

**GREENWAY TERRACE UNIT 1**

BEING 14.897 ACRES OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, ABSTRACT 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 57.34 ACRE TRACT DESCRIBED IN INSTRUMENT TO LAND RESOURCES CORPORATION RECORDED IN VOLUME 7716, PAGE 233 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

**LINE DATA**

L. NO.	DIRECTION	DISTANCE
1	N 39°50'07" E	43.58'
2	N 44°43'26" E	87.01'
3	N 53°00'27" E	87.78'
4	S 21°53'05" E	46.00'
5	N 56°47'38" E	75.03'
6	N 33°12'22" E	17.00'
7	N 56°47'38" E	14.53'
8	N 66°04'22" E	1.49'
9	S 33°12'22" E	137.00'
10	N 33°12'22" E	153.24'
11	N 33°12'22" E	17.00'
12	N 33°12'22" E	50.00'
13	N 40°08'01" E	39.35'
14	N 14°29'41" E	32.46'
15	S 70°34'36" E	40.67'
16	N 40°44'40" E	54.39'
17	N 40°44'40" E	42.00'
18	N 33°12'22" E	50.00'
19	N 33°12'22" E	39.42'
20	S 67°51'09" E	53.29'

**C.P.S.B. NOTES:**

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES, IN THIS AREA 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, RENOVATING, 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 GRANTEE'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 THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY OPS MONETARY LOSS, RESULTING FROM MODIFICATIONS REQUIRED OF OPS 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 DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

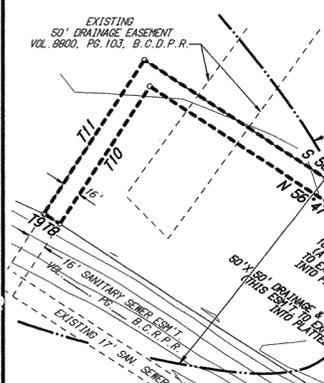
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(S)-WIDE EASEMENTS.

APPROXIMATE LIMITS OF FEMA ZONE "A" FIRM MAP NO. 48029C0642 E DATED FEBRUARY 16, 1996

SCALE 1" = 100'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

N = 13,661,665.37  
E = 2,163,146.27



**LEGEND**

- B.S.L. BUILDING SETBACK LINE
- CA.T.V. CABLE TELEVISION
- D.E. DRAINAGE EASEMENT
- ELEC. ELECTRIC EASEMENT
- ESM'T EASEMENT
- EXTG. EXISTING
- I.C.L. INSIDE CITY LIMITS
- O.C.L. OUTSIDE CITY LIMITS
- R.O.W. RIGHT OF WAY
- S.S. SANITARY SEWER
- TEL. TELEPHONE
- B.C.R.P.R. BEXAR COUNTY REAL PROPERTY RECORDS
- B.C.D.P.R. BEXAR COUNTY DEED & PLAT RECORDS
- 1" FOUND 1/2" IRON ROD (WITH PLASTIC CAP)
- E.G.T.C. ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

**CURVE DATA**

C. NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	016°49'33"	569.92'	84.29'	167.37'	S 70°30'49" E	166.77'
2	020°20'18"	829.89'	148.86'	294.59'	S 69°45'27" E	293.04'
6	008°24'45"	829.89'	61.03'	121.85'	N 69°23'10" E	121.74'
7	024°13'29"	385.00'	76.19'	150.10'	N 44°40'53" E	148.98'
8	032°34'23"	470.00'	137.32'	267.20'	N 49°29'34" E	263.61'
9	028°46'22"	120.00'	31.90'	62.36'	N 50°53'34" E	61.66'
10	033°26'58"	180.00'	45.07'	87.57'	S 62°43'53" E	86.33'
11	036°14'59"	200.00'	65.47'	126.54'	S 51°19'52" E	124.44'
12	019°10'04"	330.00'	55.72'	110.40'	N 47°12'36" E	109.88'
13	082°27'42"	10.00'	8.76'	14.39'	N 81°58'31" E	13.18'
14	160°00'00"	50.00'	144.62'	281.41'	N 49°29'34" E	277.64'
15	082°40'22"	10.00'	8.80'	14.43'	S 00°36'31" E	13.21'
16	007°01'06"	400.00'	24.53'	49.00'	N 36°25'08" E	48.97'
17	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03" E	45.28'
18	012°40'49"	205.00'	22.78'	45.37'	N 63°08'03" E	45.28'
19	090°00'00"	10.00'	10.00'	15.71'	N 11°47'36" E	14.14'
20	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
21	090°00'00"	10.00'	10.00'	15.71'	N 78°12'22" E	14.14'
22	090°00'00"	10.00'	10.00'	15.71'	S 11°47'36" E	14.14'
23	032°34'23"	470.00'	144.62'	281.41'	N 49°29'34" E	277.64'
24	032°34'23"	470.00'	130.01'	252.95'	S 49°29'34" E	249.59'
25	029°46'22"	95.00'	25.25'	49.36'	N 50°53'34" E	48.81'
26	029°46'22"	145.00'	38.54'	75.35'	N 50°53'34" E	74.50'
27	035°40'30"	29.00'	9.33'	18.06'	N 18°10'09" E	17.77'
28	157°09'44"	51.00'	262.50'	139.89'	N 78°54'46" E	99.98'
29	035°40'30"	29.00'	9.33'	18.06'	S 40°20'37" E	17.77'
30	085°48'44"	26.00'	23.24'	37.44'	N 78°54'46" E	34.04'
31	094°11'16"	25.00'	26.90'	41.10'	S 11°05'14" E	36.62'
32	036°36'58"	29.00'	9.60'	18.53'	N 76°29'21" E	18.22'
33	167°25'12"	51.00'	462.69'	149.02'	S 11°05'14" E	101.39'
34	036°36'58"	29.00'	9.60'	18.53'	N 54°16'53" E	18.22'
35	033°26'58"	125.00'	37.56'	72.98'	N 52°43'53" E	71.94'
36	033°26'58"	175.00'	52.58'	102.17'	N 52°43'53" E	100.72'
37	036°14'59"	225.00'	73.65'	142.35'	S 51°19'52" E	139.99'
38	036°14'59"	175.00'	57.28'	110.72'	N 51°19'52" E	108.88'

