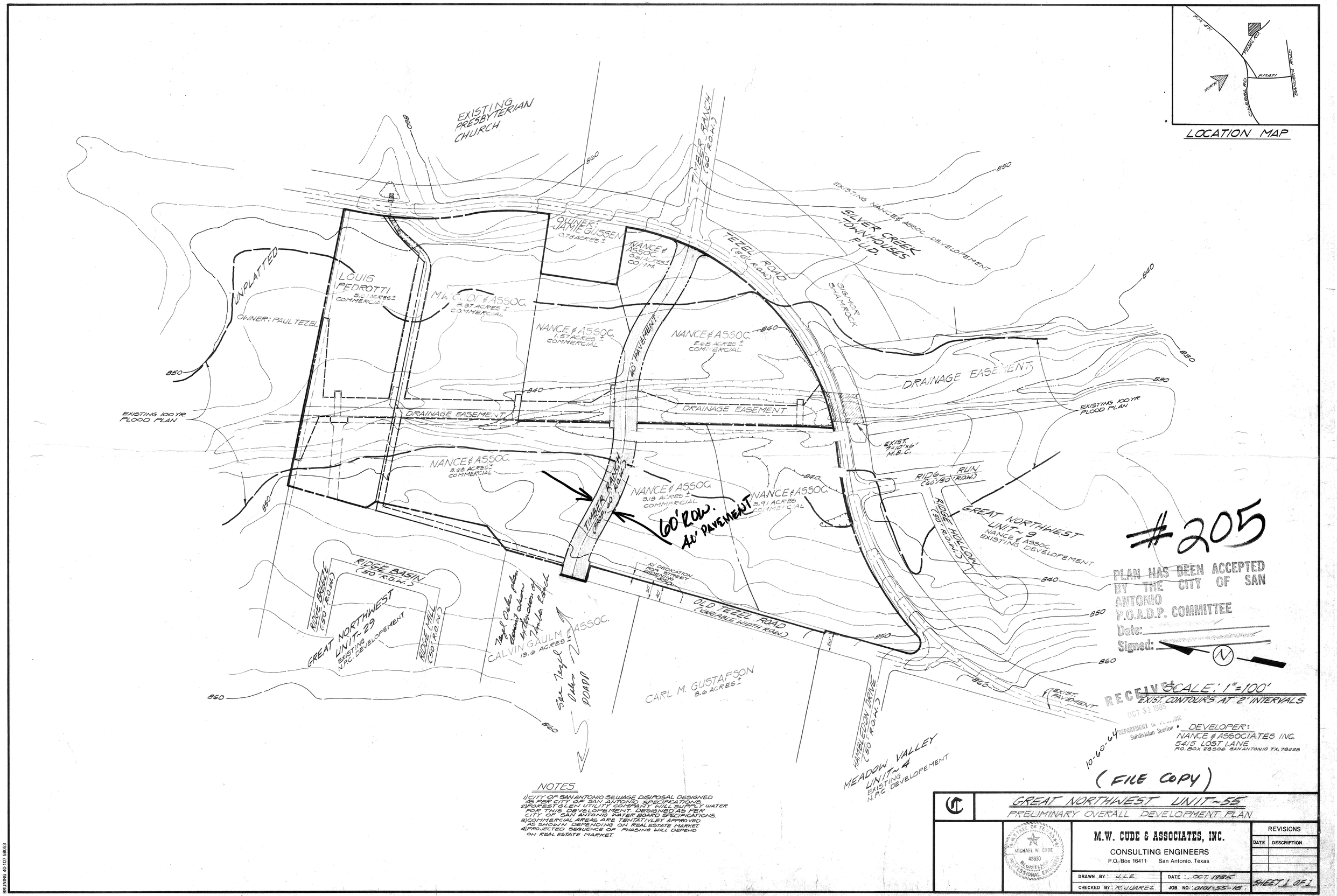
