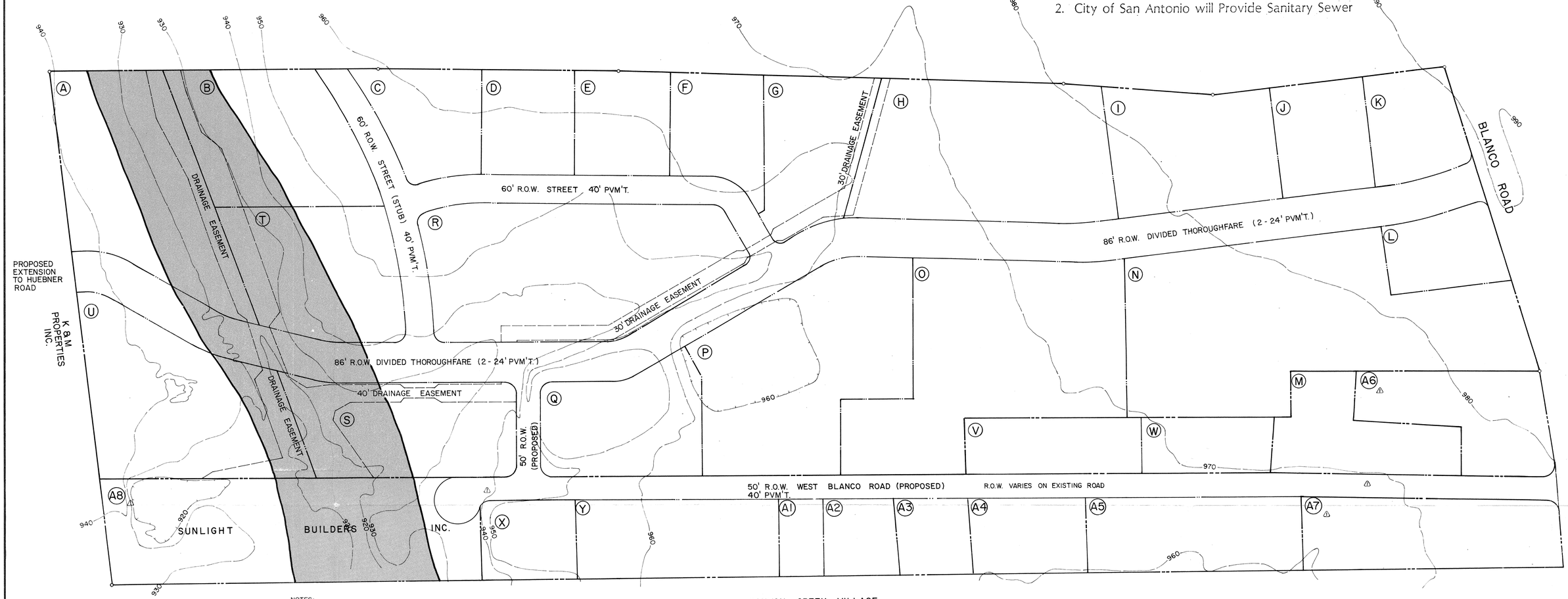
1. Source of Water: City of San Antonio Water Board to Provide Water
2. City of San Antonio will Provide Sanitary Sewer




NOTES:
1.) 100 YEAR FLOOD BOUNDARY TAKEN FROM FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 480035 0185 B.
2.) CONTOURS SHOWN ARE BASED ON AN AERIAL TOPOGRAPHIC MAP FROM UNITED AERIAL MAPPING COMPANY DATED MAY 5, 1986.

LEGEND
APPROXIMATE LIMITS 100 YEAR FLOOD BOUNDARY
900 EXISTING CONTOURS

NORTH
SCALE: 1" = 100'

# BLANCO BUSINESS PARK

## OWNER:

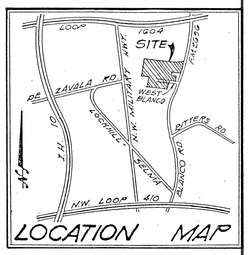
## BLANCO BUSINESS PARK JOINT VENTURE

1000 CENTRAL PARKWAY NORTH (512) 490-1477
SUITE 240 SAN ANTONIO, TX. 78232

| PARCEL | BUILDING TYPE | PARCEL | BUILDING TYPE | PARCEL | BUILDING TYPE |
|---|---|---|---|---|---|
| A -- 3.05 Acres | Office/Warehouse | L -- 0.85 Acres | Restaurant | V -- 1.02 Acres | Existing Industrial to Remain |
| B -- 2.30 Acres | Office/Showroom | M -- 1.31 Acres | Existing to Remain | W -- 0.76 Acres | Existing Industrial to Remain |
| C -- 1.15 Acres | Garden Office | N -- 5.18 Acres | Shopping Center/Grocery | X -- 0.77 Acres | Existing Industrial to Remain |
| D -- 1.01 Acres | Garden Office | O -- 4.18 Acres | 4-Story Office Building | Y -- 1.63 Acres | Existing Industrial to Remain |
| E -- 1.03 Acres | Garden Office | P -- 3.62 Acres | 4-Story Office Building | A1 -- 0.35 Acres | Existing Industrial to Remain |
| F -- 1.08 Acres | Garden Office | Q -- 1.68 Acres | Office Service Center | A2 -- 0.57 Acres | Existing Industrial to Remain |
| G -- 1.54 Acres | Garden Office | R -- 3.80 Acres | 3-Story Office Building | A3 -- 0.58 Acres | Existing Industrial to Remain |
| H -- 3.23 Acres | Shopping Center | S -- 2.16 Acres | Office Service Center | A4 -- 0.90 Acres | Existing Industrial to Remain |
| I -- 1.91 Acres | Specialty Shop | T -- 2.10 Acres | Office Showroom | A5 -- 1.65 Acres | Existing Industrial to Remain |
| J -- 0.92 Acres | Restaurant | U -- 3.00 Acres | Office/Warehouse | A6 -- 1.53 Acres | Existing Industrial/Retail to Remain |
| K -- 0.88 Acrs | Savings & Loan | ROADWAYS 12.33 ACRES | | A7 -- 1.84 Acres | Existing Retail to Remain |
| | | | | A8 -- 3.83 Acres | Existing Industrial to Remain |

PRELIMINARY SUBDIVISION PLAN

| | |
|---|---|
| COMMERICAL | 44.67 AC. |
| ROADWAYS | 12.33 AC. |
| EXISTING TO REMAIN | 16.74 AC. |
| TOTAL ACREAGE | 73.74 AC. |




p.o.a.d.p.
preliminary overall area development plan

249

| NO. | REVISION | BY | DATE |
|---|---|---|---|
| 1 | ADDED AREAS A6, A7, A8 AND EXTENDED PROPOSED WEST BLANCO RD. | D.S. | 1/7/87 |

DESIGNED BY:
DRAWN BY: D. Silva
CHECKED BY:
APPROVED BY:
DATE: DEC., 1986

ESPEY, HUSTON & ASSOCIATES, INC.
*Engineering & Environmental Consultants*
1000 CENTRAL PARKWAY NORTH (512) 491-9008
SUITE 160 SAN ANTONIO, TX. 78232

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

BLANCO BUSINESS PARK

SHEET NO. 1 OF 1 SHEETS
FILE NO.

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

Blanco Business Park P.O.A.D.P.

FILE NO. _____
(To be assigned by the Planning Dept.

_____
P.O.A.D.P. NAME

Blanco Business Park Joint Venture
NAME OF DEVELOPER/SUBDIVIDER

1000 Central Pkwy North Suite 200 78232
ADDRESS

490-1477
PHONE NO.

Pat Viz
Espy Huston & Assoc.
NAME OF CONSULTANT

1000 Central Pkwy North
Suite 160 - 78232
ADDRESS

491-9008
PHONE NO.

GENERAL LOCATION OF SITE Along the west row line of Blanco Rd., south of F.M. 1604.

