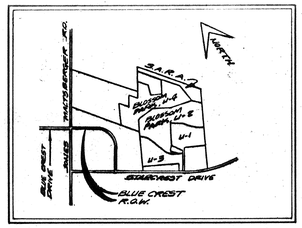
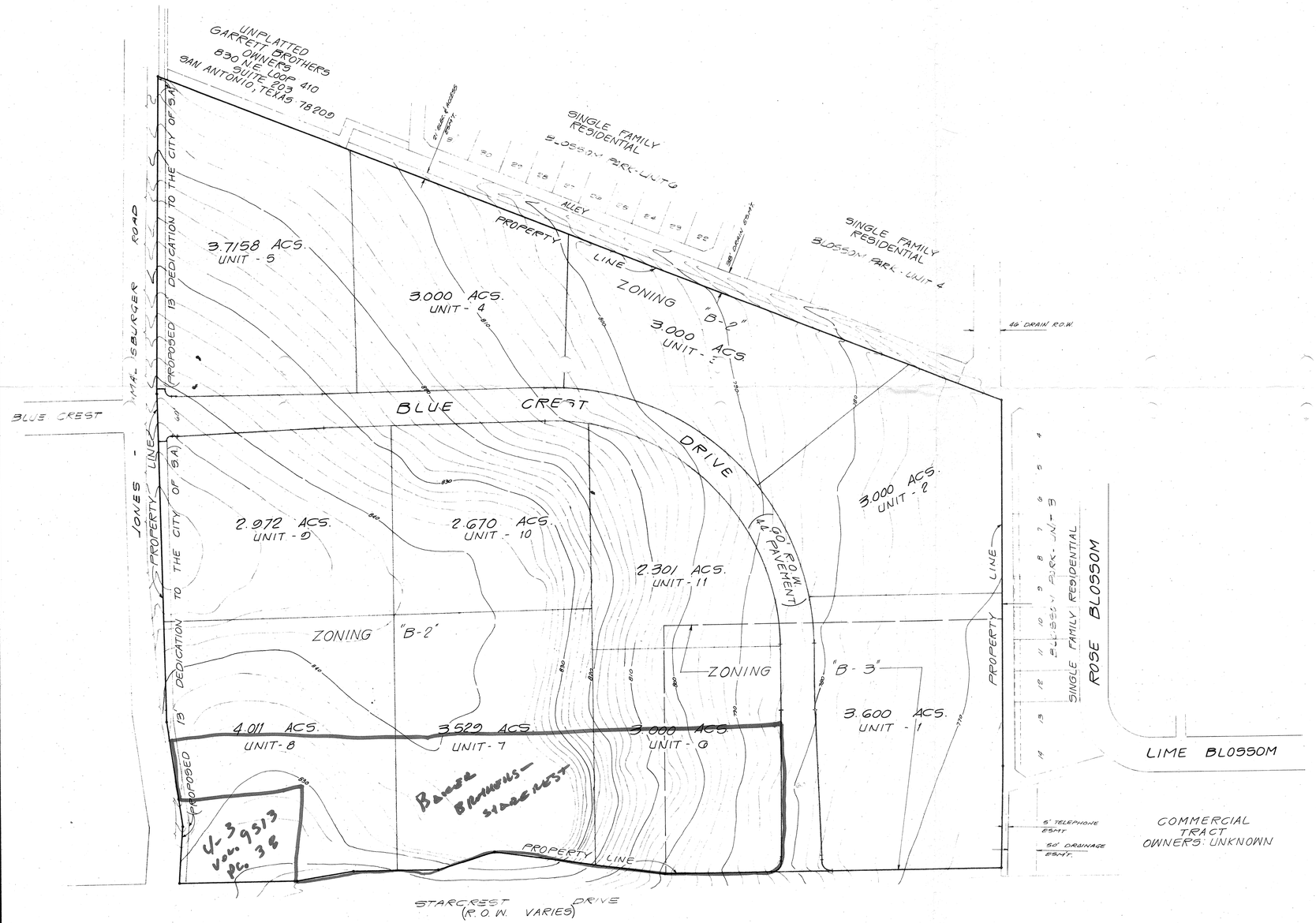