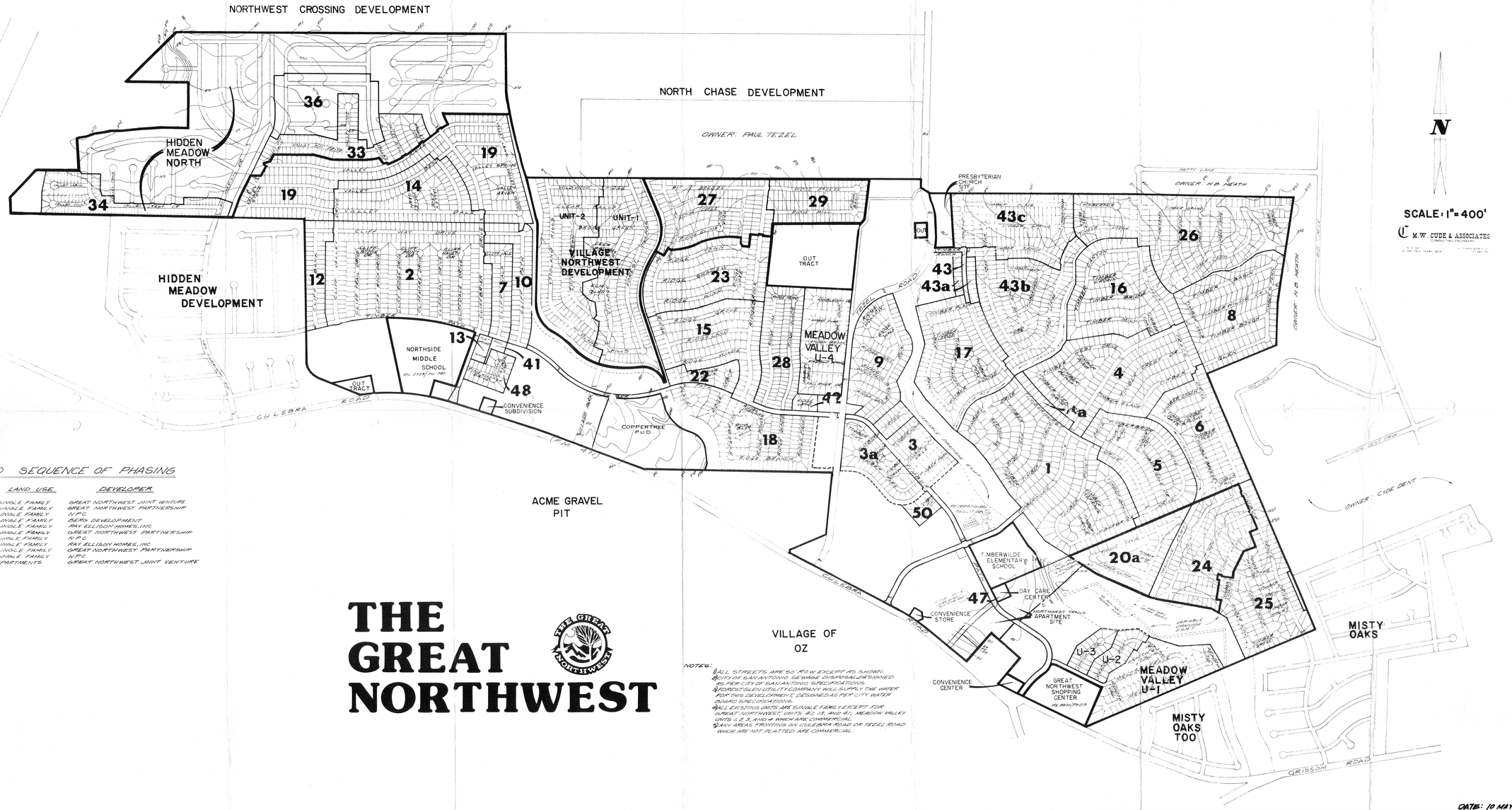


