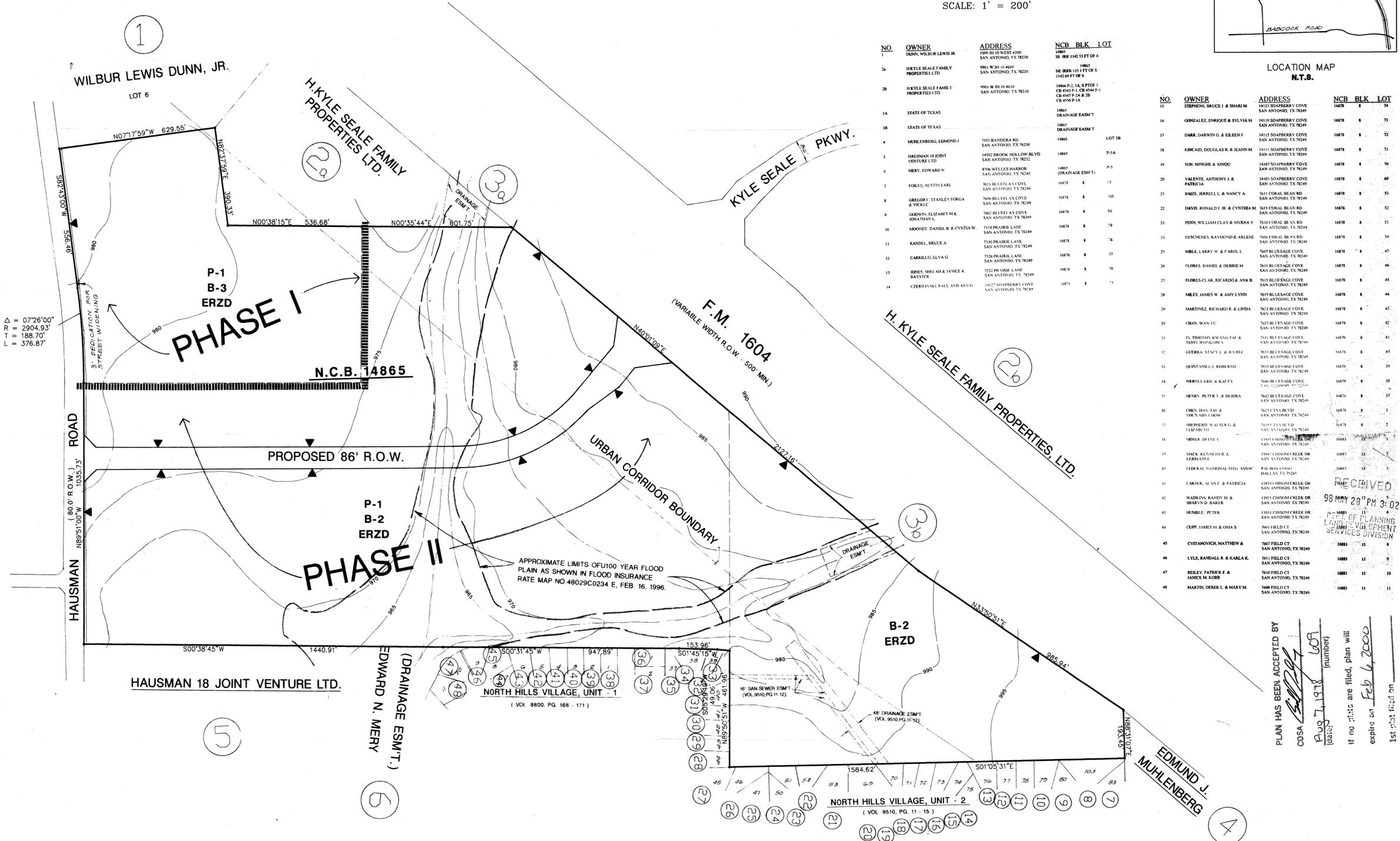
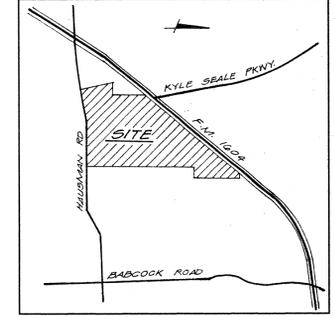
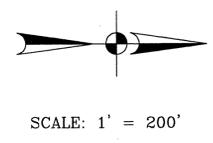


