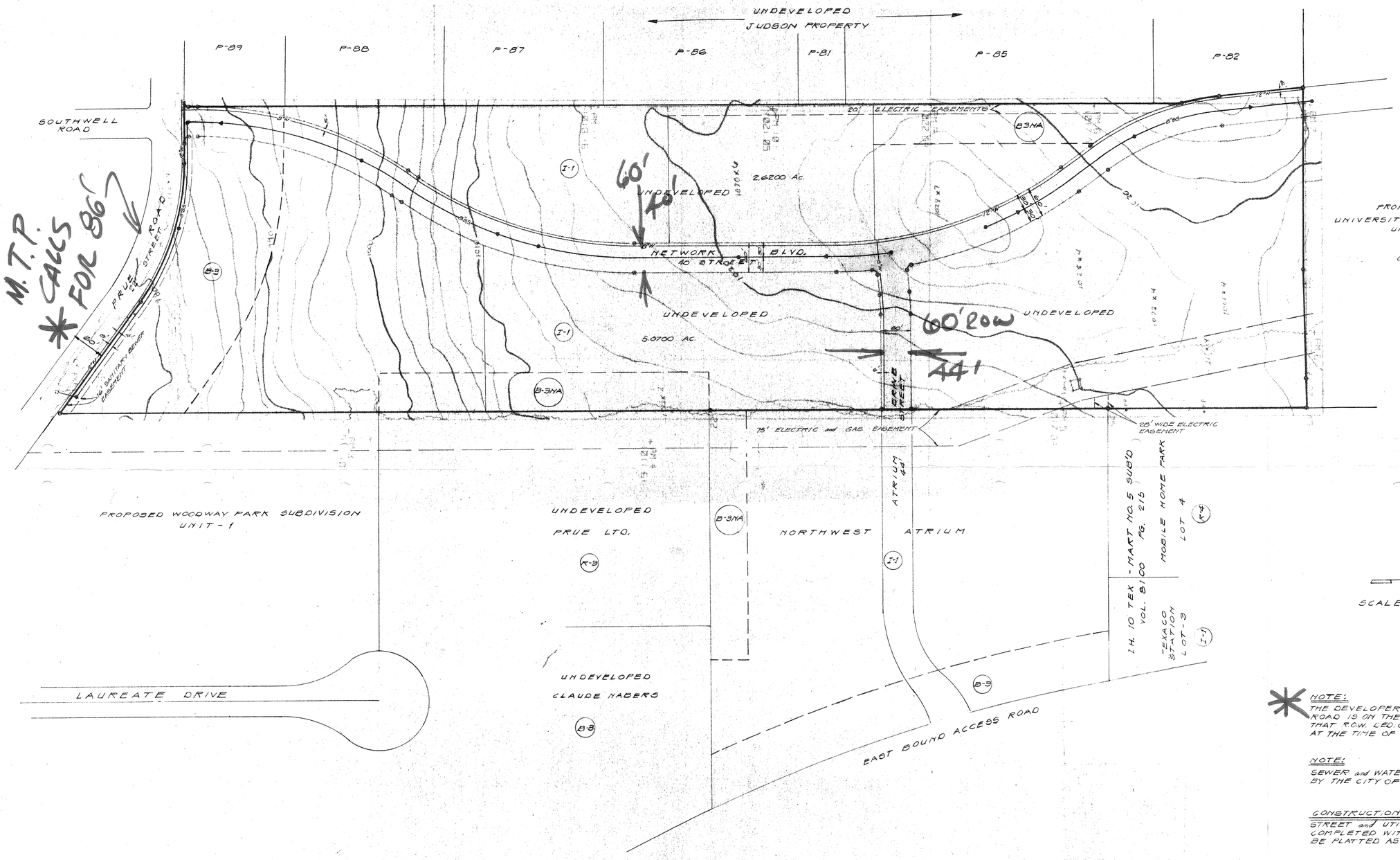

SCALE: 1" = 100'

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NOTE:
THE DEVELOPER UNDERSTANDS THAT PRUE ROAD IS ON THE THOROUGH FARE PLAN and THAT R.O.W. DEDICATION WILL BE REQUIRED AT THE TIME OF PLATTING LOTS ALONG PRUE ROAD.

NOTE:
SEWER and WATER SERVICES TO BE SUPPLIED BY THE CITY OF SAN ANTONIO.

CONSTRUCTION TIME FRAME
STREET and UTILITY CONSTRUCTION TO BE COMPLETED WITHIN 6 MONTHS. LOTS WILL BE PLATTED AS SOLD.

ENTEX CONSTRUCTION COMPANY
ADDRESS: 8004 WEST AVE.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

ENTEX INDUSTRIAL PARK

GROVES AND ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS
8958 I.H. 10 WEST SUITE 107
SAN ANTONIO, TEXAS 78230
PHONE: 512-696-1950

#136 #8406

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

FILE NO. 84-13-62-02
(To be assigned by the Planning Dept.

ENTEX INDUSTRIAL PARK
P.O.A.D.P. NAME

ENTEX ~~INDUSTRIAL~~ CONSTRUCTION CO.
NAME OF DEVELOPER/SUBDIVIDER

8004 WEST AVE
ADDRESS

PHONE NO.

BRAD GROVES
GROVES & ASSOC., INC.
NAME OF CONSULTANT

8958 I.H. 10 WEST, SUITE 107
SA. 78230
ADDRESS

696-1950
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE NORTH R.O.W. LINE OF PRUE RD. WEST OF ITS INTERSECTION WITH I.H. 10

EXISTING ZONING (If Applicable) B-3 & B-3 NA

PROPOSED WATER SERVICE

- (X) City Water Board
- ( ) Other District _____ Name
- ( ) Water Wells

PROPOSED LAND USE

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

PROPOSED SEWER SERVICE

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

DATE FILED Nov. 8, 1984

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Dec. 10, 1984
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(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;
- ___ (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 11-8-84 Steve Pease 11-8-84 TRANSPORTATION STUDY OFFICE 11-8-84

COMMENTS: _____

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 13, 1984

Applicant: Groves & Associates
Mr. Brad Groves
Address: 8958 I.H. 10 West, Suite 107
San Antonio, Texas 78230

Re: Entex Industrial Park
☐ Preliminary Plan
☒ P.O.A.D.P.

File #: 84-13-62-02

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.

( ) Comments: _____

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"

GROVES & ASSOCIATES, INC.
PH. 512-690-1950
8958 IH 10, WEST, SUITE 107
SAN ANTONIO, TX 78230

LETTER OF TRANSMITTAL

DATE 11-8-84 JOB NO 8406

ATTENTION EDDIE GUZMAN

RE ENTEX INDUSTRIAL PARK

TO MR. GUZMAN
ZONING DEPT.
115 PLAZA de ARMAS

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		4	PRELIMINARY OVERALL DEVELOPMENT AREA PLAN

THESE ARE TRANSMITTED as checked below:

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NOV 8 1984
DEPARTMENT OF PLANNING
Subdivision Section

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☑ As requested ☐ Returned for corrections ☐ Return _____ corrected

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____

SIGNED: Jerry P. Gutierrez
FOR BRAD GROVES

Eddie, see Mike regarding P.O.A.D.P.
Mr. Alvin Groves Esq. came in to see you 11/6/84 and wants stuff to return P.O.A.D.P. by 11/9/84. According to Mr. Groves, Eisenmenger & Chadwick have already accepted the POADP & have opp. the alignment.
Mike indicated to Mr. Groves that the POADP still needs to be reviewed by the whole committee. Expect a call from Mr. Groves this morn. after 9:30 am.

Reg 11/6/84.