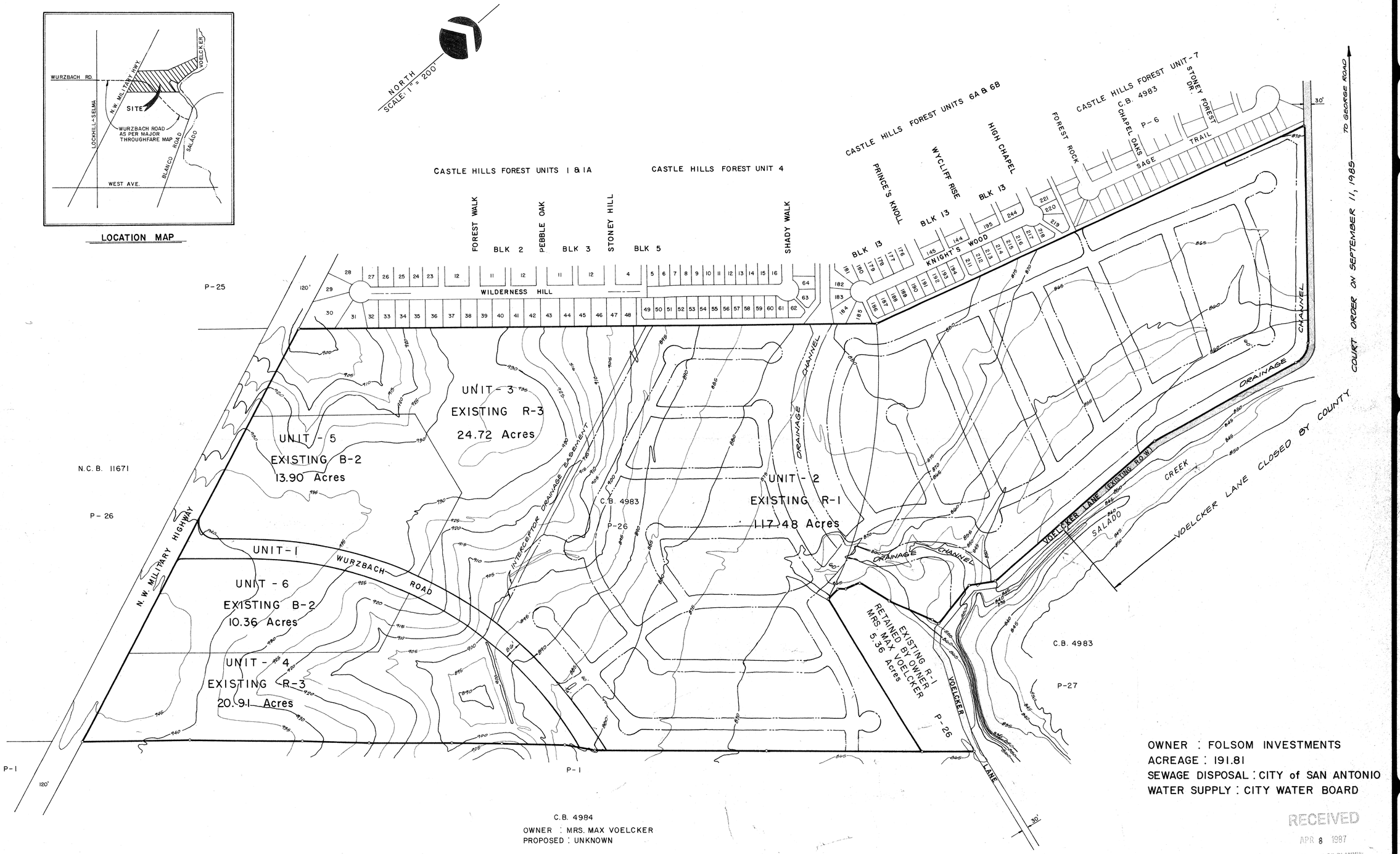
A.F. 27438

LOCATION MAP



OWNER : FOLSOM INVESTMENTS
ACREAGE : 191.81
SEWAGE DISPOSAL : CITY of SAN ANTONIO
WATER SUPPLY : CITY WATER BOARD

RECEIVED
APR 8 1987
DEPARTMENT OF PLANNING
