

MATCH LINE - SEE SHEET 2 OF 2

PHASE I

PHASE II

PHASE VI

PHASE III

PHASE IV

PHASE V

AVENUE

PARK LANE

PARK PLACE

SAN ANTONIO CORPORATE LIMITS

MRS. ESSIE M. LEE - OWNER 18.28 AC.



900' ± TO THE NORTH FROM LINE OF P.M. 1804

RECEIVED OCT 15 1984 DEPARTMENT OF PLANNING Submission Section

PRELIMINARY OVERALL DEVELOPMENT PLAN

FOR UNIVERSITY PARK ESTATES APARTMENT COMPLEX

CLIENT: JEFFERSON TRUST

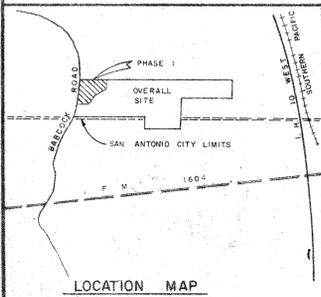
NOTES

- 1. PHASES TO BE CONSTRUCTED IN ORDER OF PHASE NO. & 6 MONTHS INTERVALS.
- 2. WATER SERVICE WILL BE PROVIDED BY CITY WATER BOARD AND SANITARY SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO.

LEGEND

- EXISTING CONTOURS (10' INTERVAL)
- PHASES
- BUILDINGS NO.

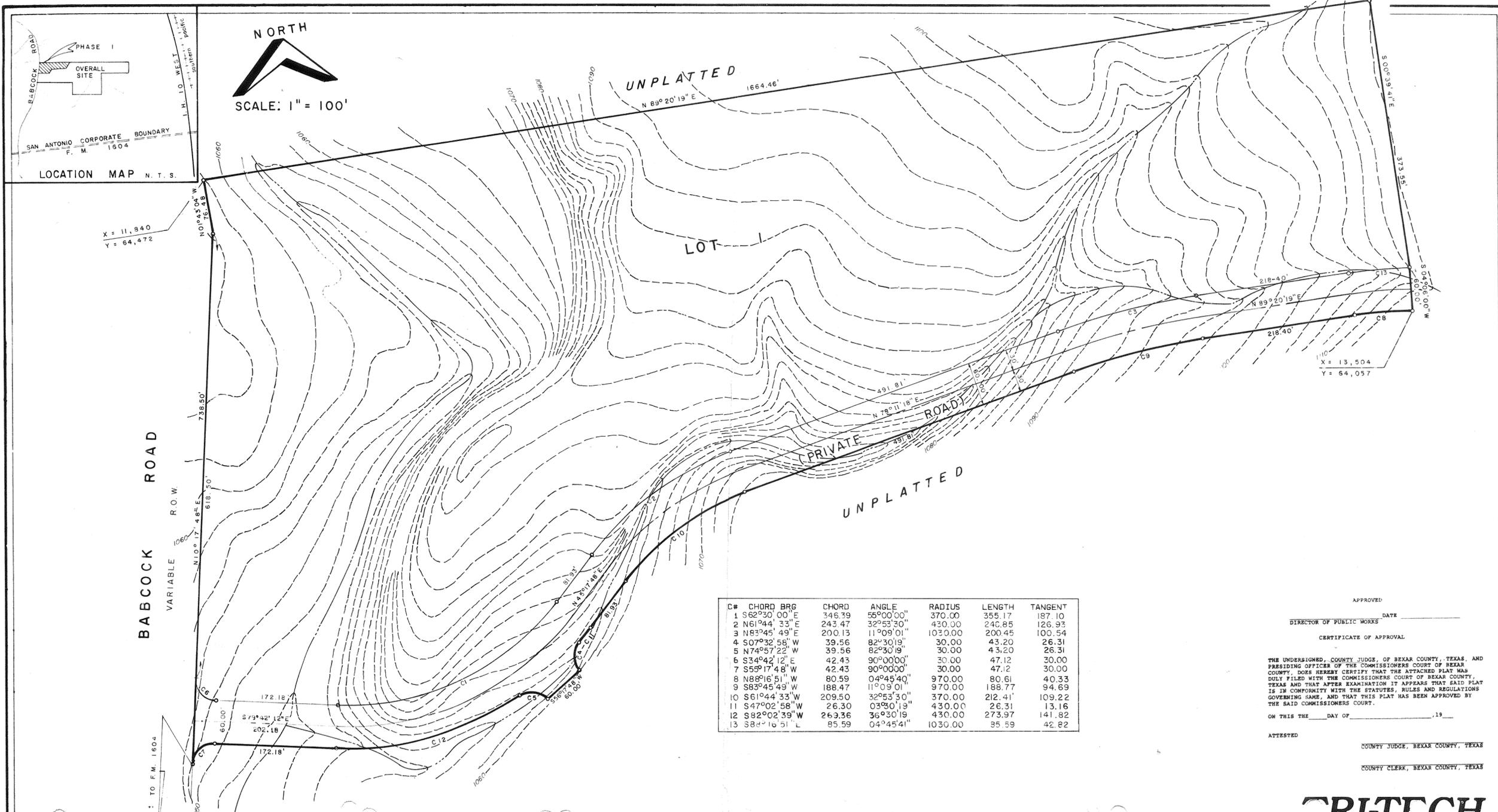
TOTAL UNITS APPROX. = 5,000
TOTAL ACREAGE = 167 AC.



