CITY OF SAN ANTONIO
DEPT OF PLANNING
OFFICE OF DIRECTOR
03 DEC 30 PM 4:00

C–3 COMMERCIAL = 20.01 AC.

UNIT 1 = 1.90 AC.
UNIT 2 = 1.38 AC.
UNIT 3 = 1.38 AC.
UNIT 4 = 1.38 AC.
UNIT 6 = 3.44 AC. AND 10.73 AC. = C–2
UNIT 11 = 1.57 AC.
UNIT 12 = 1.39 AC.
UNIT 13 = 1.38 AC.
UNIT 14 = 1.72 AC.
UNIT 15 = 2.36 AC.
PROPOSED TXDOT R.O.W. = 2.11 AC.

C–2 COMMERCIAL = 79.39 AC.

UNIT 5 = 2.34 AC.
UNIT 6 = 10.73 AC. AND 3.44 AC. = C–3
UNIT 7 = 2.54 AC.
UNIT 8 = 2.29 AC.
UNIT 9 = 17.17 AC.
UNIT 10 = 2.84 AC.
UNIT 16 = 3.62 AC.
UNIT 17 = 3.15 AC.
UNIT 18 = 2.86 AC.
UNIT 19 = 4.25 AC.
PROPOSED TXDOT R.O.W. = 1.66 AC.
DRAINAGE R.O.W. = 25.94 AC.

THE OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS FRONTING F.M. LOOP 1604 USING A COMMON ACCESS EASEMENT ACROSS ADJOINING LOTS BY MEANS OF PLATTING OR RECORDED DEED COVENANT.

▮ DENOTES ACCESS POINTS

NOTE: ACCESS IS IN ACCORDANCE WITH TXDOT LETTER DATED 2/17/2002.

PLAN HAS BEEN ACCEPTED BY
DSA [signature]
1-4-04 (date) #772 (number)
If no plats are filed, plan will expire
On 7-5-05
Plat filed on

