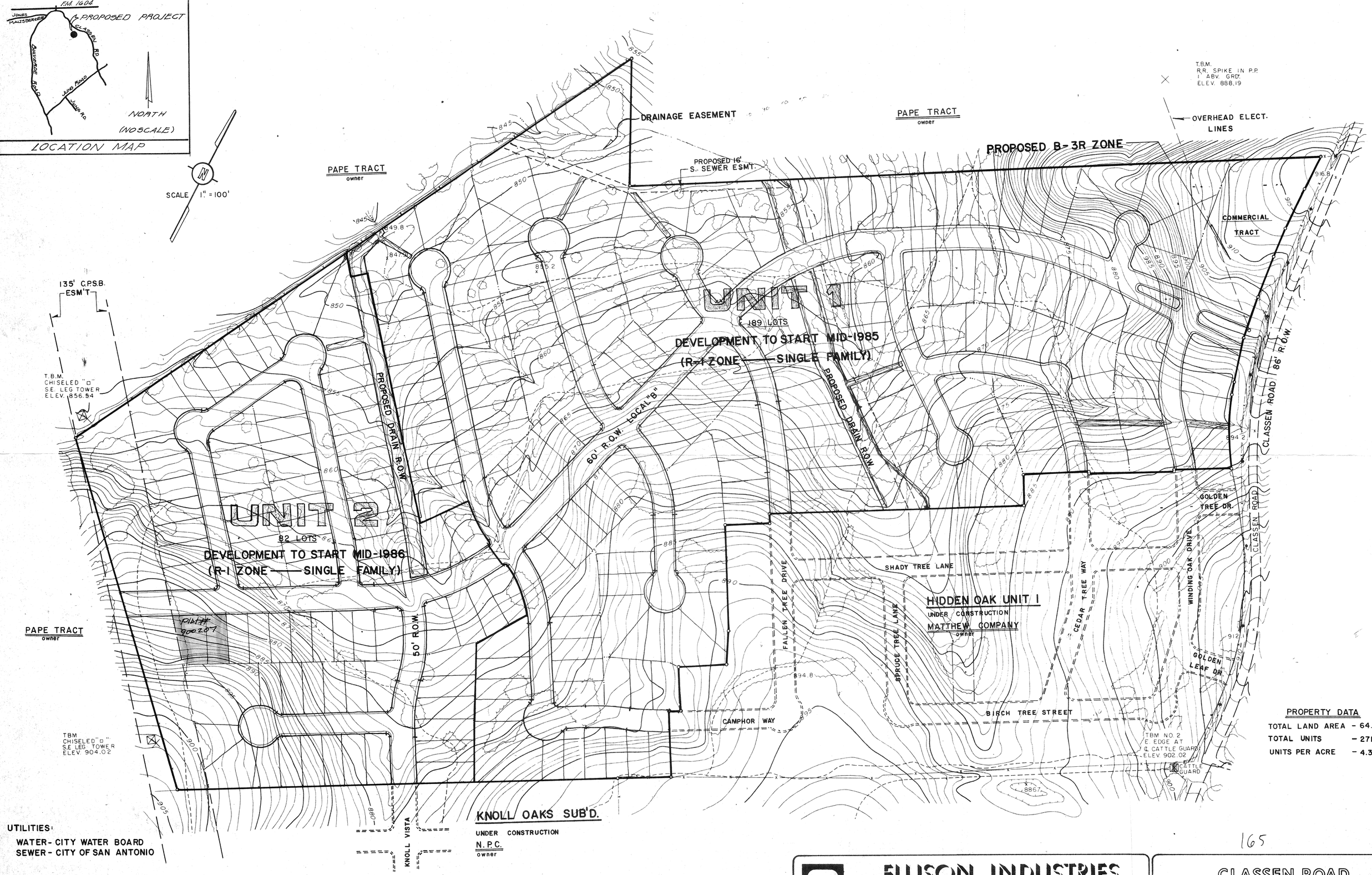


PROPERTY DATA

TOTAL LAND AREA - 64.3 Ac.
TOTAL UNITS - 271
UNITS PER ACRE - 4.3

UTILITIES:

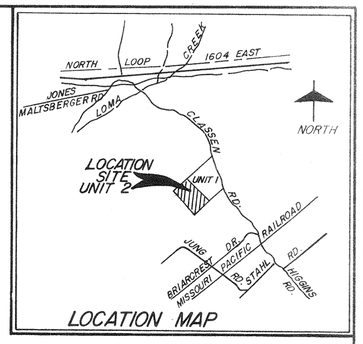
WATER - CITY WATER BOARD
SEWER - CITY OF SAN ANTONIO

165

ELLISON INDUSTRIES
LAND PLANNING DEPT.
4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

CLASSEN ROAD
P.O.A.D.P.

