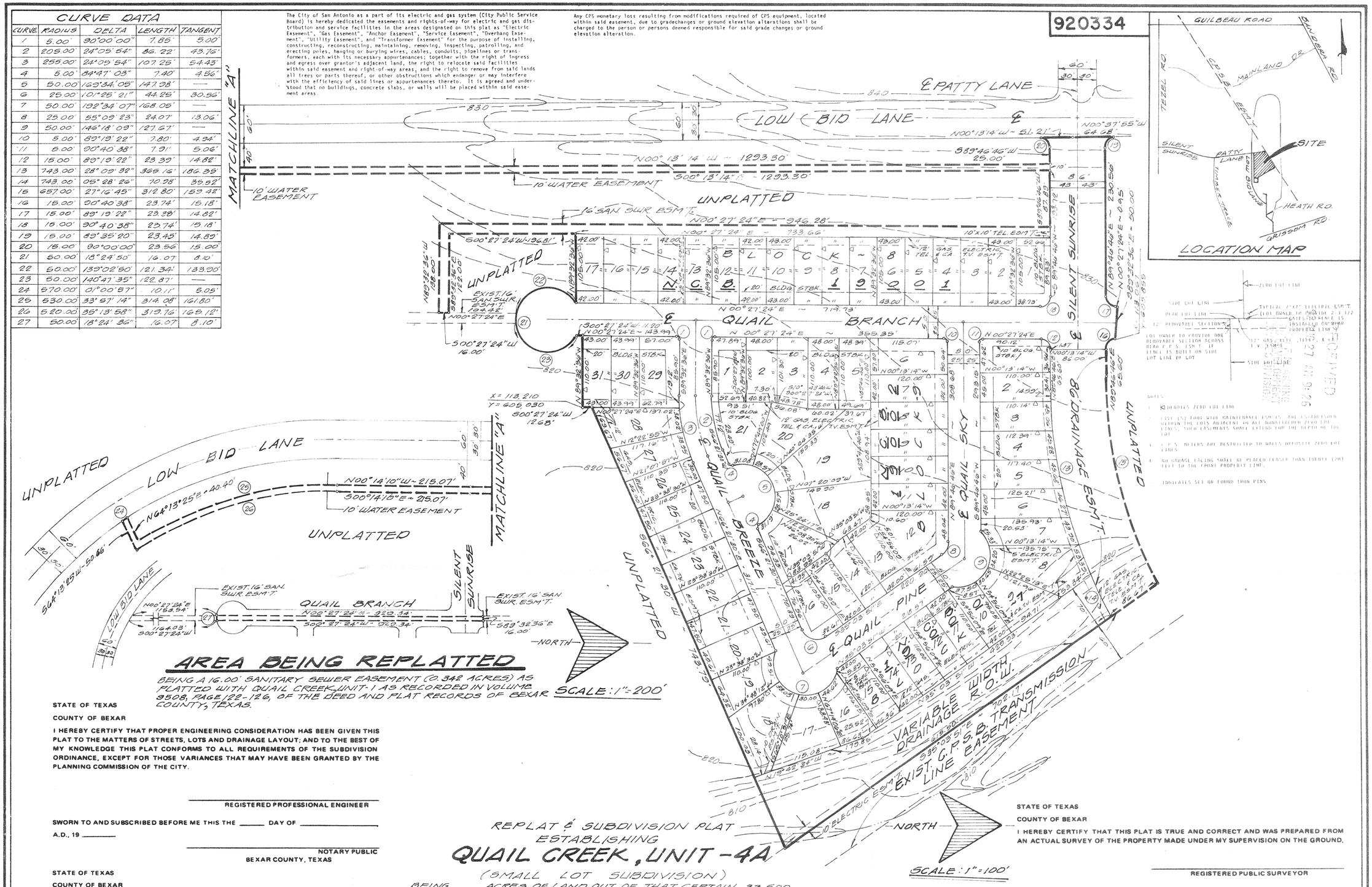
920334

CURVE DATA

CURVE	RADIUS	DELTA	LENGTH	TANGENT
1	5.00'	90°00'00"	7.85'	5.00'
2	205.00'	24°05'54"	86.22'	43.76'
3	255.00'	24°05'54"	107.25'	54.43'
4	5.00'	84°47'03"	7.40'	4.56'
5	50.00'	162°34'05"	147.08'	—
6	25.00'	101°25'21"	44.25'	30.56'
7	50.00'	192°34'07"	168.05'	—
8	25.00'	55°09'23"	24.07'	13.06'
9	50.00'	146°18'09"	127.67'	—
10	5.00'	89°19'22"	7.80'	4.94'
11	5.00'	90°40'38"	7.91'	5.06'
12	15.00'	89°19'22"	23.39'	14.82'
13	743.00'	28°09'32"	365.16'	186.35'
14	743.00'	05°28'26"	70.98'	35.52'
15	657.00'	27°16'45"	312.80'	159.42'
16	15.00'	90°40'38"	23.74'	15.18'
17	15.00'	89°19'22"	23.38'	14.82'
18	15.00'	90°40'38"	23.74'	15.18'
19	15.00'	89°35'20"	23.45'	14.89'
20	15.00'	90°00'00"	23.56'	15.00'
21	50.00'	18°24'50"	16.07'	8.10'
22	50.00'	133°02'50"	121.34'	133.00'
23	50.00'	140°47'35"	122.87'	—
24	570.00'	01°00'57"	10.11'	5.05'
25	530.00'	33°57'14"	314.08'	161.80'
26	520.00'	35°13'58"	319.76'	165.12'
27	50.00'	18°24'36"	16.07'	8.10'

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-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 gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.



AREA BEING REPLATTED

BEING A 16.00' SANITARY SEWER EASEMENT (0.342 ACRES) AS PLATTED WITH QUAIL CREEK, UNIT-1 AS RECORDED IN VOLUME 9508, PAGE 122-126, OF THE DEED AND PLAT RECORDS OF 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; 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.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 19 _____

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____

A. D. _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REPLAT & SUBDIVISION PLAT
ESTABLISHING

QUAIL CREEK, UNIT-4A

(SMALL LOT SUBDIVISION)

BEING _____ ACRES OF LAND OUT OF THAT CERTAIN 33.500 ACRE TRACT OF LAND RECORDED IN VOLUME 6633, PAGE 901, AND OUT OF THAT CERTAIN 200 ACRE THOMAS F. BINZ TRACT RECORDED IN VOLUME 1221, PAGE 329, AS RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS ALSO BEING OUT OF THE JOSE MARIA HERNANDEZ SURVEY No. 186 ABSTRACT 316, COUNTY BLOCK 4420, BEXAR COUNTY, TEXAS & OUT OF THE MARIA GERTRUDE DE LOS SANTOS SURVEY 16.50, ABSTRACT 664, N.C.B. 19007, COUNTY BLOCK 4446, SAN ANTONIO, BEXAR COUNTY, TEXAS.

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS

P.O. BOX 700605
SAN ANTONIO, TEXAS 78270 512-681-2951

THIS PLAT OF QUAIL CREEK, UNIT 4A 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

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.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A. D. _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID 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 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. _____.

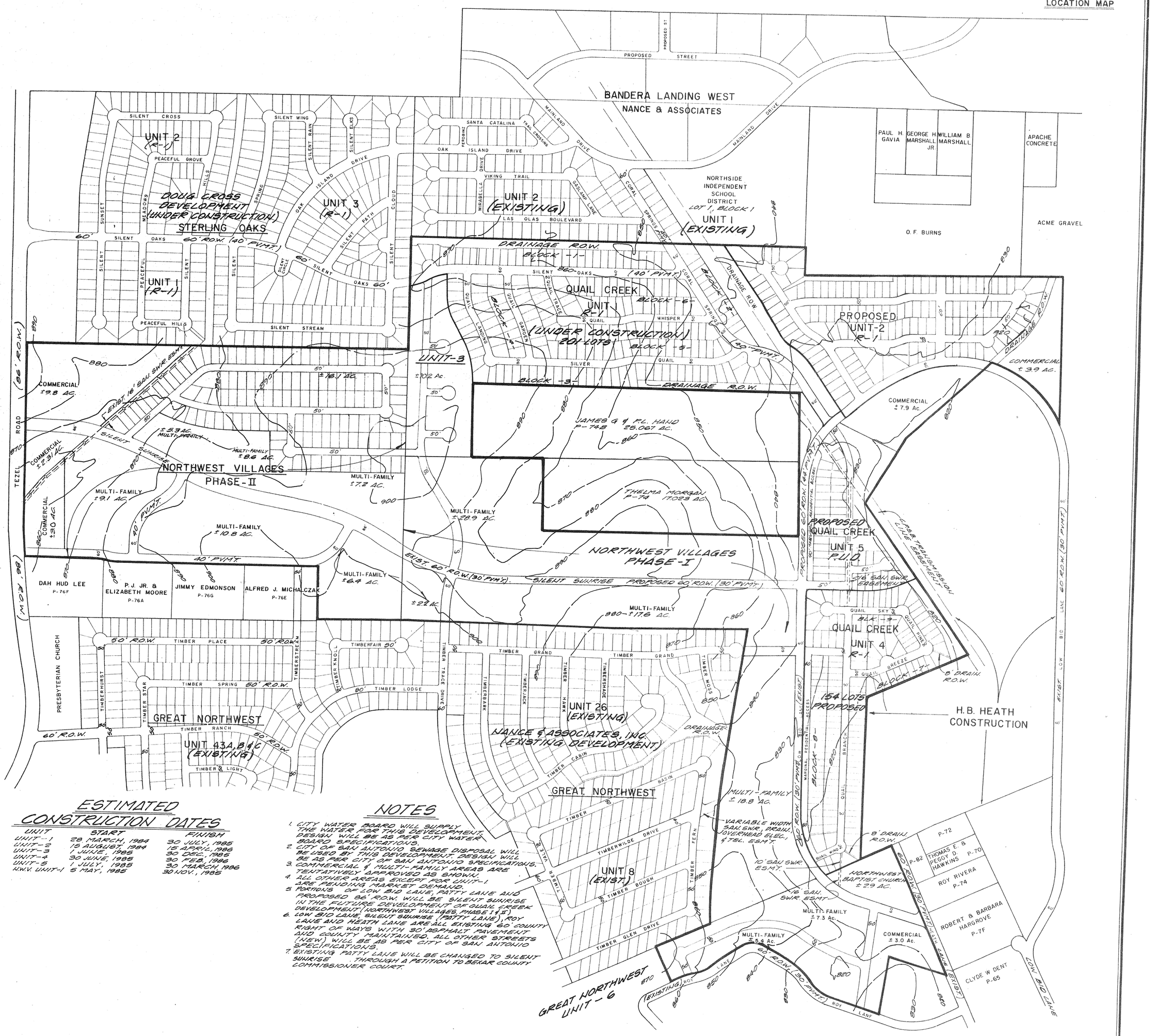
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

#118

PROJECT SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
QUAIL CREEK, UNIT-1	SINGLE FAMILY	FRENCH CREEK DEV. LTD.
QUAIL CREEK, UNIT-2	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-3	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-4	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-5	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
NORTHWEST VILLAGES, PHASE II	86' STREET R.O.W.	SIGNATURE INVESTMENTS



ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT-1	28 MARCH, 1984	30 JULY, 1985
UNIT-2	15 AUGUST, 1984	15 APRIL, 1986
UNIT-3	1 JUNE, 1985	30 DEC., 1985
UNIT-4	30 JUNE, 1985	30 FEB., 1986
UNIT-5	1 JULY, 1985	30 MARCH, 1986
N.W.V. UNIT-1	5 MAY, 1985	30 NOV., 1985

NOTES

1. CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2. CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3. COMMERCIAL & MULTI-FAMILY AREAS ARE TENTATIVELY APPROVED AS SHOWN.
4. ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5. PORTIONS OF LOW BID LANE, PATTY LANE AND PROPOSED 86' R.O.W. WILL BE SILENT SUNRISE IN THE FUTURE DEVELOPMENT OF QUAIL CREEK DEVELOPMENT (NORTHWEST VILLAGES PHASE I & II)
6. LOW BID LANE, SILENT SUNRISE (PATTY LANE), ROY LANE AND HEATH LANE ARE ALL EXISTING 60' COUNTY RIGHT OF WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
7. EXISTING PATTY LANE WILL BE CHANGED TO SILENT SUNRISE THROUGH A PETITION TO BEXAR COUNTY COMMISSIONER COURT.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

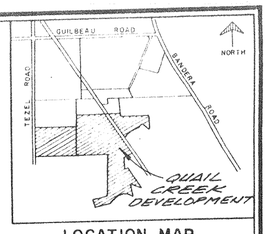
QUAIL CREEK DEVELOPMENT

#118

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 18411
SAN ANTONIO, TEXAS 78218

PROJECT SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
QUAIL CREEK, UNIT-1	SINGLE FAMILY	FRENCH CREEK DEV. LTD.
QUAIL CREEK, UNIT-2	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-3	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-4	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-5	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
NORTHWEST VILLAGES, PHASE II	86' STREET R.O.W.	SIGNATURE INVESTMENTS



LOCATION MAP

ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT-1	28 MARCH, 1984	30 JULY, 1985
UNIT-2	15 AUGUST, 1984	15 APRIL, 1986
UNIT-3	1 JUNE, 1985	30 DEC., 1985
UNIT-4	30 JUNE, 1985	30 FEB., 1986
UNIT-5	1 JULY, 1985	30 MARCH, 1986
N.W. UNIT-1	5 MAY, 1985	30 NOV., 1985

NOTES

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5. PORTIONS OF LOW BID LANE, PATTY LANE AND PROPOSED 86' R.O.W. WILL BE SILENT SUNRISE IN THE FUTURE DEVELOPMENT OF QUAIL CREEK DEVELOPMENT (NORTHWEST VILLAGES, PHASE I & II)
6. LOW BID LANE, SILENT SUNRISE (PATTY LANE), ROY LANE AND HEATH LANE ARE ALL EXISTING 60' COUNTY RIGHT OF WAYS WITH 30' BITUMINOUS PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
7. EXISTING PATTY LANE WILL BE CHANGED TO SILENT SUNRISE THROUGH A PETITION TO BEXAR COUNTY COMMISSIONER COURT.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

#118

QUAIL CREEK DEVELOPMENT

SUPERSEDE PLAN DATED APRIL 1984 AND REVISIONS 6/24/85 6/3/85

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 16411
SAN ANTONIO, TEXAS 78216 512 681 2951

PROJECT SEQUENCE OF PHASING

UNIT	LAND USE	DEVELOPER
QUAIL CREEK, UNIT-1	SINGLE FAMILY	FRENCH CREEK DEV. LTD.
QUAIL CREEK, UNIT-2	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-3	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-4	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-5	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
NORTHWEST VILLAGES, PHASE II	86' STREET R.O.W.	SIGNATURE INVESTMENTS
QUAIL CREEK U-6A	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK U-6B	SINGLE FAMILY	SIGNATURE INVESTMENTS

ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT-1	28 MARCH, 1984	30 JULY, 1985
UNIT-2	15 AUGUST, 1984	15 APRIL, 1986
UNIT-3	1 SEPT, 1985	30 DEC., 1985
UNIT-4	30 JUNE, 1985	30 FEB, 1986
UNIT-5	1 JULY, 1985	30 MARCH, 1986
N.W.V. UNIT-1	5 MAY, 1985	30 NOV., 1985
UNIT-6A	1 OCT. 1985	15 FEB. 1986
UNIT-6B	1 OCT. 1985	15 FEB. 1986

NOTES

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4. ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5. PORTIONS OF LOW BIG LAKE, PATTY LANE AND PROPOSED 86' R.O.W. WILL BE SILENT SUNRISE IN THE FUTURE DEVELOPMENT OF QUAIL CREEK DEVELOPMENT (NORTHWEST VILLAGES, PHASE I & II)
6. LOW BIG LAKE, SILENT SUNRISE (PATTY LANE), ROY LANE AND HEATH LANE ARE ALL EXISTING 60' COUNTY RIGHT OF WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
7. EXISTING PATTY LANE WILL BE CHANGED TO SILENT SUNRISE THROUGH A PETITION TO BEXAR COUNTY COMMISSIONER COURT.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

#118

REVISED: 8/15/85

QUAIL CREEK DEVELOPMENT

SUPERSEDE PLAN DATED APRIL 1984 AND REVISIONS 6/24/85 6/3/85

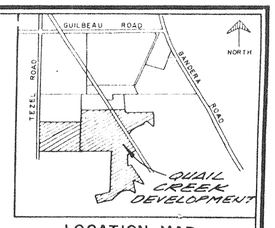
M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 18411
SAN ANTONIO, TEXAS 78218
512 681-2951

PROJECT SEQUENCE OF PHASING

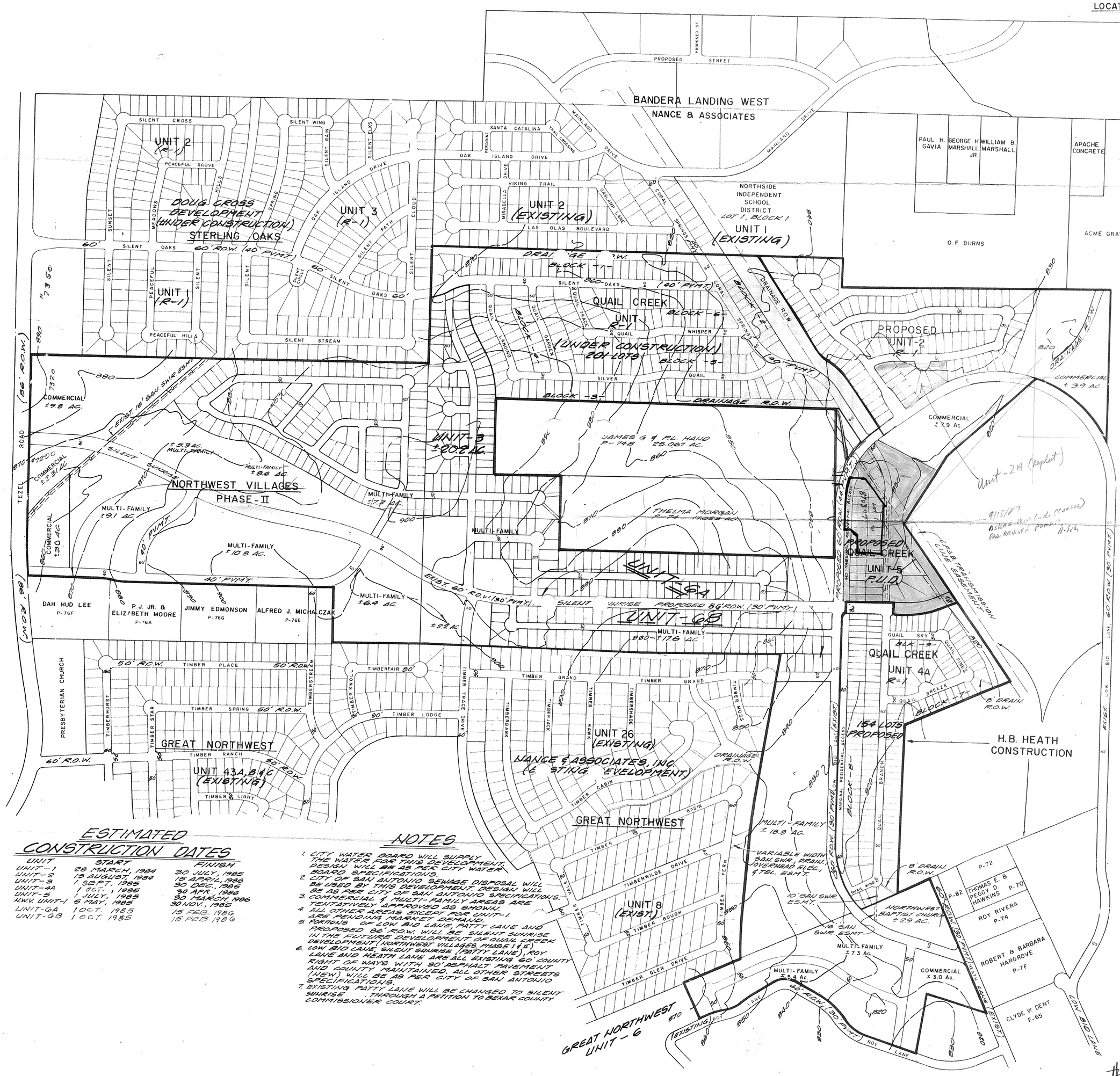
UNIT	LAND USE	DEVELOPER
QUAIL CREEK, UNIT-1	SINGLE FAMILY	FRENCH CREEK DEV. LTD.
QUAIL CREEK, UNIT-2	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-3	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-4	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT-5	SINGLE FAMILY (PUD)	SIGNATURE INVESTMENTS
NORTHWEST VILLAGES, PHASE II	86' STREET R.O.W.	SIGNATURE INVESTMENTS
QUAIL CREEK U-6A	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK U-6B	SINGLE FAMILY	SIGNATURE INVESTMENTS

