

PROJECT SUMMARY:

TOTAL AREA = 16.02 Ac.
 UNIT 1 = 9.71 Ac.
 UNIT 2 = 6.31 Ac.

UTILITIES:

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

GENERAL NOTES:

EXISTING ZONING = B-2

RECEIVED
 01 AUG 27 PM 4:06
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY
 COSA *Carol P. Williams*
 9-5-01 #712
 (date) (number)
 If no plats are filed, plan will expire
 On 3-7-03
 1st plat filed on _____

SCALE: 1" = 100'

NOTE: INGRESS/EGRESS SHALL BE IN ACCORDANCE WITH TXDOT REGULATION.

MORTON SOUTHWEST COMMERCIAL SUBDIVISION PRELIMINARY OVERALL AREA DEVELOPMENT PLAN									
	M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS <small>LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250 TEL: (210) 681-3951 FAX: (210) 523-7112 URL: WWW.MWCUDE.COM</small>		<table border="1"> <tr><th>DATE</th><th>REVISION</th></tr> <tr><td> </td><td> </td></tr> <tr><td> </td><td> </td></tr> </table>	DATE	REVISION				
	DATE	REVISION							
DRAWN BY: E.C. CHECKED BY:	DATE: 3/1/01 JOB NO.: 10545	SHEET 1 OF 1							

S:\MORTON SWD\DRAWING.DWG



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: March 2, 2001 Name of POADP: Morton Southwest Comm. Subd.
 Owners: Rick Sheldon Consulting Firm: M. W. Cude Engineers, L. L. C.
 Address: 601 Sonterra Blvd Address: 10325 Bandera Rd
 City/State/Zip: San Antonio Texas 78258 City/State/Zip: San Antonio, Texas 78250
 School District: Northside L.S.D. Phone: (210) 681-2951
 Existing Zoning: R-1 and R-3 Proposed Zoning: B-2

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 2 Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson Map Grid Pg. 546, D-6

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 01 MAR -5 PM 3:44
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 LAND DEVELOPMENT
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Land area being platted:	Lots	Acres
Single Family (SF)	<u>N/A</u>	<u>0</u>
Multi-family (MF)	<u>N/A</u>	<u>0</u>
Commercial and non-residential	<u>2</u>	<u>16.02</u>

Is there a previous POADP for this Site?	<u>NO</u>		
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Name _____ No. _____

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

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

Contact Person and authorized representative:

Print Name: H. J. Buckley / Rick Sheldon Signature: *H. J. Buckley*

Date: March 2, 2001 Phone: (210) 490-2500 Fax: (210) 490-4465

- 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, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210) 207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @ (210) 207-7102;
- the POADP does not does about 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 not is 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;
- The POADP lies in the Northside School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

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 LAND 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: H. J. Bucklev

Signature: 

If you have any questions please call 207-7900

APPLICATION REVISED

October 7, 1999



CITY OF SAN ANTONIO

September 5, 2001

Mr. Mike Cude, P.E.

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

POADP # 712

Re: Morton Southwest Commercial

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed Morton Southwest Commercial Subdivision Master Development Plan M.D.P. (formally POADP) Preliminary Overall Area Development Plan # 712. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any 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 Master Development Plan (M.D.P.) (formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Cude
Page 2
September 5, 2001

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 Master Development Plan M.D.P. (formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emif R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Development Services



CITY OF SAN ANTONIO

March 19, 2001

Sandi Vickers

M.W. Cude Engineers, L.L.C.
10325 Bandera Rd.
San Antonio, TX 78250

Re: Morton Southwest Commercial

POADP:# ?

Dear Ms Vickers:

The City Staff Development Review Committee has reviewed Morton Southwest Commercial Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) Sec. 35-2075 Information Required

- Annotate Perimeter property lines
- Indicate any proposed POADPs adjacent to this property.
- Contour lines are missing.
- Show connectivity between proposed units.
- Annotate existing and proposed right-of-way widths on plan.
- Show existing zoning only.
- An approved T.I.A. will be required.