Subdivision Section

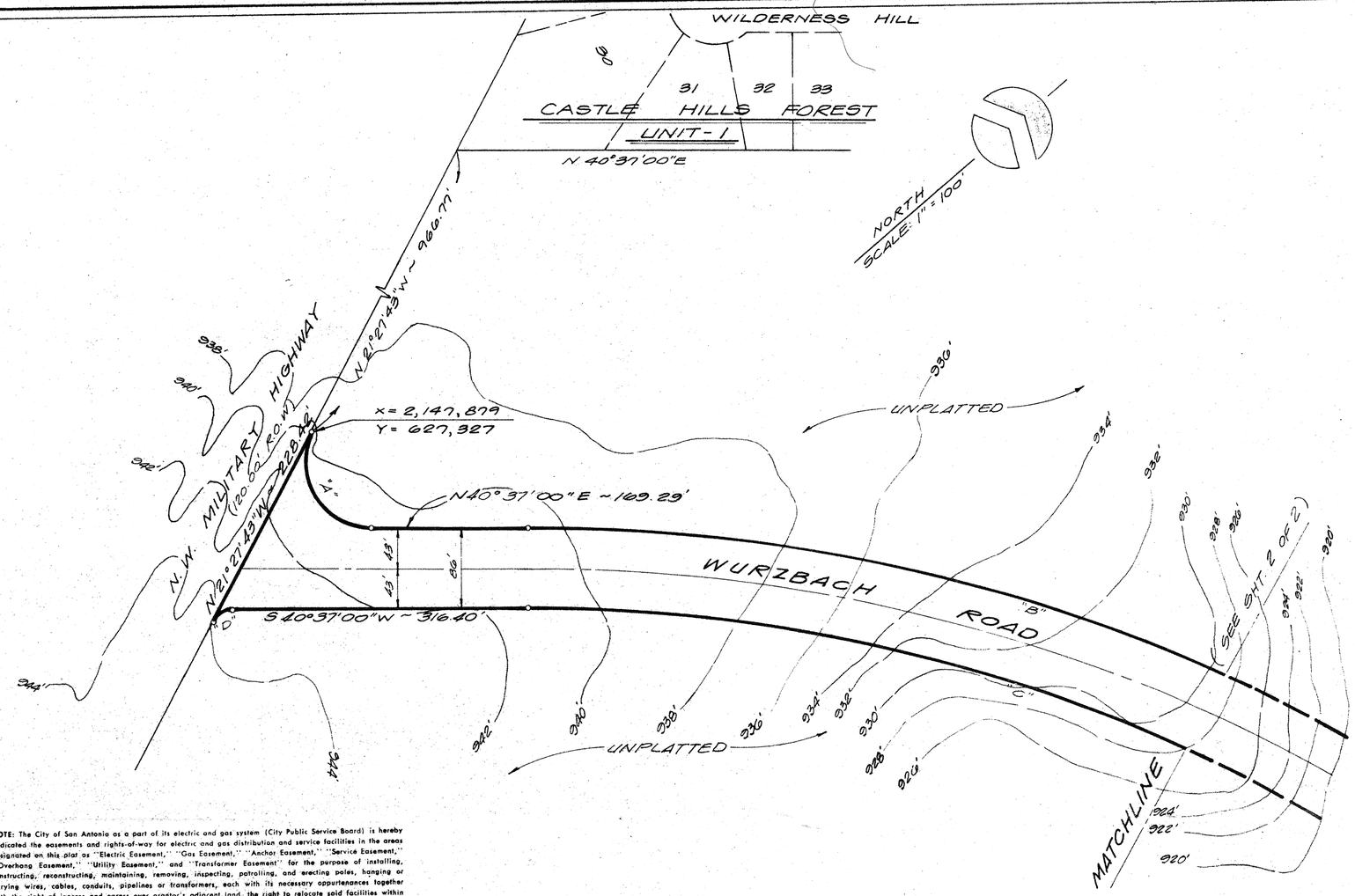
REVISIONS: DEC. 15, 1986 APRIL 2, 1987

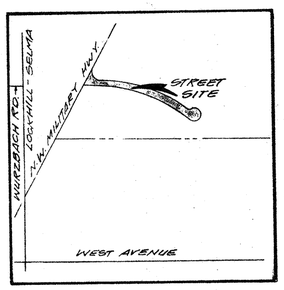
PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
8310 BROADWAY
512-824-9494

