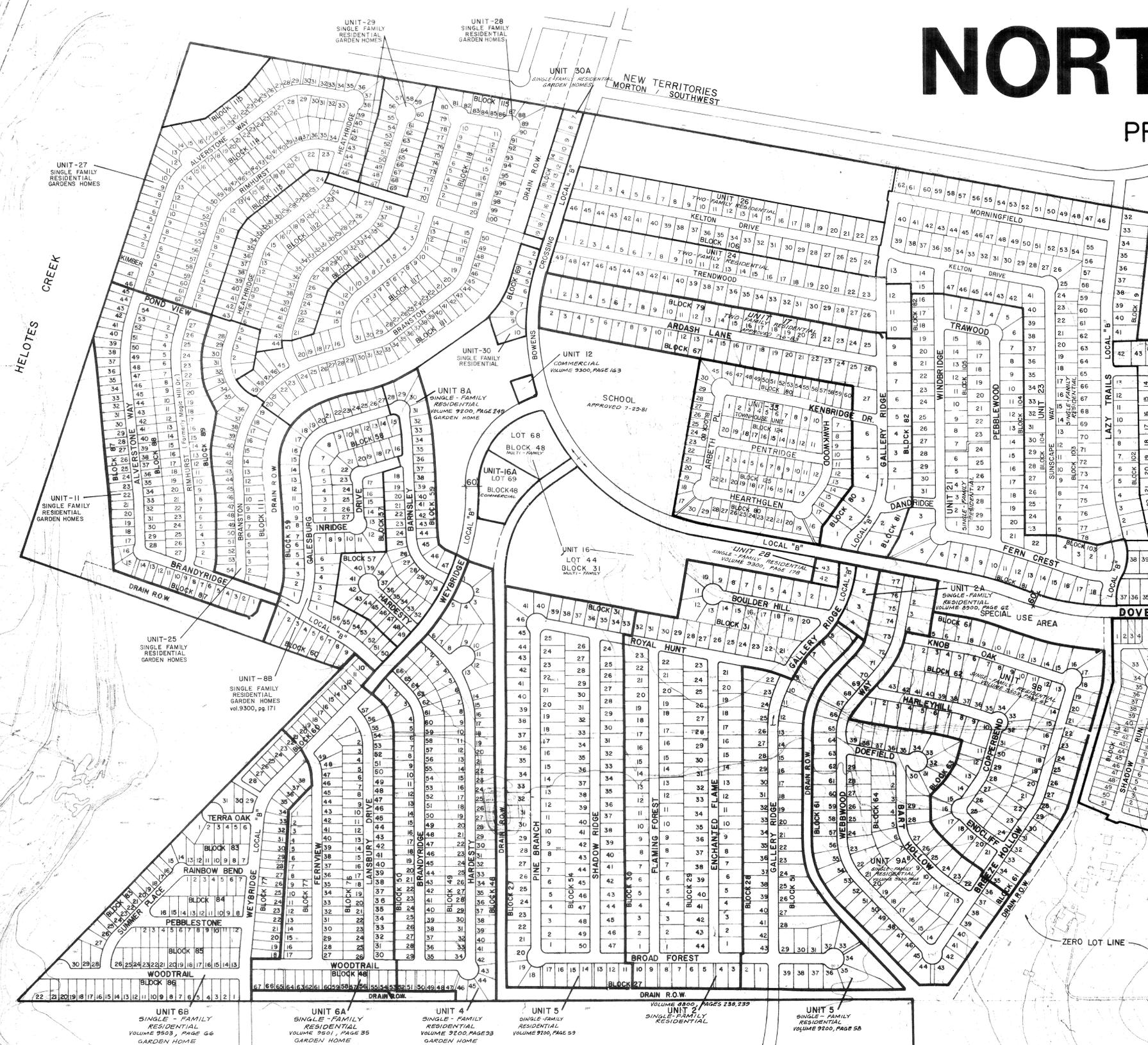


NORT PR

F.M. 1604



HIDDEN MEADOWS NORTH
RAY ELLISON

GREAT NORTHWEST
RAY ELLISON

* DEVELOPMENT PROJECT SCHEDULE UPDATE

Unit	Completion Date	POADP Review Date
k. UNIT 23	TO BE COMPLETED BY MARCH 1985.	
l. UNIT 24	" " " " " " " " " " " "	POADP REVIEW DATED MARCH 28, 1984
m. UNIT 25	" " " " " " " " " " " "	" " " " " " " " " " " "
n. UNIT 26	" " " " " " " " " " " "	" " " " " " " " " " " "
o. UNIT 27	" " " " " " " " " " " "	" " " " " " " " " " " "
p. UNIT 28	" " " " " " " " " " " "	" " " " " " " " " " " "
q. UNIT 29	" " " " " " " " " " " "	" " " " " " " " " " " "
r. UNIT 30	" " " " " " " " " " " "	" " " " " " " " " " " "
s. UNIT 30A	" " " " " " " " " " " "	" " " " " " " " " " " "
t. UNIT 31	" " " " " " " " " " " "	" " " " " " " " " " " "
u. UNIT 32	" " " " " " " " " " " "	" " " " " " " " " " " "
v. UNIT 33	" " " " " " " " " " " "	" " " " " " " " " " " "
w. UNIT 34	" " " " " " " " " " " "	" " " " " " " " " " " "

MASTER PLAN

NASH PHILLIPS/COPUS - LUMBERMAN'S INVESTMENT
SAN ANTONIO, TEXAS

INFORMATION SHEET FOR
P.O.A.D.P. *spell*

NEW TERRITORIES

FILE NO. 83-10-61-20⁶⁰
(To be assigned by the Planning Dept).

MORTON S.W.
NAME OF DEVELOPER/SUBDIVISION
SUBDIVISION

P.O. BOX 18428 78286
ADDRESS

655-4420
PHONE NO.

M. B. C. (RODGER ROSE)
NAME OF CONSULTANT

415 BEEFPORT S.A. 78216
ADDRESS

349-0151
PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET
S.W. CORNER OF THE
INTERSECTION OF GUILBEAU RD & TEJEL RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
- Other District Name
- Water Wells

- Single Family
- Multi Family
- Business
- Industrial
- DUPLEX

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

(The space below is to be completed by the Department of Planning Staff).

DATE FILED MAR. 18, 1983

REVISIONS FILED Dec. 10, 1984
(if applicable)

Due DATE OF RESPONSE APRIL 15, 1983
(within 20 days of receipt).

