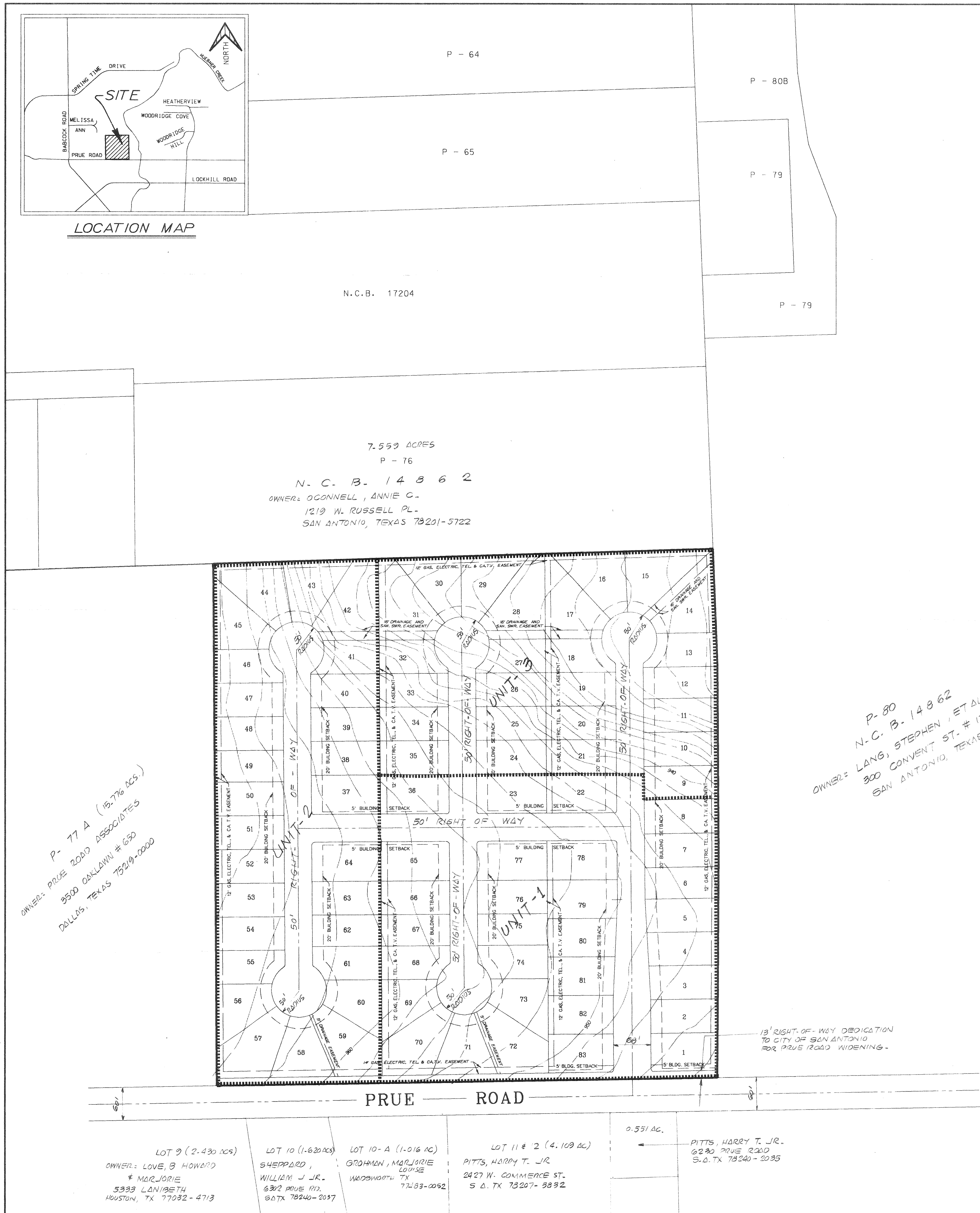


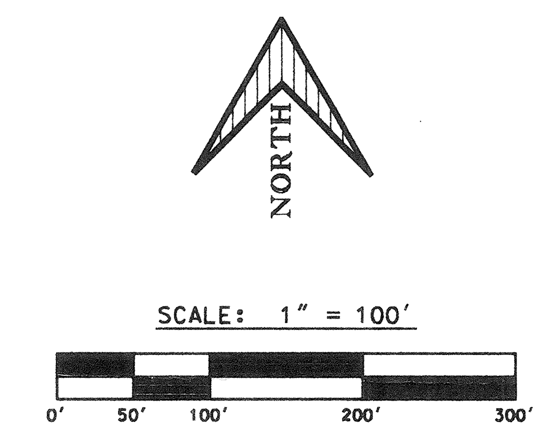
			Construction Date
UNIT - 1 30 LOTS	1365 LF - 50′ R.O.W.	(7.59 ACRES)	NOV. ’94
UNIT - 2 28 LOTS	845 LF - 50′ R.O.W.	(6.54 ACRES)	NOV. ’95
UNIT - 3 25 LOTS	580 LF - 50′ R.O.W.	(5.8 ACRES)	NOV. ’96

Water Distribution Supply by: San Antonio Water System

Sanitary Sewer Supply by: San Antonio Water System

Property is zoned: "R-3"

Streets are 50′ wide with 30′ of pavement with the exception of the entrance street which will vary do to an island and shall have a maximum width of 68′.