HACIENDA REAL
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

JOB NO. 1968-00
DATE JANUARY 18, 1983
DRAWN J.A.M.
SHEET 1 OF 1

86





LOCATION MAP

CURVE DATA

	R	Δ	T	L
A	70.00'	117°55'17"	116.31'	144.06'
B	1793.00'	38°17'09"	622.39'	1,198.11'
C	1707.00'	42°09'59"	658.10'	1,256.26'
D	24.56'	62°04'43"	14.78	26.61'

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 rights-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 area.

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.

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 BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Edward J. Pascarella
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF DECEMBER
A.D. 19 83

Gloria Bamfield
NOTARY PUBLIC
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.

Joe I. Swedlund
OWNER

DULY AUTHORIZED AGENT

STATE TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE I. SWEDLUND KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 27th DAY OF DECEMBER
A.D. 1983

Gloria Bamfield
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

HACIENDA REAL SUBD.

A 4.147 ACRE TRACT OUT OF A 191.81 ACRE TRACT, BEING OUT OF THE 415.64 ACRE MAX VOELCKER TRACT, BEING OUT OF THE JAMES B. THOMPSON SURVEY NO. 84, ABSTRACT NO. 740, COUNTY BLOCK 4983, BEXAR COUNTY, TEXAS.

THIS PLAT OF HACIENDA REAL SUBDIVISION 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. 19 _____

BY _____
CHAIRMAN

BY _____
SECRETARY

PAPE-DAWSON ENGINEERS

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 UNDER MY SUPERVISION ON THE GROUND.

Edward J. Pascarella
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF DECEMBER
A.D. 1983

Gloria Bamfield
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

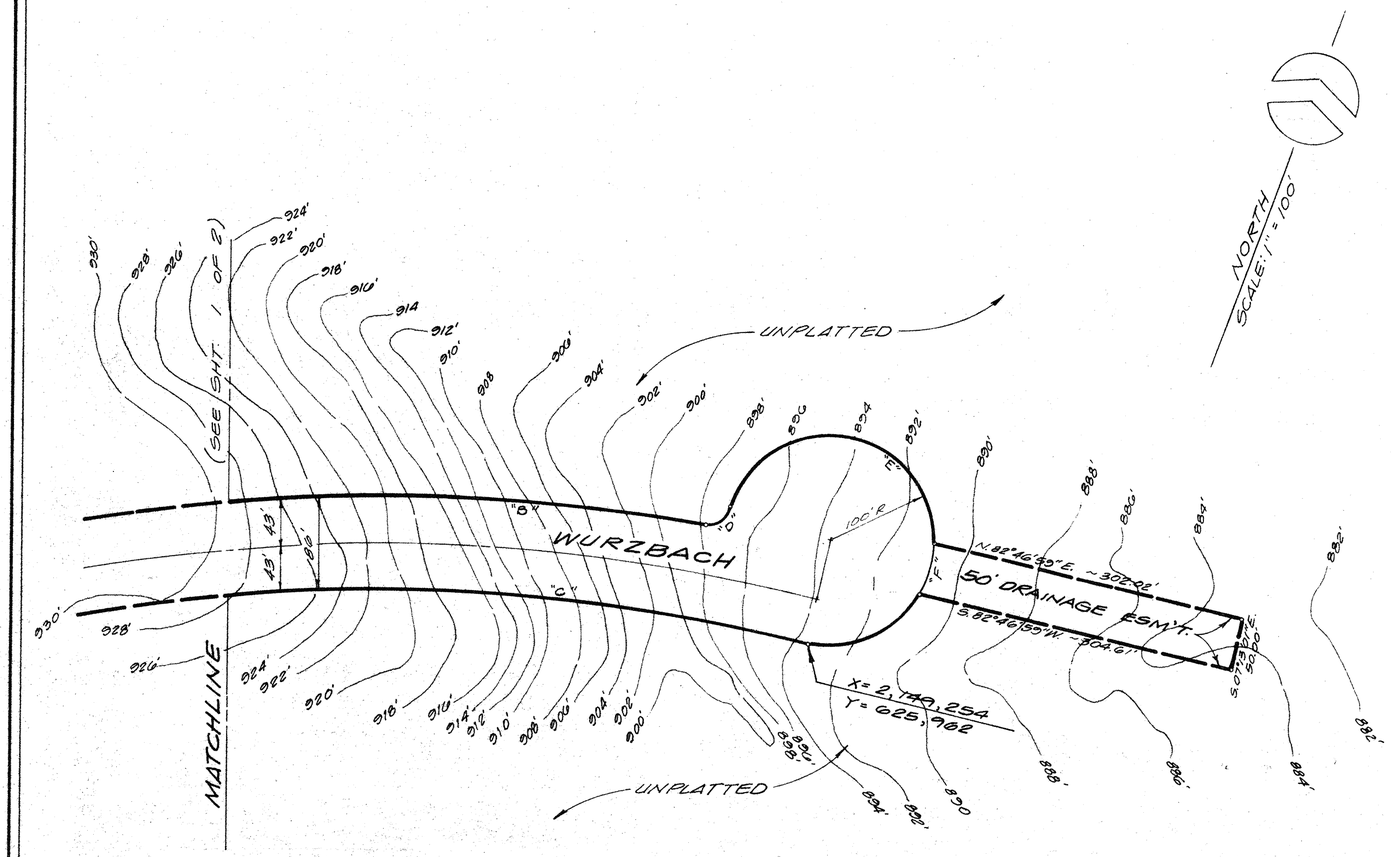
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

