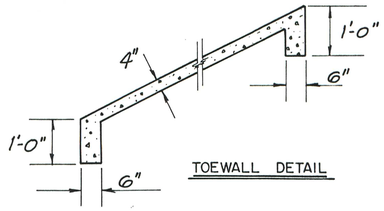
ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
ITEM	UNIT	QNTY.
Flex base (15") (Ty A) Gr 1 (Mod)	C.Y.	781
Asph Conc (Ty D) (Surf)	C.Y.	50
Asph Conc (Ty C)	C.Y.	51
One Crs Surf Treat	S.Y.	1537
Riprap (Conc.) (Cl B)	C.Y.	729
Rdway Excav. (Ord Comp)	C.Y	4416
Asph	Gal	462
Aggr (Ty PB, Gr 4)	C.Y.	16
Emul	Gal	308

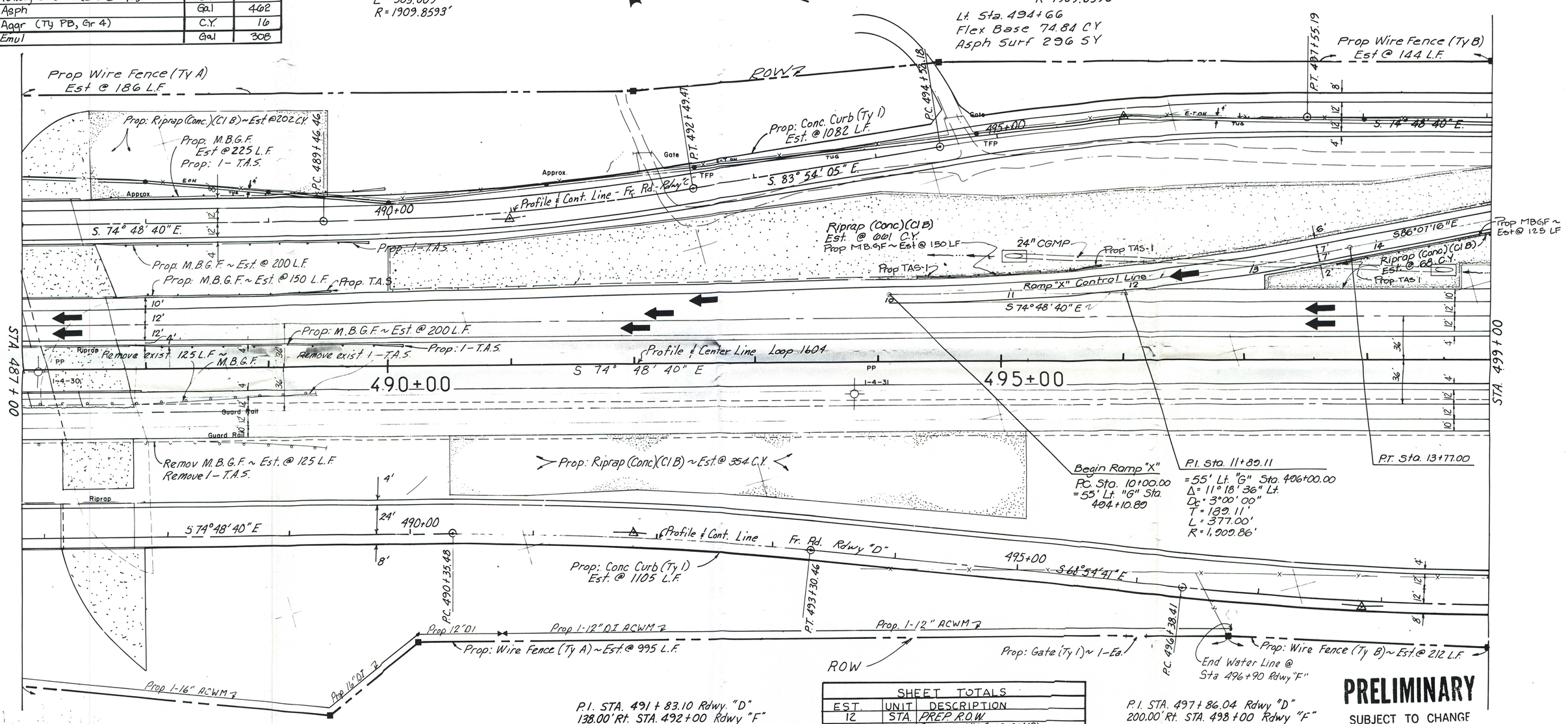
P.I. STA. 490+98.28 Rdwy "C"
120.00' Lt. STA. 491+00 Rdwy "F"
N = 165,063.2067
E = 116,857.7849
Δ = 9° 05' 25" Lt.
D = 3° 00' 00"
T = 151.823'
L = 303.009'
R = 1909.8593'

ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
Top Soil	S.Y.	651
Brdcst Seed	S.Y.	651
Fert	TON	.03
Term Anch Sect	EA.	3
Metal Beam Gd Fence	L.F.	275

P.I. STA. 496+04.00 Rdwy. "C"
200.00' Lt. STA. 496+00 Rdwy. "F"
N = 165,009.4111
E = 117,361.2788
Δ = 9° 05' 25" Rt.
D = 3° 00' 00"
T = 151.823'
L = 303.009'
R = 1909.8593'



TOEWALL DETAIL



P.I. STA. 491+83.10 Rdwy. "D"
138.00' Rt. STA. 492+00 Rdwy "F"
N = 164,788.0191
E = 116,886.6951
Δ = 5° 53' 59" Rt.
D = 2° 00' 00"
T = 147.621'
L = 294.981'
R = 2864.7890'

1181	L.F.	WIRE FENCE (TY A)
356	L.F.	WIRE FENCE (TY B)
1	EA.	GATE (TY I)
6	HR	BLAD *
6	HR	SCRAP WORK *
100,360	CY	EMBANKMENT