134

P.O.A.D.P FOR UNIVERSITY PARK ESTATES

R.D.D. DESIGN	TRI-TECH	7-20-84
F.H. DRAWN	ENGINEERING INC.	DATE
H.S. CHECKED	ENGINEERS & PLANNERS & SURVEYORS 5400 CALLAGHAN ROAD SAN ANTONIO, TEXAS 78228-436-1376	8405-001 JOB NO. SHEET 1 OF 2



C#	CHORD BRG	CHORD	ANGLE	RADIUS	LENGTH	TANGENT
1	S 62° 30' 00" E	346.39	55° 00' 00"	370.00	355.17	187.10
2	N 61° 44' 33" E	243.47	32° 53' 30"	430.00	240.85	126.93
3	N 83° 45' 49" E	200.13	11° 09' 01"	1030.00	200.45	100.54
4	S 07° 32' 59" W	39.56	82° 30' 18"	30.00	43.20	26.31
5	N 74° 57' 22" W	39.56	82° 30' 18"	30.00	43.20	26.31
6	S 34° 42' 12" E	42.43	90° 00' 00"	30.00	47.12	30.00
7	S 55° 17' 48" W	42.43	90° 00' 00"	30.00	47.12	30.00
8	N 88° 16' 51" W	80.59	04° 45' 40"	970.00	80.61	40.33
9	S 83° 45' 49" W	188.47	11° 09' 01"	970.00	188.77	94.69
10	S 61° 44' 33" W	209.50	32° 53' 30"	370.00	212.41	109.22
11	S 47° 02' 58" W	26.30	03° 30' 13"	430.00	26.31	13.16
12	S 82° 02' 39" W	263.36	36° 30' 19"	430.00	273.97	141.82
13	S 84° 16' 51" L	85.59	04° 45' 41"	1030.00	85.59	42.82

APPROVED: _____ DATE _____
 DIRECTOR OF PUBLIC WORKS
 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 _____, 19____

ATTESTED: _____
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
 COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN 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 GRANTED BY THE PLANNING COMMISSION OF THE CITY.

[Signature]
 REGISTERED PROFESSIONAL ENGINEER

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

[Signature]
 HUBERTO ESTRADA, JR. 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.