57.34 ACRES  
LAND RESOURCES CORPORATION  
VOL. 7716, PG. 233, B.C.R.P.R.  
(REMAINDER)

U.S. 181 (SPUR 122)  
(WIDTH VARIES)

**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 \_\_\_\_\_, 20\_\_

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

**IMPACT FEE PAYMENT DUE:** THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**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 DEVELOPMENT SERVICES DEPARTMENT.

**SEE SHEET 1 OF 2 FOR GENERAL AND DRAINAGE NOTES**

OWNER/DEVELOPER: KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER  
4800 FREDERICKSBURG ROAD  
SAN ANTONIO, TEXAS 78229  
TELEPHONE (210) 349-1111

**BROWN ENGINEERING CO.**

JOB NO.: 001-262-19 DATE: 11/24/2003

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. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

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, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

HERB QUIROGA, VICE-PRESIDENT  
KB HOME LONE STAR, L.P.  
BY: KBSA, INC., ITS GENERAL PARTNER

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., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

This plat of GREENWAY TERRACE, 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., 200\_\_.

BY: \_\_\_\_\_ CHAIRMAN

BY: \_\_\_\_\_ SECRETARY

STATE OF TEXAS  
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

NOTARY PUBLIC  
BEXAR COUNTY, TEXAS

STATE OF TEXAS  
COUNTY OF BEXAR

I, \_\_\_\_\_ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. and duly recorded the \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_ at \_\_\_\_ M. in the deed and plat records of Bexar County, in Book/Volume \_\_\_\_\_ on page \_\_\_\_\_.

In testimony whereof, witness my hand and official seal of office, this \_\_\_\_ day of \_\_\_\_\_ A.D., 200\_\_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_ DEPUTY

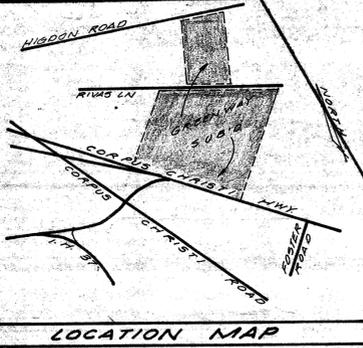
DWN: KA APP: CGK/MAR

**SHEET 2 OF 2**

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY N., S-100  
SAN ANTONIO, TEXAS 78229  
PHONE (210) 494-5511

#145





**JOE J. BONEWITZ**  
PRIVATE OWNERSHIP

**RAY ELLISON**  
SINGLE FAMILY

**JOHN P. CROSSMAN**  
PRIVATE OWNERSHIP

NORTH

SCALE = 1" = 200'

MIDDON ROAD (PROPOSED 60' ROW)

PHASE 3 34.39 AC.

**META DURAN**  
PRIVATE OWNERSHIP

TOTAL LOTS 290+

PHASE I	14.5
PHASE II	17.8
PHASE III	34.4
<b>FUTURE DEVELOPMENT</b>	<b>66.7+</b>

FUTURE SCHOOL SITE  
9 ACRES

PHASE I 14.51 AC.  
TEMP. CUL-DE-SAC

**JOE M. SOLIS**  
PRIVATE OWNERSHIP

PHASE 2 17.82 AC.