* Entrance's & Streets
≠ Quantity Changed By Field Change #1

SHEET TOTALS		
EST.	UNIT	DESCRIPTION
12	STA.	PREP. R.O.W.
≠ 145,366	C.Y.	RDWY EXCAV (ORD COMP)
≠ 556	C.Y.	RIPRAP (CONC) (CL B)
775	L.F.	MTL BEAM GD FENCE
4	EA.	TERM ANCH SECT
29,549	S.Y.	FURN & PLAC TPSL
29,549	S.Y.	BRDCST SEED (BERMUDA)
1,478	TON	FERT (16-8-8)
2,187	L.F.	CONC. CURB (Ty I)
250	L.F.	REMOV METAL BEAM GD FENCE
2	L.F.	REMOV TERM ANCH SECT.
7	EA	ROW MARK (TY II)

P.I. STA. 497+86.04 Rdwy "D"
200.00' Rt. STA. 498+00 Rdwy "F"
N = 164,570.9837
E = 117,449.4914
Δ = 5° 53' 59" Lt.
D = 2° 00' 00"
T = 147.621'
L = 294.981'
R = 2864.7890'

PRELIMINARY
SUBJECT TO CHANGE

FIELD CHANGE NO. 4

Also See Sht's 23B, 40A & 49D.

PLAN SHEET
LOOP 1604

SCALE 1" = 40'

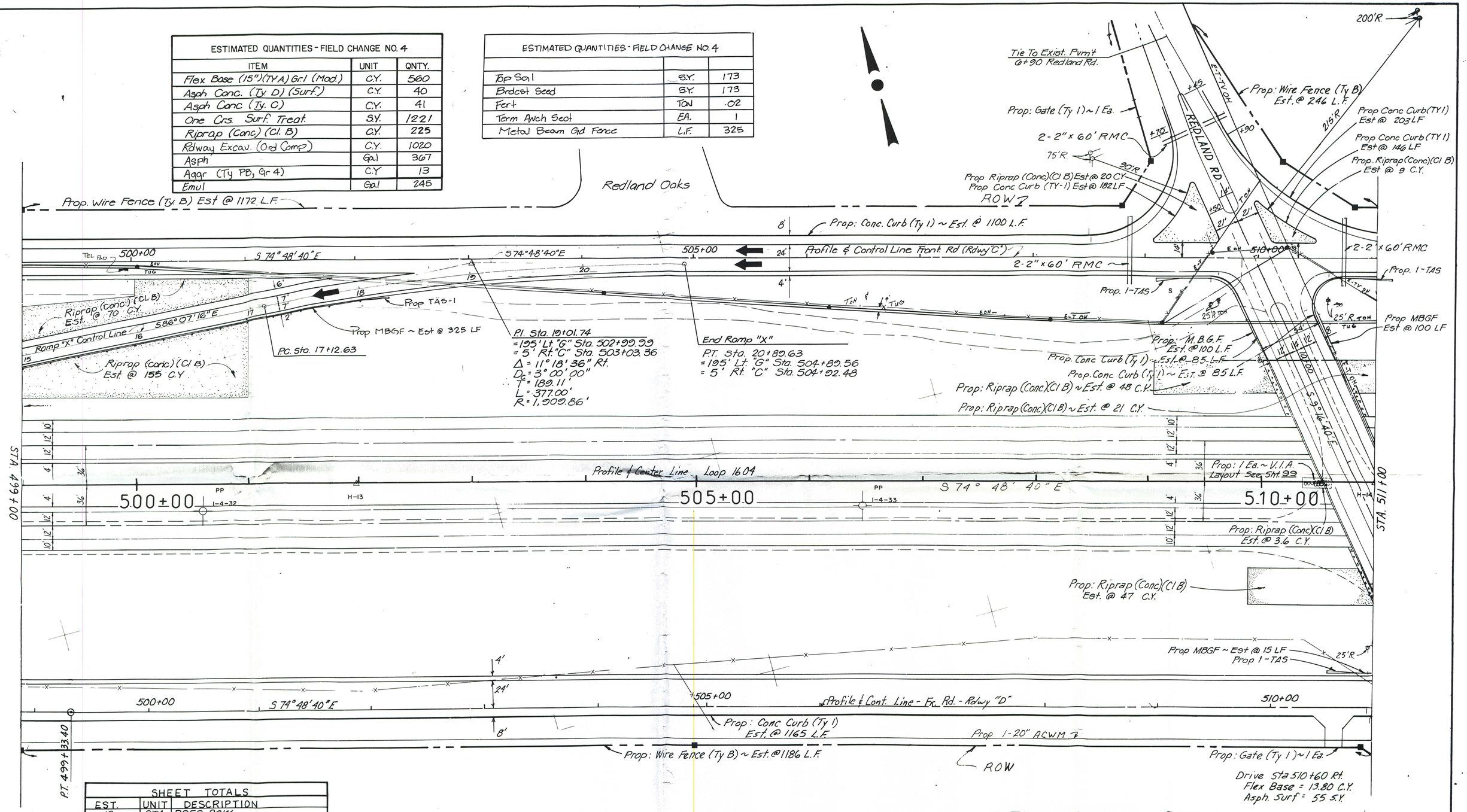
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.		SHEET NO.
6	TEXAS	RS 2359 (0.6)		22B
STATE DIST. NO.	COUNTY	CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY
15	BEXAR	2452	03	48, etc.	LP 1604

AD-76-0

#148

ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
ITEM	UNIT	QNTY.
Flex Base (15")(TY A) Gr 1 (Mod.)	C.Y.	560
Asph Conc. (Ty. D) (Surf.)	C.Y.	40
Asph Conc (Ty. C)	C.Y.	41
One Crs. Surf. Treat.	S.Y.	1221
Riprap (Conc) (Cl. B)	C.Y.	225
Rdway Excav. (Ord Comp)	C.Y.	1020
Asph	Gal	367
Aggr (Ty PB, Gr 4)	C.Y	13
Emul	Gal	245

ESTIMATED QUANTITIES - FIELD CHANGE NO. 4		
Top Soil	S.Y.	173
Brdcst Seed	S.Y.	173
Fert	TON	.02
Term Anch Sect	EA.	1
Metal Beam Gd Fence	L.F.	325



