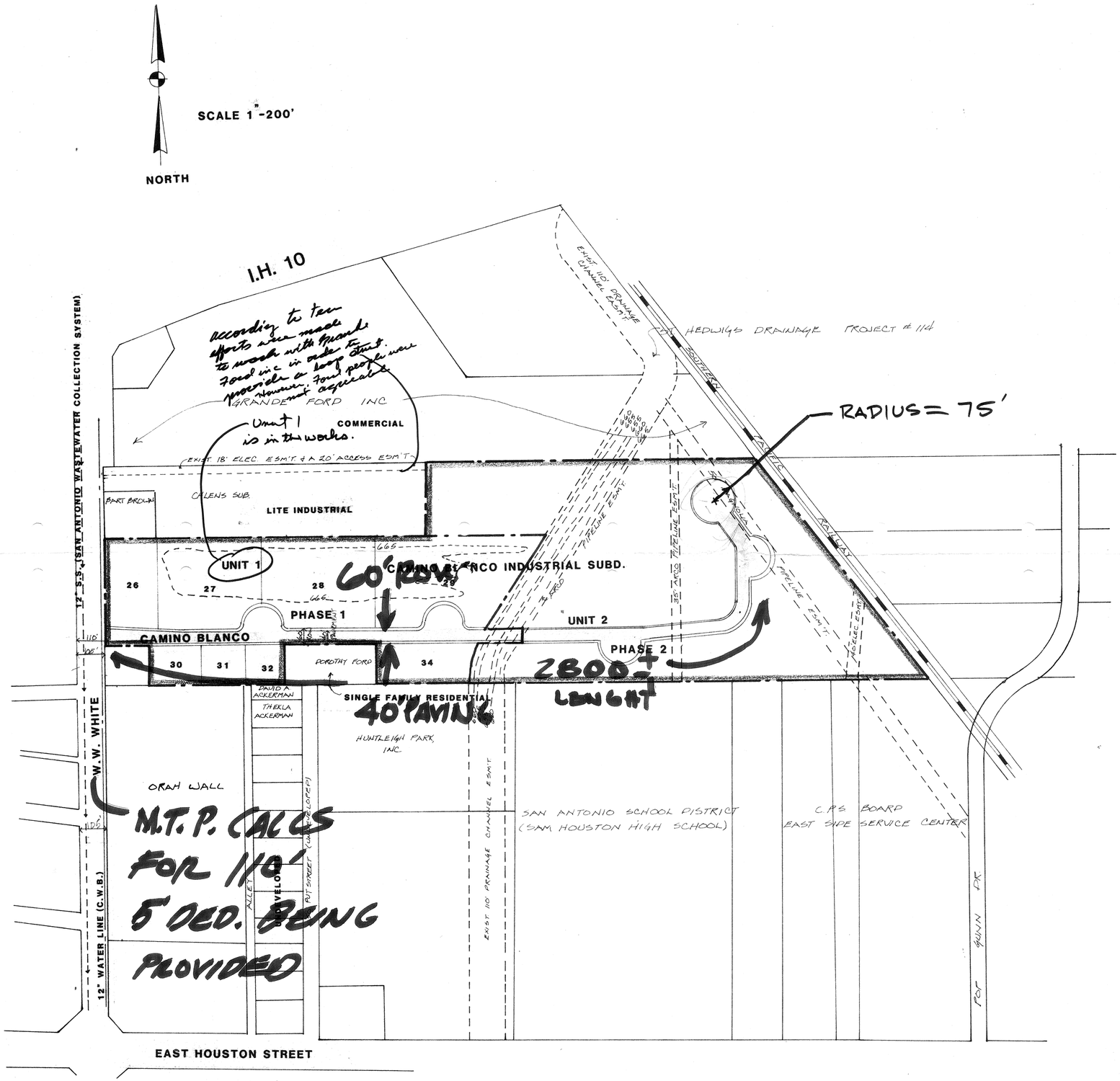
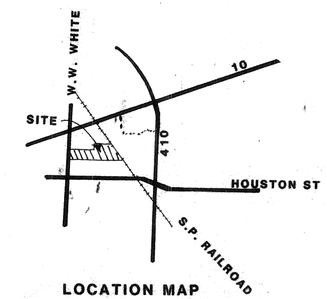
AF33869A





