



SCALE : 1" = 100'

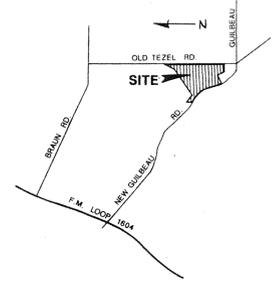
BRAUN STATION UNIT-10

KINGS CROSS

BRAUN STATION UNIT-9

IPSWICH

GUILBEAU SUBDIVISION



LOCATION MAP

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

FUTURE DEVELOPMENT

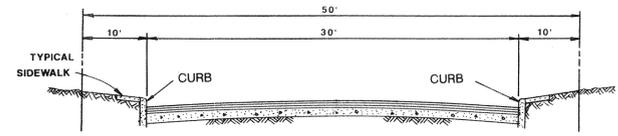
UNKNOWN

MILESTONE PROPERTIES INC.

OWNER : MILESTONE REAL ESTATE, INC.  
P.O. BOX 17386  
SAN ANTONIO, TEXAS 78217  
PHONE : (210) 828-1662

NW  
**BRAUN WILLOW**  
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

ROAD #412



TYPICAL STREET SECTION  
N.T.S.

GUILBEAU PARK, UNIT-2

OAK GROVE UNIT-1

OAK GROVE UNIT-2

OAK GROVE UNIT-3B

EXISTING DRAIN

EXISTING SEWER

DRAIN

DRAIN

DRAIN

DRAIN

NEW GUILBEAU ROAD  
(86' R.O.W.)



# CITY OF SAN ANTONIO

July 5, 1994

Mr. Jesse F. Pacheco  
Pape-Dawson Engineers  
9310 Broadway, Building II  
San Antonio, Texas, 78217-5987

RE: Braun Willow Subdivision POADP #412

Mr. Pacheco:

The City Staff Development Review Committee has reviewed your Braun Willow Subdivision Preliminary Overall Area Development Plan #412. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was accepted, please note the following:

1. A non-access easement will be required along the rear of all residential lots adjacent to New Guilbeau Road at the time of plat submittal.
2. The entrance street intersection across from Ipswich will require a variance in accordance with section 35-4104, Street Intersections, at the time of plat submittal.
3. The entrance street intersection across from Kings Cross may require some relocation dependent on sight distance data.
4. This same fifty foot street ends in an offset with the entrance off of New Guilbeau. The Traffic Planning Engineer has a concern about this design and questions whether a more circuitous alignment is possible.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in black ink that reads "Rick Vasquez" with a stylized flourish at the end.

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer