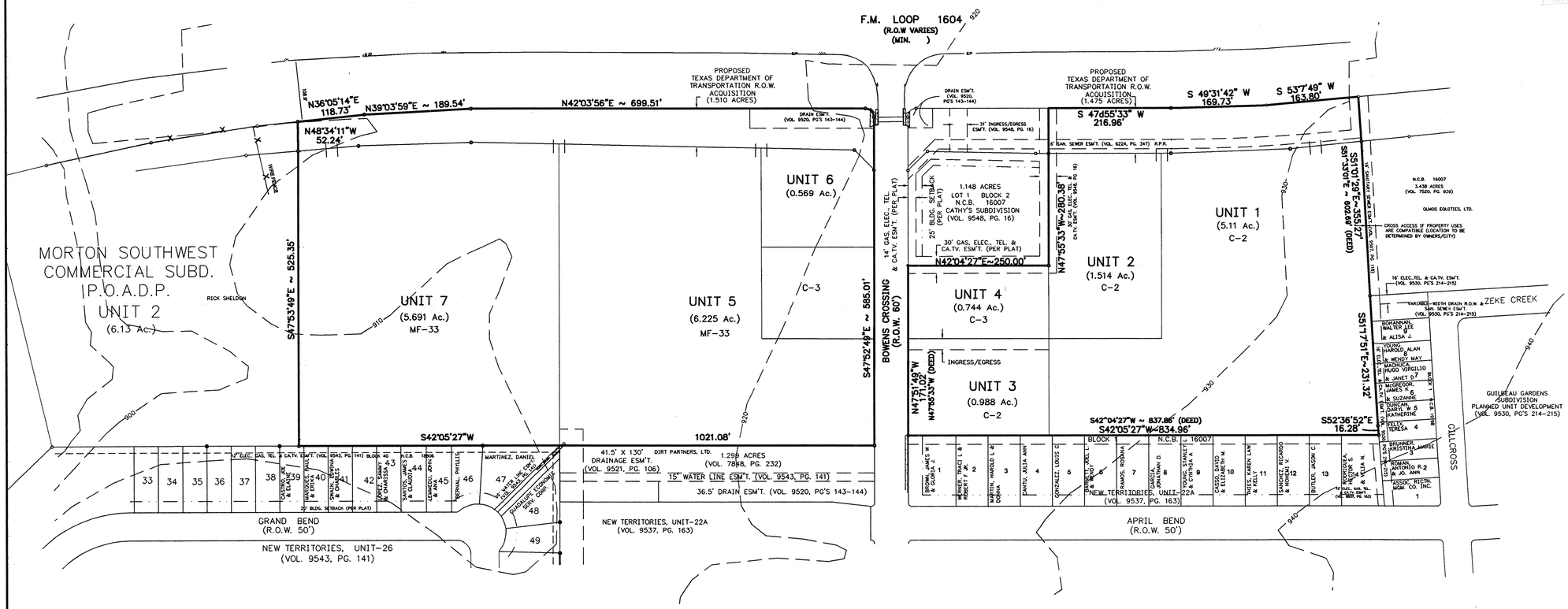
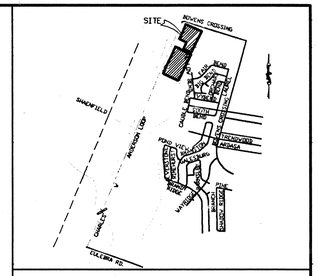




LOCATION MAP N.T.S.

SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY
COSA
4-8-02 #768
(date) (number)
If no plats are filed, plan will expire
On 10-8-02
1st plat filed on

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 APR -4 AM 8:18

LEGEND

PROJECT BOUNDARY

PROJECT SUMMARY:

TOTAL AREA	=	20.841 Ac.
UNIT 1	=	5.11 Ac.
UNIT 2	=	1.514 Ac.
UNIT 3	=	0.988 Ac.
UNIT 4	=	0.744 Ac.
UNIT 5	=	6.225 Ac.
UNIT 6	=	0.569 Ac.
UNIT 7	=	5.691 Ac.

