Ray

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO TEXAS 78285

July 16, 1986

Vickrey & Associates, Inc.
Attn: Mr. Anibal Gutierrez
7334 Blanco Rd, Suite 109
San Antonio, Texas 78216

RE: Raintree POADP
Amendment dated July 2, 1986
File #83-20-63-44

Dear Mr. Gutierrez:

This is to inform you that the POADP committee has reviewed and accepted your plan of Raintree.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7896.

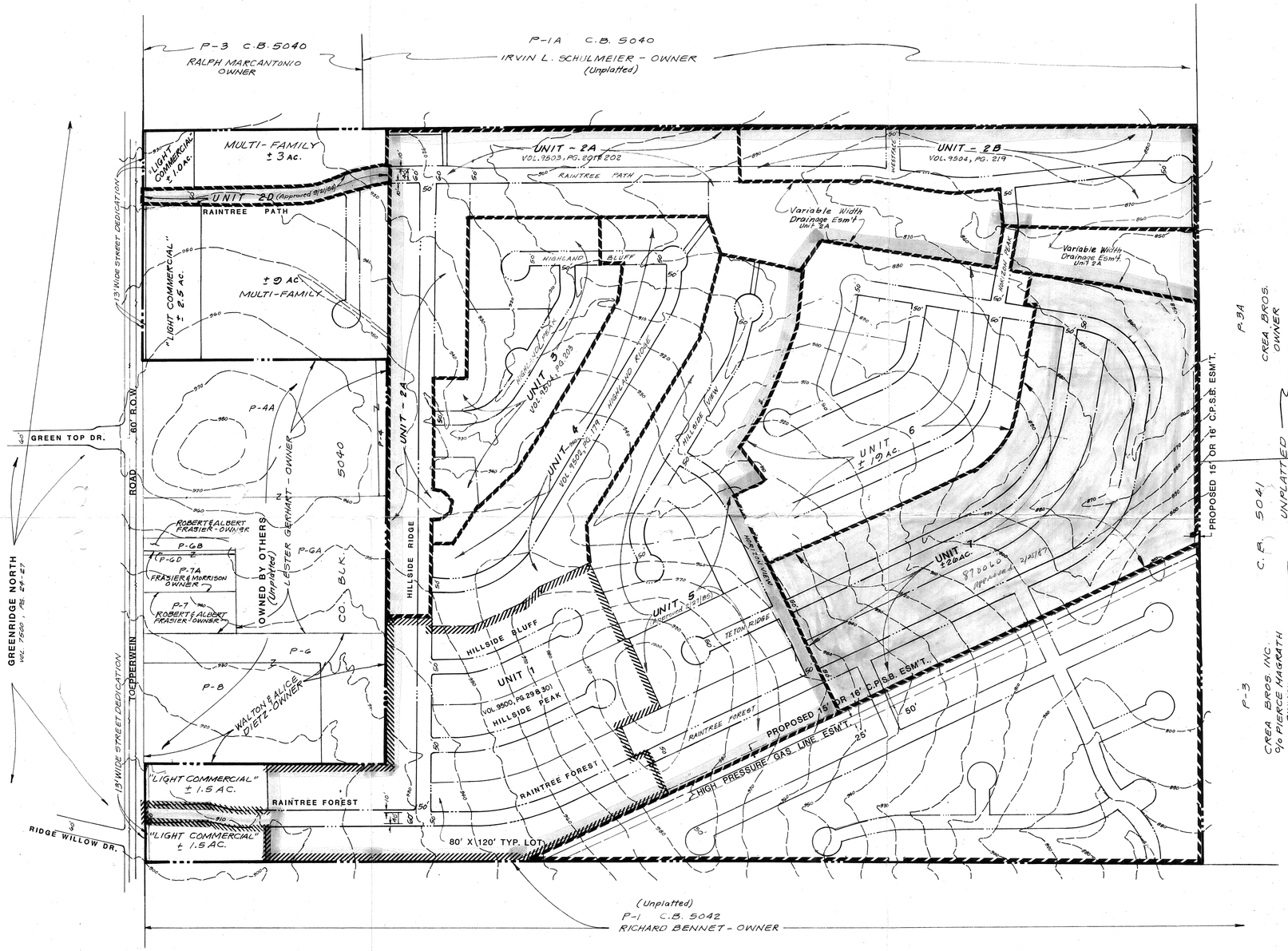
Sincerely,

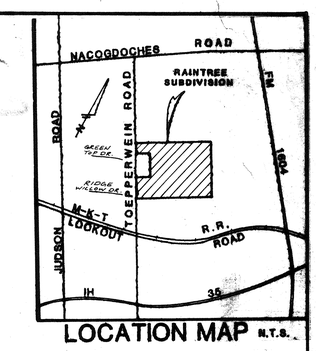
MCO Neal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"