Copies of all review comments and redlines are attached.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera at (210) 207-7900. **Please return Redlines with resubmittal.**

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr.

cc: Bob Opitz, P. E., Public Works



M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

AUG 27 PM 4: 06

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Property Description
of

B-2 Zoning
Portion P-8
Page 1 of 2

11.68 acres of land in the City of San Antonio, N.C.B. 16028 being out of the Real Property conveyed to Rick Sheldon from Bexar County by Deed recorded in Volume 8409, Page 1859, Real Property Records of Bexar County, Texas out of a 30.238 acre tract designated as Tract 901 as described in Volume 5043, Page 990, Real Property Records of Bexar County, Texas; said 11.68 acres being more particularly described as follows:

Beginning: At a point on the existing Southeast Right of Way line of F.M. Loop 1604 being S42°03'56"W, 714.52 feet, S39°03'59"W, 189.54 feet, S36°05'14"W, 190.75 feet, S33°05'07"W, 190.49 feet and S30°04'59"W, 102.65 feet from the intersection of the Southwest Right of Way line of Bowens Crossing; said iron pin being the North corner of the herein described tract;

Thence: S55°22'59"E, 523.42 feet leaving the existing Southeast Right of Way line of F.M. Loop 1604 to a point on the Westerly boundary of Block 40, N.C.B. 18806 as described by subdivision plat of New Territories, Unit 26 recorded in Volume 9543, Page 141 of the Deed and Plat Records of Bexar County, Texas and on the Easterly boundary of said 30.238 acre tract;

Thence: With the Westerly boundary of said Block 40, N.C.B. 18806 and the Easterly boundary of said 30.238 acre tract, the following:

S42°04'27"W(reference line), 145.21 feet to a point for an angle;

S01°45'43"E, 313.66 feet to a point for an angle;

S23°06'49"E, 220.91 feet to a point for an angle;

S00°07'29"W, 124.30 feet to a point for an angle;

S04°50'59"E, 70.67 feet to a point being the Northeast corner of a 109.80 acre tract and being the Northeast corner of a 133.7973 acre tract as described by Deed recorded in Volume 4098, Page 1701, Real Property Records of Bexar County, Texas; said point being the most Southerly corner of the herein described tract;

