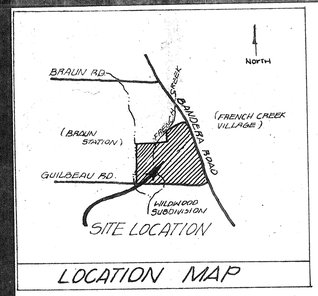
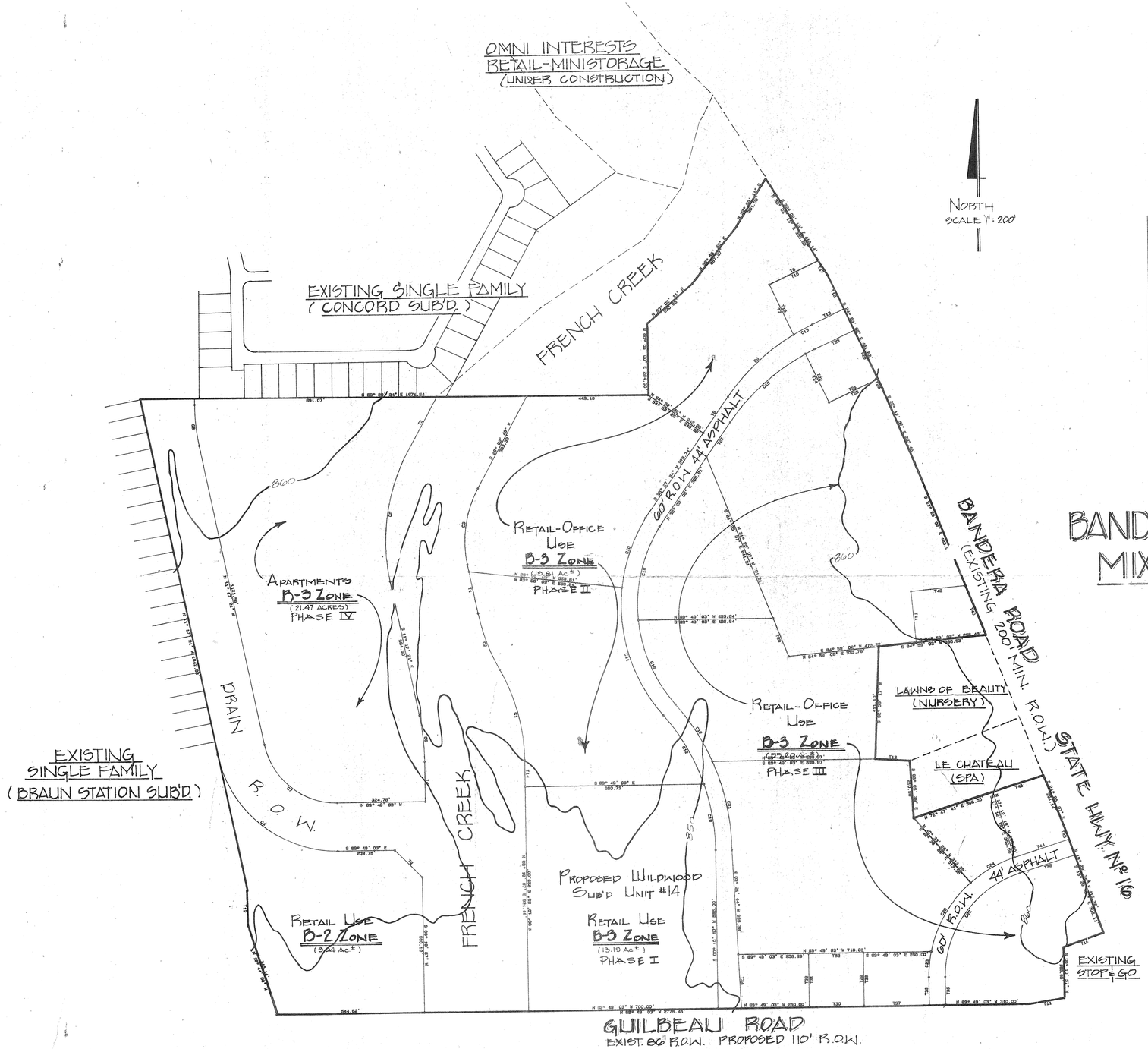


LOCATION MAP



LABEL	RADIUS	CENTRAL ANGLE	ARC LENGTH	TAN. LENGTH
C1	683.00	29° 10' 30"	347.78	177.75
C2	717.00	17° 42' 12"	221.54	111.88
C3	409.00	40° 20' 09"	287.93	150.22
C4	445.50	78° 31' 42"	610.59	364.17
C5	700.00	40° 20' 09"	492.80	257.11
C6	850.69	11° 28' 18"	170.32	85.45
C7	269.50	78° 31' 42"	369.37	220.30
C8	745.00	11° 33' 29"	150.29	75.[illegible]
C9	800.00	24° 02' 12"	335.61	170.31
C10	610.00	25° 37' 49"	272.87	138.78
C11	610.00	47° 43' 54"	508.18	269.88
C12	753.00	22° 24' 51"	294.58	149.20
C13	800.00	05° 36' 19"	78.27	39.16
C14	800.00	02° 43' 21"	38.01	19.01
C15	800.00	27° 02' 38"	377.60	192.39
C16	550.00	37° 39' 59"	361.57	187.59
C17	813.00	17° 33' 06"	249.05	125.51
C18	550.00	35° 41' 45"	342.65	177.09
C19	753.00	18° 35' 09"	244.26	123.21
C20	460.00	37° 13' 43"	298.89	154.93
C21	813.00	23° 28' 54"	332.72	168.72
C22	400.00	72° 36' 43"	506.93	293.89
C23	460.00	12° 01' 51"	96.59	48.47
C24	460.00	23° 21' 09"	187.49	95.06