NORTH

SCALE: 1"=400'



LOCATION MAP



ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT-1	28 MARCH, 1984	30 JULY, 1985
UNIT-2	15 AUGUST, 1984	15 APRIL, 1986
UNIT-3	1 SEPT, 1985	30 DEC., 1985
UNIT-4A	1 OCT., 1985	30 APR., 1986
UNIT-5	1 JULY, 1985	30 MARCH 1986
N.W.V. UNIT-1	5 MAY, 1985	30 NOV., 1985
UNIT-6A	1 OCT. 1985	15 FEB. 1986
UNIT-6B	1 OCT. 1985	15 FEB. 1986

NOTES

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4. ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5. PORTIONS OF LOW BID LANE, PATTY LANE AND PROPOSED 86' R.O.W. WILL BE SILENT SUNRISE IN THE FUTURE DEVELOPMENT OF QUAIL CREEK DEVELOPMENT (NORTHWEST VILLAGES, PHASE I & II)
6. LOW BID LANE, SILENT SUNRISE (PATTY LANE), ROY LANE AND HEATH LANE ARE ALL EXISTING 60' COUNTY RIGHT OF WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
7. EXISTING PATTY LANE WILL BE CHANGED TO SILENT SUNRISE THROUGH A PETITION TO BEXAR COUNTY COMMISSIONER COURT.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

QUAIL CREEK DEVELOPMENT

SUPERSEDE PLAN DATED APRIL 1984 AND REVISIONS

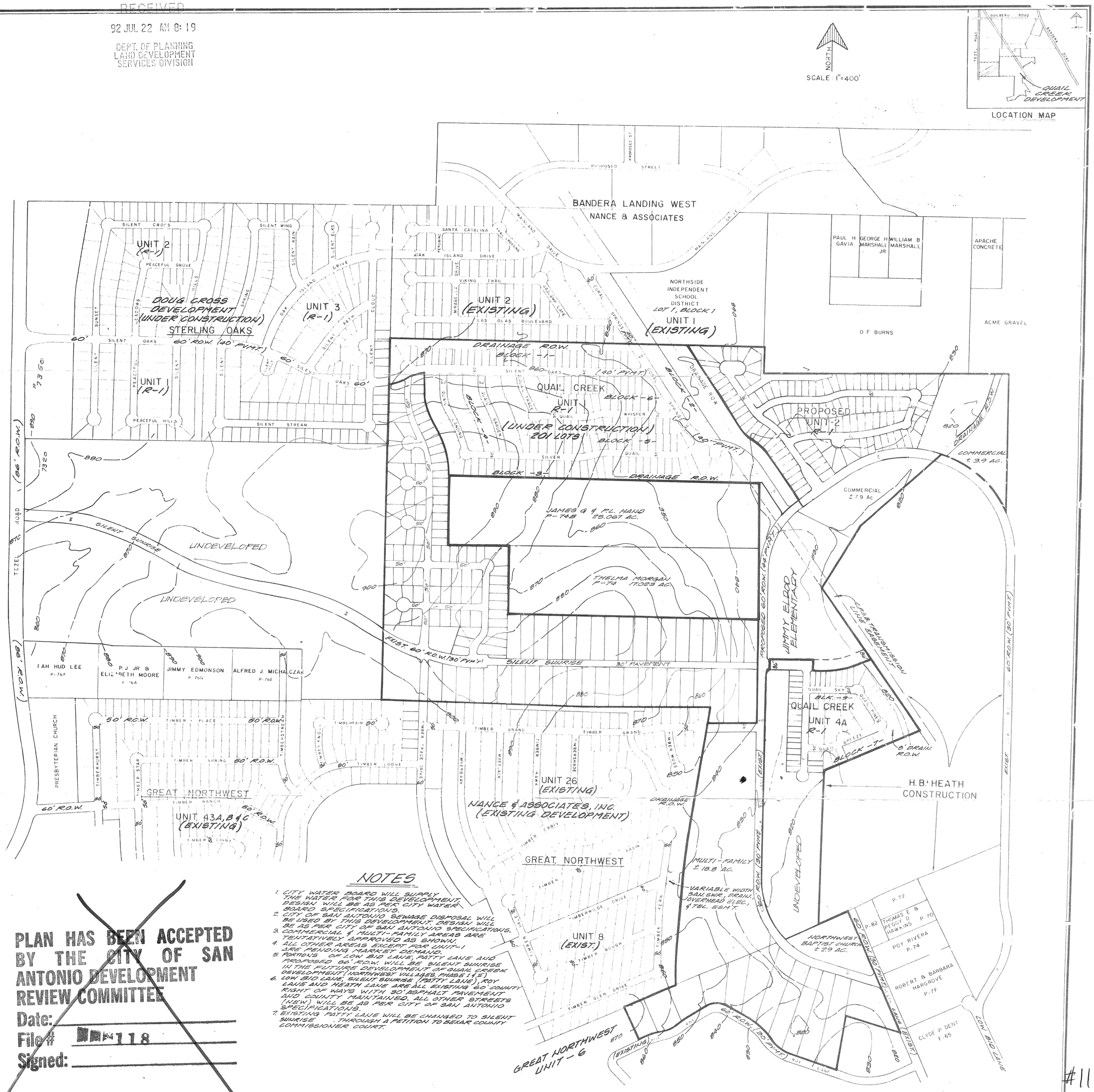
REVISED: 8/15/85 10/24/85

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 18411
SAN ANTONIO, TEXAS 78218
512 681 2951

6/24/85 6/3/85

#118

RECEIVED
92 JUL 22 AM 8:19
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date:
File # [redacted]118
Signed:

NOTES

1. CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2. CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3. COMMERCIAL & MULTI-FAMILY AREAS ARE TENTATIVELY APPROVED AS SHOWN.
4. ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5. PORTIONS OF LOW BID LANE, PATTY LANE AND PROPOSED 86' R.O.W. WILL BE SILENT SUNRISE IN THE FUTURE DEVELOPMENT OF QUAIL CREEK DEVELOPMENT (NORTHWEST VILLAGES PHASE I & II).
6. LOW BID LANE, SILENT SUNRISE (PATTY LANE), POY LANE AND HEATH LANE ARE ALL EXISTING 60' COUNTY RIGHT OF WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
7. EXISTING PATTY LANE WILL BE CHANGED TO SILENT SUNRISE THROUGH A PETITION TO BEXAR COUNTY COMMISSIONER COURT.

#118

PRELIMINARY OVERALL DEVELOPMENT PLAN
QUAIL CREEK DEVELOPMENT

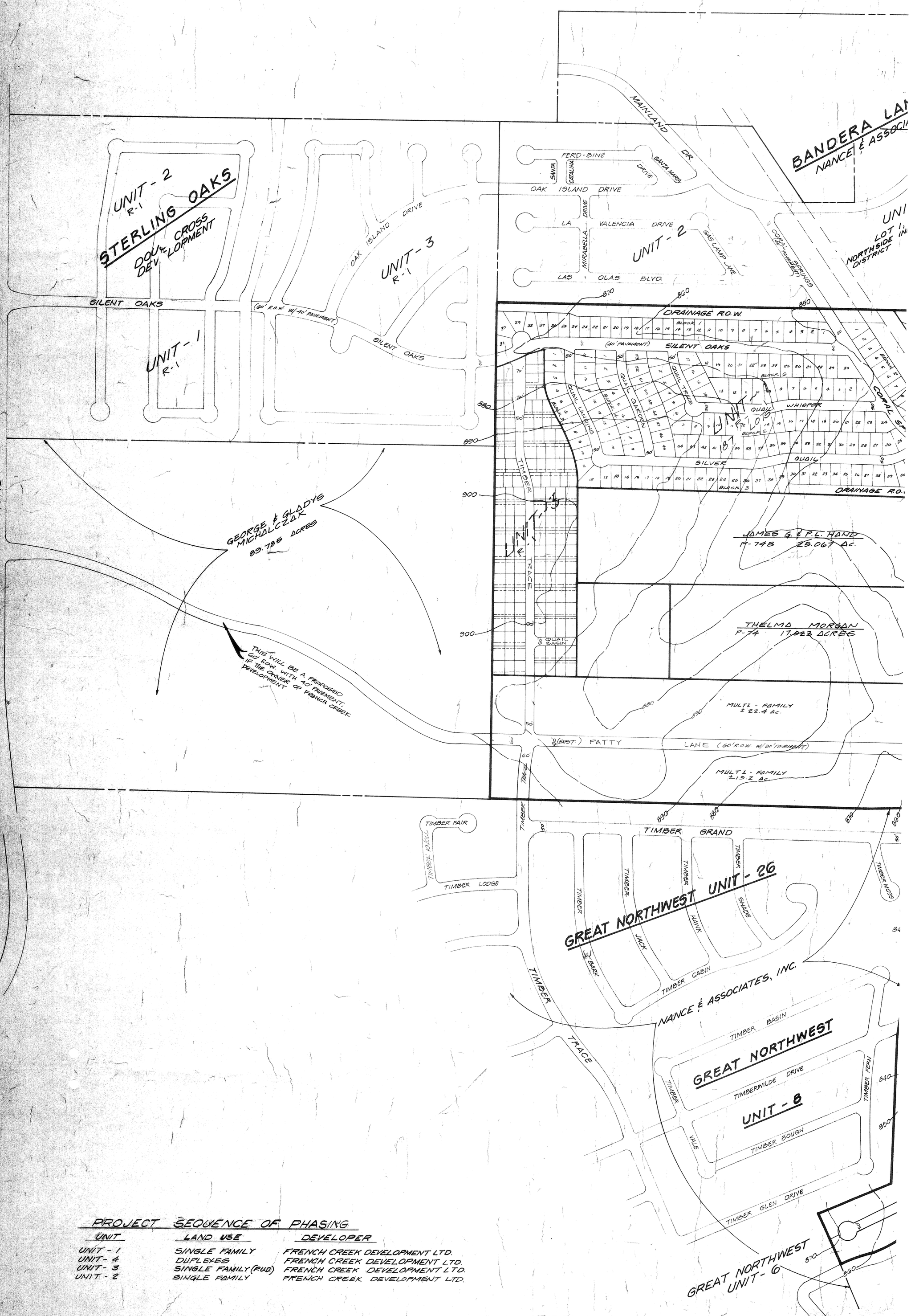
SUPERSEDE PLAN DATED APRIL 1984 AND REVISIONS

REVISED JULY 20, 1992

10/24/85
REVISED: 8/15/85

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS
P.O. BOX 18411
SAN ANTONIO, TEXAS 78218 512 681-2951

6/24/85 6/3/85



PROJECT SEQUENCE OF PHASING

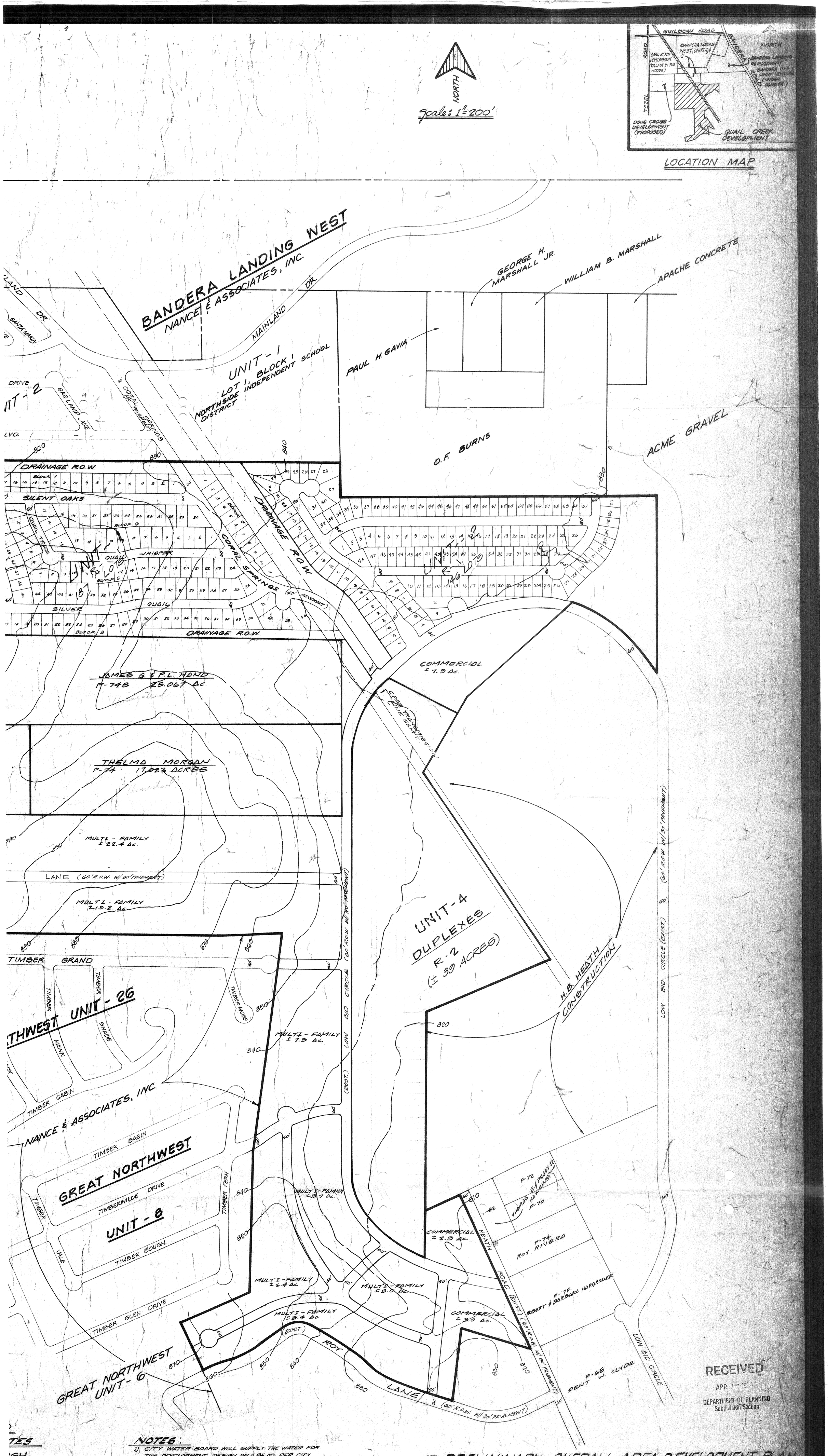
UNIT	LAND USE	DEVELOPER
UNIT - 1	SINGLE FAMILY	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 4	DUPLEXES	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 3	SINGLE FAMILY (PUD)	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 2	SINGLE FAMILY	FRENCH CREEK DEVELOPMENT LTD.

ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT-1	28 MARCH, 1984	15 SEPTEMBER, 1984
UNIT-2	20 JULY, 1984	1 JANUARY, 1985
UNIT-3	1 JUNE, 1984	1 NOVEMBER, 1984
UNIT-4	1 MAY, 1984	1 OCTOBER, 1984

NOTES:

1) CITY WATER BOARD WILL SUP
THIS DEVELOPMENT DESIGN WILL
WATER BOARD SPECIFICATIONS
2) CITY OF SAN ANTONIO SEWAGE
USED BY THIS DEVELOPMENT.
PER CITY OF SAN ANTONIO SPECI
3) COMMERCIAL & MULTI-FAMILY ARE
APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT FOR
PENDING MARKET DEMAND
5) ROBIN-KROESCHE ENGINEERIN
THE CIVIL ENGINEERING FIRM
DESIGN FOR UNIT-3.
6) LOW BID CIRCLE, PATTY LANE, ROY
ARE ALL EXISTING 60' COUNTY R
30' ASPHALT PAVEMENT AND CONC
ALL OTHER STREETS (NEW) WILL
SAN ANTONIO STREET STANDARDS.



NOTES:

1) CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2) CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3) COMMERCIAL & MULTI-FAMILY AREAS ARE TENTATIVELY APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5) ROBIN-KROESCHE ENGINEERING, INC. WILL BE THE CIVIL ENGINEERING FIRM DOING THE DESIGN FOR UNIT-3.
6) LOW BID CIRCLE, PATTY LANE, ROY LANE AND HEATH ROAD ARE ALL EXISTING 60' COUNTY RIGHT-OF-WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.

RECEIVED APR 17 1984 DEPARTMENT OF PLANNING Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

QUAIL CREEK OVERALL MASTER PLAN

#118

STATE OF TEXAS — MICHAEL W. CUDE 43630 — REGISTERED PROFESSIONAL ENGINEER

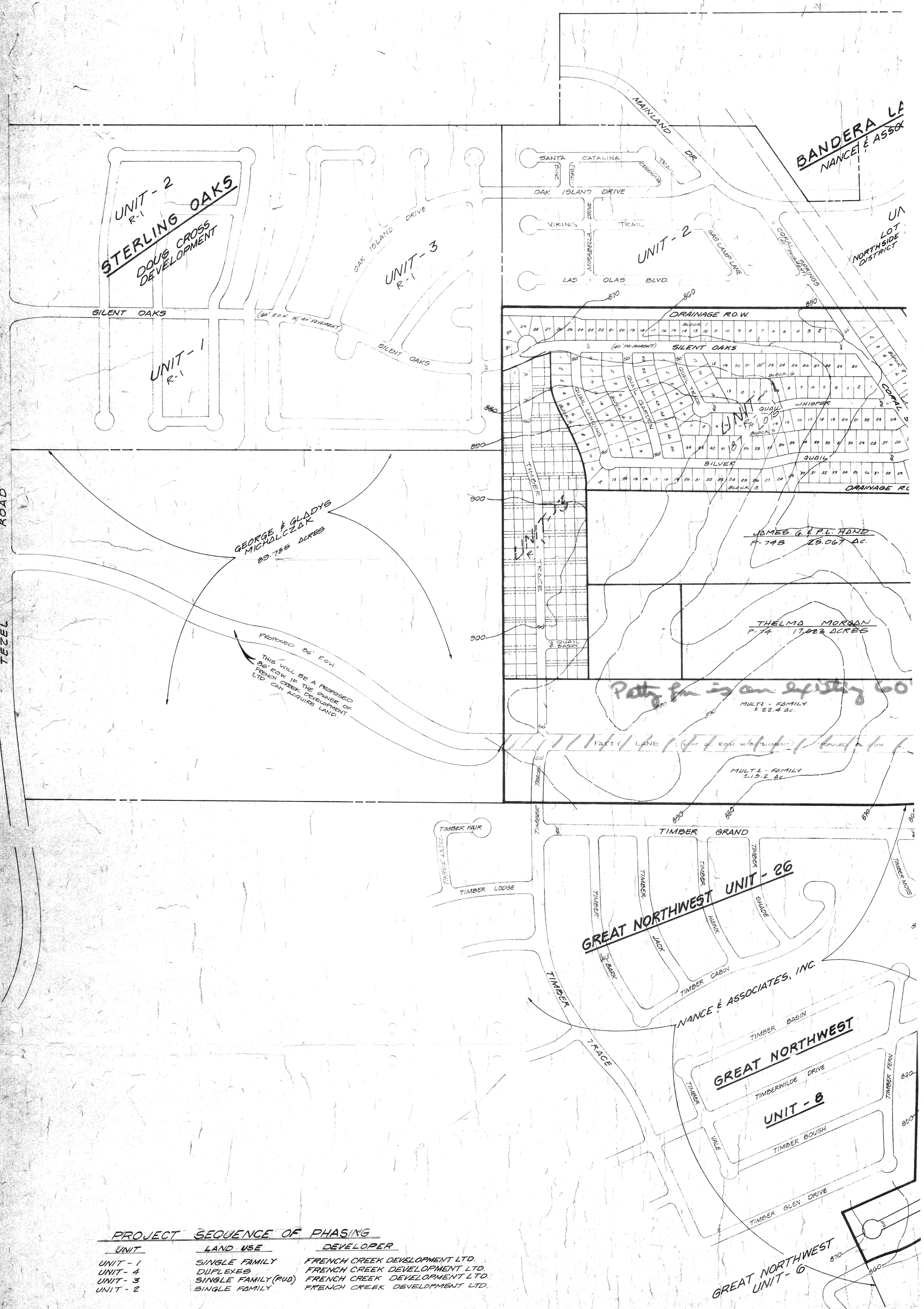
M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16411 San Antonio, Texas

