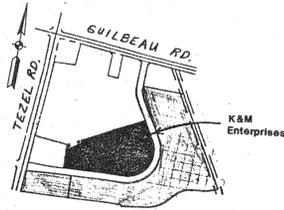


LOCATION MAP



CFC DEVELOPEMENT

GEORGE FILLIS PROPERTY

TOM SCALISE PROPERTY

SET R.R. SPIKE

COMMERCIAL
1.7±AC.

EARL HARDY PROPERTY

MEL-MEC DEVELOPEMENT

K&M ENTERPRISES
7.101 Ac.

RESIDENTIAL

HIGHLINE ELEC. TOWER

M.G. DE LOS SANTOS SURVEY No.82
ABSTRACT No.664, C.B.4446

COMMERCIAL
7.1±AC.

PHASE I

PHASE III

TEZEL ROAD

OLD TEZEL ROAD (60' R.O.W.)

44' WIDE PAVEMENT

MULTI-FAMILY
9.2±AC.

POINT OF CURVATURE (P.C.)

RON GAYDOW PROPERTY

3.52± ACRES
M.G. DE LOS SANTOS SURVEY No.82
ABSTRACT No.664, c C.B.4446

POINT OF BEGINNING

COMMERCIAL
1.0±AC.

DRAINAGE EASEMENT
(Subject to change,
depends on adjacent property)

EARL HARDY PROPERTY

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO
P.O.A.D.R. COMMITTEE
Date: 10-14-85
Signed: *meconal*



SCALE: 1"=60'

OLD TEZEL OAKS

PROPOSED LAND USES - OFFICES, MULTI-FAMILY
AND COMMERCIAL

SEWER DISPOSAL - City Of San Antonio.

WATER SUPPLY - City Water Board.

ELECTRICITY - City Public Service.

DEVELOPER : K&M ENTERPRISES
3838 Medical Dr. Suite 100
San Antonio, Texas 78219

19.ac. & 197

RECEIVED

SEP 30 1985

DEPARTMENT OF PLANNING
Division Section

Preliminary Overall Area Development Plan

OLD TEZEL OAKS

FILE COPY

REVISIONS
9-30-85

Consulting Engineers Inc.
11825 IH 10 WEST, SUITE 204
SAN ANTONIO, TEXAS 78230



CIVIL - STRUCTURAL - ENVIRONMENTAL - PLANNERS - SURVEYORS

FORM NO. 85010-00
DATE: 8/15/85
DRAWN BY: A.N.A.
CHECKED BY: S.E.D.
SHEET: 1 OF 1

85-10-61-82

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

FILE NO. 85-10-61-82
(To be assigned by the Planning Dept.)

OLD TEZEL OAKS
P.O.A.D.P. NAME

K & M ENTERPRISES
NAME OF DEVELOPER/SUBDIVIDER

3838 MEDICAL DR.
ADDRESS SITE 100
78219

PHONE NO. _____

SEDA CONSULTING ENG.
NAME OF CONSULTANT

11825 IH 10 W.
ADDRESS SITE 204

697-0222
PHONE NO.

GENERAL LOCATION OF SITE ALONG OLD TEZEL RD. 692' EAST
OF ITS INTERSECTION WITH TEZEL RD.

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

<u>PROPOSED WATER SERVICE</u>	<u>PROPOSED LAND USE</u>	<u>PROPOSED SEWER SERVICE</u>
<input type="checkbox"/> City Water Board	<input type="checkbox"/> Single Family	<input type="checkbox"/> City of San Antonio
<input type="checkbox"/> Other District _____ Name	<input type="checkbox"/> Duplex	<input type="checkbox"/> Other System _____ Name
<input type="checkbox"/> Water Wells	<input checked="" type="checkbox"/> Multi-Family	<input type="checkbox"/> Septic Tank(s)
	<input checked="" type="checkbox"/> Business	
	<input type="checkbox"/> Industrial	

DATE FILED Sept 30, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Oct 28, 1985
(Within 20 working days of receipt)

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

Mar 1987
(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 of map;
- (d) Proposed land uses by location, type, and acreage;
- (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
- (f) Contour lines at intervals no greater than ten feet;
- (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
- (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
- (i) One hundred (100) year flood plain limits 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;
- (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
- (k) Name and address of developer.

DISTRIBUTION: TRAFFIC 9-30 Steve Pless TRANSPORTATION STUDY OFFICE 9-30

COMMENTS: _____



CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

March 8, 1988

8/11/88
no response??
MS

Mr. Salah Diab
SEDA Engineering
3838 Medical Drive, Suite 203
San Antonio, Texas 78229

RE: Expiration of POADPs

Dear Mr. Diab:

In reviewing our files of current Preliminary Overall Area Development Plans (POADPs), we are unable to locate any plats within the following POADPs submitted by your firm:

	<u>POADP No.</u>	<u>Name of POADP</u>	<u>Received</u>
1.	197	Old Tezel Oaks	9/85
2.	198	Tezel Oaks	9/85

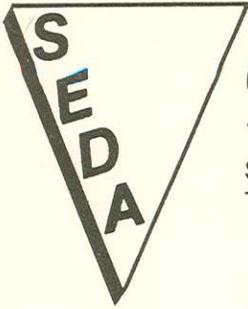
Section 35-2076 of the Unified Development Code stipulates that a POADP shall become invalid if a plat is not filed within 18 months from the date the POADP is accepted. Please advise us in writing by April 1, 1988 as to which, if any, of these POADPs are still valid. We will maintain those plans which you indicate are still active for another 18 months. All other plans will be deleted from our files and returned to you.

Thank you for your assistance. If you have any questions, please contact the Subdivisions Section at 299-7900.

Sincerely,

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

MCO/RR/sm



CONSULTING ENGINEERS INC.

11825 IH 10 WEST, SUITE 204
SAN ANTONIO, TEXAS 78230
TEL. 512/697-0222

September 30, 1985

Mr. Guzman
Planning Department
City of San Antonio

RE: PODAP for Old Tezel Oaks

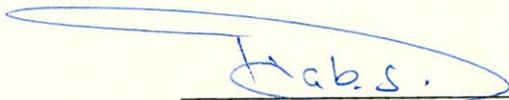
Dear Mr. Guzman:

As per our conversation attached, for your approval, are five (5) revised blue line copies of the above referenced subdivision. Your immediate attention is greatly appreciated.

Should there be any question with regard to this matter please advise.

Respectfully,

Seda Consulting Engineers, Inc.



Salah E. Diab, P.E.

SED/sd

Attachment

RECEIVED

SEP 30 1985

DEPARTMENT OF PLANNING
Subdivision Section

85010-00