LOCATION MAP

SCALE: 1"=100'



ANTICIPATED CONSTRUCTION TIME TABLE

UNIT	BEGIN CONSTRUCTION DATE		COMPLETE CONSTRUCTION DATE	
1	SEPTEMBER	1985	JANUARY	1986
2	MAY	1986	AUGUST	1986
3	MAY	1986	AUGUST	1986
4	MAY	1987	AUGUST	1987
5	MAY	1987	AUGUST	1987
6	MAY	1988	AUGUST	1988
7	MAY	1988	AUGUST	1988
8	MAY	1989	AUGUST	1989
9	MAY	1989	AUGUST	1989
10	MAY	1990	AUGUST	1990
11	MAY	1990	AUGUST	1990

NOTES:

1. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
2. WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
3. DEVELOPER: WESTLAKE STARCREST LTD.
   11107 WURZBACH ROAD STE#701
   SAN ANTONIO, TEXAS 78230
4. THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100 YR. FLOOD AREA 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.

181

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
(512) 349-0151

BLOSSOM POINT

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

P.O.A.D.P.

REVISIONS: DATE	NO.	DESCRIPTION	BY

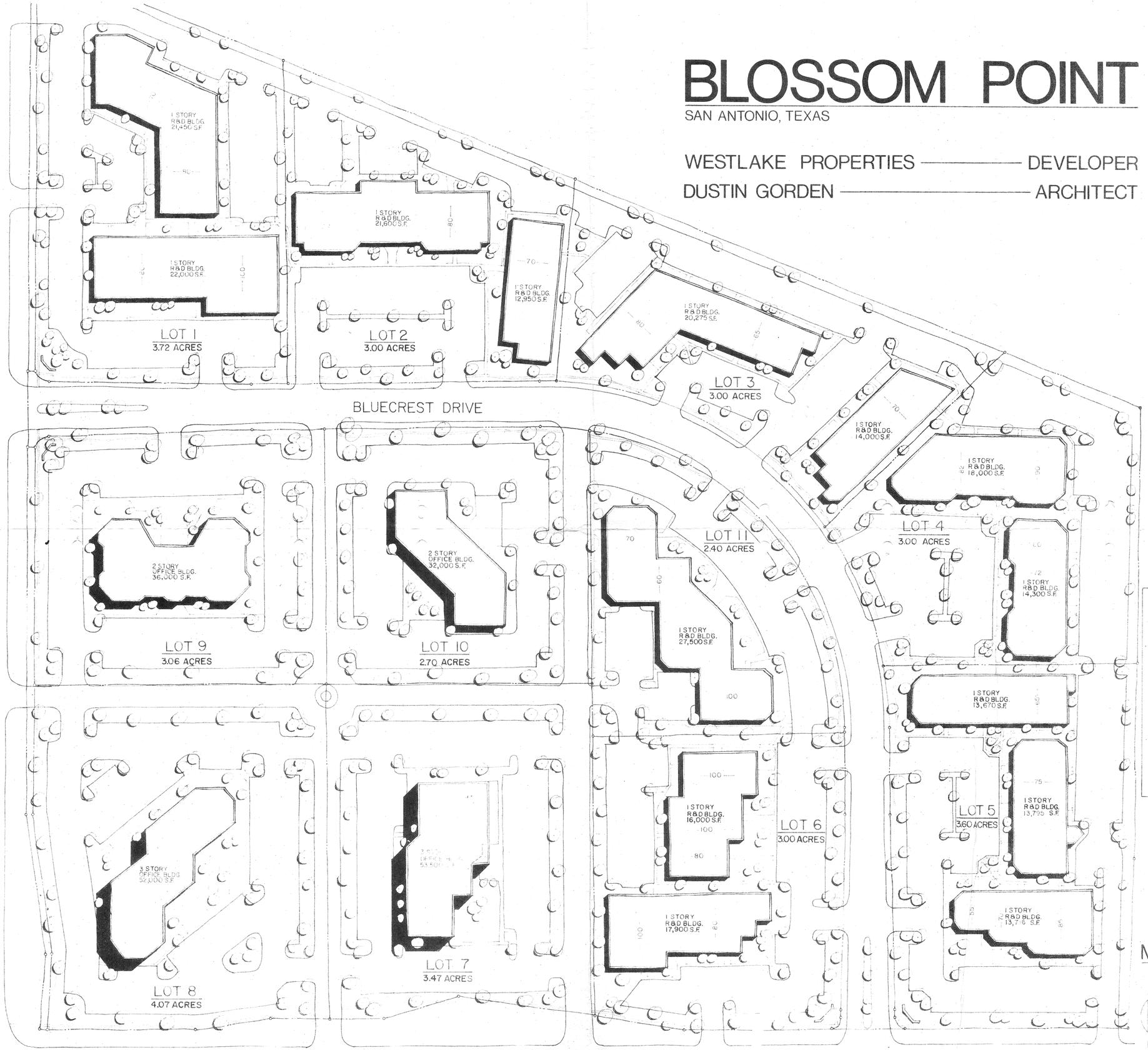
DESIGN RAC
DRAWN R. LOPEZ / RAM
CHECKED JLC
DATE JULY 8, 1985
JOB NO C-4409
SHT 1 OF 2

