



CITY OF SAN ANTONIO

April 8, 2002

Ms. Sandi Vickers

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

Re: Bowens Crossing Commercial

POADP # 728

Dear Ms. Vickers:

The City Staff Development Review Committee has reviewed Bowens Crossing Commercial Master Development Plan (M.D.P.) formerly (POADP) # 728. 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.
- Development Services, Engineering Section has indicated as part of their conditional approval, the following shall be met:

The proposed development will consist of multi-family and commercial property located on the north and south of Bowens Crossing east of Loop 1604 and two proposed driveways onto Bowens Crossing. An ingress/egress easement will extend through the north driveway on Bowens Crossing, providing common access for Units 1 through 4.

After review by the City of San Antonio, April Bend has been acknowledged as a residential street that provides undesirable cut-through traffic due to overwhelming growth of this area. The Bowen's Crossing POADP will introduce additional traffic onto April Bend unless alternative routes are obtained. The City of San Antonio recommends an ingress/egress easement be provided between Bowens Crossing and New Guibeau Road through this proposed development.

The condition placed on this proposed project will be applied at the time of plat approval.

The proposed development shall have cross access if property uses are compatible (location to be determined by owners/city) with adjacent north property. See note on POADP.

Ms. Sandi Vickers

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It should be understood that the submitted TIA is a conceptual plan and therefore this documents does not represent and approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provided safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

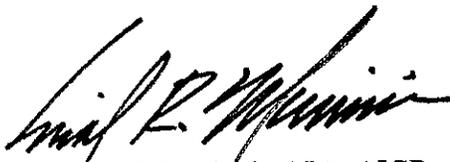
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- 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.

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 M.D.P. (formerly 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,

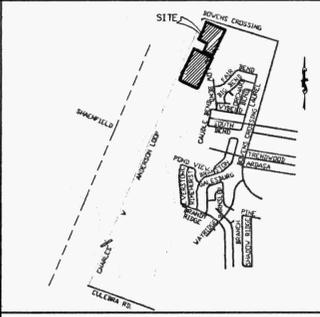


Emil R. Moncivais AIA, AICP
Director of Planning

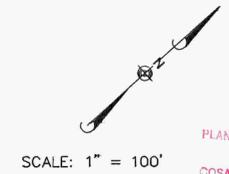
EM/MH. Jr.

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

02 APR - 3 PM 3:49



LOCATION MAP N.T.S.



SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY
COSA
4-8-02 #728
(date) (number)
If no plats are filed, plan will expire
On 10-8-02
1st plat filed on

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR - 4 AM 8:18

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

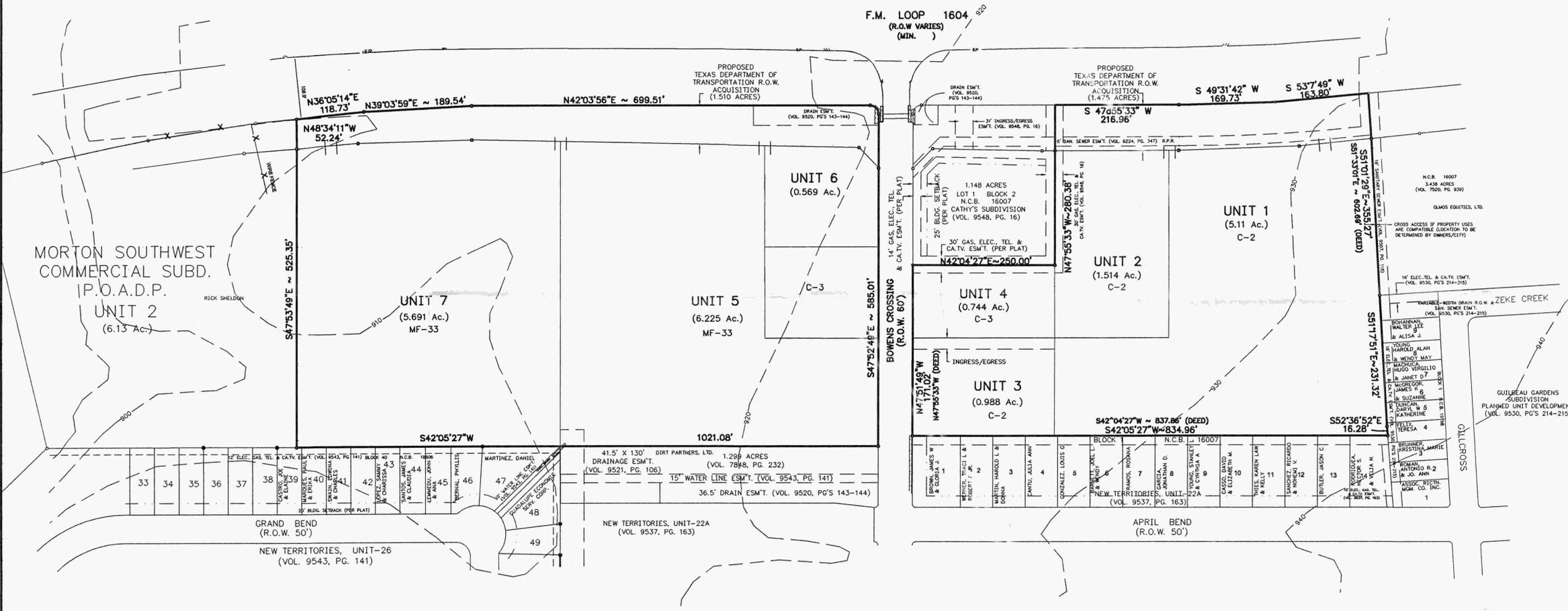
TOTAL AREA	=	20.841 Ac.
UNIT 1	=	5.11 Ac.
UNIT 2	=	1.514 Ac.
UNIT 3	=	0.988 Ac.
UNIT 4	=	0.744 Ac.
UNIT 5	=	6.225 Ac.
UNIT 6	=	0.569 Ac.
UNIT 7	=	5.691 Ac.