DRAWN BY:	DATE: APRIL 1984
CHECKED BY: R. JUAREZ	JOB NO.: 0273-00-11

REVISIONS

DATE	DESCRIPTION
4/16/84	PLANNING LEG. COMMENTS

SHEET 1 OF 1



PROJECT SEQUENCE OF PHASING

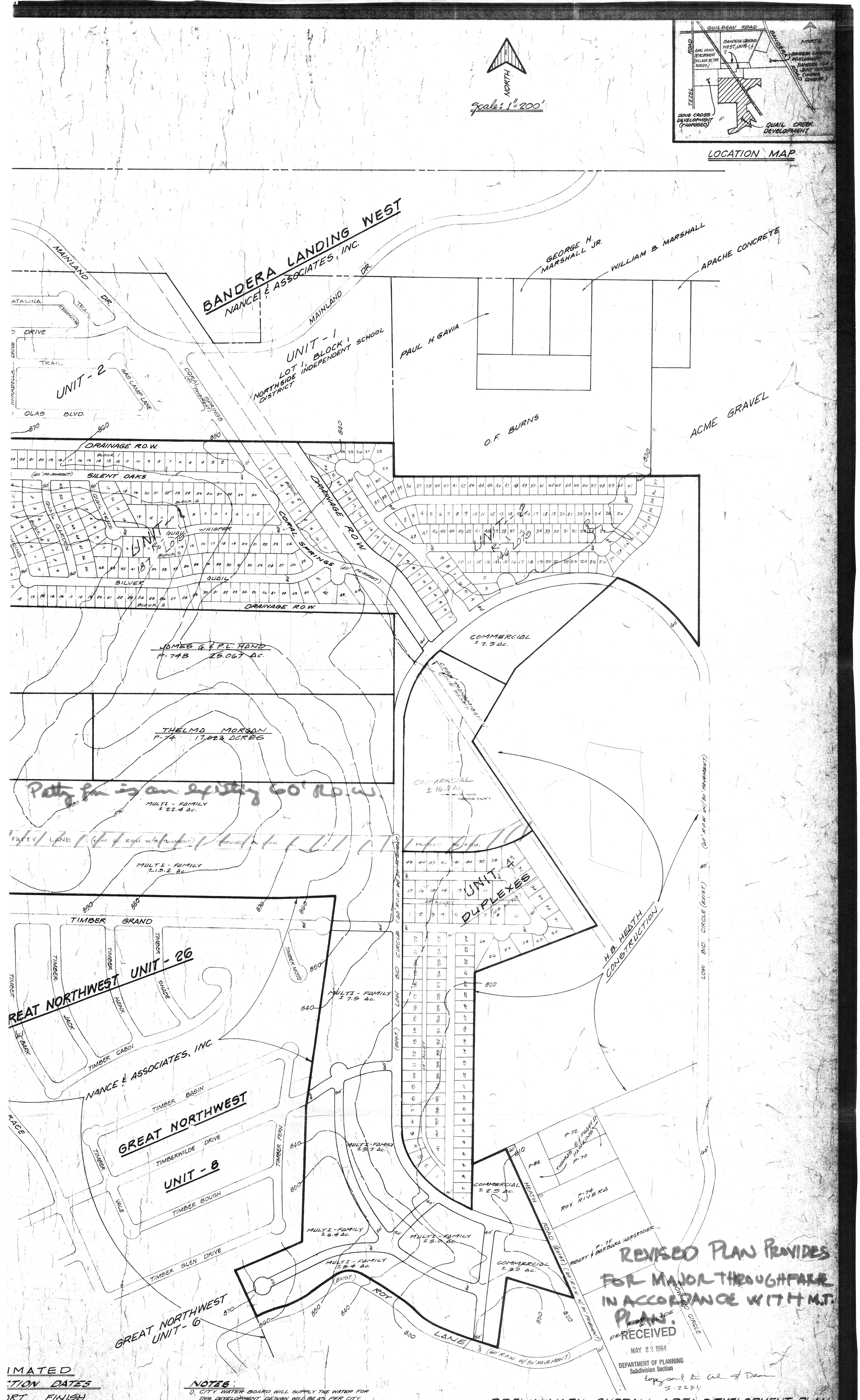
UNIT	LAND USE	DEVELOPER
UNIT - 1	SINGLE FAMILY	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 4	DUPLEXES	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 3	SINGLE FAMILY (PUD)	FRENCH CREEK DEVELOPMENT LTD.
UNIT - 2	SINGLE FAMILY	FRENCH CREEK DEVELOPMENT LTD.

ESTIMATED CONSTRUCTION DATES

UNIT	START	FINISH
UNIT - 1	28 MARCH, 1984	15 SEPTEMBER, 1984
UNIT - 2	20 JULY, 1984	1 JANUARY, 1985
UNIT - 3	1 JUNE, 1984	1 NOVEMBER, 1984
UNIT - 4	1 MAY, 1984	1 OCTOBER, 1984

NOTES:

1). CITY WATER BOARD WILL SUPP
THIS DEVELOPMENT DESIGN WILL
WATER BOARD SPECIFICATIONS
2) CITY OF SAN ANTONIO SEWAGE
USED BY THIS DEVELOPMENT.
PER CITY OF SAN ANTONIO SPECI
3) COMMERCIAL & MULTI-FAMILY AREA
APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT FOR U
PENDING MARKET DEMAND
5) ROBIN-KROBSCHE, ENGINEERING
THE CIVIL ENGINEERING FIRM
DESIGN FOR UNIT-3.
6) LOW BID CIRCLE, PATTY LANE, ROY
ARE ALL EXISTING 60' COUNTY RIG
30' ASPHALT PAVEMENT AND COUNT
ALL OTHER STREETS (NEW) WILL B
SAN ANTONIO SPECIFICATIONS.



IMATED
CTION DATES

ORT	FINISH
RCH, 1984	15 SEPTEMBER, 1984
Y, 1984	1 JANUARY, 1985
E, 1984	1 NOVEMBER, 1984
Y, 1984	1 OCTOBER, 1984

NOTES:

1) CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2) CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3) COMMERCIAL & MULTI-FAMILY AREAS ARE TENTATIVELY APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT FOR UNIT - 1 ARE PENDING MARKET DEMAND.
5) ROBIN-KROESCHE ENGINEERING, INC. WILL BE THE CIVIL ENGINEERING FIRM DOING THE DESIGN FOR UNIT-3.
6) LOW BID CIRCLE, PATTY LANE, ROY LANE AND HEATH ROAD ARE ALL EXISTING 60' COUNTY RIGHT-OF-WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

QUAIL CREEK OVERALL MASTER PLAN

#118

STATE OF TEXAS — MICHAEL W. CUDE — 43630 — REGISTERED PROFESSIONAL ENGINEER

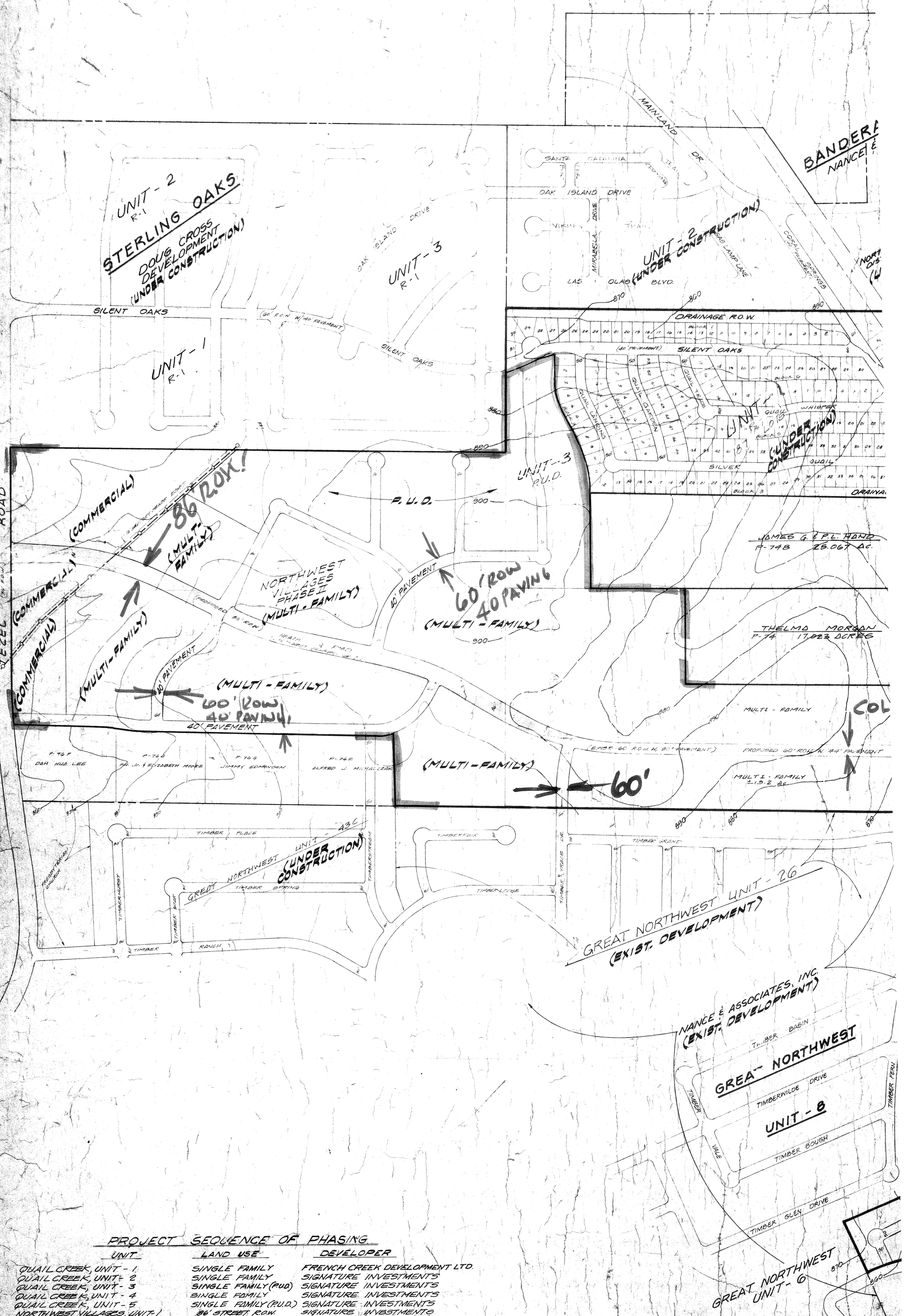
M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16411 San Antonio, Texas

DRAWN BY: KARL SANDOVAL
CHECKED BY: K. JUAREZ
DATE: APRIL, 1984
JOB NO.: 0278-00-11

REVISIONS

DATE	DESCRIPTION
4/16/84	PRELIMINARY PLAT COMMENTS

SHEET 1 OF 1



PROJECT SEQUENCE OF PHASING

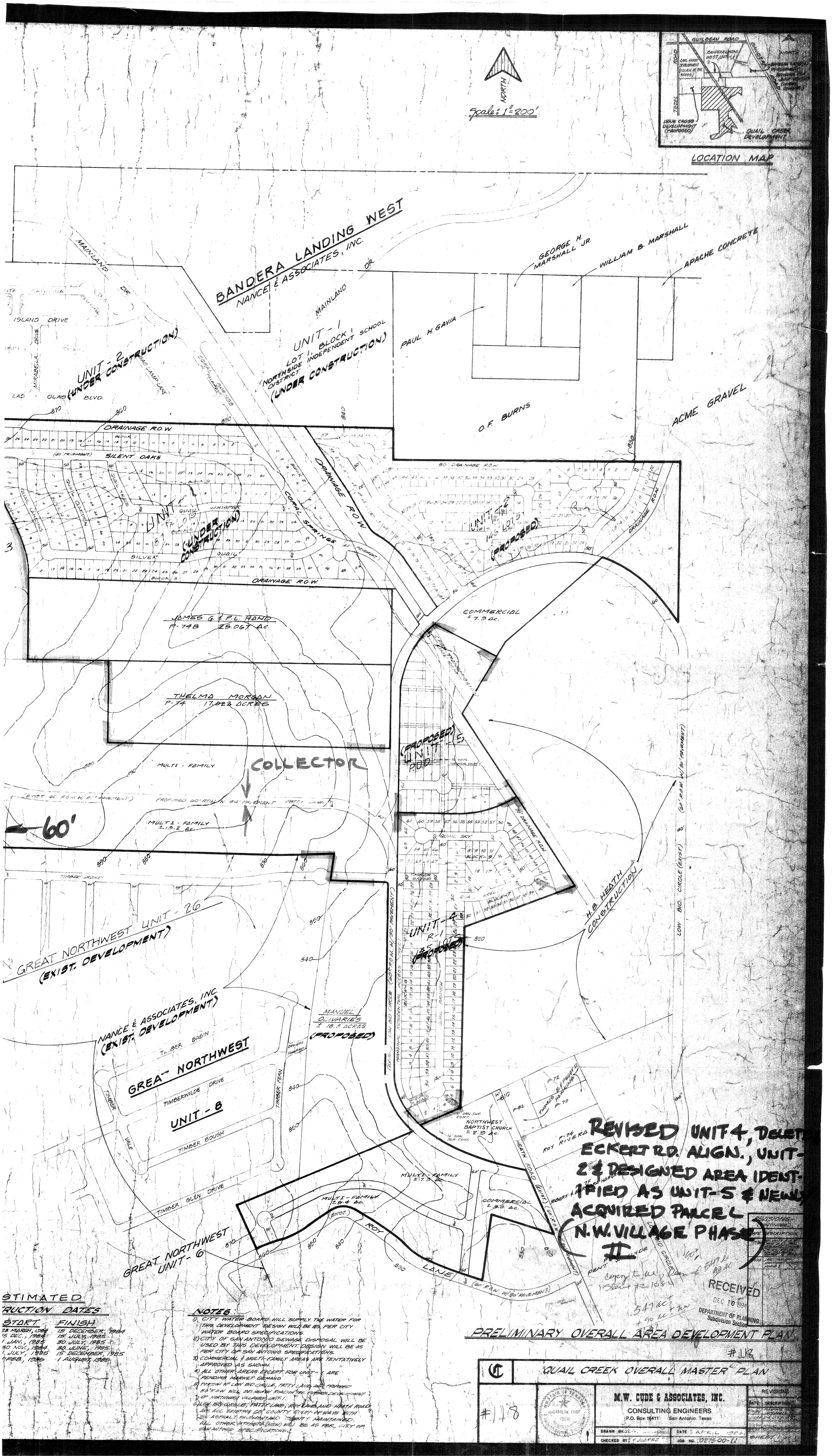
UNIT	LAND USE	DEVELOPER
QUAIL CREEK, UNIT - 1	SINGLE FAMILY	FRENCH CREEK DEVELOPMENT LTD.
QUAIL CREEK, UNIT - 2	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT - 3	SINGLE FAMILY (P.U.D)	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT - 4	SINGLE FAMILY	SIGNATURE INVESTMENTS
QUAIL CREEK, UNIT - 5	SINGLE FAMILY (P.U.D.)	SIGNATURE INVESTMENTS
NORTHWEST VILLAGES, UNIT - 1	86' STREET R.O.W.	SIGNATURE INVESTMENTS

ESTIMATED CONSTRUCTION DATES

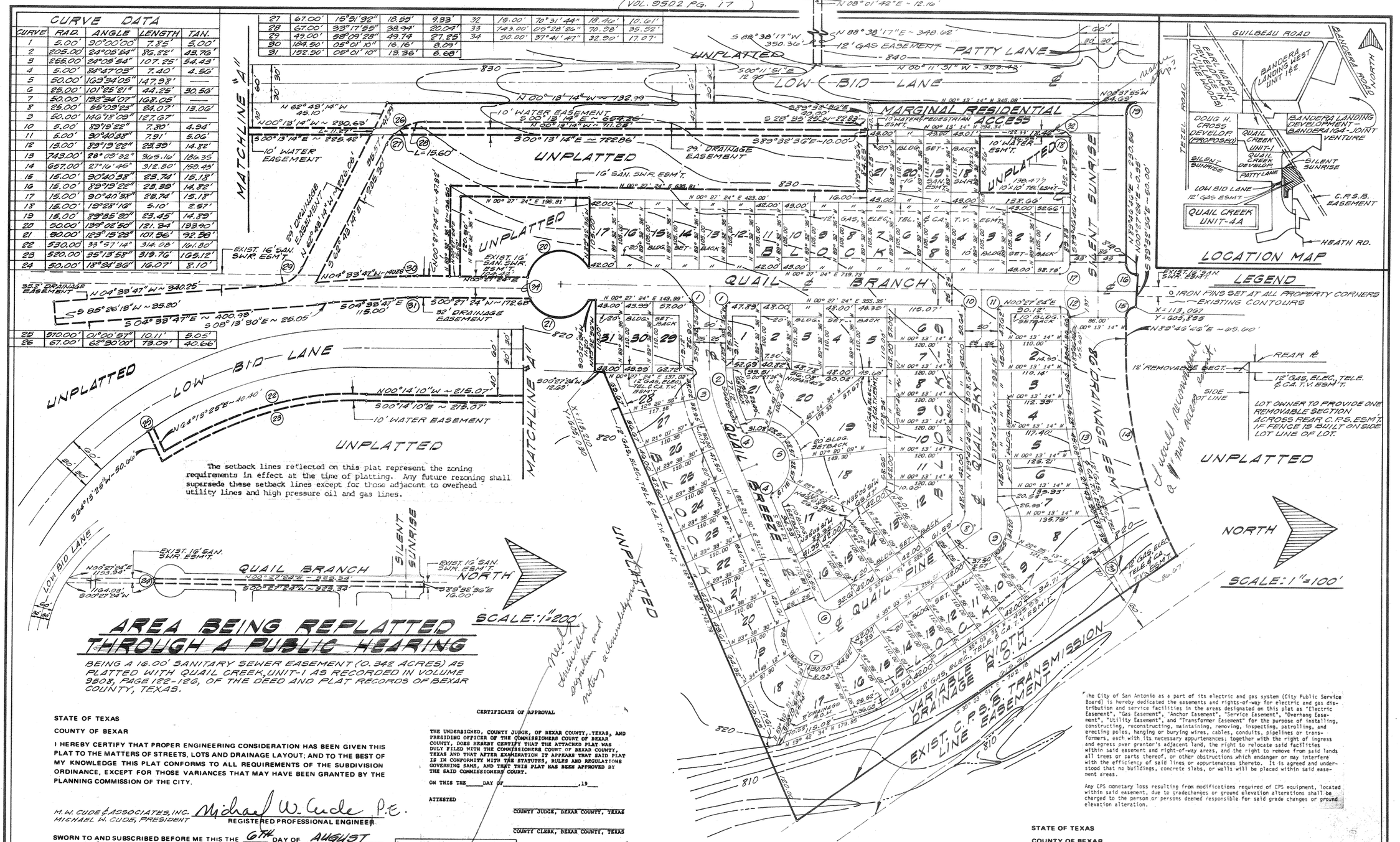
UNIT	START	FINISH
UNIT - 1	28 MARCH, 1984	15 DECEMBER, 1984
UNIT - 2	15 DEC., 1984	15 JULY, 1985
UNIT - 3	1 JAN., 1985	30 JULY, 1985
UNIT - 4	30 NOV., 1984	30 JUNE, 1985
UNIT - 5	1 JULY, 1985	15 DECEMBER, 1985
N.W.V. UNIT - 1	1 FEB., 1986	1 AUGUST, 1986

NOTES

1) CITY WATER BOARD WILL
THIS DEVELOPMENT DESIGN
WATER BOARD SPECIFICAT
2) CITY OF SAN ANTONIO SE
USED BY THIS DEVELOPM
PER CITY OF SAN ANTONIO
3) COMMERCIAL & MULTI-FAMILY
APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT
PENDING MARKET DEMAND
5) PORTION OF LOW BID CIRCLE, PA
86' R.O.W. WILL BE HEATH ROA
OF NORTHWEST VILLAGES UNIT-1.
6) LOW BID CIRCLE, PATTY LANE,
ARE ALL EXISTING 60' COUNT
W/ ASPHALT PAVEMENT AND
ALL OTHER STREETS (NEW) W
SAN ANTONIO SPECIFICATIONS