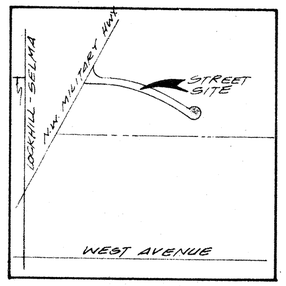
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

#86

SHEET 1 OF 2





LOCATION MAP

CURVE DATA

	R	Δ	T	L
B	1793.00'	38°17'09"	622.39'	1,198.11'
C	1707.00'	42°09'59"	658.10'	1,256.26'
D	23.00'	83°51'57"	20.66'	33.67'
E	100.00'	267°44'48"	~	467.31'
F	100.00'	28°99'40"	25.86'	50.61'

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 rights-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 area.

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.

NOTE: THE CUL-DE-SAC AT THE END OF WURZBACH WILL BE REPLATTED AND WURZBACH EXTENDED AT A LATER DATE.

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 BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Edward J. Wolcamp
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF DECEMBER A.D. 19 83

Gloria Dawkins
NOTARY PUBLIC
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.

Joe F. Swedlund
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOE F. SWEDLUND, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE 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 27th DAY OF DECEMBER, A.D. 1983

Gloria Dawkins
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

HACIENDA REAL SUBD.

A 4.147 ACRE TRACT OUT OF A 191.81 ACRE TRACT, BEING OUT OF THE 415.64 ACRE MAX VOELCKER TRACT, BEING OUT OF THE JAMES B. THOMPSON SURVEY No. 84, ABSTRACT No. 740, COUNTY BLOCK 4983, BEXAR COUNTY, TEXAS.

THIS PLAT OF HACIENDA REAL SUBDIVISION 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. 19 _____

BY _____
CHAIRMAN

BY _____
SECRETARY

PAPE-DAWSON ENGINEERS

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 UNDER MY SUPERVISION ON THE GROUND.

