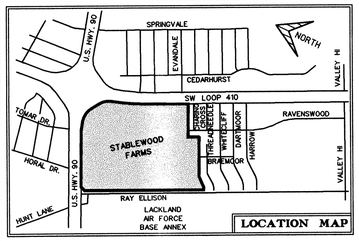
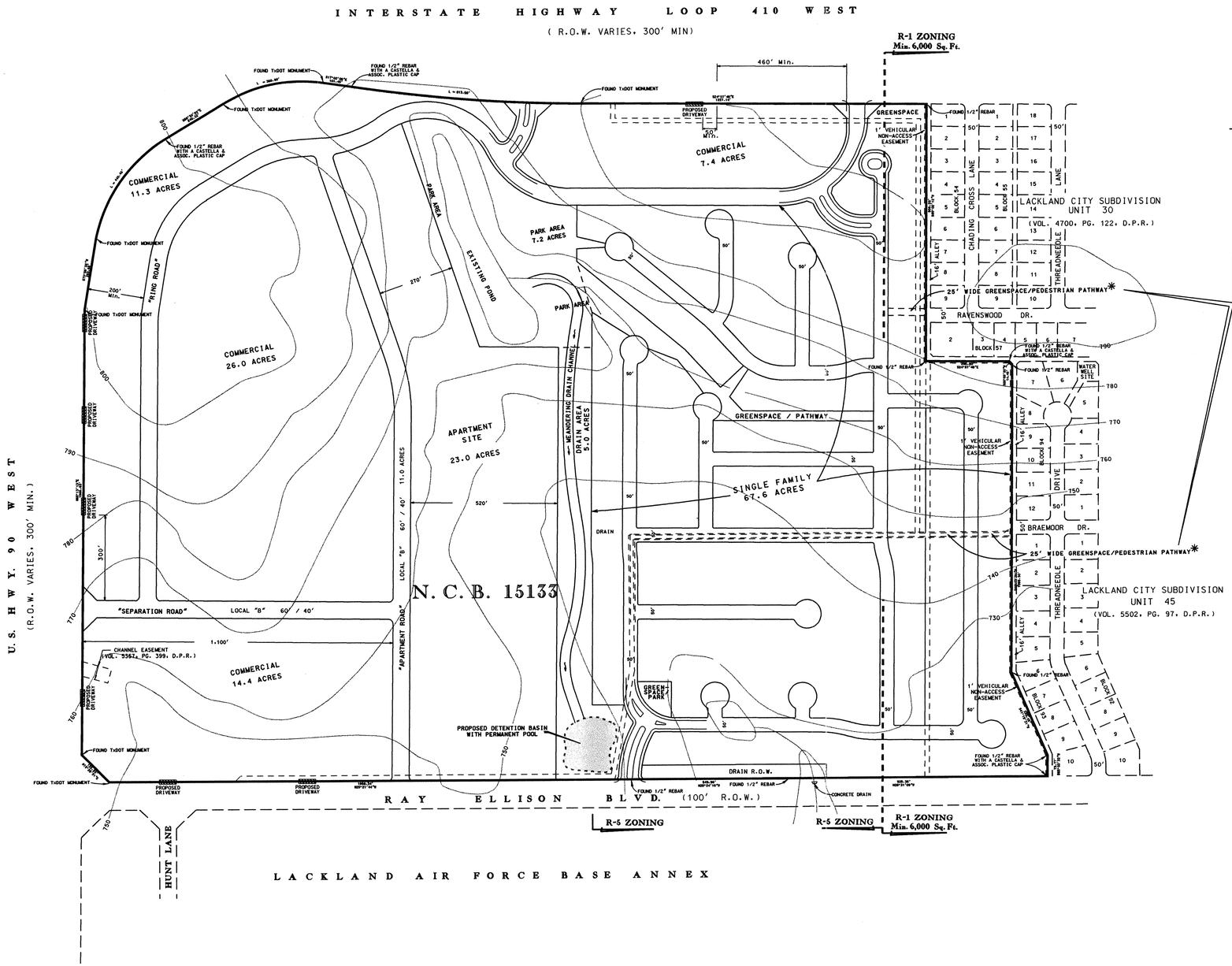
RECEIVED
00 JUL -7 PM 2:24
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION



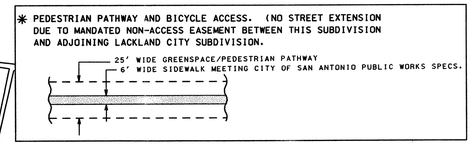
SCALE: 1" = 200'




PRELIMINARY PHASING PLAN

I. FIRST UNIT OF SINGLE FAMILY AREA AT EAST SIDE OF SUBDIVISION AND NECCESSARY INFRASTRUCTURE STREETS.
II. FIRST PHASE OF APARTMENT AT EAST SIDE OF SUBDIVISION.
III. CONTINUING PLATTING OF SINGLE FAMILY AREA, PROGRESSING WESTWARD.
1V. SECOND PHASE OF APARTMENTS.
V. COMMERCIAL AREAS AS DICTATED BY DEMAND.

