



# CITY OF SAN ANTONIO

August 2, 2005

Mr. Thomas M. Carter, P.E.

Pape-Dawson Engineering, Inc.  
555 E. Ramsey  
San Antonio, TX 78216

Re: **The Village at Quarry Market**

MX / MDP # MX-834

Dear Mr. Carter:

The City Staff Development Review Committee has reviewed **The Village at Quarry Market Mixed Used District (MXD)/ Master Development Plan (M.D.P.) # MX-834**. 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.
- As part of their conditional approval the **Parks and Recreation Department** has cited the following will have to be met prior to any final plat approval:

A 1.2 acre park will be developed along the eastern side of the property. 2.5 acres of credit will be awarded for the inclusion of swimming pool with 2500 SF of surface area and meeting the description detailed in Table 503-4. Park to be developed in conjunction with Phase Two of the project.

The park shall include the following:

1. Three picnic areas to include tables, benches, trashcan, grill, and cement slab.
2. A minimum of two park benches shall be installed.
3. Within the Park, the applicant must plant fifteen trees. Each tree must have a minimum caliper of three inches. Applicant may plant a minimum of two of

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thefollowing species: Cedar Elm, Live Oak, Red Oak, Chinquapin Oak, or Monterrey Oak. Trees are to be guaranteed for three years from date on planting.

4. A continuous walking trail with a minimum width of 6' feet, with a minimum length of 0.25 miles. Surface to be decomposed granite, asphalt, or concrete.

Park shall be under the maintenance and care of the property management company responsible for the site.

**Development Services, Engineering Section (TIA)** has indicated as part of their conditional approval, The following on-site improvements, as well as, improvements along the project limits are necessary and shall be provided by the developer, on and before the completion of the West Rim at the Quarry Development, at no cost to the City of San Antonio:

- All signal modifications as described in the TIA shall be reviewed and approved by Public Works – Traffic Engineering UDC 35-506 (k) Traffic Signals.
- Extend northbound left turn lane to provide 250 feet of storage on Basse at Jones Maltsberger to provide added capacity on Basse.
- Existing eastbound lane configuration on Jones Maltsberger shall be converted to a left, shared left and thru, and exclusive right turn to provide a means to access West Rim at the Quarry. Requires modification of signing and pavement markings. All marking modifications shall be approved by Public Works – Traffic Engineering.
- Westbound driveway configuration at Jones Maltsberger and Basse shall consist of two outbound lanes, one configured as shared left and thru and one as a right turn only. All marking modifications shall be approved by Public Works – Traffic Engineering.
- Alamo Quarry Driveway and Basse intersection: Construct 100 – feet of right-turn deceleration lane on northbound Basse in accordance with City of San Antonio requirements.
- Modify existing median in order to provide 50 feet of storage on southbound Basse at Driveway 2 (south most driveway). This will provide added capacity on Basse.

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- Make the exit at roundabouts wide enough to accommodate both left and right turn lanes.
- Driveway throat lengths shall comply with City of San Antonio UDC requirements, to facilitate the safe and efficient flow of traffic.
- All access driveways shall comply with UDC 35-506 (r) (8) Alignment.
- All access driveways shall provide clear sight distance along Basse Road to provide adequate obstruction free viewing distances for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal site plan. Site circulation is important for this proposed development. Reduced number of driveways and cross access from the retail stores to both Jones Maltzberger/Basse and Alamo Quarry/Basse signalized intersections is encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

TIA Reviews recommends that this development provide direct access from apartments/retail complex garages to both Jones Maltzberger/Basse, and Alamo Quarry/Basse signalized intersections. This will reduce on-site circulation along retail parking.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact **Tree Preservation** at 207-8265.
- It will be expected that you will plat all of the property depicted in your Mixed Used District (MXD)/ Master Development Plan (M.D.P.) 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.

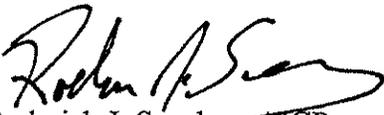
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Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this Mixed Used District (MXD)/ Master Development Plan (M.D.P.) 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) 207-7038.

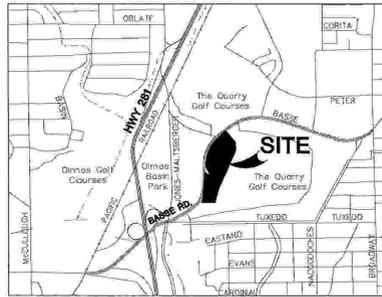
Sincerely,



Roderick J. Sanchez, AICP  
Assistant Development Services Director

RS/MH Jr.

cc: Richard Chamberlin, P.E. Engineer Development Services  
Ismeal B. Segovia, M.A. planner II, Parks Project Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering  
Todd Sang, Civil Engineer Assistant, Bexar County  
Sam Dent, P.E. Chief Engineer, DSD - Streets & Drainage



