

EDISON WEST UNIT 1
 NO. OF LOTS = 11
 ACREAGE = 1.29 AC.
 DENSITY = 8.53 UNIT/AC.

PASADENA HEIGHTS UNIT 1
 NO. OF LOTS = 36
 ACREAGE = 6.6 AC.
 DENSITY = 5.45 UNIT/AC.

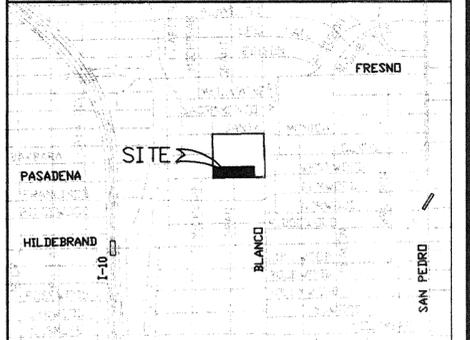
PASADENA HEIGHTS UNIT 2
 NO. OF LOTS = 1
 ACREAGE = 2.8 AC.
 COMMERCIAL

		PASADENA HEIGHTS / EDISON WEST SUBDIVISIONS PRELIMINARY OVERALL AREA DEVELOPMENT PLAN	
DRAWN BY: J.E.H. CHECKED BY: S.L.	DATE: 2/8/99 JOB NO.: 158401	M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS (210) 681-2951 MAILING ADDRESS: 10325 BANDERA RD., SAN ANTONIO, TEXAS 78250 LOCATION: 10325 BANDERA RD., SAN ANTONIO, TEXAS 78250	DATE: _____ DESCRIPTION: _____ SHEET 1 OF 1

RECEIVED
 99 APR -6 PM 3:41
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
 COSEA *[Signature]*
 APR 9 1999 (date)
 1027 (number)
 If no plats are filed, plan will
 expire on Oct 8, 2000
 1st plat filed on _____

#627



LOCATION MAP N.T.S.

M.W. CUDE ENGINEERS, L.L.C.
EDISON WEST SUBDIVISION UNIT 1

THE CITY OF SAN ANTONIO AS A 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 AREAS.

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 ALTERATIONS.

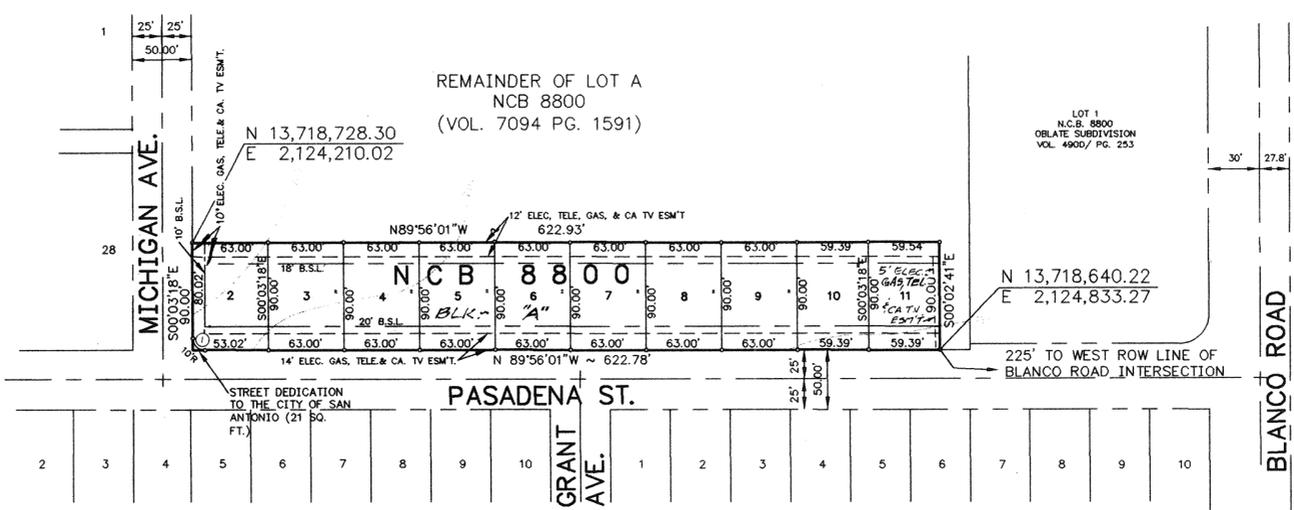
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