LOCATION MAP N.T.S.

Scale: 1" = 200'

NOTES:

1. DEVELOPMENT WILL BE SINGLE FAMILY RESIDENTIAL EXCEPT AS SHOWN.
2. WATER SERVICE WILL BE PROVIDED BY THE CITY WATER BOARD.
3. SEWER SERVICE WILL BE PROVIDED BY THE CITY OF SAN ANTONIO AND CIBOLO CREEK MUNICIPAL AUTHORITY.
4. THIS DEVELOPMENT WILL BE COMPLETED IN APPROXIMATELY THREE YEARS.
5. THE AREA BEING DEVELOPED IS SITUATED OUTSIDE THE CITY LIMITS AND IS NOT ZONED.
6. UNIT 5 WILL BEGIN CONSTRUCTION DECEMBER, 1985, UNIT 6 WILL BEGIN CONSTRUCTION JULY, 1986. FUTURE UNITS WILL BEGIN CONSTRUCTION AT APPROXIMATE 6 MONTH INTERVALS.
7. THIS DEVELOPMENT IS NOT LOCATED IN THE ONE HUNDRED (100) YEAR FLOOD PLAIN LIMITS PER THE FLOOD INSURANCE RATE MAP COMMUNITY PANEL No. 480035-0250 B EFFECTIVE DATE OCT. 16, 1984 FOR BEXAR COUNTY.

RECEIVED
JUL 2 1986
DEPARTMENT OF PLANNING
Subdivision Section

"DEVELOPER"
MORTON SOUTHWEST
P.O. BOX 18428
SAN ANTONIO, TEXAS 78218

#8

DATE	DESCRIPTION	APPROVED
1, JULY, 86	REVISED UNIT-8 STREET LAYOUT	
30 MAY 84	ADDED UNITS 2D, 6, 7 AND 8 ALSO VOLUME AND PAGE OF RECORDED UNITS	
14 AUG 85	ADDED STREET TO UNIT 6	
4 OCT. 85	ADDED UNIT-9, AS PER M.S.W. INC'S LAYOUT OF 1 OCT 85	J.A.A.
21, NOV. 85 JUNE '86	REVISED PER CURRENT REQUIREMENTS FOR ROADS REVISED UNIT 7 & 8 LAYOUT	

