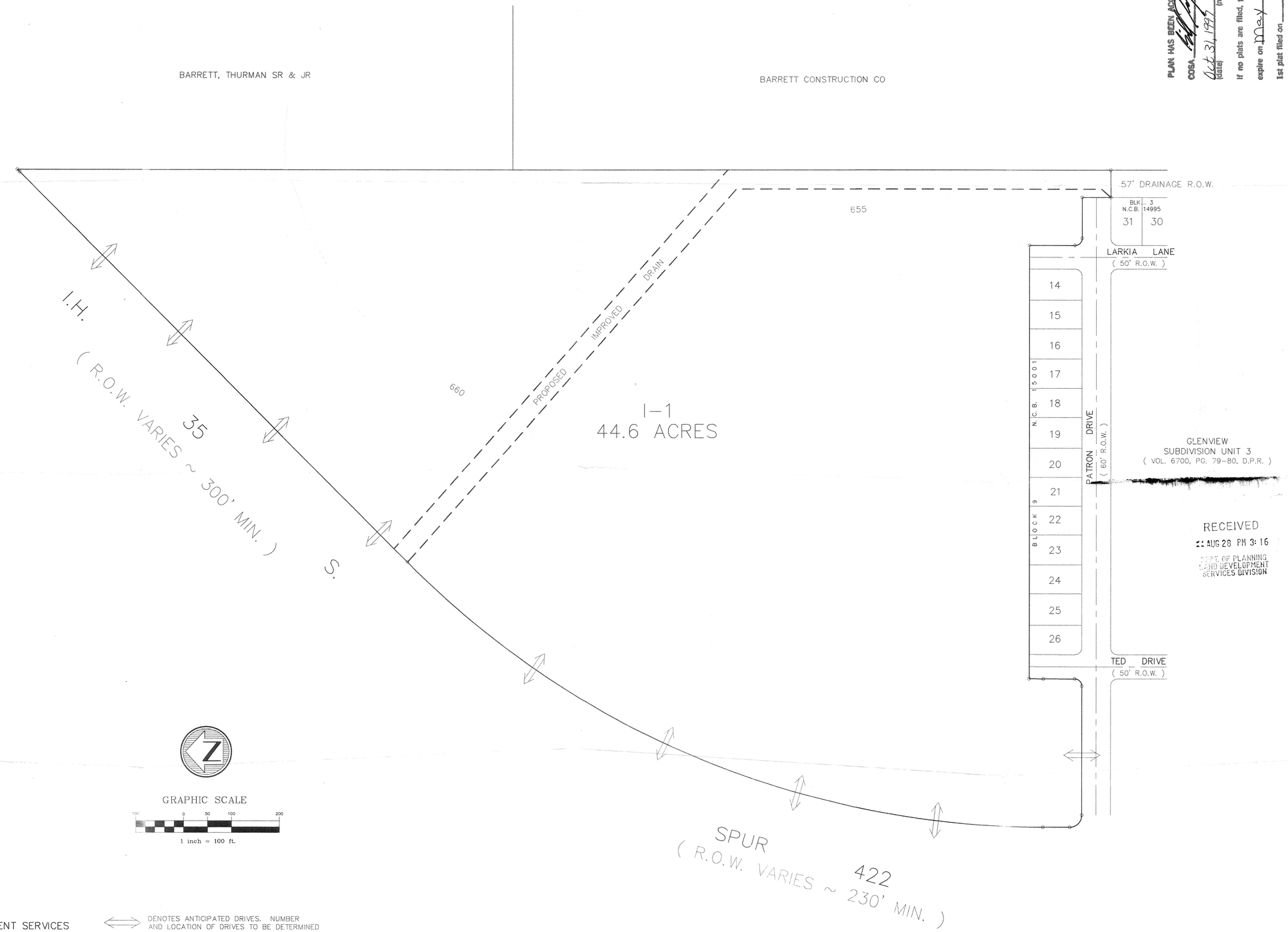
LOCATION MAP

PLAN HAS BEEN ACCEPTED BY COSA
Oct 31, 1997 (date) 590 (number)
If no plats are filed, plan will expire on May 2, 1999
1st plat filed on _____



RECEIVED
97 AUG 28 PM 3:16
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

UTILITIES

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE; S.W. BELL TELEPHONE CO.

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

DEVELOPER:
STERLING PACIFIC MANAGEMENT SERVICES
6001 N. 24th STREET, SUITE A
PHOENIX, ARIZONA 85016
(602) 468-1090

⟺ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WILL SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

590

P.O.A.D.P. PLAN
for
PALO ALTO 45

W.F. CASTELLA & ASSOCIATES, INC.
Engineers – Surveyors – Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (210)734-5351

REVISIONS:

JOB NO. 46431.00
FILE: ~
DATE: 08/28/97
DESIGN:
DRAWN: B.H.
CHECKED:
SHEET 1 OF 1

I:\DRAW\POADP\46431-00 Thu Aug 28 10:51:39 1997 Brian Hanan

CITY OF SAN ANTONIO

POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/28/97 Name of POADP: PALO ALTO 45

Owners: STERLING PACIFIC MANAGEMENT Consulting Firm: W.F. Castella and Associates, Inc.

Address: 6001 N. 24th STREET STE. A Address: 1039 W. Hildebrand

PHOENIX AZ 85016 San Antonio, Texas 78201

Phone: (602) 468 1090 Phone: (210) 734-5351

Existing zoning: I-1 Proposed zoning: I-1

Texas State Plane Coordinates: X: _____ Y: _____

Site is over/within/includes:

San Antonio City Limits?	☑ Yes	☐ No
Edwards Aquifer Recharge Zone:	☐ Yes	☑ No
Projected # of Phases: ± 3	☑ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)		
Multi-family (MF)		
Commercial and non-residential	± 30	44.6

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name NO No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Steven E. Hanan Signature: Steven E. Hanan

Date: 8/28/97 Phone: (210) 734-5351 Fax: (210-734-5363

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION
97 AUG 28 PM 3:16

✓ name of the POADP and the subdivision;

✓ indication of development phases on the POADP;

✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

✓ north arrow and scale of the map;

✓ proposed land use by location, type and acreage;

✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

✓ contour lines at intervals no greater than ten (10) feet;

✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

✓ existing adjacent or perimeter streets;

✓ one hundred year flood plain limits;

✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

✓ the POADP ☑ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

✓ The POADP ☐ is ☑ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Steven E. Hanan Signature: Steven E. Hanan

If you have any questions please call Elizabeth Carol at 207-7900

CITY OF SAN ANTONIO

October 31, 1997

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Palo Alto 45 POADP # 590

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Palo Alto 45 Subdivision Preliminary Overall Area Development Plan # 590. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- A turnaround will need to be provided for the deadend street Patron Drive.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