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: October 14, 1993
File # 379
Signed: [signature]

83 SINGLE FAMILY LOTS
DEVELOPER: HOMETEX CORPORATION
85 NE LOOP 410 , SUITE 319
SAN ANTONIO, TEXAS 78216

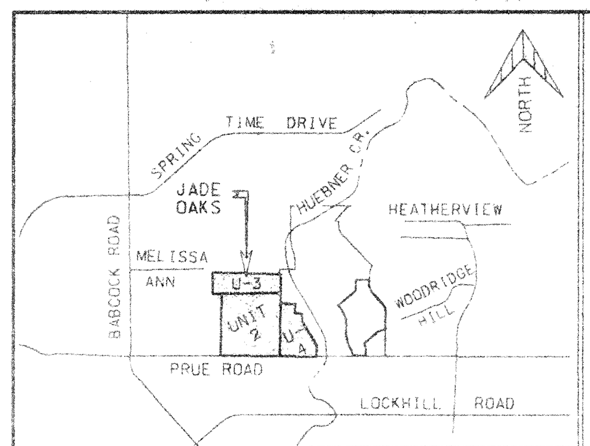
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

MBC ENGINEERS

JADE OAKS SUBDIVISION
PRELIMINARY OVERALL DEVELOPMENT PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

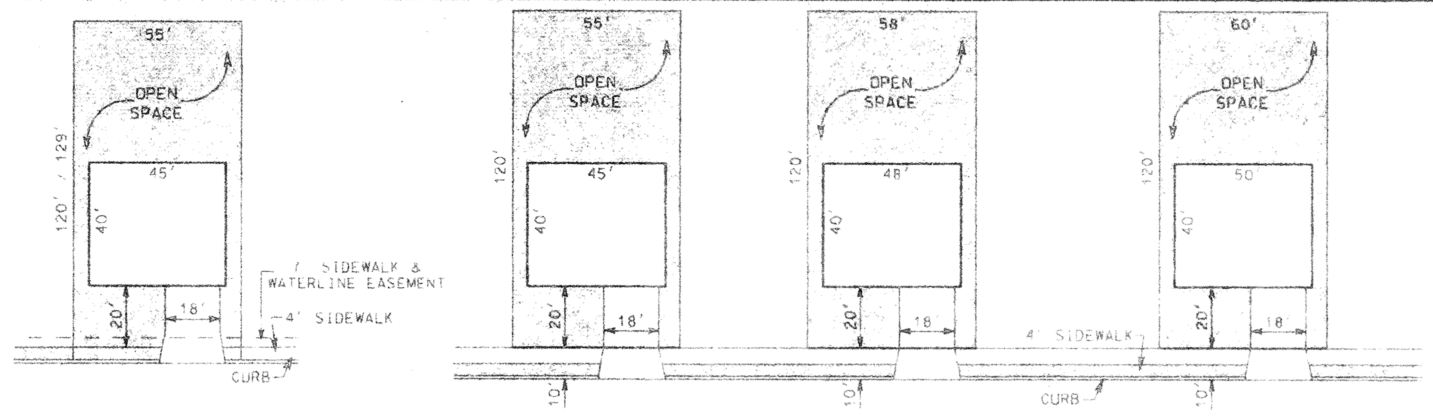
DESIGN RAC
DRAWN JLC
CHECKED
DATE SEPT. 28 '93
JOB NO. 25740
SHT. 1 OF 1



LOCATION MAP

NORTH

SCALE: 1" = 100'



TYPICAL 55' LOT
UNITS 3 & 4

TYPICAL 55' LOT — TYPICAL 58' LOT — TYPICAL 60' LOT
UNIT-2

NOTES:

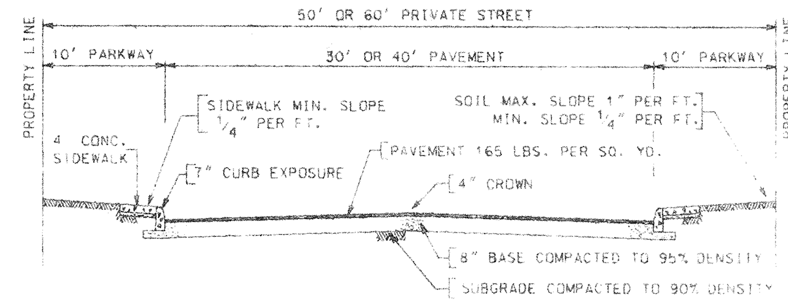
1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.