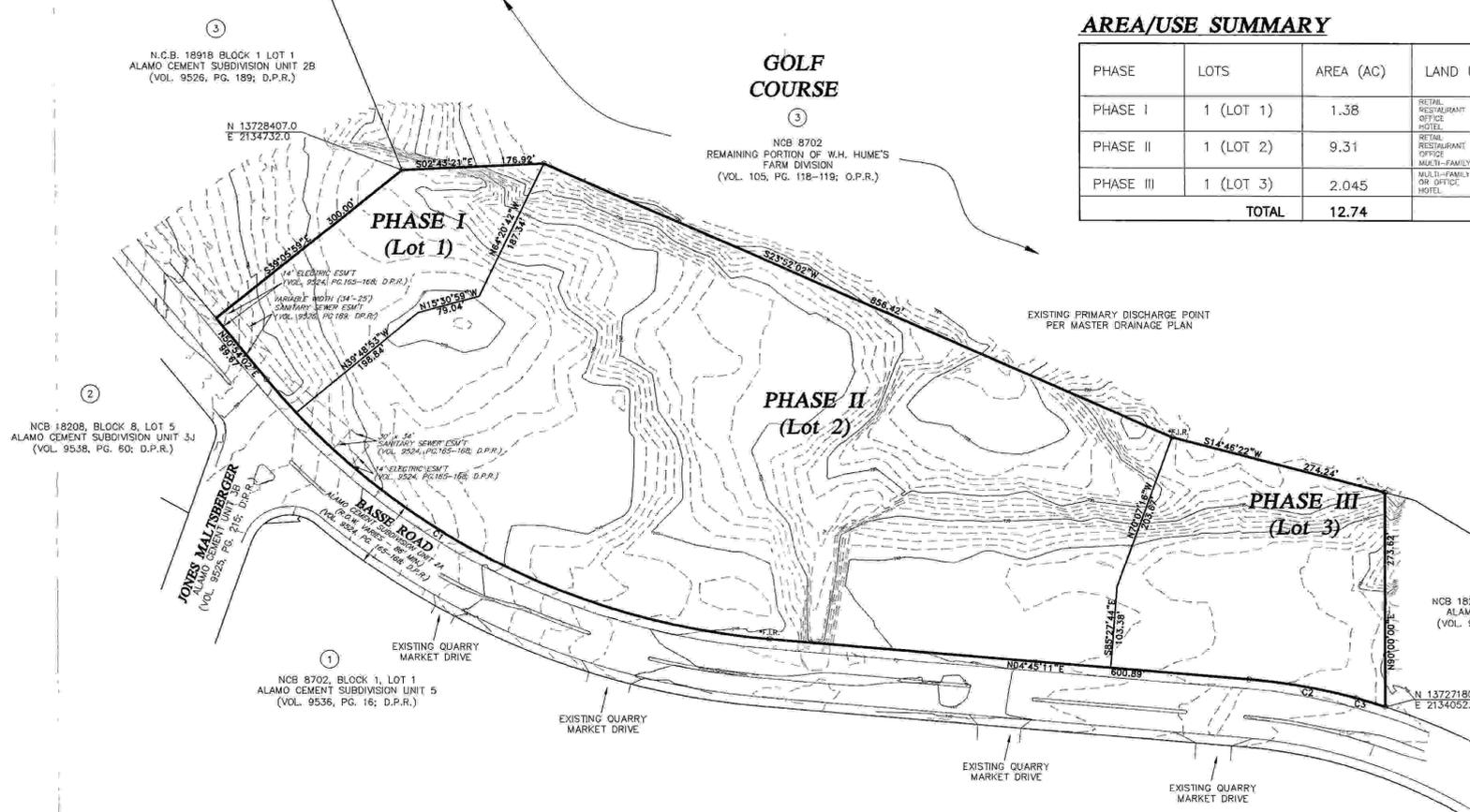
**LOCATION MAP**  
1"=2000'

**MAPPING NOTES**

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
- NAD 83 GRID COORDINATES DERIVED FROM OPUS SOLUTION PID - AF9533  
DESIGNATION - ANTO SAN ANTONIO RRP CORS ARP  
LATITUDE - N292928.342  
LONGITUDE - W0983435.880
- DIMENSIONS SHOWN ARE SURFACE
- COMBINED SCALE FACTOR USED IS 0.99983
- BEARINGS MUST BE ROTATED 0 DEG, 6 MIN, 57 SEC CLOCKWISE TO MATCH NAD 83.