SHEET TOTALS		
EST.	UNIT	DESCRIPTION
12	STA.	PREP ROW
# 240,312	C.Y.	RDWY EXCAV (ORD COMP)
# 145	C.Y.	RIPRAP (CONC)(CL B)
# 215	L.F.	MTL BEAM GD FENCE
# 3	EA.	TERM ANCH SECT
37,263	S.Y.	FURN & PLAC TPSL
37,263	S.Y.	BRDCST SEED (BERMUDA)
1.863	TON	FERT (16-8-8)
7	EA	ROW MARK (TY II)
# 2966	L.F.	CONC CURB (TY 1)
2664	L.F.	WIRE FENCE (TY B)
2	EA.	GATE (TY 1)

Quantity Changed By Field Change #1

1	EA	VEH IMPACT ATTEN ASSEM
5.75	C.Y.	CL A CONC (VEH DEFL WALL) **
360.	L.F.	CONDUIT (RM) (2 in)
1,431.	CY	EMBANKMENT
6	HR	BLAD *
6	HR	SCRAP WORK *
6	HR	BLDZR WORK *
6	HR	FRT END LOADER WORK *

* Entrances & Streets

** See Sheet 99 for details.

FIELD CHANGE NO. 4

Also See Sht's 22B, 40A & 49D.

PRELIMINARY

SUBJECT TO CHANGE

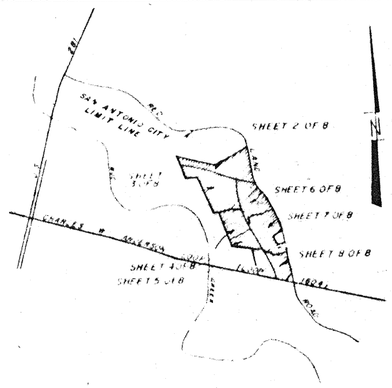
PLAN SHEET

LOOP 1604

SCALE 1" = 40'

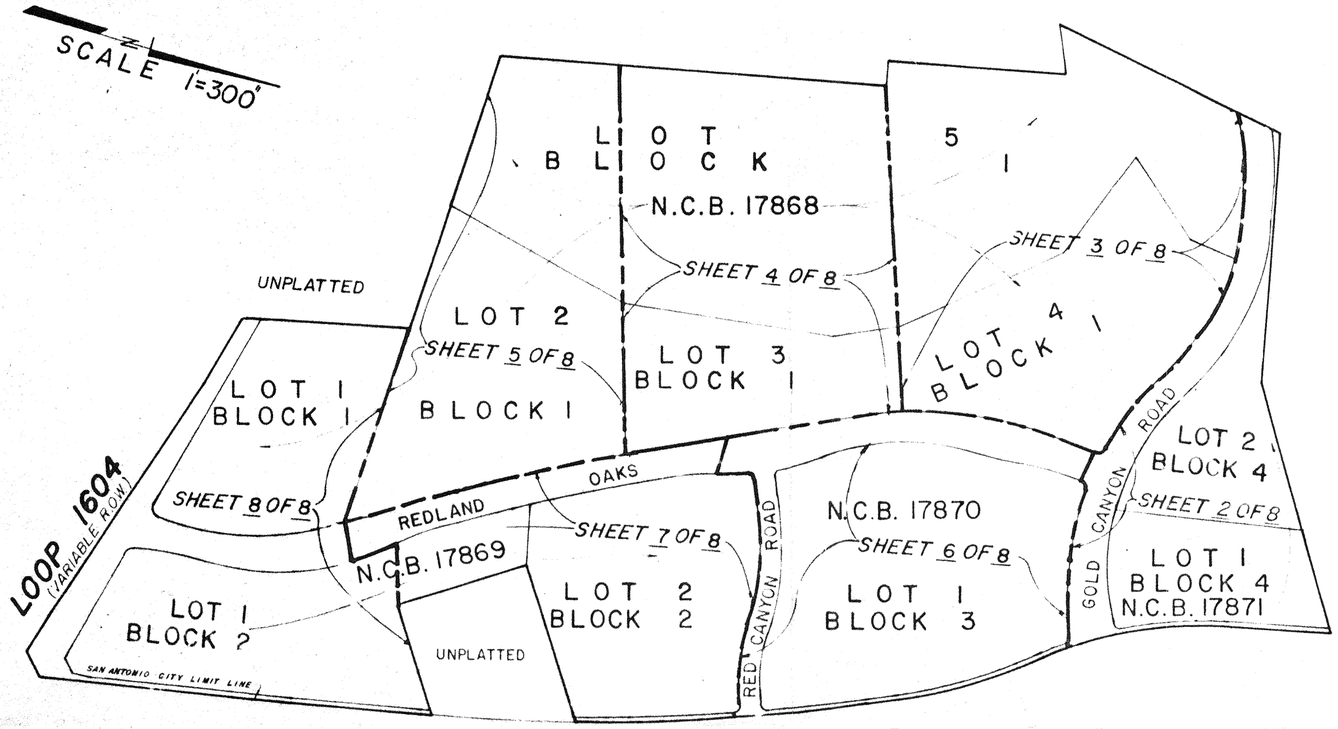
FED. ROAD DIV. NO.	STATE	FEDERAL AID PROJECT NO.		SHEET NO.
6	TEXAS	RS 2359	(2) etc.	23B
STATE DIST. NO.	COUNTY		CONT. NO.	SEC. NO.	JOB NO.	HIGHWAY NO.
15	BEXAR		2452	03	48, etc.	LP1604

AD-76-0



LOCATION & INDEX MAP

SCALE 1=300'



RECEIVED
1988 APR 25 PM 2:46
DEPT OF PLANNING
CURRENT PLANNING
DIVISION

The City of San Antonio as a 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 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 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.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A.D., 19 _____

_____
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 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. _____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

INDEX SHEET

SUBDIVISION PLAT
OF

REDLAND OAKS

BEING A 114.17 ACRE TRACT OF LAND SITUATED IN THE DOMINGO LOSOYA SURVEY, SURVEY NO. 354-1/2, ABSTRACT NO. 451, C.B.NO. 4952, THE JUAN ESCAMIA SURVEY, SURVEY NO.356-1/2, ABSTRACT NO. 218, C.B.NO. 4954 AND THE JUAN ESCAMIA SURVEY, SURVEY NO.91-1/2, ABSTRACT NO. 217, C.B.NO. 4953, N.C.B. 15671, SAN ANTONIO, BEXAR COUNTY, TEXAS.