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Δ = 07'26"00"  
 R = 2904.93'  
 T = 188.70'  
 L = 376.87'



NO.	OWNER	ADDRESS	NCB BLK LOT
1	DENN, WILBUR LEWIS JR.	1000 BI WEST #200 SAN ANTONIO, TX 78210	14865
2a	H. KYLE SEALE FAMILY PROPERTIES LTD.	900 W 01 01 001 SAN ANTONIO, TX 78230	14865
2b	H. KYLE SEALE FAMILY PROPERTIES LTD.	900 W 01 01 001 SAN ANTONIO, TX 78230	14866 P-1, 8 & 9 CB 4547 P-1, CB 4544 P-1 CB 4547 P-2A & 2B CB 4510 P-1A
3A	STATE OF TEXAS		14865 DRAINAGE EASMT
3B	STATE OF TEXAS		14865 DRAINAGE EASMT
4	MARLEBERG, EDMOND J.	7101 BANDERA RD SAN ANTONIO, TX 78218	14865 LOT 1B
5	HAUSMAN 18 JOINT VENTURE LTD.	14502 BROOK HOLLOW BLVD SAN ANTONIO, TX 78222	14865 P-5A
6	MERY, EDWARD N.	8706 WELLES HARBOR SAN ANTONIO, TX 78240	14865 (DRAINAGE ESM T)
7	FOILES, AUSTIN EARL	7611 BLUEFLAX COVE SAN ANTONIO, TX 78249	14873 8 13
8	GREGORY, STANLEY FORGA & WELLS C.	760 BLUEFLAX COVE SAN ANTONIO, TX 78249	14873 8 103
9	GODWIN, ELIZABETH M. & JONATHAN L.	7514 PRARIE LAKE SAN ANTONIO, TX 78249	14873 8 79
10	MOONEY, DANIEL B. & CYNTHIA W.	7514 PRARIE LAKE SAN ANTONIO, TX 78249	14873 8 79
11	KANDEL, BRUCE A.	7530 PRARIE LAKE SAN ANTONIO, TX 78249	14873 8 78
12	CABRILLO, ELYA G.	7526 PRARIE LAKE SAN ANTONIO, TX 78249	14873 8 11
13	JONES, SHELI AH & JANICE K. BAYSTER	7522 PRARIE LAKE SAN ANTONIO, TX 78249	14873 8 76
14	CZEKINSKI, PAUL AND ANSG.	1127 SOSPERRRY COVE SAN ANTONIO, TX 78249	14873 8 13

