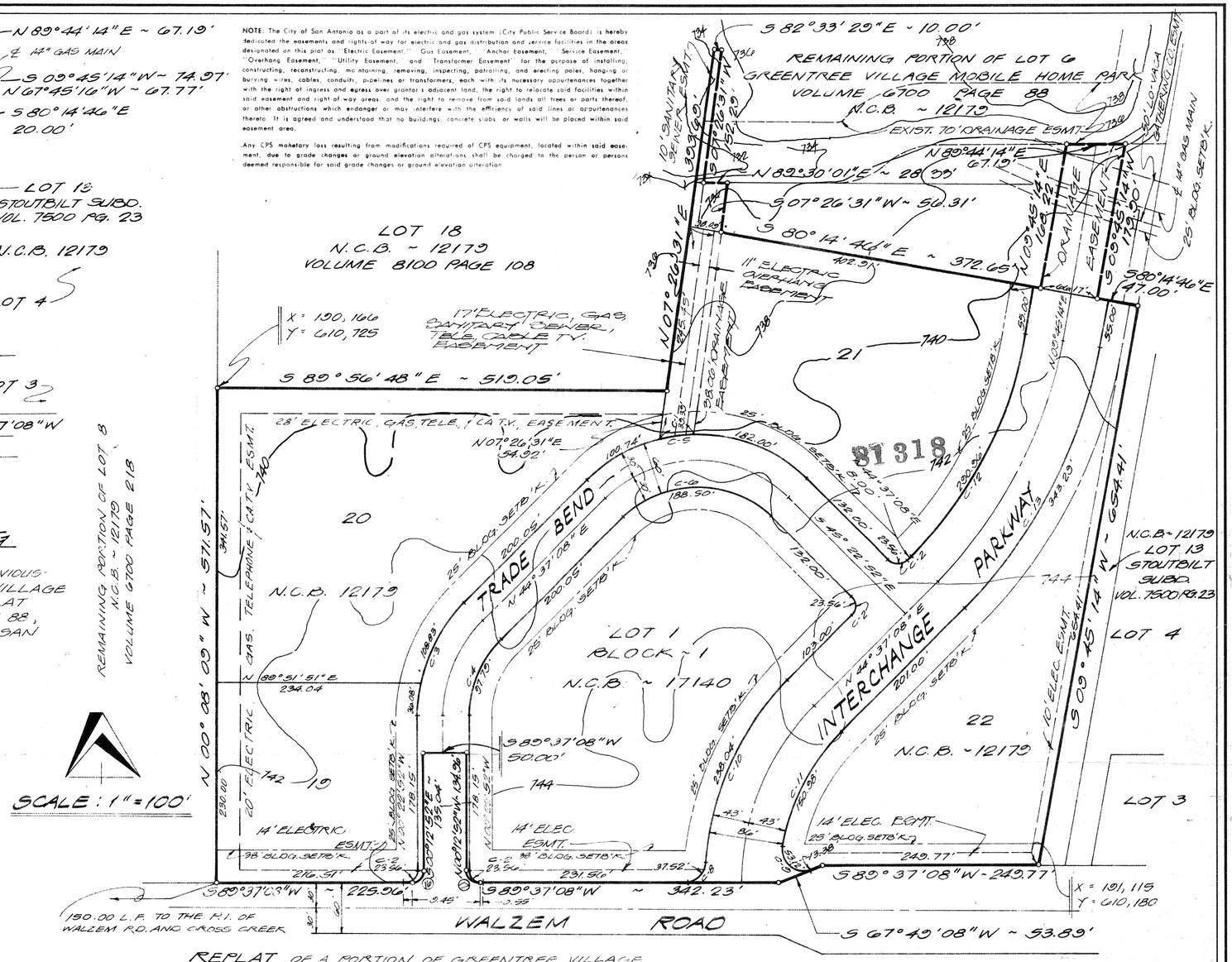
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN J. McCARTHY, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13TH DAY OF AUGUST A. D. 1981

Burnell R. Dietrich
BURNELL R. DIETRICH NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE: 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," "Gus 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 thereto. 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



SCALE: 1" = 100'

REPLAT OF A PORTION OF GREENTREE VILLAGE MOBILE HOME PARK SUBDIVISION AND SUBDIVISION OF 14.319 ACRES OF LAND OUT OF THE GERTRUDE RODRIGUEZ SURVEY NO. 132, N.C.B. 12179, SAN ANTONIO, BEXAR COUNTY, TEXAS.

REPLAT AND SUBDIVISION ESTABLISHING INTERCHANGE PARK SUBDIVISION, UNIT ~ 1

BEING 14.748 ACRES OF LAND CONSISTING OF LOT 1, BLOCK 1, N.C.B. 17140 AND LOTS 19, 20, 21 AND 22, N.C.B. 12179, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I, (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS; I (WE) FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA TO BE REPLATTED WAS LIMITED WITHIN THE IMMEDIATE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT; I (WE) FURTHER CERTIFY THAT NO LOT COVERED BY GREENTREE VILLAGE MOBILE HOME PARK SUBDIVISION PLAT, APPROVED BY THE PLANNING COMMISSION ON APRIL 21 ST, 1971, WAS LIMITED BY DEED RESTRICTION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER
DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13TH DAY OF AUGUST, 1981.