DATE OF RESPONSE Dec. 24, 1985
(within 15 days of receipt).

SEPT. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, as an overview of the developer's projected land use, shall include, at least the following information.

SEPIA OR 3 COPIES OF PLAN

- (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: (side-walks, 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;
- O.C.L. (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.

DRAFT



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 4, 1989

Mr. Roger Bose
MBC Engineering Co.
415 Breesport
San Antonio, Texas 78216

RE: New Territories POADP #187

Dear Mr. Bose:

The Development Review Committee has reviewed and accepted your proposed plan for New Territories. The plan has been assigned File #187 for future reference.

It is noted that the removal of April Bend Drive leaves an undesirable stub street in New Territories Subdivision Unit-24. Staff recommends that if the stub street has not been constructed, the stub street be removed and designated as an easement. Please coordinate this effort with the Traffic and Transportation Section of the Department of Public Works.

Please note that this action 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 regulations in force at the time of platting.

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

Sincerely,

A handwritten signature in cursive script that reads 'M O'Neal'.

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

MCO/RR/sm
Attachment



CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78208

✓ September 16, 1986

Paul De Leon
MBC Engineering Co.
415 Breesport
San Antonio, Texas 78216

RE: New Territories P.O.A.D.P.
File #86-10-61-60

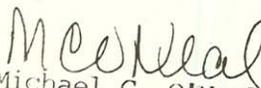
Dear Mr. De Leon:

This is to inform you that the POADP committee has reviewed and accepted your plan of New Territories.