* PEDESTRIAN PATHWAY AND BICYCLE ACCESS. (NO STREET EXTENSION DUE TO MANDATED NON-ACCESS EASEMENT BETWEEN THIS SUBDIVISION AND ADJOINING LACKLAND CITY SUBDIVISION.




| | |
|---|---|
| 67.6 ACRES | RESIDENTIAL LOTS (2.5 Ac. GREENSPACE WITHIN RESIDENTIAL AREA) |
| 12.2 ACRES | PARK / LAKE / DRAIN CHANNEL |
| 23.0 ACRES | APARTMENT SITE |
| 26.0 ACRES | COMMERCIAL SITE |
| 14.4 ACRES | COMMERCIAL SITE |
| 11.3 ACRES | COMMERCIAL SITE |
| 7.4 ACRES | COMMERCIAL SITE |
| 11.0 ACRES | 60' R.O.W. FOR COMMERCIAL SITES |
| 172.9 ACRES TOTAL | |

PLAN HAS BEEN ACCEPTED BY
COS
7-7-00 #675
(date) (number)
If no plats are filed, plan will expire
On 1-6-02
1st plat filed on

OWNER:
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

DEVELOPER:
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225
TEL. No. (214) 987 - 9908

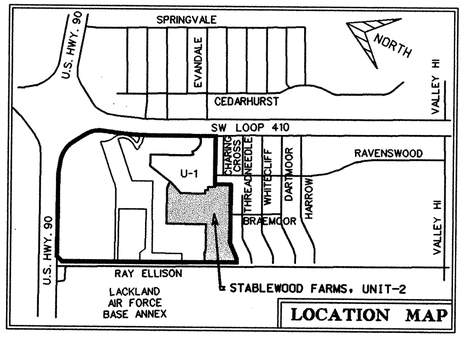
172.9 ACRES (TOTAL)

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302
mbc ENGINEERS

# STABLEWOOD FARMS
## PRELIMINARY OVERALL DEVELOPMENT PLAN
No.

| REVISIONS: DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE APRIL 2000
JOB NO. 1-7772
SHT. 1 of 1




LOCATION MAP

**SCALE: 1" = 100'**

BEARINGS BASED ON THE WEST PROPERTY LINE OF STABLEWOOD FARMS, UNIT-1 AS BEING N24°56'29"W

NOTES:
1. 132 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
2. FINISHED FLOOR ELEVATIONS OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.
3. GREENSPACE AREAS ("UNIT-2" 0.7369 Ac., 0.1302 Ac., AND 0.0650 Ac.) SHALL BE OWNED BY STABLEWOOD FARMS HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF THE GREENSPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.

**OWNER:**
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

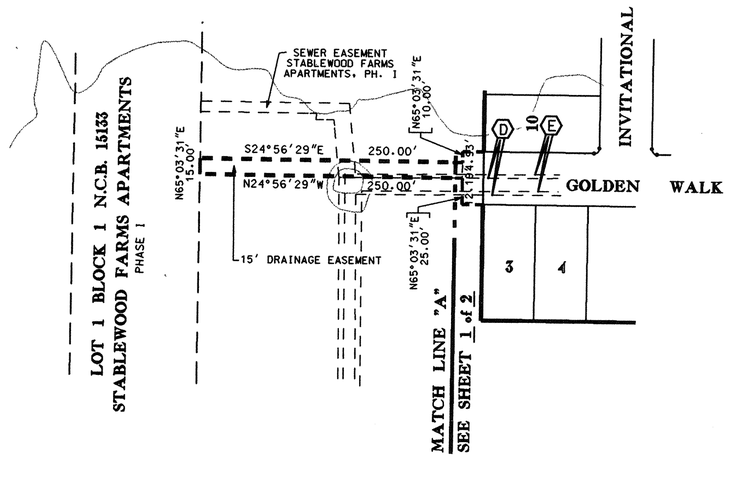
**DEVELOPER:**
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LAND, SUITE 1225
DALLAS, TEXAS 75225

# SUBDIVISION PLAT OF STABLEWOOD FARMS, UNIT-2

BEING 26.9834 ACRES OUT OF A 172.9 ACRE TRACT OF LAND OUT OF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14, NEW CITY BLOCK 15133, ALSO BEING THE REMAINDER OF TRACT 21, MACKAY RANCH SUBDIVISION AS RECORDED IN VOLUME 105 PAGE 30, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

## LEGEND:

| | | |
|---|---|---|
| EXIST. | -------- | EXISTING |
| ELEC. | -------- | ELECTRIC |
| TEL. | -------- | TELEPHONE |
| CATV | -------- | CABLE TELEVISION |
| SAN. SWR. | -------- | SANITARY SEWER |
| ESM'T. | -------- | EASEMENT |
| R.O.W. | -------- | RIGHT-OF-WAY |
| BLDG. | -------- | BUILDING |
| N.C.B. | -------- | NEW CITY BLOCK |
| BLK. | -------- | BLOCK |
| (A) | ---- | 5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT |
| (B) | ---- | 12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT |
| (C) | ---- | EXISTING 16' UTILITY EASEMENT (VOLUME 4700 PAGE 122) |
| (D) | ---- | EXISTING 16' SANITARY SEWER EASEMENT (VOLUME 4752 PAGES 569-571 RPR) |
| (E) | ---- | EXISTING 16' SANITARY SEWER EASEMENT (VOLUME 4752 PAGES 581-585 RPR) |
| (F) | ---- | 4' SANITARY SEWER EASEMENT |
| (G) | ---- | 1' VEHICULAR NON-ACCESS EASEMENT |
| (H) | ---- | 20' BLDG. SETBACK |
| —770— | --- | EXISTING CONTOUR |
| —72— | --- | PROPOSED CONTOUR, ADD 700 TO DATUM |