NORTH
Scale: 1" = 200'
LOCATION MAP
GUILBEAU ROAD
BANDERA ROAD
TEZEL ROAD
BANDERA LANDING WEST, UNITS 1, 2
EARL HARDY DEVELOPMENT (VILLAGE IN THE WOODS)
DOUG CROSS DEVELOPMENT (PROPOSED)
QUAIL CREEK DEVELOPMENT
BANDERA LANDING WEST
NANCE & ASSOCIATES, INC.
MAINLAND DR.
ISLAND DRIVE
UNIT - 2 (UNDER CONSTRUCTION)
UNIT - 1
NORTHSIDE SCHOOL DISTRICT
(UNDER CONSTRUCTION)
PAUL H. GAVIA
GEORGE H. MARSHALL JR.
WILLIAM B. MARSHALL
APACHE CONCRETE
O.F. BURNS
ACME GRAVEL
LAS OLAS BLVD.
GAS LAMP LANE
CORAL SPRINGS
DRAINAGE R.O.W.
SILENT OAKS
QUAIL GARDEN
QUAIL TRACE
QUAIL WHISPER
QUAIL LANDING
SILVER QUAIL
UNIT 19 (UNDER CONSTRUCTION)
UNIT 16 146 LOTS (PROPOSED)
50' DRAINAGE R.O.W.
JAMES G. & P.L. HAND
P-74B 25.067 AC.
THELMA MORGAN
P-74 17.023 ACRES
COMMERCIAL ± 7.9 AC.
MULTI - FAMILY
COLLECTOR
(EXIST. 60 R.O.W. W/ 30' PAVEMENT)
PROPOSED 60' R.O.W. W/ 44' PAVEMENT
PATTY LANE
MULTI - FAMILY ± 19.2 AC.
60'
TIMBER GRANT
GREAT NORTHWEST UNIT - 26 (EXIST. DEVELOPMENT)
NANCE & ASSOCIATES, INC. (EXIST. DEVELOPMENT)
MANUEL OLIVARIES ± 18.8 ACRES (PROPOSED)
TIMBER BASIN
GREAT NORTHWEST
TIMBERWILDE DRIVE
UNIT - 8
TIMBER FERN
TIMBER VALE
TIMBER BOUGH
TIMBER GLEN DRIVE
GREAT NORTHWEST UNIT - 6
(PROPOSED) UNIT - 5 P.U.D.
QUAIL SKY
BLOCK - 9
BLOCK - 7
QUAIL BRANCH
QUAIL WIND
UNIT - 4 R-1 35 LOTS (PROPOSED)
LOW BID CIRCLE (60' R.O.W. W/ 30' PAVEMENT)
MARGINAL RESIDENTIAL ACCESS STREET
70' DRAINAGE R.O.W.
NORTHWEST BAPTIST CHURCH ± 2.9 AC.
10' SAN. SWR. ESMT.
16' SAN. SWR. ESMT.
MULTI - FAMILY ± 17.3 AC.
MULTI - FAMILY ± 8.4 AC.
COMMERCIAL ± 3.0 AC.
HEATH ROAD (EXIST.) (60' R.O.W.)
ROY LANE (60' R.O.W. W/ 30' PAVEMENT)
ROY RIVERA P-74
THOMAS & PEGGY D. HARDING P-70
P-82
P-72
REVISED UNIT 4, DELETED ECKERT RD. ALIGN., UNIT-2 & DESIGNED AREA IDENTIFIED AS UNIT-5 & NEWLY ACQUIRED PARCEL (N.W. VILLAGE PHASE II)
RECEIVED DEC 10 1984 DEPARTMENT OF PLANNING Subdivision Section
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
#118
QUAIL CREEK OVERALL MASTER PLAN
M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
P.O. Box 16411 San Antonio, Texas
DATE: APRIL 1984
JOB NO. 0273-00-11
SHEET 1
REVISIONS
ESTIMATED CONSTRUCTION DATES
START FINISH
28 MARCH, 1984 15 DECEMBER, 1984
15 DEC., 1984 15 JULY, 1985
1 JAN., 1985 30 JULY, 1985
30 NOV., 1984 30 JUNE, 1985
1 JULY, 1985 15 DECEMBER, 1985
1 FEB., 1986 1 AUGUST, 1986
NOTES:
1) CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2) CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3) COMMERCIAL & MULTI-FAMILY AREAS ARE TENTATIVELY APPROVED AS SHOWN.
4) ALL OTHER AREAS EXCEPT FOR UNIT-1 ARE PENDING MARKET DEMAND.
5) PORTION OF LOW BID CIRCLE, PATTY LANE, AND PROPOSED 60' ROW WILL BE HEATH ROAD IN THE FUTURE DEVELOPMENT OF NORTHWEST VILLAGE, UNIT-1.
6) LOW BID CIRCLE, PATTY LANE, ROY LANE, AND HEATH ROAD ARE ALL EXISTING BEXAR COUNTY RIGHT-OF-WAYS WITH 30' ASPHALT PAVEMENT AND COUNTY MAINTAINED. ALL OTHER STREETS (NEW) WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.

CURVE DATA				
CURVE	RAD.	ANGLE	LENGTH	TAN.
1	5.00'	90°00'00"	7.85'	5.00'
2	208.00'	24°05'54"	86.82'	43.76'
3	255.00'	24°05'54"	107.25'	54.43'
4	5.00'	84°47'03"	7.40'	4.56'
5	50.00'	169°34'05"	147.98'	——
6	25.00'	101°25'21"	44.25'	30.56'
7	50.00'	192°34'07"	168.05'	——
8	25.00'	55°09'23"	24.07'	13.06'
9	50.00'	146°18'03"	127.67'	——
10	5.00'	89°19'22"	7.80'	4.94'
11	5.00'	90°40'38"	7.91'	5.06'
12	15.00'	89°19'22"	23.39'	14.82'
13	743.00'	28°09'32"	365.16'	186.35'
14	657.00'	27°16'45"	312.80'	159.43'
15	15.00'	90°40'38"	23.74'	15.13'
16	15.00'	89°19'22"	23.39'	14.82'
17	15.00'	90°40'38"	23.74'	15.13'
18	15.00'	19°28'16"	5.10'	2.57'
19	15.00'	89°35'20"	23.45'	14.89'
20	50.00'	139°02'50"	121.34'	133.90'
21	60.00'	123°15'28"	101.56'	92.58'
22	530.00'	33°57'14"	314.05'	161.80'
23	520.00'	35°13'58"	319.76'	165.12'
24	50.00'	18°24'36"	16.07'	8.10'
25	570.00'	01°00'57"	10.11'	5.05'
26	67.00'	62°30'00"	73.09'	40.66'
27	67.00'	15°51'32"	18.53'	9.33'
28	67.00'	33°17'52"	38.94'	20.04'
29	49.00'	58°03'28"	49.74	27.25
30	189.50'	05°01'10"	16.16'	8.09'
31	192.50'	05°01'10"	16.38'	8.68'
32	15.00'	70°31'44"	18.46'	10.61'
33	743.00'	05°28'26"	70.38'	35.52'
34	50.00'	37°41'47"	32.90'	17.07'



The setback lines reflected on this plat represent the zoning requirements in effect at the time of platting. Any future rezoning shall supersede these setback lines except for those adjacent to overhead utility lines and high pressure oil and gas lines.

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING A 16.00' SANITARY SEWER EASEMENT (0.342 ACRES) AS PLATTED WITH QUAIL CREEK, UNIT-1 AS RECORDED IN VOLUME 9508, PAGE 122-126, OF THE DEED AND PLAT RECORDS OF 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; 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 & ASSOCIATES, INC.
MICHAEL W. CUDE, PRESIDENT — Michael W. Cude P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6TH DAY OF AUGUST A.D., 19 85

Ricardo Juarez
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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SIGNATURE INVESTMENTS
JOHN A. CAMPBELL
GENERAL PARTNER

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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 _____ DAY OF _____

A. D. _____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS' COURT.

ON THIS THE _____ DAY OF _____, 19__

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

WE THE OWNERS OF THE LAND SHOWN ON THIS REPLAT AND/OR REPLATTED HEREIN, DO HEREBY ADOPT THE SAME AS OUR ACT AND DEED FOR THE PURPOSES AND CONSIDERATIONS SOUGHT TO BE REPLATTED OR RESUBDIVIDED AND WE FURTHER CERTIFY THAT ALL OF THE PROPOSED AREA DESIGNATED OR REVISED FOR USAGE OTHER THAN FOR SINGLE OR DUPLEX FAMILY RESIDENTIAL USAGE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT APPLIED TO EACH PLAT AND 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.

REPLAT & SUBDIVISION PLAT ESTABLISHING QUAIL CREEK UNIT-4A

(SMALL LOT SUBDIVISION)

BEING 16.546 ACRES OF LAND OUT OF THAT CERTAIN 33.500 ACRE TRACT OF LAND RECORDED IN VOLUME 6633, PAGE 901, AND OUT OF THAT CERTAIN 200 ACRE THOMAS F. BINZ TRACT RECORDED IN VOLUME 1221, PAGE 329, AS RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE JOSE MARIA HERNANDEZ SURVEY NO.186, ABSTRACT 316 COUNTY, BLOCK 4420, BEXAR COUNTY, TEXAS AND OUT OF THE MARIA GERTRUDE DE LOS SANTOS SURVEY NO. 82 ABSTRACT 664, COUNTY BLOCK 4446 BEXAR COUNTY, TEXAS.

M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216 512-681-2951

THIS PLAT OF QUAIL CREEK UNIT-4A 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

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-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 gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

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 & ASSOCIATES, INC.
MICHAEL W. CUDE, PRESIDENT — Michael W. Cude R.P.S.
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6TH DAY OF AUGUST A. D. 1985

Ricardo Juarez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID 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 RECORDS OF _____

OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

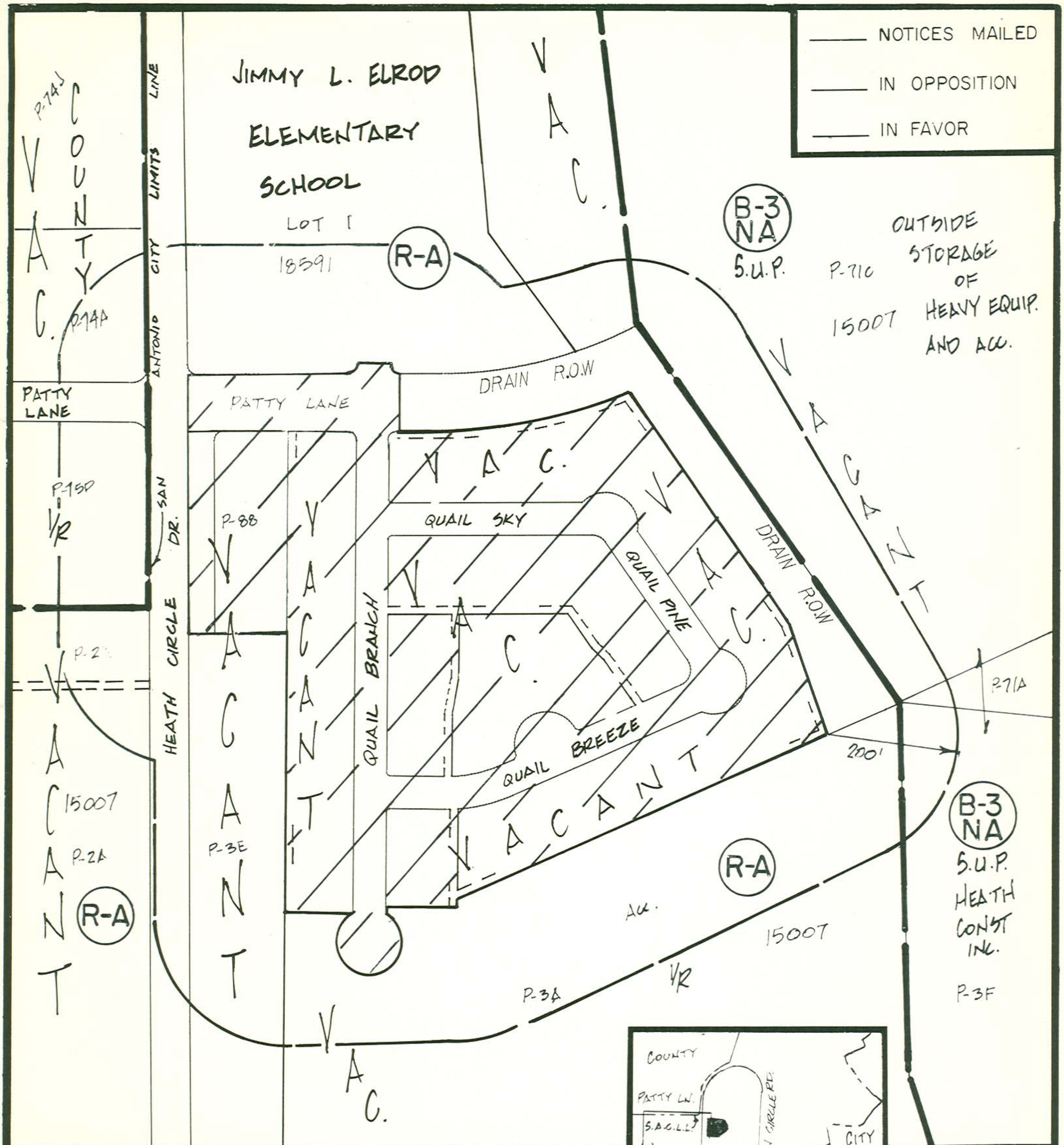
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____. A. D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

#118

BRUNING 44-142 58748



ZONING CASE Z92130

CITY COUNCIL DISTRICT NO: 8

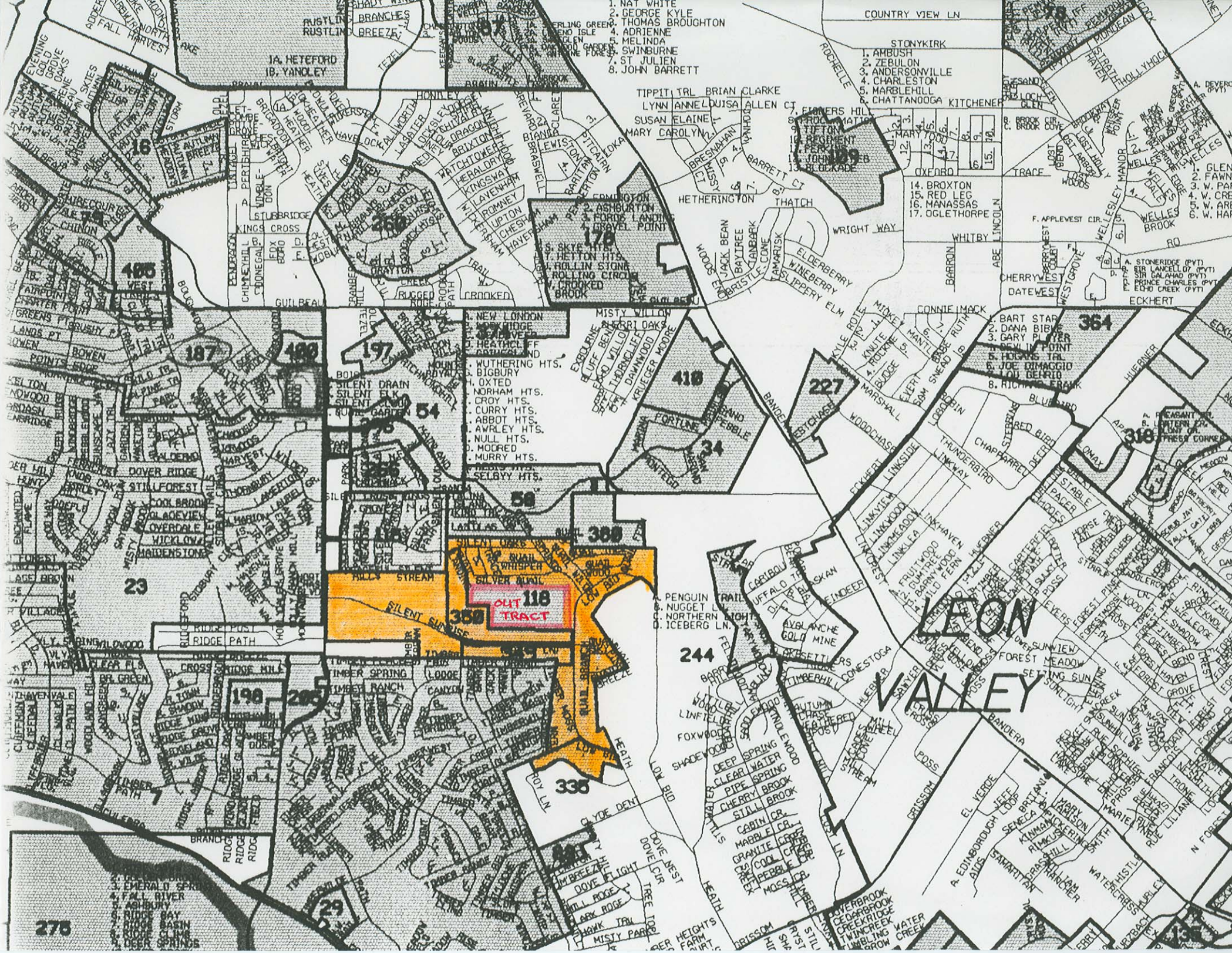
REQUESTED ZONING CHANGE

FROM "R-A" TO "R-7"