* 2. ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

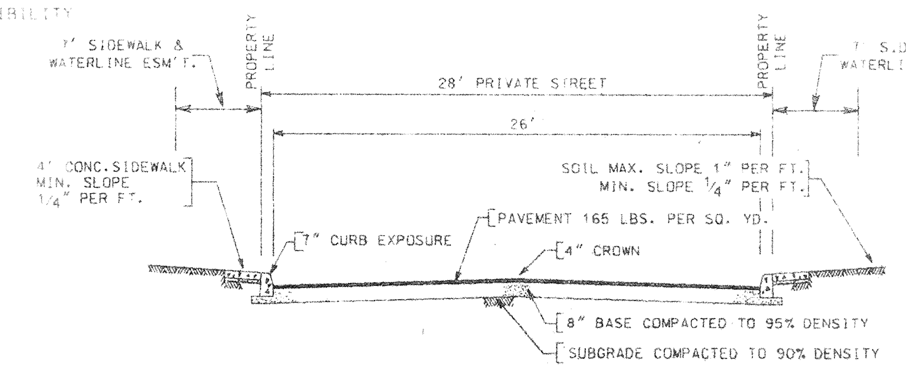
3. ALL INTERIOR PRIVATE STREETS FOR JADE OAKS, UNIT-2 ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.
ALL INTERIOR PRIVATE STREETS FOR JADE OAKS, UNIT-3 & UNIT-4 ARE 28' RIGHT-OF-WAY WITH 26' PAVEMENT.

⊕ 4. AS PER THE EXISTING LEGAL INSTRUMENT, LOT 28, BLOCK 2, N.C.B. 18971, IS RESERVED FOR THE FOLLOWING:
(a) PRIVATE STREET
(b) ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, DRAINAGE, & SIDEWALK EASEMENTS.
(c) COMMON USE LAND AREA.

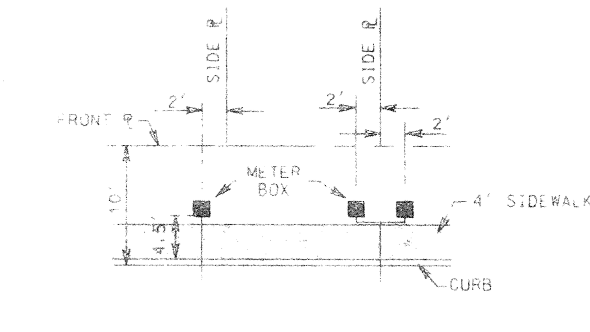
5. ALL FENCING, INCLUDING THE PERIMETER FENCE, SHALL BE THE RESPONSIBILITY OF THE HOMEBUILDER.



