Sampson Coker Survey No. 346, Abstract 149, C.B.4760

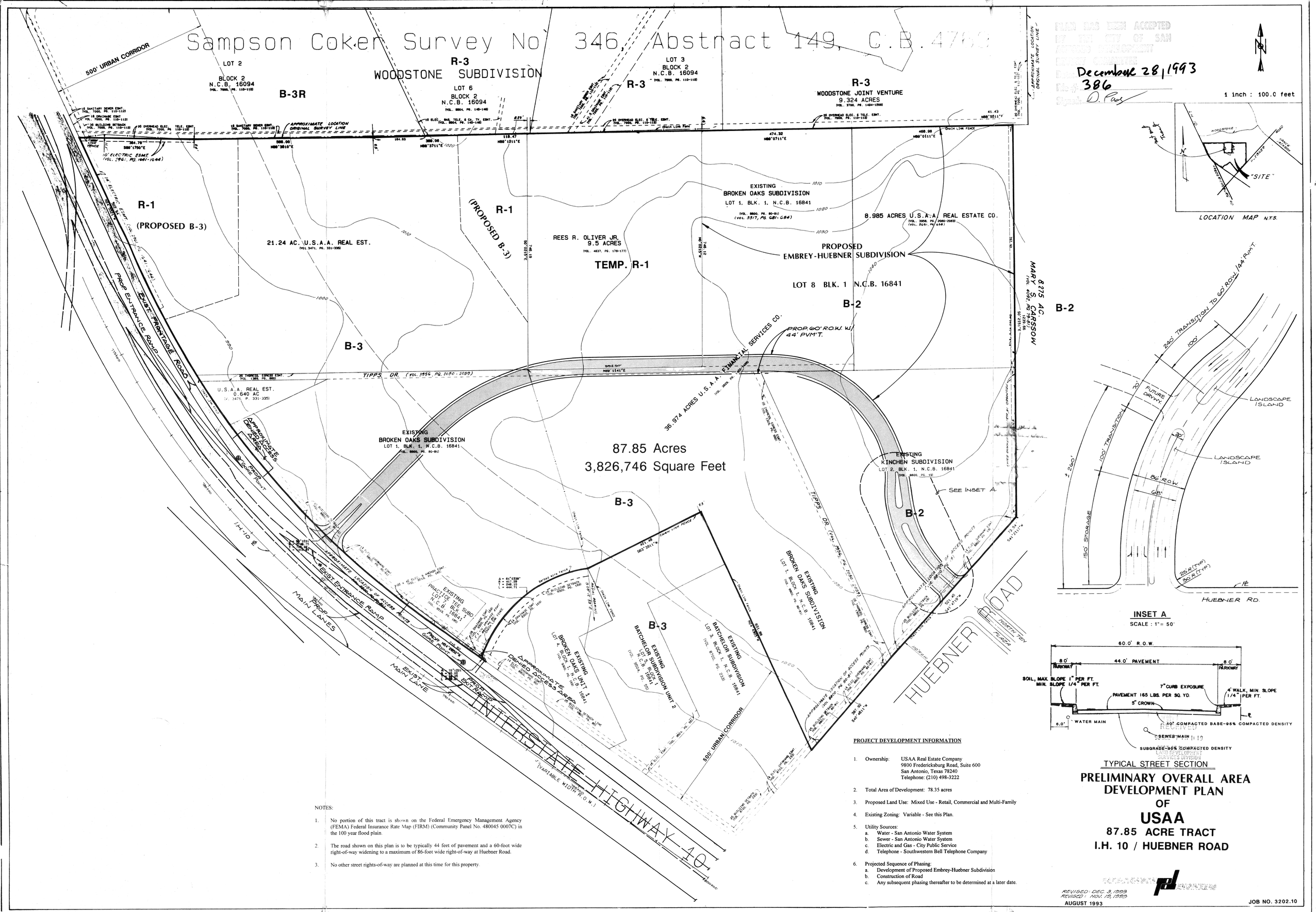
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT

December 28, 1993

File # 386

Signature D. Pack

1 inch : 100.0 feet



NOTES:

1. No portion of this tract is shown on the Federal Emergency Management Agency (FEMA) Federal Insurance Rate Map (FIRM) (Community Panel No. 480045 0007C) in the 100 year flood plain.
2. The road shown on this plan is to be typically 44 feet of pavement and a 60-foot wide right-of-way widening to a maximum of 86-foot wide right-of-way at Huebner Road.
3. No other street rights-of-way are planned at this time for this property.