NOTE RIVAS LANE NOT IN USE, NOT A PART OF THIS PROJECT

RIVAS LANE (20' ROW)

UNIT-2

UNIT-3

EXISTING DEVELOPMENT

UNIT-1

**RAY ELLISON**  
SINGLE FAMILY 32.61 AC.  
OR MULTIFAMILY

**SAUNDERS**  
**ATLAS CO.**  
PRIVATE OWNERSHIP

**HERBERT**  
**RITTIMAN**  
PRIVATE OWNERSHIP

**RAY ELLISON**  
SINGLE FAMILY 40.99 AC.

**RAY ELLISON**  
COMMERCIAL USE 15.19 AC.

**RAY ELLISON**  
COMMERCIAL USE 19.11 AC.

U.S. HWY 181  
(150' ROW)

ON M.T.P. FOR 110' MIN

SEWER SERVICE: CITY OF SAN ANTONIO  
WATER SERVICE: CITY WATER BOARD

**GREENWAY SUBDIVISION**  
P.O.A.D.P. PLAN

**ELLISON INDUSTRIES**  
**LAND PLANNING DEPT.**  
4800 FREDERICKSBURG RD. AT LOOP 410 P.O. BOX 5250 BEACON HILL STA. SAN ANTONIO, TEXAS 78201 (512) 348-1111

Revised 1-9-85

#745

01/04/85

PPAD P. 11/15

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

FILE NO. 85-19-53-68  
(To be assigned by the Planning Dept.)

GREENWAY  
P.O.A.D.P. NAME

ELLISON INDUSTRIES 4800 FREDERICKSBURG 349-1111  
NAME OF DEVELOPER/SUBDIVIDER ADDRESS PHONE NO.

NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE ALONG THE N.E. R.O.W. LINE OF U.S. HWY  
181 AT

EXISTING ZONING (If Applicable) \_\_\_\_\_

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

DATE FILED Jan. 9, 1985

REVISIONS FILED: \_\_\_\_\_  
(if applicable)

DUE DATE OF RESPONSE Feb. 6, 1985  
(Within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(Within 15 working days of receipt)

June 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;
- (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 1-10-84

DATA RANGE 1-10-84  
TRANSPORTATION STUDY OFFICE 1-10-84

COMMENTS: Committee reviewed on 1-11-85 cited lot fronting onto collector & rec. class. of rear lane or an alternate upgrade to 60' R.O.W. - consensus was to hold plan in abeyance pending response from developer



# CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

January 15, 1985

Applicant: Ellison Industries  
Mr. Herbert Quiroga  
Address: 4800 Fredericksburg Road  
San Antonio, Texas 78201

Re: Greenway  Preliminary Plan  
 P.O.A.D.P.  
File #: 85-19-53-68

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

January 16, 1985

With regard to your proposed collector street, staff does not advocate the fronting of residential lots onto collector streets. Our contention is that lot designs as illustrated on your plan cause a backup maneuver which impede traffic flows on collectors. Taking this into account, we would strongly recommend modifications of your scheme to reflect the orientation of lots to backup to or side onto the collector instead of as shown. Change of lot design in our opinion will facilitate continuity of vehicular movement when traffic volumes increase.

Relative to Rivas Lane, the staff is suggesting that you initiate the closing and quitclaiming of the street. Our recommendation stems from your indication that Rivas Lane is not being utilized for primary access to adjoining properties. However, if you believe this proposal is not a viable one, then street dedication to upgrade Rivas Lane (60' R.O.W.) will be necessary. Dedication for the future widening of this street, as development occurs, will ultimately be conducive to school accessibility. Please consider these ideas and if you concur please submit your revised plan for review. *consider ideas + if you concur submit a revision*

If you believe this matter needs further discussion, the staff will be available to meet with you. Pending your response this POADP will be held in abeyance.

*Refer to traffic response regarding Rivas Ln. Confirmed that traffic determined Rivas Ln. was an alley & not a street. Therefore base on the determination ded. for future street widening as rec. ~~will~~ not necessary.*

*4. 24. 85* *Additionally, Herb indicated to me that Rivas was going to be closed & quit claimed by the county. I requested letter to that effect Herb agreed.*



City of San Antonio  
 Planning Department  
Letter of Certification



FOR

Date: 2/19/04

ITEM NAME: GREENWAY TERRACE UNIT-1 FILE # 040038

Master Development Plan (M.D.P.)

(Formerly POADP)

Number: 145

Date: 1/15/1985

Greenway

Plan Unit Development (P.U.D.)