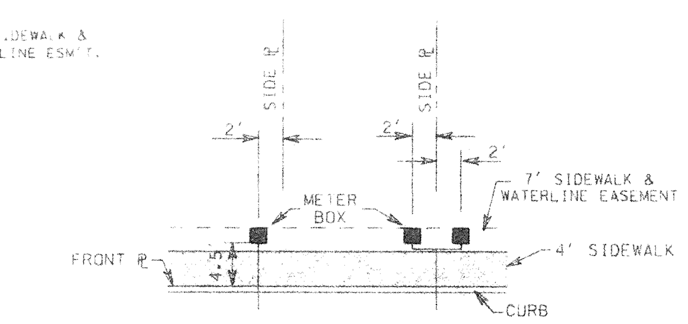
UNIT-2
TYPICAL STREET SECTION
PRIVATE STREET



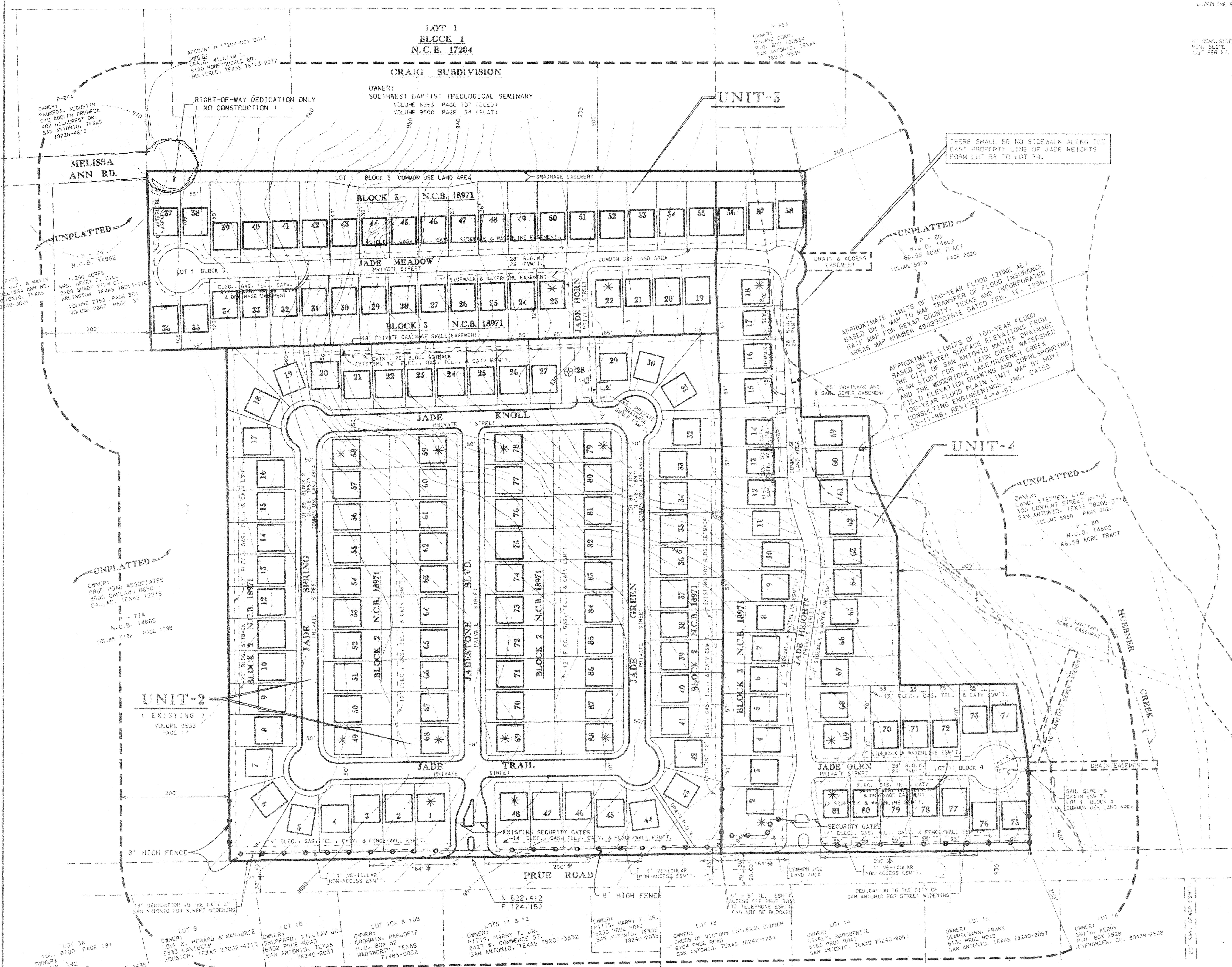
UNITS 3 & 4
TYPICAL STREET SECTION
PRIVATE STREET



UNIT-2
METER BOX LOCATION
TYPICAL 50' R.O.W.



UNITS 3 & 4
METER BOX LOCATION
TYPICAL 28' R.O.W.



THE ENTRANCE STREETS, JADE STONE BLVD. AND JADE HEIGHTS, SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS WEST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

THERE SHALL BE NO SIDEWALK ALONG THE EAST PROPERTY LINE OF JADE HEIGHTS FROM LOT 58 TO LOT 59.

A 4-FT. WIDE SIDEWALK SHALL BE CONSTRUCTED ALONG THE PRUE ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

JADE OAKS
PRUE RD. @ ENTRANCE (JADESTONE BLVD.)
PRUE RD. @ ENTRANCE (JADE HEIGHTS)

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (480) / (13 + 44 / 2) + 7) - 4$
$= 6240 / (35 + 7) - 4$
$L = 164'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_D)$
$= 0.65\ (480) - (40 / 2 + 2)$
$= 312 - 22$
$R = 290'$

JADE OAKS, UNIT-2
INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 30 / 2) + 7) - 4$
$= 3900 / (28 + 7) - 4$
$L = 107.4'$ OR $108'$

Curb Length: Rt. = Equation D
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_D)$
$= 0.65\ (300) - (30 / 2 + 2)$
$= 195 - 17$
$R = 178'$

JADE OAKS, UNITS 3 & 4
INTERIOR STREETS

CLEAR VISION AREA

Curb Length: Lt. = Equation A
$L = 13\ (ISD_1) / (13 + (W_1 / 2) + K_A) - 4$
$= 13\ (300) / (13 + 26 / 2) + 7 - 4$
$= 3900 / (26 + 7) - 4$
$L = 114$

Curb Length: Rt. = Equation A
$R = 0.65\ (ISD_2) / (W_1 / 2 + K_D)$
$= 0.65\ (300) - (26 / 2 + 2)$
$= 195 - 15$
$R = 180'$

JADE OAKS UNIT-2 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	870,600 S.F.

Occupied Space 376,799 S.F.	187,939 S.F.	Exclude Street R.O.W.'s
	31,320 S.F.	Driveway (18 x 20) x 87
	940 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	156,600 S.F.	House Slabs (includes garage) 1800 x 87

Net Open Space = 493,801 S.F.
÷ 870,600 S.F.
Open Space Ratio = 0.57

SERVICES DIVISION
LAND DEVELOPMENT
PLANNING
97 AUG 29 PM 2:38

JADE OAKS UNIT-3 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.8 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57%
Total Space	=	330,853 S.F.