REVISIONS

JOB NO. 0608-11-04
JOB NO. 0609-52-04
FILE NO:
FILE LOCATION

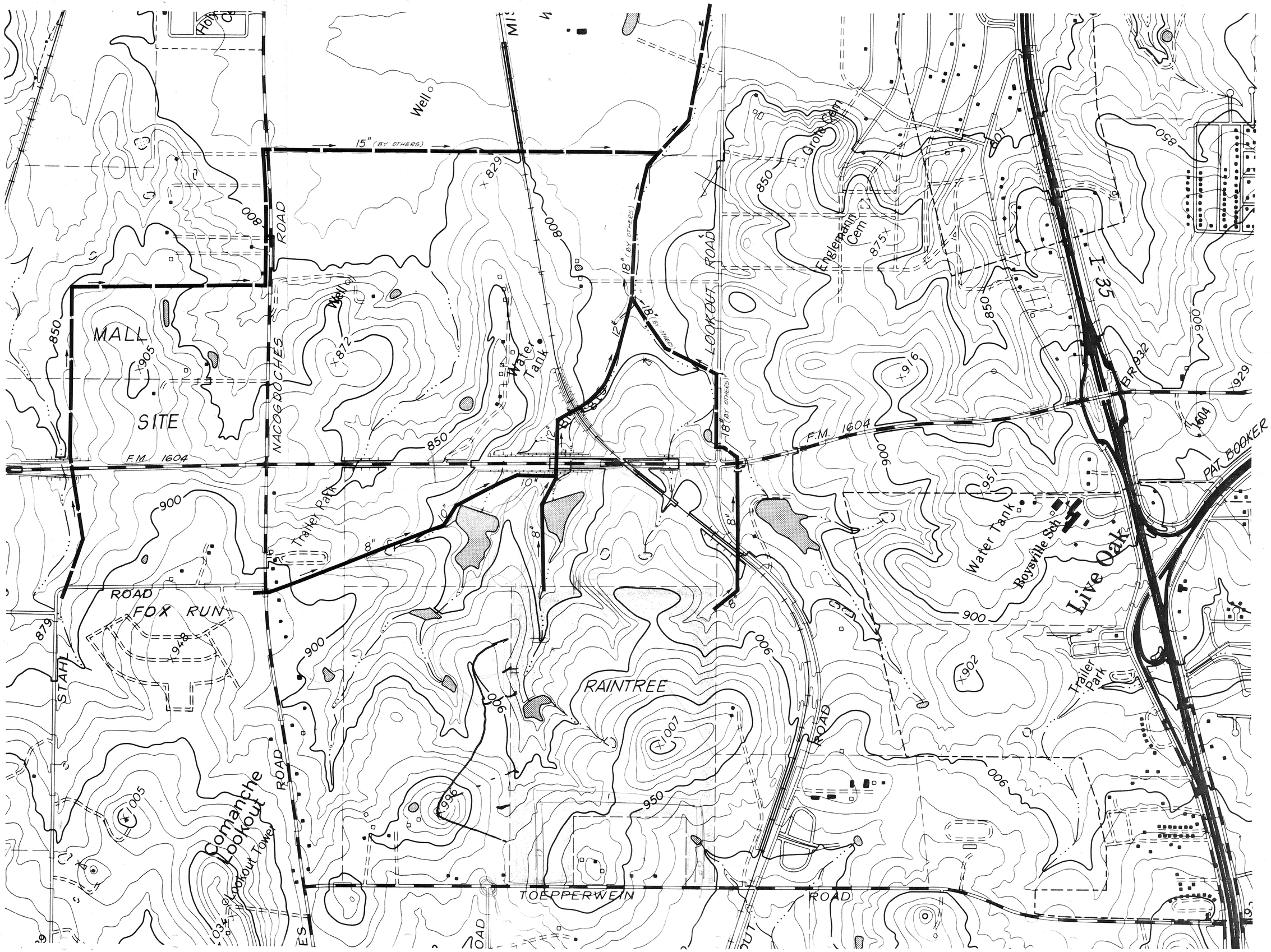
DRAWN BY: R.V.H.
DATE: JAN., 1983
CHECKED BY:
APPROVED BY:
CERTIFIED BY:
Registered Professional Engineer

VICKREY & ASSOCIATES, Inc.
ENGINEERS - ARCHITECTS
7334 BLANCO ROAD SUITE 109 • SAN ANTONIO, TEXAS 78216 • 512-349-3271

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
RAINTREE SUBDIVISION
"A Morton Southwest Development"

0 100 200 400
SCALE IN FEET

SHEET 1 OF 1



SCALE : 1" = 50

#8

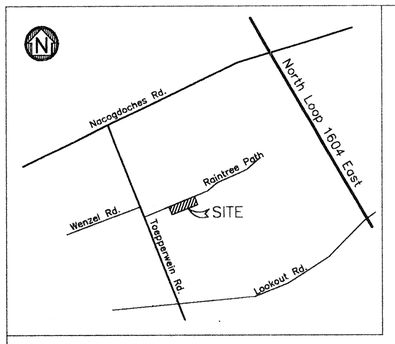
C.C.M.A. STUD
RAINTREE OU

JOB Nº : 0647-25-06
DATE : MAY 18, 1983

VICKREY & ASSOCI
CONSULTING ENGINEERS &
7334 Blanco Road Suite 109 San Antor

Plat No. 030487

FLOOD NOTE - According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0303 E, with an effective date of February 16, 1996, this property IS NOT within the 100-year floodplain.