LOCATION MAP

RECEIVED
OCT 12 1994
DEPARTMENT OF PLANNING
Subdivision Section

ACRES: 42.9
OWNER: WADE DEVELOPMENT COM.
WATER: C.W.B
SEWER: CITY OF SAN ANTONIO
PHASING: UNIT 1 & UNIT 2
SCALE: 1" = 200'
5' CONTOURS
STREETS PUBLIC 60' ROW
CONSTRUCTION TIME TABLE
UNIT 1: BEGINNING DEC 84
UNIT 2: BEGINNING DEC 85
ZONING I 1
CAMINO BLANCO 40' PAVEMENT 60' ROW
W.W. WHITE 110' ROW 5' DEDICATION

No.	Date	Revisions	App.

Drawing No. 5012

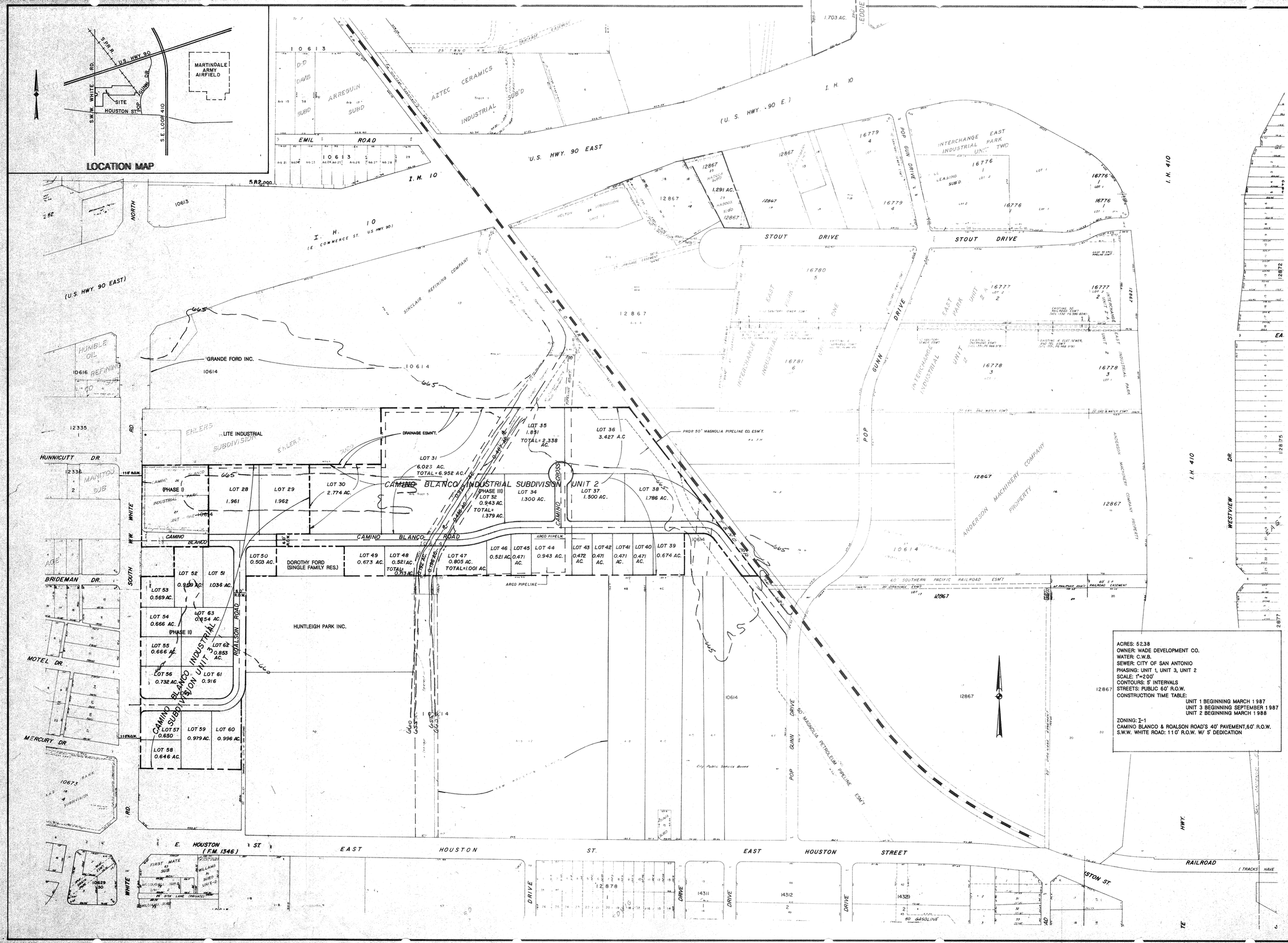
HALLENBERGER/ TELFORD INC.
Planners
Engineers
Architects
11822 SH WINSTON • P.O. BOX 16337 • (512) 349-6571
SAN ANTONIO, TEXAS 78216