Occupied Space 143,112 S.F.	38,434 S.F.	Exclude Street R.O.W.'s
	13,320 S.F.	Driveway (18 x 20) x 37
	24,758 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	66,600 S.F.	House Slabs (includes garage) 1800 x 37

Net Open Space = 187,741 S.F.
÷ 330,853 S.F.
Open Space Ratio = 0.57

JADE OAKS UNIT-4 P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-7
Maximum Density Allowed	=	12 units per acre
Proposed Density	=	4.7 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	60%
Total Space	=	397,709 S.F.

Occupied Space 157,932 S.F.	61,252 S.F.	Exclude Street R.O.W.'s
	15,480 S.F.	Driveway (18 x 20) x 43
	3,800 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	77,400 S.F.	House Slabs (includes garage) 1800 x 43

Net Open Space = 239,777 S.F.
÷ 397,709 S.F.
Open Space Ratio = 0.60

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman [signature] 9-10-97
Secretary [signature]

97-035

DEVELOPER:
LANCASTER DEVELOPMENT CO.
8603 CROWNHILL, SUITE 1
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 824 - 3110

UNIT-2 (EXISTING)
87 SINGLE FAMILY RESIDENTIAL LOTS
55', 58' & 60' TYPICAL LOTS
19.9862 ACRES

UNIT-3
37 SINGLE FAMILY RESIDENTIAL LOTS
55' x 129' TYPICAL LOTS
7.595 ACRES

UNIT-4
43 SINGLE FAMILY RESIDENTIAL LOTS
55' x 120' TYPICAL LOTS
9.130 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151

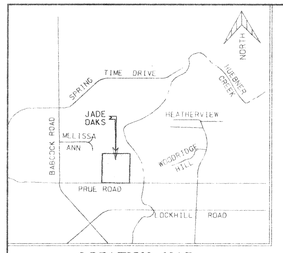
mbc ENGINEERS

JADE OAKS
PUD / POADP
FINAL PLAN
379

REVISIONS:

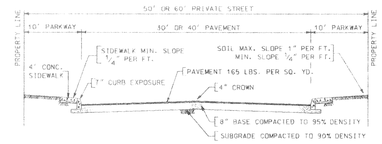
DATE	NO	DESCRIPTION	BY
JUNE 1997	1	ADDED UNITS 3 & 4	R.W.B.
AUGUST 1997	2	REVISED UNITS 3 & 4	R.W.B.

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE JULY 14, 1997
JOB NO. 1-6910
SHT. 1 of 1

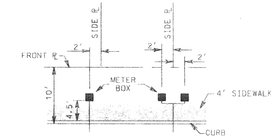


LOCATION MAP

SCALE: 1" = 100'