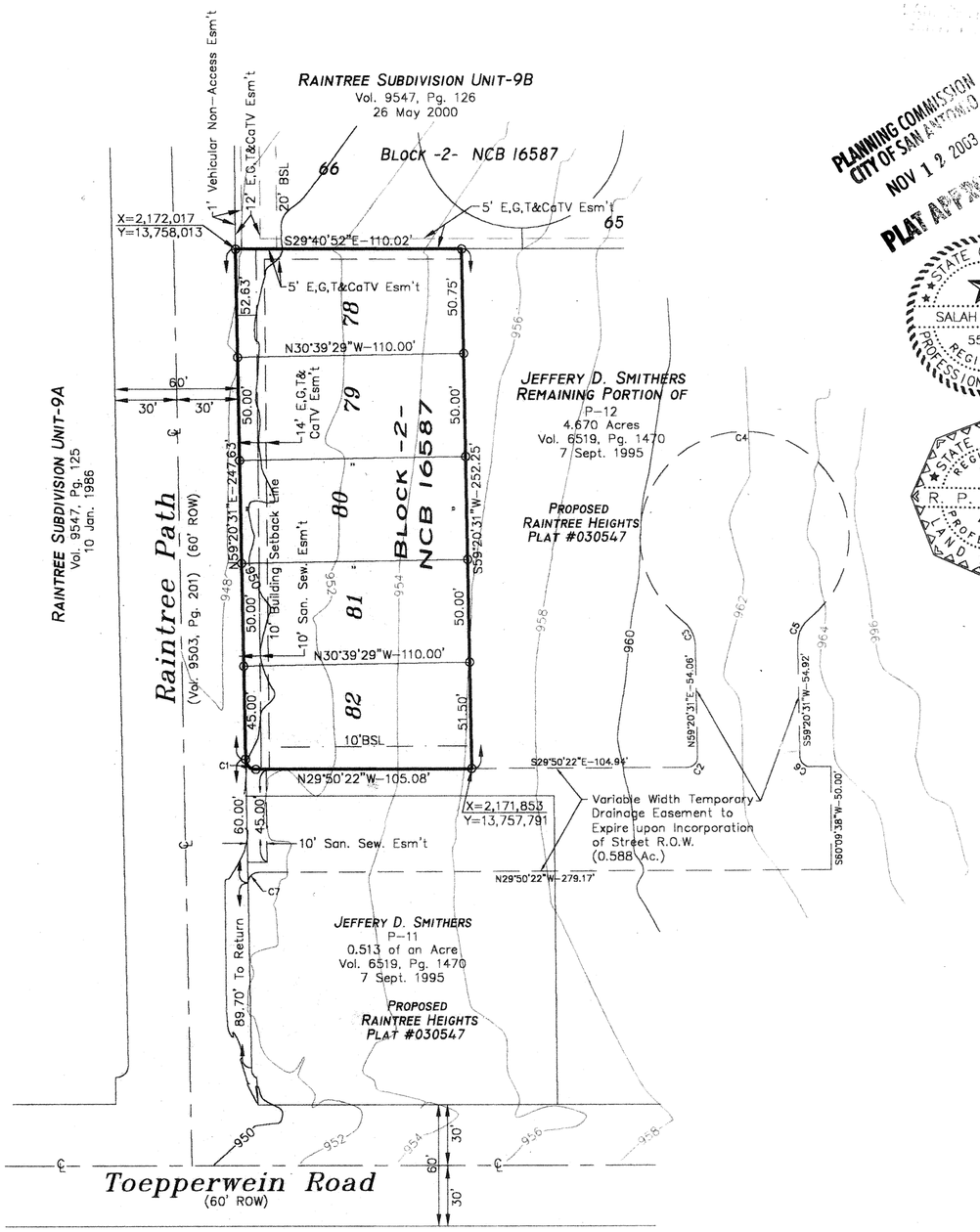
LOCATION MAP

N.T.S.