NO.	OWNER	ADDRESS	NCB BLK LOT
15	STREPPS, BRUCE J. & SHARIM	14123 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 74
16	GONZALEZ, ENRIQUE & SYLVIA M.	14119 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 73
17	DARR, DARWIN G. & EILEEN F.	14115 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 72
18	KINCAID, DOUGLAS R. & JEAN M.	14111 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 71
19	SUN, MINGHE & XINQIU	14107 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 70
20	VALENTE, ANTHONY J. & PATRICIA	14103 SOSPERRRY COVE SAN ANTONIO, TX 78249	14878 8 69
21	BAIZE, JERRELL L. & NANCY A.	7611 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 53
22	DAVIS, RONALD J. JR. & CYNTHIA M.	7615 CORAL BEAN RD SAN ANTONIO, TX 78249	14878 8 52
23	PENN, WILLIAM CLAY & MYRNA Y.	7610 CORAL BEAN RD SAN ANTONIO, TX 78249	14878 8 51
24	DESCHENES, RAYMOND & ARLENE	7606 CORAL BEAN RD SAN ANTONIO, TX 78249	14878 8 50
25	HIBBLE, LARRY W. & CAROL L.	7607 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 47
26	FLORES, DANIEL & DEBBIE M.	7611 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 46
27	FLORES-CAR, RICARDO & ANA B.	7615 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 45
28	MILES, JAMES W. & AMY LYNN	7619 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 44
29	MARTINEZ, RICHARD R. & LINDA	7623 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 43
30	CHAN, WAN YU	7627 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 42
31	IN, TIMOTHY KWANG TAI & TESSY HUONG HOA	7631 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 41
32	GUERRA, STACY L. & JILL D.C.	7635 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 40
33	QUINTANILLA, ROBERTO	7639 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 39
34	WEAVER, ERIC & KATEY	7643 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 38
35	HENRY, PETER V. & DEBRA	7647 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 37
36	CHEN, HAN-TAI & YOK-SAM CHOW	7651 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 36
37	SHEPHERD, WALTER G. & ELIZABETH	7655 BLUEFLAX COVE SAN ANTONIO, TX 78249	14878 8 35
38	MOHR, BRANE V.	15017 HEMLOCK HILLS SAN ANTONIO, TX 78249	14883 13 34
39	SACK, KENNETH R. & VERLINDA	P.O. BOX 45943 DALLAS, TX 75245	14883 13 33
40	FEDERAL NATIONAL MTG ASSOC.		14883 13 32
41	CARTER, ALAN C. & PATRICIA	13953 CHESSOM CREEK DR SAN ANTONIO, TX 78249	14883 13 31
42	WADKINS, RANDY M. & SHARVYN D. BAKER	13953 CHESSOM CREEK DR SAN ANTONIO, TX 78249	14883 13 30
43	HUMBLE, PETER	13953 CHESSOM CREEK DR SAN ANTONIO, TX 78249	14883 13 29
44	CUPP, JAMES H. & ORA S.	7601 FIELD CT SAN ANTONIO, TX 78249	14883 13 28
45	CYTMANOVICH, MATTHEW A.	7607 FIELD CT SAN ANTONIO, TX 78249	14883 13 27
46	LYLE, RANDALL R. & KARLA K.	7611 FIELD CT SAN ANTONIO, TX 78249	14883 13 26
47	REZLEY, PATRICK F. & JANICK M. KOBB	7615 FIELD CT SAN ANTONIO, TX 78249	14883 13 25
48	MARTIN, DEREK L. & MARY M.	7606 FIELD CT SAN ANTONIO, TX 78249	14883 13 24

RECEIVED  
 98 MAY 28 10 30 AM '98  
 CITY OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
 COSA [Signature]  
 (date) AUG 7, 1998 (number) 609  
 If no plats are filed, plan will  
 expire on Feb 6, 2000  
 1st plat filed on