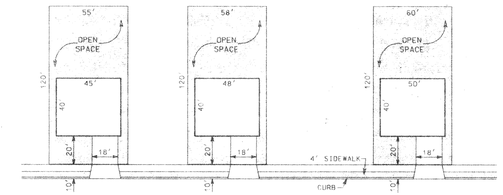
TYPICAL STREET SECTION
PRIVATE STREET



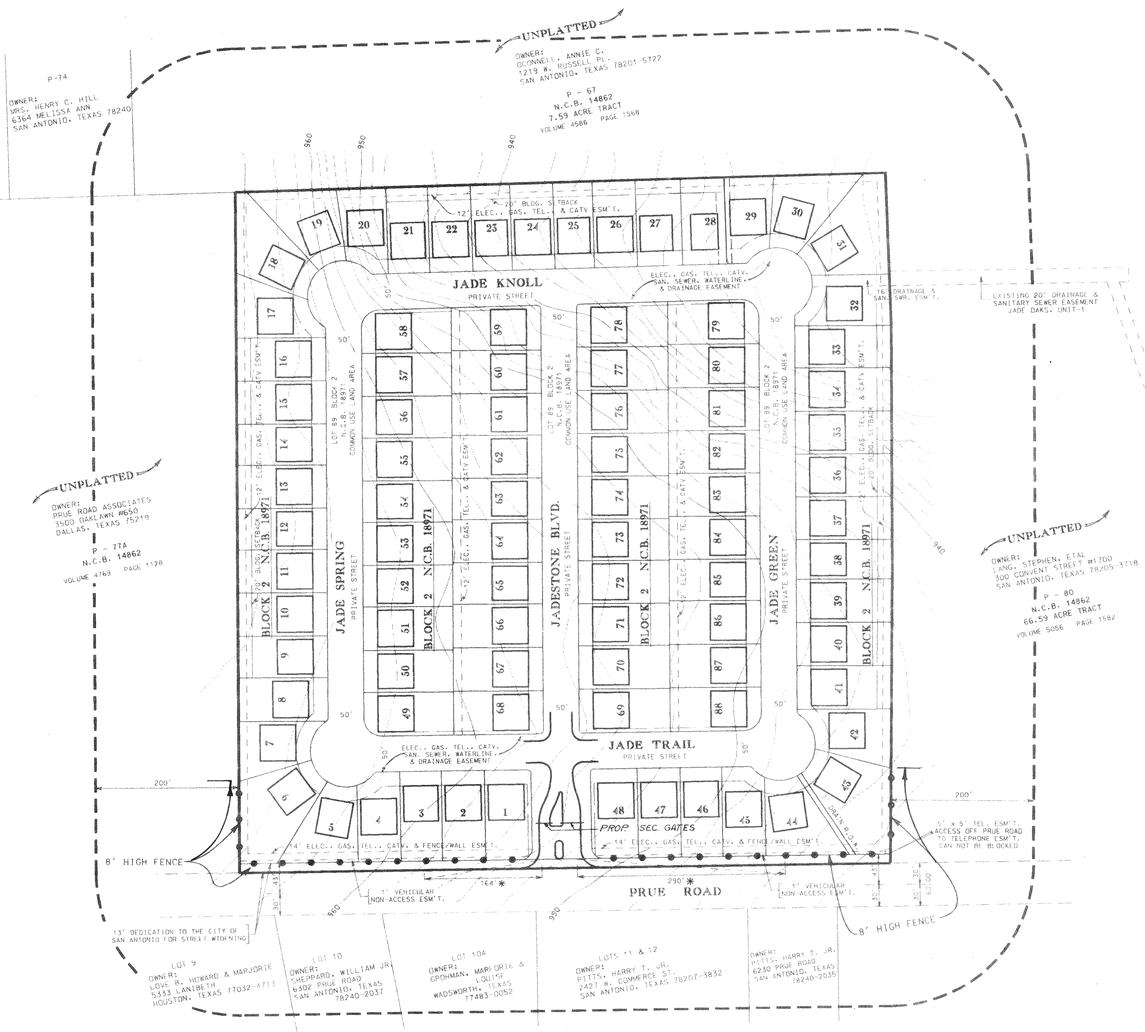
METER BOX LOCATION
TYPICAL 50' R.O.W.

NOTES:

1. IF ACCESS TO A GARAGE OR CARPORT IS PROVIDED FROM THE FRONT OR SIDE OF A LOT, THEN THE GARAGE/CARPORT SHALL MAINTAIN A TWENTY (20) FOOT SETBACK FROM THE BACK OF THE SIDEWALK, OR CURB IF THERE IS NO SIDEWALK, AS MEASURED ALONG THE CENTERLINE OF THE DRIVEWAY.
2. ✱ ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
3. ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.



TYPICAL 55' LOT TYPICAL 58' LOT TYPICAL 60' LOT



JADE OAKS P.U.D.
Density and Open Space Ratios

Base Zoning District	=	P-1, R-1
Maximum Density Allowed	=	8 units per acre
Proposed Density	=	4.3 units per acre
Minimum Required Percentage of Open Space	=	0.35
Proposed Percentage of Open Space	=	57.2%
Total Space	=	858,790 S.F.

Occupied Space -- 367,420 S.F.	176,132 S.F.	Exclude Street R.O.W.'s
	31,680 S.F.	Driveway (18 x 20) x 88
	1,208 S.F.	Drain R.O.W.
	N/A	Outdoor Storage Areas
	N/A	Mechanical Equipment
	N/A	Parking
	158,400 S.F.	House Slabs (includes garage) 1800 x 88

Net Open Space	=	491,370 S.F.
	=	858,790 S.F. (Tot. Space)
Open Space Ratio	=	0.572

INTERIOR STREETS

CLEAR VISION AREA

Curb Length: (Lt.) = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (300)\ /\ (13 + 30 / 2) + 7) - 4$

$= 3900\ /\ (28 + 7) - 4$

L = 107.4' or 108'

Curb Length: (Rt.) = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (300) - (30 / 2 + 2)$

$= 195 - 17$

R = 178'

PRUE RD. @ ENTRANCE (JADESTONE BLVD.)

CLEAR VISION AREA

Curb Length: (Lt.) = Equation A
$L = 13\ (ISD_1)\ /\ (13 + (W_1 / 2) + K_A) - 4$

$= 13\ (480)\ /\ (13 + 44 / 2) + 7) - 4$

$= 6240\ /\ (35 + 7) - 4$

L = 164'

Curb Length: (Rt.) = Equation D
$R = 0.65\ (ISD_2) - (W_1 / 2 + K_D)$

$= 0.65\ (480) - (40 / 2 + 2)$

$= 312 - 22$

R = 290'

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Chairman: Date: 10-25-95
Secretary: Date: 10-25-95

THE ENTRANCE STREET, JADE STONE BLVD., SHALL HAVE A 4-FT. WIDE SIDEWALK ON ITS WEST SIDE ONLY, AND THE WALK SHALL BE LOCATED ADJACENT TO THE R.O.W. LINE.