Edward J. Wolcamp
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 27th DAY OF DECEMBER A.D. 1983

Gloria Dawkins
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY

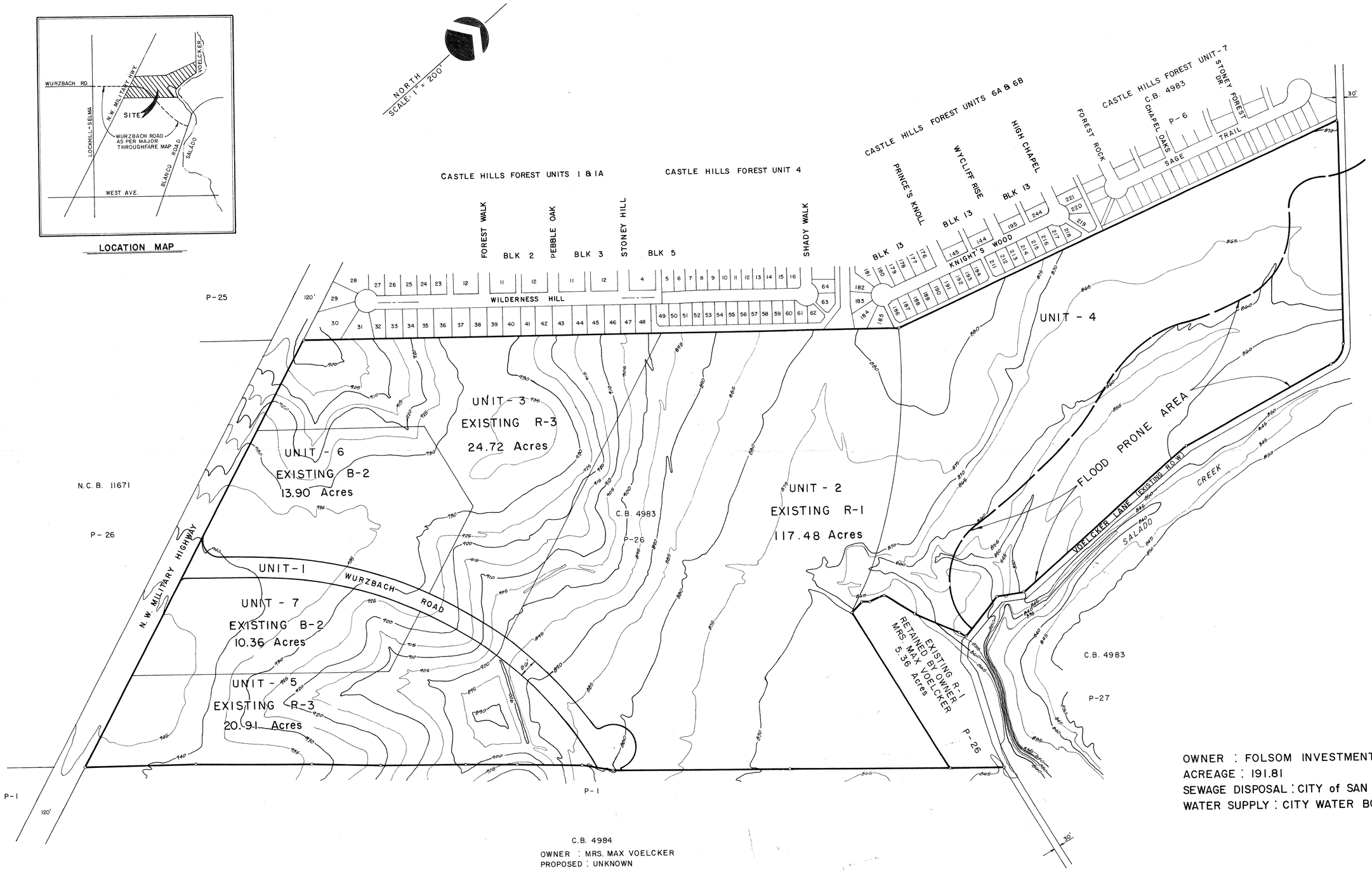
#86

SHEET 2 OF 2

#225

A F 27438

LOCATION MAP



OWNER : FOLSOM INVESTMENTS
ACREAGE : 191.81