LEGEND:  
 PRIVATE DRIVEWAY  
 ACCESS POINT.....▲

DEVELOPER: PATOIL CORPORATION  
 550 WEST TEXAS, SUITE 1120  
 MIDLAND, TEXAS, 79702

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PATOIL CORPORATION

JOB NO. 4033.00  
 DATE MAY, 1997  
 DESIGNER A.C.  
 CHECKED A.C. DRAWN EAS  
 SHEET OF

REVISIONS:  
 4-28-98 PLAN/REV  
 COMMENTS

PAPE-DAWSON ENGINEERS  
 CIVIL & ENVIRONMENTAL  
 SAN ANTONIO TEXAS 78217  
 9310 BROADWAY, BUILDING II  
 512-824-9684

# 609

**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: MAY 27 1997 Name of POADP: PATOIL CORPORATION  
 Owners: H. JOSEPH DE COMPIEGNE  
% PATOIL CORPORATION Consulting Firm: PAPE DAWSON ENG.  
 Address: 550 WEST TEXAS, STE 1120 Address: 9310 BROADWAY, B/D 2  
MIDLAND, TX - 79702 SAN ANTONIO, 78217  
 Phone: (915) 682-5371 Phone: 824-9494  
 Existing zoning: P-1 B-2 ER2D Proposed zoning: P-1 B-2 ER2D  
P-1 B-3 ER2D P-1 B-3 ER2D  
 Texas State Plane Coordinates: X: 2,116,550 Y: 634,380

Site is over/within/includes: San Antonio City Limits?  Yes  No  
 Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases:  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>-0-</u>	<u>-0-</u>
Multi-family (MF)	<u>-0-</u>	<u>-0-</u>
Commercial and non-residential	<u>1</u>	<u>125</u>

Is there a previous POADP for this Site? Name N/A No. N/A  
 Is there a corresponding PUD for this site? Name N/A No. N/A  
 Plats associated with this POADP or site? Name N/A No. N/A  
 Name N/A No. N/A  
 Name N/A No. N/A

Contact Person and authorized representative:  
 Print Name: BRICE MOCZYGENBA Signature: for Brice Moczygenba  
 Date: MAY 27, 1997 Phone: 824-9494 Fax: 824-3491

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 97 MAY 27 PM 2:56  
 CITY OF SAN ANTONIO  
 PLANNING  
 AND DEVELOPMENT  
 DEPARTMENT

- 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 Friesenhahn @ (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: BRICE MOCZYGENBA Signature:  Brice Moczygenba

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



City of San Antonio  
 Planning Department  
 Subdivision Section

# PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: MAY 16 1997 Name of POADP: PATOIL CORPORATION  
 Owner/Agent: H. JOSEPH DE COMPIEGNE  
90 PATOIL CORPORATION Engineer/Surveyor: PAPE-DAWSON ENGINEERS  
 Address: 550 WEST TEXAS, STE 1120 Address: 9310 BROADWAY, BLDG 2  
MIDLAND, TEXAS, 79702 Phone: (915) 682-5371 SAN ANTONIO, TX 78217 Phone: (210) 824-9494

Existing zoning: P-1 B-2 ERZD Proposed zoning: P-1 B-2 ERZD  
P-1 B-3 ERZD P-1 B-3 ERZD

Texas State Plane Coordinates: X: 2,116,550 Y: 634,380  
 (at major street entrance/main entrance)

Site 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)	<u>-0-</u>	<u>-0-</u>
Non-Single Family (NSF)	<u>-0-</u>	<u>-0-</u>
Commercial & Other	<u>1</u>	<u>125</u>
<b>TOTAL:</b>	<u>1</u>	<u>125</u>

RECEIVED  
 97 MAY 16 PM 3:08  
 PLANNING  
 DEVELOPMENT  
 DIVISION

Contact Person:  
 Print Name: BRICE MOOZYGEMBA Signature: Bud Mozy  
 Date: MAY 16, 1997 Tele: 824-9494 Fax: 824-3491

Is there a previous POADP for this site? Name NONE No. NONE  
 Is there a corresponding PUD for this site? Name NONE No. NONE  
 Are there any plats associated with this POADP or site? Name NONE No. NONE  
 Name " No. "  
 Name " No. "

**ALL PRINTS MUST BE FOLDED.**

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



**City of San Antonio**  
**Planning Department**  
**Subdivision Section**

# POADP CHECKLIST

**According to the UDC POADP's (new & updates) shall include the following:**

- ✓ • Perimeter property lines;
- ✓ • name of the plan and the subdivision;
- ✓ • scale of the map;
- ✓ • proposed land use by location, type, and acreage;
- ✓ • existing and proposed circulation system of collectors, arterial, and local type B streets;
- ✓ • contour lines at intervals no greater than ten (10) feet;
- ✓ • ownership from title and or city or count records for adjacent properties and, if known, proposed development of such land;
- ✓ • existing adjacent or perimeter streets;
- ✓ • one hundred year flood plain limits and;
- ✓ • location map indicating location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

## **PLEASE NOTE:**

- ✓ • All POADP'S must include a complete application;
- ✓ • the maps need to be folded, and;
- ✓ • if the POADP abuts a State Highway facility, please forward an additional POADP map to the Texas Department of Transportation (TXDOT), for their review. At TXDOT you can contact Judy Friesenhahen at 615-5814.

