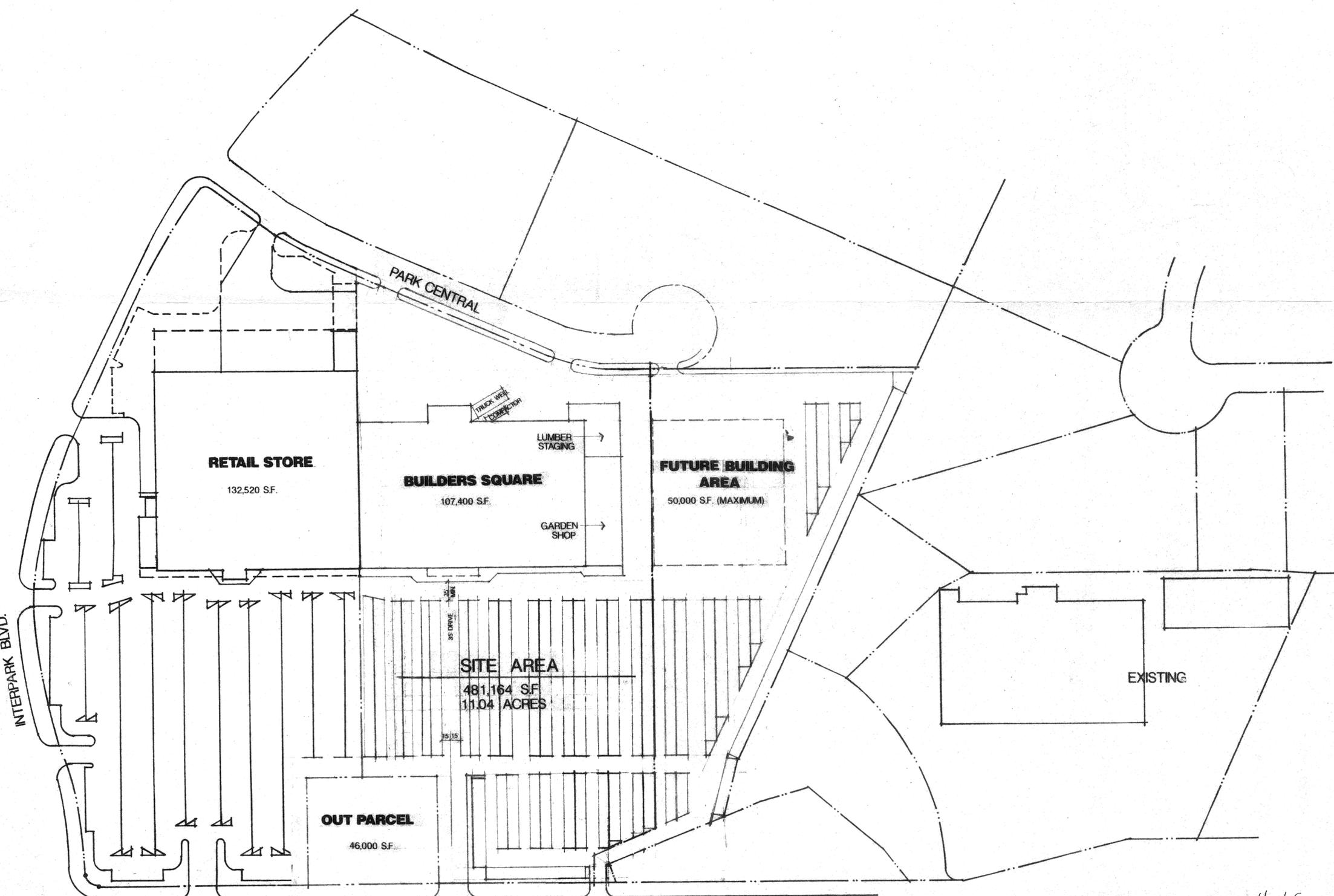


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1991 SEP 13 P 2:56  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

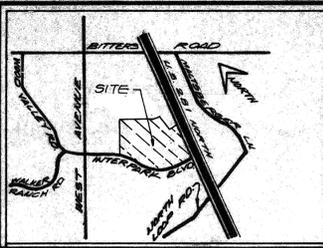


SITE PLAN  
1"=100'-0"