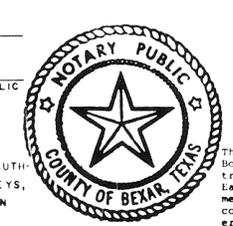
Owner _____

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. 19____

HUBERTO ESTRADA, JR. NOTARY PUBLIC
 BEXAR COUNTY, TEXAS



SUBDIVISION PLAT
 OF
UNIVERSITY PARK
ESTATES SUBDIVISION
 (PHASE I)

BEING LOT 1, CONTAINING 22.979 ACRES OUT OF A 137.0 ACRE TRACT OF LAND DESCRIBED IN DEED VOL. 6813/P. 625 & OUT OF A 1,317 ACRES SERVTEX MATERIALS CO. TRACT OUT OF THE CHARLES H. SEIDENSCHNUR SUR. N. 2410, ABST. 122, C.B. 4725 & THE JASPER WOOLDRIDGE SUR. N. 2600, ABST. 1226, C.B. 4548, BEXAR COUNTY, TX.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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 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 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 alteration.

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

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.

[Signature]
 REGISTERED PROFESSIONAL ENGINEER
 OR
 REGISTERED PUBLIC SURVEYOR

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

[Signature]
 HUBERTO ESTRADA, JR. NOTARY PUBLIC
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

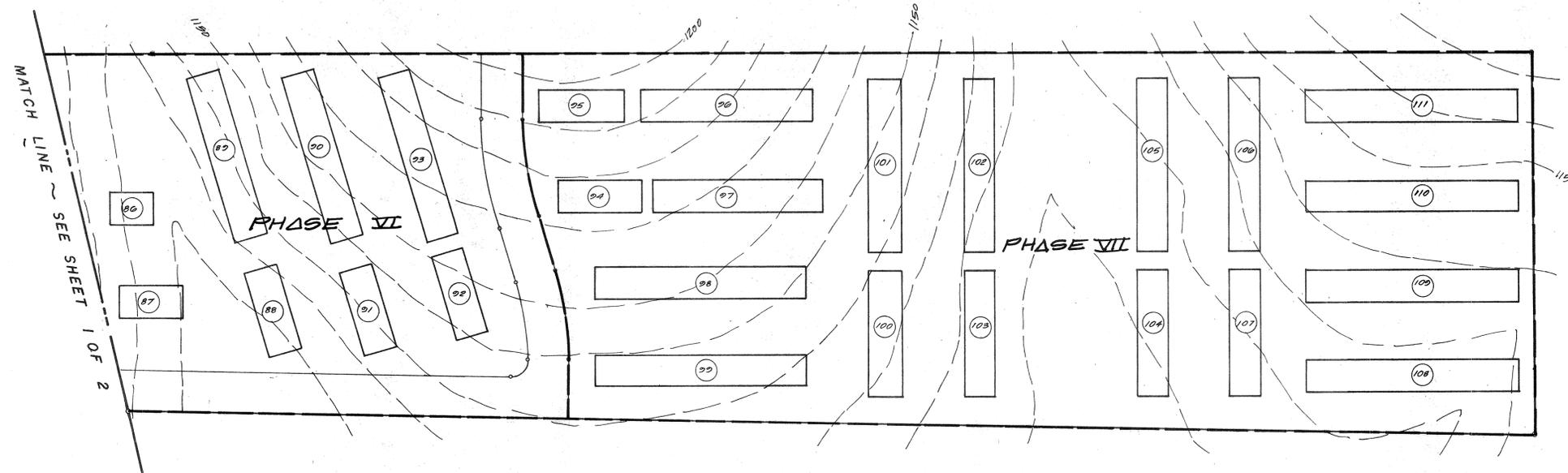
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A. D. _____ AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A. D. _____ AT _____ M IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____ A. D. _____

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS
 _____ DEPUTY

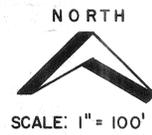
JOB ORDER NO 8405-001

#134

GIBRALTAR SAVINGS ASSOC.



OWNER UNKNOWN



134

P.O.A.P.D. FOR UNIVERSITY PARK ESTATES		
R. D. D. DESIGN	TRITECH	7-20-84 DATE
F. H. DRAWN	ENGINEERING INC.	8405-001 JOB NO.
H. S. CHECKED	ENGINEERS • PLANNERS • SURVEYORS 5400 CALLAGHAN ROAD SAN ANTONIO, TEXAS 78228 • 436-1376	SHEET 2 OF 2

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

FILE NO. 84-11-64-80
(To be assigned by the Planning Dept.)