Date OCT. 7, 1984
Designed by:
Drawn by:
Checked by:
Scale: 1" = 200'

PRELIMINARY OVERALL AREA DEVELOPEMENT PLAN

CAMINO BLANCO INDUSTRIAL SUBDIVISION

Sheet 133 of



Drawing No.
5598

HALLENBERGER/ TELFORD INC.
Planners
Engineers
Architects
11322 SR WINSTON • P.O. BOX 16337 • (512) 349-6571
SAN ANTONIO, TEXAS 78216

Date: AUG., 1986
Designed By:
Drawn By:
Checked By:
Scale: 1"=200'

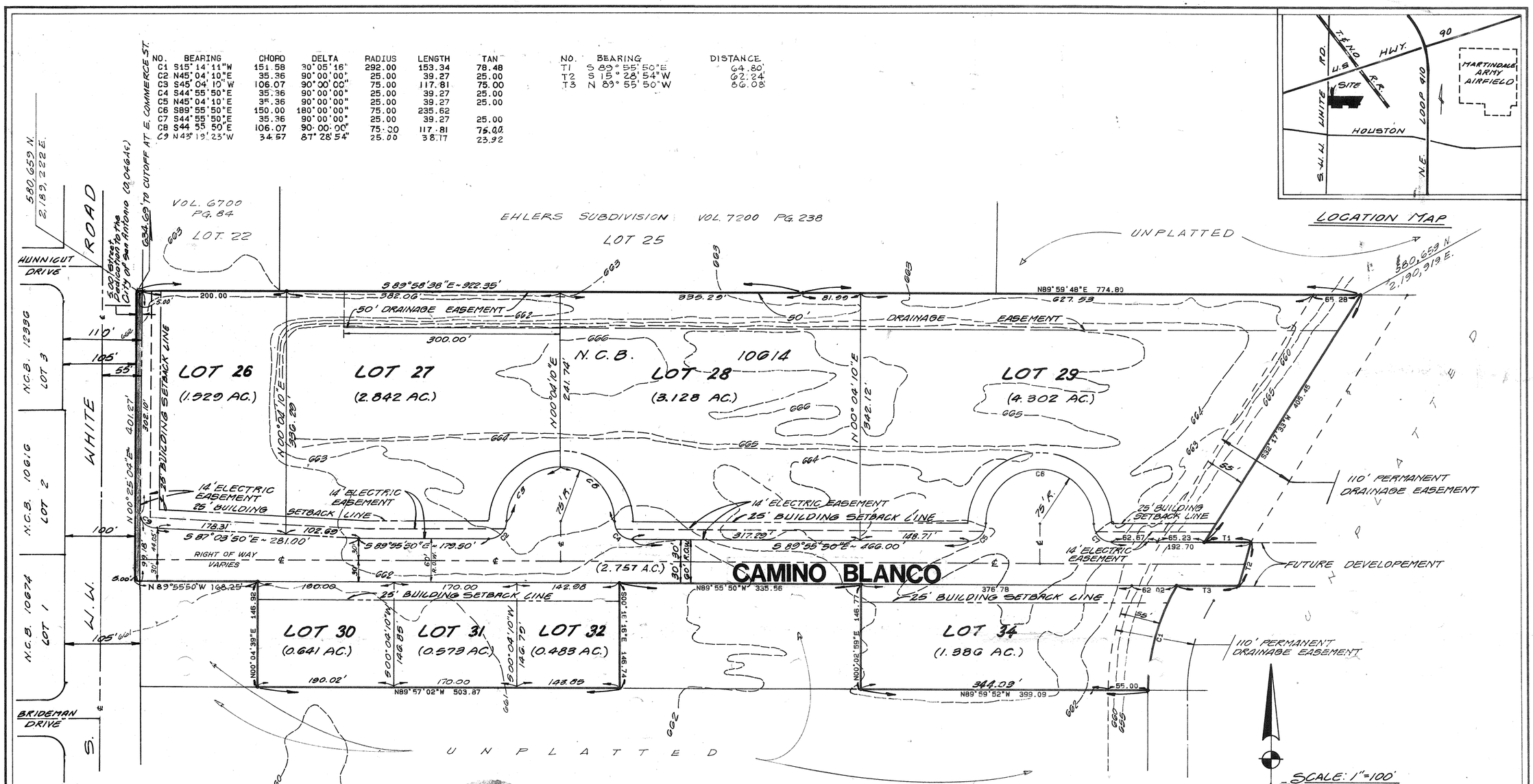
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FOR
CAMINO BLANCO INDUSTRIAL PARK SUBDIVISIONS
CAMINO BLANCO INDUSTRIAL PARK – UNIT 3