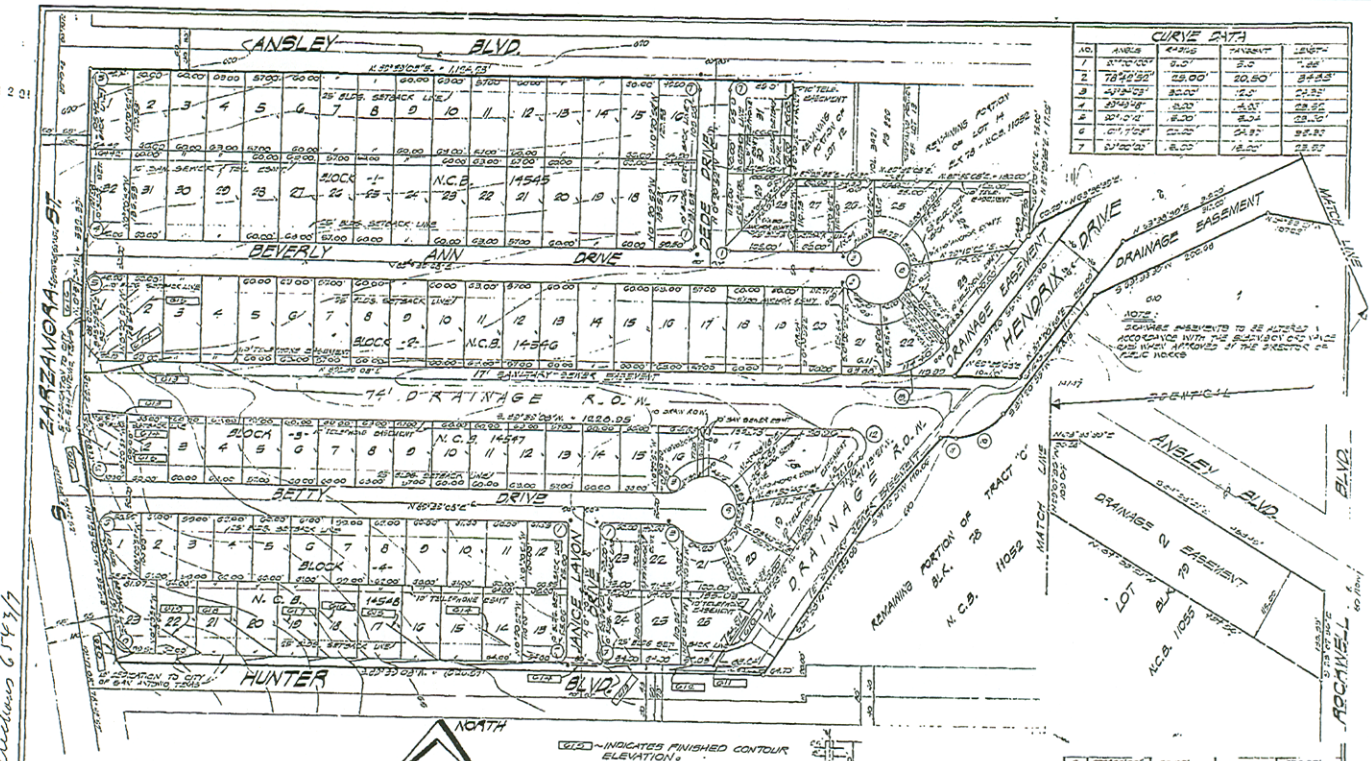
PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

127879

1971 ... 22 PM 2 21

Filed for record the ... day of ... A.D., 19 71, at 2:01 o'clock P. M.
Recorded the ... day of ... A.D., 19 71, at 9:02 o'clock A. M.
JAMES W. KNIGHT
County Clerk, Bexar County, Texas
By Q. Vela Deputy

Return to Textureline 6743



BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS

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.
Jack L. Brown
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF November A.D., 19 70.
Ramon Ruiz
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
PRESIDENT: Albert E. Kinder
OWNER: KINDER BROTHERS LUMBER of SUTTY
x Clyde A. Goldsmith
OWNER LOT 8, BLK. 78 N.C.B. 11055 - ALL STAR CONSTRUCTION CO.

THIS PLAT OF GLENVIEW SUBDIVISION UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 15 DAY OF June A.D., 19 71
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: M. M. Hung Lee, Jr. CHAIRMAN
BY: [illegible] SECRETARY

REGISTERED PLAT OF

GLENVIEW SUBDIVISION

BEING UNIT 1

THE RESUBDIVISION OF LOTS 1 THRU 11, PORTIONS OF LOTS 12-14, B.K. 78, N.C.B. 11052, A PORTION OF LOTS 1 & 2 BLOCK 78, N.C.B. 11055 and A PORTION OF TRACT "C" BLOCK 78, N.C.B. 11052 RECORDED IN VOL. 980, PG. 224 and VOL. 1028, PG. 162 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.
DIRECTOR OF PUBLIC WORKS