UNIVERSITY PARK EST.
P.O.A.D.P. NAME

<u>JEFFERSON TRUST</u>		
NAME OF DEVELOPER/SUBDIVIDER	ADDRESS	PHONE NO.
<u>MR. ROBERT DIAZ PELEON</u>		
<u>TRI-TECH ENGR. INC.</u>	<u>5400 CALLAGHAN RD.</u>	<u>436-1376</u>
NAME OF CONSULTANT	ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE ALONG THE EAST R.O.W. LINE OF
BABCOCK RD. NORTH OF ITS INTERSECTION WITH
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>
<input checked="" type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input checked="" type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____	<input type="checkbox"/> Duplex	<input type="checkbox"/> Other System _____
Name _____	<input checked="" type="checkbox"/> Multi-Family	Name _____
<input type="checkbox"/> Water Wells	<input type="checkbox"/> Business	<input type="checkbox"/> Septic Tank(s)
	<input type="checkbox"/> Industrial	

DATE FILED OCT. 15, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE NOV. 12, 1984
(Within 20 working days of receipt)

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

APRIL MAY 1986
(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; sidewalks, 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 10-15-84 TRANSPORTATION STUDY OFFICE 10-15-84

COMMENTS: COMMITTEE REVIEW 10-15-84. Committee felt there was
a need to meet with Robert to discuss north-south connection
if possible through four needs across property. Before we meet
we will contact surrounding property owner to determine street needs in the
area. Additional staff opinion is that expected development (Apt.)
will mandate a throughfare in this area.
10-19-84
called Robert out of town, says not in office
they will return call.



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

November 5, 1984

Applicant: Tri Tech Eng. Inc.
Mr. Robert Diaz DeLeon
Address: 5400 Callaghan Road
San Antonio, Texas 78228

Preliminary Plan

Re: University Park Est. P.O.A.D.P.