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North San Antonio, Texas 78232
Suite 160 (512) 491-9008

THIS PLAT OF REDLAND OAKS 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

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

APPROVED: _____ DATE: _____

DIRECTOR OF PUBLIC WORKS,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
ROBIN L. WICKLINE
4284
REGISTERED PUBLIC SURVEYOR

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.

Robin L. Wickline
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A. D. _____

_____
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

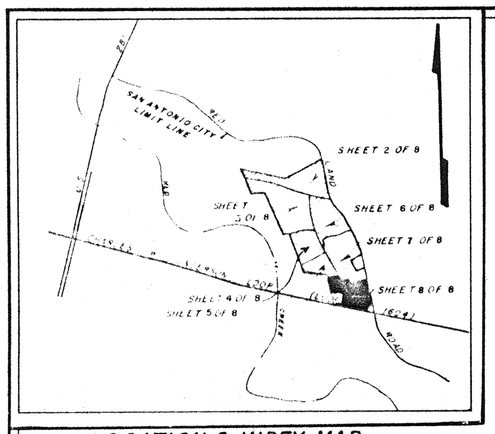
BY: _____, DEPUTY

 #148

ESPEY, HUSTON

Job 2625.00

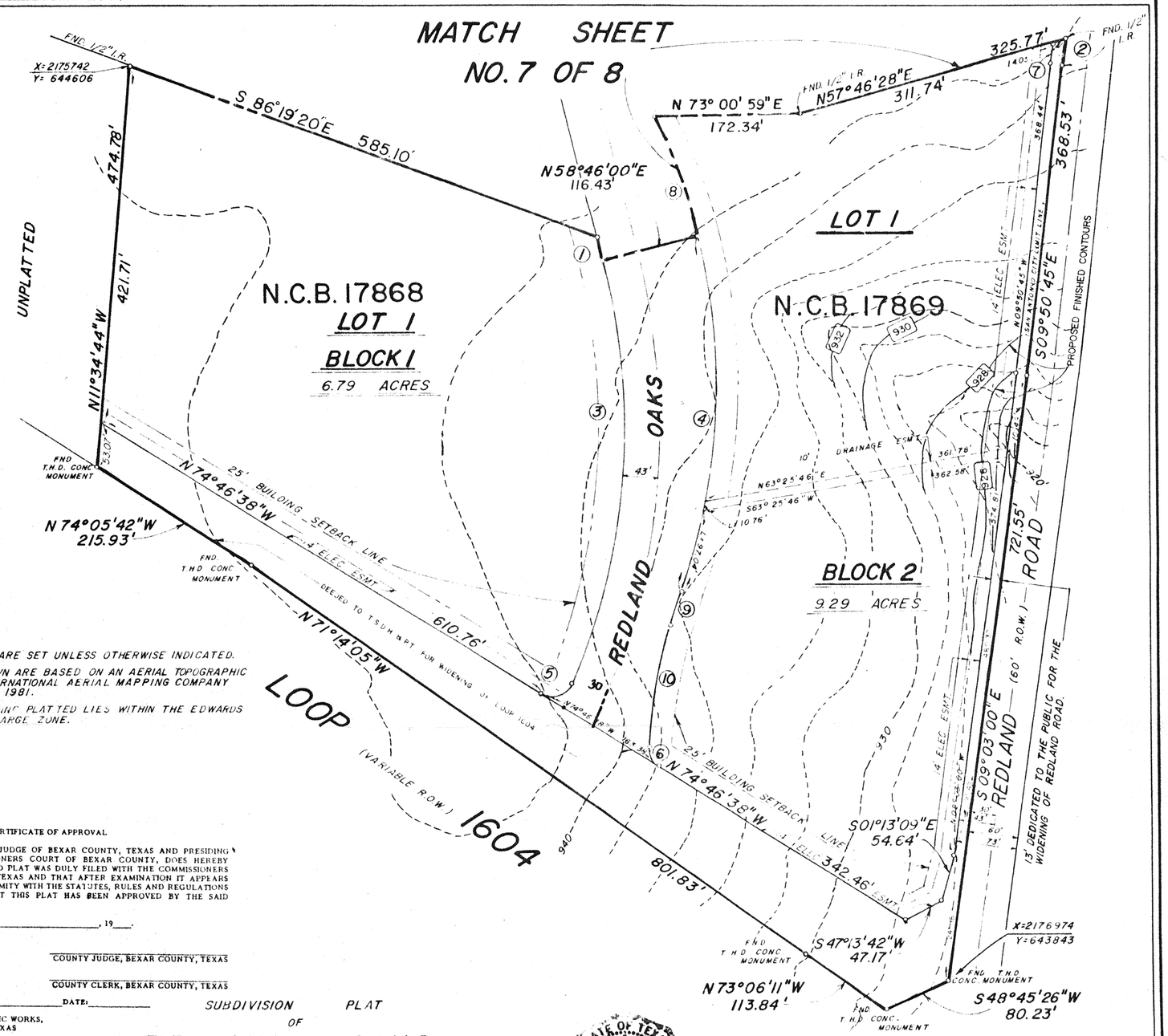
REDLAND OAKS SUBD. PLAT



LOCATION & INDEX MAP

SCALE 1"=100'

MATCH SHEET NO. 7 OF 8



CURVE DATA

CV.	DELTA	RADIUS	LENGTH	CHORD	TANGENT	C.B.
1.	00°09'17"	10855.39'	29.32'	29.32'	14.66'	S31° 09' 21" E
2.	00°18'05"	5699.65'	29.97'	29.97'	14.99'	S09°59'47" E
3.	37°58'14"	770.13'	510.38'	501.09'	264.96'	S12°14'53" E
4.	33° 37' 22"	724.00'	424.86'	418.79'	218.75'	N 13° 40' 28" W
5.	98°29'08"	25.00'	42.97'	37.87'	29.01'	S55°58'48" W
6.	61° 49' 11"	25.00'	26.97'	25.68'	14.97'	N 43° 52' 03" W
7	00°14'53"	5686.65'	24.63'	24.63'	12.31'	N09°58' 11" W
8.	11° 55' 13"	724.00'	150.63'	150.36'	75.59'	N 36° 26' 46" W
9.	03° 43' 21"	678.00'	44.05'	44.04'	22.03'	N 01° 16' 32" E
10.	12° 22' 19"	676.00'	145.97'	145.69'	73.27'	N 06° 46' 18" W

THE COORDINATES OF THE TWO SETS OF COORDINATES IDENTIFIED HEREON WERE PROVIDED BY THE CITY OF SAN ANTONIO CENTRAL MAPPING DEPARTMENT. VERTEX COORDINATES, A PROFESSIONAL PUBLIC SURVEYOR OF ESPEY, HUSTON & ASSOCIATES, INC., ASSUMES NO LIABILITY FOR COORDINATE ACCURACY.