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 19, 1987

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Jan 16, 1987
(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: _____

# CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

January 16, 1987

Pat Via
Espy, Huston & Associates, Inc.
1000 Central Parkway North, Suite 160
San Antonio, TX 78232

RE: Blanco Business Park POADP
File #249

Dear Mr. Via:

This is to inform you that the Development Review Committee has reviewed and accepted your plan of Blanco Business Park. Although the plan reflects an 86' thoroughfore, this does not obligate the city to revise its Major Thoroughfare Plan or to require the adjacent property owners to dedicate an 86' right-of-way for the street extension.

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
Department of Planning

MCO/RR/bc

Enclosure:

MCO
Eddie

**ROGER TURREFF WHITE**
10115 IRON OAK LANE
SAN ANTONIO, TEXAS 78213

April 16, 1989.

RECEIVED
APR 18 1989
REAL ESTATE DIVISION

Mr. Oscar Serrano
Real Estate Division
City of San Antonio
114 West Commerce
Bx 839966
San Antonio, TX 78283-3966

Dear Mr. Serrano:

Pursuant to our telephone conversation on April 12th, I am providing details on the land our group of eight West Blanco property owners is willing to donate to the City of San Antonio for future use as a city street.

The total size of the parcel of land which would be involved in this transaction is 50' by 2229.89' or 2.56 acres. Most of this land is encompassed by an ingress and egress easement of 30'x 2229.89' which encompasses 1.536 acres and was executed and recorded in May 1981. A copy of this easement is attached. It is recorded in Vol. 6295, Page 211. All of the land included in this easement is owned by the above mentioned property owners, whose names and addresses are attached, as an exhibit, to this letter. There is also a CPS easement along the same route detailed in Vol. 1597, Page 587. (All of these easements as well as a recent one granted to the San Antonio Environmental Management Department for a sewer will be included in the land we would be donating to the City.)

The overall picture of the land to be donated is detailed on the attached map. This map shows all parcels of land involved and the approximate amount of land each property owner will donate to the City to assure a 50 foot R.O.W. for the City for the entire 2229.89 feet.

It should be noted that a 50 foot easement exists at present for 1250 feet up to the parcel owned by Roger T. White, Sr. This land would be donated by Mission Inv. and Monroe Frerich. From this point on for the remaining 979.89 feet, the easement is only 30 feet wide. In order to give the City of San Antonio enough land for a future street, S.A.S.A. has agreed to donate 20 feet on the north side of the existing easement where the future sewer and our existing water well are located.

To facilitate the transition Roger T. White Sr. and S.A.S.A. would donate equal triangular parcels 160 feet by 20 feet to accommodate the transition to the north. The reason for the transition to the north is because an existing building has been built up to the passage easement on the Franks' parcel and a 15 foot fill comes out to the passage easement on the L.T. White property. Also the sewer line will pass to the north of the passage easement at the R.T. White parcel. S.A.S.A. already owns the easement in front of the L.T. White parcel and Doug Frank is willing to donate the 30 foot easement in front of his parcel. Both R.T. White Jr. and Clarice Fulfer own their portion of the easement in front of their parcels and are willing to donate them as well. S.A.S.A. owns the easement in front of the R.T. White parcel at present and I would donate the additional triangular

portion from my parcel to facilitate the transition as previously mentioned to match the donation of S.A.S.A.

The only restrictions which would be placed on these donations are the following:

1. All conditions of the present easements are to remain in force.

2. The existing water well, water system, and distribution pipes now in place on the easement will be permitted to remain in service and be maintained by the adjacent property owners until such time as water service is provided by the City Water Board. We have applied for service from the C.W.B. but no action has been taken to this date.

3. The transfer of ownership to the City of San Antonio must be made in one simultaneous transaction involving all parcels and property owners at the same time.