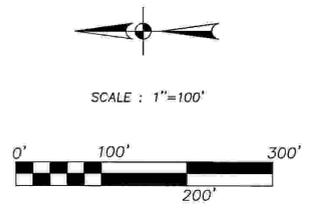
**GENERAL NOTES**

- INTERNAL STREETS WITHIN THESE MDP LIMITS ARE PRIVATE.
- THE PROPERTY IS INSIDE THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
- WATER AND SEWER SERVICES WILL BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
- A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN AASHTO MANUAL, 2001 EDITION.
- SIDEWALKS TO BE INSTALLED PER UDC SECTION 35-506 (Q)
- PARKING/LOADING SHALL COMPLY WITH UDC SECTION 35-207(M) BY VIRTUE OF MXD ZONING.
- THIS MDP IS SUBJECT TO PARKS AND OPEN SPACE REQUIREMENTS OF THE UDC SECTION 35-503 AND TND REGULATIONS IN UDC SECTION 35-207. REFERENCE APPROVAL LETTER DATED 02/04/05.
- ALL DEVELOPMENT ON THE SUBJECT PROPERTY WILL COMPLY GENERALLY WITH THE SITE PLAN APPROVED BY CITY COUNCIL AS PART OF THE REZONING TO MXD (ORDINANCE # 99626). FINAL PLACEMENT OF STRUCTURES AND USES WILL BE DESIGNATED IN BUILDING PERMIT APPLICATION.
- BUILDING SETBACKS WILL CONFORM TO THE TND REGULATIONS FROM TABLE 35-207 OF THE UDC.



**AREA/USE SUMMARY**

PHASE	LOTS	AREA (AC)	LAND USE
PHASE I	1 (LOT 1)	1.38	RETAIL RESTAURANT OFFICE HOTEL
PHASE II	1 (LOT 2)	9.31	RETAIL RESTAURANT OFFICE MULTI-FAMILY (510 RENTAL UNITS)
PHASE III	1 (LOT 3)	2.045	MULTI-FAMILY (80 CONDO UNITS) OR OFFICE HOTEL
<b>TOTAL</b>		<b>12.74</b>	



**LEGEND**

- PROPERTY LINE \
- MDP LIMITS
- LOT LINES
- EASEMENTS

**ABBREVIATIONS**

- AC. ACRE
- ESM'T EASEMENT
- N.C.B. NEW CITY BLOCK
- N.A.D. NORTH AMERICAN DATUM
- R.O.W. RIGHT OF WAY
- VOL. VOLUME
- PG. PAGE
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- F.I.R. FOUND IRON ROD
- MDP MASTER DEVELOPMENT PLAN
- LAT. LATITUDE
- LONG. LONGITUDE
- N. NORTH/NORTHING
- E. EAST/EASTING

PLAN HAS BEEN ACCEPTED BY  
 COSA *Robert A. Sosa*  
 8/22/05 834 (number)  
 If no plats are filed, plan will expire on 2/01/07  
 1st plat filed on

**ADJACENT PROPERTY OWNERS**

- OWNER: ALAMO STONECREST HOLDINGS L.L.C., ET.AL. 11455 EL CAMINO REAL, STE 200 SAN DIEGO, CA 92120-2047
- OWNER: GROVE HILL LIMITED, INC. 2010 NW MILITARY HWY SAN ANTONIO, TX 78213-2130
- OWNER: ALAMO PARK, INC./LINCOLN HEIGHTS DEVELOPMENT CO. TENANT/GROUND LEASE: QUARRY AT LINCOLN HEIGHTS JOINT VENTURE/ QUARRY COURSE, L.P. 800 SONTERRA BLVD #180 SAN ANTONIO, TX 78258-3941
- OWNER: CLEAR CHANNEL MANAGEMENT SERVICES, L.P. 200 E BASSE RD SAN ANTONIO, TX 78209-8328

**PROJECT INFORMATION**

OWNER/DEVELOPER: QUARRY RIM DEVELOPERS, LTD. 1100 NE LOOP 410, SUITE 900 SAN ANTONIO, TEXAS 78209 TEL (210) 824-6044 FAX (210) 824-7656

ASSOCIATED PLANS: LINCOLN HEIGHTS (POADP No. 320)

ZONING: MXD

PHASING: THREE LOTS DEVELOPED AS THREE PROJECTS/PHASES (SEE TABLE THIS SHEET)

SCHEDULING: PHASES MAY BE CONSTRUCTED SIMULTANEOUSLY

TOTAL AREA: 12.74 ACRES

**CURVE TABLE**

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH	TANGENT
C1	904.00'	46°08'51"	S27°49'36"W	708.58'	728.11'	385.10'
C2	731.00'	10°37'33"	N10°03'57"E	135.37'	135.57'	67.98'
C3	805.10'	2°41'43"	N16°43'35"E	37.87'	37.87'	18.94'

**THE VILLAGE AT QUARRY MARKET**  
**MASTER DEVELOPMENT PLAN / MIXED USE DEVELOPMENT**

A 12.74 ACRE OR 554,769 SQUARE FOOT TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS, OUT OF NEW CITY BLOCK 8702 AND OUT OF THE REMAINING PORTION OF THE W.H. HUME'S FARM SUBDIVISION AS RECORDED IN VOLUME 105, PAGES 118-119; OUT OF ALAMO CEMENT SUBDIVISION UNIT 2A AS RECORDED IN VOLUME 9524, PAGES 165-168; AND ALSO OUT OF ALAMO CEMENT SUBDIVISION UNIT 2B, AS RECORDED IN VOLUME 9526, PAGE 189 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