SAN PEDRO AVE - U.S. HIGHWAY 281

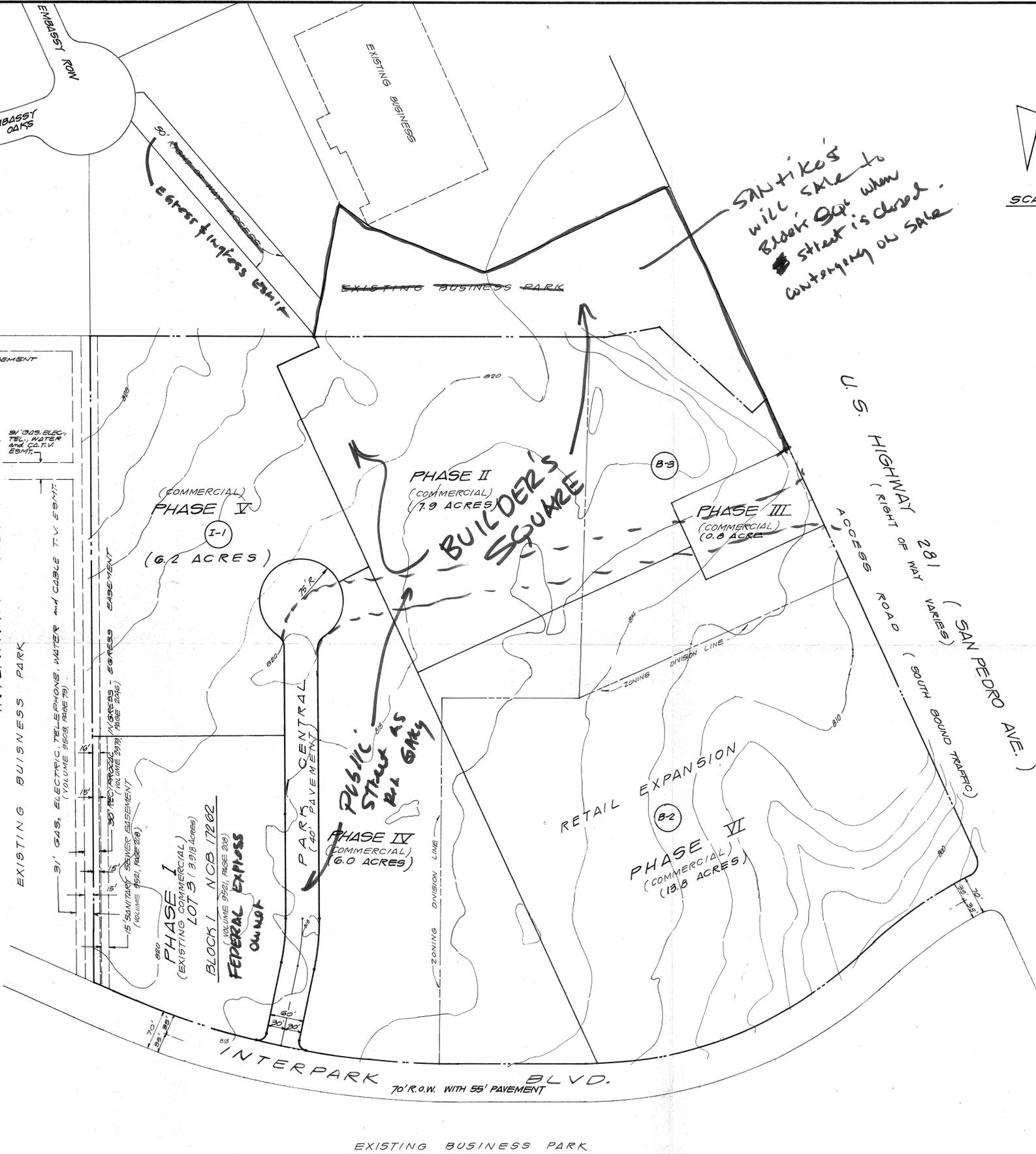
MIDDLEMAN+DELAGARZA+NEUGEBAUER  
AIA ARCHITECTS

#160



LOCATION MAP

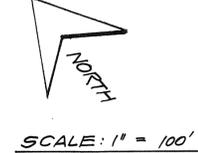
LOT 1  
BLOCK 1, N.C.B. 17262  
INTERPARK SUBDIVISION, U-1



SANTIAGO'S  
will sale to  
Bloor Co. when  
street is closed.  
contingency on sale.

