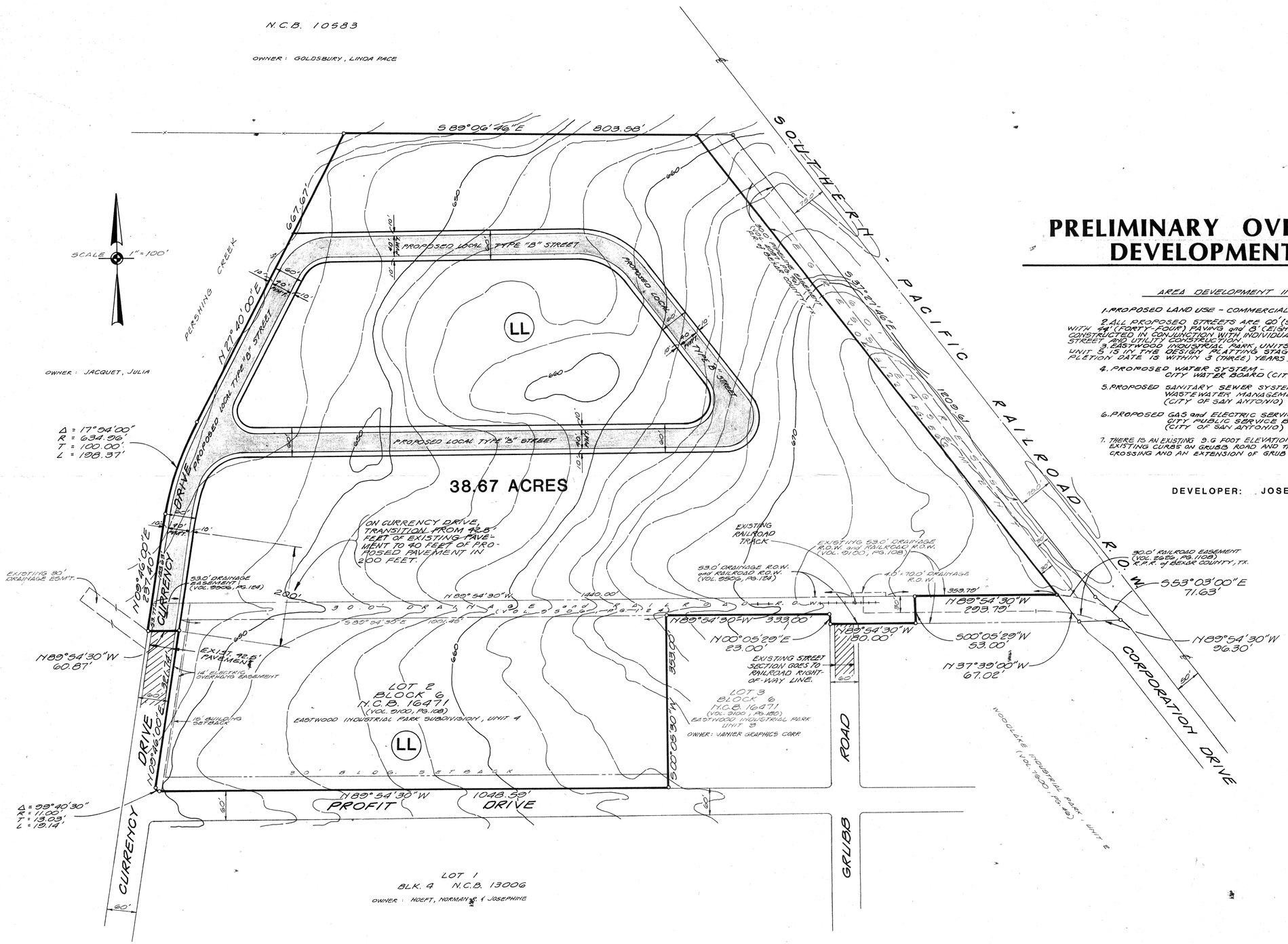
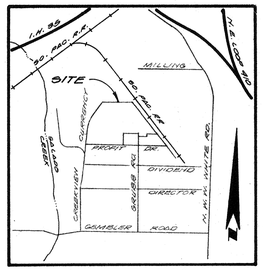
AF 35967B