Number: N/R

Date: \_\_\_\_\_

The City of San Antonio Planning Department has reviewed the above referenced Plat or Plan for conformity with the provisions as stated in the City of San Antonio Unified Development Code (UDC). This Letter of Certification (LOC) attests to the following areas ONLY, Master Development Plan, Major Thoroughfare Plan, Neighborhoods and Historic Preservation (NOTE) When a previously unidentified archaeological site is discovered in the course of construction, the property owner immediately shall notify the city's Historic Preservation Officer for assistance on consulting with a qualified archaeologist. Any changes to the plat or plan affecting these areas will require a resubmittal for review to the department and the issuance of a new LOC.

*Please attach this letter of certification with your complete final package to Land Development Services, Subdivision Section.*

BY: Robert Lombrano

Robert Lombrano, Planner II

Date: 2/19/2004

Michael O. Herrera

Michael O. Herrera

Special Projects Coordinator

Date: 2/19/04

# BROWN ENGINEERING CO.

Engineering Consultants  
 1000 Central Parkway N., Suite 100  
 San Antonio, Texas 78232  
 Phone (210) 494-5511

CITY OF SAN ANTONIO  
 DEPT. OF PLANNING  
 OFFICE OF DIRECTOR  
 03 NOV 26 AM 7:50

TO: City Planning  
 1901 S. Alamo St.  
 2<sup>nd</sup> Floor

ATTN: Michael Herrera

JOB #: 001-262-00 BG-1

DATE: November 25, 2003

RE: Greenway Terrace Unit 1  
 Plat #040038

- U.S. MAIL                       OVERNIGHT DEL.                       PICK UP  
 1 HR. DELIVERY                       2 HR. DELIVERY                       4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
4	Subdivision Plat
1	Request for Review (Master Development)
1	Request for Review (Major Thoroughfare)
1	Request for Review (Neighborhoods)
1	Request for Review (Historic Preservation)
1	CSA Planning Department Completeness Review

**THESE ARE TRANSMITTED AS CHECKED BELOW:**

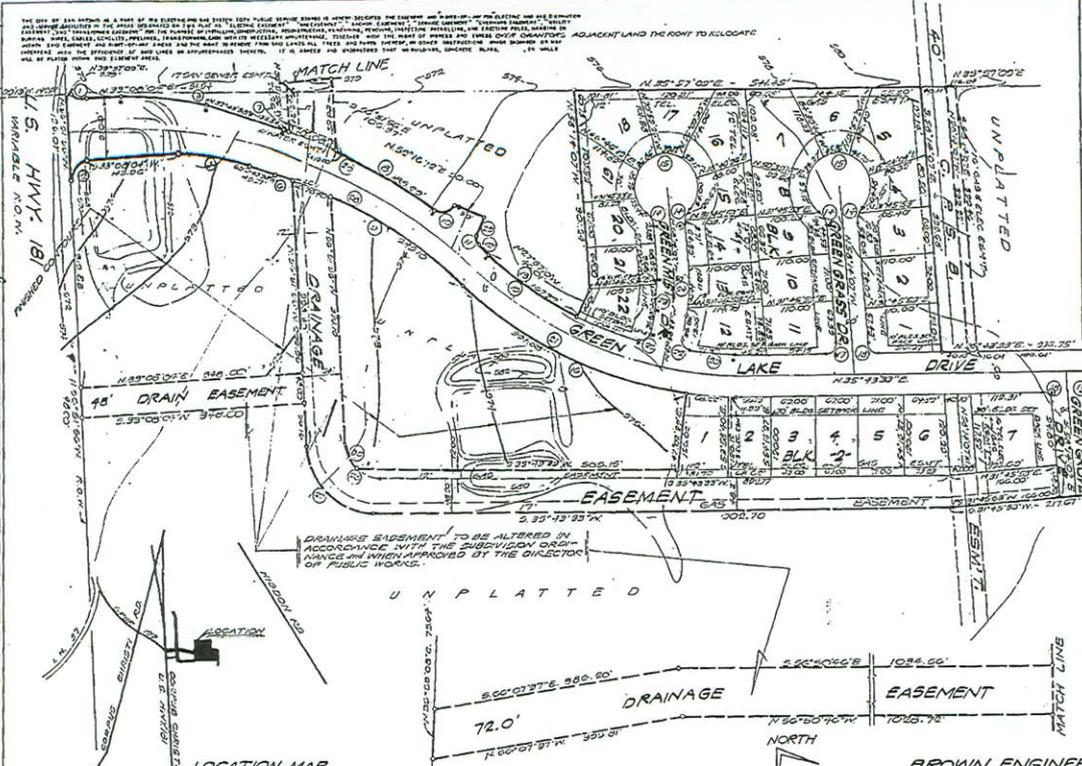
- FOR APPROVAL                       FOR YOUR USE                       FOR PLAT NUMBER  
 FOR REVIEW & COMMENT                       AS REQUESTED                       FOR SIGNED COMPL. FORM

**REMARKS:**

Please fax signed completeness form to 494-5519. Thank you.