M.W. CUDE ENGINEERS, L.L.C.
 (512) 641-1961
 10325 SANDERA RD. SAN ANTONIO, TEXAS 78262

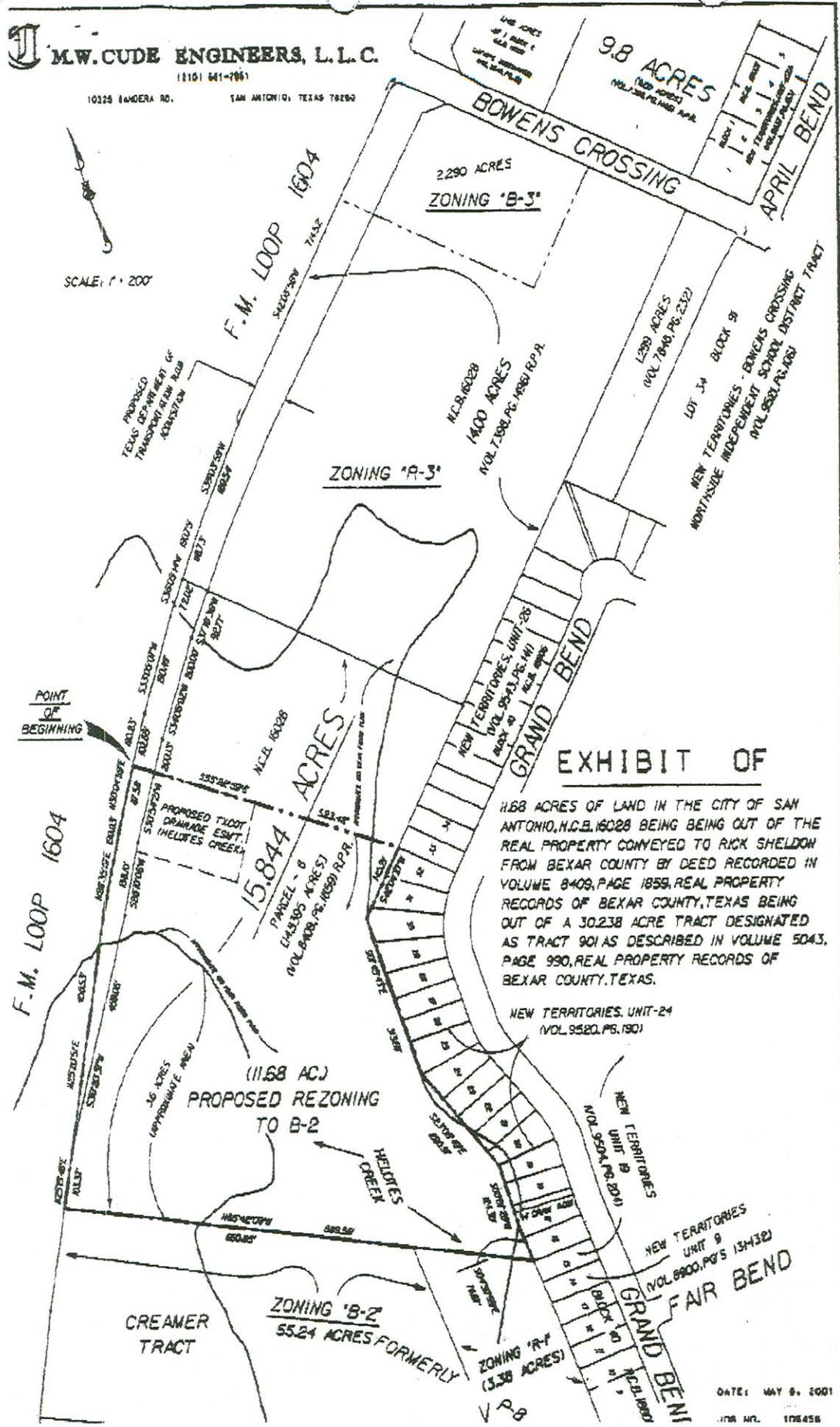


EXHIBIT OF

11.68 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 16028 BEING BEING OUT OF THE REAL PROPERTY CONVEYED TO RICK SHELDON FROM BEXAR COUNTY BY DEED RECORDED IN VOLUME 8409, PAGE 1859, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF A 30.238 ACRE TRACT DESIGNATED AS TRACT 901 AS DESCRIBED IN VOLUME 5043, PAGE 990, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