OWNER/DEVELOPER

Antioch Orthodox Church of San Antonio
C/O 2939 Mossrock Road # 225
San Antonio, Tx. 78230
(210)308-0057
Mr. Salah Diab

Curve Table					
Curve	Radius	Delta	Length	Chd Brg	Chord
C1	5.00'	89°10'53"	7.78'	N14°45'04"E	7.02'
C2	5.00'	90°49'07"	7.93'	S75°14'56"E	7.12'
C3	15.00'	52°41'41"	13.80'	N32°59'40"E	13.31'
C4	51.00'	285°23'23"	254.03'	S30°39'30"E	61.82'
C5	15.00'	52°41'41"	13.80'	S85°41'21"W	13.31'
C6	5.00'	89°10'53"	7.78'	S14°45'04"W	7.02'
C7	5.00'	90°49'07"	7.93'	N75°14'56"W	7.12'



PLANNING COMMISSION
CITY OF SAN ANTONIO
NOV 12 2003
PLAT APPROVED

SUBDIVISION PLAT ESTABLISHING

OBEID SUBDIVISION

Being, 0.637 of an acre of land area out of a tract of land said to contain 4.670 acres of land recorded in Volume 6519, Page 1470 and being situated in New City Block 16587, City of San Antonio, 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.

STATE OF TEXAS
SALAH E. DIAB
55516
REGISTERED
PROFESSIONAL ENGINEER

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 Surveying according to an actual survey made on the ground

by: RP Shelley

STATE OF TEXAS
REGISTERED
R. P. SHELLEY
4540
PROFESSIONAL
LAND SURVEYOR

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF BEXAR

The owner of 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, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

(Trustee)

Owner

Duly Authorized Agent

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared TONY OBEID 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 28th day of OCTOBER, 2003.

Notary Public
Bexar County, Texas

WILLIAM SAGOONIK
MY COMMISSION EXPIRES
May 29, 2006

This plat of **Obeid Subdivision** 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., _____.

By: _____
Chairman

By: _____
Secretary

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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

#8

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT","SERVICE EASEMENT","OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

"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."

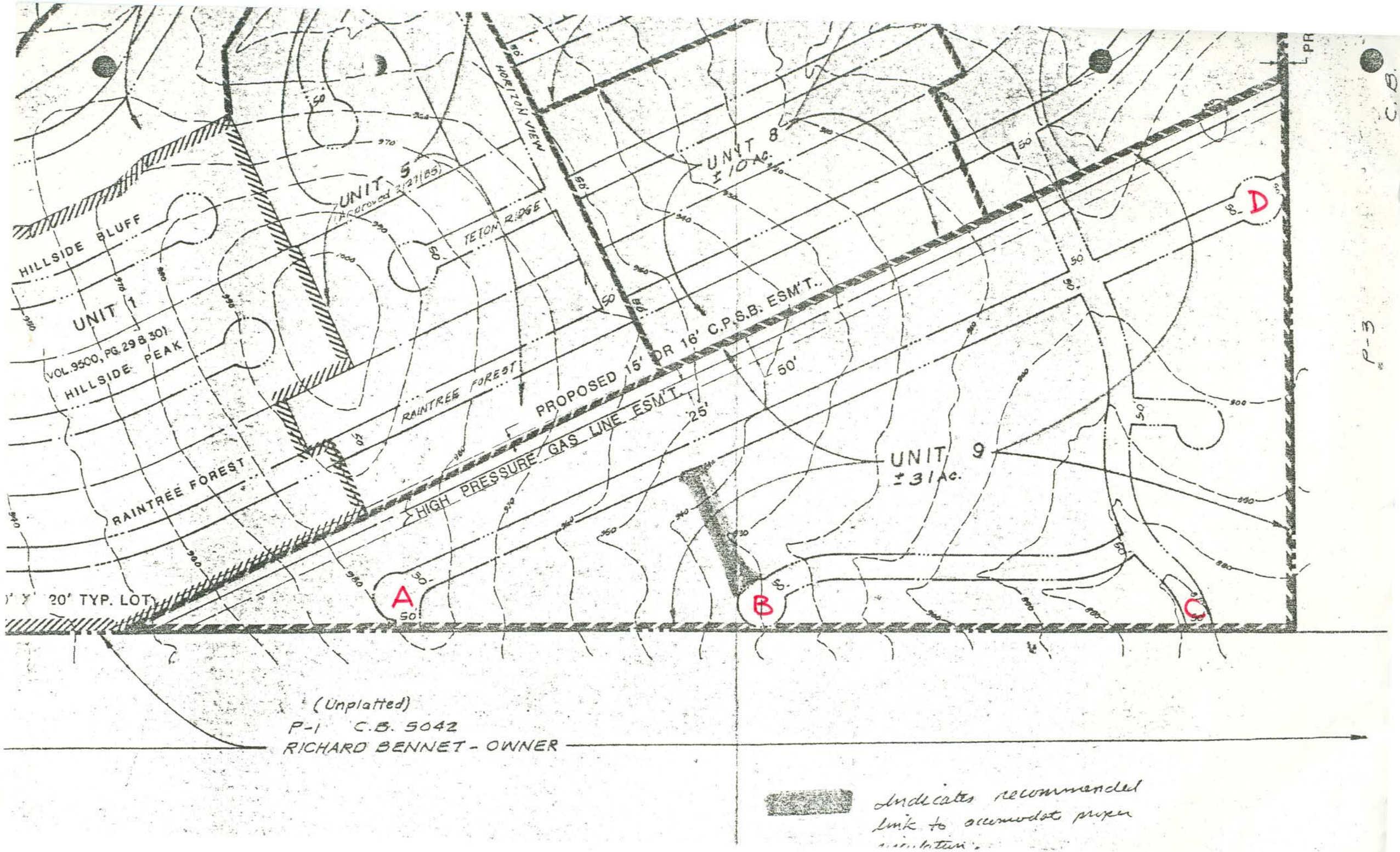
GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