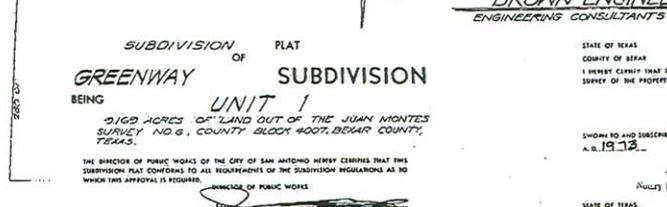
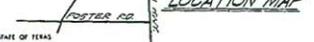
COPY TO: \_\_\_\_\_ SIGNED: Denise Spain

Filed for record 200 30 30  
 A. D. H. 200 30 30  
 JAMES M. MANUPPELLI  
 County Clerk, Bexar County, Texas  
 B. J. ... Deputy



NO.	ANGLE	RADIUS	LENGTH	TANGENT
1	143°32'20"	25.00	21.62	11.64
2	50°05'00"	25.00	23.21	13.00
3	18°38'54"	108.00	139.20	70.64
4	17°35'54"	318.00	100.77	54.52
5	02°21'57"	770.00	31.75	15.35
6	00°24'39"	834.00	8.05	2.50
7	15°47'20"	0800	109.85	49.73
8	18°35'04"	770.00	29.20	15.67
9	102°03'14"	70.00	36.65	34.78
10	72°52'52"	15.00	12.72	11.03
11	01°34'01"	830.00	25.70	11.35
12	10°23'28"	270.00	107.35	49.50
13	14°58'44"	30.00	34.28	13.01
14	25°03'00"	80.00	28.25	13.01
15	35°54'45"	65.00	35.52	10.17
16	45°32'13"	55.00	41.52	15.01
17	54°52'32"	45.00	23.52	14.00
18	63°42'04"	35.00	27.50	14.00
19	71°40'00"	25.00	31.31	14.75
20	78°08'50"	15.00	34.64	15.12
21	83°12'42"	5.00	42.01	15.15
22	86°18'20"	2.50	48.22	15.12

NORTH  
 SCALE 1"=100'  
 IRON PIN SET AT ALL CORNERS  
 \* INDICATES 3' OFFSET MARK  
 @ INDICATED FROM BENCH MARK



18	8°37'12"	428.00	50.35	17.13
19	0°27'13"	85.00	84.52	50.75
20	0°35'58"	111.50	170.70	100.57
21	0°57'02"	770.00	152.40	226.72
22	0°24'02"	830.00	375.35	152.58
23	10°58'51"	55.00	41.37	28.24

**BROWN ENGINEERING CO.**  
 ENGINEERS CONSULTANTS - SAN ANTONIO, TEX.

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAN TO THE MATTERS OF STREETS, LOTS, AND BEARINGS (LAST):  
Jack J. Brown  
 REGISTERED PROFESSIONAL ENGINEER  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January  
 A. B. 1932  
 BEAR COUNTY, TEXAS  
 NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF THE LAND SHOWN ON THIS PLAN AND WHOSE NAME IS SUBSCRIBED HEREIN, AND NO PERSON OR PERSONS A DEED ASSIGNED HEREIN, ACKNOWLEDGES THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND ACCORDS TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PLACES, WATER COURSES, PLAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN REFERRED TO.  
Frank ManupPELLI  
 VICE-PRES.  
 OWNER: RAY ELLISON HOMES INC.  
 THIS PLAN OF CONVEYANCE SUBDIVISION UNIT 1 OF THE JUAN MONTES SURVEY NO. 6, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, IS HEREBY APPROVED BY EACH COMMISSIONER OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, ON THIS 25 DAY OF January 1932.

SUBDIVISION OF PLAT  
**GREENWAY SUBDIVISION**  
 BEING UNIT 1  
 0.160 ACRES OF LAND OUT OF THE JUAN MONTES SURVEY NO. 6, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAN CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.  
 DIRECTOR OF PUBLIC WORKS