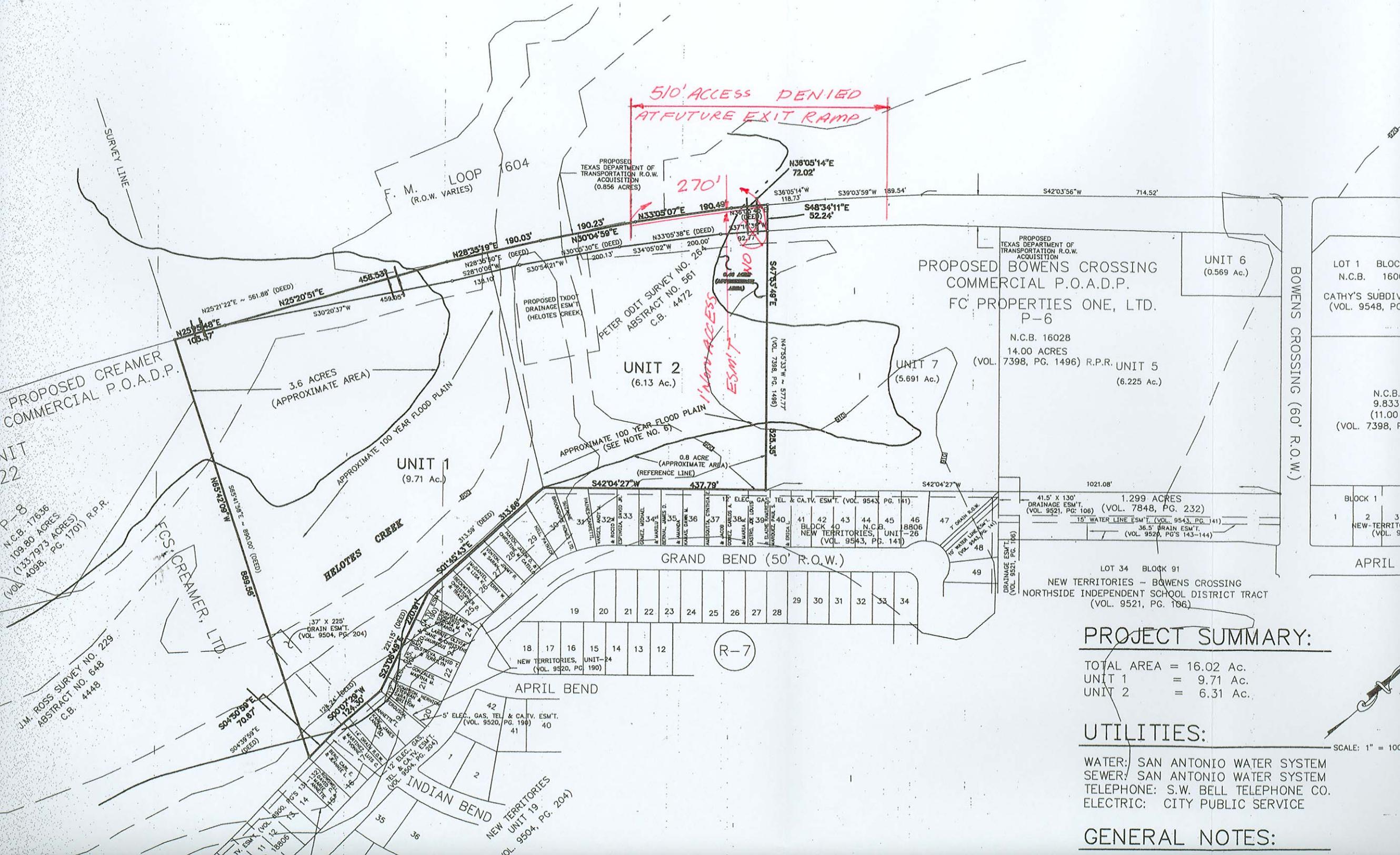
NEW TERRITORIES, UNIT-24
 (VOL. 9520, PG. 1901)

NEW TERRITORIES
 UNIT 19
 (VOL. 9504, PG. 204)

NEW TERRITORIES
 UNIT 9
 (VOL. 8900, PGS. 13432)

DATE: MAY 9, 2001

178 N.L. 178458



510' ACCESS DENIED
AT FUTURE EXIT RAMP

270'

1/4 MI. ACCESS
ESM.T.

PROPOSED CREAMER
COMMERCIAL P.O.A.D.P.

PROPOSED BOWENS CROSSING
COMMERCIAL P.O.A.D.P.
FC PROPERTIES ONE, LTD.
P-6

P-8
N.C.B. 17636
109.80 ACRES
(VOL. 4098, PG. 1701) R.P.R.

J.M. ROSS SURVEY NO. 229
ABSTRACT NO. 648
C.B. 4448

FCS CREAMER, LTD.

UNIT 1
(9.71 Ac.)

UNIT 2
(6.13 Ac.)

UNIT 7
(5.691 Ac.)

N.C.B. 16028
14.00 ACRES
(VOL. 7398, PG. 1496) R.P.R.

UNIT 5
(6.225 Ac.)

UNIT 6
(0.569 Ac.)

LOT 1 BLOCK
N.C.B. 1600
CATHY'S SUBDIV
(VOL. 9548, PG. ...)

N.C.B.
9.833
(11.00
(VOL. 7398, PG. ...)

