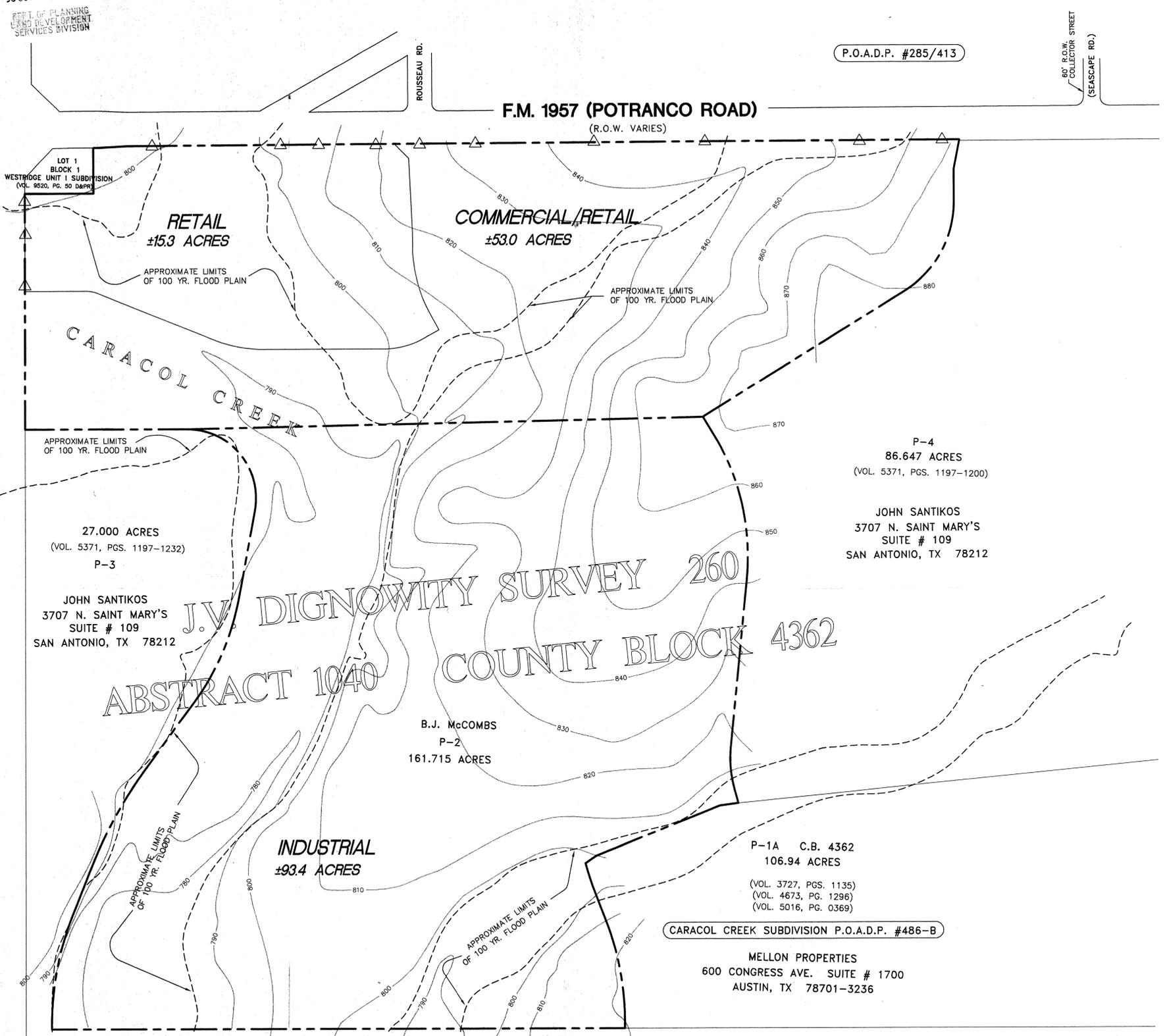


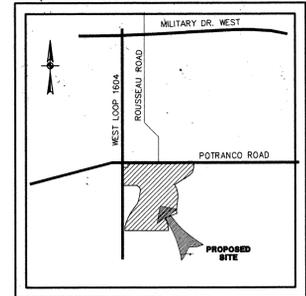
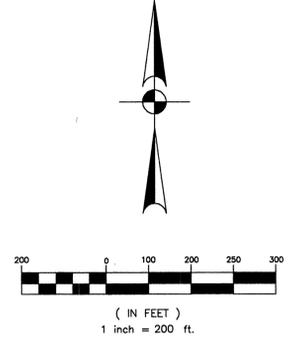
RECEIVED

DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

CHARLES ANDERSON LOOP (F.M. 1604)  
(R.O.W. VARIES)



P.O.A.D.P. #285/413



**NOTES:**

- 100 YR. FLOOD PLAIN SHOWN IS DERIVED FROM A FLOOD PLAIN STUDY CONDUCTED BY PAPE-DAWSON ENGINEERS.
- TXDOT WILL REQUIRE A 25' RIGHT-OF-WAY DEDICATION ALONG F.M. LOOP 1604 DURING THE PLATTING PROCESS.
- PROPOSED DRIVEWAY LOCATIONS ARE SHOWN FOR PLANNING PURPOSES ONLY. THE NUMBER AND LOCATION OF DRIVEWAYS ARE SUBJECT TO REVISION, BUT NOT TO EXCEED TXDOT'S "REGULATIONS FOR ACCESS TO STATE HIGHWAYS"
- THIS PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
- RESIDENTIAL LOTS SHALL NOT FRONT ON ANY COLLECTOR STREET WITHIN THIS P.O.A.D.P.