SEWAGE DISPOSAL : CITY of SAN ANTONIO
WATER SUPPLY : CITY WATER BOARD

C.B. 4984
OWNER : MRS. MAX VOELCKER
PROPOSED : UNKNOWN

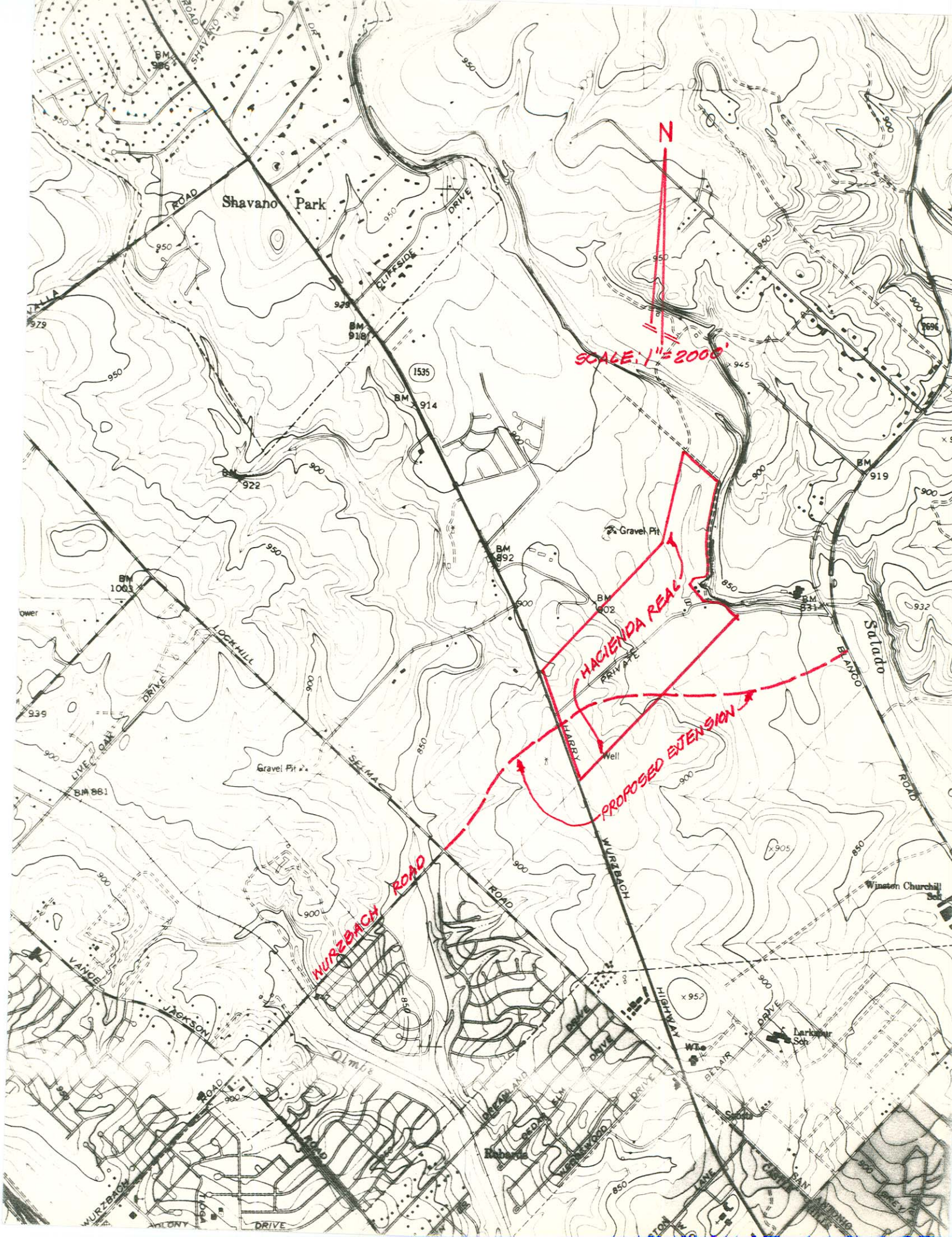
#86

REVISIONS: DEC 15, 1983

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
SAN ANTONIO, TEXAS 78217
9310 BROADWAY
512-824-9494