PUBLIC  
STRAIGHT AS  
R.I. GARY

BUILDER'S  
SQUARE



Eng. has submitted a request to Bill TOUDOUZE to close & quitclaim a portion of Park Central with processing fee. Also, the Federal Express signed a contract with Transal Chow prior to purchase of their property acknowledging future closure of the ROW. Mendoza from Real Estate, is waiting for a letter from the Federal Express Office to confirm that they offer no objection to the street closure.  
The Eng. will review the plan and resubmit on Monday 6/21/91.

R.R.  
6/21/91.

P.S. also asked the engineer to submit a summary letter explaining the situation.

- NOTES:
- SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
  - WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
  - DEVELOPER - TRAMMELL CROW CO.  
1900 INTERFIRST PLAZA  
300 CONVENT ST.  
SAN ANTONIO, TEXAS 78205
  - THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO AND/OR BEGAR COUNTY.

ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	BEGIN CONSTRUCTION DATE	COMPLETE CONSTRUCTION DATE
I.	Existing	
II	October '91	October '92
III	December '91	December '92
IV	March '92	March '93
V	December '92	December '93
VI	February '93	February '94

#160

DECEIVED  
1991 JUN -4 P 2:26  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

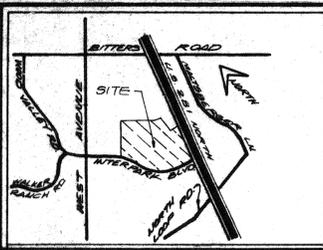
MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151

**mcc**  
ENGINEERS

PARK CENTRAL AT INTERPARK  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
P.O.A.D.P. No. 160

REVISIONS	NO.	DATE	DESCRIPTION
	1	MAY '91	REVISED LOT LAY OF P.O.A.D.P.

BY: L.D.L.  
DESIGN: R.D.C.  
DRAWN: L.P.L.  
CHECKED: [Signature]  
DATE: [Blank]  
JOB NO. 04541  
SHEET 1 of 1