The only parcel for which we cannot establish ownership is the Elbel portion of 551.14 feet or .633 acres. It does not appear to belong to any of the adjacent property owners according to the plats we have in our possession. It may belong to S.A.S.A. since all the Swinney land (former owner) was transferred to them but it should not have any bearing on the donations of the other landowners. Excluding this parcel, the total land which would be donated in this simultaneous cooperative transaction would be 2.559 - .633 = 1.926 acres. The distribution of these donations would be as follows:

| | |
|---|---|
| Mission Investments | .522 |
| Frerich | .280 |
| White Prop. | .092 |
| Fulfer | .110 |
| Franks | .305 |
| S.A.S.A. - in Easement | .204 |
| S.A.S.A. - North of Easement | .413 |
| | 1.926 acres |

This covers our proposed gift of land to the City of San Antonio in some detail. A copy of this letter with exhibits is being given to each principal involved. Plats of each parcel can be provided upon request. Please call me at 344-5630 concerning any questions.

Sincerely,

Roger T. White

RECEIVED
APR 18 1989
...ISION

cc. Nelson W. Wolff,
Councilman District 8

EASEMENT PROPERTY OWNERS

WEST BLANCO ROAD

Mission Investments
Mission Contractors
Chris Farias & Cecil Cantrell
P.O. Box 28289, San Antonio, TX 78228
492-2195

Monroe A. Frerich
Monroe Industries
4734 Broom, San Antonio, TX 78279
655-6046

Roger T. White Sr.
Roger T. White Jr.
Lynne T, White
White Properties
10115 Iron Oak Lane, San Antonio, TX 78213

Clarice Fulfer
26017 Hazy Hollow Dr., San Antonio, TX 78232
698-3049

Doug Franks
Franks Manufacturing Co.
17585 Blanco Rd. #5, San Antonio, TX 78232

San Antonio Savings Association
Paul Holden
P.O. Box 1810, San Antonio, TX 78296
340-7272

RECEIVED
APR 18 1989
RE[illegible] DIVISION

ROGER TURREFF WHITE
10115 IRON OAK LANE
SAN ANTONIO, TEXAS 78213

May 30, 1989.

RECEIVED
JUN 02 1989
ROW ACQUISITION

Mr. Nelson W. Wolff
Councilman - District 8
4849 Fredricksburg Road
Woodlake Plaza
San Antonio, TX 78229.

Re: Dedication of West Blanco Property to the City of San Antonio.

Dear Nelson:

There still seems to be some misunderstanding regarding the dedication of the above property. In my talks with the related City officials, including Mr. Oscar Serrano, it was very clearly stated that we are dedicating PROPERTY to the City for future use as a street. We are not dedicating a STREET to the City. The reason for this is because the present pavement is not up to City standards.

We have also made it clear we do not expect, nor are we asking for, City maintenance on West Blanco. We will be glad to sign an agreement to this effect with the City to release them from any maintenance until the pavement is brought up to City standards and is accepted by them.

The reason for this request is to make sure that there is enough land available to the City for a future street. In this way a full 50 foot strip will belong to the City and there is no chance of problems arising when any of the present owners sell adjacent lots. SASA is dedicating a 20 foot strip on their side of the street to insure the 50 foot width. A City sewer is presently being installed on this strip.

Since we are negotiating with the City Water Board for water service as well, it was requested by Mr. Lee Chegin of the City Water Board that this property should be City owned to insure the water mains are on City land.

Other details of our request are in our letter of April 16, 1989, to Mr. Oscar Serrano. However, our request seemed to be held up by his superior, Mr. Richard Mendoza.

I would like to request again that you write Mr. Mendoza, with a copy to me, and activate our request. Mr. Lee Chegin is doing the same. We already have bids on the survey requirements, which we will pay for, and can start immediately upon receipt of City approval of this plan.