PROJECT DEVELOPMENT INFORMATION

1. Ownership: USAA Real Estate Company
   9800 Fredericksburg Road, Suite 600
   San Antonio, Texas 78240
   Telephone: (210) 498-3222
2. Total Area of Development: 78.35 acres
3. Proposed Land Use: Mixed Use - Retail, Commercial and Multi-Family
4. Existing Zoning: Variable - See this Plan.
5. Utility Sources:
   a. Water - San Antonio Water System
   b. Sewer - San Antonio Water System
   c. Electric and Gas - City Public Service
   d. Telephone - Southwestern Bell Telephone Company
6. Projected Sequence of Phasing:
   a. Development of Proposed Embrey-Huebner Subdivision
   b. Construction of Road
   c. Any subsequent phasing thereafter to be determined at a later date.

TYPICAL STREET SECTION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF USAA

87.85 ACRE TRACT

I.H. 10 / HUEBNER ROAD

REVISED: DEC 3, 1993
REVISED: NOV 19, 1993

AUGUST 1993

JOB NO. 3202.10

Plotted by: SCH 17 MAR 1993 | Surveyor/Tech: J.N.N. Draftsman: A.T.S. Checked: L.A.J. | Job Path: /I.L.37M | Rotation: 0° Origin: 630287.1643, 13784.4817 | 1 inch = 100.0 feet

Tel: (512) 824-9494 Fax: (512) 824-3497 | PAPE-DAWSON CONSULTING ENGINEERS INC. | 7800 Broadway Bldg. II San Antonio, Texas 78209

9093-93 U.S.A.A. 78.35 Acres Huebner at 10 386

CITY OF SAN ANTONIO

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

December 28, 1993

Mr. Nat Hardy
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217-5987

RE: Revised USAA - I.H. 10/Huebner Road Subdivision POADP #386

Mr. Hardy:

The City Staff Development Review Committee has reviewed your revised USAA - I.H. 10/Huebner Road Subdivision Preliminary Overall Area Development Plan #386. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

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

November 8, 1993

Mr. Nat Hardy
Pape-Dawson Engineers
9310 Broadway, Bldg. II
San Antonio, Texas, 78217-5987

RE: USAA-I.H. 10/Huebner Road Subdivision POADP #386

Mr. Hardy:

The City Staff Development Review Committee has reviewed your USAA-I.H. 10/Huebner Road Subdivision Preliminary Overall Area Development Plan #386. However, your plan was not accepted for the following reasons:

1. It appears that the 9.5 acre tract under the ownership of Rees R. Oliver, Jr., is not a part of your development. However, you are proposing part of a collector through his property. This collector needs to be completely within your development or Mr. Oliver's property needs to be included in your POADP.

2. The extension of Expo Boulevard needs to be centered on and in line with the existing lanes. Additionally, the vehicular lanes and traffic flow indicators detail is appreciated but not required as part of the POADP. This will be reviewed in detail at the time of plat submittal.

3. Huebner Road is lacking ROW width information.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convienence. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expedious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 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

DELIVER

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

LETTER OF TRANSMITTAL

9310 BROADWAY, BLDG. II, SAN ANTONIO , TEXAS 78217-5987
210/824-9494 FAX 210/824-3491

RECEIVED
93 DEC -6 PM 2:08
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO PLANNING DEPT.

Date: 6 DEC. 93 Job No.: 3202.10

Attention: ALEX GARCIA

RE: USAA TRACT
I.H. 10 / HUEBNER RD.

FILE:
- [x] 1.0 Correspondence
- [ ] 2.0 Design
- [ ] 4.0 Construction

WE ARE SENDING YOU [x] Attached Under separate cover via _____ the following items:

- [ ] Specifications
- [ ] Prints
- [ ] Change Order
- [ ] Shop Drawings
- [ ] Plans
- [ ] _____
- [ ] Copy of Letter
- [ ] Samples

COPIES	DATE	DESCRIPTION
2		POADP REVISED
1 ea		AUTHORIZATION LETTERS

THESE ARE TRANSMITTED as checked below:

- [ ] For approval
- [x] For your use
- [ ] As requested
- [ ] For review and comment
- [ ] Approved as submitted
- [ ] Returned for corrections
- [ ] Approved as noted
- [ ] _____
- [ ] Resubmit _____ copies for approval
- [ ] Submit _____ copies for distribution
- [ ] Return _____ corrected prints
- [ ] FOR BIDS DUE _____
- [ ] PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____ SIGNED Richard Olivar FOR NAT HARDY