UTILITIES:

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

GENERAL NOTES:

- UNIT 1 = EXIST. ZONING C-2
- UNIT 2 = EXIST. ZONING C-2
- UNIT 3 = EXIST. ZONING C-2
- UNIT 4 = EXIST. ZONING C-3
- UNIT 5 = EXIST. ZONING MF-33/C-3
- UNIT 6 = EXIST. ZONING C3
- UNIT 7 = EXIST. ZONING MF-33



**BOWENS CROSSING COMMERCIAL SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN**

<p>M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS</p> <p>LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250</p> <p>TEL: (210) 681-2951 FAX: (210) 523-7112 URL: WWW.MWCUDE.COM</p>	<p>DATE: 3/9/01 REVISION: CITY REDLINES</p> <p>DATE: 3/27/02 REVISION: DRIVEWAYS ADDED</p>
	<p>DRAWN BY: MEE DATE: 1/9/01 SHEET</p> <p>CHECKED BY: S.L.V. JOB NO.: 105455 1 OF 1</p>

C:\UTIES\CITY\PROPERTIES\BOWENS_CROSSING\DWG\04001

BOWENS CROSSING MULTI-FAMILY SUBDIVISION

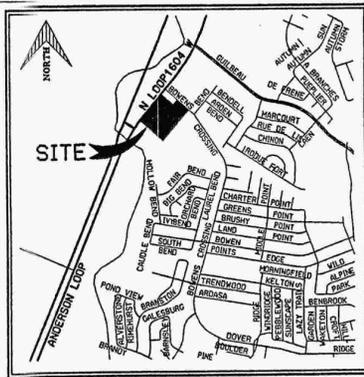
BEING A 10.63 ACRE TRACT OF LAND OUT OF THAT CALLED 14.00 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1474 AND A 1.299 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 7848, PAGE 232 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, SITUATED IN THE PETER ODDIT SURVEY NO. 264, ABSTRACT NO. 561, NEW CITY BLOCK 16028, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

ESTABLISHING LOT 1, BLOCK 92, NEW CITY BLOCK 18866, SAN ANTONIO, BEXAR COUNTY, TEXAS.

RECEIVED
05 SEP 11 PM 3:25
LAND DEVELOPMENT
SURVEYING DIVISION



BEARINGS ARE BASED ON THE SOUTHWEST RIGHT OF WAY LINE OF BOWENS CROSSING AS BEING S 47° 55' 33" E.



LOCATION MAP
NOT TO SCALE

TXDOT NOTES:

- For residential development directly adjacent to State right of way, the Developer shall be responsible for adequate set-back and/or sound abatement measures for future noise mitigation.
- Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right of way.
- Maximum access points to State highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways".
- If sidewalks are required by appropriate city ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within state right of way, locations of sidewalk within state right of way shall be as directed by TxDOT.