Burnell R. Dietrich
NOTARY PUBLIC

MY COMMISSION EXPIRES: SEPT. 15, 1982

PAPE-DAWSON ENGINEERS

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,

Gus R. Pape
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13TH DAY OF AUGUST, 1981

Burnell R. Dietrich
BURNELL R. DIETRICH NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF INTERCHANGE PARK SUBD. UNIT ~ 1 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. 1981

BY: ____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
BY: ____ SECRETARY

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. ____.

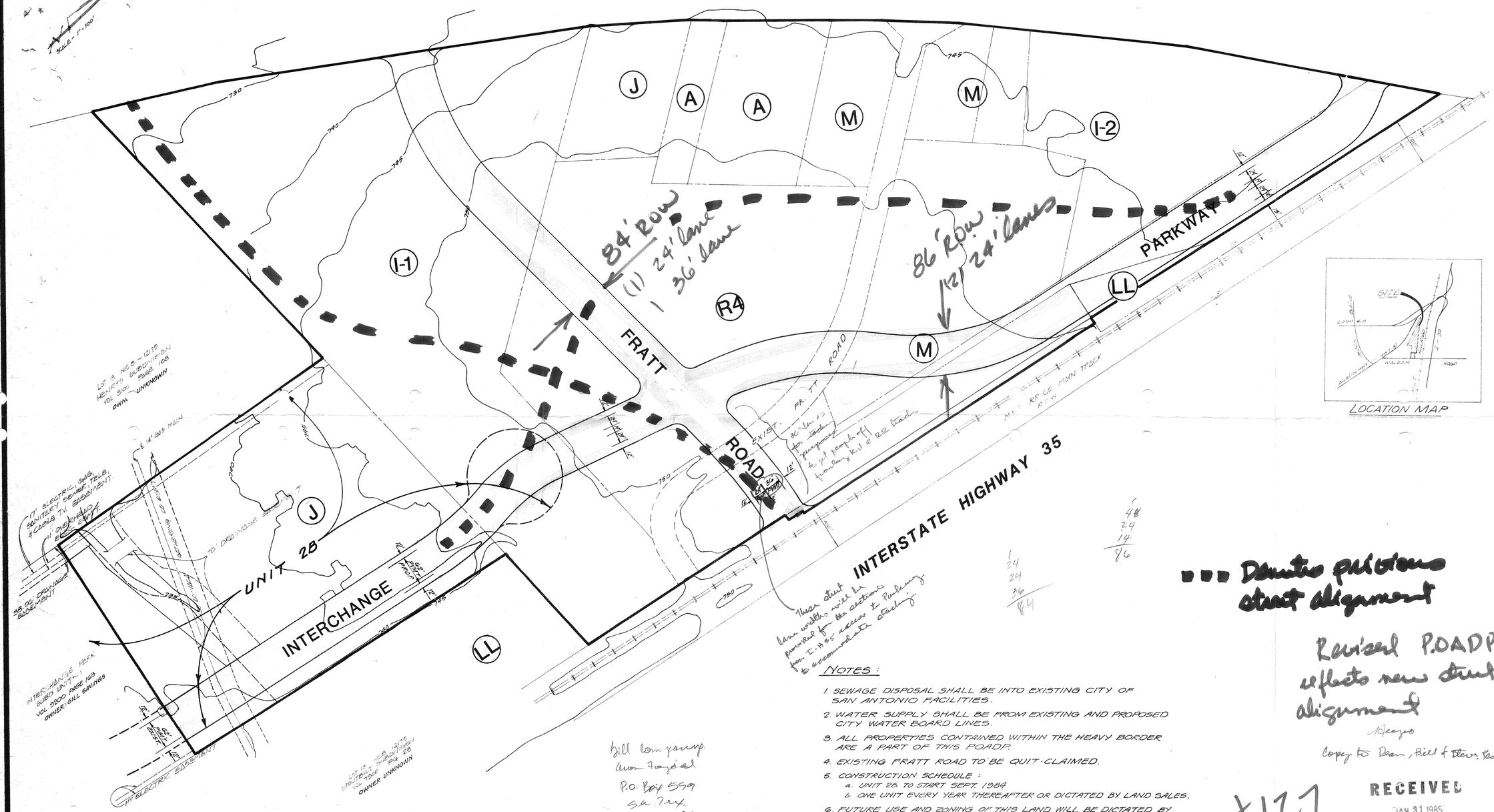
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY

#127

AUSTIN HWY.-U. S. HWY. 181

SCALE: 1" = 100'



