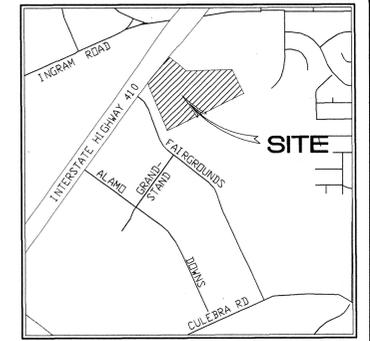
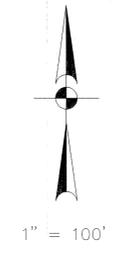


NOTES

1. THIS PROJECT DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS DETERMINED BY FEDERAL INSURANCE RATE MAP NUMBER 48029C0428, DATED FEBRUARY 16, 1996.
2. THE CITY OF SAN ANTONIO WILL REQUIRE A 1' VEHICULAR NON-ACCESS EASEMENT DIRECTLY ADJACENT TO THE CUL-DE-SAC ON WACOS ROAD DURING PLATTING.



LOCATION MAP
(NTS)

REVISIONS:

PAPE-DAWSON
ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO TEXAS 78217
505 E. RAMSEY
210-375-9000

DEVELOPER INFORMATION:
NAME: Koontz/Mc Combs L.L.C.
ADDRESS: 200 CONCORD PLAZA, SUITE # 525
SAN ANTONIO, TX 78216
TELEPHONE: (210) - 826-2600

OWNER INFORMATION:
NAME: LYMARCO
ADDRESS: 9000 TESORO DRIVE, SUITE # 122
SAN ANTONIO, TX 78217
TELEPHONE: (210) - 821 - 6523

DEVELOPMENT SUMMARY:

LAND AREA:	±47.41 ACRES
NO. OF PHASES	4
COMMERCIAL	27.03 ACRES
GARDEN OFFICE	16.10 ACRES
RETAIL	1.73 ACRES
LOCAL TYPE "B"	3.28 ACRES **