HACIENDA REAL
PRELIMINARY OVERALL AREA
DEVELOPMENT PLAN

JOB NO. 1968-00
DATE JANUARY 18, 1983
DRAWN J. A. M.
SHEET 1 OF 1


N
SCALE: 1"=2000'
HACIENDA REAL
PROPOSED EXTENSION
WURZBACH ROAD
Shavano Park
Gravel Pit
Well
Winston Churchill Sch
Larkspur Sch
Salado
LOCKHILL
SELMA
HARRY
WURZBACH
HIGHWAY
BLANCO
ROAD
CLIFFSIDE
DRIVE
SHAVANO
JACKSON
VANCE
LIVE OAK
BELAIR
Olmos
Roberts
1535
2696
BM 986
BM 918
BM 914
BM 922
BM 892
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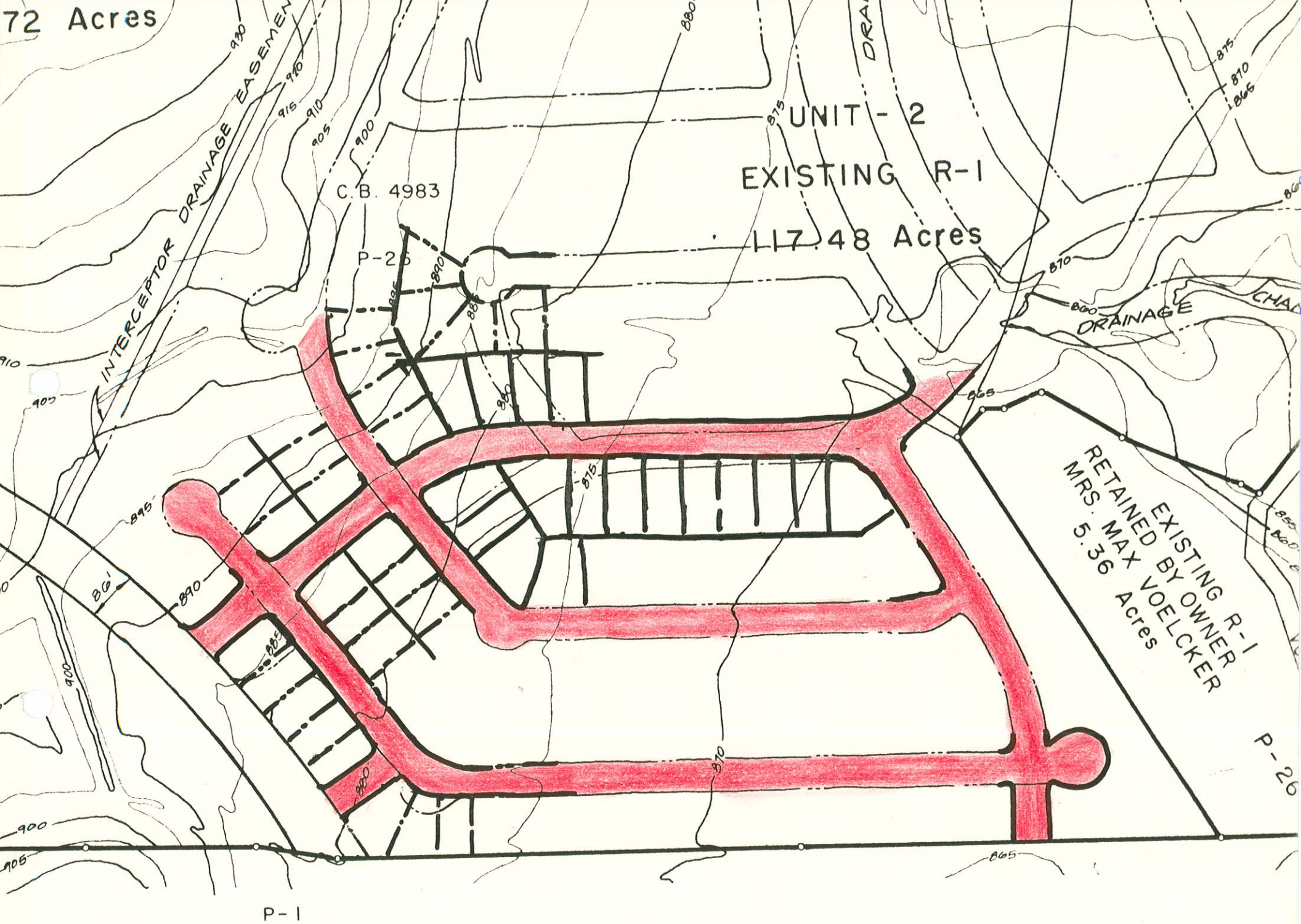
932
905
952
950
900
850


72 Acres
INTERCEPTOR DRAINAGE EASEMEN
C.B. 4983
P-25
UNIT - 2
EXISTING R-1
117.48 Acres
DRAINAGE
EXISTING R-1
RETAINED BY OWNER
MRS. MAX VOELCKER
5.36 Acres
P-26
P-1

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 83-14-02-88
(To be assigned by the Planning Dept.)

