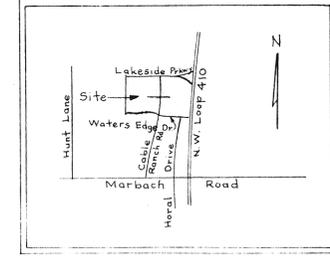


C.B. 4021
 SOUTHWEST RANCH LTD.
 REPRESENTATIVE: LAURA ANTHONY
 G15 SOLEDAD
 SAN ANTONIO, TEXAS 78292

SCALE 1" = 200'

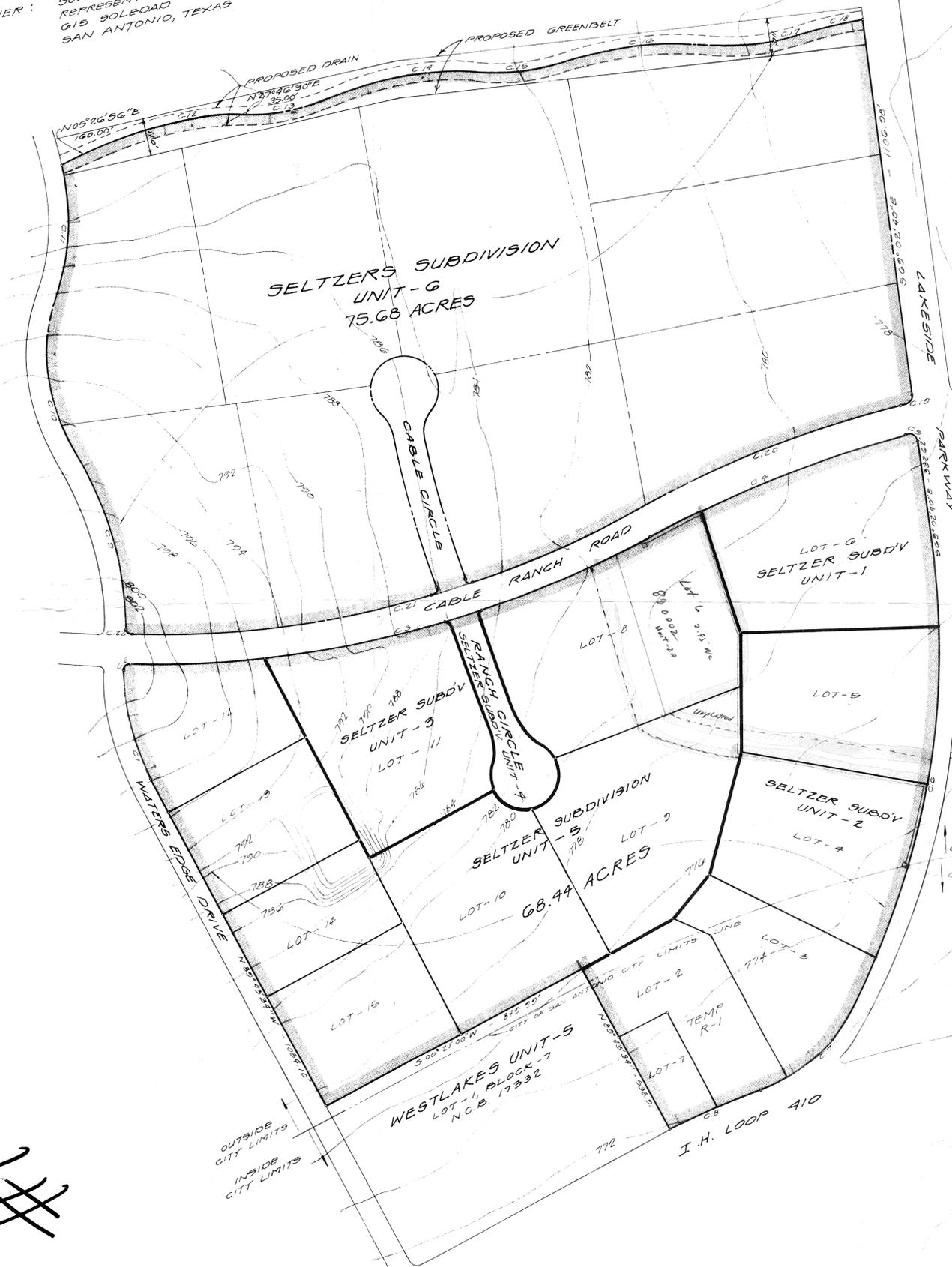


Location Map

PROPOSED USE - COMMERCIAL OFFICE
 WATER SUPPLY - CITY WATER BOARD
 SEWER DISPOSAL - CITY OF SAN ANTONIO
 GAS & ELECTRIC - CITY PUBLIC SERVICE

SELTZERS SUBDIVISION
145 ACRES
 OWNER: CONSOLIDATED EQUITY CAPITAL VENTURE

85-11-57-08



PHASING:
 THE PROJECTED SEQUENCE OF PHASING SHALL FOLLOW THE NUMBERING OF THE UNITS SHOWN.

