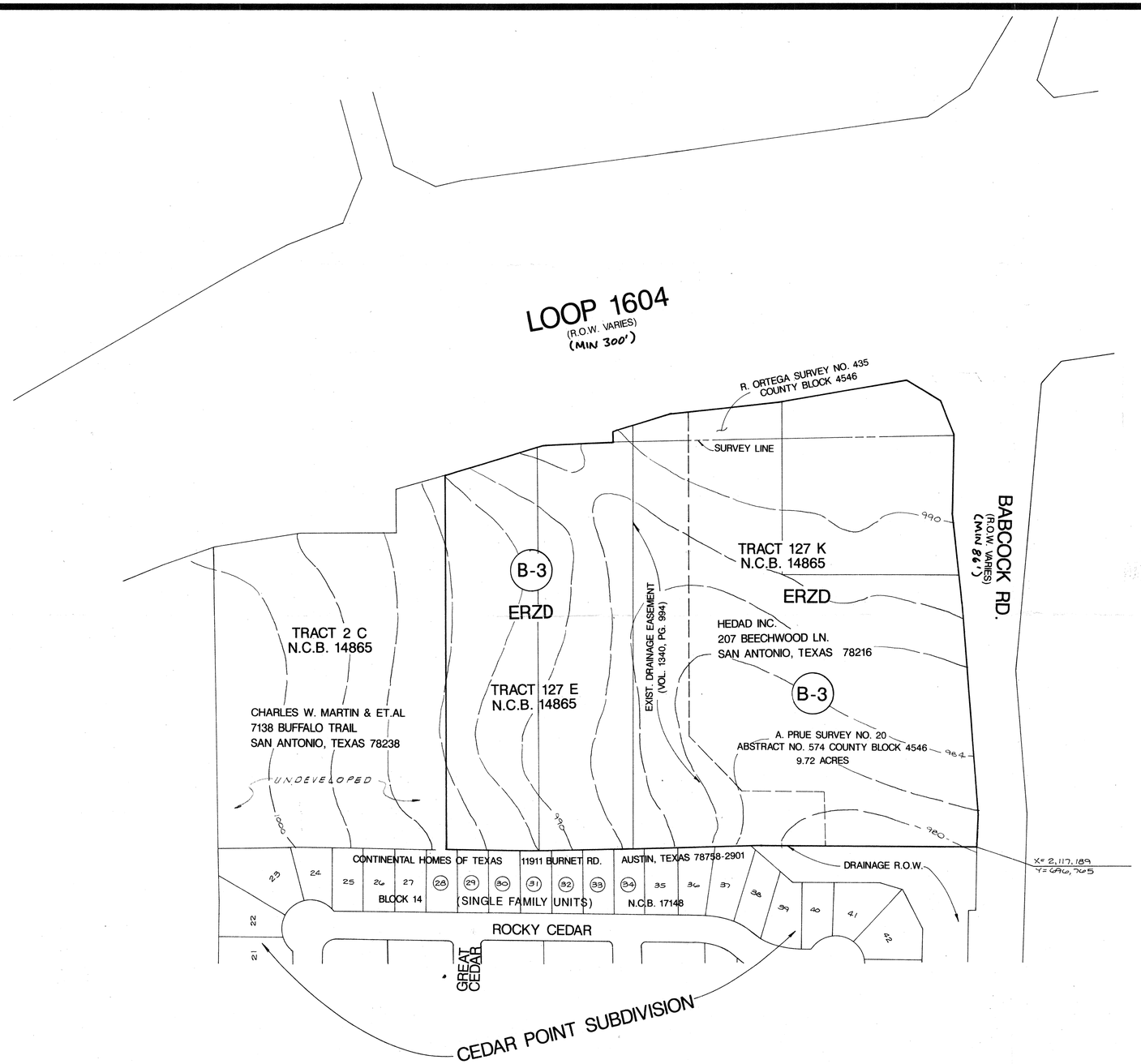
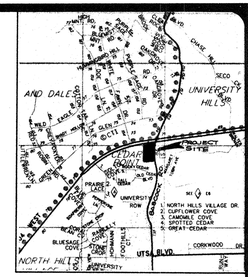




LOCATION MAP

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-19-95
File # 451
Signed:

Scale: 1"=100'

DEVELOPER:
SAM S. MILLER
7711 LOUIS PASTEUR STE. 300
SAN ANTONIO, TEXAS 78228-3401

NOTE: THIS PROPERTY DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN AS DELINEATED ON F.I.R.M. PANEL 480045-0001B DATED DECEMBER 15, 1983.

