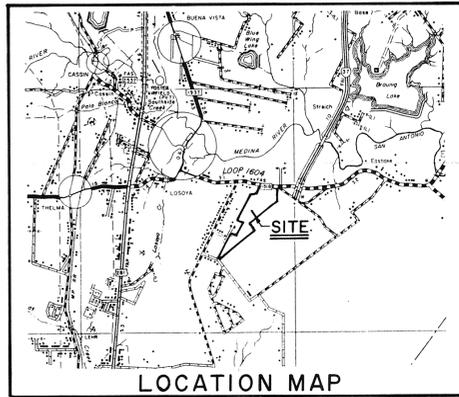
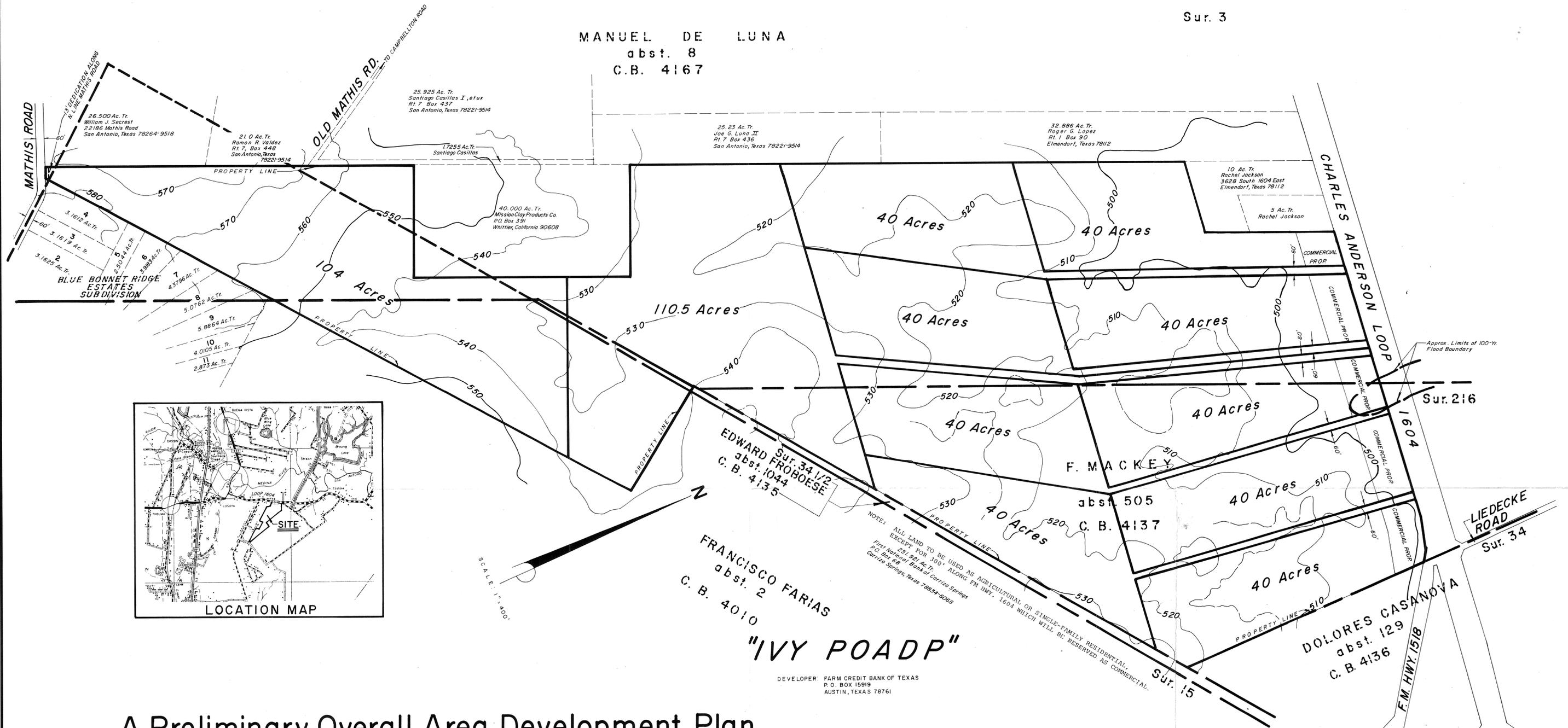


MANUEL DE LUNA  
abst. 8  
C.B. 4167



FRANCISCO FARIAS  
abst. 2  
C. B. 4010

"IVY POADP"

DEVELOPER: FARM CREDIT BANK OF TEXAS  
P. O. BOX 15919  
AUSTIN, TEXAS 78761

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: 8/21/90  
File # 306  
Signed: [Signature]

A Preliminary Overall Area Development Plan  
of the Subdivision of A Certain 586.176 Ac. Tr.  
situated about 15 miles S15°E of San Antonio,  
in Bexar County, Texas.