Seda Consulting Engineers, Inc.
2939 Mossrock, Suite 225 (210) 308-0057
San Antonio, Texas 78230 Fax: (210) 308-8842
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER
and
Sightline Surveying, Inc.
738 Barchester San Antonio, Texas 78216
Office (210)308-5650 Fax (210)308-5676

C:\SEDA\1060\(Obeid Subdivision)-Plat.DWG


HILLSIDE BLUFF
UNIT 1
VOL. 9500, PG. 298 & 301
HILLSIDE PEAK
RAINTREE FOREST
RAINTREE FOREST
UNIT 5
(Approved 2/27/85)
TETON RIDGE
HORIZON VIEW
UNIT 8
± 10 Ac.
PROPOSED 15' OR 16' C.P.S.B. ESM'T.
HIGH PRESSURE GAS LINE ESM'T.
UNIT 9
± 31 Ac.
20' TYP. LOT
A
B
C
D
(Unplatted)
P-1 C.B. 5042
RICHARD BENNET - OWNER
Indicates recommended limit to accomodate proper mitigation.
P-3
C.B.

INFORMATION SHEET FOR
P.O.A.D.P.

FILE NO. 83-20-63-44 RAINTREE SUBD.
(To be assigned by the Planning Dept).

MORTON S.W.	P.O. BOX 18428 78286	6554420
NAME OF DEVELOPER/~~SUB~~DIVISION	ADDRESS	PHONE NO.
VICKREY & ASSOC.	7334 BLANCO RD. SUITE 105 78216	3495271
NAME OF CONSULTANT	ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE EAST R.O.W. OF TOEPPERWEIN
N.E. OF RIDGE WILLOW DR.

EXISTING ZONING (If Applicable) O.C.C.

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
(✓) City Water Board	(✓) Single Family	(✓) City of San Antonio
( ) Other District _____ Name	( ) Multi Family	(✓) Other System CIBOLO CREEK MUNICIPAL AUTHORITY Name
( ) Water Wells	(✓) Business	( ) Septic Tank(s)
	( ) Industrial	

~~(The space below is to be completed by the Department of Planning Staff).~~

DATE FILED MAR. 23, 1983

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE APRIL 22
(within 20 days of receipt).

DATE OF RESPONSE _____
(within 15 days of receipt).

SEPT 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, ans an overview of the developer's projected land use, shall include, at least the following information.

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
APPROX 3 yrs. (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 13, 1986

Morton/Southwest
Mr. Sam G. Parnes
P.O. Box 18428
San Antonio, Texas 78286

Dear Mr. Parnes:

Reference your attached letter and accompanying sketch for Raintree P.O.A.D.P.

The POADP Committee reviewed the Raintree Plan and recommends that only one stub street be provided at point C on the attached sketch.