BLOCK 1
1 2 3
NEW TERRITORIES
(VOL. 9543, PG. ...)

APRIL

LOT 34 BLOCK 91
NEW TERRITORIES - BOWENS CROSSING
NORTHSIDE INDEPENDENT SCHOOL DISTRICT TRACT
(VOL. 9521, PG. 106)

PROJECT SUMMARY:

TOTAL AREA = 16.02 Ac.
UNIT 1 = 9.71 Ac.
UNIT 2 = 6.31 Ac.

UTILITIES:

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

GENERAL NOTES:

SCALE: 1" = 100'



SCALE: 1" = 100'

14
 FEDERAL DEPOSIT INSURANCE CORPORATION
 (VOLUME 5225 / PAGES 1703-1708)
 DEED
 VOLUME / PAGE
 1.475 ACRES
 LT. C.L. STA. 10384+48.48 to STA. 10391+92.21
 REMAINDER 9.525 ACRES +/-

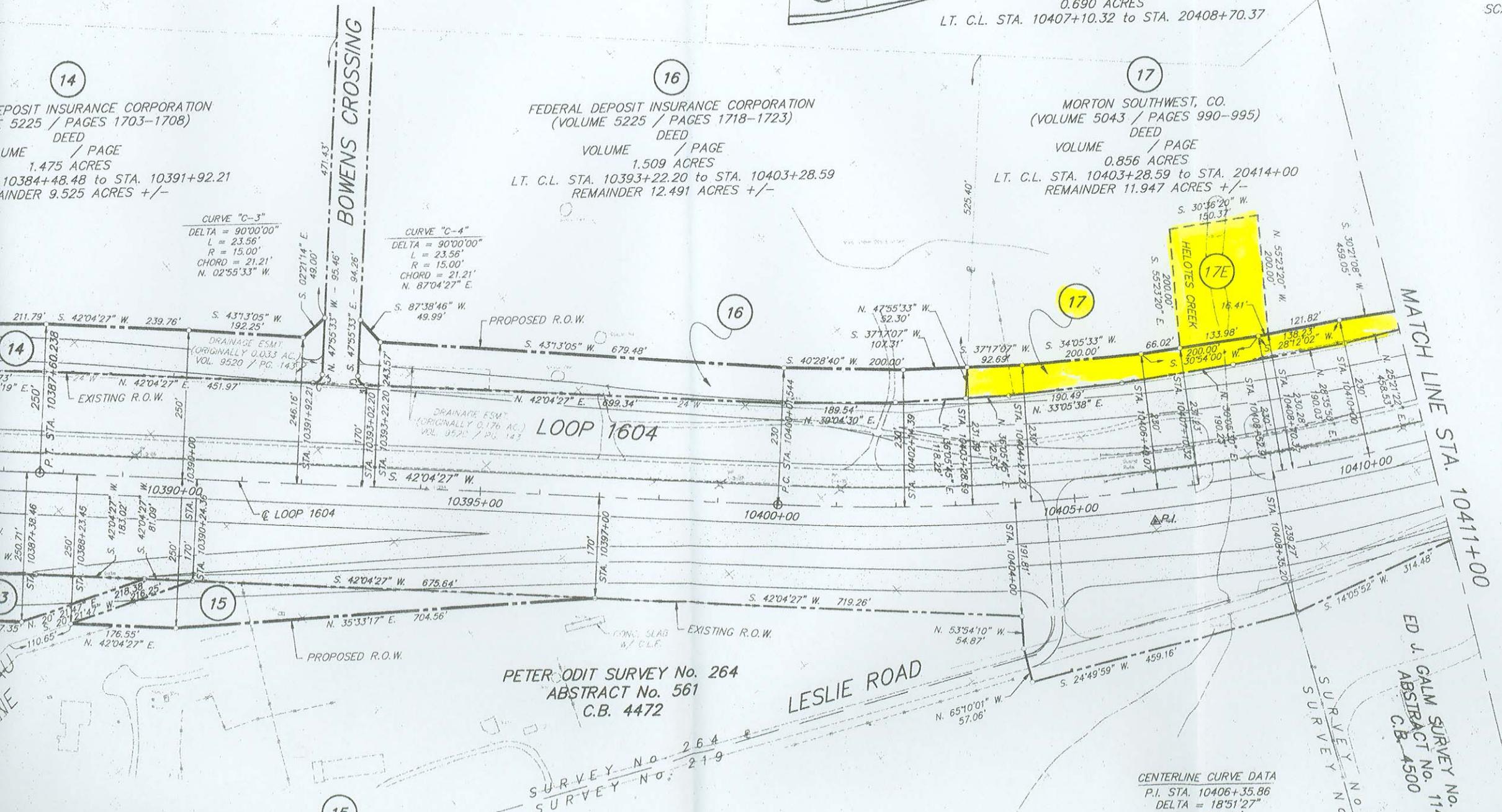
16
 FEDERAL DEPOSIT INSURANCE CORPORATION
 (VOLUME 5225 / PAGES 1718-1723)
 DEED
 VOLUME / PAGE
 1.509 ACRES
 LT. C.L. STA. 10393+22.20 to STA. 10403+28.59
 REMAINDER 12.491 ACRES +/-