LOCATION MAP
NORTH
TEZEL RD.
P.M. 471
CULEBRA RD.
BANDERA ROAD
EXISTING PRESBYTERIAN CHURCH
TIMBER RANCH (60' R.O.W.)
EXISTING NANCE & ASSOC. DEVELOPEMENT
SILVER CREEK TOWNHOUSES P.U.D.
OWNER: JAMIE GUSSEN 0.73 ACRES ±
NANCE & ASSOC. 0.61 ACRES ± COMM.
TEZEL ROAD (86' R.O.W.)
SIGMOR SHAMROCK
UNPLATTED
LOUIS PEDROTTI 5.01 ACRES ± COMMERCIAL
M.W. CUDE & ASSOC. 3.57 ACRES ± COMMERCIAL
OWNER: PAUL TEZEL
NANCE & ASSOC. 1.57 ACRES ± COMMERCIAL
40' PAVEMENT
NANCE & ASSOC. 2.68 ACRES ± COMMERCIAL
DRAINAGE EASEMENT
EXISTING 100 YR FLOOD PLAN
EXIST. 7-10'x6' M.B.C.
NANCE & ASSOC. 3.28 ACRES ± COMMERCIAL
NANCE & ASSOC. 3.13 ACRES ± COMMERCIAL
NANCE & ASSOC. 3.91 ACRES COMMERCIAL
60' ROW. 40' PAVEMENT
RIDGE RUN (60'/50' R.O.W.)
RIDGE HOLLOW (50' R.O.W.)
GREAT NORTHWEST UNIT-9 NANCE & ASSOC. EXISTING DEVELOPEMENT
#205
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO P.O.A.D.P. COMMITTEE
Date:
Signed:
RIDGE BASIN (50' R.O.W.)
RIDGE BREEZE (50' R.O.W.)
RIDGE MILL (50' R.O.W.)
GREAT NORTHWEST UNIT-29 EXISTING N.P.C. DEVELOPEMENT
10' DEDICATION FOR STREET WIDENING
OLD TEZEL ROAD (VARIABLE WIDTH R.O.W.)
CALVIN GAULM & ASSOC. 13.6 ACRES ±
See Tezel Oaks Road
CARL M. GUSTAFSON 8.6 ACRES ±
HAMBLEDON DRIVE (50' R.O.W.)
MEADOW VALLEY UNIT-4 EXISTING N.P.C. DEVELOPEMENT
EXIST. PAVEMENT
SCALE: 1"=100'
EXIST. CONTOURS AT 2' INTERVALS
RECEIVED OCT 31 1985 DEPARTMENT OF PLANNING Subdivision Section
10-60-64
DEVELOPER: NANCE & ASSOCIATES INC. 5415 LOST LANE P.O. BOX 28506 SAN ANTONIO TX. 78228
(FILE COPY)
NOTES
1) CITY OF SAN ANTONIO SEWAGE DISPOSAL DESIGNED AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
2) FOREST GLEN UTILITY COMPANY WILL SUPPLY WATER FOR THIS DEVELOPEMENT. DESIGNED AS PER CITY OF SAN ANTONIO WATER BOARD SPECIFICATIONS.
3) COMMERCIAL AREAS ARE TENTATIVLEY APPROVED AS SHOWN DEPENDING ON REAL ESTATE MARKET.
4) PROJECTED SEQUENCE OF PHASING WILL DEPEND ON REAL ESTATE MARKET.
GREAT NORTHWEST UNIT-55
PRELIMINARY OVERALL DEVELOPMENT PLAN
STATE OF TEXAS MICHAEL W. CUDE 43630 REGISTERED PROFESSIONAL ENGINEER
M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16411 San Antonio, Texas
REVISIONS
DATE DESCRIPTION
DRAWN BY: J.L.E.
DATE: OCT. 1985
CHECKED BY: R. JUAREZ
JOB NO.: 0101-55-18
SHEET 1 OF 1
BRUNING 40-107 58053