DATE SEPT. 1, 1992

SCALE 0 100 200 300 400

DEPARTMENT OF PLANNING
SAN ANTONIO , TEXAS


LEON VALLEY
OUT TRACT
118
350
335
244
23
7
29
278
16
166
187
197
498
54
58
416
227
34
364
318
109
178
266
1. NAT WHITE
2. GEORGE KYLE
3. THOMAS BROUGHTON
4. ADRIENNE
5. MELINDA
6. SWINBURNE
7. ST JULIEN
8. JOHN BARRETT
COUNTRY VIEW LN
STONYKIRK
1. AMBUSH
2. ZEBULON
3. ANDERSONVILLE
4. CHARLESTON
5. MARBLEHILL
6. CHATTANOOGA KITCHENER
7. FLOWERS HILL
8. PROCLAMATION
9. TIFTON
10. REGIMENT
11. PERRY
12. JOHNSTON
13. BLOCKADE
14. BROXTON
15. RED LEG
16. MANASSAS
17. OGLETHORPE
1A. HETEFORD
1B. YANOLEY
TIPPIT TRL BRIAN CLARKE
LYNN ANNE LOUISA ALLEN CT
SUSAN ELAINE
MARY CAROLYN
HETHERINGTON
THATCH
WRIGHT WAY
WHITBY
CHERRYWEST
DATEWEST
ECKHERT
CONNIE MACK
1. BART STAR
2. DANA BIBBE
3. GARY PLAYER
4. DEVLIN POINT
5. HOGANS TRL
6. JOE DIMAGGIO
7. LOU GEHRIG
8. RICHARD FRANK
1. NEW LONDON
2. ASHBRIDGE
3. DEADWOOD
4. HEATHCLIFF
5. CATHCLAND
6. WUTHERING HTS.
7. BIGBURY
8. OXTED
9. NORHAM HTS.
10. CROY HTS.
11. CURRY HTS.
12. ABBOT HTS.
13. AWRLEY HTS.
14. NULL HTS.
15. MOORED
16. MURRY HTS.
17. SELBYY HTS.
1. SILENT DRAIN
2. SILENT ELK
3. SILENT WOOD
4. QUAIL GARDEN
A. PENGUIN TRAIL
B. NUGGET LN.
C. NORTHERN LIGHTS
D. ICEBERG LN.
1. EMERALD SPRING
2. FALL RIVER
3. ASHBURY
4. RIDGE BAY
5. RIDGE BASIN
6. RIDGE CLIMB
7. DEER SPRINGS
1. GLEN
2. FAWN
3. W. PAR
4. W. CRE
5. W. ARB
6. W. HAR
A. STONERIDGE (PVT)
B. SIR LANCELLOT (PVT)
C. SIR GALAHAD (PVT)
D. PRINCE CHARLES (PVT)
E. ECHO CREEK (PVT)
A. DEVERO (PVT)
A. PLEASANT DR.
B. LANTERN DR.
C. FONT DR.
D. FRESH CORNER
A. EDINBURGH LOOP
B. AIDS
C. SAMARITAN
D. BRIANA
E. SENECA CR.
F. APPLEWEST CIR.
G. BROOK CIR.
H. BROOK COVE
I. MARYWOOD
J. WELLESLEY MANOR
K. WELLES BROOK
L. BRIDGEWOOD
M. BRIDGEWOOD COURT
N. BERRYWEST COURT
O. WESTGROVE
P. ABE LINCOLN
Q. BARRON
R. CLARE
S. BRAINTREE
T. BRAINTREE
U. BRAINTREE
V. BRAINTREE
W. BRAINTREE
X. BRAINTREE
Y. BRAINTREE
Z. BRAINTREE
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BBB. BRAINTREE
CCC. BRAINTREE
DDD. BRAINTREE
EEE. BRAINTREE
FFF. BRAINTREE
GGG. BRAINTREE
HHH. BRAINTREE
III. BRAINTREE
JJJ. BRAINTREE
KKK. BRAINTREE
LLL. BRAINTREE
MMM. BRAINTREE
NNN. BRAINTREE
OOO. BRAINTREE
PPP. BRAINTREE
QQQ. BRAINTREE
RRR. BRAINTREE
SSS. BRAINTREE
TTT. BRAINTREE
UUU. BRAINTREE
VVV. BRAINTREE
WWW. BRAINTREE
XXX. BRAINTREE
YYY. BRAINTREE
ZZZ. BRAINTREE
AAAA. BRAINTREE
BBBB. BRAINTREE
CCCC. BRAINTREE
DDDD. BRAINTREE
EEEE. BRAINTREE
FFFF. BRAINTREE
GGGG. BRAINTREE
HHHH. BRAINTREE
IIII. BRAINTREE
JJJJ. BRAINTREE
KKKK. BRAINTREE
LLLL. BRAINTREE
MMMM. BRAINTREE
NNNN. BRAINTREE
OOOO. BRAINTREE
PPPP. BRAINTREE
QQQQ. BRAINTREE
RRRR. BRAINTREE
SSSS. BRAINTREE
TTTT. BRAINTREE
UUUU. BRAINTREE
VVVV. BRAINTREE
WWWW. BRAINTREE
XXXX. BRAINTREE
YYYY. BRAINTREE
ZZZZ. BRAINTREE
AAAAA. BRAINTREE
BBBBB. BRAINTREE
CCCCC. BRAINTREE
DDDDD. BRAINTREE
EEEEE. BRAINTREE
FFFFF. BRAINTREE
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JJJJJ. BRAINTREE
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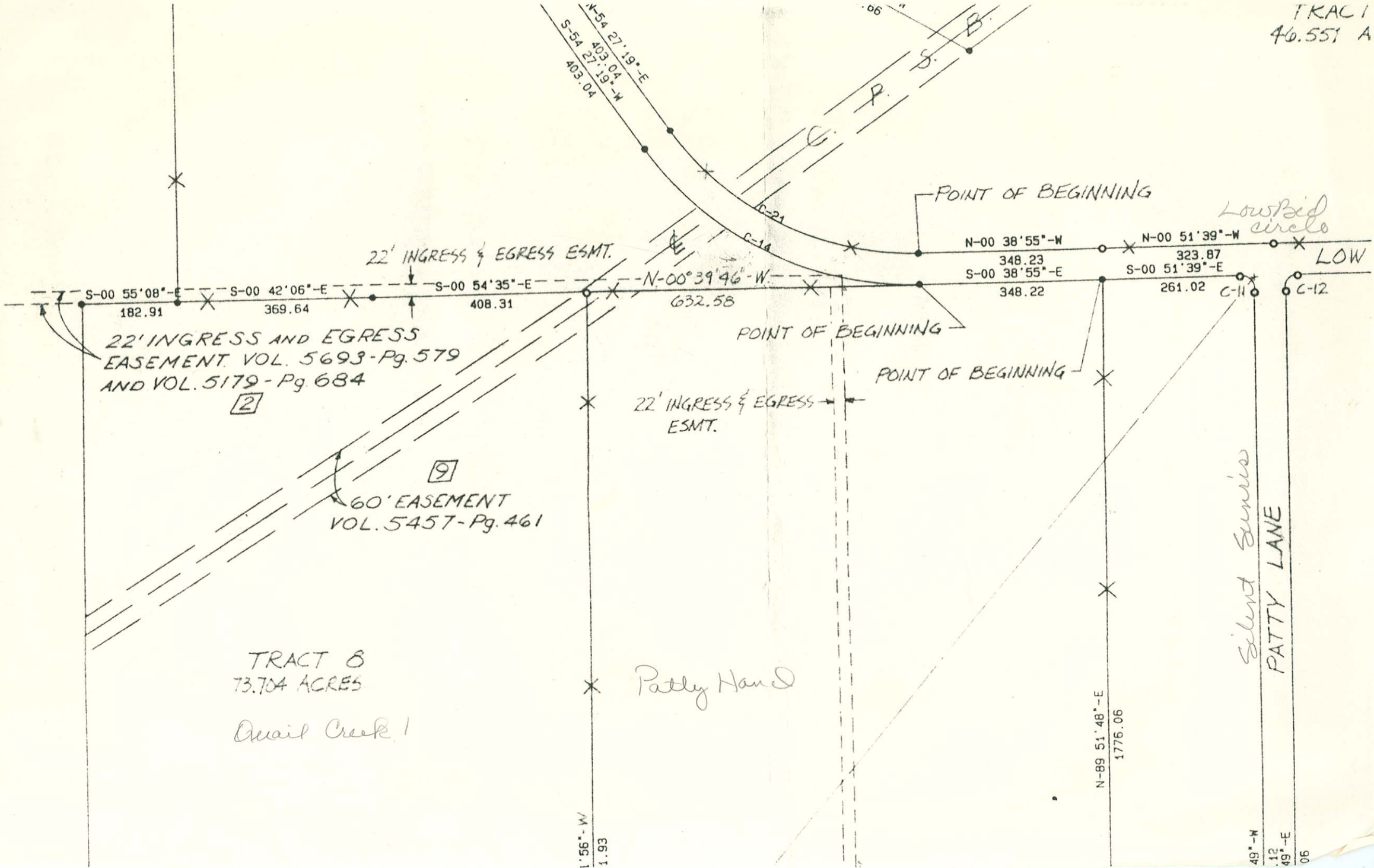
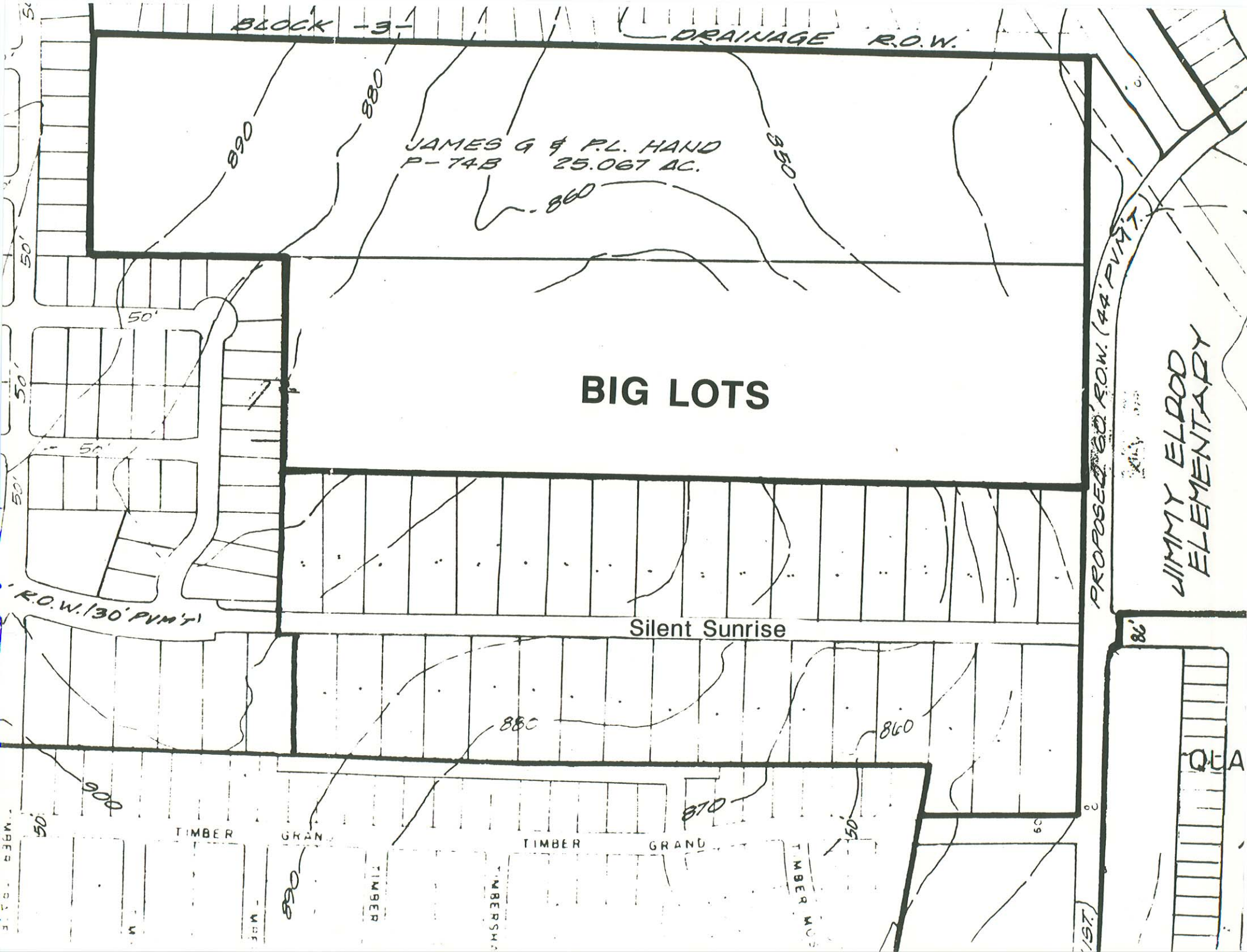
UUUUU. BRAINTREE
VVVVV. BRAINTREE
WWWWW. BRAINTREE
XXXXX. BRAINTREE
YYYYY. BRAINTREE
ZZZZZ. BRAINTREE