17E
 MORTON SOUTHWEST, CO.
 EASEMENT
 DEED
 VOLUME / PAGE
 0.690 ACRES
 LT. C.L. STA. 10407+10.32 to STA. 20408+70.37

17
 MORTON SOUTHWEST, CO.
 (VOLUME 5043 / PAGES 990-995)
 DEED
 VOLUME / PAGE
 0.856 ACRES
 LT. C.L. STA. 10403+28.59 to STA. 20414+00
 REMAINDER 11.947 ACRES +/-

CURVE "C-3"
 DELTA = 90°00'00"
 L = 23.56'
 R = 15.00'
 CHORD = 21.21'
 N. 02°55'33" W.

CURVE "C-4"
 DELTA = 90°00'00"
 L = 23.56'
 R = 15.00'
 CHORD = 21.21'
 N. 87°04'27" E.



15
 NANCY BOWEN CREAMER
 (VOLUME 1929 / PAGES 622-623)

PETER ODIT SURVEY No. 264
 ABSTRACT No. 561
 C.B. 4472

LESLIE ROAD

CENTERLINE CURVE DATA
 P.I. STA. 10406+35.86
 DELTA = 18°51'27"
 T = 634.32'
 L = 1257.17'
 R = 3819.72'

ED J. GALM SURVEY No. 85 11
 ABSTRACT No. 1146
 C.B. 4500

MATCH LINE STA. 10411+00

MATCH LINE STA. 10411+00

SURVEY No. 85 1/2
CT No. 1146
C.B. 4500

SURVEY No. 85 1/2
C.B. 4500

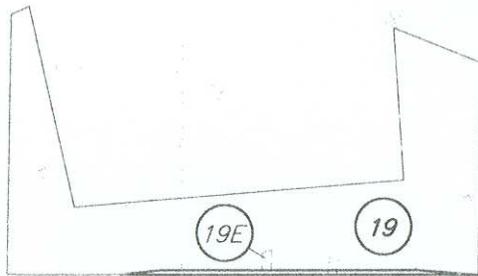
P.T. STA. 10412+58.71 (BACK)
20411+87.43 (AHEAD)

S. 14°05'52" W. 314.48'
STA. 10411+25.98

PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472

(17)
MORTON SOUTHWEST, CO.
SEE SHEET 4

SURVEY No. 264
SURVEY No. 229



J.M. ROSS SURVEY No. 229
ABSTRACT No. 648
C.B. 4448

EXISTING R.O.W.

LOOP 1604

LOOP 1604

LESLIE RD.

EXISTING R.O.W.

SURVEY No. 229

SURVEY No. 85

CANDELARIO VILLANUEVA SURVEY No. 85
ABSTRACT No. 774

(18)

(20)

L.T.

NO