LABEL	BEARING	DISTANCE
T1	N 11° 17' 21" W	185.12
T2	S 44° 49' 03" E	141.42
T3	N 29° 02' 48" E	225.14
T4	S 00° 10' 57" W	145.00
T5	N 00° 29' 36" E	23.46
T6	S 65° 06' 05" W	200.00
T7	S 24° 53' 55" E	203.83
T8	S 35° 27' 34" W	160.67
T9	N 11° 17' 21" W	25.60
T10	S 70° 34' 58" W	157.71
T11	S 81° 55' 05" W	129.12
T12	N 00° 06' 16" E	128.94
T13	S 86° 19' 33" E	129.47
T14	N 00° 10' 52" E	96.19
T15	N 24° 53' 55" W	203.83
T16	N 65° 06' 05" E	200.00
T17	S 32° 02' 13" E	65.51
T18	S 24° 53' 55" E	135.00
T19	S 65° 06' 05" W	130.00
T20	S 24° 53' 55" E	200.00
T21	S 65° 06' 05" W	200.00
T22	N 24° 53' 55" W	199.10

LABEL	BEARING	DISTANCE
T23	N 65° 06' 05" E	162.00
T24	S 24° 53' 55" E	199.10
T25	N 65° 06' 05" E	200.00
T26	S 24° 53' 55" E	40.62
T27	N 35° 20' 06" E	154.35
T28	S 21° 25' 07" E	150.00
T29	S 00° 10' 57" W	200.00
T30	N 89° 49' 05" W	201.94
T31	N 00° 10' 57" E	200.00
T32	S 89° 49' 03" E	201.94
T33	S 00° 10' 57" W	200.00
T34	N 02° 21' 44" W	200.20
T35	N 00° 10' 57" E	104.78
T36	N 72° 59' 58" E	212.[illegible]
T37	N 89° 49' 03" W	239.90
T38	N 00° 10' 57" E	200.00
T39	S 00° 10' 57" W	104.12
T40	S 21° 25' 07" E	200.00
T41	N 05° 00' 58" W	191.86
T42	N 84° 59' 02" E	200.00
T43	S 19° 29' 38" E	49.44
T44	S 72° 47' 41" W	209.87
T45	N 72° 47' 41" E	193.11

BANDERA & GUILBEAU RD. MIX-USE DEVELOPMENT

P.O.A. D.P. PLAN

PROJECT DATA:

APARTMENTS: 21.47 Ac±
RETAIL USE (B-2 Use): 9.04 Ac±
RETAIL USE (B-3 Use): 80.20 Ac±

TOTAL AREA: 116.71 Ac.±

#178

UTILITIES:
WATER: CITY WATER BOARD
SEWER: CITY OF SAN ANTONIO
ELECT & GAS: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL
OUTSIDE CITY LIMITS

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

BANDERA & GUILBEAU RD.
MIX-USE DEVELOPMENT

SCALE = 1"=200' | DATE = | REVISION =

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

FILE NO. 85-11-64-42
(To be assigned by the Planning Dept.

Bandera & Guilbeau Rd.
P.O.A.D.P. NAME

Ray Ellison Homes, Inc.
NAME OF DEVELOPER/SUBDIVIDER

4800 Fredricksburg Rd.
ADDRESS

349-1111
PHONE NO.

NAME OF CONSULTANT

ADDRESS

PHONE NO.

GENERAL LOCATION OF SITE Northwest corner of Bandera Rd. and Guilbeau Rd.

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 July 1, 1985

REVISIONS FILED:
(if applicable)

DUE DATE OF RESPONSE July 5, 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:

Ray

CITY OF SAN ANTONIO

July 5, 1985

P O BOX 9066
SAN ANTONIO TEXAS 78285

Applicant: Ray Ellison Homes, Inc.
Mr. Herbert Quiroga
Address: 4800 Fredericksburg Rd.
San Antonio, TX 78201

☐ Preliminary Plan
Re: Bandera & Guilbeau ☒ P.O.A.D.P.
File #: 85-11-64-42

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
- ( ) 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)
- (X) 36-19(3)(b)(1) Public Street Frontage

( ) 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.

Bandera & Guilbeau
Attachment

The POADP Committee has reviewed your proposed plan for Bandera-Guilbeau development. The concensus of the Committee is that the proposed Phase IV apartments will require access from other than the adjacent single family development (Concord Subdivision). The Committee's recommendation is that the plan be revised to indicate a local type "B" street to serve the proposed apartments. If Phase IV is developed as single family, then access from other than Concord Subdivision would not be required.

Your plan will be held in obeyance pending a revised plan. If you have any questions regarding staff comments, please contact our Subdivision Section at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

sm