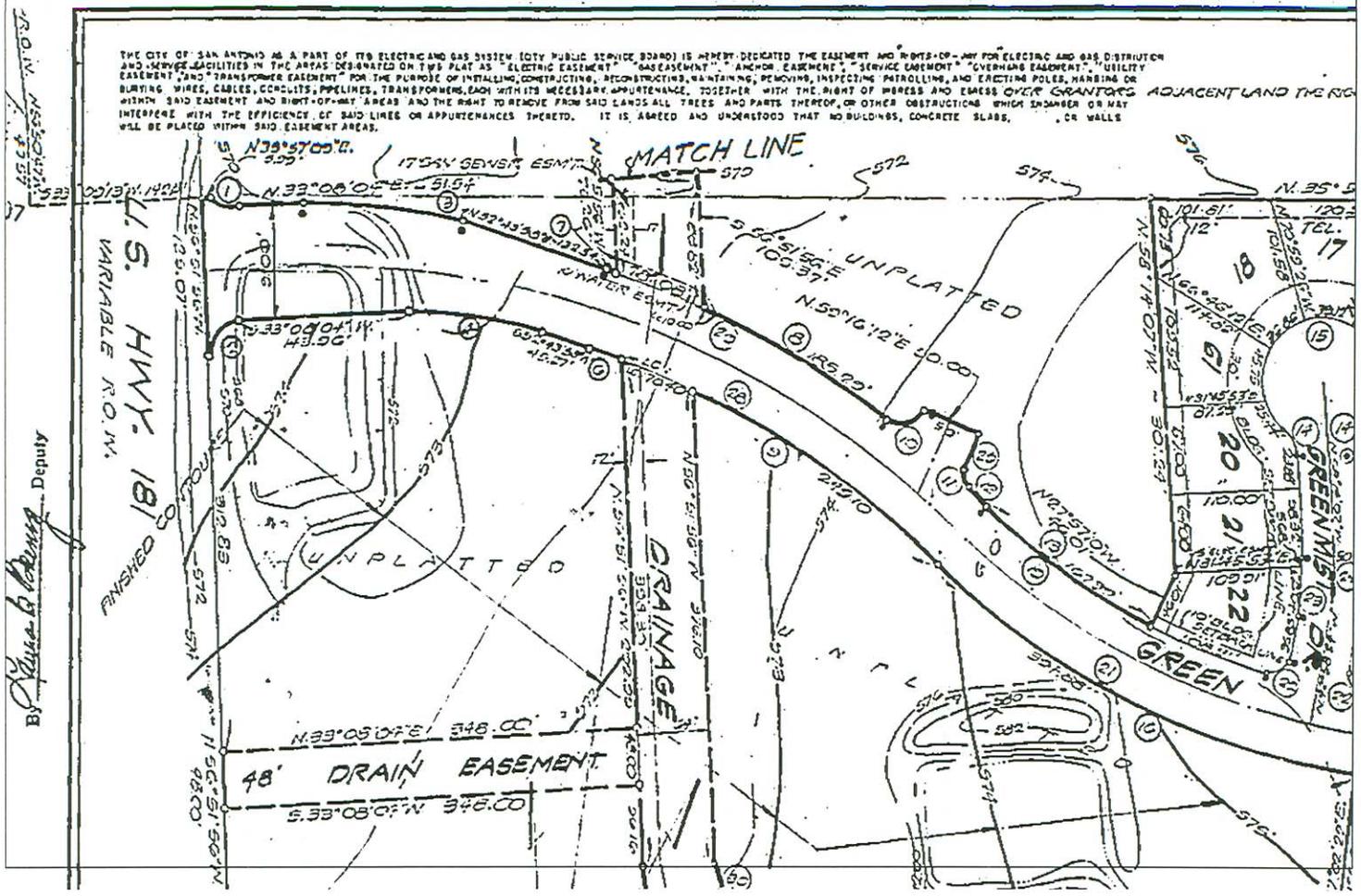
STATE OF TEXAS  
 COUNTY OF BEXAR  
 I SHOW ME THE UNWITNESSED AUTHORITY ON THIS DAY PERSONALLY APPEARED  
FRANK MANUPPELLI  
 SHOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN REFERRED TO AND IN THE CAPACITY THEREIN STATED.  
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25 DAY OF January 1932  
 A. B. 1932  
 BEAR COUNTY, TEXAS  
 NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THIS PLAN IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE:  
Jack J. Brown  
 REGISTERED PROFESSIONAL ENGINEER  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 25 DAY OF January 1932  
 BEAR COUNTY, TEXAS  
 NOTARY PUBLIC

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THIS 30 DAY OF July 1932  
 OF SAID COUNTY, IN BOOK VOLUME \_\_\_\_\_ ON PAGE \_\_\_\_\_  
 IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 30 DAY OF July 1932  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

0429 AUG 30 1932 VOL 7100 82

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER GRANTORS' ADJACENT LAND THE RIGHT WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH SHOULDER 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 AREAS.



The value of the two sets of coordinates identified herein conform, is tied to and is consistent with the accuracy of the grid coordinate values for power poles used by the City of San Antonio, Texas in its electrical distribution system and which grid coordinate values relate to the Lambert Conformal Projection Coordinates for the State of Texas, South Central Zone. The bearings shown on this plat demand that they be rotated  $0^{\circ} 21' 33''$  counter clockwise to be coincident with a bearing computed to lie between the two sets of coordinate identified herein.