Sincerely,

Roger T. White

cc. Mr. Lee Chegin

82-12-32A

G.F. # 80-81-290 $3.00

DEED

Legal for Blanco Rd. West

309915

Return to:
Stewart Title Co.
2961 Nogsrock
San Antonio, Texas 78230

EASEMENT

STATE OF TEXAS S
S KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR S

THAT I, WILLIAM A. SWINNEY, of Bexar County, Texas, for and in consideration of the sum of TEN AND NO/100 DOLLARS to me in hand paid by the Grantees hereinafter named, the receipt of which is hereby acknowledged, have GRANTED, and by these presents to GRANT unto F. D. FRANKS and CLARICE F. FILFER, their heirs, executors, administrators, successors and assigns, an irrevocable and perpetual non-exclusive ingress and egress easement, over, upon and across the following described property, to-wit:

A 30 foot ingress and egress easement out of a 12.731 acre tract out of Frelon De La Garza Survey No. 5, and the W.D. Burnett Survey No. 81 3/4 and the Lower Pinto Irrigation Company Survey No. 4, in Bexar County, Texas, said easement being more particularly described as follows:

BEGINNING at a point for the northeast corner of said 12.731 acre tract for the Northeast corner of this tract, and the west line of Blanco Road;

THENCE N. 83° 00' 00" W. 2229.89 feet to a point for the Northwest corner of this tract;

THENCE S. 07° 00' 00" W. 30.00 feet to a point for the Southwest corner of this tract;

THENCE S. 83° 00' 00" E. 2229.89 feet to a point for the Southeast corner of this tract;

THENCE N. 07° 00' 00" E. 30.00 feet along the west line of Blanco Road to the POINT OF BEGINNING, and containing 1.536 acres.

TO HAVE AND TO HOLD the above described easement, together with the appurtenances thereunto, unto the said Grantees herein their heirs, executors, administrators, successors and assigns forever.

EXECUTED this the 15th day of May, A.D., 1981.

WILLIAM A. SWINNEY

Ingress Egress to Blanco Rd.

2854 658

STATE OF TEXAS S
COUNTY OF BEXAR S

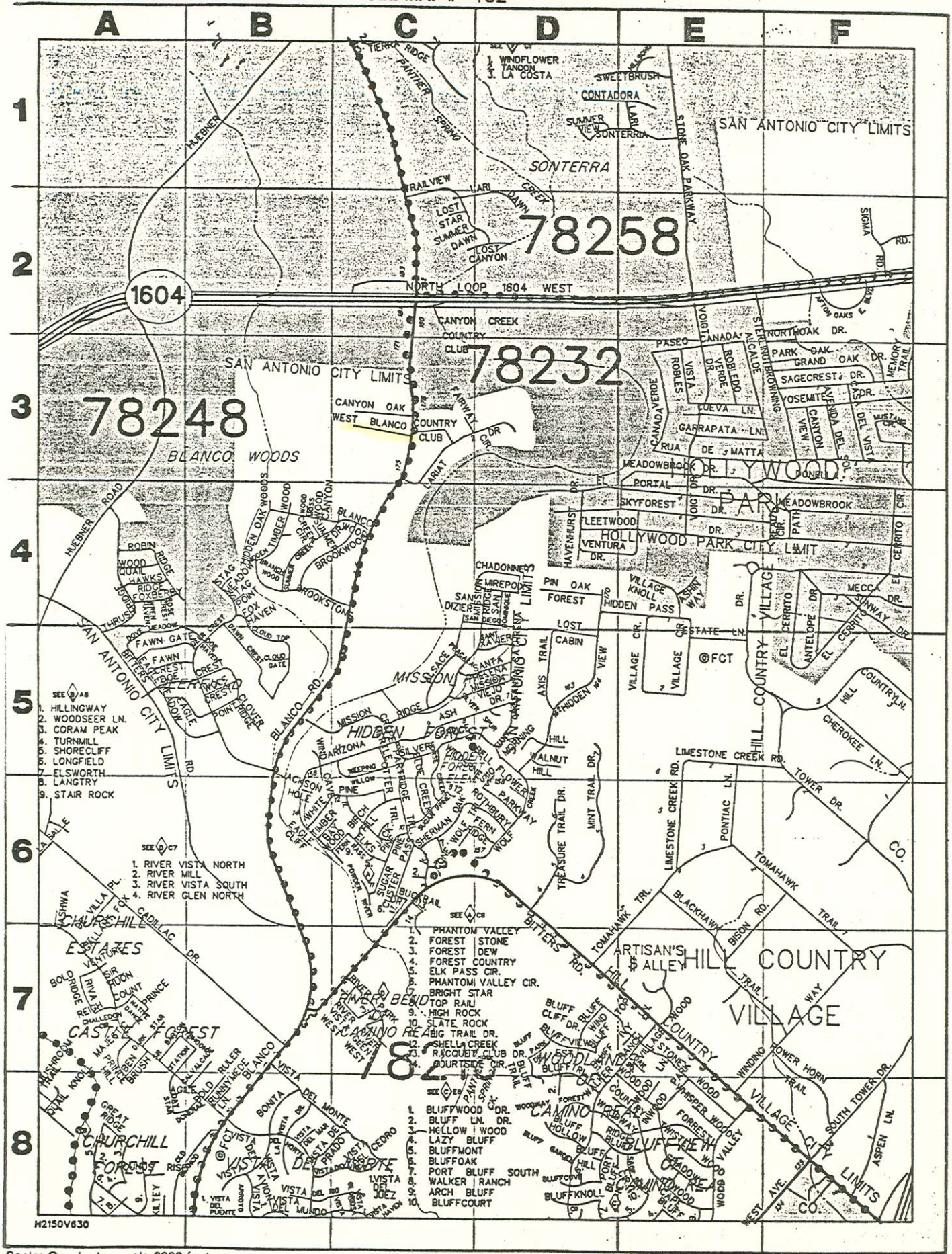
BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM A. SWINNEY, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on this the 13 day of May A.D. 1981.