OUTSIDE CITY LIMITS
 INSIDE CITY LIMITS

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN.
1	28° 41' 38"	670.00'	335.50'	77.37'
2	91° 13' 05"	15.00'	23.84'	15.08'
3	30° 14' 34"	1055.00'	1580.00'	309.20'
4	94° 01' 55"	3200.00'	507.57'	405.87'
5	97° 11' 50"	25.00'	35.38'	25.32'
6	34° 02' 10"	2250.00'	1507.00'	225.00'
7	30° 14' 34"	1055.00'	1580.00'	309.20'
8	94° 01' 55"	3200.00'	507.57'	405.87'
9	97° 11' 50"	25.00'	35.38'	25.32'
10	34° 02' 10"	2250.00'	1507.00'	225.00'
11	30° 14' 34"	1055.00'	1580.00'	309.20'
12	94° 01' 55"	3200.00'	507.57'	405.87'
13	97° 11' 50"	25.00'	35.38'	25.32'
14	34° 02' 10"	2250.00'	1507.00'	225.00'
15	30° 14' 34"	1055.00'	1580.00'	309.20'
16	94° 01' 55"	3200.00'	507.57'	405.87'
17	97° 11' 50"	25.00'	35.38'	25.32'
18	34° 02' 10"	2250.00'	1507.00'	225.00'
19	30° 14' 34"	1055.00'	1580.00'	309.20'
20	94° 01' 55"	3200.00'	507.57'	405.87'
21	97° 11' 50"	25.00'	35.38'	25.32'
22	34° 02' 10"	2250.00'	1507.00'	225.00'

#291

#162

SELTZER SUBDIVISION
 PRELIMINARY OVERALL AREA
 DEVELOPMENT PLAN

JOB NO. 2192-00
 DATE 1/8/85
 DRAWN STA
 SHEET 1 OF 1

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

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

FILE NO. 85-11-57-08
(To be assigned by the Planning Dept.)

SELTZER P.O.A.D.P.
P.O.A.D.P. NAME

CONSOLIDATED EQUITY
CAPITOL VENTURE
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE & DAWSON ENGR. CO.
NAME OF CONSULTANT

9310 BROADWAY
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE Southwest corner of the intersection of
I.H. Loop 410 and Lakeside Parkway

EXISTING ZONING (If Applicable) Temp. "R-1" & O.C.L.

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. 22, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Mar. 1, 1985
(Within 20 working days of receipt)

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

(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 _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO TEXAS 78285

March 1, 1985

Applicant: Gene Dawson
Address: 9310 Broadway
San Antonio, Tex. 78217

Re: Seltzers Preliminary Plan
 P.O.A.D.P.
File #: 85-11-57-08

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.
- () Comments: _____

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Michael C. O'Neal
Chief, Current Planning
Dept. of Planning

April 8, 1988

RECEIVED

1988 APR 12 AM 11: 20

DEPT. OF PLANNING
 CURRENT PLANNING
 DIVISION

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 P. O. Box 9066
 San Antonio, Texas 78285

Re: POADP Applications Status
 Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

Mr. Mike O'Neal
 Planning Department
 City of San Antonio
 Re: POADP Applications Status
 April 8, 1988
 Page 2 of 3

PLATTED OR PARTIALLY PLATTED (continued)

<u>MAP NUMBER</u>	<u>DESCRIPTION</u>
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
70- 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20- 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46- 189	Eastwood Industrial Park

UNKNOWN

7- 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

Mr. Mike O'Neal
Planning Department
City of San Antonio
Re: POADP Applications Status
April 8, 1988
Page 3 of 3

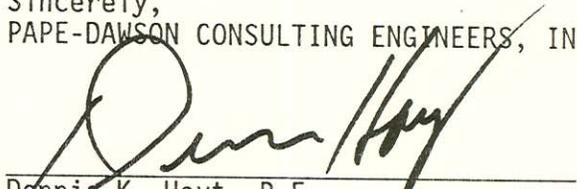
* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.



Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)