A 4-FT. WIDE SIDEWALK SHALL BE CONSTRUCTION ALONG THE PRUE ROAD FRONTAGE, WITH THE WALK BEING LOCATED ADJACENT TO THE NEW R.O.W. LINE.

SIDEWALK DETAILS ARE SHOWN ON STREET PLAN - PROFILE SHEETS.

DEVELOPER:
PULTE HOME CORPORATION
P.O. BOX 219218
HOUSTON, TEXAS 77218
TEL. No.

88 SINGLE FAMILY RESIDENTIAL LOTS
55', 58', & 60' x 120' TYPICAL LOTS
19.7151 ACRES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Bressport Drive, San Antonio, Texas 78216
(210) 343-0151

mbc ENGINEERS

JADE OAKS
PLANNED UNIT DEVELOPMENT
REVISED FINAL PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY

DESIGN R. W. B.
DRAWN P. A. E.
CHECKED
DATE AUG. 25, 1994
JOB NO. 1-6376
SHT 1 of 1

D. R. P.

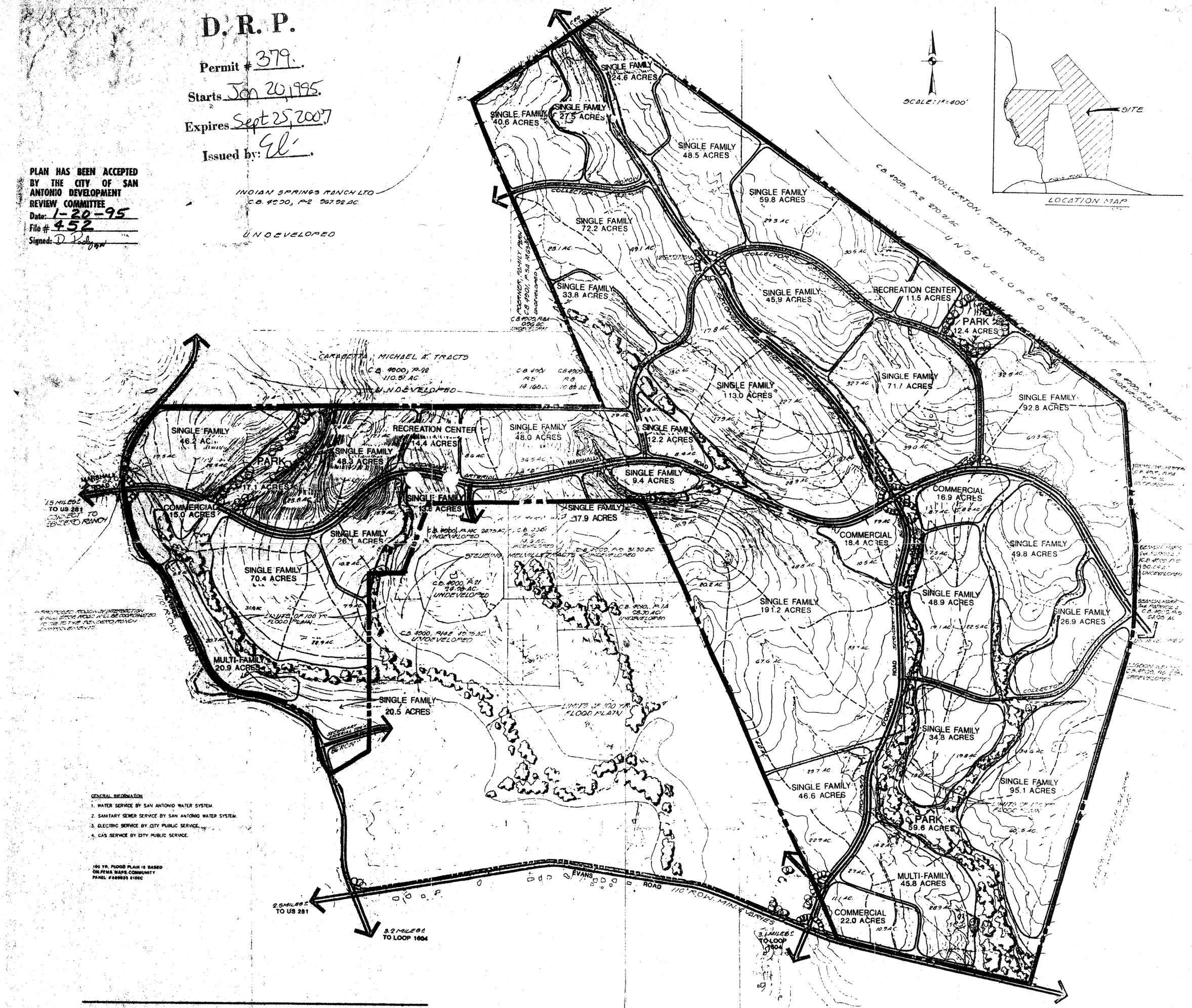
Permit # 379.

Starts Jan 20, 1995.