UTILITIES:

WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
TELEPHONE: S.W. BELL TELEPHONE CO.
ELECTRIC: CITY PUBLIC SERVICE

GENERAL NOTES:

UNIT 1 = EXIST. ZONING C-2
UNIT 2 = EXIST. ZONING C-2
UNIT 3 = EXIST. ZONING C-2
UNIT 4 = EXIST. ZONING C-3
UNIT 5 = EXIST. ZONING MF-33/C-3
UNIT 6 = EXIST. ZONING C3
UNIT 7 = EXIST. ZONING MF-33

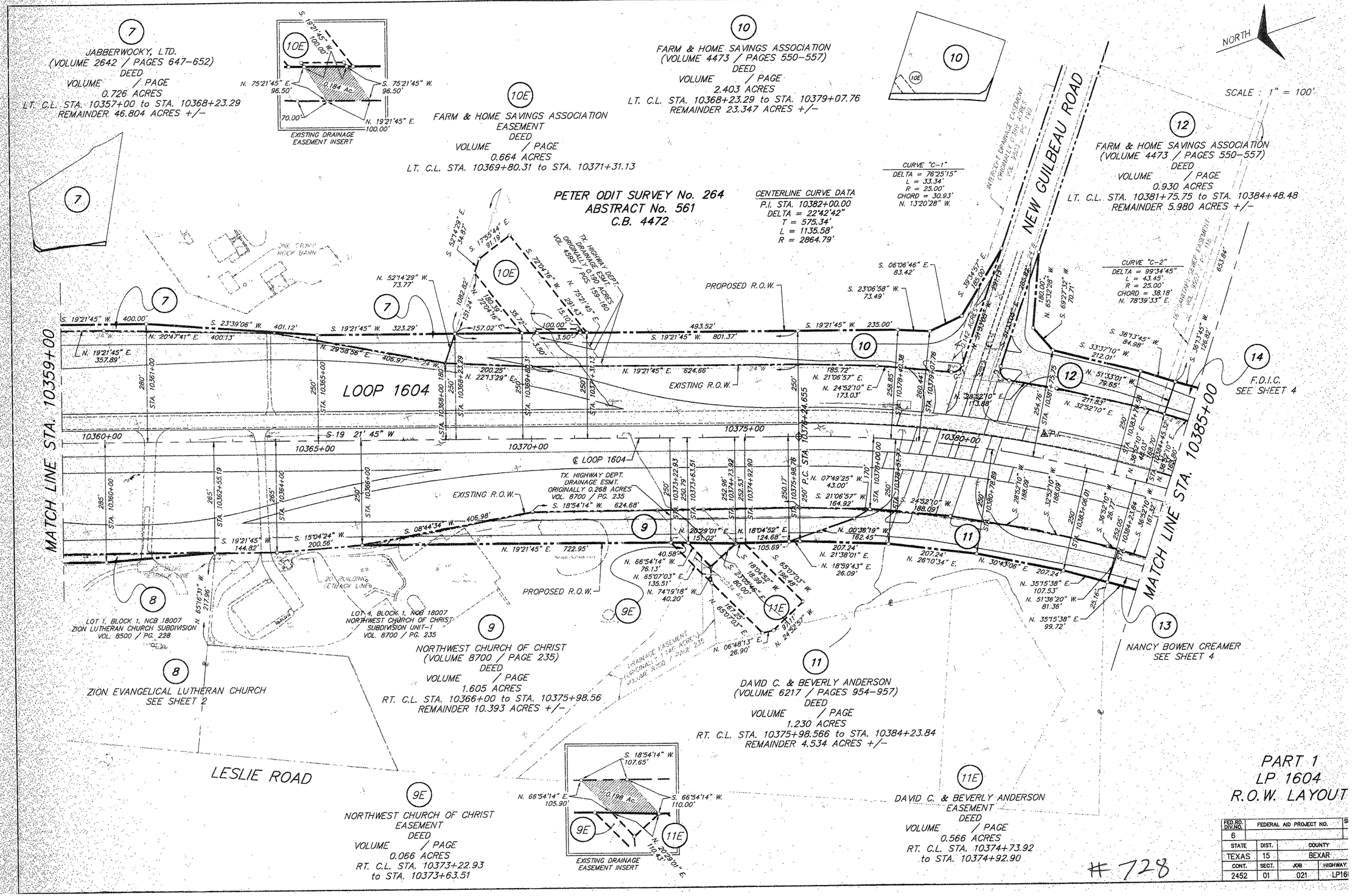
BOWENS CROSSING COMMERCIAL SUBDIVISON
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
FAX: (210) 523-7112
URL: WWW.MWCUDE.COM