ACKNOWLEDGED BY:  
*[Signature]* PAPE-DAWSON ENGINEERS, INC.  
*[Signature]* QUARRY RIM DEVELOPERS LTD

MDP PLAN NO: \_\_\_\_\_

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: \_\_\_\_\_ DATE: \_\_\_\_\_  
 SECRETARY: \_\_\_\_\_ DATE: \_\_\_\_\_

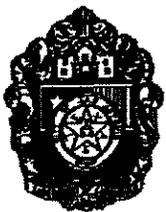
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Date: Aug 05, 2005, 8:30am User: ID: mchabanda  
 File: P:\5918\01\Design\Civil\MDP-591807.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.



555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000  
 FAX: 210.375.9010



**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**



Date: \_\_\_\_\_

<b>Case Manager:</b> Robert Lombrano , Planner II (Even File number) (210) 207-5014, rlombrano @sanantonio.gov  Ernest Brown, Planner II (Odd file Number) (210) 207-7207, ernestb@sanantonio.gov	<b>File Number:</b>  
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**\*\*Will this project be used in conjunction with a Tax Increment Financing Application (TIF):  YES  NO\*\***

If YES please note that higher standards have been adopted and are required for projects that involve City funds like TIF. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Neighborhood Action Department at (210) 207-7881, (Indicate TIF Project Name on all submissions).

*(Check One)*

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> Master Development Plan (MDP) (Formerly POADP) | <input type="checkbox"/> P.U.D. Plan                          |
| <input type="checkbox"/> MDP/ P.U.D. Plan (combination)                            | <input type="checkbox"/> Mixed Used District (MXD)            |
| <input type="checkbox"/> Master Plan Community District (MPCD)                     | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) |
| <input type="checkbox"/> Traditional Neighborhood Development (TND)                | <input type="checkbox"/> Manufactured Home Park Plan (MHPP)   |
| <input type="checkbox"/> Flexible Development District                             | <input type="checkbox"/> Pedestrian Plan (PP)                 |
| <input type="checkbox"/> Urban Development (UD)                                    | <input type="checkbox"/> Rural Development (RD)               |
| <input type="checkbox"/> Farm and Ranch (FR)                                       | <input type="checkbox"/> Mix Light Industrial (MI-1)          |
|  | <input type="checkbox"/> Other: _____                         |

2005-9-12 1:12  
NEW SERVICES

*Master Plan Submittals: Completeness Review Form and 15 copies (folded) with Planning Department Request for Review form (attached) for respective departments or agencies*

Project Name: The Village at Quarry Market

Owner/Agent: Quarry Rim Developers, Ltd. Phone: (210) 824-6044 Fax: (210) 824-7656

Address: 1100 NE Loop 410, Suite 900, San Antonio, Texas Zip code: 78209

Engineer/Surveyor: Pape-Dawson Engineers, Inc. Phone: (210) 375-9000 Fax: (210) 375-9020

Address: 555 East Ramsey, San Antonio, Texas Zip code: 78216

Contact Person Name: Thomas M. Carter, P.E. E-mail: tcarter@pape-dawson.com

February 23, 2004

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**APPLICATION**  
(Continued)

Existing legal Description:

NCB 87026 of NW 1/4 Pt of TR-16

ARB P-123 (Platting in progress)

Existing zoning: MXD (recently approved) Proposed zoning: (no change)

Projected # of Phases: 3 (will likely run concurrent)

Number of dwelling units (lots) by Phases: mixed use residential, retail, and restaurant

Total Number of lots: 3 divided by acreage: 12.74 = Density: 0.23

(PUD Only) Linear feet of street N/A  Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Total open space: N/A divided by total acreage: \_\_\_\_\_ = Open space \_\_\_\_\_%

(PUD Only) Type of gate (guard/mag card/key/transmitter/etc.): N/A

(PUD Only) Construction start date: N/A

(PUD Only) X/Y coordinates at major street entrance: X: N/A Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Council District: 9 School District: Alamo Heights ISD Ferguson map grid: 583 A2, A3

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?

Name Lincoln Heights POADP No. 320

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?

Name The Village at Quarry Market No. TBD

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

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

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CITY SERVICES

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;
- (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

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**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.
- Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:  
(PUD ONLY)
  - (a) square footage of all buildings and structures
  - (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.
- A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
  - (a) total number of dwelling units, by development phase.
  - (b) Residential density and units per acre.
  - (c) (PUD Only) Total floor area ratio for each type of use.
  - (d) Total area in passive open space.
  - (e) Total area in active developed recreational open space.
  - (f) Total number of off-street parking and loading spaces.