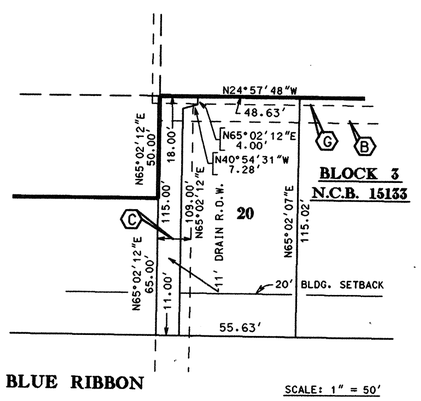



## CURVE DATA

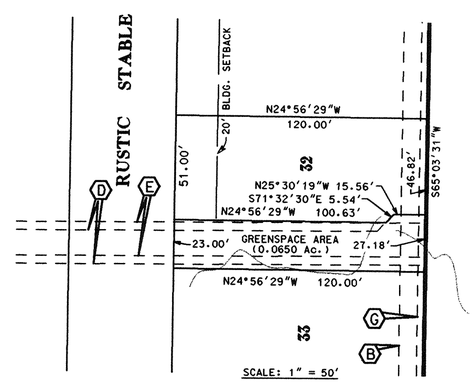
| NO. | RADIUS | DELTA | TANGENT | LENGTH |
|---|---|---|---|---|
| a | 5.00' | 90°00'00" | 5.00' | 7.85' |
| b | 5.00' | 43°20'30" | 1.99' | 3.78' |
| c | 5.00' | 50°28'44" | 2.36' | 4.41' |
| d | 5.00' | 62°57'52" | 3.06' | 5.49' |
| e | 5.00' | 88°54'20" | 4.91' | 7.76' |
| f | 5.00' | 93°23'45" | 5.31' | 8.15' |
| g | 15.00' | 38°34'48" | 5.25' | 10.10' |
| h | 15.00' | 45°00'00" | 6.21' | 11.78' |
| i | 10.00' | 54°18'53" | 5.13' | 9.48' |
| j | | | | |
| 1 | 295.46' | 08°47'33" | 22.72' | 45.34' |
| 2 | 690.00' | 08°12'53" | 49.55' | 98.93' |
| 3 | 1500.00' | 01°40'19" | 21.89' | 43.77' |
| 4 | 1500.00' | 01°15'40" | 16.51' | 33.02' |
| 5 | 825.00' | 04°39'25" | 33.55' | 67.05' |
| 6 | 200.00' | 12°50'24" | 22.50' | 44.82' |
| 7 | 250.00' | 12°50'24" | 28.13' | 56.03' |
| 8 | 50.00' | 95°47'21" | 55.33' | 83.59' |
| 9 | 50.00' | 176°41'01" | 1727.12' | 154.19' |
| 10 | 50.00' | 293°26'35" | - | 256.08' |

## BEARING & DISTANCE TABLE

| NO. | BEARING | DIST. |
|---|---|---|
| T1 | N24°56'29"W | 4.57' |
| T2 | N52°13'07"E | 38.44' |
| T3 | N19°28'51"E | 21.21' |
| T4 | N64°28'51"E | 69.40' |
| T5 | N13°38'19"E | 34.68' |
| T6 | N69°56'29"W | 16.88' |
| T7 | N68°27'03"W | 34.49' |
| T8 | N24°56'29"W | 77.43 |
| T9 | N24°56'29"W | 20.00' |
| T10 | N65°03'31"E | 50.00' |
| T11 | S24°56'29"E | 20.00' |
| T12 | S70°31'09"E | 21.21' |
| T13 | N73°16'24"E | 62.22' |
| T14 | N73°16'24"E | 12.14' |
| T15 | N73°16'24"E | 57.21' |
| T16 | N65°03'31"E | 12.00' |




DETAIL OF LOT 20 & 11' DRAIN R.O.W.




DETAIL OF LOT 32 GREENSPACE AREA

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER WESTSIDE LAND PARTNERS, LTD.

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT D. RICHARDSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20_____

_____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____ REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

_____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____ REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 _____

_____ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF STABLEWOOD FARMS, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

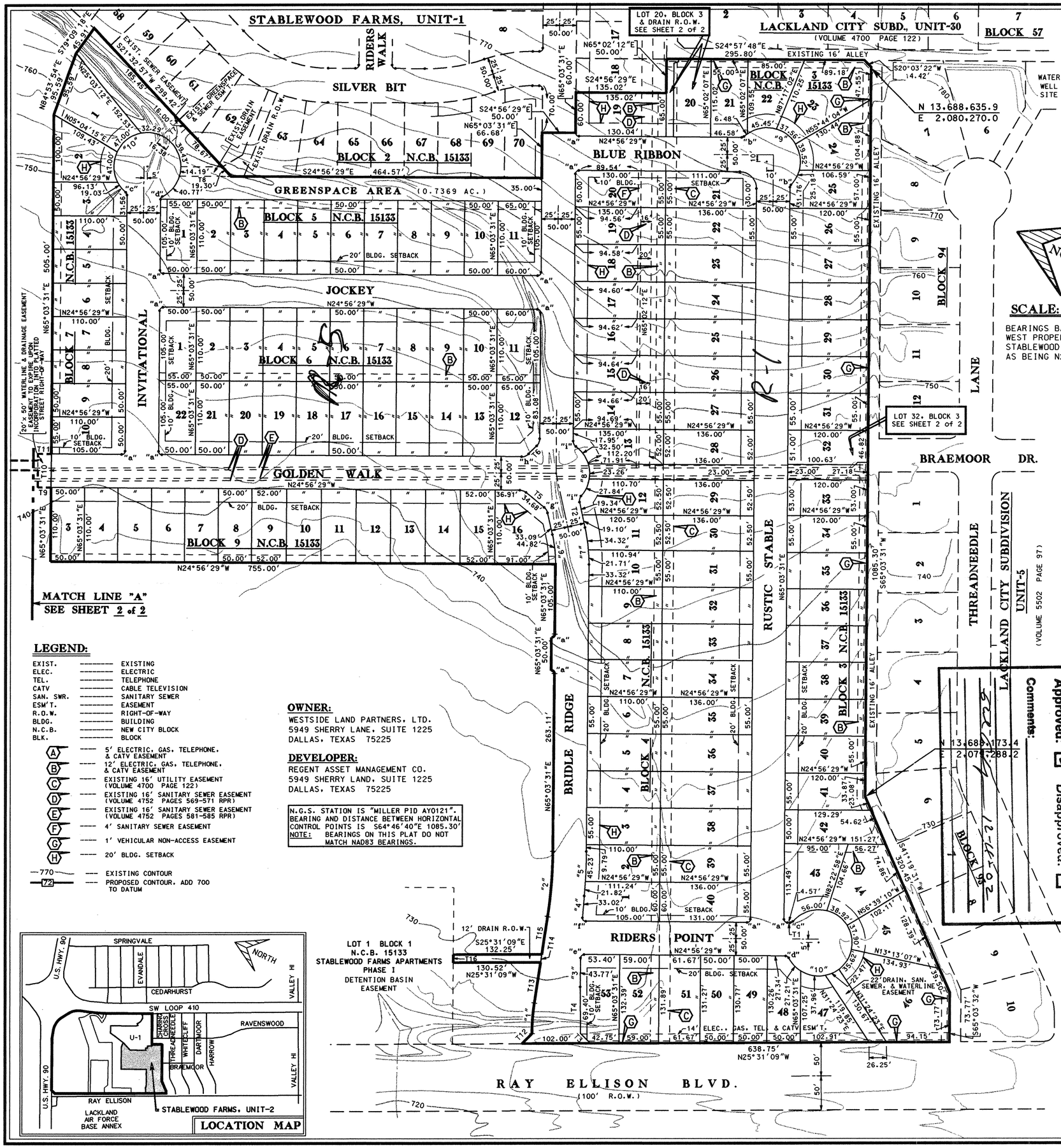
MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-7971