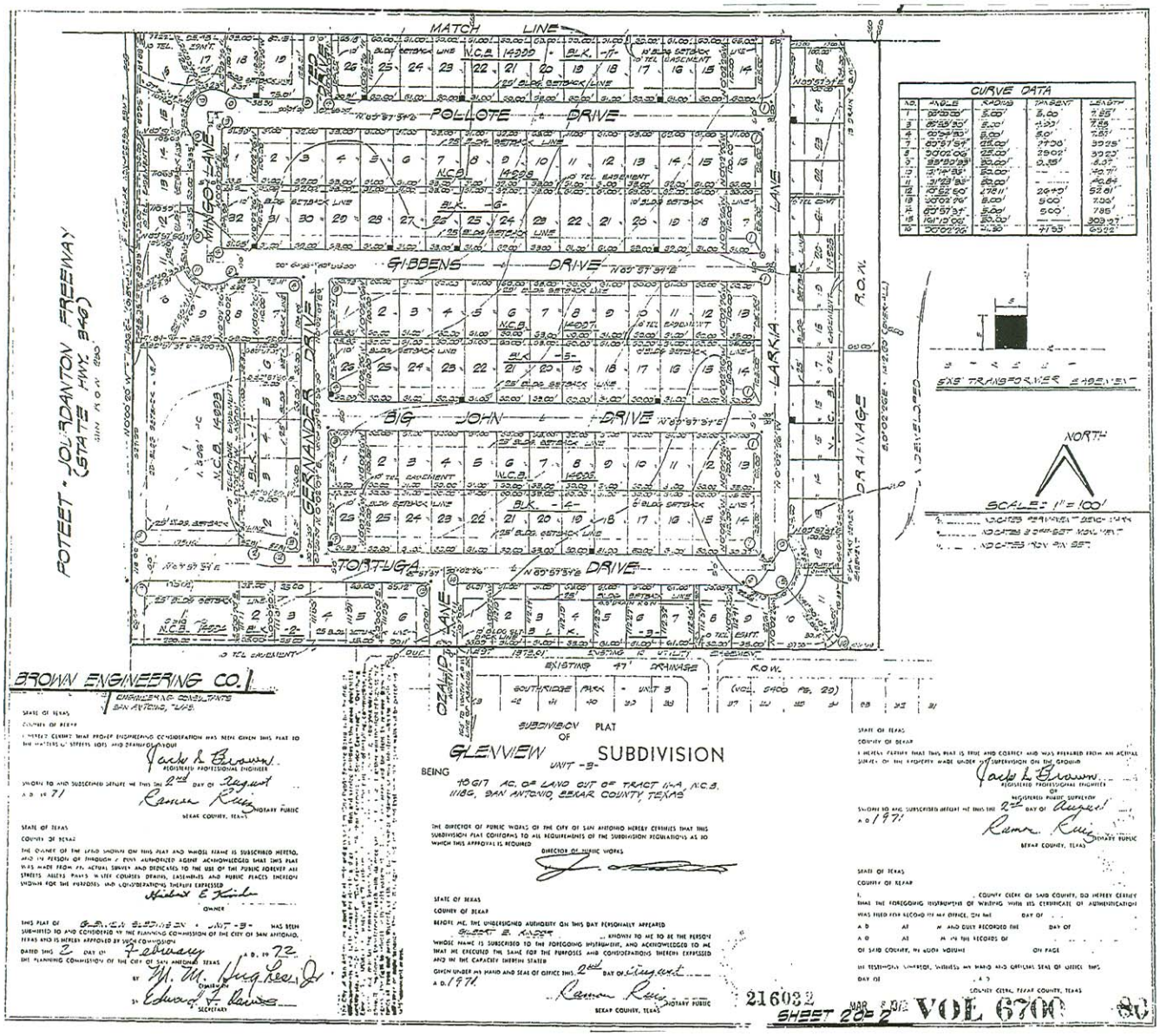
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GILBERT E. KINDER AND CLYDE A. GOLDSMITH KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 18th DAY OF November A.D. 1970.
Ramon Ruiz
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM A SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
Jack L. Brown
REGISTERED PROFESSIONAL ENGINEER OR REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF November A.D. 1970.
Ramon Ruiz
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION 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