The City of San Antonio as a 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 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.

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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

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A.D., 19 _____

_____
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.

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OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

A. D. _____

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE:

1. ALL IRON RODS ARE SET UNLESS OTHERWISE INDICATED.
2. CONTOURS SHOWN ARE BASED ON AN AERIAL MAPPING COMPANY MAP FROM INTERNATIONAL AERIAL MAPPING COMPANY DATED MARCH 1981.
3. THE AREA BEING PLATTED LIES WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

APPROVED: _____ DATE: _____

DIRECTOR OF PUBLIC WORKS,
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
OF

REDLAND OAKS

BEING A 114.17 ACRE TRACT OF LAND SITUATED IN THE DOMINGO LOSOYA SURVEY, SURVEY NO. 354-1/2, ABSTRACT NO. 451, C.B. NO. 4952, THE JUAN ESCAMIA SURVEY, SURVEY NO. 356-1/2, ABSTRACT NO. 218, C.B. NO. 4954 AND THE JUAN ESCAMIA SURVEY, SURVEY NO. 91-1/2, ABSTRACT NO. 217, C.B. NO. 4953, N.C.B. 15671, SAN ANTONIO, BEXAR COUNTY, TEXAS.

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San Antonio, Texas 78232
(512) 491-9008

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DATED THIS _____ DAY OF _____ A. D., 19 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
REGISTERED PUBLIC SURVEYOR
4284

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.

Robin L. Wickline
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A. D. _____

_____
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. _____

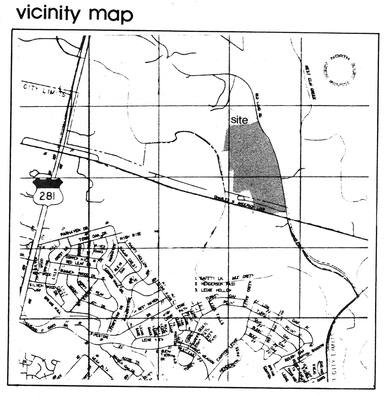
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 8 OF 8 #148

JOB 6794

vicinity map



redland development joint venture

redland rd.

philip barshop

commercial
tract 2
4.75 Ac.

mid-rise office
tract 1
5.22 Ac.
B-3

commercial
tract 3
8.90 Ac.

commercial
tract 4
10.10 Ac.

60' r.o.w.

paul r. nauschultz

135' utility easement

86' r.o.w.

commercial
tract 5
4.58 Ac.

office service
tract 9
10.31 Ac.

san antonio city limits

mid-rise office
tract 10
6.68 Ac.
B-3

north frontage rd.

office service
tract 8
7.57 Ac.

monterey & rosamonde adair

office service
tract 6
6.18 Ac.

office service
tract 7
9.61 Ac.

proposed
city of san antonio
water distribution system

loop 1604

south frontage rd.

paul r. nauschultz

m.j. classen jr., et al.

office service
tract 11
29.46 Ac.

mildred nauschultz

ralph l. armstrong, jr.

m.j. classen jr., et al.

proposed
city of san antonio
sanitary sewer

bridgeport joint venture

940 930 920 910 900 890 880 870 960 950

notes:

1. PROVISION FOR REDLAND ROAD EXTENSION OF RIGHT-OF-WAY WILL BE PROVIDED IN CONFORMANCE WITH CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN.

2. EFFORTS ARE BEING MADE BETWEEN THE OWNERS AND THE TEXAS HIGHWAY DEPARTMENT TO PROVIDE NECESSARY RIGHT-OF-WAY FOR EXPANSION OF NORTH LOOP 1604.

scale: 1"=100'

NORTH EAST WEST SOUTH

preliminary plan

#148

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232
(512) 491-9008

owner: redland road joint venture
1250 n.e. loop 410 suite 625
san antonio, texas
78209