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 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 contact Roy Ramos at 299-7896.

Sincerely,


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

MCO/RR/sm
Encl.



CITY OF SAN ANTONIO

P. O. BOX 9506

SAN ANTONIO, TEXAS 78205

September 5, 1985

Mr. Paul DeLeon
M.B.C. Engineers
415 Breesport
San Antonio, Texas 78216

RE: New Territories P.O.A.D.P. (Revised August 26, 1985)
(File #83-10-61-60)

Dear Mr. De Leon:

The revised plan shows the addition of a 60' R.O.W. known as Brickwood between the Old Tezel Road and Guilbeau Road which is acceptable to the committee. The committee also acknowledges the 20' dedication proposed along Guilbeau Road.

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.

Sincerely,

A handwritten signature in cursive script that reads "McNeal".

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

sm



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

March 6, 1985

Applicant: Morton Southwest
Mr. Sam G. Parnes
 Address: P.O. BOX 18428
San Antonio, Tx 78286

Re: New Territories Preliminary Plan
 P.O.A.D.P. revision
 File #: 85-10-61-60 dated Feb 26, 1985

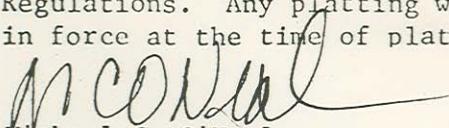
The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- 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: This acknowledges receipt of the amended plan reflecting an annotation pertaining to the April Bend stub street as per our meeting of February 22, 1985. Please be advised that staff offers no objection to the revision.

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

cc: M.B.C. Roger Bose



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

December 24, 1984

Applicant: Morton Southwest
Mr. Sam G. Parnes
Address: P.O. Box 18428
San Antonio, Texas 78286

Re: New Territories Preliminary Plan
 P.O.A.D.P. (Revision dated Dec. 10, 1984)
File #: 83-10-61-60

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
- () 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 attached letter.

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



CITY OF SAN ANTONIO

P O BOX 9066

SAN ANTONIO, TEXAS 78285

December 24, 1984

Mr. Sam G. Parnes
Senior Vice President
Land Development
Morton Southwest
P.O. Box 18428
San Antonio, Texas 78286

Dear Sam:

In reference to your letter of December 7, we have again reviewed the revised POADP for New Territories. Staff still objects to the proposed stub-out of April Bend for two reasons:

1. It does not address the intent of our initial recommendation for a north-south collector; and
2. The approved POADP for Guilbeau Park does not reflect a corresponding street connection.

The intent of our initial recommendation was to provide for a direct and continuous traffic flow to New Guilbeau Road via a realignment of Bowens Crossing. Traffic Engineering is of the opinion that April Bend does not provide a viable collector street alternative due to the number of turning movements required.

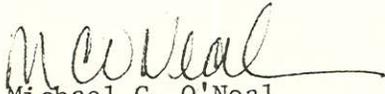
We recognize there is still a valid requirement for a collector connection to New Guilbeau Road. Based on our original recommendation and the development which has subsequently occurred, we see the only viable alternative as a realigned Bowens Crossing. This street should be upgraded to a collector north of Unit-8 and be realigned to merge with Laurel Bend to the northern boundary of your subdivision.

Our initial recommendation for a north-south collector to connect with New Guilbeau Road was made in April 1983. We did not receive any response from you or your engineer concerning that recommendation. Eight months later in November 1983, we subsequently approved the Guilbeau Park POADP. This plan showed two street connections to New Territories; however, none were shown in the area now owned by Mr. Booth. Our policy has been that once a POADP has been approved, staff ought not to require changes without the property owner's consent, unless necessitated by changes to the Major Thoroughfare Plan. We, therefore, would oppose a stub-out without some assurance that it will ultimately connect to New Guilbeau Road.