PREPARED FOR: SOUTHWEST FEDERAL LAND BANK ASSOCIATION OF DEVINE  
605 W. HONDO ST.  
DEVINE, TEXAS 78016

PREPARED BY:  
CHARLES ROTHE & ASSOCIATES, INC.  
ENGINEERS & SURVEYORS  
1705 AVE. "K"  
HONDO, TEXAS 78861  
PH. (512) - 426-3005

INFORMATION SHEET FOR  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

FILE NO. #306 IVY ROAD  
P.O.A.D.P. NAME

FARM CREDIT BANK OF TEXAS Charles Rothe & Assoc.  
NAME OF DEVELOPER/SUBDIVIDER NAME OF CONSULTANT

P.O. Box 15919 1705 Ave "K"  
ADDRESS ADDRESS

AUSTIN, TEX. 78761 Hondo, Tx. 78861  
CITY ZIP CODE CITY ZIP CODE

PHONE NO. 426--3005  
PHONE NO.

GENERAL LOCATION Southwest corner of I.H. 37 South and  
Fm. Loop 1604.

DATE FILED 8/6/90 RESPONSE WITHIN 20 WORKING DAYS \_\_\_\_\_

REVISIONS \_\_\_\_\_ RESPONSE WITHIN 15 WORKING DAYS \_\_\_\_\_

RESPONSE \_\_\_\_\_ EXPIRATION OF PLAN 18 MONTHS \_\_\_\_\_

REQUIRED INFORMATION ON PLAN:

PERIMETER PROPERTY LINES	<input checked="" type="checkbox"/>
NAME OF PLAN/SUBDIVISIONS	<input checked="" type="checkbox"/>
SCALE OF PLAN	<input checked="" type="checkbox"/>
LAND USE/LOCATION/TYPER/ACREAGE	<input checked="" type="checkbox"/>
CONTOUR LINES/10' INTERVALS	<input checked="" type="checkbox"/>
EXISTING PERIMETER STREETS	<input checked="" type="checkbox"/>
LIMITS OF THE 100 YR. FLOOD PLAIN	<input checked="" type="checkbox"/>
NAME & ADDRESS OF DEVELOPER	<input checked="" type="checkbox"/>
LOCATION MAP/2 THOROUGHFARES	<input checked="" type="checkbox"/>
COLLECTORS/ARTERIAL/LOCAL STREETS	<input checked="" type="checkbox"/>
CLEARLY IDENTIFIED ON PLAN	<input checked="" type="checkbox"/>
ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM	<input checked="" type="checkbox"/>

COMMENTS: MATHIS Rd. 86' ROW, type 'A' Secondary  
arterial.



# CITY OF SAN ANTONIO

P. O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

August 21, 1990

Mr. Charles W. Rothe, RPS  
Charles Rothe & Associates, Inc.  
P.O. Box 426  
Hondo, Texas 78861

Re: Ivy POADP  
Plan # 306

Dear Mr. Rothe:

The Development Review Committee has reviewed and accepted your revised plan for Ivy Subdivision. The plan has been assigned File # 306 for future reference.

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 299-7900.

Sincerely,

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

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

MCO/RR  
Encl.



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

August 14, 1990

Mr. Charles W. Rothe, RPS  
Charles Rothe & Associates, Inc.  
P.O. Box 426  
Hondo, Texas 78861

Re: IVY POADP  
Plan # ~~106~~ 306

Dear Mr. Rothe:

The Development Review Committee reviewed your proposed plan for Ivy Subdivision and offers the following comments.

Mathis Road, located along the 104 acre tract, is on our Major Thoroughfare Plan as a Secondary Arterial Type "A", 86' ROW. Street dedication of 13 feet will be required upon formal plat filing. Also, the committee is concerned that the 110.5 acre tract located in the middle of the development is being accessed through an extremely odd shaped dogleg from Loop 1604. The committee suggest that if a road way cannot be provided at this time, the dogleg needs to be relocated towards the middle of the site instead of along the edge of the property. This would accommodate a row sometime in the future if development demands (see attached plan).

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

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

RR/MCO

Encl.



CHARLES ROTHE & ASSOCIATES, INC.  
ENGINEERS AND SURVEYORS

1705 AVENUE K. • P.O. BOX 426 • HONDO, TEXAS 78861

PHONE 512-426-3005

August 3, 1990

RECEIVED  
1990 AUG -6 A 11:05

DEPT. OF PLANNING  
LAND DEVELOPMENT  
SERVICES DIVISION

Mr. Roy Ramos, Planner II  
City of San Antonio  
Department of Planning  
P. O. Box 839966  
San Antonio, Texas 78283-3966

Dear Roy:

Enclosed please find six (6) blue-line prints of the revised preliminary overall area development plan for the Ivy Subdivision in southeast Bexar County. We have made the minor changes you have requested.

Please take whatever steps are necessary to have this plan approved by the Planning Commission. If you need additional information or feel it would be beneficial for my and my client to attend the Planning Commission meeting to explain our situation, please write or call our office.

Again, thank you for all of your assistance and patience in this matter.

Sincerely,

CHARLES ROTHE AND ASSOCIATES, INC.

*Charles W. Rothe*  
*by Claudia Samford, secy.*  
Charles W. Rothe

CWR/cs