CREAMER SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

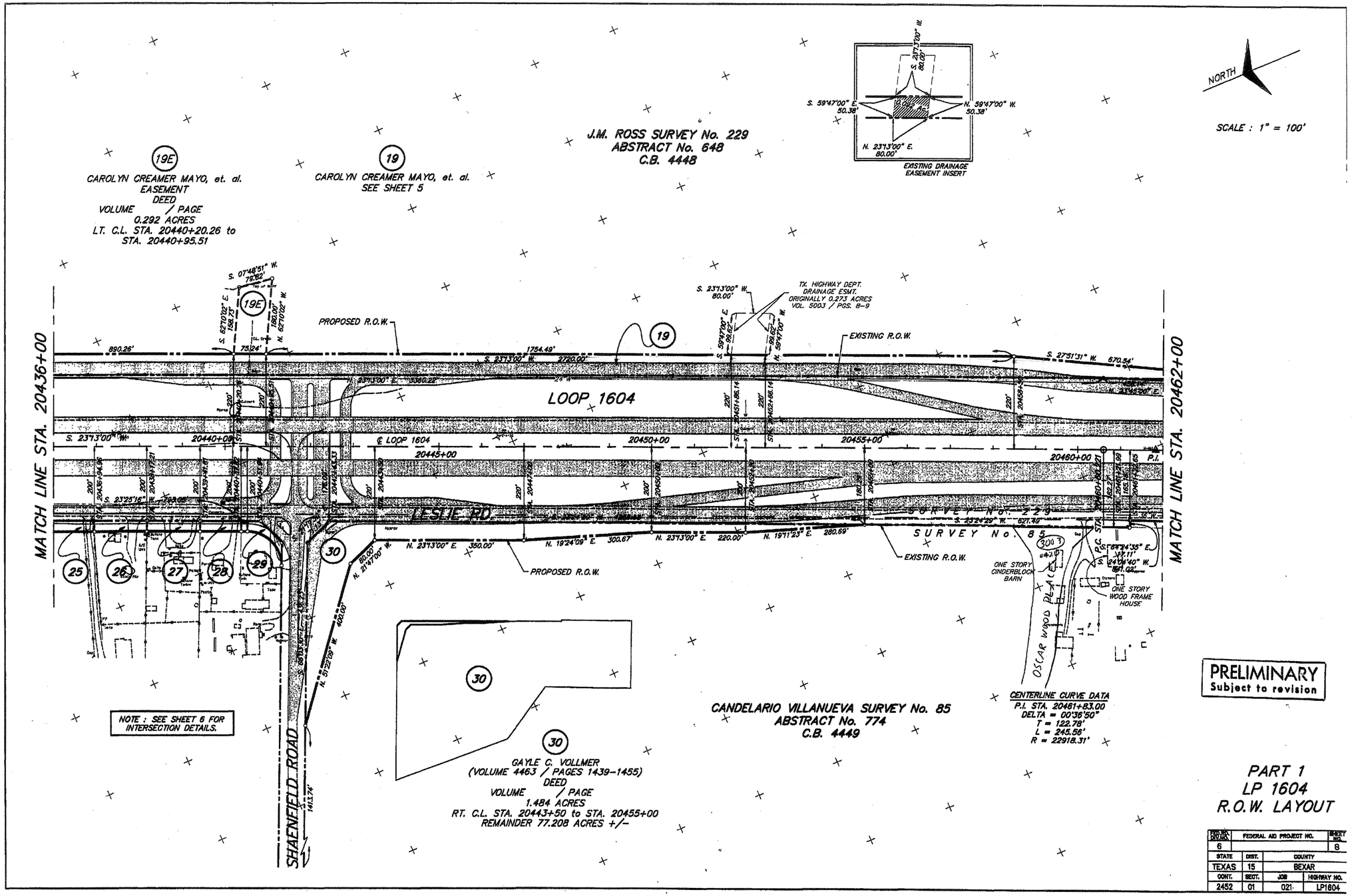
M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951 FAX: (210) 523-7112 URL: WWW.MWCUDE.COM