Mr. Sam G. Parnes
December 24, 1984
Page 2

If you disagree with our position, you may appeal this decision to the Planning Commission for resolution. I will be happy to discuss this matter at your convenience.

Sincerely,



Michael C. O'Neal
Chief, Current Planning Division
Department of Planning

sm

cc: MBC Engineers (Paul De Leon)
Traffic Engineering (Dean Chadwick)

CITY OF SAN ANTONIO TEXAS 78284

motion southwest

Date: Dec. 18, 1984

Applicant: Mr. Ann G. Parales
 Address: P.O. Box 18428
S. A. Texas
78286

Re: New Territories Preliminary Plan
 Title #: 83-10-61-60 P.O.A.D.P. Rainbow
dated Dec. 10, 1984

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

*Make do we want
 to indicate lack
 of compliance with
 a certain section*

- 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) 36-10E(e) 36-20D(f)
 - 36-20D(b) 36-20D(f) 36-20D(g)
 - 36-20D(c) 36-20D(g) 36-20D(h)
 - 36-20D(d) 36-20D(h) _____
- 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 public utility 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 _____



CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

April 8, 1983

M.B.C. Engineers
Attn: Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the Preliminary Overall Development Plan for New Territories (File #83-10-61-60) has been conducted by Planning and Traffic Engineering staff. Specifically, said review concentrated on those areas for which plats have not been approved and/or recorded.

Our review has concluded that said plan is in general compliance with Chapter 36 of the City Code. Although the plan reflects a collector street (60' R.O.W.) paralleling F.M. 1604, City plat records reflect that said street has been platted as a 50' R.O.W. on Units 9 and 15. Given that these units have been approved by the Planning Commission, it is recommended that the 60' R.O.W. be provided on future plats as indicated on the plan. Said 60' R.O.W. should be platted from a point north of Unit-15 to the proposed intersecting collector which is planned to directly link with F.M. 1604.

Secondly, in addition to the north and south collector street platted with Units 8 and 3 which provide direct access to F.M. 1604, consideration should be given to providing a stub street to the north. The preferred alignment is to maintain the north and south alignment and continue it to the northern limits of the planned development. The stub being recommended should be provided from a point north of the northwesterly curvature which is shown on the plan. Essentially, the recommended proposal would accommodate a connection with the proposed alignment linking F.M. 1604 and Guilbeau Road as illustrated on the Major Thoroughfare Plan.

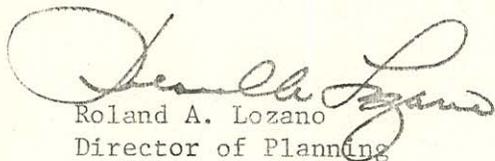
In discussing the matter of the relationship of your plan and the Guilbeau Road extension, our transportation study office has indicated that said proposed alignment appears to be outside of your planned development. It is noted that if any plans are undertaken by your office to design a development plan for this area, that the Guilbeau Road extension be taken into account in the design work. Also, since a portion of Guilbeau Road and Tezel Road are adjacent to your overall plan, any platting activity will require the appropriate street dedication as set out by the adopted Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm
Attachment

cc: Dean Chadwick, Traffic Engineering-Public Works Dept.



CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78285

April 8, 1983

M.B.C. Engineers
Attn: Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

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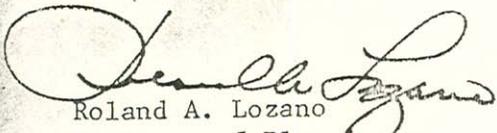
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Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

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.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

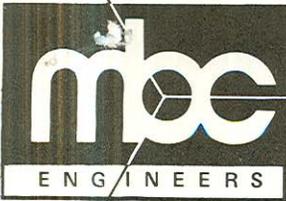
Sincerely,



Roland A. Lozano
Director of Planning

RAL/EG/sm
Attachment

cc: Dean Chadwick, Traffic Engineering-Public Works Dept.