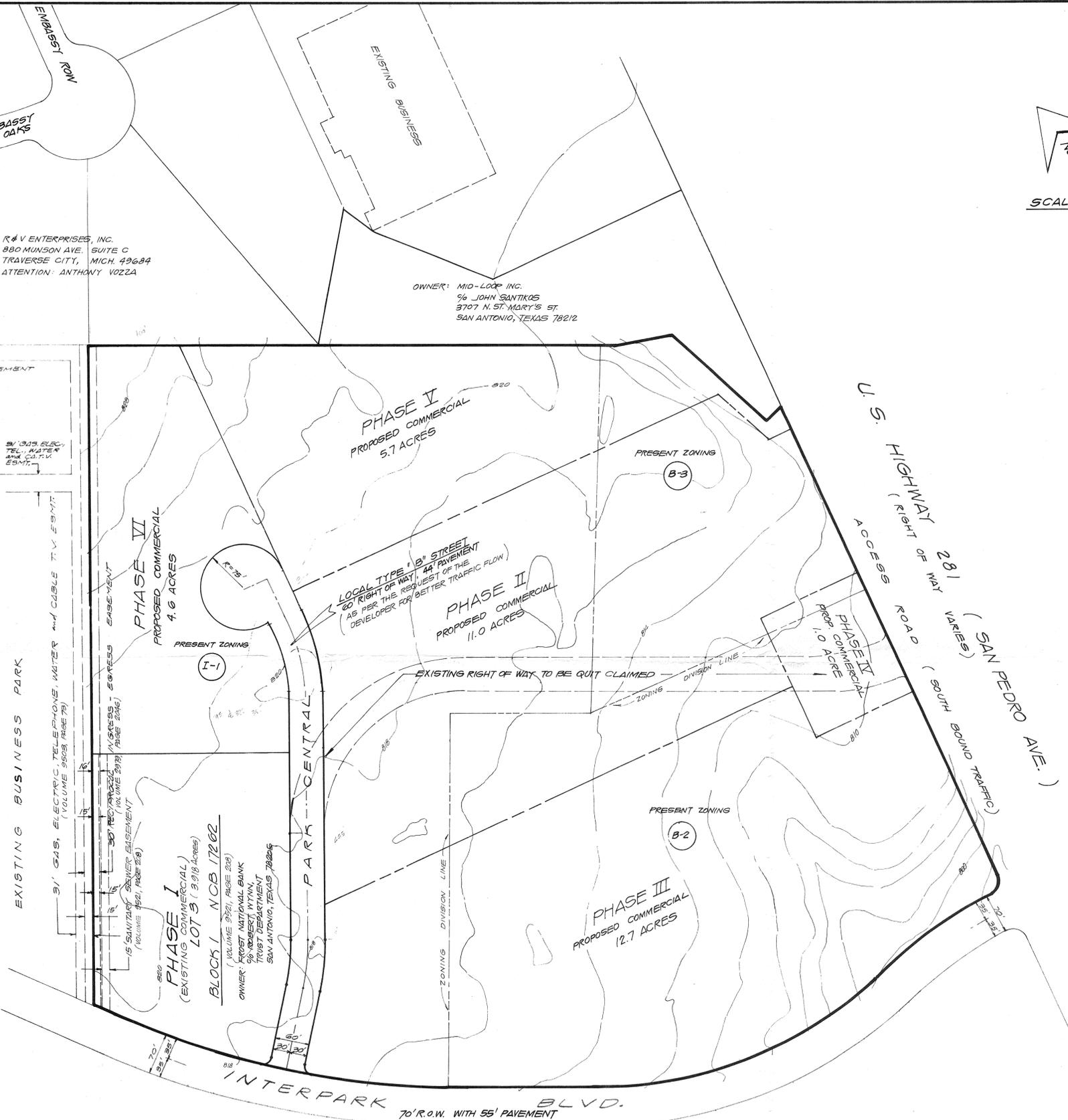
LOCATION MAP

OWNER: R & V ENTERPRISES, INC.  
880 MUNSON AVE. SUITE C  
TRAVERSE CITY, MICH. 49684  
ATTENTION: ANTHONY VOZZA

OWNER: MID-LOOP INC.  
% JOHN SANTIKOS  
3707 N. ST. MARY'S ST.  
SAN ANTONIO, TEXAS 78212

OWNER: STATE FARM INSURANCE  
% AERWUS  
634 W. SUNSET  
SAN ANTONIO, TEXAS 78216

LOT 1  
BLOCK 1, N.C.B. 17262  
INTERPARK SUBDIVISION U-1  
EXISTING BUSINESS PARK



SCALE: 1" = 100'

PHASE I  
EXISTING COMMERCIAL  
LOT 3 (3.918 Acres)  
BLOCK 1, N.C.B. 17262  
OWNER: FROST NATIONAL BANK  
% ROBERT WYNN,  
TRUST DEPARTMENT  
SAN ANTONIO, TEXAS 78204

PHASE III  
PROPOSED COMMERCIAL  
12.7 ACRES

OWNER: A.D.P.  
320 INTERPARK  
SAN ANTONIO, TEXAS 78216

DEVELOPER:  
TRAMMELL CROW Co.  
300 CONVENT ST., SUITE 1900  
SAN ANTONIO, TEXAS 78205

- NOTES:
- SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
  - WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
  - DEVELOPER - TRAMMELL CROW CO.  
1900 INTERFIRST PLAZA  
300 CONVENT ST.  
SAN ANTONIO, TEXAS 78205
  - THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE MAPS PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	BEGIN CONSTRUCTION DATE	COMPLETE CONSTRUCTION DATE
I	Existing	
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VI	February '93	February '94

#160

MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 415 Breasport Drive, San Antonio, Texas 78216  
 (512) 349-0151

**mbc**  
 ENGINEERS

PARK CENTRAL AT INTERPARK  
 PRELIMINARY OVERALL AREA DEVELOPMENT PLAN  
 P.O.A.D.P. No. 160

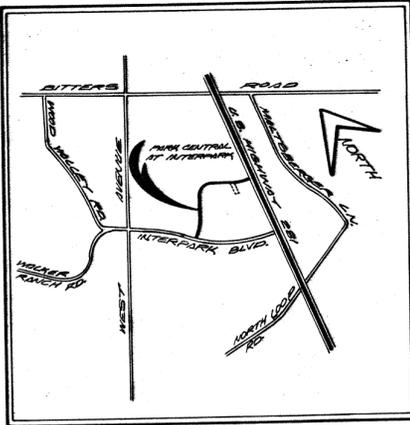
REVISIONS:	NO.	DATE	DESCRIPTION	BY
	1	10/27/91	REVISED LOT LAYOUT OF P.O.A.D.P.	D.L.A.
	2	5/5/92	REVISED LOT LAYOUT OF P.O.A.D.P.	D.L.A.