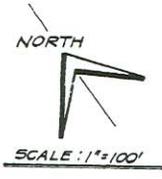
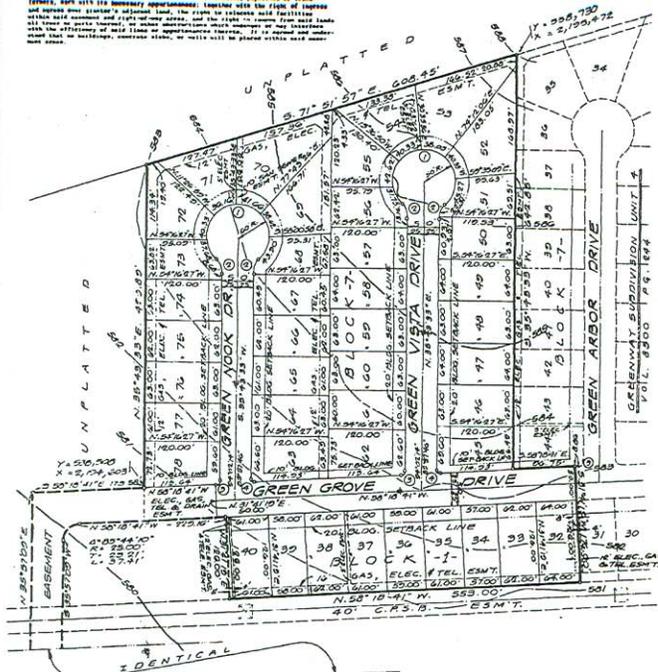
Any GPS monitoring line created from modifications created of GPS equipment, located within said statement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

No title of land shown as a part of this plat and not shown as a public highway (herein) is hereby dedicated to the purposes and intended use for streets and use hereunder. The easements, rights, and interests in the streets and use hereunder, shall be deemed to be the property of the City of San Antonio, Texas. The easements, rights, and interests in the streets and use hereunder, shall be deemed to be the property of the City of San Antonio, Texas. The easements, rights, and interests in the streets and use hereunder, shall be deemed to be the property of the City of San Antonio, Texas.

VACATING & RESUBDIVISION PLAT  
 OF  
**GREENWAY SUBDIVISION**  
 BEING: UNIT #7  
 0.829 ACRES OF LAND OUT OF THE JUAN MONTES  
 SURVEY NO. 6, COUNTY BLOCK 4007, BEXAR  
 COUNTY, TEXAS.

NO.	Δ	RAD.	TAN.	L.C.
1	03°00'00"	50.00	0.8660	938.36
2	40°30'03"	30.00	12.21	24.38
3	65°57'49"	5.00	4.66	7.90
4	54°02'14"	5.00	5.37	8.21

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HEREON, HEREBY DECLARES THAT PORTION SHOWN AS VACATING IS HEREBY ACQUIRED AND ESTABLISHES THE AREA VACATED AS NEW DRIVING A PORTION OF LOT 39, BLOCK 1-1 AND A PORTION OF GREEN GROVE DRIVE, GREENWAY SUBDIVISION, UNIT #7.



STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE PLAT AND THE PART THEREOF WHICH IS THE RESUBDIVISION PLAT TO THE PARTS OF THE PLAT IS A TRUE AND CORRECT COPY OF THE ORIGINAL PLAT AS FILED IN MY OFFICE AND THAT THE SAME IS IN ACCORDANCE WITH THE ORDINANCE, I KEPT FOR THOSE PURPOSES THAT MAY HAVE BEEN PASSED BY THE PLANNING COMMISSION OF THE CITY.

*Jack J. Brown*  
 REGISTERED PROFESSIONAL SURVEYOR  
 BEARING BEFORE ME THIS 17th DAY OF October  
 A.D. 1977  
*Ernest B. Davis*  
 COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF BEXAR  
 THE OWNER OF THE LAND SHOWN ON THIS PLAT IN SECTION OR PLAT ON A SURVEY HAS AGREED TO THE USE OF THE PUBLIC PLACES, ALL STREETS, PLACES, AND COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES HEREON FOR THE PURPOSE AND CONFORMANCE THEREOF HEREBY EXPRESSED.