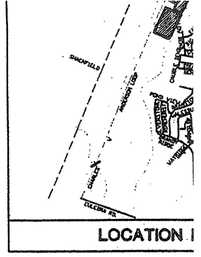
DATE	REVISION
3/9/01	CITY REDLINES
3/27/02	DRIVEWAYS ADDED

DRAWN BY:	MEE	DATE:	1/9/01	SHEET	1 OF 1
CHECKED BY:	S.L.V.	JOB NO.:	105455		

S:\FIRST CITY PROPERTIES\BOWENS CROSSING\POADP01


NORTH
SCALE : 1" = 100'
7
JABBERWOCKY, LTD.
(VOLUME 2642 / PAGES 647-652)
DEED
VOLUME / PAGE
0.726 ACRES
LT. C.L. STA. 10357+00 to STA. 10368+23.29
REMAINDER 46.804 ACRES +/-
10E
EXISTING DRAINAGE EASEMENT INSERT
0.184 Ac
10
FARM & HOME SAVINGS ASSOCIATION
(VOLUME 4473 / PAGES 550-557)
DEED
VOLUME / PAGE
2.403 ACRES
LT. C.L. STA. 10368+23.29 to STA. 10379+07.76
REMAINDER 23.347 ACRES +/-
10E
FARM & HOME SAVINGS ASSOCIATION
EASEMENT
DEED
VOLUME / PAGE
0.664 ACRES
LT. C.L. STA. 10369+80.31 to STA. 10371+31.13
PETER ODIT SURVEY No. 264
ABSTRACT No. 561
C.B. 4472
CENTERLINE CURVE DATA
P.I. STA. 10382+00.00
DELTA = 22°42'42"
T = 575.34'
L = 1135.58'
R = 2864.79'
CURVE "C-1"
DELTA = 76°25'15"
L = 33.34'
R = 25.00'
CHORD = 30.93'
N. 13°20'28" W.
CURVE "C-2"
DELTA = 99°34'45"
L = 43.45'
R = 25.00'
CHORD = 38.18'
N. 78°39'33" E.
12
FARM & HOME SAVINGS ASSOCIATION
(VOLUME 4473 / PAGES 550-557)
DEED
VOLUME / PAGE
0.930 ACRES
LT. C.L. STA. 10381+75.75 to STA. 10384+48.48
REMAINDER 5.980 ACRES +/-
NEW GUILBEAU ROAD
14
F.D.I.C.
SEE SHEET 4
13
NANCY BOWEN CREAMER
SEE SHEET 4
MATCH LINE STA. 10359+00
MATCH LINE STA. 10385+00
LOOP 1604
EXISTING R.O.W.
PROPOSED R.O.W.
℄ LOOP 1604
TX. HIGHWAY DEPT. DRAINAGE ESMT. ORIGINALLY 0.268 ACRES VOL. 8700 / PG. 235
TX. HIGHWAY DEPT. DRAINAGE ESMT. ORIGINALLY 0.190 ACRES VOL. 4395 / PGS. 159-160
INTERCEPTOR DRAINAGE EASEMENT ORIGINALLY 0.142 ACRES VOL. 9553 / PG. 116
10' SANITARY SEWER EASEMENT VOL. 9553 / PG. 116
20' BUILDING SETBACK LINE
LOT 1, BLOCK 1, NCB 18007
ZION LUTHERAN CHURCH SUBDIVISION
VOL. 8500 / PG. 228
LOT 4, BLOCK 1, NCB 18007
NORTHWEST CHURCH OF CHRIST
SUBDIVISION UNIT-1
VOL. 8700 / PG. 235
8
ZION EVANGELICAL LUTHERAN CHURCH
SEE SHEET 2
9
NORTHWEST CHURCH OF CHRIST
(VOLUME 8700 / PAGE 235)
DEED
VOLUME / PAGE
1.605 ACRES
RT. C.L. STA. 10366+00 to STA. 10375+98.56
REMAINDER 10.393 ACRES +/-
9E
NORTHWEST CHURCH OF CHRIST
EASEMENT
DEED
VOLUME / PAGE
0.066 ACRES
RT. C.L. STA. 10373+22.93
to STA. 10373+63.51
11
DAVID C. & BEVERLY ANDERSON
(VOLUME 6217 / PAGES 954-957)
DEED
VOLUME / PAGE
1.230 ACRES
RT. C.L. STA. 10375+98.566 to STA. 10384+23.84
REMAINDER 4.534 ACRES +/-
11E
DAVID C. & BEVERLY ANDERSON
EASEMENT
DEED
VOLUME / PAGE
0.566 ACRES
RT. C.L. STA. 10374+73.92
to STA. 10374+92.90
0.196 Ac
EXISTING DRAINAGE EASEMENT INSERT
LESLIE ROAD
PART 1
LP 1604
R.O.W. LAYOUT
FED. RD. DIV. NO. 6
FEDERAL AID PROJECT NO.
STATE TEXAS
DIST. 15
COUNTY BEXAR
CONT. 2452
SECT. 01
JOB 021
HIGHWAY LP16
#728