BLOSSOM POINT

SAN ANTONIO, TEXAS

WESTLAKE PROPERTIES ——— DEVELOPER

DUSTIN GORDEN ——— ARCHITECT



SITE DATA

LOTS 1 THRU 5	16.316 ACRES
LOTS 6 THRU 11	18.485 ACRES
DEDICATION - JONES MALTSBERGER	0.393 ACRES
DEDICATION - BLUECREST DRIVE	2.530 ACRES
TOTAL SITE	37.724 ACRES
SINGLE STORY R & D SPACE	247,146 S.F. / 21.720 ACRES
MULTI STORY OFFICE BLDG. SPACE	173,500 S.F. / 13.300 ACRES

MASTER SITE PLAN

SCALE: 1"=60'

181

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

FILE NO. #85-17-62-04
(To be assigned by the Planning Dept.

Blossom Point
P.O.A.D.P. NAME

Westlake Starcrest Ltd.
NAME OF DEVELOPER/SUBDIVIDER

11107 Wurzbach STE #701
ADDRESS 78230

PHONE NO.

M.B.C. Engineers
NAME OF CONSULTANT

415 Breesport Dr.
ADDRESS

349-0151
PHONE NO.

GENERAL LOCATION OF SITE Northeast corner of the intersection of Jones-Maltsberger and Starcrest Dr.

EXISTING ZONING (If Applicable) "B-2"

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

DATE FILED July 9, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(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 _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

July 12, 1985
Applicant: M.B.C. Engineers
Address: 415 Breesport Drive
San Antonio, Texas 78216

☐ Preliminary Plan
Re: Blossom Point ☒ P.O.A.D.P.
File #: 85-17-62-04 (Revised July 9, 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 POADP Committee has reviewed and accepted your plan as submitted.

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
Planning Administrator
Dept. of Planning

sm

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO Planning Dept

Attn: Eddie Guzman

Proj. No. C4409 Date July 9 '85

Re: Blossm Point
P.O.A.D.P.

GENTLEMEN:

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
5			POADP

THESE ARE TRANSMITTED as checked below:

☐ For your 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 prints

☑ For review and comment ☐ _____

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

REMARKS:

RECEIVED
1985 JUL -9 PM 3:25
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

COPY TO _____

SIGNED Joe L Carmona