127879 APR 22 1971 VOL 6500 19

Filed for record 8 March A. D. 19 72, at 3:43 o'clock P. M.
Recorded & Indexed 8 March A. D. 19 72, at 3:56 o'clock P. M.
JAMES W. KNIGHT
County Clerk, Bexar County, Texas
By Renee L. Ruiz, Deputy



BROWN ENGINEERING CO.
CIVIL ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS

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 HEREON.
Jack L. Brown
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF August A.D. 19 71
Ramon Ruiz NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
Hubert E. Kinder
OWNER

THIS PLAT OF GLENVIEW SUBDIVISION - UNIT -3- HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 2 DAY OF February A.D. 19 72
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY W. M. Hugh Rea, Jr. CHAIRMAN
BY Edward V. Barnes SECRETARY

SUBDIVISION PLAT
OF
GLENVIEW SUBDIVISION
UNIT -3-
BEING
10.617 AC. OF LAND OUT OF TRACT 11-A, N.C.B. 11186, SAN ANTONIO, BEXAR COUNTY, TEXAS

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.
DIRECTOR OF PUBLIC WORKS

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HUBERT E. KINDER 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 2nd DAY OF August A.D. 1971.
Ramon Ruiz NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
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Jack L. Brown
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Ramon Ruiz NOTARY PUBLIC
BEXAR COUNTY, TEXAS

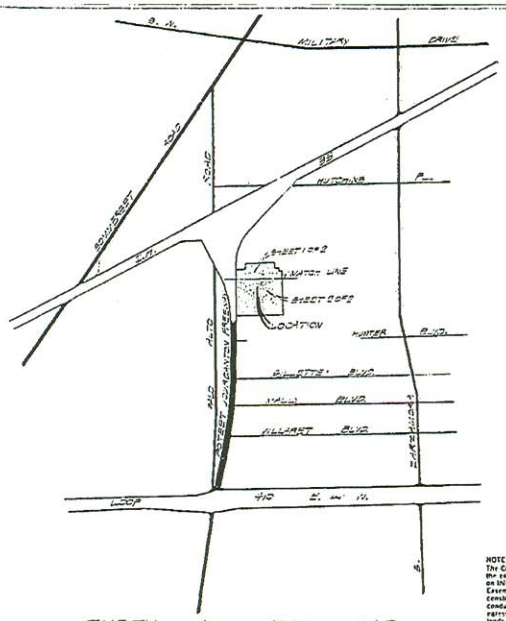
STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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

216032
SHEET 2 OF 2
VOL 6700 80

Rerecorded Volume 6781 page 163

Filed for record S. Tharp A.D. 19 72, at 9:45 o'clock A. M.
Recorded in Volume 6700 A.D. 19 72, at 10:20 o'clock A. M.
IN THE OFFICE OF
County Clerk, Bexar County, Texas
By Eleanor L. Berry Deputy

SUBDIVISION PLAT
OF
GLENVIEW SUBDIVISION
UNIT -3-
BEING
48.617 AC OF LAND OUT OF TRACT 11-A
N.C.B. 11169 SAN ANTONIO, BEXAR COUNTY, TEX