# 675

010206

# SUBDIVISION PLAT OF STABLEWOOD FARMS, UNIT-2

BEING 26.9834 ACRES OUT OF A 172.9 ACRE TRACT OF LAND OUT OF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14, NEW CITY BLOCK 15133, ALSO BEING THE REMAINDER OF TRACT 21, MACKAY RANCH SUBDIVISION AS RECORDED IN VOLUME 105 PAGE 30, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.




STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER WESTSIDE LAND PARTNERS, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT D. RICHARDSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT AND TO THE THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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DATED THIS _____ DAY OF _____, A.D. 20_____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20___ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:
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NOTE:
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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

## LEGEND:

| | | |
|---|---|---|
| EXIST. | -------- | EXISTING |
| ELEC. | -------- | ELECTRIC |
| TEL. | -------- | TELEPHONE |
| CATV | -------- | CABLE TELEVISION |
| SAN. SWR. | -------- | SANITARY SEWER |
| ESM'T. | -------- | EASEMENT |
| R.O.W. | -------- | RIGHT-OF-WAY |
| BLDG. | -------- | BUILDING |
| N.C.B. | -------- | NEW CITY BLOCK |
| BLK. | -------- | BLOCK |
| (A) | ---- | 5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT |
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| (C) | ---- | EXISTING 16' UTILITY EASEMENT (VOLUME 4700 PAGE 122) |
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| (E) | ---- | EXISTING 16' SANITARY SEWER EASEMENT (VOLUME 4752 PAGES 581-585 RPR) |
| (F) | ---- | 4' SANITARY SEWER EASEMENT |
| (G) | ---- | 1' VEHICULAR NON-ACCESS EASEMENT |
| (H) | ---- | 20' BLDG. SETBACK |
| —770— | --- | EXISTING CONTOUR |
| —72— | --- | PROPOSED CONTOUR, ADD 700 TO DATUM |

**OWNER:**
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

**DEVELOPER:**
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LAND, SUITE 1225
DALLAS, TEXAS 75225

N.G.S. STATION IS "MILLER PID AY0121".
BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S64°46'40"E 1085.30'
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.

