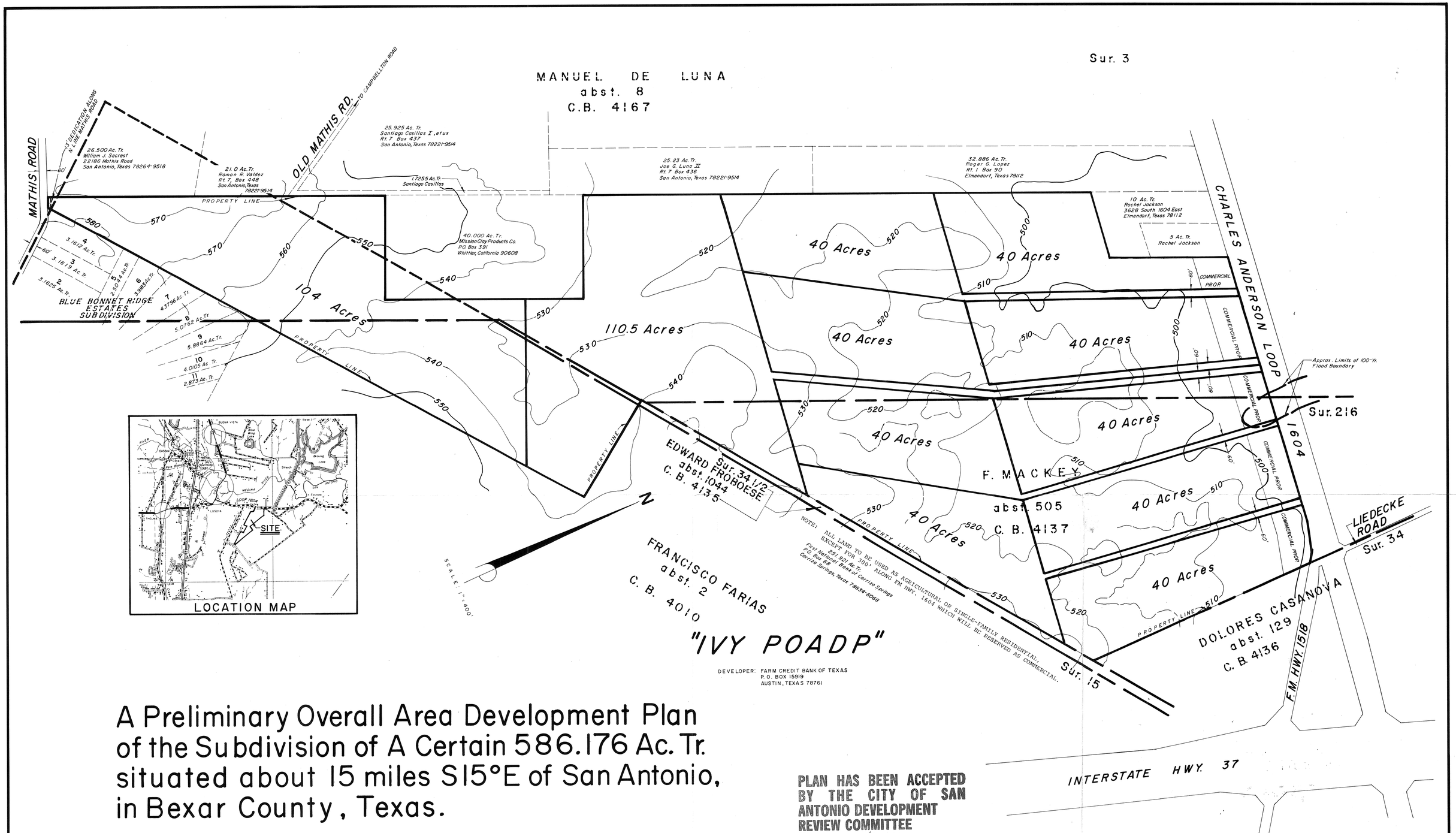

A Preliminary Overall Area Development Plan of the Subdivision of A Certain 586.176 Ac. Tr. situated about 15 miles S15°E of San Antonio, in Bexar County, Texas.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 8/21/90
File # 306
Signed: McOneal

PLAT REVISED: 8/15/90

PREPARED FOR: SOUTHWEST FEDERAL LAND BANK ASSOCIATION OF DEVINE
605 W. HONDO ST.
DEVINE, TEXAS 78016

PREPARED BY:
CHARLES ROTHE & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
1705 AVE. "K"
HONDO, TEXAS 78861
PH. (512) - 426-3005

#306

1-8-1

INFORMATION SHEET FOR
PRELIMENARY OVERALL AREA DEVELOPMENT PLAN

FILE NO. #306 IVY POADP
P.O.A.D.P. NAME

FARM CREDIT BANK OF TEXAS
NAME OF DEVELOPER/SUBDIVIDER

Charles Rothe & Assoc.
NAME OF CONSULTANT

P.O. BOX 15919
ADDRESS

1705 Ave "K"
ADDRESS

AUSTIN, TEX. 78761
CITY ZIP CODE

Hondo, Tx. 78861
CITY ZIP CODE

PHONE NO.