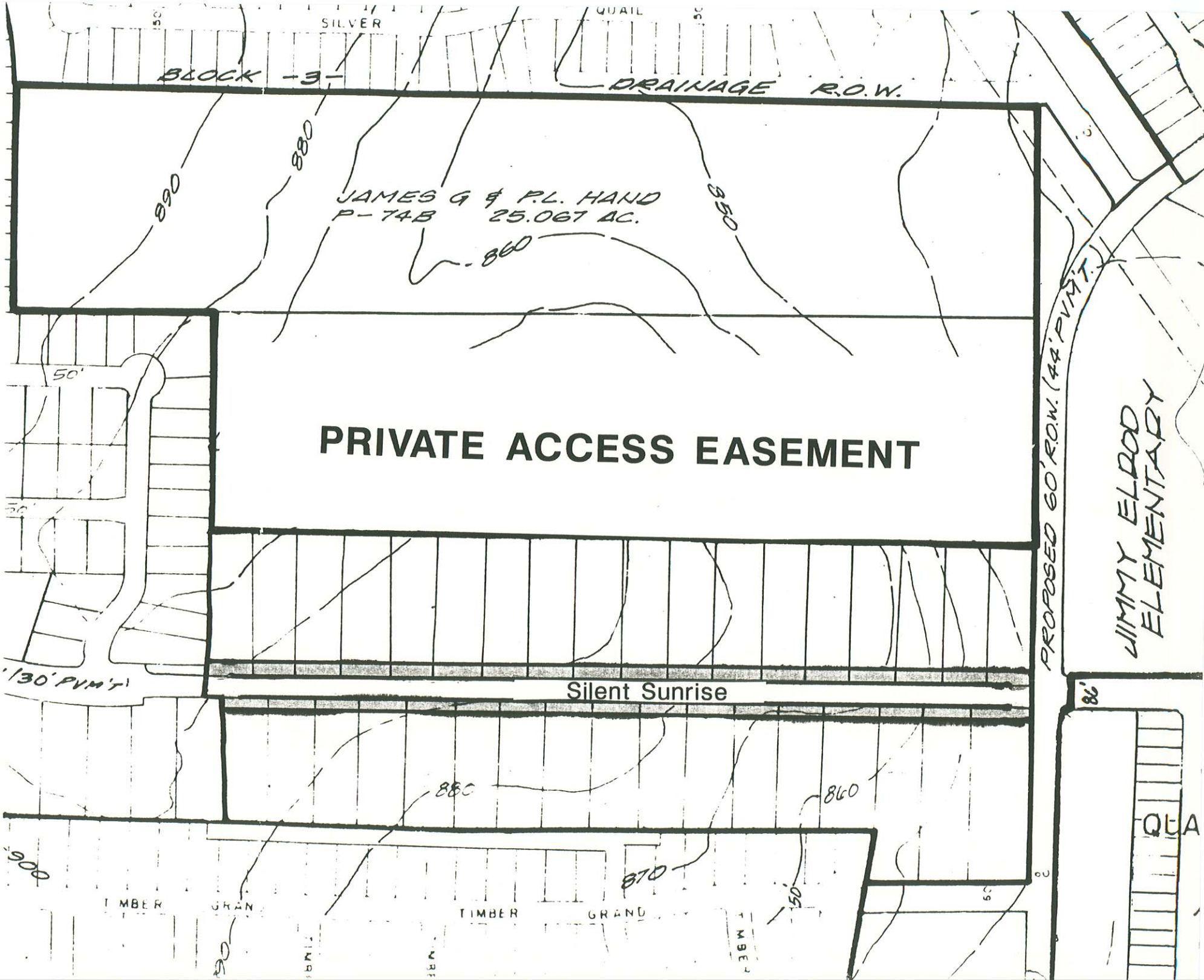


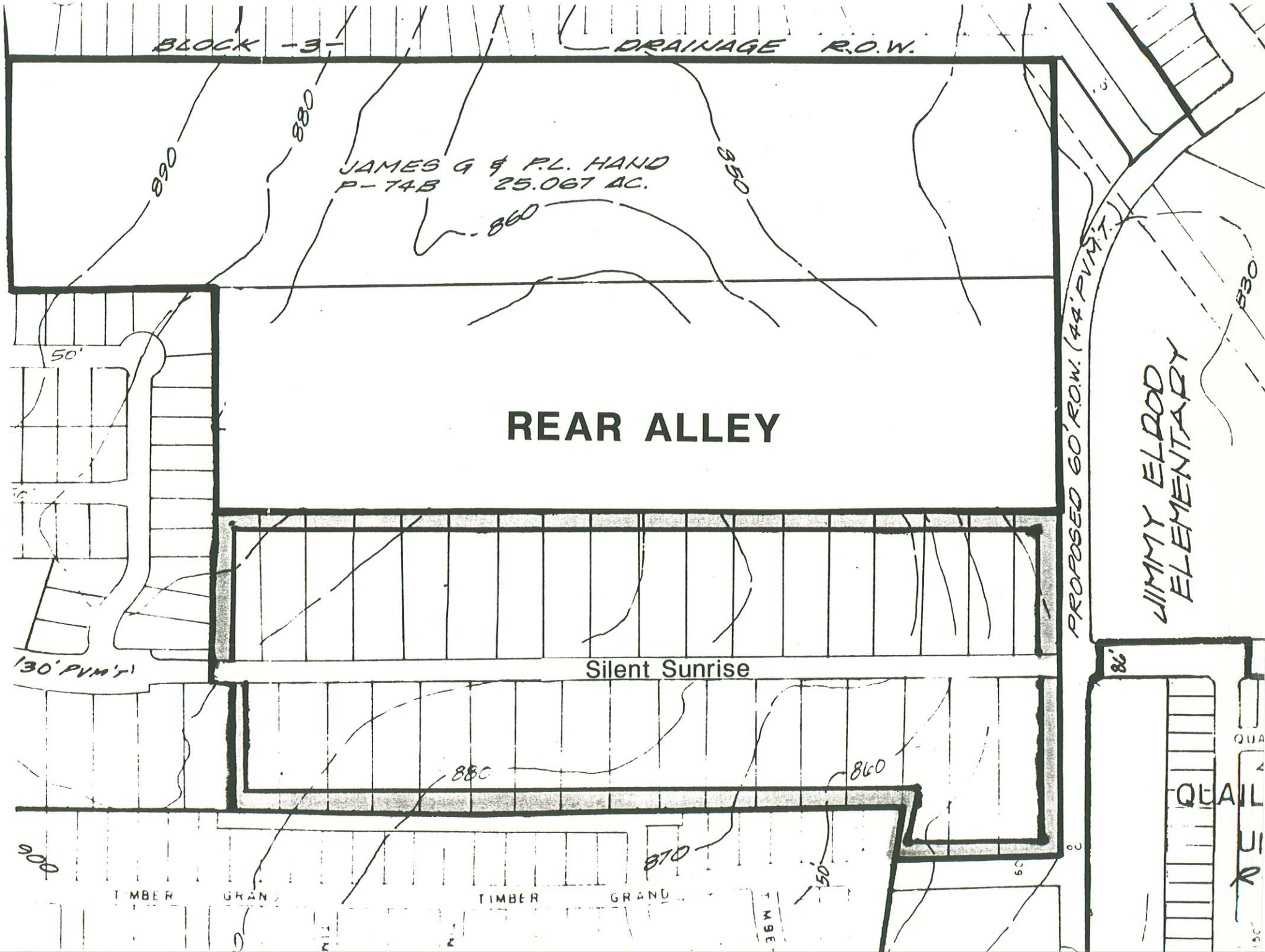
To: Roy Ramos
Ref: P. Hand property

From: Jayne Meals
Signature investments
340-1401

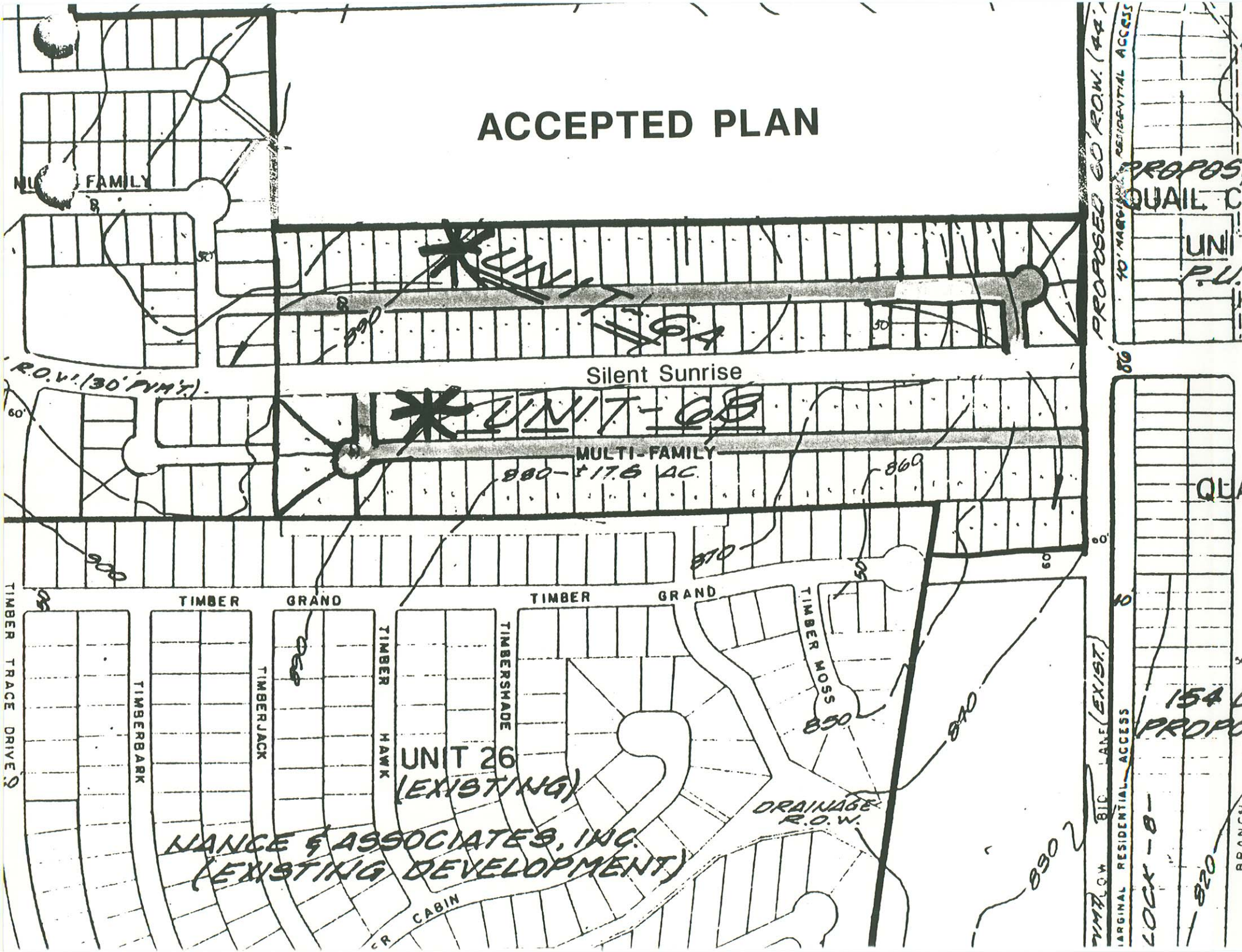
Mar 21, 85

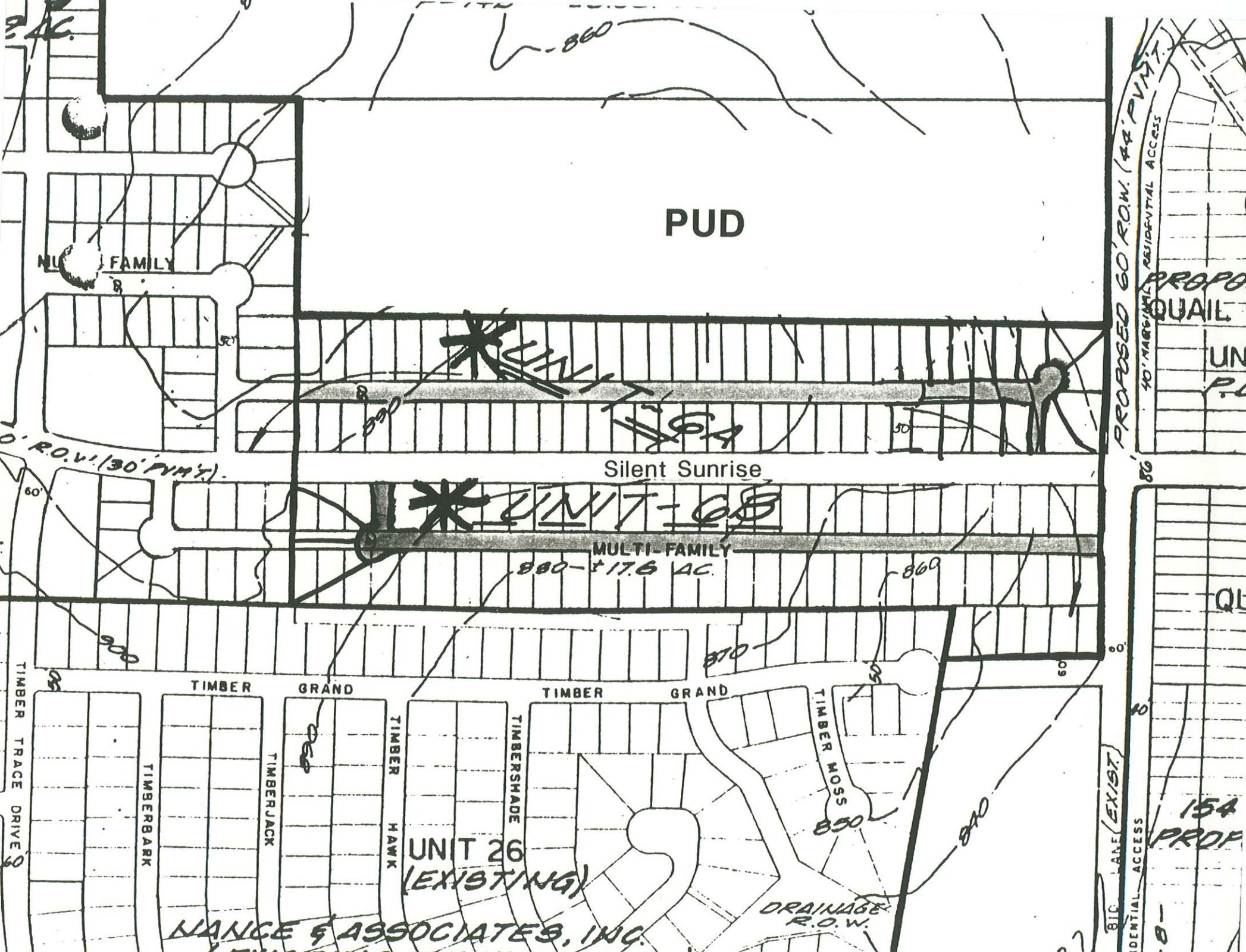

BLOCK -3-
DRAINAGE R.O.W.
JAMES G & P.L. HAND
P-74B 25.067 AC.
890
880
860
850
BIG LOTS
50'
R.O.W./30' PVM'T
Silent Sunrise
PROPOSED 60' R.O.W. (44' PVM'T.)
JIMMY ELROD
ELEMENTARY
86'
880
860
900
870
890
TIMBER GRAND
TIMBER GRAND

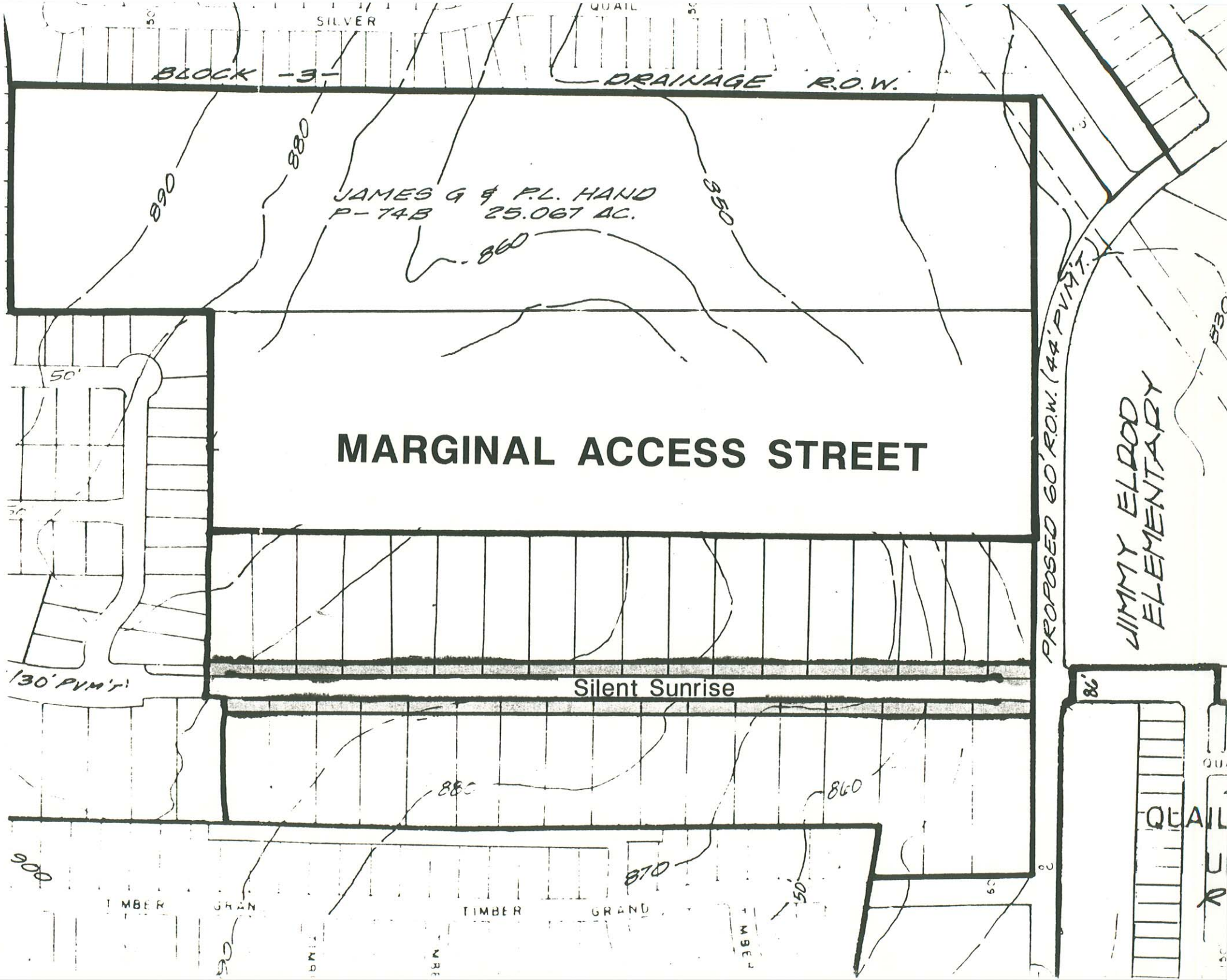

SILVER
QUAIL
BLOCK -3-
DRAINAGE R.O.W.
890
880
JAMES G & P.L. HAND
P-74B 25.067 AC.
850
860
50'
PRIVATE ACCESS EASEMENT
PROPOSED 60' R.O.W. (44' PVM'T.)
JIMMY ELROD ELEMENTARY
30' PVM'T
Silent Sunrise
86'
880
860
900
870
50'
TIMBER GRAND
TIMBER GRAND
QUA


BLOCK -3-
DRAINAGE R.O.W.
JAMES G & P.L. HAND
P-74B 25.067 AC.
890
880
860
850
830
50'
REAR ALLEY
PROPOSED 60' R.O.W. (44' PVM'T.)
JIMMY ELDOD ELEMENTARY
30' PVM'T
Silent Sunrise
880
860
870
900
TIMBER GRAND
TIMBER GRAND
QUAIL

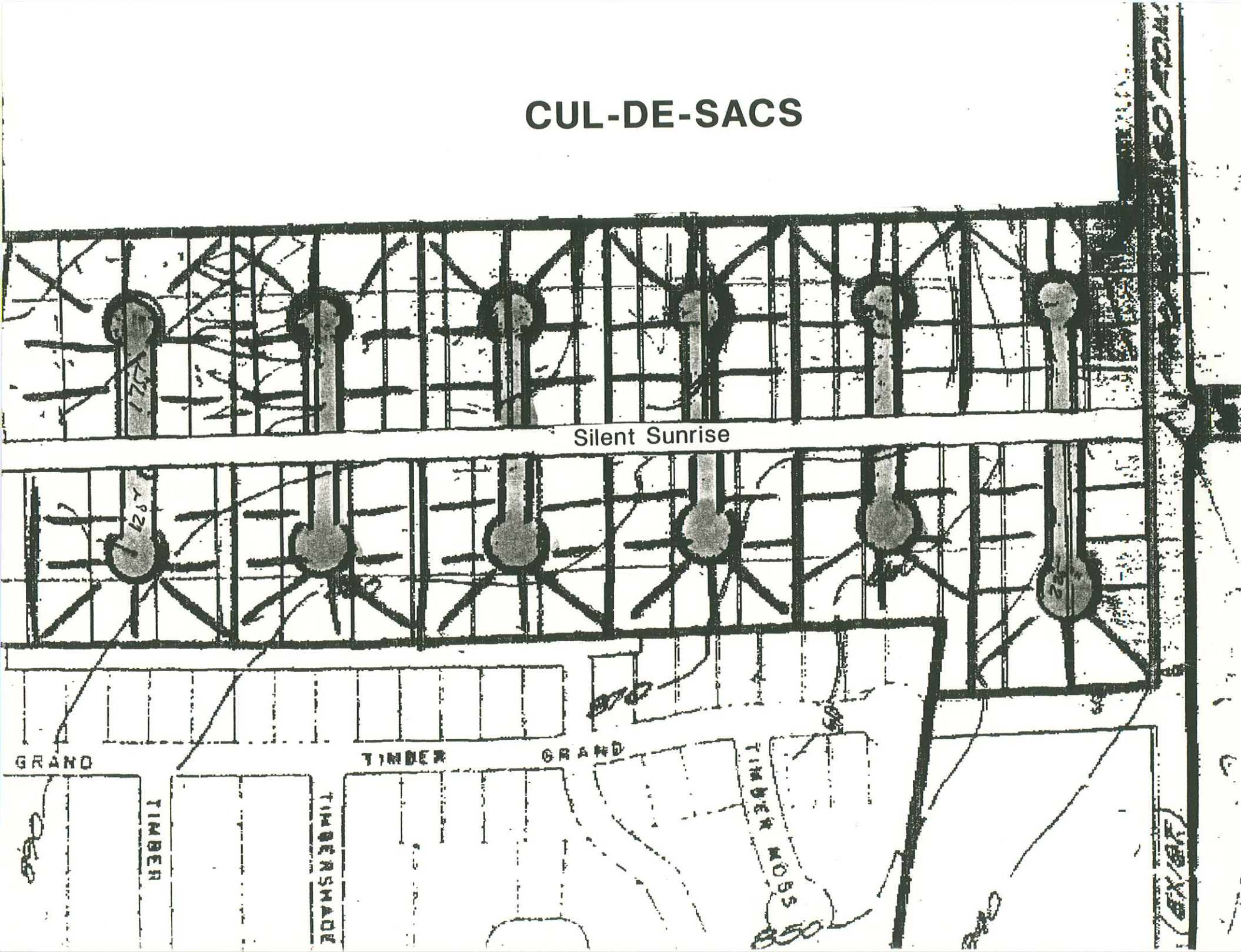
ACCEPTED PLAN

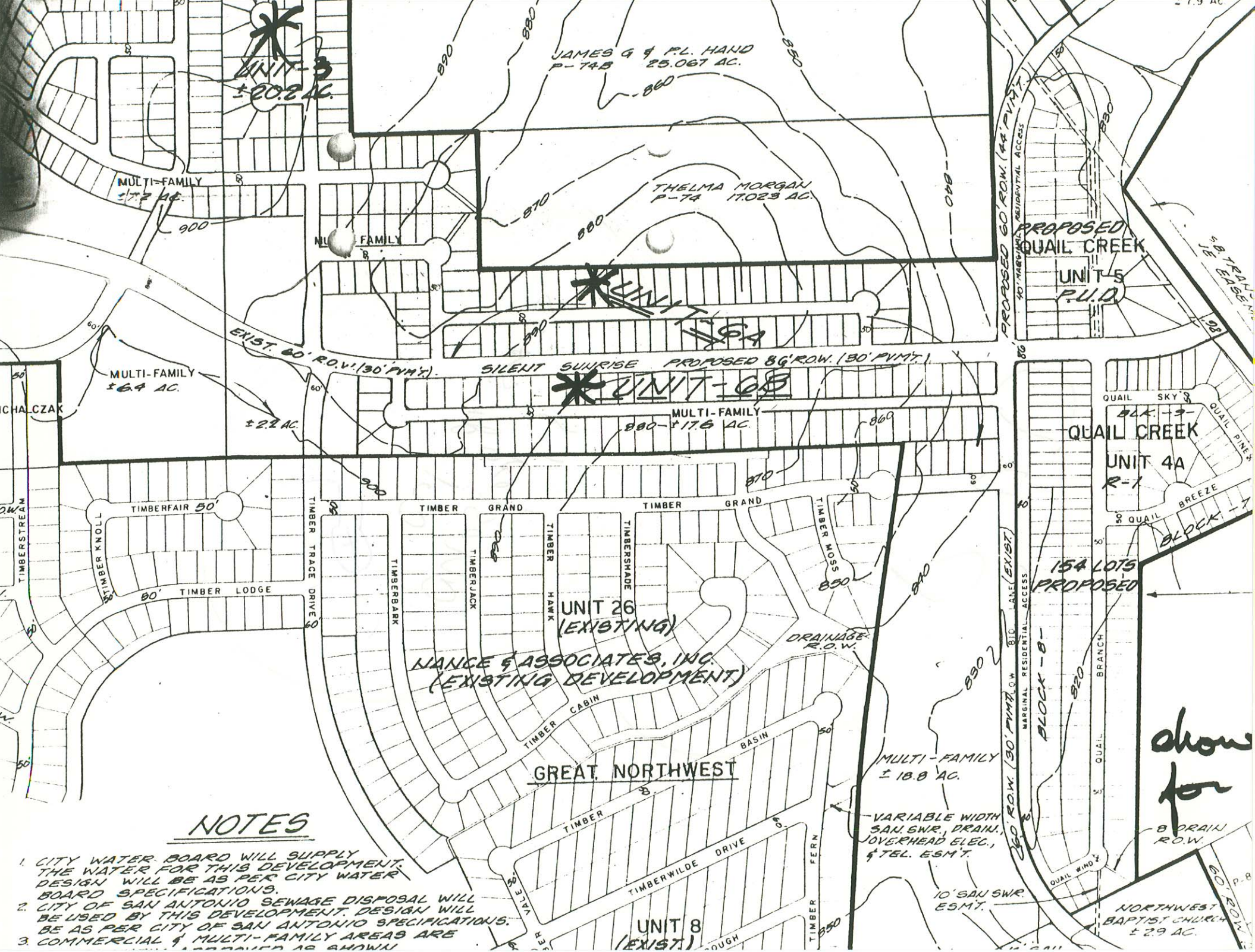



PUD
MULTI-FAMILY
Silent Sunrise
UNIT-6A
UNIT-6B
MULTI-FAMILY
880-±17.6 AC.
860
890
900
870
850
840
TIMBER GRAND
TIMBER GRAND
TIMBER TRACE DRIVE
TIMBERBARK
TIMBERJACK
TIMBER HAWK
TIMBERSHADE
TIMBER MOSS
UNIT 26
(EXISTING)
DRAINAGE R.O.W.
NANCE & ASSOCIATES, INC.
PROPOSED 60' R.O.W. (44' PVMT.)
40' MARGINAL RESIDENTIAL ACCESS
QUAIL
(EXIST.)
RESIDENTIAL ACCESS
154
PROP


SILVER
QUAIL
BLOCK -3-
DRAINAGE R.O.W.
890
880
JAMES G & P.L. HAND
P-74B 25.067 AC.
860
850
50'
MARGINAL ACCESS STREET
PROPOSED 60' R.O.W. (44' PVM'T.)
JIMMY ELROD
ELEMENTARY
130' PVM'T.
Silent Sunrise
86'
880
860
870
900
50'
TIMBER GRAN
TIMBER GRAND
QUAIL