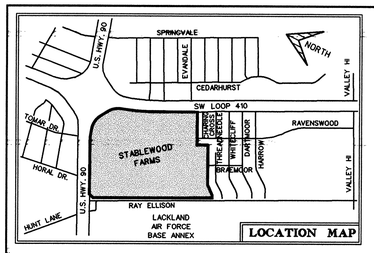


LOCATION MAP

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-7971

SHEET 1 of 2

# 675



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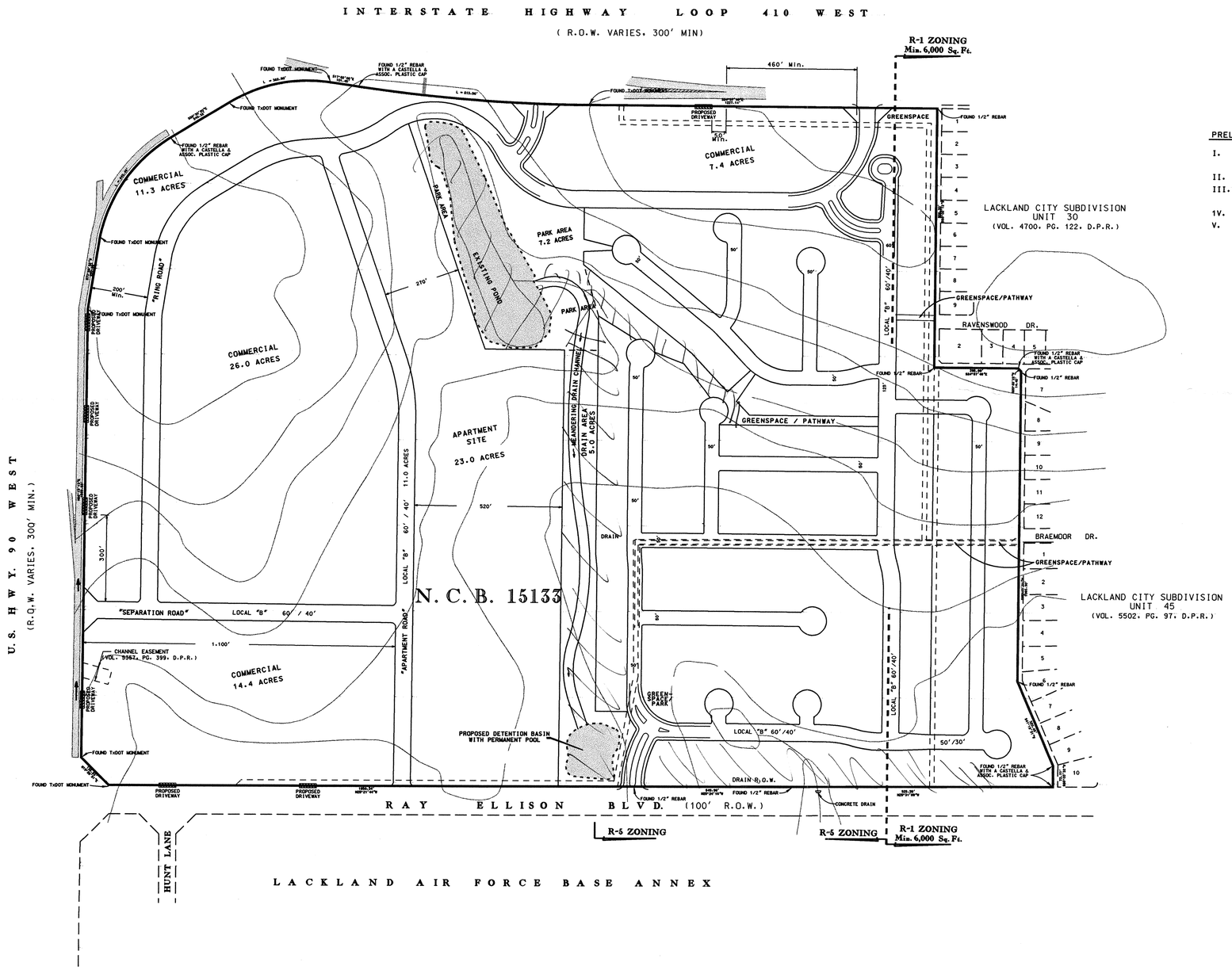


PRELIMINARY PHASING PLAN

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II. FIRST PHASE OF APARTMENT AT EAST SIDE OF SUBDIVISION.
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1V. SECOND PHASE OF APARTMENTS.
V. COMMERCIAL AREAS AS DICTATED BY DEMAND.

| | |
|---|---|
| 67.6 ACRES | RESIDENTIAL LOTS (2.5 Ac. GREENSPACE WITHIN RESIDENTIAL AREA) |
| 12.2 ACRES | PARK / LAKE / DRAIN CHANNEL |
| 23.0 ACRES | APARTMENT SITE |
| 26.0 ACRES | COMMERCIAL SITE |
| 14.4 ACRES | COMMERCIAL SITE |
| 11.3 ACRES | COMMERCIAL SITE |
| 7.4 ACRES | COMMERCIAL SITE |
| 11.0 ACRES | 60' R.O.W. FOR COMMERCIAL SITES |
| 172.9 ACRES | TOTAL |

OWNER:
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

DEVELOPER:
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225
TEL. No. (214) 987 - 9908

172.9 ACRES (TOTAL)

COPY TO FILE
5-19-2000

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302

# STABLEWOOD FARMS
## PRELIMINARY OVERALL DEVELOPMENT PLAN
No.

| REVISIONS: DATE | NO. | DESCRIPTION | BY |
|---|---|---|---|

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE APRIL 2000
JOB NO. 1-7772
SHT. 1 of 1

# 675

# CITY OF SAN ANTONIO
# POADP APPLICATION

**The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio UDC and must be certified to contain the following:**

Date Submitted: April 26, 2000

Name of POADP: Stablewood Farms

Owners: Westside Land Partners, Ltd.

Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.

Address: 5949 Sherry Lane #1225

Address: 1035 Central Parkway North

Zip Code: Dallas, Texas 75225

Zip Code: San Antonio, Texas 78232

School District: Northside ISD

Phone: (210) 545-1122

Existing zoning: B-3 & R1 & R3

Proposed zoning: B3 & B2 & R5 & R1

Site is over/within/includes:

| | | |
|---|---|---|
| Edwards Aquifer Recharge Zone: | | ☐ Yes ☒ No |
| Projected # of Phases: | 5 | ☒ Yes ☐ No |
| San Antonio City Limits? | | ☒ Yes ☐ No |
| Council District: | 4 | |
| Ferguson map grid | 647 | |

Land area being platted:

| | Lots | Acres |
|---|---|---|
| Park & Greenbelt | | 12.2 |
| Single Family (SF) | 330± | 67.6 |
| Multi-family (MF) | | 23.0 |
| Commercial and non-residential | | 59.1 |
| Commercial Street ROW | | 11.0 |

RECEIVED 00 APR 26 PM 2:17

Is there a previous POADP for this Site? Name NO No. _____

Is there a corresponding PUD for this site? Name NO No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert A. Liesman, P.E.

Signature: Robert A. Liesman

Date: April 26, 2000

Phone: (210) 545-1122

Fax: (210) 545-9302

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits; No FEMA flood plain on this site

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification, 8½" x 11" reduction with eight (8) full size copies of the POADP map, all full size maps to be folded (accordion style &manageable size);

☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; NOT APPLICABLE

☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando J. DeLeon @ (210) 207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ the POADP ☐ does not ☒ does abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☒ is not ☐ is located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

☒ The POADP lies in the Northside ISD School District and they have been contacted concerning this development.

☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

**US Hwy. 90 West**
**Loop 410 West**
**Ray Ellison Blvd.**

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Robert A. Liesman Signature: Robert Liesman
M.B.C. Engineers

If you have any questions please call J. Jay at 207-7900

APPLICATION REVISED October 7, 1999

# CITY OF SAN ANTONIO

July 7, 2000

Robert A Liesman, P.E.

M.B.C.Engineers, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: Stablewood Farms POADP # 675

Dear Mr. Liesman,

The City Staff Development Review Committee has reviewed Stablewood Frams Subdivision Preliminary Overall Area Development Plan # 675. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.



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. If the proposed development is not platted in phases this POADP will be invalid. All

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH.Jr

cc: Andrew J. Ballard, P. E., City Engineer

# CITY OF SAN ANTONIO

May 15, 2000

Robert A Liesman, P.E.

M.B.C.Engineers, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: Stablewood Farms POADP # ?

Dear Mr. Liesman,

The City Staff Development Review Committee has reviewed Stablewood Farms Subdivision Preliminary Overall Area Development Plan. Please note that your plan was not accepted, based on the following:

1.) **Sec. 35-2075 Information Required**
(f) Contour lines at intervals no greater than ten (10) feet, Were shown but were **not labeled**.

(h) Existing adjacent or perimeter streets (including right-of way widths), intersection, and developments. **Were not properly labeled**.

2.) Connectivity to existing roads should be done when ever possible( Ravenswood Dr., Braemoor Dr.)

3.) Need Tx-dot Letter.

If you have any questions or comments regarding this matter, please contact Michael Herrera at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

2nd Submittal

REGENT

Regent Communities
Regent Asset Management

00 JUN -5 PM 3:49

June 5, 2000

VIA HAND DELIVERY

Mr. Michael Herrera
City of San Antonio - Planning Department
114 W. Commerce
4th Floor
San Antonio, TX 78283-3966

**RE: Stablewood Farms - POADP**

Dear Mr. Herrera:

In regard to your May 15, 2000 letter to Robert Liesman of Macina, Bose, Copeland Engineers, Inc., please note we have worked extensively with the neighbors surrounding the above-referenced development at the direction of Councilman Raul Prado. At the request of the adjoining neighborhood association, a one-foot (1') vehicular non-access easement has been established along the southern border of our property as noted on the attached diagram to prevent any vehicular connectivity between the existing subdivision and our proposed project. However, we are planning to construct walking trails at Ravenswood Drive and Braemoor Drive to encourage pedestrian traffic between the existing development and our proposed project.

Please contact the undersigned if you have any questions or need any additional information.

Sincerely,

Robert D. Richardson
President – Regent Asset Management Co.
General Partner of Westside Land Partners, Ltd.

Enclosure

C:\My Documents\Wordprocessing Files\WordDocs\RAM\Letters\2000\herrera-POADP-ltr.doc

5949 Sherry Lane • Suite 1225 • LB 30 • Dallas, TX 75225
(214) 987-9908 • FAX (214) 368-8375

Regent Asset Management Co.
5949 Sherry Lane, Suite 1225
Dallas, TX 75225
Phone (214) 987-9908
Fax (214) 368-8375

RECEIVED
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

# facsimile transmittal

| | | | |
|---|---|---|---|
| To: | Michael Herrera | Fax: | 210-207-4441 |
| From: | Robert D. Richardson | Date: | June 9, 2000 |
| Re: | POADP – Stablewood | Pages: | 2 |
| CC: | | Fax: | |

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Notes: TXDOT letter attached. Please give me a call if you need any additional information for your meeting next Friday. Thanks for your help.

**UNDERSTANDING AND FULFILLING OUR COMMITMENTS**

**REGENT ASSET MANAGEMENT CO.**

| Post-it® Fax Note 7671 | Date 6/8/00 | # of pages ▶ 1 |
|---|---|---|
| To David Stotts | From Jesse Hays | |
| Co./Dept. | Co. TxDOT | |
| Phone # | Phone # 615 5860 | |
| Fax # 366 9506 | Fax # | |

**Texas Department**

P.O. BOX 29928 • SAN ANTONIO,

June 6, 2000

***P.O.A.D.P. REVIEW***
Stablewood Farms
Located on IH 410 @ US 90 West

Elizabeth Carol
City of San Antonio Department of Planning
P.O. Box 839966
San Antonio, Texas 78283-3966

| P.O.A.D.P. Reviewed for: | Comments |
|---|---|
| **Noise Mitigation** | For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement. |
| **R.O.W. Requirements** | Future expansion of IH 410 and US 90 (which includes a direct connection interchange, will require an overall right of way width of 400'-500'. It is recommended that all development be setback a minimum distance of 50' (100' desirable) and this area be reserved for future highway widening. All applicable building setback distances would be measured from this reservation. |
| **Access Limits/Restrictions** | Locations of access points will be as directed by "Regulations For Access Driveways to State Highways". The number of the access points shown (driveways or proposed roads), which include five along US 90 and three along IH 410 appear acceptable, and will be considered the maximum allowable. Access points in the vicinity of exit ramps, shall be a minimum of 460' downstream from the ramp gore and a minimum of 50' upstream. Access points in the vicinity of entrance ramps, shall be a minimum of 100' downstream for the gore point and a minimum of 50' upstream. |
| **WPAP Requirements** | None. |

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

Judy Friesenhuhn, P.E.
Advanced Project
Development Engineer

cc: Macina-Bose-Copeland & Associates, Inc.