426--3005
PHONE NO.

GENERAL LOCATION South west corner of I.H. 37 South and FM. Loop 1604.

DATE FILED 8/6/90 RESPONSE WITHIN 20 WORKING DAYS

REVISIONS RESPONSE WITHIN 15 WORKING DAYS

RESPONSE EXPIRATION OF PLAN 18 MONTHS

REQUIRED INFORMATION ON PLAN:

PERIMETER PROPERTY LINES	✓
NAME OF PLAN/SUBDIVISIONS	✓
SCALE OF PLAN	✓
LAND USE/LOCATION/TYPE/ACREAGE	✓
CONTOUR LINES/10' INTERVALS	✓
EXISTING PERIMETER STREETS	✓
LIMITS OF THE 100 YR. FLOOD PLAIN	✓
NAME & ADDRESS OF DEVELOPER	✓
LOCATION MAP/2 THOROUGHFARES	✓
COLLECTORS/ARTERIAL/LOCAL STREETS CLEARLY IDENTIFIED ON PLAN	✓
ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM	✓

COMENTS: MATHIS Rd. 86' ROW. Type "A" Secondary arterial.

CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 21, 1990

Mr. Charles W. Rothe, RPS
Charles Rothe & Associates, Inc.
P.O. Box 426
Hondo, Texas 78861

Re: Ivy POADP
Plan # 306

Dear Mr. Rothe:

The Development Review Committee has reviewed and accepted your revised plan for Ivy Subdivision. The plan has been assigned File # 306 for future reference.

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 299-7900.

Sincerely,

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Plannning

MCO/RR
Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO
P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

August 14, 1990

Mr. Charles W. Rothe, RPS
Charles Rothe & Associates, Inc.
P.O. Box 426
Hondo, Texas 78861

Re: IVY POADP
Plan # 306

Dear Mr. Rothe:

The Development Review Committee reviewed your proposed plan for Ivy Subdivision and offers the following comments.

Mathis Road, located along the 104 acre tract, is on our Major Thoroughfare Plan as a Secondary Arterial Type "A", 86' ROW. Street dedication of 13 feet will be required upon formal plat filing. Also, the committee is concerned that the 110.5 acre tract located in the middle of the development is being accessed through an extremely odd shaped dogleg from Loop 1604. The committee suggest that if a road way cannot be provided at this time, the dogleg needs to be relocated towards the middle of the site instead of along the edge of the property. This would accommodate a row sometime in the future if development demands (see attached plan).

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

RR/MCO

Encl.

CHARLES ROTHE & ASSOCIATES, INC.
ENGINEERS AND SURVEYORS
1705 AVENUE K. • P.O. BOX 426 • HONDO, TEXAS 78861
PHONE 512-426-3005

August 3, 1990

RECEIVED
1990 AUG -6 A 11:05
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Mr. Roy Ramos, Planner II
City of San Antonio
Department of Planning
P. O. Box 839966
San Antonio, Texas 78283-3966

Dear Roy:

Enclosed please find six (6) blueline prints of the revised preliminary overall area development plan for the Ivy Subdivision in southeast Bexar County. We have made the minor changes you have requested.

Please take whatever steps are necessary to have this plan approved by the Planning Commission. If you need additional information or feel it would be beneficial for my and my client to attend the Planning Commission meeting to explain our situation, please write or call our office.

Again, thank you for all of your assistance and patience in this matter.

Sincerely,

CHARLES ROTHE AND ASSOCIATES, INC.
Charles W Rothe
by Claudia Sumford, secty.
Charles W. Rothe

CWR/cs

TRANSMITTAL LETTER

CHARLES ROTHE & ASSOCIATES, INC.

ENGINEERS — SURVEYORS

1705 AVENUE K

P. O. BOX 426

HONDO, TEXAS 78861

(512) 426-3005

OR

1 - (800) 292-1331

PROJECT NO.: _____

DATE: Aug. 15, 1990

- Owner ☐
- Architect ☐
- Consultant ☐
- Contractor ☐
- Attorney ☐
- Other ☐

TO: Roy Ramos
City of San Antonio, Dept. of
Planning - P. O. Box 839966
San Antonio, Texas 78283-3966

ATTN: _____

PROJECT NAME: Ivy Subdivision

FOR YOUR:
- ( ) APPROVAL
- (X) REVIEW & COMMENTS
- ( ) USE
- ( ) INFORMATION
- ( ) RECORDS
- ( ) DISTRIBUTION TO PARTIES
- ( ) _____

DESCRIPTION: **COPIES:**

Enclosed please find six (6) blueline copies with revisions made as per your letter of August 14, 1990.

REMARKS:

If you have any questions or require additional information, please write or call our office.

Thank you!

cc: Eric Rothe
SW Federal Land Bank of
Devine

BY: Claudia Sanford