DATE	DESCRIPTION
10/30/02	REV. LOTS
11/7/02	2002 FEMA
6/11/03	PLAT BDY
7/31/03	ACCESS ESM'T.
8/19/03	REV. ACREAGE

DRAWN BY:	M.E.E.	DATE:	3/1/01
CHECKED BY:	S.L.V.	JOB NO.:	153403

SHEET 1 OF 1

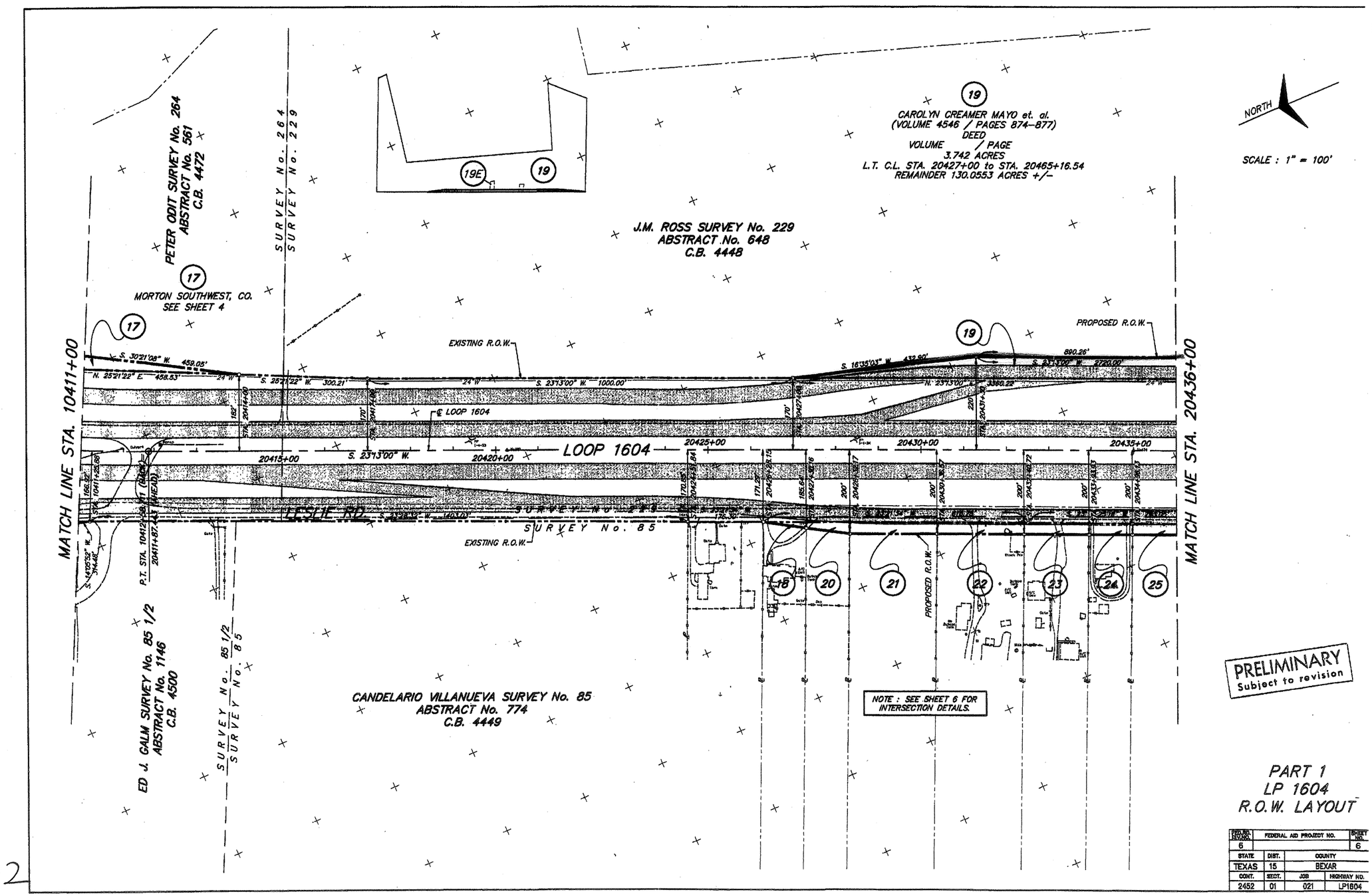
S:\First City Properties\Creamer\POADP2.dwg, 11/13/2003 9:02:22 AM, cgarza