LOCATION MAP
SCALE: 1"=2000'

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

AREA DEVELOPMENT INFORMATION

1. PROPOSED LAND USE - COMMERCIAL DEVELOPMENT

2. ALL PROPOSED STREETS ARE 60' (SIXTY) COLLECTOR STREETS WITH 24' (FORTY-FOUR) PAVING and 8' (EIGHT) PARKWAYS. FOUR (4) FOOT SIDEWALKS ARE TO BE CONSTRUCTED IN CONJUNCTION WITH INDIVIDUAL BUILDING PERMITS, NOT DURING STREET AND UTILITY CONSTRUCTION.

3. EASTWOOD INDUSTRIAL PARK UNITS 2, 3 and 4 ARE CONSTRUCTED UNIT 5 IS IN THE DESIGN PLATTING STAGE and THE PROJECTED COMPLETION DATE IS WITHIN 5 (THREE) YEARS.

4. PROPOSED WATER SYSTEM - CITY WATER BOARD (CITY OF SAN ANTONIO)

5. PROPOSED SANITARY SEWER SYSTEM - WASTEWATER MANAGEMENT (CITY OF SAN ANTONIO)

6. PROPOSED GAS and ELECTRIC SERVICE CITY PUBLIC SERVICE BOARD (CITY OF SAN ANTONIO)

7. THERE IS AN EXISTING 9.6 FOOT ELEVATION DIFFERENCE BETWEEN THE GRADE OF THE EXISTING CURBS ON GRUBB ROAD AND THE EXISTING RAILROAD TRACKS. THUS, AN AT-GRADE CROSSING AND AN EXTENSION OF GRUB ROAD IS IMPRACTICAL.

DEVELOPER: JOSEPH M. ETHERIDGE, Inc.
4444 WALZEM RD.

REVISIONS:
9-5-85
10-7-85

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY
512-824-9494

P.O.A.D.P.
EASTWOOD INDUSTRIAL PARK

JOB NO. 2331.00
DATE SEPT. 1985
DESIGNER N. HARDY
CHECKED W.H. DRAWN C.R.
SHEET 1 OF 1

189

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

FILE NO. #85-18-58-66
(To be assigned by the Planning Dept.

Eastwood Ind. Park
P.O.A.D.P. NAME

Joseph M. Etheridge
NAME OF DEVELOPER/SUBDIVIDER

4444 Walzem Rd.
ADDRESS

PHONE NO.

Pape & Dawson
NAME OF CONSULTANT

9310 Broadway 78217
ADDRESS

824-9494
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 Oct. 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 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:

Ray

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

October 15, 1985

Pape & Dawson Engineering Co.
Attn: Nat Hardy
9310 Broadway
San Antonio, Texas 78217

Re: Eastwood Industrial Park POADP
File # 85-18-58-66

Dear Mr. Hardy:

The POADP Committee has reviewed and accepted your proposed plan for Eastwood Industrial Park. It is noted however, that a violation to Sec. 36-10(B) (Relation to adjointing street system) will be cited upon formal plat filing where Grubb Road deadends upon the property.

If you have any questions, please contact our Subdivision Office at 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator

MCO/RR/hdlv

Mco/Eddie
Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30 - 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20 - 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46 - 189	Eastwood Industrial Park

UNKNOWN

7 - 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

DELIVER

LETTER OF TRANSMITTAL

Date	Job No.
9-18-85	2331.00

Attention: EDWARD GUZMAN

Re: EASTWOOD INDUSTRIAL PARK

TO PLANNING DEPT.

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
6		1	POADP

THESE ARE TRANSMITTED as checked below:

☑ 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 prints

☐ For review and comment ☐ _____

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

REMARKS

RECEIVED 1985 SEP 18 AM 8:22 DEPT. OF PLANNING CURRENT PLANNING SECTION

COPY TO _____

SIGNED Matt H Hardy

If enclosures are not as noted, kindly notify us at once.

GRUB STREET - STRAIGHT AHEAD

GRUB STREET - LEFT SIDE

GRUB STREET - RIGHT SIDE

GRUB STREET - LEFT SIDE

GRUB STREET - RIGHT SIDE