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CITY SERVICES

**City of San Antonio**  
**Planning Department**  
**Master Development Plan Section**  
**Technical Review**  
(Continued)

- Traffic Impact Analysis (section 35-502).
- (PUD Only) Utilities plan.
- (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.
- (PUD Only) Lots numbered as approved by the City.
- (PUD Only) Layout shall show where lot setbacks as required.
- Location and size in acres of school sites, as applicable.
- The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.
- A stormwater management plan (section 35-B119)

**Owner or Authorized Representative:**

I certify that the VILLAGE AT QUARRY MARKET Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

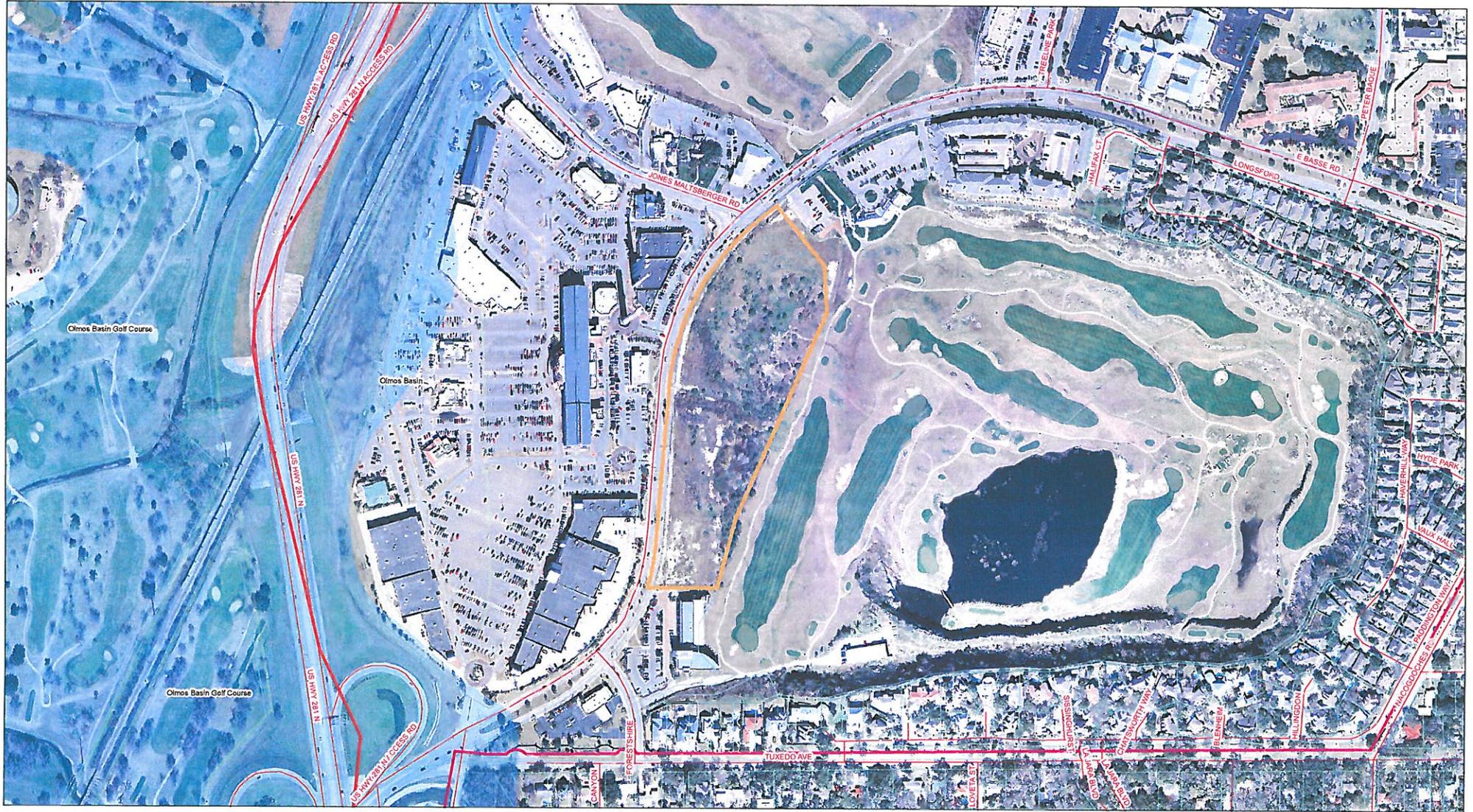
Print Name: ROBERT W. HUNT Signature: *Robert W. Hunt*  
Date: NOV. 10, 2004 Phone: 824-6044 Fax: 824-7656  
E-mail: ROBERT@EMBREYDC.COM

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CITY SERVICES

If you have any questions please call Michael O. Herrera, Special Projects Coordinator at 207-7038