DESIGN: R.O.C.  
 DRAWN: L.P. WALL  
 CHECKED: [Signature]  
 DATE: SEPT. 5, 1991  
 JOB NO: 7170  
 SHEET: 1 OF 1

SUBDIVISION PLAT OF

# PARK CENTRAL AT INTERPARK

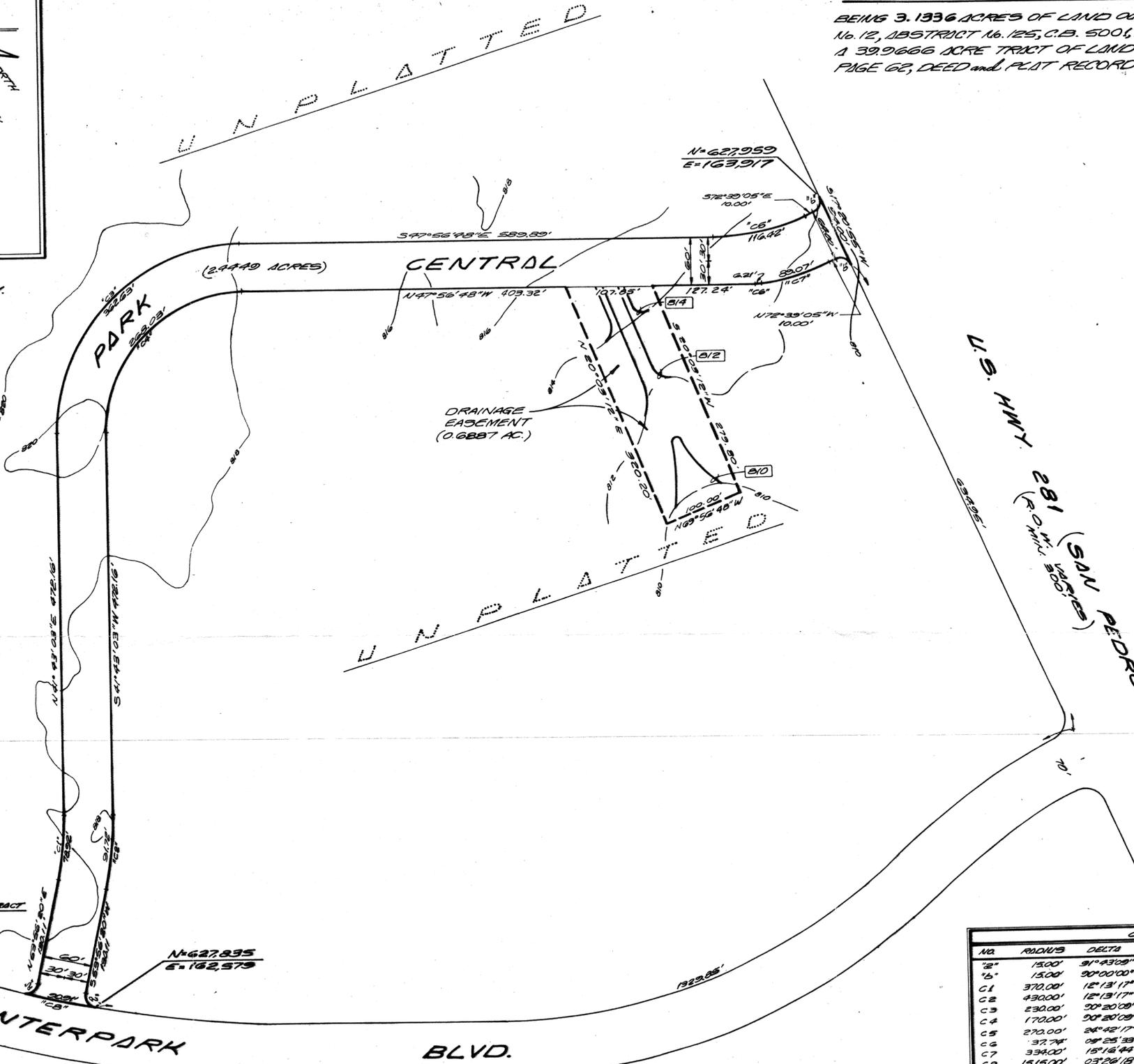
BEING 3.1336 ACRES OF LAND OUT OF THE JOHN CORNER SURVEY No. 12, ABSTRACT No. 125, C.B. 500, N.C.B. 12059 and OUT OF A 39.9666 ACRE TRACT OF LAND RECORDED IN VOLUME 723, PAGE 62, DEED and PLAT RECORDS, BEJAR COUNTY, TEXAS.