**LEGEND**

△ APPROXIMATE LOCATION OF PROPOSED CURB CUTS

**DEVELOPER:**

**OWNER:** B.J. McCOMBS

**ADDRESS:** 9000 TESORO DRIVE, SUITE # 122  
SAN ANTONIO, TX 78217

**TELEPHONE:** (210) - 821-6523

**DEVELOPMENT SUMMARY:**

**LAND AREA:** ±161.7 ACRES

**COMMERCIAL/RETAIL** ±68.3 ACRES

**INDUSTRIAL** ±93.4 ACRES

PLAN HAS BEEN ACCEPTED BY  
DIVISION OF PLANNING AND DEVELOPMENT SERVICES  
DATE: 15, 1999 (number)  
020  
If no plats are filed, plan will  
expire on July 17, 2000  
1st plat filed on

REVISIONS:  
10/13/98 - ADDED "SEASCAPE" AND NOTE #5.

**PAPE-DAWSON ENGINEERS**  
CIVIL & ENVIRONMENTAL  
SAN ANTONIO TEXAS 78216  
TEL: 210-375-9000  
FAX: 210-375-9010  
555 EAST RAMSEY

**P.O.A.D.P. FOR REDWOOD BUSINESS PARK**

JOB NO. 4375.00  
DATE 8/6/98  
DESIGNER D.T.  
CHECKED S.T. DRAWN D.T.  
SHEET 1 OF 1

MA 4375.00 CIVIL (DESIGN) P.O.A.D.P.#1.DWG

RECEIVED

# 620

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: February 28, 1998 Name of POADP: Redwood Business Park
Owners: B. J. McCombs Consulting Firm: Pape-Dawson Engineers, Inc.
Address: 9000 Tesoro Dr. Suite #122 Address: 555 E. Ramsey
San Antonio, TX 78217 San Antonio, TX 78216
Phone: (210) 821-5860 Phone: (210) 375-9000
Existing zoning: OCL Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: [ ] Yes [x] No
Projected # of Phases: [ ] Yes [x] No
San Antonio City Limits? [ ] Yes [x] No
Council District: N/A
Ferguson map grid 612- B4

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

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 No.
Name No No.

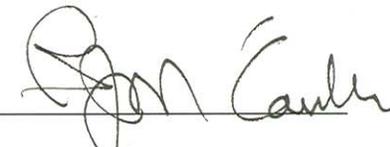
Contact Person and authorized representative:
Print Name: Song Tan Signature: [Handwritten Signature]
Date: 6/12/98 Phone: (210) 375-9000 Fax: (210) 375-9010

RECEIVED 98 JUN 15 PM 3:00 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

- 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;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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: B. J. McCombs Signature: 

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: February 28, 1997 Name of POADP: Redwood Business Park

Owner/Agent: Rohde Realty Engineer/Surveyor: M.W. Cude Engineers

Address: 7300 Blanco Road Address: 10325 Bandera Road

San Antonio, TX 78216 Phone: 366-1400

San Antonio, TX 78250 Phone: 681-2951

Existing zoning: OCL Proposed zoning: \_\_\_\_\_

Texas State Plane Coordinates: X: N 13,706,000.89 Y: E 2,060,891.00  
 (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:

	<u>Lots</u>	<u>Acres</u>
Single Family (SF)	<u>0</u>	<u>0</u>
Non-Single Family (NSF)	<u>0</u>	<u>0</u>
Commercial & Other	<u>2</u>	<u>161.76</u>
<b>TOTAL:</b>	<u>2</u>	<u>161.76</u>

Contact Person:

Print Name: Sandra L. Vicars

Signature: *Sandra L. Vicars*

Date: February 24, 1997 Tele: 681-2951

Fax: 523-7112

Is there a previous POADP for this site? Name No No. \_\_\_\_\_

Is there a corresponding PUD for this site? Name No No. \_\_\_\_\_

Are there any plats associated with this POADP or site? Name No No. \_\_\_\_\_

Name No No. \_\_\_\_\_

Name No No. \_\_\_\_\_

**ALL PRINTS MUST BE FOLDED.**

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



# CITY OF SAN ANTONIO

January 15, 1999

Song Tan  
Pape Dawson Engineers, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: Redwood Business Park

POADP # 620

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Redwood Business Park Subdivision Preliminary Overall Area Development Plan # 620. 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.
- 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 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. Monjevais AIA, AICP  
Director of Planning