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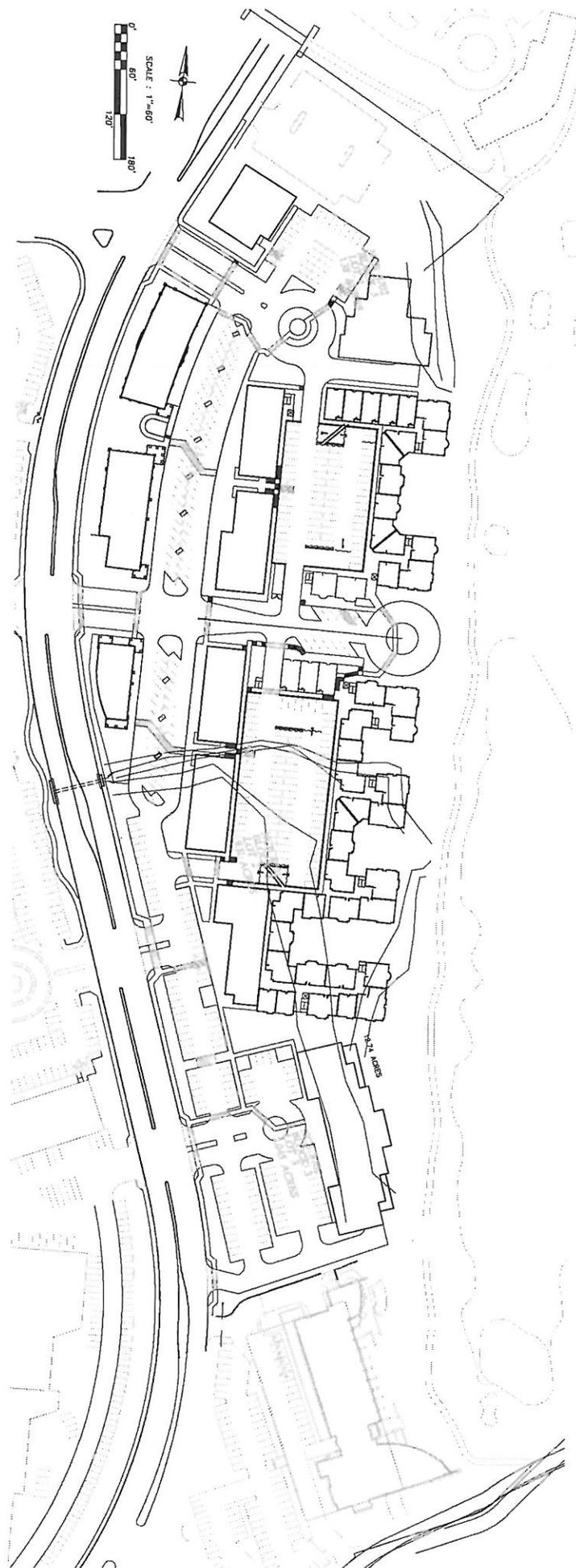


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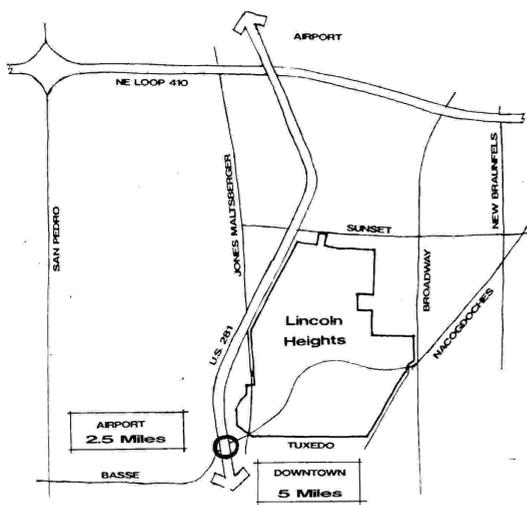
- Village\_Quarry
- Parcels
- Park
- Floodplain 100 yr - 2002
- Streets
- Major Highway

**City of San Antonio**  
 Master Plan Development  
 Village at Quarry Market





Vicinity Map



*Handwritten:* OLD P.O.P.P.

Note: There will be no access/egress except toward TreeLine Park

Land Use Summary

Proposed Land Uses:

No.	Land Use	Acree
1A	Hotel/Motel	11.0
1B	Convenience Retail	1.4
1C	Commercial or Office	6.6
1D	Regional-Specialty Retail	15.2
1E	Convenience Retail	1.1
1F	Specialty Retail	4.1
1G	Convenience Retail	1.0
2A	Convenience Retail	1.4
2B	Specialty Retail	1.1
2C	Commercial	4.1
2D	Convenience Retail	2.6
2E	Commercial	3.5
2F	Commercial	2.6
3A	Convenience Retail	1.8
3B	Single-family	2.3
3C	Commercial or Office	6.5
3D	Commercial or Office	4.5
3E	Executive Resort Hotel	4.2
Golf Course		
North (73.0)		162.1
South (88.2)		
4A	Commercial or Office	5.3
4B	Convenience Retail	0.6
4C	Convenience Retail	1.0
5A	Single Family	29.2
5B	Mixed Use	10.7
6A	Convenience Retail	0.7
6B	Multi-family	15.1
6C	Multi-family	14.2
6D	Specialty Retirement	7.7
Rights-of-Way		12.7
Subtotal		334.3