SCALE = | DATE = | REVISION = 3-27-85



CURVE DATA					
CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD
1	4°53'24"	470.00	40.11	20.07	40.10
2	5°50'33"	530.00	54.04	27.05	54.02
3	90°00'00"	5.00	7.85	5.00	7.07
4	10°18'02"	579.74	104.22	52.25	104.08
5	32°12'15"	15.00	8.43	4.33	8.32
6	176°50'37"	50.00	154.33	1814.77	99.96
7	131°58'24"	50.00	115.17	112.23	91.35
8	100°18'02"	10.00	17.51	11.98	15.35
9	67°33'54"	25.00	29.48	16.72	27.80
10	112°26'06"	25.00	49.06	37.37	41.56
11	10°18'02"	529.74	95.24	47.75	95.11
12	79°41'58"	5.00	6.96	4.17	6.41
13	4°24'49"	530.00	40.83	20.42	40.82
14	86°47'08"	5.00	7.57	4.73	6.87
15	25°20'14"	375.00	165.83	84.29	164.48
16	1°45'14"	290.28	8.89	4.44	8.89
17	74°02'41"	5.00	6.46	3.77	6.02
18	52°01'12"	15.00	13.62	7.32	13.16
19	284°02'25"	50.00	247.87	39.04	61.54
20	94°06'39"	5.00	8.21	5.37	7.32
21	4°06'39"	290.28	20.83	10.42	20.82
22	12°28'07"	559.72	121.81	61.14	121.57
23	20°05'48"	375.00	131.53	66.45	130.86
24	05°58'11"	530.00	55.22	27.64	55.20
25	16°48'45"	470.00	97.80	69.45	137.41

POZNECKI · CAMARILLO and ASSOC., INC.
ENGINEERING SURVEYING PLANNING
1603 BABCOCK ROAD SUITE 260 SAN ANTONIO, TEXAS 78229 512/349-3273

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.

A.L. Poznecki Jr.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF December A.D., 19 85

Sharon Moore
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT HERB QUIROGA 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 THERON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

Herb Quiroga
RAY ELLISON HOMES INC. — OWNER
HERB QUIROGA — VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Herb Quiroga 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 10 DAY OF December A.D., 19 85

Sharon Moore
NORTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT
ESTABLISHING
CLASSEN ROAD UNIT 2

BEING 15.27 acres of land out of a 119.15 acre tract recorded in Volume 6025, Page 771, Deed and Plat Records of Bexar County, Texas, and being out of the M.M. Seay Survey No. 341, Abstract 911, County Block 4966, and also out of the Clemente Garcia Survey No. 395 1/2, Abstract 293, County Block 4995, Bexar County, Texas.

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 designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF CLASSEN ROAD UNIT 2 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

APPROVAL ..... DATE .....
DIRECTOR OF PUBLIC WORKS

CERTIFICATION OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ..... DAY OF ....., 19.....

ATTESTED

.....
COUNTY JUDGE, BEXAR COUNTY, TEXAS

.....
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

.....
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10 DAY OF December A.D., 19 85

Sharon Moore
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., 19..... AT ..... M. AND DULY RECORDED THE ..... DAY OF .....

A.D., 19..... 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., 19.....
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ....., DEPUTY

165

FGC 85016-02

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

FILE NO. 83-18-63-68
(To be assigned by the Planning Dept.)

P.O.A.D.P. NAME

Ray Ellison Homes
NAME OF DEVELOPER/SUBDIVIDER

4800 Fredricksburg Rd. 78201
ADDRESS

349-1111
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED 3/18/85

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE 3/25/85
(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.
_____ (L) CONSTRUCTION TIME TABLE.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: Matthew Company of Canyon Oaks sold land to ~~[illegible]~~ Ray Ellison which is now submitting new plan of Classen Rd. POADP.