City of San Antonio
Planning Department
Subdivision Section

# REQUEST FOR REVIEW of POADP

TO:

- ❑ Public Works: ⇨ Streets & Traffic ⇨ Drainage
- ❑ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- ❑ Bexar County Public Works
- ☑ Major Thoroughfare

**FROM:** Michael O. Herrera, Planner II **Date** 6-7-2000

==========

**POADP NAME:** STABLEWOOD FARMS (2ND REVIEW)
(PLEASE BRING COPY OF P.O.A.D.P. TO MEETING)

**SUBJECT:** The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for 6-16-00 before the POADP committee.

Pending Txdot Release

☒ **I recommend approval** ❑ **I do not recommend approval**

**On** _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

**Comments:** Ray Ellison Blvd is on the MTP requiring a min. 86' ROW.
U.S Hwy 90 west and Loop 410 is on the MTP and TxDOT system requiring min. 110' ROW and Txdot release

| Signature | Title | Date |
|---|---|---|
| | | |
| Signature | Title | Date |
| | Planner | 060900 |

May 8, 2000 MH Jr.

# CITY OF SAN ANTONIO
## Public Works Department

Interdepartment Correspondence Sheet

TO: Zoning Commission

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Stablewood Farms, POADP Level 3 T.I.A.

Date: May 23, 2000

The Engineering and Traffic Division has reviewed the Level-3 Traffic Impact Analysis for the Stablewood Farms POADP. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

Proposed to consist of single family detached housing, apartments and four commercial tracts this property is estimated to generate 2,784 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips will be distributed along the southbound IH 410 and eastbound US 90 frontage roads as well as Ray Ellison Blvd.

*This development shall be closely coordinated with the City of San Antonio and TxDOT during the design of the commercial parcels in order to limit the amount of driveways on IH 410 and US 90. The Engineering and Traffic Division recommends extending the two stub-out streets south of this development, Ravenswood and Braemoor, in order to provide adequate connectivity.*

Jim Clements, P.E.
Traffic Design Engineer

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 2000TIA0420

REGENT

Regent Communities
Regent Asset Management

RECEIVED
00 JUN -6 PM 2:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

June 5, 2000

VIA HAND DELIVERY

Mr. Michael Herrera
City of San Antonio - Planning Department
114 W. Commerce
4th Floor
San Antonio, TX 78283-3966

**RE: Stablewood Farms - POADP**

Dear Mr. Herrera:

In regard to your May 15, 2000 letter to Robert Liesman of Macina, Bose, Copeland Engineers, Inc., please note we have worked extensively with the neighbors surrounding the above-referenced development at the direction of Councilman Raul Prado. At the request of the adjoining neighborhood association, a one-foot (1') vehicular non-access easement has been established along the southern border of our property as noted on the attached diagram to prevent any vehicular connectivity between the existing subdivision and our proposed project. However, we are planning to construct walking trails at Ravenswood Drive and Braemoor Drive to encourage pedestrian traffic between the existing development and our proposed project.

Please contact the undersigned if you have any questions or need any additional information.