LEGEND:

- ELEC. TELEPHONE
- TEL. CABLE TELEVISION
- CATV EASEMENT
- ESM'T. RIGHT-OF-WAY
- R.O.W. NEW CITY BLOCK
- N.C.B. FOUND 1/2" IRON ROD
- SET 1/2" IRON ROD & CAP (MBC)

GENERAL NOTES:

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), "X" (SHADED) ON COMMUNITY PANEL NUMBER 480045 0243 F DATED 01-04-02, AND ZONE "AE" ON COMMUNITY PANEL NUMBER 480045 239 F DATED 01-04-02 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP.
FLOOD ZONE DEFINITION: (FOR MORE DETAILED DEFINITION PLEASE CONSULT FLOOD MAP(S))
ZONE X (UNSHADED) AREAS OUTSIDE 500-YEAR FLOODPLAIN
- PLAT ESTABLISHING ONE (1) MULTI-FAMILY LOT.
- STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC. ROTATE BEARINGS 00° 00' 00" TO OBTAIN STATE PLAIN COORDINATE SYSTEM BEARINGS.
- A STREETScape PLAN MAY BE REQUIRED AT THE TIME OF BUILDING PERMIT.
- IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LOOP 1604
(PUBLIC RIGHT OF WAY VARIES)

OWNER: FC PROPERTIES
ONE LTD
(VOLUME 7398, PAGE 1474)
(VOLUME 6261, PAGE 1229)

LOT 1
(11.92 ACRES)
BLOCK 92
N.C.B. 18866

13738397.5629
2067418.7006

OWNER: RICK SHELDON
14.939 ACRE TRACT
(VOLUME 8409, PAGE 1859)

LOT 34, BLOCK 91
NEW TERRITORIES-BOWENS CROSSING
NORTHSIDE INDEPENDENT SCHOOL
DISTRICT TRACT
(VOLUME 9521, PAGE 106)

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	S48°14'32"W	69.00'
L2	S42°04'27"W	1.00'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	6.00'	90°00'00"	6.00'	9.42'	S02°55'33"E	8.49'

OWNER/DEVELOPER:
BBCW DEVELOPERS, L.P.
4711 SHAVANO OAK, SUITE # 100
SAN ANTONIO, TX 78249

mac **MACINA, BOSE, COPELAND & ASSOCIATES, INC.**
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com
29063-0673

THIS PLAT OF BOWENS CROSSING MULTI-FAMILY SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DATED THIS _____ DAY OF _____, A.D. 20____

BY _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT 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 _____ DAY OF _____, A.D. 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

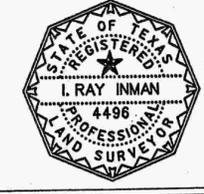
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR



NOTE: 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 PURPOSES 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 GRANTEE'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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY OPS MONEY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN THE 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 ALTERATION.

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

* NONE AFFECTED

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

10663-10 AM 07/13/2005 BDC/mefh
PLN067329063-Bowens Crossing, 9065 SP01.dgn

BOWENS CROSSING
COMM SUBD
MORTON SOUTHWEST
COMM SUBD

FEED

COUNTY
CITY

RECOGNIZED
BRAUCLE

NORTHWEST
CROSSING

BRAUN RD

NEW
GOLF COURSE

20.841 AC.

16.02 AC.

LOOP 1004

BOWENS
CROSSING

TEZEL

1998 AERIAL

SCALE 1" = 400'

1/28/2011 11:58:03



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: Bowens Crossing Comm. Subd.
 Owners: FC Properties One, LTD. 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 I.S.D. Phone: (210) 681-2951
 Existing Zoning: B-3; R-3 / R-3 Proposed Zoning: B-3; R-3 / B-2

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 7 Yes No
 San Antonio City Limits? Yes No
 Council District: 8
 Ferguson Map Grid Pg.546, D-6 & E-6

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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

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>7</u>	<u>20.841</u>

Is there a previous POADP for this Site?	<u>NO</u>		
--	-----------	--	--

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

RECEIVED

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DEPT. OF PLANNING
LAND DEVELOPMENT
STREETS 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, 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.

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. Buckley Signature: 

If you have any questions please call 207-7900
APPLICATION REVISED October 7, 1999



Bowens Crossing
Commercial

Morton Southwest
Commercial

Creamer
Sub