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987
(210) 824-9494
FAX 824-3491

1993 DEC -2 PM 2:08

November 22, 1993

Mr. Rees Oliver, Jr.
c/o USAA Real Estate Company
8000 N.W. IH-10, 6th Floor
San Antonio, Texas 78230-3884

Re: 9.5 Acres at IH-10 and Huebner Road

Dear Mr. Oliver:

Pape-Dawson Engineers are in the process of obtaining approval for the Preliminary Overall Area Development Plan (POADP) for the USAA Real Estate Company's 78.5 acres which surround your referenced property. The POADP (copy attached) must be approved prior to any development on the property.

Please find attached a letter from the City of San Antonio disapproving the POADP for this property. Item Number 1 in the letter requests that we add your property to the POADP. With this letter we request your permission to add your 9.5 acres to the POADP. Inclusion of your property into the POADP signifies your intent to sign the subdivision plat (or have USAA sign it for you) which will dedicate, as public right-of-way, that portion of your property which is included in Huebner Oaks Road.

Please contact us if you have questions about this correspondence. Please sign one copy of this letter and return it to us as your authorization for us to proceed with the POADP revised to include your property. We will provide a copy of this letter to the Planning Department as "proof" that you have allowed us to show your property as part of the USAA Real Estate Company POADP.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.

Nathaniel H. Hardy, P.E.
Project Manager

NHH/rr 3202-10

Attachments

ACKNOWLEDGED AND AUTHORIZED

Rees R. Oliver Jr.

December 1, 1993
Date

M1122-01.NH

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987
(210) 824-9494
FAX 824-3491

November 22, 1993

Ms. Eleanor O. Petty
c/o USAA Real Estate Company
8000 N.W. IH-10, 6th Floor
San Antonio, Texas 78230-3884

Re: 9.5 Acres at IH-10 and Huebner Road

Dear Ms. Petty:

Pape-Dawson Engineers are in the process of obtaining approval for the Preliminary Overall Area Development Plan (POADP) for the USAA Real Estate Company's 78.5 acres which surround your referenced property. The POADP (copy attached) must be approved prior to any development on the property.

Please find attached a letter from the City of San Antonio disapproving the POADP for this property. Item Number 1 in the letter requests that we add your property to the POADP. With this letter we request your permission to add your 9.5 acres to the POADP. Inclusion of your property into the POADP signifies your intent to sign the subdivision plat (or have USAA sign it for you) which will dedicate, as public right-of-way, that portion of your property which is included in Huebner Oaks Road.

Please contact us if you have questions about this correspondence. Please sign one copy of this letter and return it to us as your authorization for us to proceed with the POADP revised to include your property. We will provide a copy of this letter to the Planning Department as "proof" that you have allowed us to show your property as part of the USAA Real Estate Company POADP.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.

Nathaniel H. Hardy, P.E.
Project Manager

RECEIVED
93 DEC -7 PM 1:19
DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

NHH/rr 3202-10

Attachments

ACKNOWLEDGED AND AUTHORIZED

Eleanor O. Petty

12/2/93
Date

M1122-01.NH

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987
(210) 824-9494
FAX 824-3491

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
1993 NOV 23 PM 3:42

November 19, 1993

Mr. David Pasley, AICP
Director of Planning
Department of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: POADP #386
USAA IH-10 and Huebner Property

Dear David:

We are in receipt of your letter dated November 8, 1993, in which you denied approval of the referenced POADP.

Comment Number 1 is presently being addressed by USAA Real Estate Company. They are requesting that the Owner of the 9.5 acre tract declare their intent by means of a letter, to dedicate right-of-way when the road is platted. We will deliver this letter to the Planning Department when it is executed.

Comment Number 2 is addressed by our revision to the attached POADP. Several months ago, we field surveyed North Ten Plaza and located the center of the existing 20 foot median. We set the centerline of Huebner Oaks Road at the centerline of North Ten Plaza. We have revised the POADP to graphically illustrate the alignment of the two road centerlines.

The third comment has been addressed by a revision to our POADP.

Please accept our revised POADP, this letter and hold them until we send you the document addressing the first comment. Please contact us with questions.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.

Nathaniel H. Hardy, P.E.
Project Manager

NHH/rr 3202-10

Attachments

M1119-02.NH