File #: 84-11-64-80

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

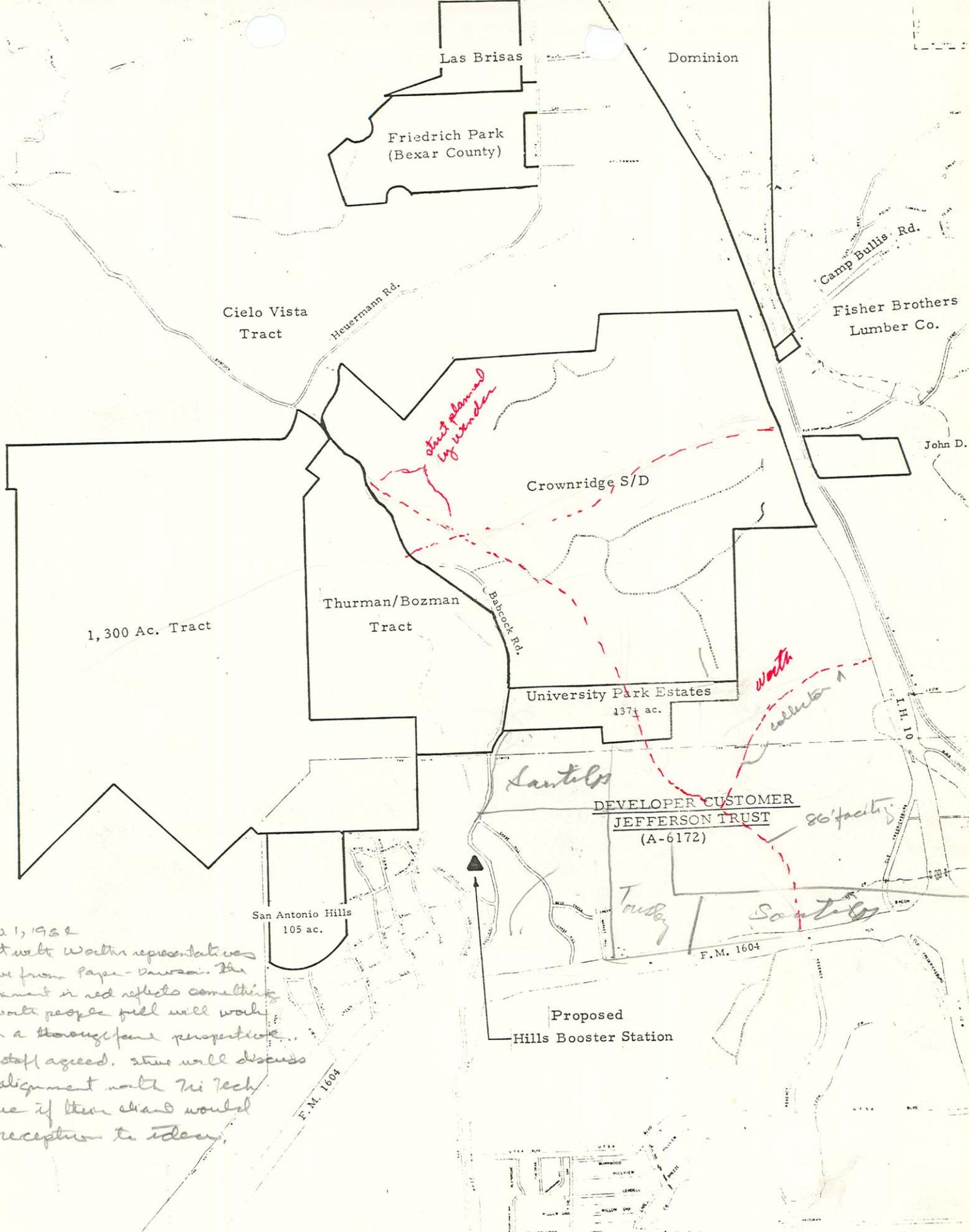
- () is in general compliance with the Subdivision Regulations
- () lacks compliance with the Subdivision Regulations regarding:
 - () Street layout
 - () Relation to adjoining street system
 - () Stub streets
 - () Street jogs or intersections
 - () Dead-end streets
 - () Cul-de-sac streets in excess of 500'
 - () Low density lots fronting onto major thoroughfares
 - () 24' alley(s)
 - () _____
 - () _____
 - () _____
- () See annotations/comments on attached copy of your plan.
- (X) Comments: See attachment.

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.

Michael C. O'Neal
Chief, Current Planning

sm

As discussed with Mr. Sing of your office, review is pending the additional information the staff has requested. The information requested is relative to current ownership in the immediate area of your property. Need of this information is in an effort to schedule a meeting with respective property owners to discuss thoroughfare needs. Please submit the requested information to Al Eisenmenger of the Transportation Division of the Planning Department.



Nov 1, 1982
 met with Walter representatives
 Steve from Page-Dawson. The
 alignment in red reflects something
 the water people feel will work
 from a through-pipe perspective.
 The staff agreed. Steve will discuss
 the alignment with his tech
 to see if their client would
 be receptive to idea.

TRI-TECH ENGINEERING, INC.

5400 CALLAGHAN ROAD • SAN ANTONIO, TEXAS 78228-1798 • (512) 436-1376

September 28, 1984

Director of ~~Engineering~~ *Mains and Services*
City Water Board
City of San Antonio, Texas

Re: University Park Estates

Attn: Mr. ~~Val T. Ruiz~~ *Wayne Bitzkie*

Dear Mr. *Bitzkie*
~~Ruiz,~~

On behalf of our client, Jefferson Trust, 2900 Mossrock Dr., Suite 160, San Antonio, Texas 78230, who intends to develop 137+ acres of land into 5,000 family units, we would request City Water Board to provide service to the development.

The existing and proposed water distribution system is shown on the Master Water Plan, which has been submitted earlier.

Should you have any questions, please contact us.

Very truly yours,
TRI-TECH ENGINEERING, INC.


Hardit Singh, P.E.

HS/lk