GPS NOTE:
ORIGIN OF STATE PLANE COORDINATES:
N.G.S. MARK "MILLER P.I.D. # AY0121"

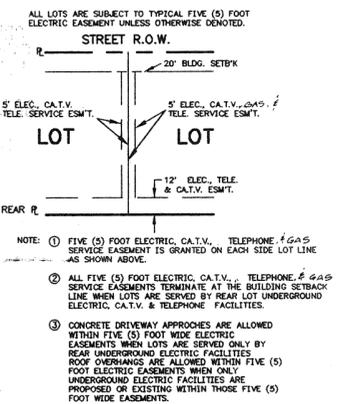
WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE DATA

①
Δ=89°51'57"
R=10.00'
L=15.68'
T=9.98'



LEGEND
ELEC. = ELECTRIC
TEL. = TELEPHONE
CA.T.V. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
● INDICATES IRON PIN SET OR FOUND



SCALE: 1"=100'

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.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF FEBRUARY, A.D. 19 99

Notary Public Seal

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.

Notary Public Seal

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lori L. Hall 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 19th DAY OF February A.D. 1999

Notary Public Seal

EDISON WEST SUBDIVISION UNIT 1
BEING LOTS 2 - 11 (1.29 ACRES), NCB 8800, SAN ANTONIO, BEXAR COUNTY, TEXAS

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF EDISON WEST 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 _____ DAY OF _____ A.D. 19 _____

BY _____ CHAIRMAN
BY _____ SECRETARY

Notary Public Seal for Carlos C. Sandoval

SHEET 1 OF 1
DATE: FEB. 18, 1999

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.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 22nd DAY OF FEBRUARY, A.D. 1999

Notary Public Seal

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY 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

#627



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: February 22, 1999 Name of POADP: Edison West

Owner/Agent: City of San Antonio Engineer/Surveyor: M.W. Cude Engineers, L.L.C.

Address: 506 Dolorosa Address: 10325 Bandera Road

San Antonio, TX Phone: 210-207-7881 San Antonio, TX Phone: 210-681-2951

Existing zoning: B Proposed zoning: N/A

Texas State Plane Coordinates: X: 2, 124, 883.27 Y: 13, 718, 640.22
 (at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? Yes No
 Edwards Aquifer Recharge Zone? Yes No

582
 C-6

Land area being platted:	Lots	Acres
Single Family (SF)	<u>46</u>	<u>7.95</u>
Non-Single Family (NSF)	_____	_____
Commercial & Other	_____	_____
TOTAL:	_____	_____

Contact Person:

Print Name: Susan D. Landreth Signature: *Susan D. Landreth*

Date: February 22, 1999 Tele: 210-681-2951 Fax: 210-523-7112

Is there a previous POADP for this site? Name N/A No. _____

Is there a corresponding PUD for this site? Name N/A No. _____

Are there any plats associated with this POADP or site? Name Edison West U-1 No. 990160

Name Edison West U-2 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

April 9, 1999

Susan D. Landreth
M. W. Cude Engineers, L.L.C.
10325 Bandera Road
San Antonio, TX 78250

Re: Pasadena Heights

POADP # 627

Dear Ms. Landreth:

The City Staff Development Review Committee has reviewed Pasadena Heights Subdivision Preliminary Overall Area Development Plan # 627. 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 variance may be required for the northern most Local Type A Street, because the centerline is less than 125 feet from the centerline of Santa Anna.
- A variance may be required for the property line radius for the two 90 degree elbows on the proposed Local Type A streets, which require at least 25 feet.
- A variance may be required for the 90 degree elbows, which are extending into private property.
- 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. Morcivais AIA, AICP
Director of Planning

EM/EAC

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