PROJECTED SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
GREAT NORTHWEST, UNIT-2G	SINGLE FAMILY	GREAT NORTHWEST JOINT VENTURE
GREAT NORTHWEST, UNIT-43A	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
GREAT NORTHWEST, UNIT-27	SINGLE FAMILY	N.P.C.
VILLAGE NORTHWEST, UNIT-2	SINGLE FAMILY	BERS DEVELOPMENT
HIDDEN MEADOW NORTH, UNIT-34	SINGLE FAMILY	RAY ELLISON HOMES, INC
GREAT NORTHWEST, UNIT-43B	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
COPPER TREE P.U.D.	SINGLE FAMILY	N.P.C.
GREAT NORTHWEST, UNIT-3G	SINGLE FAMILY	RAY ELLISON HOMES, INC
GREAT NORTHWEST, UNIT-43C	SINGLE FAMILY	GREAT NORTHWEST PARTNERSHIP
GREAT NORTHWEST, UNIT-29	SINGLE FAMILY	N.P.C.
NORTHWEST TRAILS SUBDIVISION	APARTMENTS	GREAT NORTHWEST JOINT VENTURE

THE GREAT NORTHWEST

NOTES:
1. ALL STREETS ARE 50' R.O.W. EXCEPT AS SHOWN.
2. CITY OF SAN ANTONIO SEWAGE DISPOSAL IS DESIGNED AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3. FORESTGLEN UTILITY COMPANY WILL SUPPLY THE WATER FOR THIS DEVELOPMENT DESIGNED AS PER C.T.T. WATER BOARD SPECIFICATIONS.
4. ALL EXISTING UNITS ARE SINGLE FAMILY EXCEPT FOR GREAT NORTHWEST, UNITS 43 (3, AND 4), MEADOW VALLEY UNITS 1, 2, 3, AND 4 WHICH ARE COMMERCIAL.
5. ANY AREAS FRONTING ON CULEBRA ROAD OR TEZEL ROAD WHICH ARE NOT PLATTED ARE COMMERCIAL.

DATE: 10 MAY 1983

205

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

FILE NO. 85-10-60-64
(To be assigned by the Planning Dept.

GREAT N.W. UNIT-55
P.O.A.D.P. NAME

NANCE & ASSOC. INC.
NAME OF DEVELOPER/SUBDIVIDER

5415 LOST LANE
ADDRESS

PHONE NO.

M.W. CUDE & ASSOC. INC.
NAME OF CONSULTANT

P.O. BOX 16411
ADDRESS

681-2951
PHONE NO.

GENERAL LOCATION OF SITE WEST OF ITS INTERSECTION OF WITH TEZEL ROAD & TIMBER RANCH

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

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	(X) City of San Antonio
(X) Other District FOREST GLEN UTILITY CO. Name	( ) Duplex	( ) Other System _____ Name
( ) Water Wells	( ) Multi-Family	( ) Septic Tank(s)
	( ) Business	
	( ) Industrial	

DATE FILED OCT. 31, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE ~~OCT~~ NOV. 28, 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 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 10-31-85 TRANSPORTATION STUDY OFFICE STEVE PEASE 10-31-85

COMMENTS: _____

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

November 6, 1985

M.W. Cude & Associates
Attn: Mike Cude
P.O. BOX 16411
San Antonio, Texas

Re: Great Northwest Unit-55 POADP
File# 85-10-60-64

Dear Mr. Cude:

The attached POADP of Great Northwest Unit-55 has been reviewed and accepted by the POADP committee. The committee does recommend that an effort be made to change the name of Old Tezel Road in order to remove confusion with Old Tezel Road to the north. Please note that this action by the committee 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.

It is further noted that no plat shall be considered filed until the POADP has been reviwed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

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

Sincerley,

MCO'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/sh