** ACREAGE INCLUDES 0.73 ACRE OF RIGHT-OF-WAY ACROSS P-61A CONNECTING TO FAIRGROUNDS PARKWAY.

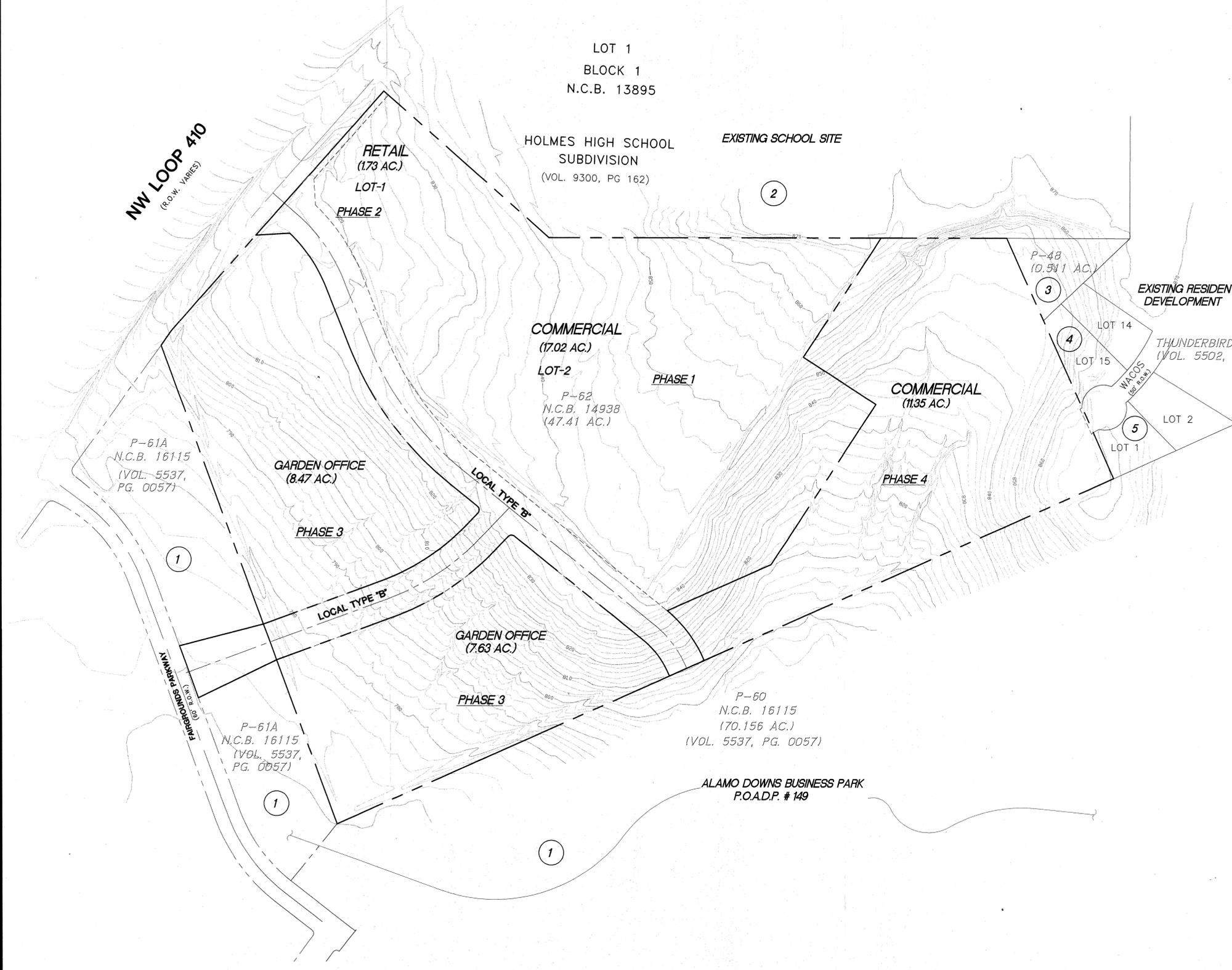
OWNERS SCHEDULE

	Property Owner	Block	N.C.B.	Parcel/Lot
1.	AD Properties, Ltd. 900 Isom Road, #300 San Antonio, TX 78216-4155	--	16115	P-60
2.	Northside Independent School District 8961 Tesoro Drive San Antonio, TX 78217	1	13895	1
3.	Lewis, George H. 2915 Wacos San Antonio, TX 78238-4318	--	14938	P-38, ABS 29
4.	Larrumbide, Gilbert L. & Joan 2907 Wacos San Antonio, TX 78238-4318	26	14929	15
5.	Garay, Felipe & Gloria 2902 Wacos San Antonio, TX 78238-4317	27	14930	1

CIELO VISTA BUSINESS PARK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
INGRAM RIDGE SUBDIVISION

RECEIVED
JUL 13 1998
10 50 AM '98

JOB NO. 4145-03
DATE JULY 1998
DESIGNER DT
CHECKED RW DRAWN JA
SHEET 1 OF 1



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: August 29, 1997
Name of POADP: Cielo Vista Business Park Unit-1
Owners: H.K. Partners
Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 200 Concord Plaza Dr., # 525
Address: 555 East Ramsey
San Antonio, TX 78216-6949
San Antonio, TX 78216
Phone: (210) 829-9292
Phone: (210) 375-9000
Existing zoning: B3
Proposed zoning: B3
Texas State Plane Coordinates: X: 2,121,000
Y: 593,000

Site is over/within/includes: San Antonio City Limits? [X] Yes [] No
Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 2 [X] Yes [] No

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential.

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

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

Contact Person and authorized representative:
Print Name: Rick Wood, P.E. Signature: Rick Wood
Date: 8-28-97 Phone: (210) 375-9000 Fax: (210) 375-9010

- 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;

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 AND DEVELOPMENT
 SERVICES DIVISION

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: Rick Wood Signature: Rick Wood

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



CITY OF SAN ANTONIO

December 18, 1998

Rick Wood, P.E.
Pape Dawson Engineering Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Cilo Vista

POADP # 615

Dear Mr. Wood:

The City Staff Development Review Committee has reviewed Cilo Vista Subdivision Preliminary Overall Area Development Plan # 615. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements 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