*Ray Ellison Homes, Inc.*  
 OWNER  
*Frank Manupelli*  
 VICE PRESIDENT  
 S&T AUTHORIZED AGENT

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY USE THE UNDERSIGNED AUTHORITY OF THIS DAY PERSONALLY APPOINTED TO FRANK MANUPELLI AS AGENT TO SIGN AND RECORD THIS PLAT AND TO ACCEPT THE SAME FOR RECORD AND TO SIGN AND RECORD THE SAME IN THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS, AND TO GIVE UNDER THE HAND AND ADDRESS OF OFFICE THIS 17th DAY OF October A.D. 1977.

*Ernest B. Davis*  
 COUNTY CLERK

THIS PLAT OF GREENWAY SUBDIVISION UNIT #7 HAS BEEN SUBMITTED TO AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED AND RECORDED IN THE PUBLIC RECORDS OF THE COUNTY OF BEXAR, TEXAS, ON THIS 17th DAY OF October 1977.

*Rhonda R. Ash*  
 SECRETARY

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED UNDER AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION OR PERFORMANCE.

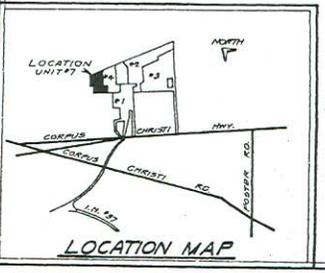
*Jack J. Brown*  
 REGISTERED PROFESSIONAL SURVEYOR  
 OR  
 REGISTERED PUBLIC SURVEYOR  
 BEARING BEFORE ME THIS 17th DAY OF October  
 A.D. 1977  
*Ernest B. Davis*  
 COUNTY CLERK

STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ AT \_\_\_\_\_ M. AND ONLY RECORDED IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. \_\_\_\_\_ IN THE RECORDS OF \_\_\_\_\_ COUNTY, IN BOOK VOLUME \_\_\_\_\_ OF PAGE \_\_\_\_\_ IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF \_\_\_\_\_

*Ernest B. Davis*  
 COUNTY CLERK, BEXAR COUNTY, TEXAS

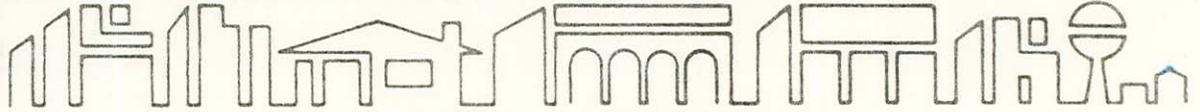
Filed for record in my office on the 17th day of October 1977 at 4:00 PM in Block 1-1 of the Greenway Subdivision, Unit #7, of the Juan Montes Survey No. 6, County Block 4007, Bexar County, Texas.

ROBERT D. GREEN  
 COUNTY CLERK



VACATING PLAT  
 BEING THE VACATING OF A 300' GAS, ELECTRIC, TELEPHONE, WATER, AND SEWER EASEMENT AND 60' OF A 14' ELECTRIC, GAS, AND TELE. EASEMENT, OUT OF GREENWAY SUBDIVISION, UNIT #7, RECORDED IN 1964, BEXAR CO. 548 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**BROWN ENGINEERING CO.**  
 ENGINEERING CONSULTANTS



# ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 348-1111

RECEIVED  
1988 APR 20 AM 9:25  
DEPT. OF PLANNING  
CURRENT PLANNING  
DIVISION

April 11, 1988

Mr. Roy Ramos  
City of San Antonio  
Planning Dept.  
P. O. Box 9066  
San Antonio, Texas 78285

Dear Mr. Ramos:

In response to our telephone conversation and your request, the active subdivisions, with accepted and completed P.O.A.O.P.'s are as follows:

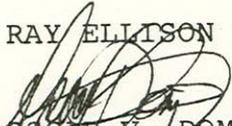
	File #
51 Braun Road	86-09-61-48
8 Bandera & Guilbeau	85-11-64-42
5 Classen Road	83-18-63-68
5 Greenway	85-19-53-68
5 Heritage N. W.	83-10-58-22
4 Heritage Park	83-09-57-82
9 Miller's Point (Camelot)	83-21-61-02
3 Parkwood-HUNTER'S CHASE	85-11-62-02
2 Seven Oaks (Eden)	83-63-20
3 Sky Harbour	83-12-54-24
62 Sunrise	83-20-59-02
5 Tangelwood (Babcock Place)	86-12-62-46
3 Timber Ridge	86-11-59-04
0 Ventura	86-21-60-26
3 Ventura S. of 78	85-21-59-26
15 Village West	275
2 Vista	83-19-64-62

We request that the above subdivisions be kept in your active files. An update will be submitted if, in the future, there is a revision in the development of a subdivision.

Thank you for your cooperation, I remain,

Respectfully,

RAY ELLISON INDUSTRIES, INC.

  
OSCAR V. DOMINGUEZ  
LAND PLANNER

OD/yk