#133

Sheet 1
of 1

NO.	BEARING	CHORD	DELTA	RADIUS	LENGTH	TAN
C1	S15°14'11"W	151.58	30°05'16"	292.00	153.34	78.48
C2	N45°04'10"E	35.36	90°00'00"	25.00	39.27	25.00
C3	S45°04'10"W	106.07	90°00'00"	75.00	117.81	75.00
C4	S44°55'50"E	35.36	90°00'00"	25.00	39.27	25.00
C5	N45°04'10"E	35.36	90°00'00"	25.00	39.27	25.00
C6	S89°55'50"E	150.00	180°00'00"	75.00	235.62	
C7	S44°55'50"E	35.36	90°00'00"	25.00	39.27	25.00
C8	S44°55'50"E	106.07	90°00'00"	75.00	117.81	75.00
C9	N43°19'23"W	34.57	87°28'54"	25.00	38.17	23.92

NO.	BEARING	DISTANCE
T1	S 89°55'50"E	64.80'
T2	S 15°28'54"W	62.24'
T3	N 89°55'50"W	86.08



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.

Larry Heimer
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF OCTOBER A.D., 19 84.

Oscar Lopez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

OSCAR LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 11-23-87

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.

Richard L. Wade
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICHARD L. WADE, 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 3 DAY OF MAY A.D. 1984

Oscar Lopez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

OSCAR LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 11-23-87

SUBDIVISION PLAT
of
CAMINO BLANCO INDUSTRIAL PARK
UNIT ONE

Being a 17.687 acre tract consisting of 10.130 acres out of the Arb. tract 5, N.C.B. 10614 as recorded in Vol. 1661, Pg. 28, and 7.511 acres out of the Arb. tract 6, N.C.B. 10614, as recorded in Vol.1647, Pg. 396, Deed and Plat Records of Bexar County, Texas.

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.

THIS PLAT OF CAMINO-BLANCO INDUSTRIAL PARK U-1 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

RECEIVED
OCT 12 1984
DEPARTMENT OF PLANNING
Subdivision Section

HALLENBERGER/
TELFORD INC.
Planners
Engineers
Architects
11322 BRWINSTON • P.O. BOX 16337 • (512) 349-6571
SAN ANTONIO, TEXAS 78216

J.O. 5012

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.

Robert H. Leininger
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF OCTOBER A. D. 1984

Oscar Lopez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

OSCAR LOPEZ
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES 11-23-87

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

133

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

133

FILE NO. #86-18-57-88
(To be assigned by the Planning Dept.