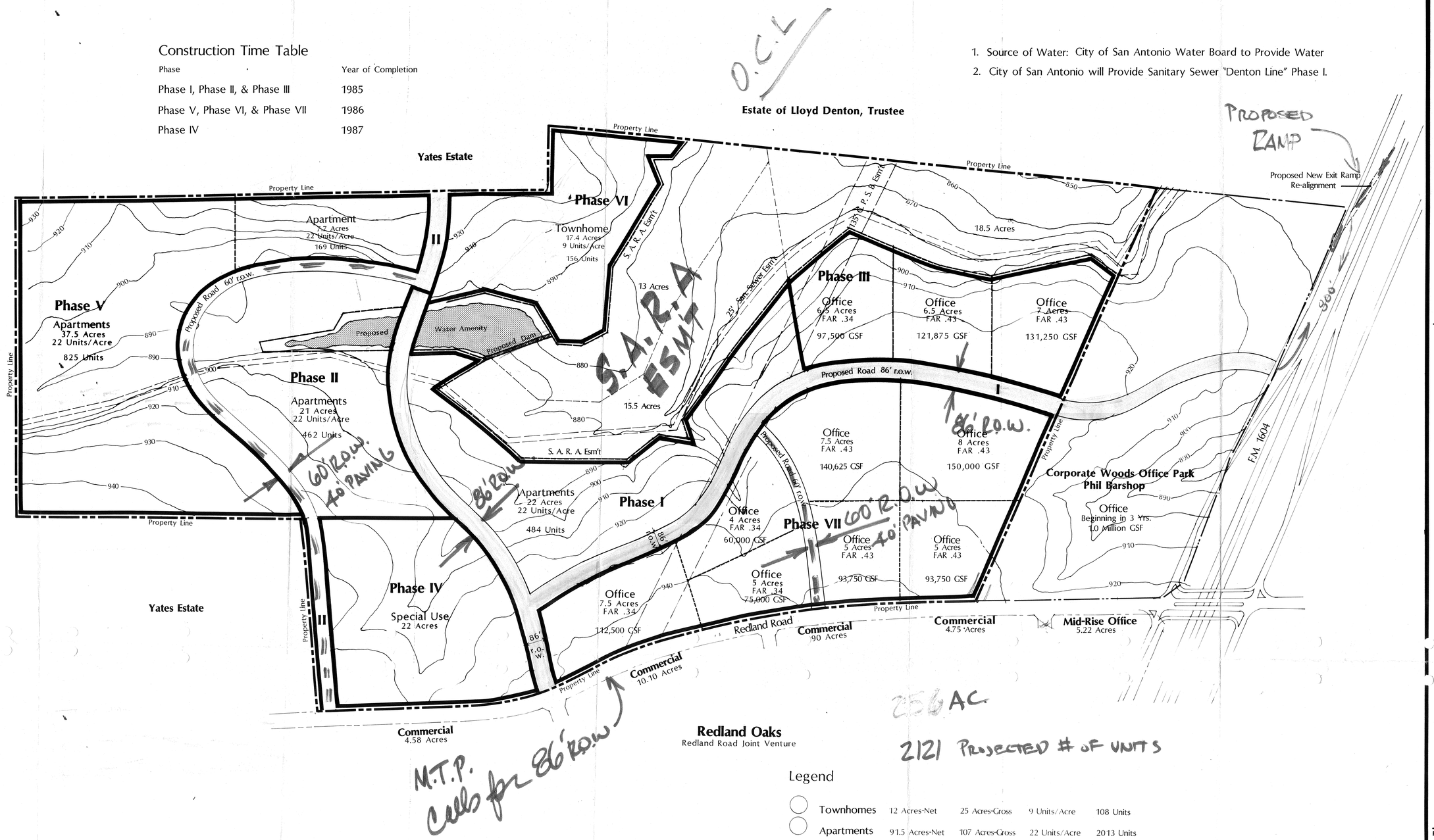
redland oaks

PLANNED ENVIRONMENTS INC.
LAND PLANNERS
1415 NORTH LOOP WEST ■ SUITE 1215 ■ SAN ANTONIO, TEXAS 78248 ■ 512/349-2151

Construction Time Table

Phase	Year of Completion
Phase I, Phase II, & Phase III	1985
Phase V, Phase VI, & Phase VII	1986
Phase IV	1987

1. Source of Water: City of San Antonio Water Board to Provide Water
2. City of San Antonio will Provide Sanitary Sewer "Denton Line" Phase I.



Legend

Townhomes	12 Acres-Net	25 Acres-Gross	9 Units/Acre	108 Units
Apartments	91.5 Acres-Net	107 Acres-Gross	22 Units/Acre	2013 Units
Total	103.5 Acres-Net	132 Acres-Gross		2121 Units
Special Use	22 Acres			
Office	62 Acres-Net	80.5 Acres-Gross	FAR Varies See Plan	1.08 Million GSF

Note: Acreage does not include proposed roads

0 100 200 400 800 1200

REDLAND - BULVERDE JOINT VENTURE MASTER PLAN

SAN ANTONIO, TEXAS

DESIGNED BY HARWOOD K. SMITH & PARTNERS
December 14, 1984

RECIEVED 1-21-85

RECEIVED
JAN 21 1985
DEPARTMENT OF PLANNING
Subdivision Section

#148

Harwood K Smith & Partners
1111 Plaza of the Americas North
Dallas, Texas 75201 214/748-5261

Revisions:
August 29, 1984
November 8, 1984
December 14, 1984
1-15-85

Date: August 28, 1984
Job No: #1734
Sheet No:

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

FILE NO. 85-17-64-64
(To be assigned by the Planning Dept.)

REDLAND-BULVERDE JOINT VENTURE
P.O.A.D.P. NAME

Paragon Properties
NAME OF DEVELOPER/SUBDIVIDER

1000 Central Pkwy. N., Suite 265
San Antonio, Texas 78232 512-496-9660
ADDRESS PHONE N

Harwood K. Smith & Partners, Inc.
NAME OF CONSULTANT

1111 Plaza of the Americas North, LB 307
Dallas, Texas 75201 214-748-5261
ADDRESS PHONE N

GENERAL LOCATION OF SITE 256 acres approximately 900' north of the intersection of F.M. 1604 and Redland Road on the northeast quadrant.

EXISTING ZONING (If Applicable) n/a

PROPOSED WATER SERVICE
(X) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE
(X) Single Family
( ) Duplex
(X) Multi-Family
(X) Business
( ) Industrial

PROPOSED SEWER SERVICE
(X) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED Jan. 21, 1985

DUE DATE OF RESPONSE Feb 18, 1985
(within 20 working days of receipt)

June 1986
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVISIONS FILED _____
(if applicable)

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

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 1-22-85 Data Management 1-22-85 TRANSPORTATION STUDY OFFICE 1-22-85

COMMENTS: water [illegible] what are they going to do with it

Rdy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 10, 1988

Nathaniel H. Hardy, P.E.
Pape & Dawson Engineering Co.
9300 Broadway
San Antonio, Texas 78217

RE: Redland Oaks Development Plan #207

Dear Mr. Hardy:

This is in response to your written request as to Planning staff's position on your proposed 86' ROW extension in Redland Oaks POADP as it relates to FM 1604.

The Development Review Committee reviewed and accepted the original plan on August 6, 1984. At that time, it was recommended that the planned entry street (86' ROW) at FM 1604 be coordinated with the State Department of Highways and Public Transportation (SDHPT). The purpose was to preclude any conflict with possible projected highway plans. We concur with the location Redland Oaks as long as it meet with SDHPT approval.