These strut lane widths will be provided for the sections from E. Hwy 35 access to Parkway to accommodate stacking

48
24
14
86

1
24
24
36
84

Bill Company
Mom Tonjal
P.O. Box 5599
San Tex.
78292
29.6.0373

NOTES:

1. SEWAGE DISPOSAL SHALL BE INTO EXISTING CITY OF SAN ANTONIO FACILITIES.
2. WATER SUPPLY SHALL BE FROM EXISTING AND PROPOSED CITY WATER BOARD LINES.
3. ALL PROPERTIES CONTAINED WITHIN THE HEAVY BORDER ARE A PART OF THIS POADP.
4. EXISTING FRATT ROAD TO BE QUIT-CLAIMED.
5. CONSTRUCTION SCHEDULE:
   a. UNIT 2B TO START SEPT. 1984
   b. ONE UNIT EVERY YEAR THEREAFTER OR DICTATED BY LAND SALES.
6. FUTURE USE AND ZONING OF THIS LAND WILL BE DICTATED BY MARKET CONDITIONS.

Proposed cells for respective area zoned R4 & A

... Denotes previous strut alignment

Revised P.O.A.D.P. reflects new strut alignment

Regan

Copy to Dean, Bill & Steve Rasor

#127

RECEIVED
JAN 31 1985
DEPARTMENT OF PLANNING
Subdivision Section

43 ac ±

REVISIONS
JAN. 30, 1985

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
9310 BROADWAY
512-824-9494

INTERCHANGE PARK
PRELIMINARY OVERALL
AREA DEVELOPMENT PLAN

JOB NO. 1809.52
DATE JULY 1984
DRAWN
SHEET 1 OF 1

FILE NO. 84-19-61-00 INTERCHANGE PARK
(To be assigned by the Planning Dept.)

GILL Co Att: ARON FOGIEL P.O. BOX 599 299-03-73
NAME OF DEVELOPER/SUBDIVIDER ADDRESS NO.
78292

PAPE-DAWSON ENGS. 9310 BROADWAY 78217 824-9494
NAME OF CONSULTANT ADDRESS NO.

GENERAL LOCATION OF SITE S.W. CORNER OF THE INTERSECTION OF AUSTIN HWY. (U.S. HWY. 181) & INTERSTATE 35

EXISTING ZONING (If Applicable) J, I-1, R-4, M, I-2 & A

PROPOSED WATER SERVICE

(X) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

X Antonio
( ) Name
( ) Name

DATE FILED Aug 14, 1984

REVISIONS FILED (if applicable) Jan 31, 1985

DUE DATE OF RESPONSE _____
(within 20 working days of receipt)

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

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

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADP is an overview of the development's [illegible] use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivision;
✓ (c) scale; scale
✓ (d) proposed land use [illegible]
✓ (e) existing/proposed street system [illegible] streets and their relation [illegible] and any proposed [illegible] walks, lanes, paths, etc.)
✓ (f) the proposed sewer and [illegible] sewer & [illegible]
✓ (g) contour lines at no greater than [illegible]
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification [illegible]
✓ (j) known ownership and proposed development of [illegible] land; and
✓ (k) existing adjacent streets or development which impact upon [illegible] decisions within the proposed FOADP.

Revised copy to Dean, Bill & Dates
2-5-85

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Applicant: Pape-Dawson Engineers
Mr. Nathan H. Hardy
Address: 9310 Broadway
San Antonio, Texas 78217

August 17, 1984

☐ Preliminary Plan
XX P.O.A.D.P.

Re: Interchange Park
File #: 84-19-61-00

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

Please note that these are staff comments and not Planning Commission comments. 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.

By Rebecca Quintanilla Cadillo

Eddie

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Applicant: Pape-Dawson Engineers
Mr. Nat Hardy
Address: 9310 Broadway
San Antonio, TX 78217

Re: Interchange Park
File #: 84-19-61-00

☐ Preliminary Plan
☒ P.O.A.D.P. Revision dated Jan. 31, 1985

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- ( ) _____

( ) See annotations/comments on attached copy of your plan.

(XX) Comments: Staff has no objection to the new street alignments as reflected on the revised POADP.

Please note that these are staff comments and not Planning Commission comments. 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.

MCONeal

Michael C. O'Neal
Chief, Current Planning

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

Applicant: Pape-Dawson Eng. Mr. Nat Handy
Address: 9310 Broadway
San Antonio Texas
78217

Re: Interchange Park ☐ Preliminary Plan ☒ P.O.A.D.P. Revision dated Jan 31, 1985
File #: 84-19-61-00

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
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Michael C. O'Neal
Chief, Current Planning

Mac/Eddie
Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9[illegible]

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

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

MAP NUMBER	DESCRIPTION
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
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
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
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
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
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
189	Eastwood Industrial Park

UNKNOWN

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**

* 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)