EM/EAC

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

20743+29.25 TO 20751+58.9  
REMAINDER 161.272 ACRE

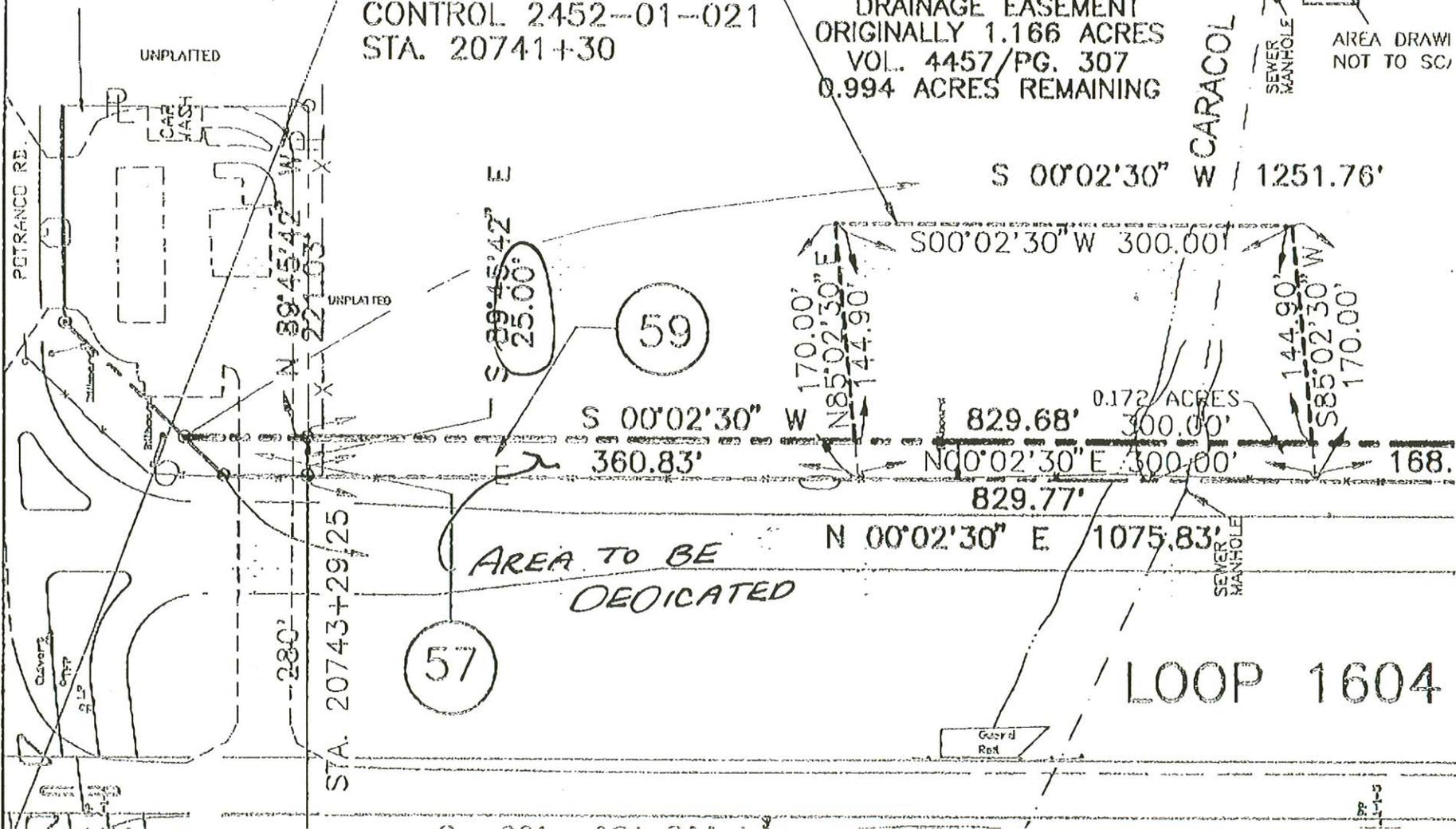
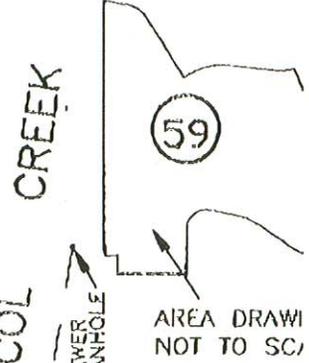
NOTE: SEE SHEET 2 FOR  
INTERSECTION DETAILS

END PART 2  
BEGIN PART 3

WESTRIDGE, UNIT 1 SUBDIVISION  
LOT 1, BLOCK 1  
0.78 ACRES  
PLAT OF RECORD: VOLUME 8820, PAGE 80  
DEED & PLAT RECORDS OF DEKAS COUNTY, TEXAS

NH ( ) M  
CONTROL 2452-01-021  
STA. 20741+30

EXISTING  
TEXAS HWY DEPT  
DRAINAGE EASEMENT  
ORIGINALLY 1.166 ACRES  
VOL. 4457/P.G. 307  
0.994 ACRES REMAINING



20741+30

57

59

LOOP 1604