LOCATION MAP  
NOTE: ESTABLISHING ROW ONLY.

LOT 1  
BLOCK I, N.C.B. 17262  
INTERPARK SUBDIVISION, UNIT-1  
(VOLUME 9803, PAGE 79)  
31'00" ELECTRIC TELEPHONE WATER AND GATE EASEMENT

UNPLATTED



### LEGEND

- EXISTING CONTOUR ——— B10
- FINISHED CONTOUR ——— B12

NO.	RADIUS	DELTA	CHORD	TANGENT	CHORD BEARING
B2	15.00'	91° 33' 29"	24.01'	15.48'	
B5	15.00'	90° 00' 00"	23.58'	15.00'	
C1	370.00'	12° 13' 17"	78.98'	39.81'	N 47° 09' 41" E
C2	430.00'	12° 13' 17"	91.72'	46.04'	S 47° 09' 41" W
C3	230.00'	50° 20' 09"	362.02'	231.36'	N 88° 53' 08" E
C4	170.00'	50° 20' 09"	268.03'	171.00'	S 80° 17' 58" E
C5	270.00'	26° 42' 17"	116.42'	59.13'	N 52° 39' 34" W
C6	37.74'	08° 25' 35"	6.21'	3.11'	N 68° 00' 43" W
C7	334.00'	15° 16' 44"	39.07'	44.50'	N 56° 03' 40" W
C8	1515.00'	03° 26' 15"	30.91'	45.47'	

Park Central  
AT INTERPARK  
BE 41-17901  
DONE  
8-23-90  
P.G.R.

STATE OF TEXAS  
COUNTY OF BEJAR  
I, 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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

*Robert M. Egan*  
OWNER (INTERPARK, SAN ANTONIO JOINT VENTURES)

STATE OF TEXAS  
COUNTY OF BEJAR  
I, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARS  
**ROBERT M. EGAN**  
KNOWING TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGES 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 23 DAY OF FEBRUARY  
A.D. 1990

*Joe R. Carrigan*  
NOTARY PUBLIC  
BEJAR COUNTY TEXAS

STATE OF TEXAS  
COUNTY OF BEJAR  
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 GRANTED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO.

*Robert M. Copeland*  
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS  
COUNTY OF BEJAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND CONFORMS TO THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE SHOWN HEREON.

*Joe R. Carrigan*  
NOTARY PUBLIC  
BEJAR COUNTY TEXAS

THIS PLAT IS FILED FOR RECORD ON THIS PLAT REPRESENTS THE SURVEY REQUIREMENTS IN EFFECT AT THE TIME OF PLATING. ANY FUTURE REZONING SHALL SUPERSEDE THESE SETBACK LINES EXCEPT FOR THOSE ADJACENT TO OVERHEAD UTILITY LINES AND HIGH PRESSURE OIL AND GAS LINES.

STATE OF TEXAS  
COUNTY OF BEJAR  
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND CONFORMS TO THE ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE DATE SHOWN HEREON.

*Joe R. Carrigan*  
NOTARY PUBLIC  
BEJAR COUNTY TEXAS

THIS PLAT IS FILED FOR RECORD ON THIS PLAT REPRESENTS THE SURVEY REQUIREMENTS IN EFFECT AT THE TIME OF PLATING. ANY FUTURE REZONING SHALL SUPERSEDE THESE SETBACK LINES EXCEPT FOR THOSE ADJACENT TO OVERHEAD UTILITY LINES AND HIGH PRESSURE OIL AND GAS LINES.

DATE: 23 FEBRUARY 1990  
A.D. 1990

BY *Joe R. Carrigan* SECRETARY  
BY *Robert M. Copeland* CHAIRMAN

STATE OF TEXAS  
COUNTY OF BEJAR  
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 \_\_\_\_\_ AND DULY RECORDED THE \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D.  
AT \_\_\_\_\_ IS 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, BEJAR COUNTY, TEXAS  
BY \_\_\_\_\_ DEPUTY

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
SAN ANTONIO, TEXAS  
C-4541

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 DEMONSTRATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHEAD EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND DIRECTING POLES, HANGERS OR SURVING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS, OVER GRANTOR'S ADJACENT SAID LANDS ALL THESE AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENHANCE OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO SIGN, LIGHTS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
ANY CITY HONORARY LEASES FROM MODIFICATIONS REQUIRED OF CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

#160

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

FILE NO. <sup>#</sup> 85-16-62-28  
(To be assigned by the Planning Dept.)