**If you have any question about POADP's please call Elizabeth Carol 207-7900.**



# CITY OF SAN ANTONIO

August 7, 1998

Brice Moczygemba P.E.  
Pape Dawson Engineers, Inc.  
555 East Ramsey  
San Antonio, TX 78216

Re: Patoil Corporation

POADP # 609

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed Patoil Corporation Subdivision Preliminary Overall Area Development Plan # 609. 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.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- Access and ROW issues along State facilities will need to be resolved with the Texas Department of Transportation. For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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., City Engineer



# CITY OF SAN ANTONIO

July 31, 1997

Mr. Brice Moczygemba, P.E.  
Project Manager  
Pape Dawson Consulting Eng., Inc.  
9310 Broadway, Bldg. 2  
San Antonio, Texas 78217

PAPE-DAWSON  
ENGINEERS, INC.  
RECEIVED

AUG 01 1997

FILE

Re: Patoil Corporation

Dear Mr. Moczygemba:

The documents submitted to the Planning Department do not meet the requirements for acceptance for consideration of giving Preliminary Overall Area Development Plan (POADP) status.

- Section 35-2071 of the Unified Development Code (UDC) states that interior circulation must be included on the Plan. Such circulation includes both public and private "circulation". By interpretation this applies to access easements, private drives, private streets and "all" curb cuts for access to public streets.
- POADP status is granted to properties being subdivided into two or more units. Single lot subdivision do not meet the intended purpose of phased development and shall not receive POADP plan approval.

If you have any additional questions, comments or would like to meet with staff regarding this matter, please contact Ms. Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

William L. Telford, AICP  
Planning Manager

WLT/EAC

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



May 1, 1998

Mr. William Telford  
c/o Ms. Elizabeth Carol  
Department of Planning  
City of San Antonio  
P.O. Box 839966  
San Antonio, TX 78283-3966

Re: Patoil Corporation  
Preliminary Overall Area Development Plan

Dear Elizabeth:

Please find attached ten (10) copies of the revised Preliminary Overall Area Development Plan (POADP) of the Patoil Corporation tract. These are resubmitted per comments dated July 31, 1997 by Mr. William Telford, a copy of which is attached.

We have included the access points where private drives are most likely to occur. These location points are consistent with that as shown on the Traffic Impact Analysis (TIA) report prepared by Carter & Burgess, Inc. on December 1, 1997. The TIA is currently being reviewed by Amer Gilani of the Traffic Division of the Department of Public Works. Based on the current zoning classification of the property, ultimate development will be Business and/or Office Parks. There are no specific site plans available at this time, however, private driveways will be limited to the location shown on the plans. Ultimately, all driveway specific locations will be reviewed either by the Texas Department of Transportation or the Department of Public Works during the final platting process.

The POADP will be divided into two units or phases. Phase I includes the P-1 B-3 ERZD area at the southwest corner of the tract. Phase II includes the remaining portion of the POADP and the improvements of the 86-foot right-of-way secondary street from FM 1604 to Hausman Road.

We request your reconsideration and approval of the POADP.

Please do not hesitate to call should you need additional information.

Sincerely,  
Pape-Dawson Engineers, Inc.

Al Chua  
Project Manager

Attachments  
4033\00\WORD\LETTERS\980501A1

**PAPE-DAWSON ENGINEERS, INC.**