REVISIONS:

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TX 78217-5987
210/824-9494
FAX 824-3491

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
1604/BABCOCK ENTERPRISE ZONE
14.7 ACRES

JOB NO. 3551.00
DATE 12.21.94
DESIGNER J.B.
CHECKED D.R. DRAWN M.E.
SHEET 1 OF 1

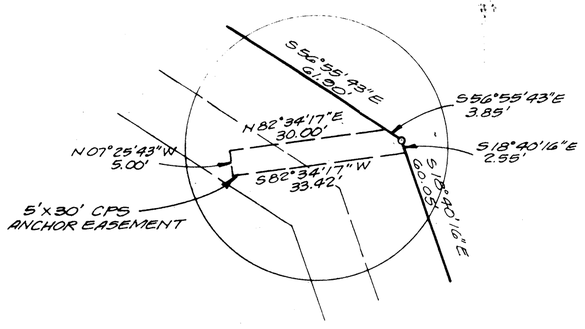
PLAT NO. 960093

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

WASTEWATER EDU NOTE

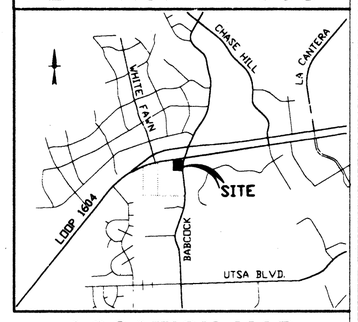
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.



DETAIL

POADP receipt = 1/19/95
submittal = 1/31/96
plat filed = 5/28/96
cupp = 6/10/96

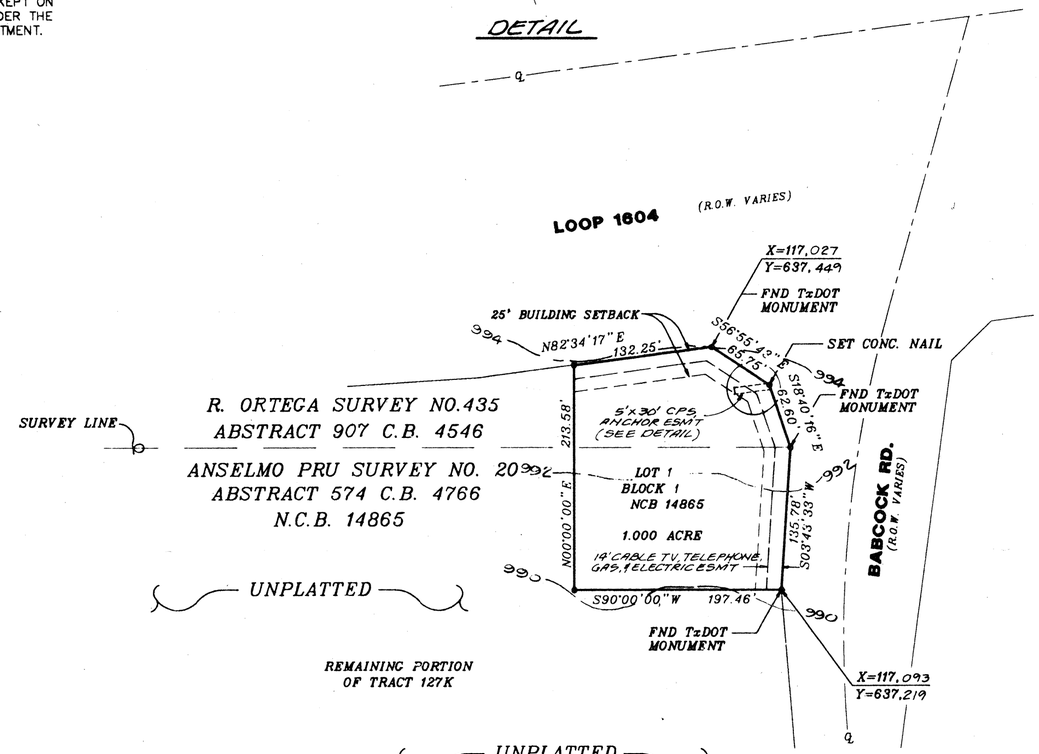
SCALE: 1" = 100'