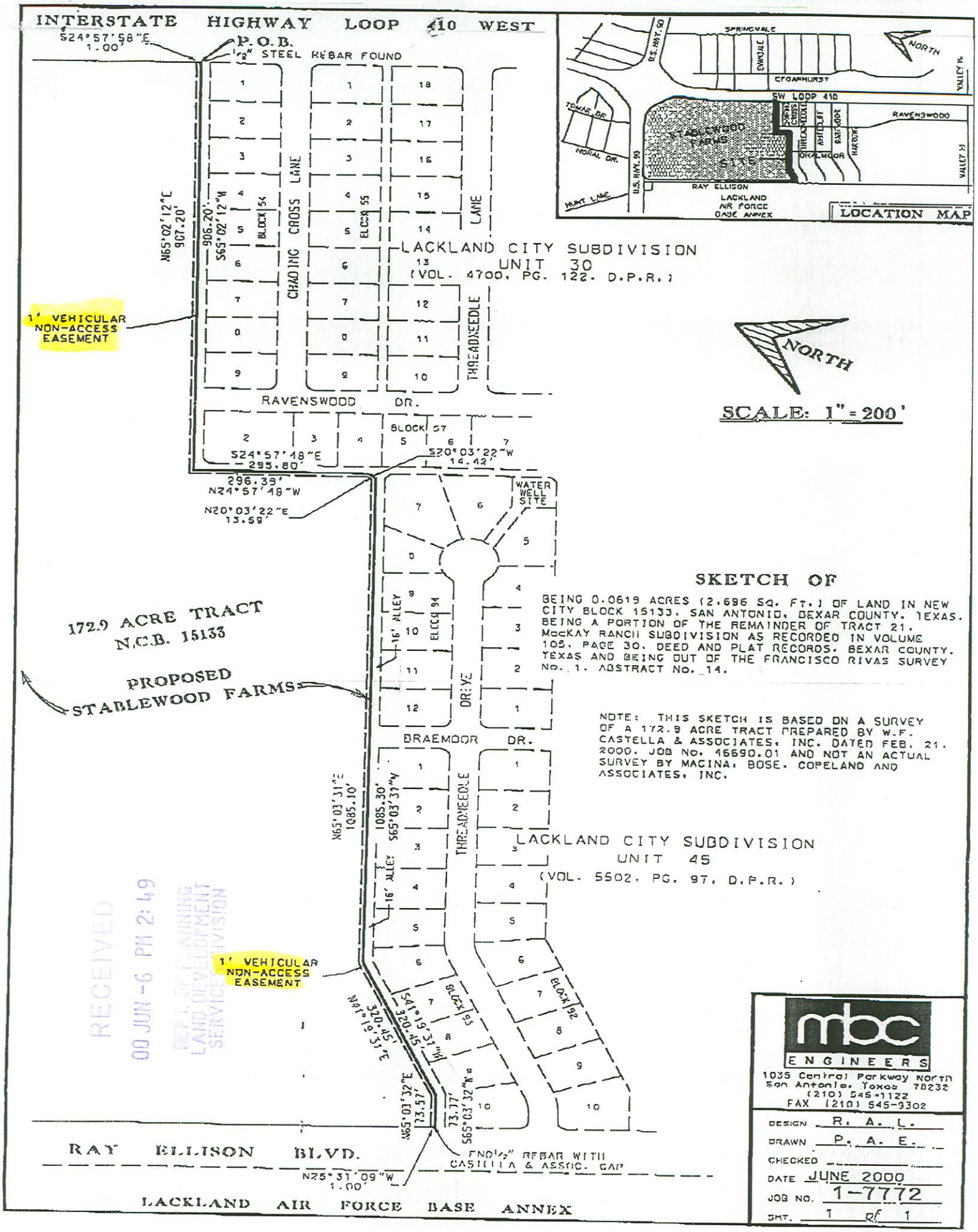
Sincerely,

Robert D. Richardson
President – Regent Asset Management Co.
General Partner of Westside Land Partners, Ltd.

Enclosure

C:\My Documents\Wordprocessing Files\WordDocs\RAM\Letters\2000\herrera-POADP-ltr.doc

5949 Sherry Lane • Suite 1225 • LB 30 • Dallas, TX 75225
(214) 987-9908 • FAX (214) 368-8375




## SKETCH OF

BEING 0.0619 ACRES (2,696 SQ. FT.) OF LAND IN NEW CITY BLOCK 15133, SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING A PORTION OF THE REMAINDER OF TRACT 21, MacKAY RANCH SUBDIVISION AS RECORDED IN VOLUME 105, PAGE 30, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING OUT OF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14.

NOTE: THIS SKETCH IS BASED ON A SURVEY OF A 172.9 ACRE TRACT PREPARED BY W.F. CASTELLA & ASSOCIATES, INC. DATED FEB. 21, 2000, JOB No. 46690.01 AND NOT AN ACTUAL SURVEY BY MACINA, BOSE, COPELAND AND ASSOCIATES, INC.

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1830023

AMT ENCLOSED _____

| | |
|---|---|
| AMOUNT DUE | 381.10 |
| INVOICE DATE | 5/10/2000 |
| DUE DATE | 5/10/2000 |

50-04-5573
WESTSIDE LAND PARTNERS LTD.
5949 SHERRY LANE, STE. 1225
DALLAS TX. 75225

---

PHONE: 000 - 0000

STABLEWOOD FARMS
POADP

FACILITY LOCATION: 100 COMMERCE ST W

| INVOICE DATE | INVOICE | ACCOUNT | DUE DATE | OFFICE HOURS |
|---|---|---|---|---|
| 5/10/2000 | 1830023 | 50-04-5573 | 5/10/2000 | 7:45 - 4:30 |

| LINE | INDEX REF | DESCRIPTION | AMOUNT |
|---|---|---|---|
| 1 | 012542-001 | PLAN REVIEW FEES | 381.10 |

↓

| AGREEMENT DATES | SERVICE DATES | ORDINANCE | CONTRACT | DOCUMENT |
|---|---|---|---|---|
| ST: | 05/09/2000 | | CK# 1008 | STABLEWOOD FARM |
| END | 05/09/2000 | | | |

| PREVIOUS BAL | CURRENT CHARGES | NEW BALANCE | TOTAL AMT DUE |
|---|---|---|---|
| 0.00 | 381.10 | 381.10 | 381.10 |

C I T Y  O F  S A N  A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975



↓

**WESTSIDE LAND PARTNERS, LTD.** 03-00
5949 SHERRY LANE, SUITE 1225
DALLAS, TX 75225-8067

BANK ONE, TEXAS
NATIONAL ASSOCIATION
ABILENE, TX 79603-6920
32-61/1110

1008

4/24/2000

PAY TO THE ORDER OF City of San Antonio $ **381.10

Three Hundred Eighty-One and 10/100********** DOLLARS

Security features included. Details on back.

City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

MEMO POADP Fee - Stablewood Farms

RDDR

MP

⑈001008⑈ ⑆111000614⑆ ⑈1587192905⑈

WESTSIDE LAND PARNTERS, LTD.

1008

City of San Antonio 4/24/2000

| Date | Type | Reference | Original Amt. | Balance Due | Discount | Payment |
|---|---|---|---|---|---|---|
| 04/24/2000 | Bill | POADP-Fee | 381.10 | 381.10 | | 381.10 |
| | | | | | Check Amount | 381.10 |

MBC Rev.

Bank One Account POADP Fee - Stablewood Farms 381.10

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

RECEIVED
00 JUL -7 PM 2:24
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

TO PLANNING DEPT

Proj. No. 17772 Date 7-6-2000

Re: STABLEWOOD ZONING

Attn: MIKE HERRONA

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Cop of letter ☐ Change Order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| | | | |
| | | | 8 Copies P.D.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: ADDED 25' PATHWAYS W/ DETAIL

COPY TO _____

SIGNED BOB LIESMAN

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

TO PLANNING DEPT.
CITY OF SAN ANTONIO

Attn: Elizabeth Carol

Proj. No. _____ Date 4·26·2k

Re: New P.O.A.D.P.
"STABLEWOOD FARMS"

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items.
☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Cop of letter ☐ Change Order ☐ _____

| COPIES | DATE | NO. | DESCRIPTION |
|---|---|---|---|
| ✓ | | 8 | P.O.A.D.P |
| | | | |
| ✓ | | 1 | Application Form & Fee Check |
| | | | |
| ✓ | | 1 | 8½"x11" copy of P.O.A.D.P. |
| ✓ | | 1 | A floppy disk with CADD file of Plan |
| | | | |
| | | | |

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: Copies are being delivered/sent to the City Arborist's office, to TxDOT, and to Northside I.S.D.

Mr. David Steitle is submitting a T.IA for this project.

COPY TO _____

SIGNED Bob Freeman