Sincerely,

MCONeal

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

MCO/RR/sm

cc: Mr. Eddie Sanchez
State Dept. of Highways and
Public Transportation
P.O.Box 29928
San Antonio, Texas 78284

#207

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 13, 1985

Planned Environments, Inc.
Mr. James Latson
8000 West Ave. Suite #2
San Antonio, Texas 78209

Re: Redland Oaks Plan
File#84-17-64-44
Revised 11/4/85

Dear Mr. Latson:

The POADP committee has reviewed and accepted your latest revised plan of Redland Oaks. However, in accordance with Sec. 36-20(d) of the Subdivision Regulations, this acceptance is conditional upon your acknowledgement of the following committee comments.

Redland Road is a Secondary Arterial Type "A", 86' R.O.W. on the Major Thoroughfare Plan. Provisions for proper street dedication is requested. Please revise your plan accordingly.

Please note that these are staffs comments and this action by the committee 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 call Roy Ramos at 299-7900.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

491-9008

CITY OF SAN ANTONIO

SAN ANTONIO TEXAS

2-19-85

February 19, 1985

Applicant: Espey, Huston & Associates, Inc.
Mr. Shepherd Long, P.E.

Address: 1000 Central Parkway North, Suite 160
San Antonio, Texas 78232

Re: Redland-Bulverde Joint Venture

☐ Preliminary Plan
☐ P.O.A.D.P.

File #: 85-17-64-64

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

(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.

(X) Comments: This is to advise you that the POADP bordering the southern property line of your development project has been amended to delete the 60' R.O.W. referenced in our comments dated January 30, 1985. In view of this, staff offers no objections to your plan as submitted.

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

"AN EQUAL OPPORTUNITY EMPLOYER"

Eddie

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

January 30, 1985

Applicant: Espey, Huston & Associates, Inc.
Attn: Mr. Shepherd Long, P.E.
Address: 1000 Central Parkway North, Suite 160
San Antonio, Texas 78232

Re: Redland-Bulverde Joint Venture
☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 85-17-64-64

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

(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.

(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.

Mike Neal

Michael C. O'Neal
Chief, Current Planning

Attachment
Redland-Bulverde Joint Venture

It is noted that the POADP bordering the southern property line of your scheme is not consistent with your proposal. The development plan (Corporate Woods Office Park) calls for a 60' R.O.W. linking the north-south 86' facility with Redland Road. In addition, the street as depicted encroaches into the Pargon property. Taking this into account, it is recommended that planning efforts be coordinated with neighborhing property owners. Once this matter has been resolved, please make the necessary changes to the POADP and resubmit the plan for staff review.

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Applicant: Espey, Huston & Associates, Inc. Att: Mr. Shepherd D. Long P.E.
Address: 1000 Central Parkway North, Suite 160
San Antonio, Texas 78232

Joint Venture

☐ Preliminary Plan
Re: Redland-Bulverde ☒ P.O.A.D.P.
File #: 85-17-64-64

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

(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.

(X) Comments: It is noted that the POADP bordering the southern PL of your scheme is not consistent with your proposal. The development plan (Corporate Woods Office Park) calls for a 60' ROW linking the north-south 86' facility with Redland Rd. The street as depicted encroaches onto the Parson property. Taking this into account, it is recommended that planning efforts be coordinated with neighboring property owners. Once this matter has been resolved please make the necessary changes to the POADP and resubmit the plan for staff review.

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

#207

CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Date: August 6, 1984

Applicant: Planned Environments, Inc.
Mr. James B. Latson
Address: 8000 West Avenue, Suite #2
San Antonio, Texas 78213

Re: Redland Oaks — (X) Preliminary Plan / ( ) P.O.A.D.P.

File #: 84-17-64-44

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

(XX) 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)	( ) _____

(XX) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

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

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

(XX) Comments: It is recommended that the planned entry street (86' R.O.W.) at F.M. 1604 be coordinated with the Texas State Department of Highways and Public Transportation. The purpose is to preclude any conflict with possible projected highway plans.

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 Cecilia

DOCUMENT TRANSMITTAL

ESPEY, HUSTON & ASSOCIATES, INC.
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: City of San Antonio - Planning Dept.
Mr. Eddie Guzman

Date January 21, 1985

EH&A Project No. 5344-01

Project Name 256 Acres @ Redland Road & FM 1604.

Gentlemen:

We are ☒ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

☒ Prints ☐ Samples ☐ Copies
☐ Estimates ☐ Specifications ☐ _____
☐ Bulletin ☐ Tracings ☐ _____
☐ Shop Drawings ☐ Sketches ☐ _____

By _____ Mail By X Messenger

Please find attached eight (8) copies of the P.O.A.D.P. for the referenced project. I have had these revised by Harwood K. Smith per a meeting I had several weeks ago with Al Eisenmenger and David Steittle. Please expedite the processing of this P.O.A.D.P.

RECEIVED
JAN 21 1985
DEPARTMENT OF PLANNING
Subdivision Section

☐ For your information and comments
☐ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use
☐ For your approval or correction
☐ Returned for correction

☐ Furnish with changes noted — Resubmission not required.
☐ Furnish with changes noted — Resubmission required
☐ Furnish as submitted
☐ Revise and submit
☐ Please give this matter your immediate attention

Remarks NOTE: 60' R.O.W. Streets are proposed to be type A.

If enclosures received are not as listed above, notify us at once.

ESPEY, HUSTON & ASSOCIATES, INC.
Telephone (512) 491-9008

By Shepherd Long
Shepherd D. Long, P.E.

Copies to:

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

April 21, 1988

RECEIVED
1988 APR 25 PM 2:46
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

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

Re: Redland Oaks Development

Dear Roy:

Per our telephone conversation, we are writing this letter to confirm the Preliminary Overall Area Development Plan (POADP) and the location of Redland Oaks Road for the Redland Oaks property.

The State Department of Highways and Public Transportation (SDHPT) is now constructing an entrance ramp onto Loop 1604, west of existing Redland Road. We want the State to construct the ramp in a location compatible with the future Redland Oaks Road. Therefore, we request the City's confirmation that Redland Oaks Road can be constructed as shown on the POADP for the property.