Camino Blanco
P.O.A.D.P. NAME

Wade Development Co.
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

Zollenberger/Telford
NAME OF CONSULTANT

11322 Sir Winston 78216
ADDRESS

349-6571
PHONE NO.

GENERAL LOCATION OF SITE

EXISTING ZONING (If Applicable)

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 Sept. 29, 1986

REVISIONS FILED: 3/16/88
(if applicable)

DUE DATE OF RESPONSE Oct. 6, 1986
(Within 20 working days of receipt)

DATE OF RESPONSE 4/1/88
(Within 15 working days of receipt)

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

REVIEWED BY STAFF ON

COMMENTS:

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 of map;
_____ (d) Proposed land uses by location, type, and acreage;
_____ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
_____ (f) Contour lines at intervals no greater than ten feet;
_____ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
_____ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
_____ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
_____ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
_____ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS:

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

FILE NO. 84-19-58-00
(To be assigned by the Planning Dept.

CAMINO BLANCO INDUSTRIAL
P.O.A.D.P. NAME

WADE DEVELOPMENT CO
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

HALLENBERGER/TELFORD INC
NAME OF CONSULTANT

11322 SIR WINSTON
ADDRESS SA. 78216

349-6571
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE EAST R.O.W. LINE OF W. W. WHITE RD. NO. OF ITS INTERSECTION WITH E. HOUSTON ST.

EXISTING ZONING (If Applicable) I-1

PROPOSED WATER SERVICE

- [x] City Water Board
- ( ) Other District _____ Name
- ( ) Water Wells

PROPOSED LAND USE

- ( ) Single Family
- ( ) Duplex
- ( ) Multi-Family
- ( ) Business
- [x] Industrial

PROPOSED SEWER SERVICE

- [x] City of San Antonio
- ( ) Other System _____ Name
- ( ) Septic Tank(s)

DATE FILED OCT. 12, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Nov 9, 1984
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

MAY 1986
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

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 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;
- ✓ (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.

DISTRIBUTION: TRAFFIC 10-15-84 TRANSPORTATION STUDY OFFICE 10-18-84

COMMENTS: COMMITTEE REVIEW 10-19-84. Staff discussed cul de sac length & turnaround radii. It was also suggested that the applicant make contact with Traffic Dept to determine if additional R.O.W. is needed along W. W. White Rd. Tossed idea of extending street to eliminate excess cul de sac, but it was felt that existing development would make it difficult. Concept was abandon

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 4, 1988

Hallenberger/Telford, Inc.
11322 Sir Winston
San Antonio, Texas 78216

RE: Camino Blanco Industrial Park
POADP #133

Dear Mr. Hallenberger:

The Development Review Committee has reviewed and accepted your revised plan for Camino Blanco Industrial Park.

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 299-7900.

Sincerely,

MCO'Neal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/el
Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO
P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 6, 1986

Fernando Cuellar
Hallenberger, Telford, Co.
11322 Sir Winston
San Antonio, Texas 78216

RE: Camino Blanco Industrial Park POADP
File #86-18-57-88

Dear Mr. Cuellar:

This is to inform you that the POADP committee has reviewed and accepted your plan of Camino Blanco Industrial Park.

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,

M O'Neal

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

MCO/RR/sm
Encl.

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

October 22, 1984

Hallenberger/Telford, Inc.
Applicant: Mr. Fernando Cuellar
Address: 11322 Sir Winston
San Antonio, Texas 78216

Re: Camino Blanco Industrial
☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-19-58-00

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
(X) Cul-de-sac streets in excess of 500' & turnaround radii
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

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

(X) Comments: Since W.W. White Road is a State maintained roadway, it will be necessary for you to contact the Highway Department in an effort to determine if additional right-of-way is needed.

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

sm

"AN EQUAL OPPORTUNITY EMPLOYER"

HALLENBERGER/TELFORD. INC.
11322 SIR WINSTON, SAN ANTONIO, TX 78216
(512) 349-6571

Charles R. Hallenberger, P.E.
William L. Telford, A.I.C.P.