INDEX and LOCATION MAP

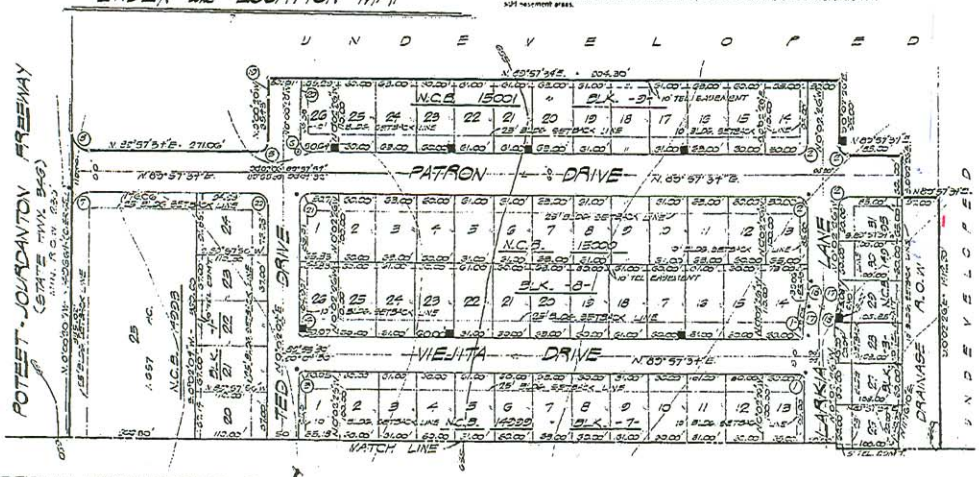
CURVE DATA				
NO.	ANGLE	RADIUS	TANGENT	LENGTH
1	00°00'00"	3.00'	3.00'	6.28'
2	00°00'00"	18.00'	18.00'	28.26'
3	89°59'50"	3.00'	4.25'	4.25'
4	00°04'50"	2.00'	0.01'	.02'
5	07°57'34"	15.00'	14.90'	29.95'
6	90°02'00"	15.00'	15.00'	23.57'
7	87°57'34"	25.00'	27.05'	30.75'
8	90°02'00"	25.00'	25.00'	39.27'
9	11°59'42"	225.00'	23.81'	48.00'
10	11°23'42"	175.00'	17.80'	35.01'
11	17°05'05"	150.00'	14.73'	29.50'
12	17°07'17"	1512.70'	7.81'	23.02'
13	03°06'30"	1800.00'	49.08'	98.07'
14	00°01'30"	1900.00'	15.02'	30.08'

NORTH

Scale: 1" = 100'

⊕ ____ INDICATES PERMANENT REACH MARK
• ____ INDICATES 3/8" IRON SET MONUMENT
o ____ INDICATES IRON PIN SET

NOTE:
The City of San Antonio as a part of its electric and gas systems (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 Easements", and "Trees Trimmer Easement", for the purpose of installing, construction, reconstructing, maintaining, removing, inspecting, patrolling, and starting poles, bracing or guying wires, cables, conduits, pipelines, transformers, each with its necessary appurtenances together with the right of ingress and egress, the right to relocate within said easement and right-of-way areas and the right to remove from said lands all trees and parts thereof, or other structures which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is noted and understood that no buildings or walls will be placed within said easement areas.



BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
SAN ANTONIO, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO AND BY PERSON OR THROUGH A DULY AUTHORIZED AGENT ACKNOWLEDGED THAT THIS PLAT WAS MADE FROM AN ACTUAL SURVEY AND DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED.
Gilbert L. Kinder
OWNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GILBERT L. KINDER, 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 2nd DAY OF August A.D. 1971
Ramon Ruiz
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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COUNTY OF BEXAR
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SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF August A.D. 19 71
Ramon Ruiz
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BEXAR COUNTY, TEXAS

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.
DIRECTOR OF PUBLIC WORKS

THIS PLAT OF GLENVIEW SUBDIVISION - UNIT -3- HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE COMMISSION.
DATED THIS 2 DAY OF February A.D., 19 72
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: M. M. Hughes, Jr. CHAIRMAN
BY: Edward F. Garza SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION 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

216031 MAR 8 1972 VOL 6700 79
SHEET 1 OF 2