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

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

October 3, 1984

City of San Antonio
Planning Department
Attn: Eddie Guzman
P. O. Box 9066
San Antonio, Texas 78285

RECEIVED

OCT 4 1984

DEPARTMENT OF PLANNING
Subdivision Section

Dear Eddie:

In association with the updated review for the current P.O.A.D.P. for New Territories, the following items are addressed. Reference is made to the original P.O.A.D.P. letter dated April 8, 1983.

1. Paragraph two asked for provision of a 60' ROW (Grand Bend) as indicated on the plan----- we have two reasons for not complying with the request:
 - (a) Though the plan indicated a Local "B" street, the placement of Local "B" was inadvertently shown by us in an incorrect location. Our intent was to provide a Local "B" street for the first block length due to possible commercial/mult-family construction adjacent to this area.
 - (b) Secondly, the revised street alignments per the current P.O.A.D.P. submittal changes the scope of this area. Again, we are considering the possibility of a larger area for commercial/multi-family use, and our intent, as indicated on the plan, is to provide a Local "B" street from Hoovers Bend north to the common property line between New Territories and Guilbeau Park Subdivision.
2. Paragraph three requested consideration of a street stub to the north extending from Bowens Crossing to Guilbeau Road ----- . Let me reiterate that all master plans are subject to change. Many changes have transpired since the original P.O.A.D.P. review. Guilbeau Park Subdivision has had a detrimental effect upon some of the planning for New Territories. One major change has been that of the closing of Guilbeau Road per the Commissioner's Court of Bexar County, Texas dated March 14, 1984. A new alignment for Guilbeau Road has been provided by the recorded plat of Guilbeau Park Subdivision, Unit 1, (Volume 9503, Page 190) which does not closely resemble the old alignment. The platting of Block 13, Guilbeau Park Subdivision, Unit 2 (Volume 9505, Pages 101-104) does not allow for a thru street if we were to provide the requested street stub.

Committee reviewed P.O.A.D.P. & concern was it didn't constitute a complete filing need proposed use along 7th St. needed to show flood prone areas, & concern was raised regarding coordination of proposed 60' ROW, which paralleled 1604. Paul will look.

City of San Antonio - Planning Department

Attn: Eddie Guzman

Page 2

3. Paragraph four: The intersection of Guilbeau Road with Tezel Road is the only location at which dedication will be required as set out by the major thoroughfare plan. The commercial tract shown on the P.O.A.D.P., when platted, will provide the appropriate dedication.
4. Reference is made to the downgrading of Hill Trails from a Local "B" to a 50' ROW north of the intersection of Charter Point. Originally, Hill Trails was to intersect Guilbeau Road. A combination of the deletion of the major thoroughfare at this location, and the present P.O.A.D.P. of Guilbeau Park Subdivision has extinguished the need for a Local "B" street. A copy of the revised Guilbeau Park Subdivision P.O.A.D.P. is attached noting concurrence between the firms of Macina, Bose, Copeland and Associates, Inc. and Pape-Dawson Engineers.

Hopefully, this letter should clarify/answer any questions which you may have regarding the present submittal of the New Territories P.O.A.D.P.

Sincerely,

MACINA, BOSE, COPELAND AND ASSOCIATES, INC.


PAUL DE LEON
Engineering Technician

PD/sk

Morton
S O U T H W E S T

RECEIVED
1984 DEC 10 PM 3:28
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

December 7, 1984

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

Attn: Mr. Edward Guzman
Planner II

Dear Mr. Guzman:

Mr. Paul DeLeon (MBC Engineers) called me during late October to inform me that our NEW TERRITORIES P.O.A.D.P. is not approvable because it shows the terminal northerly end of Bowens Crossing stubbing to our property line without an adjoining stub appearing to match on the GUILBEAU PARK P.O.A.D.P.