02 APR -3 PM 3:49



SCALE: 1" = 100'

PLAN HAS BEEN ACCEPTED BY

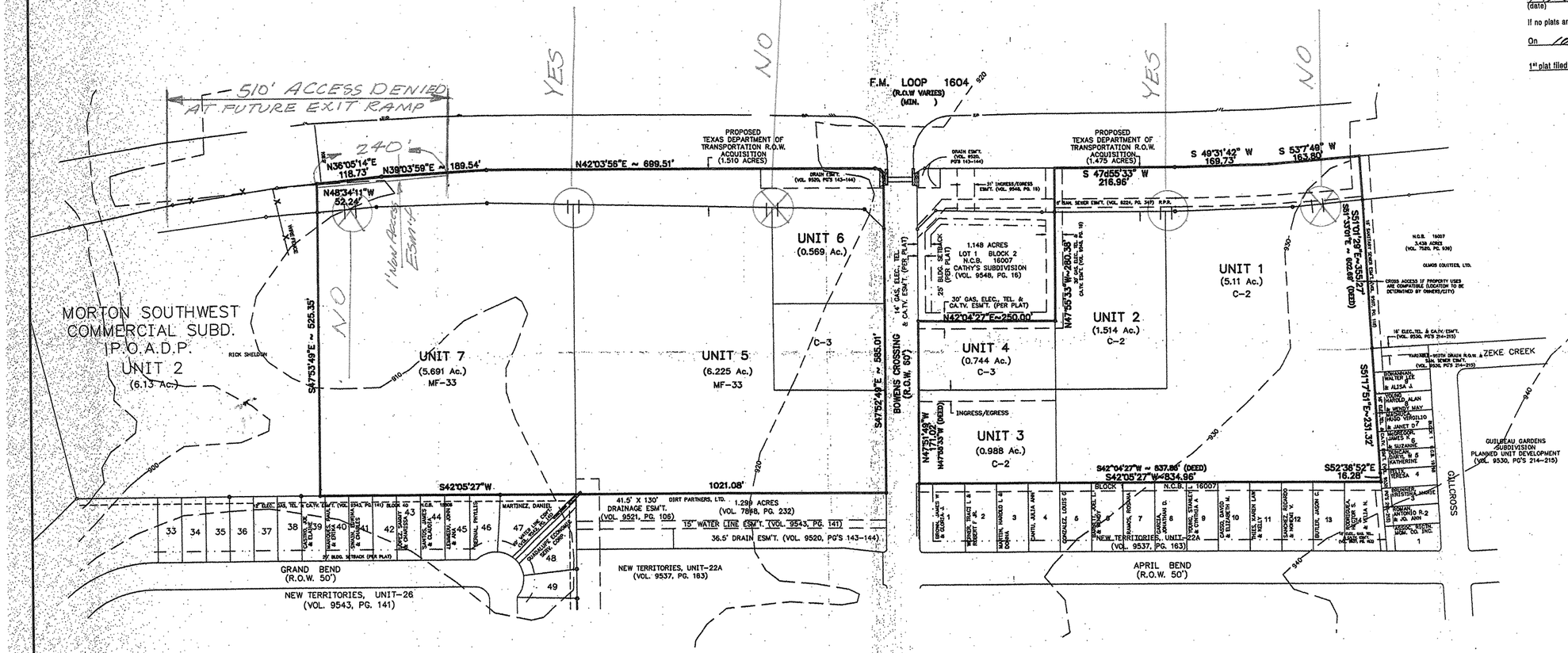
COSA

4-8-02 728
(date) (number)

If no plats are filed, plan will expire

On 10-8-02

1st plat filed on



LEGEND

PROJECT BO

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UNIT 4 = EXIST. ZONING C-3
UNIT 5 = EXIST. ZONING MF-33/(
UNIT 6 = EXIST. ZONING C3
UNIT 7 = EXIST. ZONING MF-33