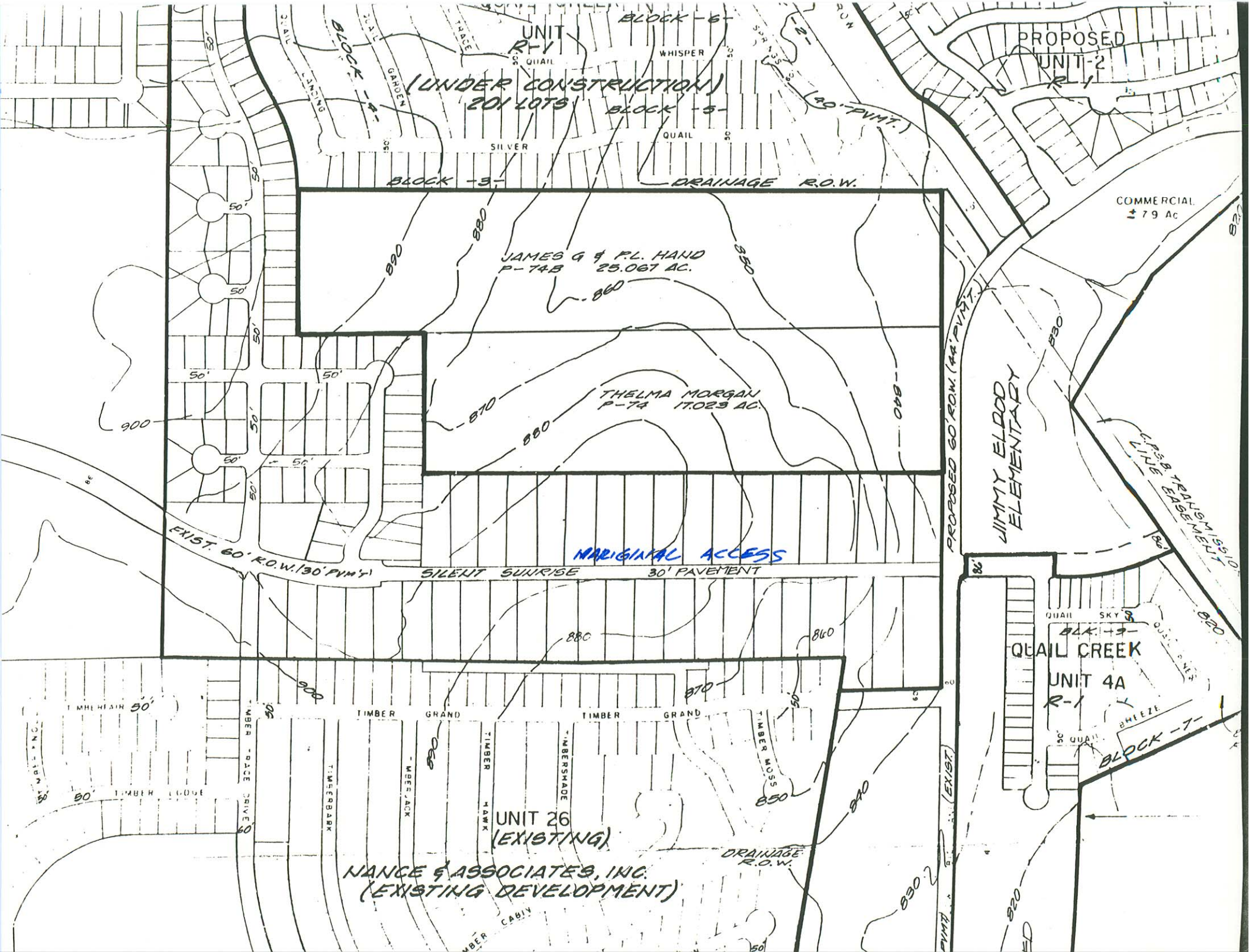
CUL-DE-SACS


Silent Sunrise
GRAND
TIMBER
GRAND
TIMBER
TIMBERSHADE
TIMBER MOSS

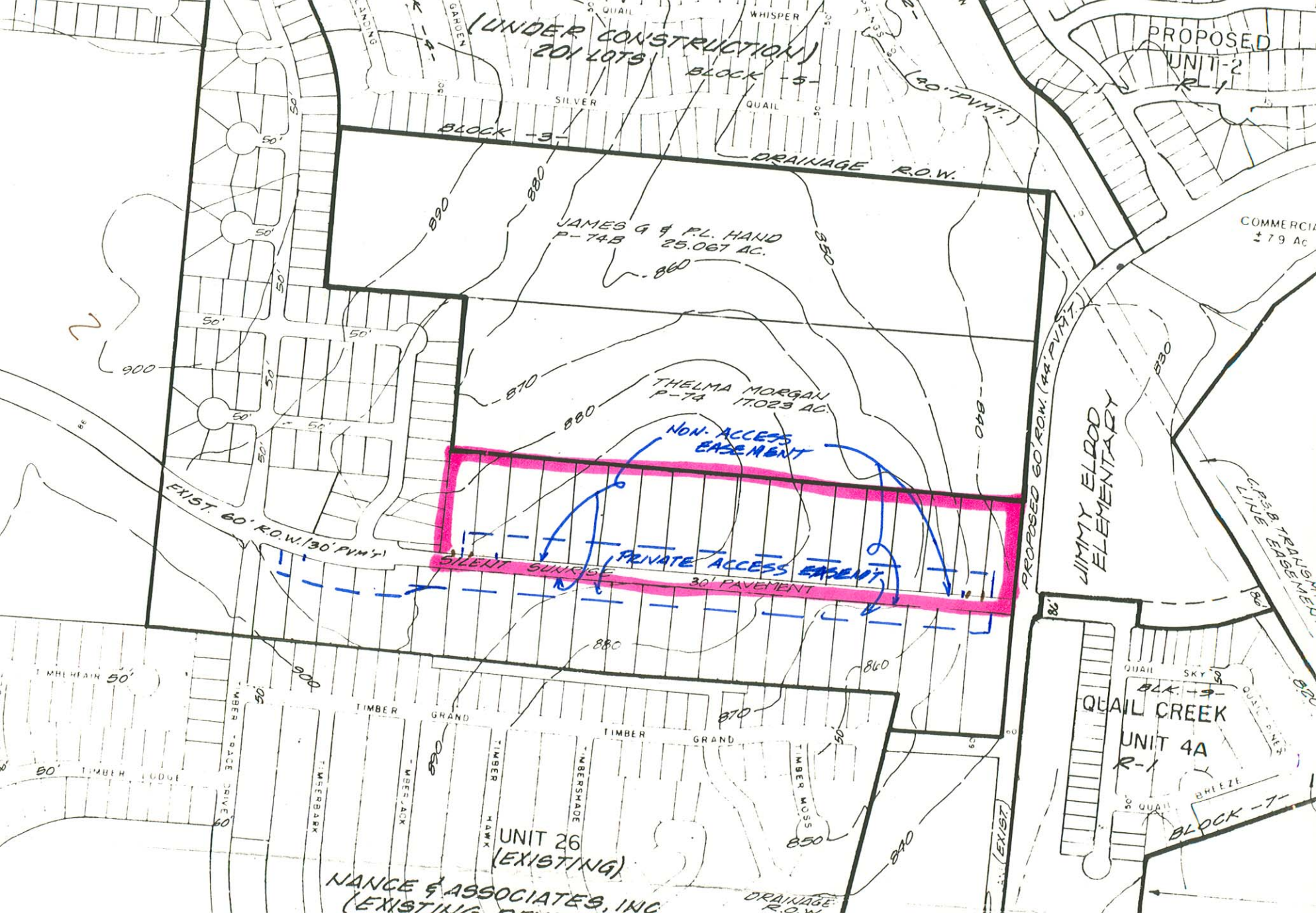


NOTES

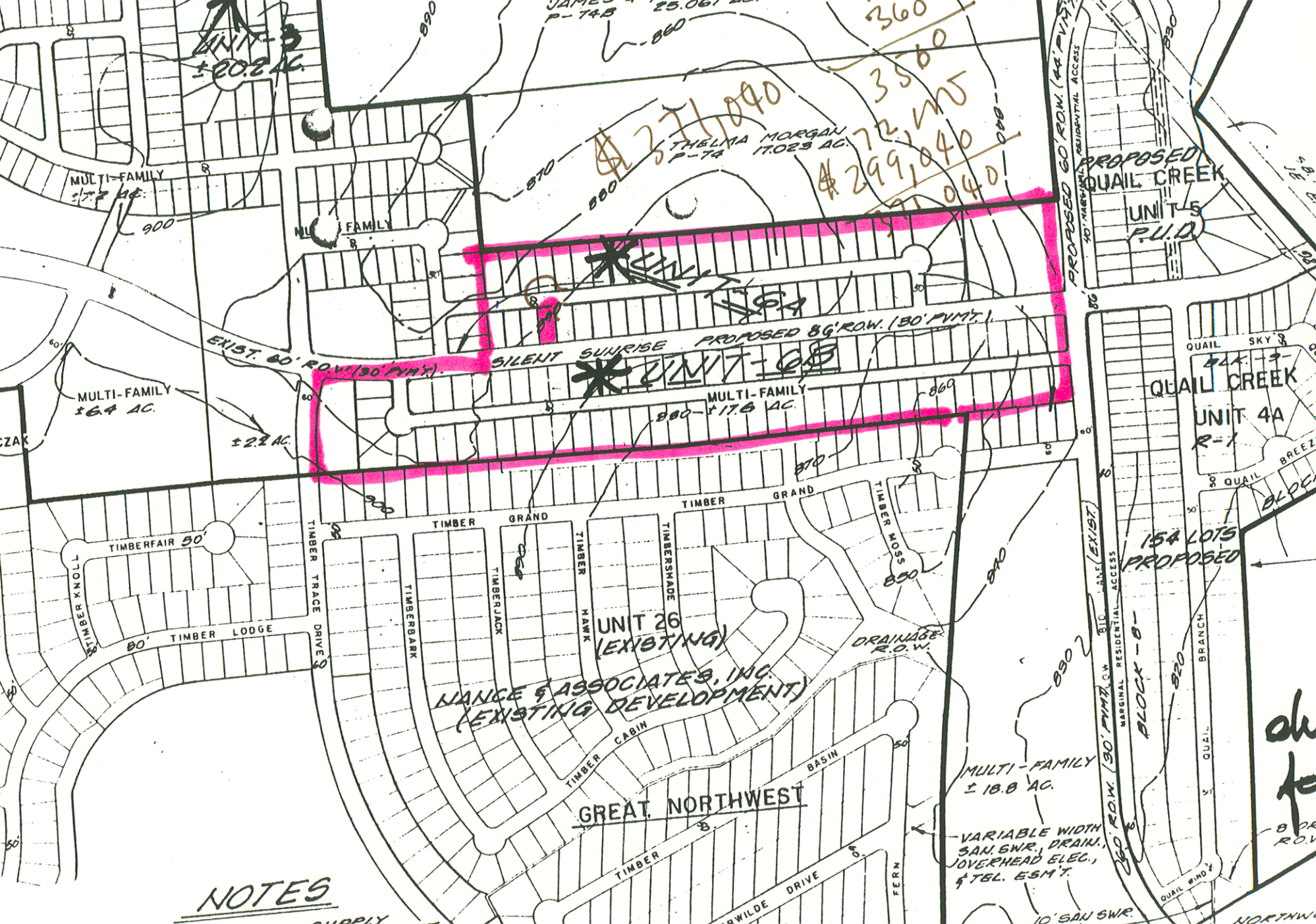
1. CITY WATER BOARD WILL SUPPLY THE WATER FOR THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY WATER BOARD SPECIFICATIONS.
2. CITY OF SAN ANTONIO SEWAGE DISPOSAL WILL BE USED BY THIS DEVELOPMENT. DESIGN WILL BE AS PER CITY OF SAN ANTONIO SPECIFICATIONS.
3. COMMERCIAL & MULTI-FAMILY AREAS ARE



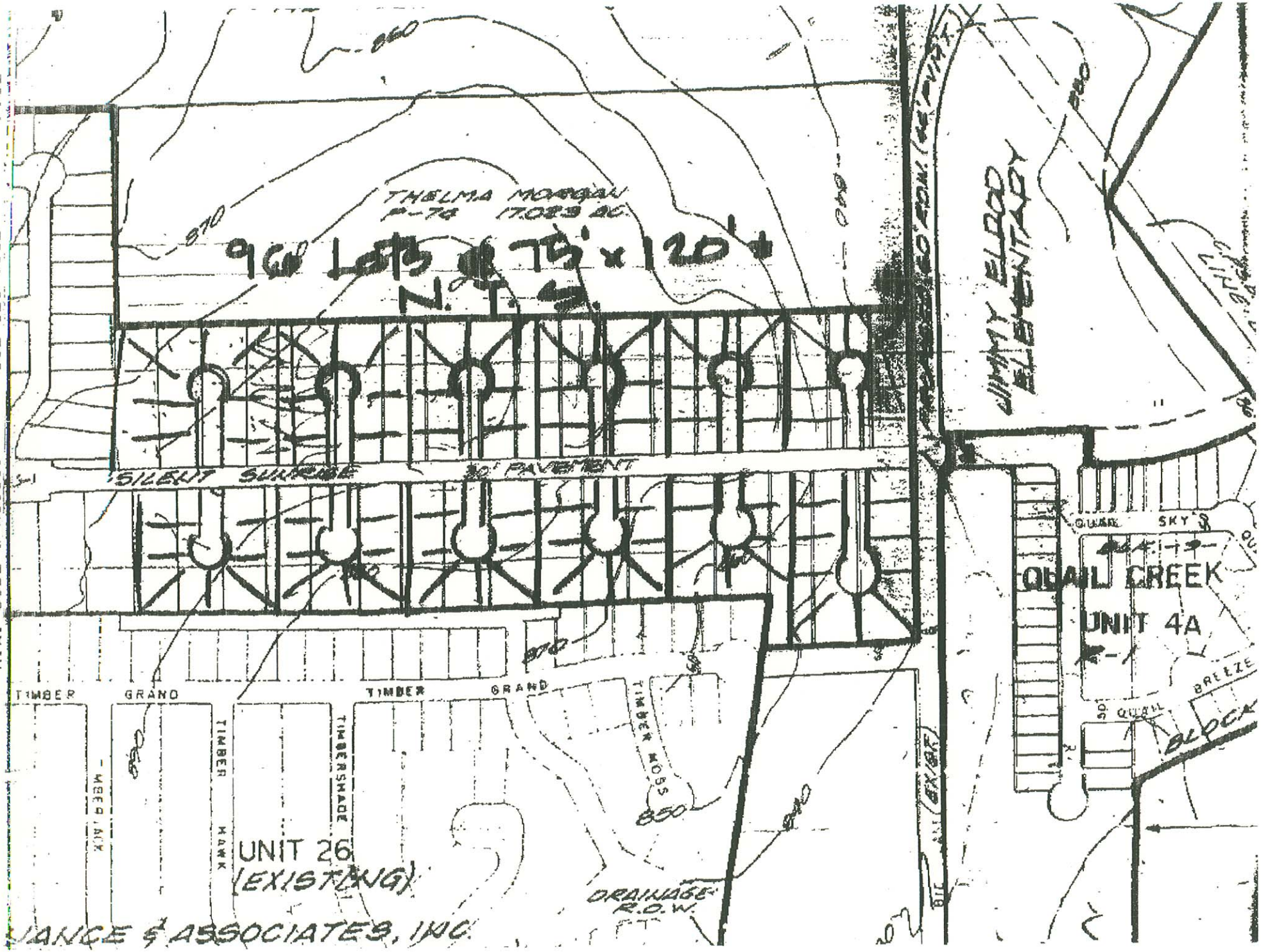
UNIT 1
R-1
(UNDER CONSTRUCTION)
201 LOTS
BLOCK -6-
BLOCK -5-
BLOCK -4-
BLOCK -3-
QUAIL
WHISPER
SILVER
QUAIL
GARDEN
TRACE
LANDING
(40' PVMT.)
DRAINAGE R.O.W.
PROPOSED
UNIT-2
R-1
COMMERCIAL
± 7.9 Ac
JAMES G & P.L. HAND
P-74B 25.067 AC.
THELMA MORGAN
P-74 17.023 AC.
PROPOSED 60' R.O.W. (44' PVMT.)
JIMMY ELDOD
ELEMENTARY
C.P.S.B. TRANSMISSION
LINE EASEMENT
EXIST. 60' R.O.W. (30' PVMT)
MARIGINAL ACCESS
SILENT SUNRISE 30' PAVEMENT
QUAIL SKY
BLK. -9-
QUAIL CREEK
UNIT 4A
R-1
QUAIL BREEZE
BLOCK -7-
TIMBER GRAND
TIMBER GRAND
TIMBER MOSS
TIMBERSHADE
TIMBER HAWK
TIMBERJACK
TIMBERBARK
TIMBER TRACE DRIVE
TIMBER LODGE
TIMBERFAIR
UNIT 26
(EXISTING)
NANCE & ASSOCIATES, INC.
(EXISTING DEVELOPMENT)
DRAINAGE R.O.W.
(EXIST.)



(UNDER CONSTRUCTION)
201 LOTS
BLOCK -5-
BLOCK -3-
DRAINAGE R.O.W.
PROPOSED
UNIT-2
R-1
COMMERCIA
± 7.9 Ac
JAMES G & P.L. HAND
P-74B 25.067 AC.
THELMA MORGAN
P-74 17.023 AC.
NON-ACCESS EASEMENT
PRIVATE ACCESS EASEMT
SILENT SUNRISE
30' PAVEMENT
EXIST. 60' R.O.W. (30' PVM'T)
PROPOSED 60' R.O.W. (44' PVM'T)
JIMMY ELDOD ELEMENTARY
C.P.S.B. TRANSM LINE EASEMEN
QUAIL CREEK
UNIT 4A
R-1
BLK. -9-
BLOCK -7-
QUAIL SKY
QUAIL PINER
QUAIL BREEZE
TIMBER GRAND
TIMBER LODGE
TIMBER TRACE DRIVE
TIMBERBARK
TIMBERJACK
TIMBER HAWK
TIMBERSHADE
TIMBER MOSS
UNIT 26
(EXISTING)
NANCE & ASSOCIATES, INC
DRAINAGE R.O.W.
(EXIST.)



UNIT-3
±20.2 AC.
MULTI-FAMILY
±7.2 AC.
MULTI-FAMILY
±6.4 AC.
±2.2 AC.
THELMA MORGAN
P-74 17.023 AC.
$371,040
$299,040
PROPOSED 60' R.O.W. (44' PVMT.)
PROPOSED
QUAIL CREEK
UNIT 5
P.U.D.
UNIT 6A
UNIT 6B
SILENT SUNRISE PROPOSED 86' R.O.W. (30' PVMT.)
EXIST. 60' R.O.W. (30' PVMT.)
MULTI-FAMILY
±17.6 AC.
QUAIL SKY
QUAIL CREEK
UNIT 4A
R-1
154 LOTS
PROPOSED
TIMBERFAIR 50'
TIMBER KNOLL
TIMBER LODGE
TIMBER TRACE DRIVE
TIMBER GRAND
TIMBERBARK
TIMBERJACK
TIMBER HAWK
TIMBERSHADE
TIMBER MOSS
UNIT 26
(EXISTING)
NANCE & ASSOCIATES, INC.
(EXISTING DEVELOPMENT)
DRAINAGE R.O.W.
TIMBER CABIN
TIMBER BASIN
GREAT NORTHWEST
TIMBER
FERN
MULTI-FAMILY
± 18.8 AC.
VARIABLE WIDTH
SAN. SWR., DRAIN.,
OVERHEAD ELEC.,
& TEL. ESM'T.
10' SAN SWR.
60' R.O.W. (30' PVMT.)
MARGINAL RESIDENTIAL ACCESS
BLOCK -8-
QUAIL BRANCH
QUAIL WIND
NOTES


THELMA MORGAN
P-74 17.023 AC.
960 LOTS @ 75' x 120'±
N.T.S.
SILENT SUNRISE
30' PAVEMENT
JIMMY ELDOD ELEMENTARY
QUAIL CREEK
UNIT 4A
QUAIL SKY
BREEZE
BLOCK
TIMBER GRAND
TIMBER GRAND
TIMBER HAWK
TIMBERSHADE
TIMBER MOSS
UNIT 26
(EXISTING)
DRAINAGE R.O.W.
M.M. CUDE & ASSOC. 512 523 7112 P.02
JANCE & ASSOCIATES, INC.

INFORMATION SHEET FOR
PRELIMINARY OVERALL DEVELOPMENT PLAN
(P.O.D.P.)

FILE NO. 84-11-60-26 QUAIL CREEK
(To be assigned by the Planning Dept.) P.O.D.P. NAME

FRENCH CREEK DEVELOPMENT LTD.
NAME OF DEVELOPER/SUBDIVIDER ADDRESS PHONE NO.

MICHAEL CUDE
M. W. CUDE & ASSOC., INC. P.O. BOX 16411 78216 6812951
NAME OF CONSULTANT ADDRESS PHONE NO.

GENERAL LOCATION OF SITE N.W. OF THE INTERSECTION OF LOW BID CIRCLE & HEATH RD. IN N.W. BEXAR COUNTY

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

PROPOSED WATER SERVICE

(✓) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

(✓) Single Family
(✓) Duplex
(✓) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

(✓) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED APRIL 17, 1984

DUE DATE OF RESPONSE MAY 16, 1984
(within 20 working days of receipt)

REVISIONS FILED (if applicable) May 22-1984, Dec. 10, 1984
DATE OF RESPONSE (within 15 working days) May 30, 1984, Dec. 18, 1984, NOV. 7, 1985

SEPT 1985
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as 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 major street streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation system (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) feet intervals;
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classifications;
✓ (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.

Staff review of the P.O.D.P. 4-24-84. Comments concerning the concerns we had with Mike Cude/ Eugene Morris would set up meeting with Mike Cude/ Eugene to discuss the planned alignment of major thoroughfare (Echo Rd.) & the street design. We will advise of meeting date

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Mayor Nelson Wolff
through the City Manager Alexander E. Brise|o

FROM: David W. Pasley, Acting Director, Department of Planning

COPIES TO: File

SUBJECT: JANUARY 14, 1993 ZONING CASES ANNOUNCEMENT

Date: January 13, 1993

The purpose of this memorandum is to request that at the 2:00 P.M., City Council meeting January 14, 1993, that you please announce the following information to those citizens present on zoning cases: Zoning cases scheduled for this date have been postponed and will not be considered by City Council due to an error in the posting of these cases on the City Council agenda. Notices rescheduling these cases will be mailed advertising the new public hearing date by city staff and are available to answer any questions outside the chambers.

For your information, the applicant's of these cases ~~have~~ were contacted by staff, and have been advised of the postponement. In addition, notices to effected property owners of each case were mailed a notice of postponement on Tuesday, January 12, 1993.

If you have any questions on this matter please contact my office at 299-7881.

David W. Pasley, AICP
Acting Director
Department of Planning

APPROVED:

Alexander E. Brise|o
City Manager

DWP/ACG

Attachments

The purpose of this memorandum is to request that at the C.C. meeting of January 14, 1993, you please announce the following information to those citizens present on zoning cases scheduled at 2:00 pm.

File

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

September 1, 1992

Mr. Carlos Sandoval
M.W. Cude & Associates, Inc.
P.O. Box 700605
San Antonio, Texas 78270

RE: Quail Creek Subdivision POADP # 118

Mr. Sandoval:

City staff has reviewed your Quail Creek Subdivision Preliminary Overall Area Development Plan. This plan was not accepted for the following reasons:

1. Silent Sunrise is a Secondary Arterial, type A and thus requires a 62 foot pavement in an 86 foot ROW. Adjacent extensions of the substandard portion of Silent Sunrise are built to this standard. It is recommended that all of this street be so constructed to include the portion east of Low Bid.

2. Silent Sunrise, as a major arterial, cannot have any residential frontage. The "eyebrow" concept and the semi-circular driveway concept are not recommended as a means of circumventing this UDC requirement.

3. A dead-end stub out street (the second east-west cross street north of Silent Sunrise) is shown extending for a distance of the width of four lots west from the extension of Timber Trace. This will require a variance to the UDC.

4. The James G. & P. L. Hand 25.067 acre tract known as P-74B has no public street frontage. A stub out street (the second east-west cross street north of Silent Sunrise) will be required east from the extension of Timber Trace to this tract of land to preclude land locking from occurring. Based on the information shown on your plan, the Hand tract is separate and apart from the Thelma Morgan 17.023 acre tract of land known as p-74.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

September 1, 1992

5. The extension of Timber Trace Drive north into this development should not provide an accesible route to Mainland, as is shown through Silent Oaks and Coral Springs, since this will encourage short cut traffic between the Great Northwest and the Bandera Road corridor. This type of traffic should be encouraged to use arterials like Silent Sunrise and Tezel Road.