Subsequent to Paul's call I talked to Don Ryden (Larry Thomas Company) who informed me that Lloyd Booth now controls the neighboring property. I then wrote a letter to Lloyd Booth (copy attached). I had a telephone conversation with Mr. Booth last week at which time he indicated that he will probably sell the land, unused, at some point in time, and did not feel that he was desirous of the subject street.

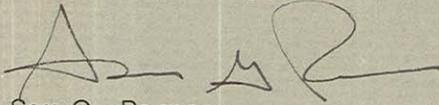
Now I have the problem of having to try to reckon with the third paragraph of Mr. Roland Lozano's April 8, 1983, letter to MBC Engineers wherein it is related that staff review resulted in suggesting the subject street to us.

A 1983 staff review suggested the street; we readily agreed and provided it. The only party apparently not in agreement is thought not to be the actual user of the neighboring tract. We, on the other hand, have fallen in love with the connection idea. (Nothing in the April 8, 1983, letter suggests that we be required to negotiate with - or seek concurrence with - our neighbor.)

Page Two
Letter to Mr. Edward Guzman
December 7, 1984

Would you please inform me as to whether staff's current position remains unchanged and - if so - as to what I should do.

Yours very truly,

A handwritten signature in black ink, appearing to read 'Sam G. Parnes', with a stylized flourish at the end.

Sam G. Parnes
Senior Vice-President
Land Development

SGP/lw

attch.

cc: MBC Engineers (Paul DeLeon)

Morton

S O U T H W E S T

Nov 26, 84 - talked to
Harris Connell

October 29, 1984

Mr. Lloyd Booth
Prestige Homes, Inc.
9130 Wurzbach Road
San Antonio, Texas 78240

Dear Lloyd:

Attached is a print of our New Territories subdivision Preliminary Overall Area Development Plan (P.O.A.D.P.). As you know, the City of San Antonio Planning Department has to review and approve these plans prior to giving plat approval of individual subdivision plats.

We are presently platting Unit 22 (shaded green on the attached). Please notice that April Bend Street is proposed to stub into land which we understand is owned by you (shaded orange).

Some time ago, when we planned April Bend, we looked upon it as being a good two-way circulation street between New Guilbeau Road and our Bowens Crossing (which is an extension of Northwest Crossing's main street to Tezel Road).

Simply stated, the City will not approve our Unit 22 plat having the mentioned stub, without having that street extension to Guilbeau Road also shown on the P.O.A.D.P. for the Guilbeau Park subdivision. It is obvious then that we must ask you if you would want to have April Bend shown on a P.O.A.D.P. as extending through your tract to connect to New Guilbeau Road - whereby you or your buyer would someday be responsible for the construction through your 400' depth off Guilbeau Road (shown yellow on the attached).

Our alternative is to turn April Bend into Bendell, and remove the stub from our plat and plans.

Reasons that I think you might find the opportunity for the street to be attractive to you are:

1. It could provide two Guilbeau corners for your tract.
2. It could give your tract(s) some circulation traffic between subdivisions - particularly many years from now when Loop 1604 has one-way frontage roads.

Page Two
Letter to Mr. Lloyu Booth
October 29, 1984

3. Our drainage patterns and structures are presently designed to accept all stormwater off your tract that would normally flow to the end of our street stub. This would eliminate water within your tract that you would have flowing from the area east of the street to west of the street.
4. We have a water main and a sanitary-sewer main presently proposed to stub to your tract at the end of our stub.

Even so, you are the only one who can weigh advantages/disadvantages of the street extension. Would you please give it due consideration and call me at 655-4420 to discuss it.

Yours very truly,

MORTON/SOUTHWEST COMPANY



Sam G. Parnes
Senior Vice-President
Land Development

SGP/lw

attch.

cc: Larry Thomas (w/attch.)
bcc: Roger Bose (M.B.C. Engineers)