DELIVER ✓ PICK-UP/CALL ____ MAIL ____

Job No. 5012

TO: CITY PLANNING DEPT
EDDIE GUZMAN
PLAZA DE ARMAS BLDG

Date: OCT. 11, 1984
Attention:
RE:

Attached Please Find:

____ Shop drawings ✓ Prints ____ Plans ____ Specifications

____ As builts ____ Copy of letter ____ Change order

____ Other: ____

No.	Unit	Description
5		POADP CAMINO BLANCO IND. SUBD.
1		UNIT 1 " " " "

RECEIVED
1984 OCT 12 PM 3:02
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

THESE ARE TRANSMITTED AS CHECKED BELOW:

✓ For approval ____ Approved as submitted ____ Resubmit for approval

____ For your use ____ Approved as noted ____ Submit for distribution

✓ As requested ____ Returned for corrections ____ Return corrected prints

✓ For review and comment ____ For Bids Due ____, 19____

REMARKS:

Copies to Al & Dean Steve 10.16.84

COPY TO: ____

SIGNED: J. Cuellar

RECEIVED BY: Rey Ramos 10/12/84

HALLENBERGER/TELFORD. INC.
11322 SIR WINSTON, SAN ANTONIO, TX 78216
(512) 349-6571

Charles R. Hallenberger, P.E.
William L. Telford, A.I.C.P.
Larry G. Heimer, P.E.

DELIVER ✓ PICK-UP/CALL ____ MAIL ____

TIME ____

TO: EDDIE GUZMAN
CITY PLANNING DEPT.
4th FLOOR
OLD FROST BLDG.

Date: 9-26-86 Job No.: 5598.3
Attention:
RE: CAMINO BLANCO IND. PARK - P.O.A.D.P.

Attached Please Find:

____ Shop drawings ✓ Prints ____ Plans ____ Specifications

____ As builts ____ Copy of letter ____ Change order

____ Other: ____

No.	Unit	Description
5	prints	Camino Blanco Industrial Park P.O.A.D.P.
		as revised.

RECEIVED
1986 SEP 29 AM 10:50
DEPT. OF PLANNING
CURRENT PLANNING

THESE ARE TRANSMITTED AS CHECKED BELOW:

✓ For approval ____ Approved as submitted ____ Resubmit for approval

____ For your use ____ Approved as noted ____ Submit for distribution

____ As requested ____ Returned for corrections ____ Return corrected prints

____ For review and comment ____ For Bids Due ____, 19____

REMARKS: ____

COPY TO: ____

SIGNED: Fernando Cuellar 9/29/86

RECEIVED BY: Roy Romer 9/29/86

HALLENBERGER/TELFORD. INC.
11322 SIR WINSTON, SAN ANTONIO, TX 78216
(512) 349-6571

Charles R. Hallenberger, P.E.
William L. Telford, A.I.C.P.
Larry G. Heimer, P.E.

DELIVER ✓ PICK-UP/CALL ____ MAIL ____

TIME ____

TO: PLANNING

Date: 3-16-88 Job No.: 5684

Attention: ROY RAMOS

RE: CAMINO BLANCO INDUSTRIAL PARK UNIT 3

Attached Please Find:

____ Shop drawings ____ Prints ____ Plans ____ Specifications

____ As builts ____ Copy of letter ____ Change order

____ Other: ____

No.	Unit	Description
6	EA	B/L OF REVISED POADP

RECEIVED
1988 MAR 16 AM 11:24
DEPT OF PLANNING
CURRENT PLANNING
DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

____ For approval ____ Approved as submitted ____ Resubmit for approval

____ For your use ____ Approved as noted ____ Submit for distribution

✓ As requested ____ Returned for corrections ____ Return corrected prints

____ For review and comment ____ For Bids Due ____, 19____

REMARKS: THIS POADP SHOWS THE RECONFIGURATION OFF A PORTION OF CAMINO BLANCO INDUSTRIAL PARK UNIT-3

COPY TO: ____

SIGNED: [signature]

RECEIVED BY: Roy Ramos 3/16/88