Once you have revised your plan to reflect the items listed above, please resubmit your plan for review by the POADP staff review committee. Your cooperation in this matter is appreciated. If you have any questions, please contact Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

File

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

September 1, 1992

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P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

September 1, 1992

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Sincerely,

David W. Pasley, AICP
Acting Director of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

July 1, 1985

Applicant: M.W. Cude Eng. Co.
Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: Quail Creek
File #: 84-11-60-26 Revised on June 24, 1985

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

(x) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) 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: The Committee has reviewed and accepted your revised plan with the proposed Eckerd Road thoroughfare extension.

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,

Mike O'Neal

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

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 7, 1985

M. W. Cude Engineering Company
Mr. Mike Cude
P. O. Box 16411
San Antonio, Texas 78216

Re: Quail Creek P.O.A.D.P.
File No.: 84-11-60-26
Revised: 10/25/85

Dear Mr. Cude:

The P.O.A.D.P. committee has reviewed and accepted the revised Quail Creek Plan with the new boundary for unit-5, P.U.D.

Please note that this action by the committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in effect at the time of platting.

In addition, no plat shall be considered filed until the P.O.A.D.P. has been reviewed by staff and acknowledged by the applicant as per Sec. 36-20(d) of the Subdivision Regulations.

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

Sincerely,

MCO'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/RR/bc

Attachment

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

August 28, 1985

M.W. Cude Engineering Co.
Attn: Michael Cude
P.O. BOX 16411
San Antonio, Texas 78216

Re: Quail Creek P.O.A.D.P.
File# 84-11-60-26

Revised August 16, 1985

Dear Mr. Cude:

The above is in general compliance with the Subdivision Regulations. The committee has reviewed and accepted your revised plan with the new street designs in Units 3,6A & 6B.

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 Q. Cedillo
Assistant Director of Planning
Department of Planning

RQC/RR/sh

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

June 17, 1985

Applicant: M.W. Cude Eng. Co.
Attn: Mike Cude
Address: P.O. Box 16411
SanAntonio, Texas 78216

☐ Preliminary Plan
☒ P.O.A.D.P.

Re: Quail Creek
File #: 84-11-60-26 Revised June 12, 1985

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

( ) is in general compliance with the Subdivision Regulations

(XX) lacks compliance with the Subdivision Regulations regarding:

- ( ) Street layout
- ( ) Relation to adjoining street system
- ( ) Stub streets
- ( ) Street jogs or intersections
- ( ) Dead-end streets
- ( ) Cul-de-sac streets in excess of 500'
- ( ) Low density lots fronting onto major thoroughfares
- ( ) 24' alley(s)
- (X) 36-10(J) Major Thoroughfares

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

(X) Comments: See attached.

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.

As noted to you in our memorandum dated December 18, 1984, the revised POADP as submitted is not acceptable due to the removal of the Eckert Road alignment (86' facility) from your plan. The concensus of the committee is that the Tezel-Bandera linkage is necessary via Eckert Road. Given the plan does not provide for the thoroughfare in accordance with the Major Thoroughfare Plan, future plat units in the Quail Creek area will not constitute complete filings until this matter is resolved. In this regard, you may elect to request the scheduling of this item for further consideration by the Planning Commission.

MCONeal

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

sm

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Date: May 30, 1984

Applicant: M.W. Cude & Associates, Inc.
Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

Re: Quail Creek
File #: 84-11-60-26

☐ Preliminary Plan
☒ P.O.A.D.P. Revision
dated 5-22-84

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)	( ) _____

(X) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) 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: Staff has no objections to the Eckert Road alignment as depicted on the POADP.

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 Rebecca Quintanilla Cedillo

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: May 29, 1984

Applicant: M.W. Cude & Assoc. Inc.
Mr. Michael Cude
Address: P.O. Box 16411
S.A. Tex 78216

Re: Quail Creek
File #: 84-11-60-26

☐ Preliminary Plan
☒ P.O.A.D.P. Revision dated 5-22-84

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

(✓) 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)
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( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

(✓) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

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

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

(✓) Comments: Staff has no obj to the Eckert Rd alignment as depicted on the POADP.

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"

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: May 11, 1984

Applicant: M.W. Cude & Associates, Inc.
Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

Re: Quail Creek
File #: 84-11-~~06~~-26 60

☐ Preliminary Plan
☒ P.O.A.D.P.

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.

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( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

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( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
(X) 36-10(J) Major Streets

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

(X) Comments: See attachment regarding Major Thoroughfare Plan requirements.

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 Rebecca Spintanilla Cedillo

Edd

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: May 11, 1984

Applicant: M.W. Cude & Associates, Inc.
Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

Re: Quail Creek
File #: 84-11-~~60~~-26
60

☐ Preliminary Plan
☒ P.O.A.D.P.

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)
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( ) Street layout
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(X) Comments: See attachment regarding Major Thoroughfare Plan requirements.

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By Rebecca Spintanilla Cedillo

Attachment
Quail Creek

Thank you for meeting with the staff on May 2, 1984. Purpose of the meeting was to discuss feasible alignments to accommodate a thoroughfare as required by the Major Thoroughfare Plan. You recall, discussion involved the Eckert Road proposal traversing the Quail Creek development. Said thoroughfare is classified as a secondary arterial type "A" street (86' R.O.W.). The plan calls for an east-west linkage from Bandera Road to Tezel Road. As you know, options under consideration require utilizing the northerly street section of Low Bid Circle to merge with Patty Lane, or maintain the Patty Lane alignment and provide for its extension to the eastern boundary of the area identified as Unit-4. Also addressed was the issue of a bridge crossing at the Leon Creek Flood Plain. Consensus of all in attendance was that a joint effort between City staff and yourself to approach the Texas Highway Department to seek possible avenues for public (State) funding regarding the construction of a bridge across the Flood Plain. Staff briefed the Land Use and Transportation Committee on available solutions to the problem. The Committee recommended that despite the current unavailability of State funds that the linkage is necessary and should be maintained on theplan. We under stand you will revise your plan to accommodate an 86' thoroughfare, generally along Low Bid Circle and Patty Lane.

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

December 18, 1984

Applicant: M.W. Cude & Associates, Inc.
Mr. Michael Cude
Address: P.O. Box 16411
San Antonio, Texas 78216

Re: Quail Creek
File #: 84-11-60-26

☐ Preliminary Plan
XX P.O.A.D.P. (Revisio
dated Dec. 10, 198

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

( ) 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
- ( ) Cul-de-sac streets in excess of 500'
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- ( ) 24' alley(s)
- (X) 36-10(J) Major Thoroughfares

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

(X) Comments: See attached.

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.

MCONeal

Michael C. O'Neal
Chief, Current Planning

The revised POADP as submitted is not acceptable due to the removal of the proposed Eckert Road alignment (86' facility) from your plan. You recall the need for the thoroughfare was discussed and reviewed by the Land Use and Transportation Committee and the concensus was the Tezel-Bandera linkage is necessary via Eckert Road. Given the plan does not provide for the thoroughfare in accordance with Major Thoroughfare Plan, future plat submittals in the Quail Creek area will not constitute complete filings until this matter is resolved. In this regard, you may elect to request the scheduling of this item for further consideration by Planning Commission.

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

CIVIL ENGINEERS & SURVEYORS

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

October 23, 1997

City of San Antonio
Attn: Elizabeth Carrol
Department of Planning
114 W. Commerce
San Antonio, TX 78205

RE: POADP #118B

Dear Elizabeth,

This letter is in response to the POADP application concerning the revision of the original POADP 118.

POADP 118 was originally approved 12/18/84 as Quail Creek Units 1-5. Out of this POADP Units 1, 2, 2A, 4, 4A & 5 were platted.

Three (3) revisions were made to the original POADP:

1. Quail Creek Estates #335, dated 10/29/92.
2. Quail Ridge #349, dated 2/18/93.
3. Quail Heights #350, dated 2/18/93.

Within the area of Oak Crest POADP #118B (this revision), Northwest Villages Phase II (Silent Sunrise) and Silent Sunrise Middle School were platted. The original POADP #118 showed this area to be comprised of Multi-family, single family, and commercial areas. The developer is proposing six (6) single-family units with a small portion remaining commercial.

I am attaching what is believed to be the original POADP #118 and a highlighted area of #118 on the Master POADP Map. We have not been able to confirm that this is the original POADP, as at that time, record keeping with actual drawings were not always kept in the files at the City and engineers only received a letter, not stamped copies of POADP's.

If we can be of any further service or if you have any questions, please call.

Sincerely,

Sandi L. Vicars

Sandi L. Vicars
Assistant Project Manager

SLV/nvp

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112

M.W. CUDE & ASSOCIATES, INC.

CONSULTING ENGINEERS
PHONE: 512-681-2951

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

September 24, 1992

Mr. David Pasley, AICP
Acting Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283

RE; Quail Creek Subdivision POADP #118

Dear Mr. Pasley,

On behalf of Cygnet Properties, we wish to formally withdraw our recent submittal of the Quail Creek P.O.A.D.P. as it was submitted in error.

We appreciate your time in review of our work.

Very truly yours,

Michael W. Cude

Michael W. Cude, P.E.
President

MWC/vaa

681-7370

C. Swann

MAILING ADDRESS:
P.O. BOX 700605
SAN ANTONIO, TEXAS 78270

LOCATION:
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

M.W. CUDE & ASSOCIATES, INC.

CONSULTING ENGINEERS
PHONE: 512-681-2951

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

September 11, 1992

Mr. David Pasley, AICP
Acting Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283

RE: Quail Creek Subdivision POADP #118

Dear Mr. Pasley,

We are in receipt of your letter of September 1, 1992 regarding the subject subdivision. In response, we would like to respond on behalf of Cygnet Properties, the Owner, to each exception your staff sited as follows:

1. Silent Sunrise Street exists only from Tezel Road East to Timber Trace where it continues as Patty Lane. Patty Lane in a 60 foot county R.O.W. Road, built many years ago, and is a functioning two (2) lane street. Our understanding of the Unified Development Code (UDC) is that the Developer is only obligated to donate additional land to meet the required 86 foot R.O.W., and not to construct the final 62 foot pavement section.

2. We understand the UDC prohibition of residential lots fronting on a thoroughfare of the type prescribed for Silent Sunrise. Our firm has acquired variances to lots in this situation in the past. The developer has analyzed the property to find an acceptable land plan, however one has not been found. We would like the opportunity of appearing before the Planning Commission to explain these findings and petition for a variance.

3. We can change this street stub to a cul-de-sac.

4. We believe we can provide one (1) lot depth street stubs to satisfy the access and land lock issue.

5. We agree with your staff's concern with this potential traffic pattern and will alter the street pattern to discourage this short cut route.

MAILING ADDRESS:
P.O. BOX 700605
SAN ANTONIO, TEXAS 78270

LOCATION:
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

In summary we believe we can accommodate all the issues you have noted in your letter except the residential frontage on Patty Lane. Hopefully this can be resolved with the Planning Commission.

Thank you for your time and consideration. We will be awaiting your response.

Very truly yours,

Michael W. Cude

Michael W. Cude, P.E.
President

MWC/vaa

Oct. 24, 1985 - provision for Silent Sunrise, east of Quail Branch was questioned. -

staff advised that the area was to be platted in connection with Q.C. Units P.U.D.

Staff request revised POADP reflecting unit boundary change (Units to exclude silent Sunrise

Oct 25, 1985 Revised POADP. submitted showing boundary change.

Nov. 7, 1985 POADP accepted by the staff

Dec. 6, 1985 Plat submitted for processing

Dec. 11, 1985 Complete filing

Dec 18, 1985 plat app by P.C.

Nov. 9, 1988 P.C. app time extension (3 year) ~~app~~

Nov, 1991 plat expired.

$77.00
Marginal Access — How wide same on Res? $84(—)
OR

Res street — 30' pavement curb & SW on Both sides
$84/Lin ft

655148

Cul de Sac
$24,000

Asphalt

Alley 20'
$43.00 Lin ft no sidewalks on curb

Private Easement Require 20'
"Driveway"
$43.00/ft

Pud 22 ft curb no sidewalk
$54 Lin ft
$24,000 Cul de Sac
same Radius

367

Chap

☒ Wants you to phone
☐ Will phone later
☐ Wants to see you
☐ Will call back
☐ Returned your call

Message:
Stated:
Sidewalks Cost $7.00 ft
Curbs Cost - $5.00 ft.

By AL

Type of Design	Estimated # of Lots	Estimated Size Min Max	Estimated "Street" Costs
* Big Lots	35	100x275 100x325	$0
Private Access Easement	35	100x255 100x305	$154,000
Rear Alley	35	80x255 100x305	$188,125
PUD	126	55x110 55x150	$204,600
Marginal Access Street	35	100x245 100x295	$277,200
** Accepted Plan	96	72x110 72x150	$358,000
* Cul-de-sacs	96	75x120	$447,600

* Denotes applicant's proposal.

** Denotes current accepted plan with reduced number of lots to match applicant's 96 lot cul-de-sac proposal.

All other designs are potential alternatives.

As shown

Cul-de-Sacs

96 Lots

75 X 120

125 x 5 = 625
175 x 6 = 1050
225 x 1 = 225
1900

19 00 x $84 = 159,600
streets
12 x 24,00 = 288,00
culdesac
$ 447,600

As shown

Accepted Plan

1

126 Lots

110 X 55
150 X 55

1700
1600
= 3300 x 84
= 4 00 x 84
= 24,000 x 2

$ 277,200
33,600
48,00
$ 358,800

Private
Access
Easement

35 Lots

100 X 255
100 X 305

3600 X 43 = $154

$154,800

Rear
Alley

35 Lots

80 X 255
100 X 255
80 X 305
100 X 305

1800
1800
275
325
175

4375 X 43 = $18

$188,25

Marginal Access

Marginal Access

1800'
1800'
3600' x $77.00

$277,200

marginal Access street with curbs and si

35 lots

100 x 245
100 x 295

Big Lots

No street

~~100 x 225~~

18
17

35 lots

Ashum ~~225 x 100~~ each

275 x 100
325 x 100

72'

	Estimated # of Lots	Estimated Size Min Max	Estimated "Street" Costs	Rank
Accepted Plan (Same design with large lots)	96 ~~126~~	55x110 55x150	$358,000	5
Big Lots (developer's proposal)	35	100x275 100x325	$0	7
Cul-de-sacs (developer's proposal)	96	75x120	$447,600	6
Marginal Access Street (possible alternatives)	35	100x245 100x295	$277,200	4
Private Access Easement (possible alternatives)	35	100x255 100x305	$154,000	1
Rear Alley (possible alternatives)	35	80x255 100x305	$188,125	2
PUD (possible alternatives)	126	55x110 55x150	$204,600	3

From: ag01052
Subject: Quail Creek
To: eg37559
Cc: hd01050
Sent: 10/12/92
Received: 10/12/92

Type of Design	Estimated # of Lots	Estimated Size Min Max	Estimated "Street" Costs	
** Accepted Plan with same # Lots	96 ~~126~~	72 ~~55~~x110 72 ~~55~~x150	$358,000	6
* Big Lots	35	100x275 100x325	$0	1
* Cul-de-sacs	96	75x120	$447,600	7
Marginal Access Street	35	100x245 100x295	$277,200	* 5
Private Access Easement	35	100x255 100x305	$154,000	* 2
Rear Alley	35	80x255 100x305	$188,125	* 3
PUD	126	55x110 55x150	$204,600	* 4

* Denotes applicants proposal.

** All other designs are ~~possible~~ potential alternatives

** Denotes current accepted plan with ~~96 lots instead of 126~~ reducing ~~the~~ # lots to match applicants 96 lot cul de sac proposal.

increase lots reduce lots to one lots

prioritize developer proposal & possible alternatives

	Estimated # of Lots	Estimated Size Min Max	Estimated "Street" Costs
Accepted Plan	126	55x110 55x150	$358,000
Big Lots	35	100x275 100x325	$0
* Cul-de-sacs	96	75x120	$447,600
Marginal Access Street	35	100x245 100x295	$277,200
Private Access Easement	35	100x255 100x305	$154,000
Rear Alley	35	80x255 100x305	$188,125
PUD	126	55x110 55x150	$204,600

Hope has also

Eddie, I sent this in the electronic mail. I measured off of the original at 1"=400' I could not find the copies you were xeroxing from. I will call you.

need andy & Bill

Type of Design	Estimated # of Lots	Estimated Size Min Max	Estimated "Street" Costs
* Big Lots	35	100x275 100x325	$0
Private Access Easement	35	100x255 100x305	$154,000
Rear Alley	35	80x255 100x305	$188,125
PUD	126	55x110 55x150	$204,600
Marginal Access Street	35	100x245 100x295	$277,200
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* Denotes applicant's proposal.

** Denotes current accepted plan with reduced number of lots to match applicant's 96 lot cul-de-sac proposal.

All other designs are potential alternatives.

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
Roy Ramos

DATE: June 24, 1985
SUBJECT: Quail Creek

FOLD

6 - P.O.A.D.P.

Revised (added 86' R.O.W. for Echert Road Extension as Requested

RECEIVED
1985 JUN 24 PM 3:37
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

Roy Ramos 6/24/85

Carlos Sandoval
SIGNED

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
Eddie Guzman

DATE: 5 December 1984
SUBJECT: Quail Creek Development

FOLD

Forwarded are three prints of Revised POADP. please review & comment

RECEIVED
1984 DEC -5 PM 3:23
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

QUAIL CREEK

Thank

William Vann

Richard Juarez
SIGNED

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

Memo

TO: Dept. of Planning
Elizabeth C.

DATE: 10/24/97

SUBJECT: Oak Crest Subd,
P.O.A.D.P #118B

FOLD

1- Letter of Revision
1- Zerox of Master Plan (POADP)
1- Copy "Original P.O.ADP 118" ?

Sincerely
Sandi Vigars

SIGNED

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
att. Eddie Guzman

DATE: 22 May 1984

SUBJECT: Quail Creek
POADP

FOLD

Eddie forwarded are the revised copies of POADP as per your request. Please review and let me know ASAP.

RECEIVED
MAY 22 1984
DEPARTMENT OF PLANNING
Subdivision Section

Richard Juarez

SIGNED

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
Eddie Guzman

DATE: August 15, 1985

SUBJECT: Quail Creek
U-3, 6A, & 6B

3 - Prints for approval

FOLD

FOLD

Sylvia C. Herrera

I called Carlos Sandoval on 8/16/85. He said that this is a revised P.O.A.D.P. I told him I needed (5) prints. He will submit (2) more copies. The change to the plan is that they added unit-3, 6A & 6B.

By 8/16/85

SIGNED Carlos Sandoval

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
Att. Eddy Guzman

DATE: 10 Dec. 1984

SUBJECT: Quail Creek Dev.
P.O.A.D.P

FOLD

Forwarded for five copies of P.O.A.D.P. as requested.

FOLD

Thanks

SIGNED Richard Juarez

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216

5433 GRISSOM ROAD
512-681-2951

Memo

TO: Planning Dept.
att Roy Ramos

DATE: 6/12/85

SUBJECT: Quail Creek
POADP

FOLD

additional
2 Copies of POADP as per your request.

RECEIVED
1985 JUN 12 PM 2:48
DEPT. OF PLANNING
CURRENT PLANNING SECTION

Pete Gay

Thanks

SIGNED

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS

MAILING ADDRESS:
P.O. BOX 700605
SAN ANTONIO, TEXAS 78270

LOCATION:
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

Memo

TO: Planning Dept.
Willie Vann

DATE: July 21, 1992

SUBJECT: Quail Creek
P.O.A.D.P.

FOLD

6- copies of Revised P.O.A.D.P.

Tel - 681-2951
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M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
5433 GRISSOM ROAD

P.O. BOX 16411
SAN ANTONIO, TEXAS 78216
512-681-2951

TO: Planning Dept.
att. Eddy Guzman

DATE: 12 April 1984

PROJECT: Quail Creek, U-1

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Thanks

Copies of: ___ TO: ___

Received By: E Guzman Date: ___ Submitted By: Richard Evans

1996 TEXAS APA CONFERENCE

Ook Crest

@ Tezel + Silent Sunrize

252 SFL on 59 acres

1 Comm. on 2.3 acres

Inside City

not on aquifer

in 6 units.

- Tree stamp
- Show phasing

* retain rights to chang phasing to market condition you still need to indicate phasing.

Global Challenges, Local Solutions

(1). purpose of extension - promote east-west movement and other possibilities

(2) Prepare map showing - existing east-west throughfares as support for silent Sunrise Grissom, Wurzbach, Mainland Braun

(3) Brief Council Thorthan

(4) traffic counts - Mainland & Bandera Echant

(5) Bridge cost @ Leon Creek/private funds state co & city.

(6) take pictures, Video of traffic movement & stacking along Mainland & Bandera/other in support of keeping Echant/Silent Sunrise