Expires Sept 25, 2007

Issued by: El.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 1-20-95
File # 452
Signed: D. Rodgers


SCALE: 1"=400'
SITE
LOCATION MAP
INDIAN SPRINGS RANCH LTD
C.B. 4000, P-2 367.92 AC.
UNDEVELOPED
SINGLE FAMILY 24.6 ACRES
SINGLE FAMILY 40.6 ACRES
SINGLE FAMILY 27.5 ACRES
SINGLE FAMILY 48.5 ACRES
SINGLE FAMILY 59.8 ACRES
SINGLE FAMILY 72.2 ACRES
SINGLE FAMILY 33.8 ACRES
SINGLE FAMILY 45.9 ACRES
RECREATION CENTER 11.5 ACRES
PARK 12.4 ACRES
SINGLE FAMILY 113.0 ACRES
SINGLE FAMILY 71.1 ACRES
SINGLE FAMILY 92.8 ACRES
SINGLE FAMILY 46.2 AC.
PARK 17.1 ACRES
RECREATION CENTER 14.4 ACRES
SINGLE FAMILY 48.3 ACRES
SINGLE FAMILY 48.0 ACRES
SINGLE FAMILY 12.2 ACRES
SINGLE FAMILY 9.4 ACRES
COMMERCIAL 15.0 ACRES
SINGLE FAMILY 13.8 ACRES
SINGLE FAMILY 17.9 ACRES
COMMERCIAL 16.9 ACRES
COMMERCIAL 18.4 ACRES
SINGLE FAMILY 26.1 ACRES
SINGLE FAMILY 70.4 ACRES
SINGLE FAMILY 49.8 ACRES
SINGLE FAMILY 191.2 ACRES
SINGLE FAMILY 48.9 ACRES
SINGLE FAMILY 26.9 ACRES
MULTI-FAMILY 20.9 ACRES
SINGLE FAMILY 20.5 ACRES
SINGLE FAMILY 34.8 ACRES
SINGLE FAMILY 46.6 ACRES
SINGLE FAMILY 95.1 ACRES
PARK 59.6 ACRES
MULTI-FAMILY 45.8 ACRES
COMMERCIAL 22.0 ACRES
LIMITS OF 100 YR. FLOOD PLAIN
EVANS ROAD
110' R.O.W. MIN. VARIES
2.5 MILES± TO US 281
3.2 MILES± TO LOOP 1604
3.1 MILES± TO LOOP 1604
1.5 MILES± TO US 281 CONNECT TO SENECA RANCH
MARSHALL ROAD
COLLECTOR
O'CONNOR ROAD
STEUBING ROAD
CARABETTA, MICHAEL A. TRACTS
C.B. 4000, P-28 110.51 AC.
UNDEVELOPED
STEUBING MELVILLE TRACTS
C.B. 4000, P-21 24.06 AC. UNDEVELOPED
C.B. 4000, P-1A 28.70 AC. UNDEVELOPED
C.B. 4000, P-1A 40.75 AC. UNDEVELOPED
C.B. 4000, P-2 270.21 AC.
NOLVERTON, PETER TRACTS
UNDEVELOPED
C.B. 4000, P-3 277.34 AC.
UNDEVELOPED
C.B. 4000, P-4 31.30 AC.
UNDEVELOPED
C.B. 4000, P-4A 0.06 AC.
UNDEVELOPED
C.B. 4000, P-4C 24.79 AC.
UNDEVELOPED
C.B. 4000, P-6 14.3 AC.
UNDEVELOPED
C.B. 4000, P-8 14.68 AC.
C.B. 4000, P-8 10.85 AC.
C.B. 4000, P-8A 0.06 AC.
UNDEVELOPED
C.B. 4000, P-8B 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8C 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8D 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8E 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8F 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8G 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8H 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8I 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8J 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8K 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8L 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8M 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8N 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8O 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8P 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8Q 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8R 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8S 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8T 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8U 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8V 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8W 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8X 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8Y 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8Z 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AA 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AB 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AC 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AD 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AE 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AF 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AG 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AH 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AI 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AJ 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AK 0.05 AC.
UNDEVELOPED
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C.B. 4000, P-8AQ 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AR 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AS 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AT 0.05 AC.
UNDEVELOPED
C.B. 4000, P-8AU 0.05 AC.
UNDEVELOPED
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CITY OF SAN ANTONIO

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

October 14, 1993

Mr. Jose L. Carmona
MBC Engineers
415 Breesport Drive
San Antonio, Texas, 78216

RE: Jade Oaks Subdivision POADP #379

Mr. Carmona:

The City Staff Development Review Committee has reviewed your Jade Oaks Subdivision Preliminary Overall Area Development Plan #379. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note that a non-access easement will be required along the north ROW line of Prue Road adjacent to the residential lots.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

#379

TO Planning Dept

Proj. No. 25740 Date 9/28/93

Re: JADE OAKS Subdivision

Attn: Eddie Guzman

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			P.O.A.D.P.

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: Any additional information please call me.

COPY TO _____

SIGNED Jose L Camara