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 16, 1986

Herbert Quiroga
Vice President
Ray Elli Industries
P.O. Box 5250, Beacon Hill Station
San Antonio, Texas 78201

RE: Classen Road POADP
File #83-18-63-68
(Revised January 7, 1986)

Dear Mr. Quiroga:

On January 10, 1986, the POADP Committee reviewed the revised Classen Road POADP and determined not to accept the plan which establishes a future unit for approximately 100 linear feet of new street and two (2) lots.

With the future unit consisting of only two residential lots in addition to the 100' street extension within the CPSB easement, there is very little incentive for you to construct the street. The Committee sees this resulting in either of two unacceptable situations:

1. Without the extension of the Local "B" street to the limits of your property, there will be no means to require the adjacent developer to provide a street to be into the Local "B".

2. If in fact the adjacent developer should provide a stub street to the edge of his property, the city may be required to actually construct the missing 100' if it wishes to see the two sections connected.

The Committee proposes two (2) alternatives:

1. Alternative "A", that your proposed plat for Unit-2 follow the boundaries of your initial POADP plan.

2. Alternative "B" provide an elbow and extend a 60' R.O.W. to Knoll Vista Drive (see attached plan for details).

If you wish to discuss this matter further, please contact our office at 299-7900. You may, at your option, request to meet with the Committee if you have other alternatives, or appeal to the Planning Commission.

It is finally noted that no plat shall be considered filed until the POADP has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations. Therefore, the 30-day plat filing on your plat will not commence until you have acknowledged our comments.

Sincerely,

MCO'Neal

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

MCO/RR/sm
Attachment

Mike

Eddie

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 12, 1985

Herbert Quiroga,
Vice President
Ray Ellison Industries
P.O. BOX 5250, Beacon Hill Station
San Antonio, Texas 78201

Re: Classen Road P.O.A.D.P.

Herbie

Dear Mr. Quiroga:

Thank you for meeting with my staff and expressing your concern over the POADP Committee's comments on your proposed plan for Classen Road. The Committee has considered your request to accept the plan as submitted; however the Committee is still requesting that you upgrade the east-west connector from a local "B" to a collector street without houses fronting onto it. If you disagree with this recommendation please contact Michael C. O'Neal at 299-7900 to schedule this matter for consideration by the Planning Commission.

Your cooperation on this matter is appreciated.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/MCO/sh

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

March 25, 1985

Applicant: Herbert Quiroga
Address: 4800 Fredericksburg Rd.
San Antonio, TX 78201

☐ Preliminary Plan
☒ P.O.A.D.P.
Revised 10/3/83

Re: Classen Road
File #: 83-18-63-68

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

(x) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- (x) 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 attached

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.

M C O'Neal

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

RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RICHMOND LUMBER CO. ■ LACKLAND CITY WATER CO.

ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

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 #
31	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
5	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

RAY ELLISON HOMES ■ RAY ELLISON DEVELOPMENTS ■ RAYMOND LUMBER CO. ■ LACKLAND CITY WATER CO.

ELLISON INDUSTRIES

4800 FREDERICKSBURG RD. AT LOOP 410 ■ P.O. BOX 5250 BEACON HILL STA. ■ SAN ANTONIO, TEXAS 78201 ■ (512) 349-1111

January 20, 1986

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

Re: Classen Rd. P.O.A.D.P.

Dear Mr. O'Neal:

On January 6, 1986, Ray Ellison Industries submitted to your office a revised P.O.A.D.P. for our Classen Road development. This plan was for approximately 271 Lots and was designed to be platted in three units.

At this time we wish to request that this revision to our P.O.A.D.P. be cancelled, and that our original P.O.A.D.P. submitted on March of 1985, be the plan that is used for review of this property.

Please call me if you have any additional questions.

Sincerely,

Herb Quiroga
Vice President

HQ/ck

RECEIVED
1986 JAN 21 PM 2:15
DEPT. OF PLANNING
CURRENT PLANNING
SECTION