Dec. 16 '94

RECEIVED
APR 28 1989
DIVISION

SEE MAP # 482




Scale: One inch equals 2200 feet

SEE MAP # 550

© Ferguson Map Company, Inc.

# DOCUMENT TRANSMITTAL

**ESPEY, HUSTON & ASSOCIATES, INC.**
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: ROY RAMOS
PLANNING DEPT.

Date 1/8/86

EH&A Project No. 8743

Project Name BLANCO BUSINESS PARK

RECEIVED 1987 JAN -8 PM 3:47 DEPT. OF PLANNING CURRENT PLANNING SECTION

Gentlemen:

We are ☒ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

| | | |
|---|---|---|
| ☒ Prints | ☐ Samples | ☐ Copies |
| ☐ Estimates | ☐ Specifications | ☐ |
| ☐ Bulletin | ☐ Tracings | ☐ |
| ☐ Shop Drawings | ☐ Sketches | ☐ |

By _____ Mail By X Messenger

ENCL: 5 COPIES P.O.A.D.P.

☐ For your information and comments
☐ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use
☒ For your approval or correction
☐ Returned for correction

☐ Furnish with changes noted — Resubmission not required.
☐ Furnish with changes noted — Resubmission required
☐ Furnish as submitted
☐ Revise and submit
☐ Please give this matter your immediate attention

Remarks

If enclosures received are not as listed above, notify us at once.

**ESPEY, HUSTON & ASSOCIATES, INC.**
Telephone (512) 491-9008

Copies to:

By Bruce L. Barr
FOR PAT VIA

# DOCUMENT TRANSMITTAL

**ESPEY, HUSTON & ASSOCIATES, INC.**
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: ROY RAMOS
PLANNING DEPT.

Date 1/14/87

EH&A Project No.

Project Name BLANCO BUSINESS PARK P.O.A.D.P.

Gentlemen:

We are ☒ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

☒ Prints (5 copies) ☐ Samples ☐ Copies
☐ Estimates ☐ Specifications ☐
☐ Bulletin ☐ Tracings ☐
☐ Shop Drawings ☐ Sketches ☐

By _____ Mail By X Messenger

☐ For your information and comments
☐ As per your request
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☐ For your files
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☐ Revise and submit
☐ Please give this matter your immediate attention

Remarks

If enclosures received are not as listed above, notify us at once.

**ESPEY, HUSTON & ASSOCIATES, INC.**
Telephone (512) 491-9008

Copies to:

By Bruce L. Hum

# DOCUMENT TRANSMITTAL

**ESPEY, HUSTON & ASSOCIATES, INC.**
1000 Central Parkway North, Suite 160
San Antonio, Texas 78232
(512) 491-9008

To: CITY OF SAN ANTONIO
BUILDING & ZONING DEPT.