PARK CENTER AT INTERPARK

TRAMMELL CROW  
NAME OF DEVELOPER/SUBDIVIDER

1900 INTERFIRST  
300 CONVENT  
ADDRESS

P.O.A.D.P. NAME  
PHONE NO.

M.B.C. ENG. Co.  
NAME OF CONSULTANT

415 BREESPORT  
ADDRESS

349-0151  
PHONE NO.

GENERAL LOCATION OF SITE N.W. Corner of the intersection of U.S. Hwy 281  
and Interpark Blvd.

EXISTING ZONING (If Applicable) B-2, B-3, & I-1

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
- Other District \_\_\_\_\_  
Name
- Water Wells

- Single Family
- Duplex
- Multi-Family
- Business
- Industrial

- City of San Antonio
- Other System \_\_\_\_\_  
Name
- Septic Tank(s)

DATE FILED Feb. 20, 1985

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

DUE DATE OF RESPONSE 3/8/85  
(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)

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 \_\_\_\_\_ TRANSPORTATION STUDY OFFICE \_\_\_\_\_

COMMENTS: ~~POADP~~ POADP committee's recommendation to request a stub to the north was not pursued. Instead, the committee decided to accept the plan as submitted. 3/8/85.



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

September 20, 1991

Mr. Robert A. Copeland, P.E.  
MBC Engineering Co.  
415 Breesport Dr.  
San Antonio, Texas 78216

Re: Park Center at Interpark  
Plan #160

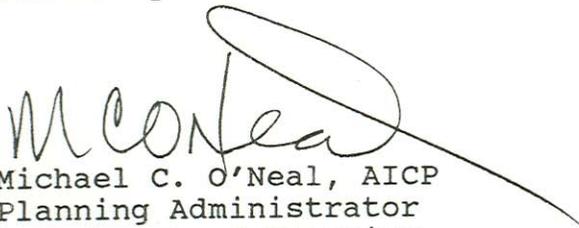
Dear Mr. Copeland:

The Development Review Committee has reviewed and accepted your revised plan for Park Center at Interpark.

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

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

Sincerely



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

RR/MCO



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

✓ March 8, 1985

Applicant: Bob Copeland  
Address: 415 Breesport  
San Antonio, Texas

Re: Park Center At Interpark  Preliminary Plan  
 P.O.A.D.P.  
File #: 85-16-62-28

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: The POADP Committee would like to thank you, Mr. Robert Barnes, and Mr. Dustin Gordon for attending the meeting this morning. Based upon the information provided, the Committee finds the Park Central at Interpark POADP acceptable 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  
Planning Administrator  
Department of Planning



# CITY OF SAN ANTONIO

P O BOX 839966

SAN ANTONIO, TEXAS 78283-3966

July 1, 1991

Mr. Robert A. Copeland, P.E.  
MBC Engineering Company  
415 Breesport  
San Antonio, Texas 78216

Re: Park Center at Interpark  
Plan #160

Dear Mr. Copeland:

Your revised plan for Park Center at Interpark is lacking information as required by Section 35-2075 of the Unified Development Code. Your office was notified June 21, 1991, of the required data. The Committee is holding your plan in abeyance.

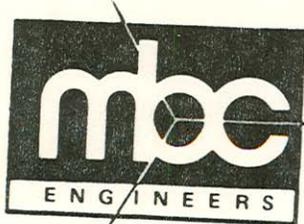
If you have any questions, please call Roy Ramos at 299-7920.

Sincerely

A handwritten signature in cursive script that reads "Michael C. O'Neal".

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

RR/MCO



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151 FAX (512) 349-9302

RECEIVED  
92 JAN 13 PM 3:39  
CITY OF PLANNING  
& DEVELOPMENT  
SERVICES DIVISION

January 10, 1992

The City of San Antonio Planning Commission  
P.O. Box 839966  
San Antonio, Texas 78283

Re: Proposed Cul-De-Sac  
Park Central at Interpark

Dear Commission,

The purpose of this letter is to request approval of construction of a cul-de-sac greater than 500' in length.

This cul-de-sac is proposed to be constructed on an existing street known as Park Central. The "quit-claim" of a portion of Park Central was approved by the City Council on January 9, 1992.