PART 1
LP 1604
R.O.W. LAYOUT

FED. RD. DIVISION	FEDERAL AID PROJECT NO.		SHEET NO.
6			8
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604

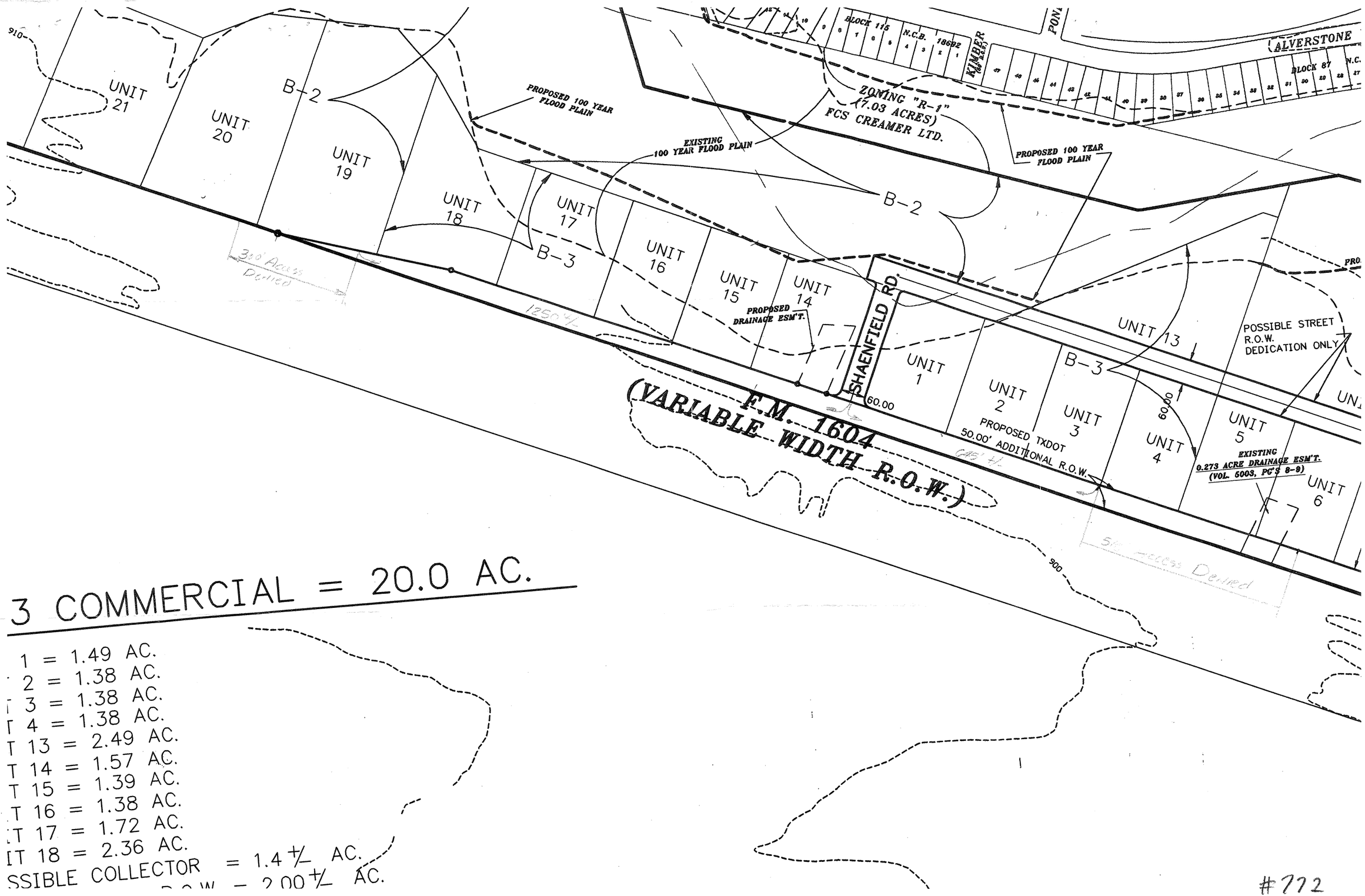
772



FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.	SHEET NO.
6		6

STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604

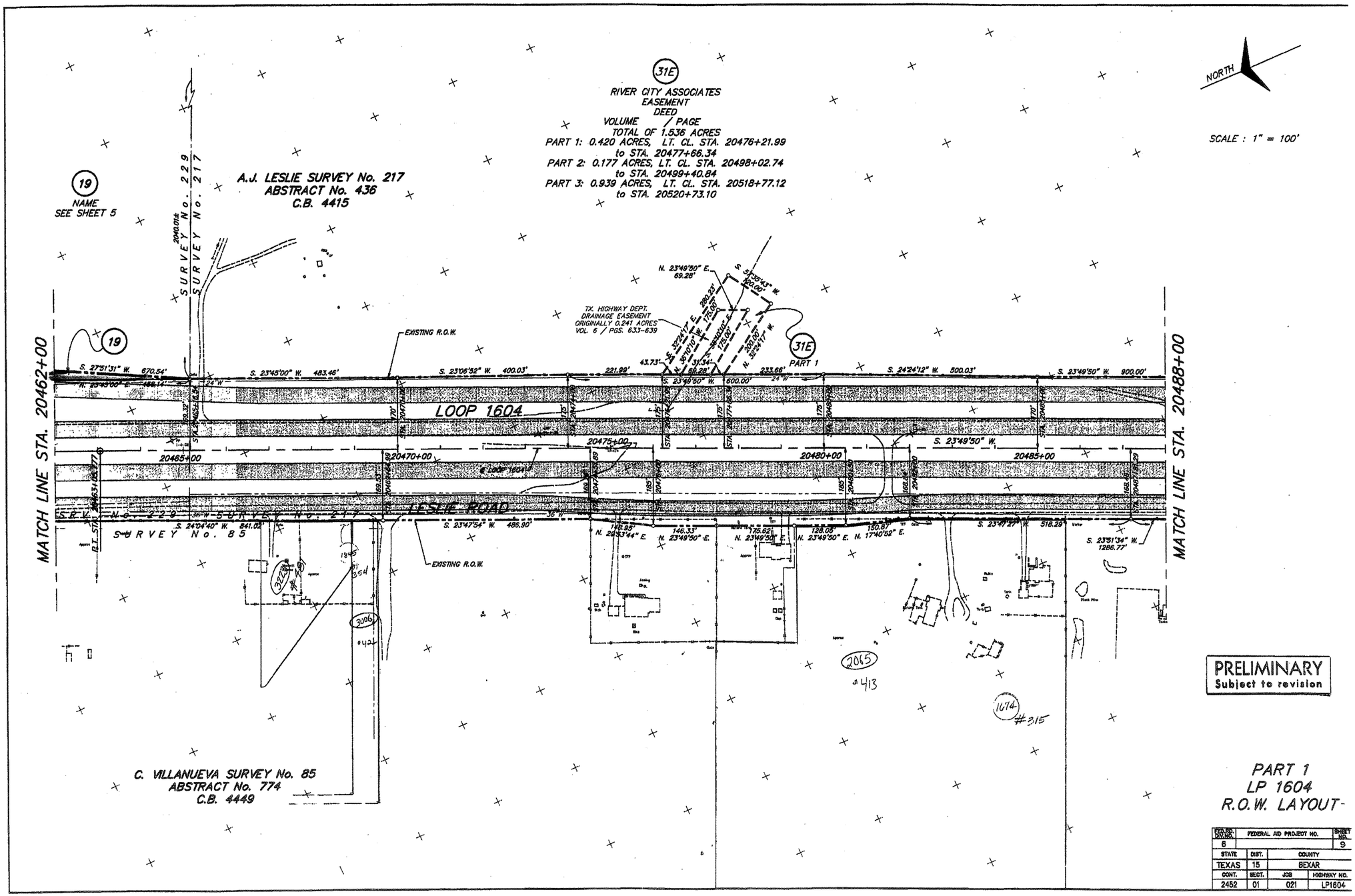
#772



3 COMMERCIAL = 20.0 AC.

1 = 1.49 AC.
2 = 1.38 AC.
3 = 1.38 AC.
4 = 1.38 AC.
T 13 = 2.49 AC.
T 14 = 1.57 AC.
T 15 = 1.39 AC.
T 16 = 1.38 AC.
T 17 = 1.72 AC.
IT 18 = 2.36 AC.
SSIBLE COLLECTOR = 1.4 +/- AC.
R.O.W. = 2.00 +/- AC.

#772



PART 1
LP 1604
R.O.W. LAYOUT

FED. RD. DIV. NO.	FEDERAL AID PROJECT NO.		SHEET NO.
6			9
STATE	DIST.	COUNTY	
TEXAS	15	BEXAR	
CONT.	SECT.	JOB	HIGHWAY NO.
2452	01	021	LP1604

#772