Date 12-8-86

EH&A Project No. 951002

Project Name BLANCO BUSINESS PARK

Gentlemen:

We are ☑ Forwarding ☐ Returning ☐ Herewith ☐ Under separate cover the following:

☑ Prints
☐ Estimates
☐ Bulletin
☐ Shop Drawings

☐ Samples
☐ Specifications
☐ Tracings
☐ Sketches

☐ Copies
☐
☐
☐

By _____ Mail

By ✓ Messenger

(1) P.O.A.D.P. = 5 SHTS.

RECEIVED
1986 DEC -9 AM 10 34
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

☑ For your information and comments
☐ As per your request
☐ For coordination purposes
☐ For your files
☐ For field use
☐ For your approval or correction
☐ Returned for correction

☐ Furnish with changes noted — Resubmission not required.
☐ Furnish with changes noted — Resubmission required
☐ Furnish as submitted
☐ Revise and submit
☐ Please give this matter your immediate attention

Remarks

If enclosures received are not as listed above, notify us at once.

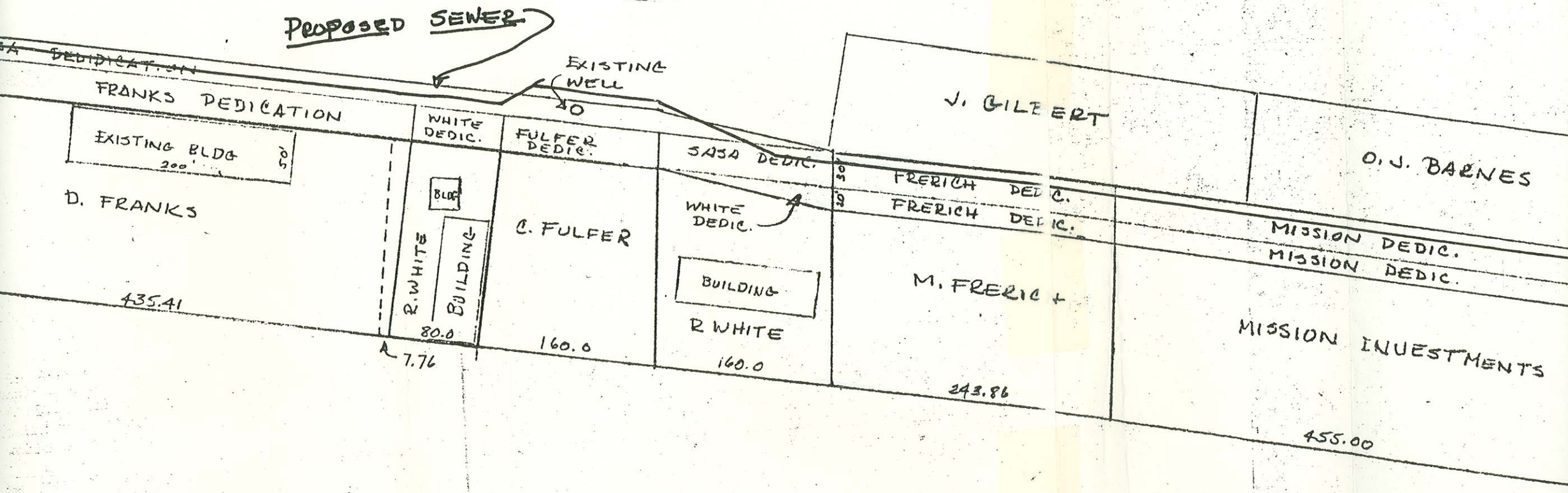
**ESPEY, HUSTON & ASSOCIATES, INC.**
Telephone (512) 491-9008

By R. Villar

Pat Vi2

Copies to:
MR. RAUL TIJERINA

# SASA PROPERTY




WEST BLANCO RD.

PROPERTY OWNERS = APRIL 1989

APROX. DIMENSIONS