LOCATION MAP
N.T.S.

RECEIVED
96 MAY 30 PM 3:36

PLAT APPROVED
JUN 10 1996
Director of Planning
City of San Antonio



Total area = 14.7 ac

1.0 = .068

79.0

NOTES

(1) For residential development directly adjacent to State right-of-way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
(2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.
(3) Maximum access points to State highway from this property being platted will be regulated as directed by "Regulations For Access Driveways To State Highways", based upon the originally platted highway frontage.

NOTES:

1. *BEARING SYSTEM IS BASED ON TxDOT R.O.W. MAP.*
2. *MONUMENTATION IS BASED ON IRON RODS FOUND ON GROUND.*
3. *COORDINATES SUPPLIED BY THE CITY OF SAN ANTONIO.*
4. *ALL 1/2" IRON RODS SET WITH YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.*

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

S. D. Dawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30th DAY OF MAY
A.D. 19 96

Richard Olivarez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10/18/97

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

HEBAR, INC.
OWNER
Helen G. Jacobson

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Helen G. Jacobson, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28th DAY OF May
A.D. 1996

Betty Dielmann Brem
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS SAMUEL D. DAWSON 54251 PROFESSIONAL ENGINEER

SUBDIVISION PLAT ESTABLISHING

1604/BABCOCK ENTERPRISE ZONE, UNIT-1

A 1.000 ACRE TRACT OF LAND BEING A PORTION OF TRACT 127K, NEW CITY BLOCK 14865, BEING OUT OF ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574 COUNTY BLOCK 4766, AND R. ORTEGA SURVEY NO. 435, ABSTRACT NO. 907 COUNTY BLOCK 4546, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF 1604/BABCOCK ENTERPRISE ZONE, UNIT-1 HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.
DATED THIS _____ DAY OF _____, A.D. 19____

BY: _____
DIRECTOR OF PLANNING

STATE OF TEXAS STEPHEN A. MACHAK 5412 REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10/18/97

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Stephen A. Machak
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30th DAY OF MAY
A.D. 1996

Richard Olivarez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

3551.04

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

RECEIVED
94 DEC 21 PM 4:25
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Date Submitted: December 21, 1994

Name of Application: 1604 / Babcock Enterprise Zone

Owner/Agent: Sam S. Miller **Phone:** (210) 614-2700
Address: 7711 Louis Pasteur, #300, San Antonio, TX **Zip code:** 78229
Engineer/Surveyor: Pape-Dawson Consulting Engineers, Inc. **Phone:** (210) 824-9494
Address: 9310 Broadway, Building II, San Antonio, TX **Zip code:** 78217

Existing zoning: B-3 **Proposed zoning:**

Texas State Plane Coordinates: X 2,117,189 Y 696,765
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☒ No ☐

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	0	0
Non-Single Family (NSF)	0	0
Commercial & other	4	14.7
TOTAL =		14.7

Print Name: Sam S. Miller **Signature:** for Sam Miller

Date: 12/21/94

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

Dennis Rion

CITY OF SAN ANTONIO

January 19, 1995

Mr. Sam S. Miller
Pape-Dawson Engineers
9310 Broadway, Bldg II
San Antonio, Texas, 78217

RE: 1604/Babcock Enterprise Zone Subdivision POADP #451

Mr. Miller:

The City Staff Development Review Committee has reviewed your 1604/Babcock Enterprise Zone Subdivision Preliminary Overall Area Development Plan #451. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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,

D. Pasley

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

DWP/ALG

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

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441