Please refer to the enclosed P.O.A.D.P. for further information (No. 160, an approved P.O.A.D.P.). Phase I is an existing Federal Express distribution center. Phase II is proposed to be a Builder's Square. Construction is scheduled to begin on Builder's Square on February 1, 1992. The building plans are complete and the associated subdivision plat is being reviewed by the various agencies.

A study of the P.O.A.D.P. will reveal that the length of cul-de-sac is necessary to access Phase IV of the development. Phase II through IV are all owned by the same landowner, Ryan Mortgage. The criteria mentioned in Section 35-4107 of the Unified Development Code references density, land use, safety and convenience. In our firm's opinion, after consideration of these factors, we feel that the proposed cul-de-sac as shown is justified. We would greatly appreciate your expeditious, favorable consideration of this matter.

Please contact our office if there are any questions concerning this request.

Sincerely,

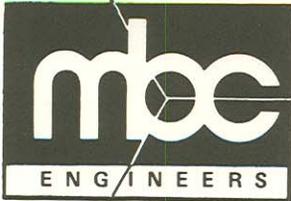
David L. Allen, P.E.

Enclosure (P.O.A.D.P., Prelim. Subd. Plat)  
cc: Mr. Bob Barnes,, Trammel Crow Co.

No: 05190

DLA/lk

PROPOSED PLANT PALETTE



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151 FAX (512) 349-9302

September 13, 1991

Mr. Roy Ramos  
Planning Dept.  
City of San Antonio  
P. O. Box 839966  
San Antonio, Texas 78283

RECEIVED  
1991 SEP 13 P 2:56  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

RE: Park Central @ Interpark Development  
- Park Central Street Quit-Claim

Dear Mr. Ramos:

We have enclosed a print of the Site Plan for the proposed commercial development. As you will notice as you are studying the site plan, there are two major anchors along with room for an additional building expansion to the north and an outparcel along the U.S. 281 frontage. The parcel along the north and west boundary of the proposed cul-de-sac will probably be reserved for future office or distribution type development. This assumption is based on an existing office complex immediately to the west and an existing Federal Express distribution facility immediately to the south.

The parties involved with this development are intending on significantly excavating the bluff which exists along U.S. 281 in order to allow for high visibility of the new stores.

If there are any questions, please contact our office.

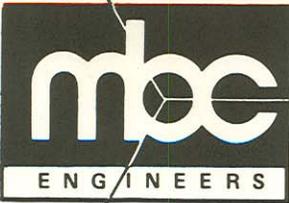
Sincerely,

MACINA • BOSE • COPELAND AND ASSOC., INC.

DAVID L. ALLEN, P.E.

DLA/yr

cc: Mr. Bob Barnes - Trammell Crow Co.



MACINA • BOSE • COPELAND and ASSOCIATES, INC  
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216  
(512) 349-0151 FAX (512) 349-9302

September 5, 1991

Mr. Roy Ramos  
Planning Dept.  
City of San Antonio  
P. O. Box 839966  
San Antonio, Texas 78283

RE: Park Central @ Interpark  
- P.O.A.D.P. No. 160

RECEIVED  
1991 SEP -5 P 2: 29  
DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Dear Roy:

Based on our conversation during the week of June 17 concerning the above referenced P.O.A.D.P., we are providing this letter along with six revised copies of the P.O.A.D.P. to give the City the additional requested information. Additionally, we have revised some of the terminology on the P.O.A.D.P., more clearly defined the subject tract's perimeter and added several other tract owner's names.

When the original P.O.A.D.P. was submitted in 1985, the use of the tract was anticipated to be for a commercial business park. As the economy and land uses within the immediate area have changed, it has become apparent that the parcels adjacent to U.S. 281 are best suited for retail. Builder's Square is interested in the Phase II parcel as shown on the new P.O.A.D.P. In order to develop the subject tract as current demand dictates, it will be necessary to abandon a portion of the street known as Park Central which is a dedicated public street. We have submitted a quit-claim request through the City's right of way department along with a \$500 fee for a special project on May 14, 1991. This special project has been assigned a number of 91-17-09.

We are in the process of obtaining a Letter of Determination from the City's Traffic Department concerning the proposed cul-de-sac.

If there are any questions, please contact our office.

Sincerely,

MACINA, BOSE, COPELAND AND ASSOCIATES, INC.

DAVID L. ALLEN, P.E.

DLA/yr

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