NCB Lot Owner/Address

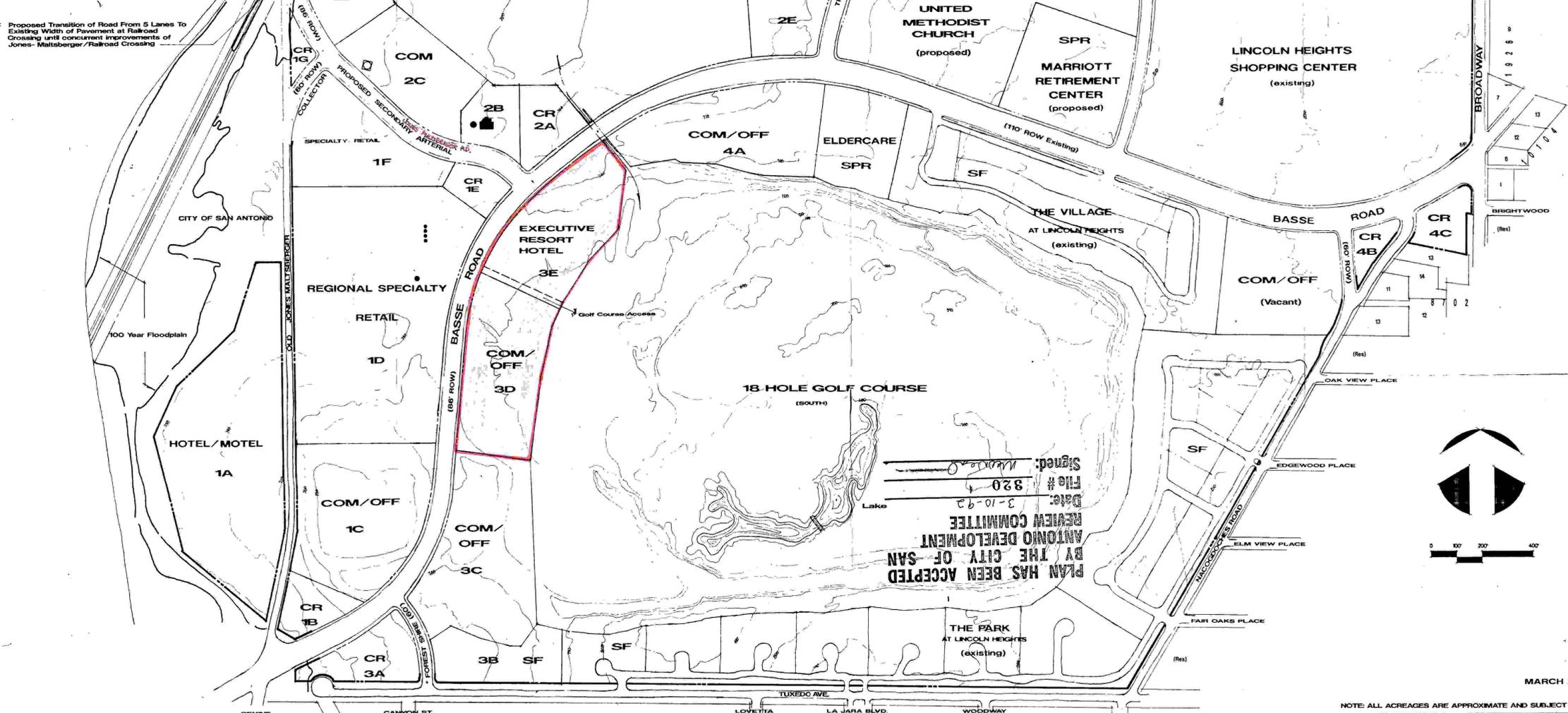
11882	41	Giles, R.L. 7915 Oak Lane, 78209
92	42	Fordwa Company 435 Sunset Road, 78209
11884	80A	Agulter, Felix M. & Susie 111 Lorenz, 78209
91	81	Ross, A.R. 371 West Sunset, 78209
19259	49	Quincy Lee Company 634 West Sunset Road, 78216
50	50	Quincy Lee Company 634 West Sunset Road, 78216
51	51	Quincy Lee Company 634 West Sunset Road, 78216
11883	53C	Zarazua, Valeriano c/o Minerva Montoya 402 Sunset Road, 78209
53D	53D	Zarazua, Valeriano 105 Lorenz, 78209
53E	53E	Ricks, Bill & Linda 14306 Turtle Rock, 78232
54	54	Zarazua, Valeriano 305 Goodwin, 78218
54	54	Khan, J.A. 362 Sunway Road, 78209
56A	56A	Beck, Edmund S. & Julia A. 10711 Lost Hilltop Lane, 78230
56B	56B	Beck, Edmund S. & Julia A. 10711 Lost Hilltop Lane, 78230
56C	56C	Adams, Nancy C. 637 Sunbark, 78209
56F	56F	Growing Company 234 Sunset, 78209
56F	56F	Watson, Dalton L. 334 West Sunset, 78209
58	58	Richmond, Barbara B. Gloria 332 West Sunset, 78209
60	60	Comas, Roman & Librada 308 West Sunset, 78209
65	65	Cory, Nelson J. & Carl A. Nuttwith 310 West Sunset Road, 78209
66	66	Censor Services, Inc. 1003 Walnut Street, Kansas City, Mo, 64106
67	67	Dalton, Charlene 342 West Sunset, 78209
68	68	Dry, John L. & Dorothy R. 2543 Blossom Dr., 78217
11888	26	Garcia, Porfirio & Aurora 242 Sunset Road, 78209
26	26	Brake, Raymond C. & Fernando 250 West Sunset Road, 78209
87	87	The 411 Everest Partnership, 7915 Broadway, 78209
11920	82	Dixon West Apts. c/o L.A. Kahn 108 S. St. Mary's, # 600, 78205
11928	3	Archdiocese of San Antonio 2718 West Woodlawn, 78228
3	3	Archdiocese of San Antonio 2718 West Woodlawn, 78228
4	4	Archdiocese of San Antonio 2718 West Woodlawn, 78228
11925	9	Hub HR, Inc. 2300 Mercantile Bank Bldg., Dallas, Texas, 75201
10104	16	Hub HR, Inc. 2300 Mercantile Bank Bldg., Dallas, Texas, 75201
16	16	Hub HR, Inc. 2300 Mercantile Bank Bldg., Dallas, Texas, 75201
28	28	Karen Investment Company P.O. Box 17597, 78217
11926	7	Kopplow, Edward K. & P. McGrath, 1920 Nacogdoches, Suite 200, 78209
11925	27	Arnos, Henry A. Teresa 2327 Fresno, 78201
10104	9	Radiola, E. Lewis 7330 Broadway, 78209
10	10	Peacock, Philip R. 1206 Nacogdoches, 78209
13	13	Jackson, R. Carl & Seawall 540 Garrety Road, 78209
8702	14	Alamo Heights Medical Bldg., Inc. c/o Dr. Childers, M.A., Jr. 7400 Broadway, 78209
14	14	St. Lukas Episcopal Church 11 St. Lukas, 78209
11	11	Palmer, Fay 239 Broadway, 78209
12	12	Palmer, Fay 239 Broadway, 78209
13	13	CPSS P.O. Box 1771, 7826
9	9	Esammam, Patricia D. 7800 Broadway #50, 78209
11926	13	Pulliam, Elva B. 1802 La Sobera, 78209
10104	13	Southwestern General Life Insurance Company P.O. Box 779, Dallas, Texas, 75201
1	1	Missouri Pacific R.R. c/o J.S. Morris, Roadmaster P.O. Box Drawer F.S.A. 15211