As we discussed, Espy-Huston and Associates was the engineer of record several years ago on the project. Espy-Huston had submitted a POADP and a preliminary subdivision plat for the property (see portion attached). Pape-Dawson is now the engineer of record for the property. Our plan is to get the State to construct the ramp in the proper location by:

1. Confirming with City Planning Department that the Espy-Huston POADP is in force and valid.

2. Confirming with the City Planning Department that Redland Oaks Road can be constructed in the location shown on the Espy-Huston plat.

3. Providing the geometric information to the State, allowing them to construct the ramp in a location where sufficient separation exists between future road and ramp. This will enable the State to issue driveway permits for the construction of Redland Oaks Road when the owners want to build the road.

Please confirm to us, in writing, that the Espy-Huston POADP is valid, that we can construct Redland Oaks Road as shown on the POADP, using the geometry from the plat.

COMMISSION
ROBERT H. DEDMAN, CHAIRMAN
JOHN R. BUTLER, JR.
RAY STOKER, JR.

STATE DEPARTMENT OF HIGHWAYS AND PUBLIC TRANSPORTATION
South Bexar County Residency
2300 Roosevelt Ave.
San Antonio, Texas 78210

ENGINEER-DIRECTOR
R. E. STOTZER, JR.

May 6, 1988

IN REPLY REFER TO

Project: RS 2359(20)
Control: 2452-03-048
Highway: Loop 1604
County: Bexar
Limits: From US 281 to Bulverde Road

RECEIVED
1988 MAY 10 AM 10 59
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

Attention: Nathaniel H. Hardy
Project Manager

Dear Nat:

Attached is a copy of the drawings showing the proposed westbound entrance ramp which we plan on constructing as soon as possible. This construction will conform with the requirements of the right-of-way dedication deed recorded in Volume 3753, Page 718, of the Official Public Records of Real Property of Bexar County. We used an unapproved subdivision plat of the Redland Oaks subdivision supplied to us by your office to locate the ramp. The intersection location as described on the plat, should not be jeopardized.

We also researched the driveway access permit for Redland Oaks Drive and have found that it is still valid. No other permits are needed by the developer to construct the intersection. We request that you send us a copy of the plat when it is approved. We would like to verify that the intersection is not in conflict with our "no access zone" as described in our design manual. Let me emphasize the point that we maximized our location of the ramp to the east and any relocation of the intersection to the west would place it in conflict with our "no access zone". This would automatically invalidate the driveway permit.

Should any questions arise, please call this office.

Sincerely,

Robert E. Magers
Supervising Resident Engineer

ES/fnl

cc: City of San Antonio, Planning Department w/1 copy
J.C. Kight, District Design Engineer w/ 1 copy
Project/Files

w/Attach. a/s

ESPEY,
HUSTON &
ASSOCIATES, INC.
Engineering & Environmental Consultants

July 10, 1986

Mr. Eddie Guzman
Planning Subdivision Coordinator
Planning Department
111 Plaza De Armas
San Antonio, Texas 78205

EH&A Job
No. 7220-43

RE: Redland-Bulverde Joint Venture POADP

Dear Mr. Guzman:

Thank you for lending Espey, Huston & Associates, Inc. (EH&A) your copy of the POADP for the referenced site.

If I can be of any assistance in the future, please do not hesitate to call.

Sincerely,

Glenn M. Seager, E.I.T.
Engineering Staff

GMS/bs

Attachment: POADP

1000 Central Parkway North, Suite 160 · San Antonio, Texas 78232 · (512) 491-9008

ESPEY,
HUSTON &
ASSOCIATES, INC.
Engineering & Environmental Consultants

7892
1053 AM
3m

FACSIMILE TRANSMISSION

HOUSTON DIVISION

NUMBER OF PAGES INCLUDING COVER SHEET: (CIRCLE ONE)

(1)	2	3	4	5	6	7	8
9	10	11	12	13	14	15	16
17	18	19	20	21	22	23	24

DATE: 10/3/91

TIME: 10:50

FAX NO.: (512) 299-7892

DELIVER TO: EDDIE

FROM: E. OWEN

EH&A JOB NO.:

COMMENTS: GRIAT PERMISSION TO RELEASE PRELIMINARY PLAN # 148 FOR COPY TO DADE DAWSON.

Everett Owen

_____ Return to Sender

_____ Destroy after Sending

_____ Mail Original

If transmission error occurs, call (713) 781-8800.

EH&A Houston Division Fax No. - (713) 781-8010

888 West Belt Dr. South, Suite 200 · Houston, Texas 77042 · (713) 781-8800

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

April 20, 1988

Mr. Eddie Sanchez
State Department of Highways and
Public Transportation
P. O. Box 29928
San Antonio, Texas 78284

Re: Entrance Ramp - Loop 1604, West of Redland Road

Dear Eddie:

This letter is to confirm our understanding of what the State is going to do with reference to the above entrance ramp.

Consistent with the right-of-way dedication deed recorded in Volume 3753, Page 718, of the Official Public Records of Real Property of Bexar County, the State is going to construct the entrance ramp. Further, the State is going to construct the ramp in accordance with geometric information Pape-Dawson supplied the State regarding the proposed Redland Oaks Subdivision. The geometric information is from an unapproved subdivision plat of the Redland Oaks Subdivision, done by Espy-Huston and Associates (see attached). Specifically, the State will position the gore of the proposed entrance ramp the minimum required distance west of the proposed Redland Oaks Drive to enable the property developer to construct Redland Oaks Drive as shown on the proposed subdivision plat of Redland Oaks.

We request that the State send us a dimensional copy of the proposed frontage road ramp prior to beginning construction. We further request that the State confirm, in writing, the validity of the existing driveway permit for Redland Oaks and our client's continued ability to construct Redland Road in the proposed location. We further request that if the State's understanding of the entrance ramp solution is not the same as ours, the State notify us in writing.

We appreciate the State's quick response in this matter and look forward to a mutually agreeable outcome.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Nathaniel H. Hardy

Nathaniel H. Hardy, Project Manager

NHH/dd
cc: Mr. Kip McKinney Espy
✓Mr. Roy Ramos - San Antonio Planning Department

attachment

2625-00
WP-NHH-SDHPT