728

BOWENS CROSSING COMMERCIAL SUBDIVISON
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951
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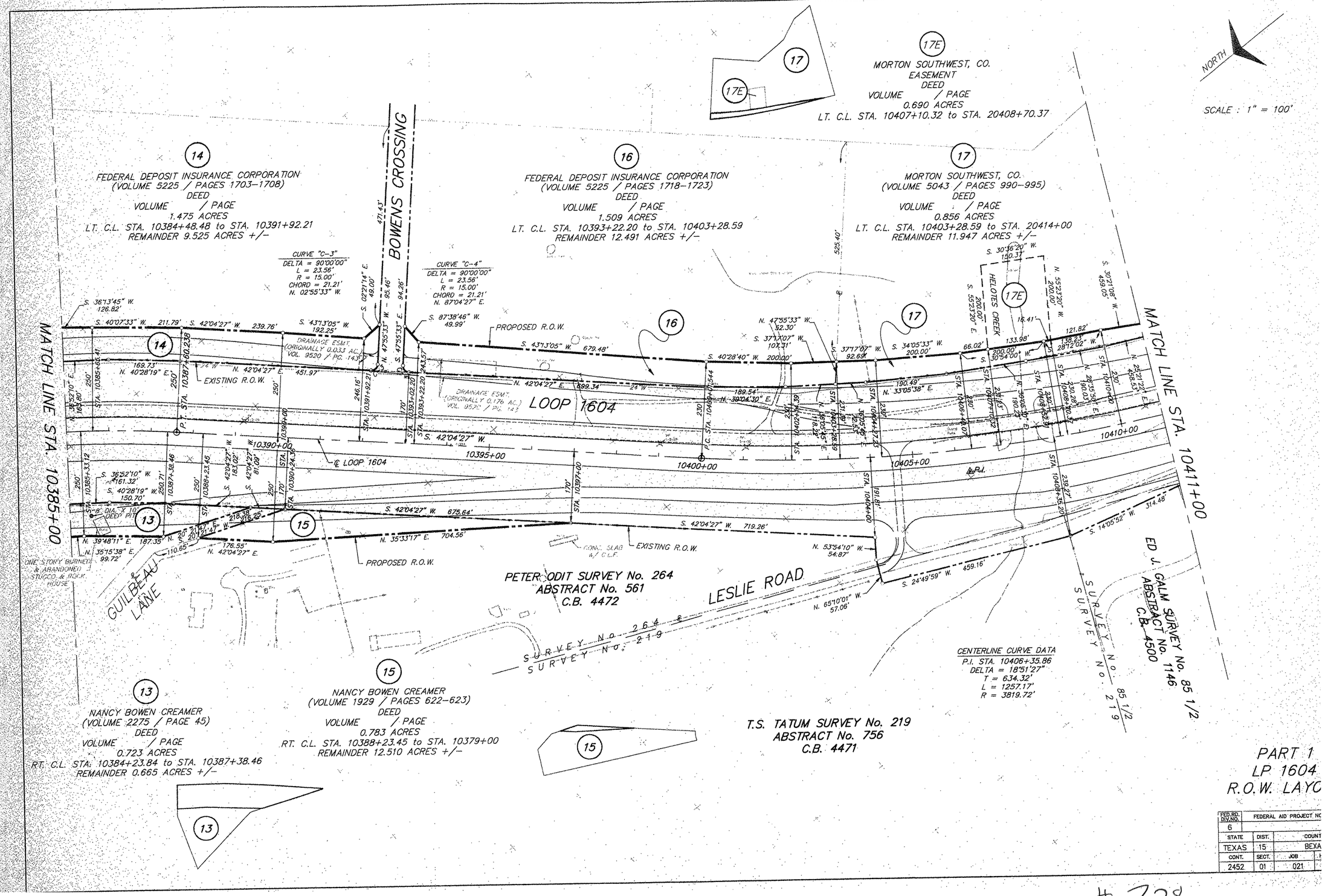
DRAWN BY: MEE | DATE: 1/9/01 | SH



PART 1
LP 1604
R.O.W. LAYO

FED.RD. DIV.NO.	FEDERAL AID PROJECT NO		
6			
STATE	DIST.	COUNT	
TEXAS	15	BEXA	
CONT.	SECT.	JOB	
2452	01	021	

728