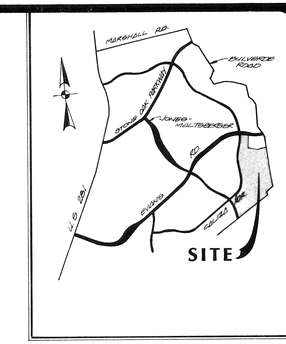
AF 35967B

Scale: 1" = 200'



LOCATION MAP

OWNER: NASH PHILLIPS/COPUS
18441 BLANCO ROAD
SAN ANTONIO, TEXAS
78216

WATER SYSTEM - DENTON UTILITIES COMPANY
SANITARY SEWER SYSTEM - DENTON UTILITIES COMPANY
ELECTRIC - CITY PUBLIC SERVICE

R-5 UNIT-1 212 RESIDENTIAL LOTS,
R-5 UNIT-2 137 RESIDENTIAL LOTS,
R-5 UNIT-3 103 RESIDENTIAL LOTS,

TOTAL 448 RESIDENTIAL LOTS
107.68 ACRES TOTAL

#51

217

REVISIONS: DECEMBER 31, 1985

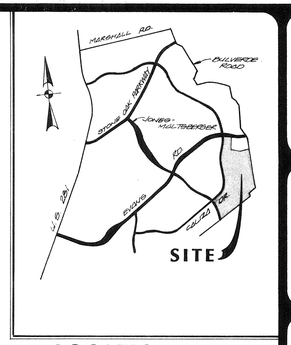
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY
512-824-9494

NASH PHILLIPS / COPUS - ENCINO PARK
PRELIMINARY OVERALL DEVELOPMENT PLAN

JOB NO. 2426-00
DATE DEC. 1985
DESIGNER
CHECKED DRAWN
SHEET 1 OF 1

AF 35967D

RECEIVED
1986 JAN -9 PM 4:08
DEPT. OF CITY PLANNING
CURRENT PLANNING SECTION



LOCATION MAP

OWNER: NASH PHILLIPS / COPUS
18441 BLANCO ROAD
SAN ANTONIO, TEXAS
78216

WATER SYSTEM - DENTON UTILITIES COMPANY
SANITARY SEWER SYSTEM - DENTON UTILITIES COMPANY
ELECTRIC - CITY PUBLIC SERVICE

R-5 UNIT-1 212 RESIDENTIAL LOTS,
R-5 UNIT-2 137 RESIDENTIAL LOTS,
R-5 UNIT-3 103 RESIDENTIAL LOTS,

TOTAL 448 RESIDENTIAL LOTS
103.53 ACRES TOTAL

REVISIONS: DECEMBER 31, 1985

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

NASH PHILLIPS / COPUS - ENCINO PARK
PRELIMINARY OVERALL DEVELOPMENT PLAN

JOB NO. 2428-00
DATE DEC 1985
DESIGNER
CHECKED DRAWN
SHEET 1 OF 1

217

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

FILE NO. #85-18-65-26
(To be assigned by the Planning Dept.

Encino Park
P.O.A.D.P. NAME

W.P.C.
NAME OF DEVELOPER/SUBDIVIDER

13441 Blanco Rd. 78216
ADDRESS

PHONE NO.

Pape & Dawson Eng. Co.
NAME OF CONSULTANT

9310 Broadway 78217
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE N.E. corner of Calizo Dr. & proposed Jones-Maltsberger.

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 Jan. 9, 1986

REVISIONS FILED: _____
(if applicable)

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

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

REVIEWED BY STAFF ON _____

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

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: _____

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 21, 1986

Pape & Dawson Engineering Co.
ATTN: Mr. Jesse Pacheco
9310 Broadway
San Antono, Texas 78217

RE: Encino Park POADP (N.P.C.)
File #85-18-65-26

Dear Mr. Pacheco:

The POADP Committee has reviewed your Encino Park Plan. Acceptance of the plan is conditioned upon your acknowledgement of the following committee comments.

Bulverde Road is on the Major Thoroughfare Plan for 110' R.O.W., and proper dedication will be required upon formal plat filing. Please amend your plan to reflect the current ROW width and show the proper dedication. In addition, the committee is concerned with the proposed 50' local type "A" cul-de-sac street access, onto Evans Road. The committee recommends that the street entry be provided through Caliza or to the interior of adjacent Unit-2 (see attached plan).

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 force at the time of platting.

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

Sincerely,

MCO'Neal

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

MCO/RR/sm
Attachment

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: File

FROM:

COPIES TO:

SUBJECT: Case History

Date

Submitted 12/27/85 - required revisions
Eng. notified 1/6/86.
Submitted 1/9/86 with revisions.
Responded on 1/21/86. Committee recommends that the proposed 50' ROW. to Evans Rd., be removed. (see memo for recommendations)
Responded 3/10/86 favorably.

Mac/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

RECEIVED
1986 JAN 28 PM 3:25
DEPT. OF PLANNING
CURRENT PLANNING

January 27, 1986

Mr. Michael C. O'Neal
Planning Administrator
Planning Department
City of San Antonio
Post Office Box 9066
San Antonio, Texas 78285

RE: Encino Park POADP (NPC)
File #85-18-65-26

Dear Mr. O'Neal:

Attached are revised prints indicating dedication as requested. The 50-foot local type "A" cul-de-sac street with access onto Evans Road is to be able to drain this street onto Evans Road. Providing entry to this cul-de-sac from the interior street in the adjacent Unit-2 or from Caliza Drive would create drainage problems.

Should additional information be required, please call our office.

Very truly yours,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

Jesse F. Pacheco

Attachments

JFP/eh

2428-00

LTR11/1.63

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

January 7, 1986

Mr. Roy Ramos
Planning Department
City of San Antonio
Post Office Box 9066
San Antonio, Texas 78285

RE: Nash Phillips/Copus - Encino Park
Preliminary Overall Development Plan

Dear Mr. Ramos:

Attached are five (5) prints of the revised plan as requested for the above referenced project.

Should additional information be required, please call our office.

Very truly yours,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

Attachment

JFP/eh

2428-00

LTR10/1.90

RECEIVED
1986 JAN -9 PM 4:08
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

RECEIVED
1986 JAN -9 PM 4:0
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

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

December 27, 1985

Mr. Edward Guzman
Planning Department
City of San Antonio
Post Office Box 9066
San Antonio, Texas 78285

RE: Nash Phillips/Copus Encino Park
Preliminary Overall Development Plan

Dear Mr. Guzman:

Attached are five (5) prints of the above referenced project for your review. As indicated on the plan, the area will be developed into R-1 and R-5 residential lots.

Should additional information be required, please call our office.

Very truly yours,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

Attachments

JFP/eh

2428-00

LTR10/1.52