For your information, the staff policy is that stub streets should be collectors with a 60 foot right-of-way. In this instance we see no need for a 60 foot right-of-way as Raintree Forest is only 50' also. If this recommendation is unacceptable we are available to discuss other alternatives. Thank you for your cooperation in this matter and please call our office at 299-7900 if you have any questions.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/hdlv

Attachment

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

December 12, 1985

Vickrey & Associates, Inc.
Attn: Mr. Anibal Gutierrez
7334 Blanco Road, Suite 109
San Antonio, Texas 78216

RE: Raintree POADP
(File #83-20-63-44)
Reviewed November 25, 1985

Dear Mr. Gutierrez:

The attached POADP of Raintree has been reviewed by the POADP committee. However, acceptance of this plan is conditional upon your acknowledgement of the following committee comments, as per Sec. 36-20(d) of the Subdivision Regulations.

The Committee expressed concern about what it considers to be an unnecessarily long cul-de-sac street in Unit-9 and recommends that a loop street be provided to lessen the cul-de-sac street length (see attached plan). The Committee also requests that the stub streets in Unit-9 be eliminated.

This plan will be held in abeyance pending your reply. Please contact Roy Ramos at 299-7900 if you have any questions.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

MCO/RR/sm
Attachment

Ray

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

August 28, 1985

Vickrey & Associates
Attn: Anibal Gutierrez
7334 Blanco Rd., Suite 109
San Antonio, Texas 78216

Re: Raintree P.O.A.D.P. Revised August 14, 1985
File#83-20-63-44

Dear Mr. Gutierrez:

The above has been reviewed by the P.O.A.D.P. committee and has determined that it is in general compliance with the Subdivision Regulations. The revised plan reflects a new street design in Unit-6 which is acceptable to the committee. Overall, our comments regarding cul-de-sacs and Major Thoroughfares as noted to you on our memo dated April 11, 1983, are still valid.

If you have any questions regarding this plan, please contact Roy Ramos or Edward Guzman in our Subdivision Section at 299-7900.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Sincerely,

Rebecca Quintanilla Cedillo

Rebecca Q. Cedillo
Assistant Director of Planning
Department of Planning

RQC/RR/sh

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Date: June 12, 1984

Vickrey & Associates, Inc.

Applicant: Mrs. Arlene Frump
Address: 7334 Blanco Road
SanAntonio, Texas 78216

Re: Raintree
File #: 83-20-63-44

☐ Preliminary Plan
☒ P.O.A.D.P. (Revision date May 30, 1984)

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

(X) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
(X) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

(X) Comments: It is noted that staff comments dated April 11, 1983 regarding cul-de-sacs and major thoroughfares still apply.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By _____

"AN EQUAL OPPORTUNITY EMPLOYER"

Eddie

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 11, 1983

Vickrey & Associates, Inc.
Attn: Mrs. Arlene Frump
7334 Blanco Road - Suite 109
San Antonio, Texas 78216

Dear Mrs. Frump:

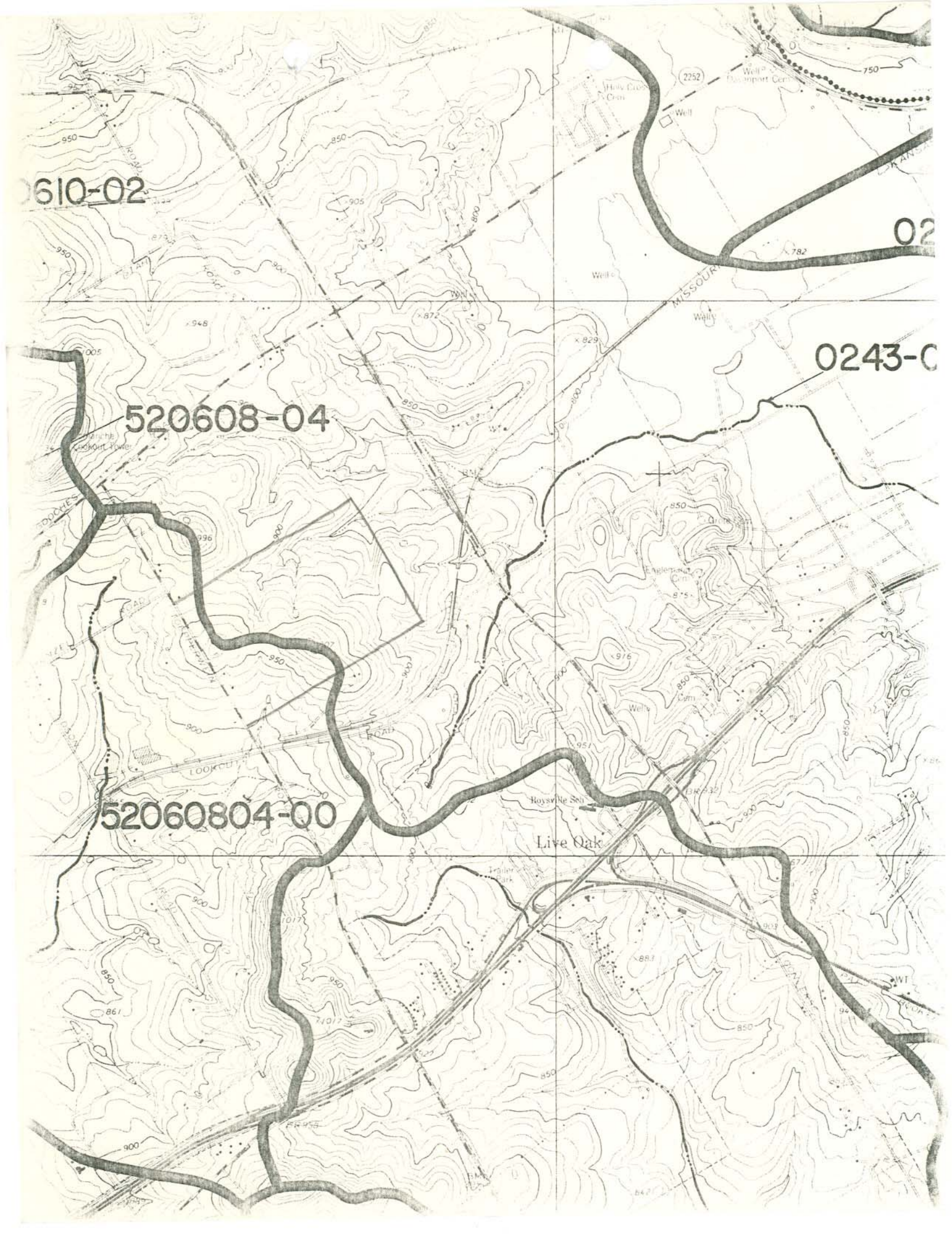
This is to advise you that a joint review of the Preliminary Overall Development Plan for Raintree (File #83-20-63-44) has been conducted by Planning and Traffic Engineering staff. Specifically, said review concentrated on those areas for which plats have not been approved or recorded.

Our review concludes that the overall scheme is in general compliance with Chapter 36 of the City Code. However, it is recommended that the 60' R.O.W. (Raintree Path) at its entry point with Toepperwein Road should be continued to the eastern limits of the proposed development. This in our opinion would allow future extension and cause a viable east and west collector system which will carry traffic from adjoining areas, potentially between F.M. 1604 and Toepperwein Road. From the information made available to us from your office, it is our understanding that some preliminary work may be underway on Units 2A and 2B containing the street in question. We, therefore urge you to take this into consideration.

Another issue addressed in the review is the proposed cul-de-sac streets. Although some cul-de-sac streets exceed 500' as referred in Sec. 36-10(H) of the City Code, the street design work must take into account the expected density, land use, safety and convenience of the street network. Upon application of a letter of certification with the Department of Public Works for plats containing cul-de-sacs in excess of 500', then it will be necessary for your firm to address the facts in writing which warrant the design. Additionally, it is noted that Toepperwein Road is classified as a secondary arterial type "A" street (86' R.O.W.). Any platting taking place along this stretch of thoroughfare will require dedication for street widening as dictated by the Major Thoroughfare Plan.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally,



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520608-04
0243-0
52060804-00
Live Oak
Boysville Sch
Trailer Park
Englemann Cem
Holy Cross Cem
Well
MISSOURI
LOOKOUT
ROAD
2252