Existing Parcels/Land Uses:

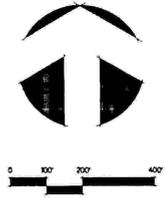
Lincoln Heights Shopping Center	26.8
Forum at Lincoln Heights	15.7
Alamo Heights United Methodist Church	13.2
Marriott Retirement Center	4.8
Eldercare	3.0
Commercial-Office Tract	5.0
The Village at Lincoln Heights	12.4
The Park at Lincoln Heights	30.6
Rights-of-Way	12.4
Subtotal	123.9
Total (Proposed and Existing)	458.2

ADJACENT PARCELS

Note: Proposed Transition of Road From 5 Lanes To Existing Width of Pavement at Railroad Crossing with concurrent improvements of Jones-Maltzberger/Railroad Crossing



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE  
 Date: 3-10-92  
 File # 820  
 Signed: [Signature]



MARCH 2, 1992

NOTE: ALL ACREAGES ARE APPROXIMATE AND SUBJECT TO CHANGE

Lincoln Heights Preliminary Overall Area Development Plan

OWNER: ALAMO PROPERTY COMPANY  
 P.O. BOX 34807 SAN ANTONIO, TEXAS 78265  
 AGENT: LLOYD A. DENTON, JR.  
 3330 OAKWELL COURT SUITE 110  
 SAN ANTONIO, TEXAS 78218 828-6131

Dixie Watkins III  
 land planning  
 landscape design  
 environmental management  
 3330 Oakwell Court  
 Suite 110  
 San Antonio  
 Texas  
 824-7836  
 78218

*Handwritten:* REVISION PLAN

320 MDP# 834