HACIENDA REAL
P.O.A.D.P. NAME

FOLSOM INVESTMENTS
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE-DAWSON ENGS.
NAME OF CONSULTANT

9310 BROADWAY SA 78217
ADDRESS

824 9494
PHONE NO.

GENERAL LOCATION OF SITE ALONG THE EAST R.O.W. LINE OF N.W. MILITARY HIGHWAY S.E. OF ITS INTERSECTION WITH GEORGE LP.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE

(✓) City Water Board
( ) Other District _____
Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

(✓) City of San Antonio
( ) Other System _____
Name
( ) Septic Tank(s)

DATE FILED

REVISIONS FILED
(if applicable)

DUE DATE OF RESPONSE
(within 20 working days of receipt)

DATE OF RESPONSE
(within 15 working days of receipt)

(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

INFORMATION REQUESTED. The POADP as an overview of the developer's projected land use, shall include, at least the following information:

✓ (a) perimeter property lines;
✓ (b) name of the plan and the subdivisions;
✓ (c) scale;
✓ (d) proposed land use(s) by location and type;
✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
✓ (f) the proposed source and type of sewage disposal and water supply;
✓ (g) contour lines at no greater than ten (10) foot intervals;
✓ (h) projected sequence of phasing;
✓ (i) existing and/or proposed zoning classification(s);
✓ (j) known ownership and proposed development of adjacent undeveloped land; and
✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

11-21-83
Called Jesse Pacheco he was out he will return call
11-28-83 Spoke to Jesse requested the following
(1)
Committee reviewed 12-20-83

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: December 20, 1983

Applicant: Mr. Ed Descamp
Pape - Dawson Engineer

Address: 9310 Broadway
San Antonio, Tx 78217

Re: Hacienda Real

File #: 83-14-62-88

( ) Preliminary Plan
XX P.O.A.D.P.

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) meets the P.O.A.D.P. requirements

(X) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	(X) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto major thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	_____
( ) Dead-end streets	_____
( ) Cul-de-sac streets in excess of 500'	

( ) See annotations/comments on attached copy of your plan.

(X) Comments: P.O.A.D.P. lacks the planned collector street system that will serve Unit 1 & 2. In addition staff recommends that the design work ~~take into consideration the realignment of Voelcher Lane out of~~ the Flood Plain. Additionally please submit to us , information which will reflect ~~how your segment of Wurzbach Road will or can tie in with Blanco~~ Road and existing Wurzbach at Lockhill Selma.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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 Subdivision Regulations in force at the time of platting.

By _____

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

Date: Dec. 20, 1983

Mr. Ed Descamp

Applicant: Pape-Dawson Eng.
Address: 9310 Broadway
S.A. 78217

☐ Preliminary Plan
Re: HACIENDA Real ☐ P.O.A.D.P.
File #: 83-14-62-88

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

( ) meets the P.O.A.D.P. requirements

(✓) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	(✓) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( )

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
( ) Stub streets
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'
( ) Low density lots fronting onto major thoroughfares
( ) 24' alley(s)
( ) _____

( ) See annotations/comments on attached copy of your plan.

(✓) Comments: P.O.A.D.P. lacks the planned collector street system that will serve Unit 1&2. In addition staff rec. that the design work take into consideration the realignment of Vollcher Lane out of the Flood Plain. Additionally, please submit to us, information which will reflect how your segment of Wurzbach Rd will or can tie-in with Blanco Rd and existing Wurzbach at Lockhill Selma.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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 Subdivision Regulations in force at the time of platting.

By _____

SAN FO... OPPO... UNI...

CITY OF SA[illegible]

[illegible] 85

Date: February 6, 1984

Applicant: Mr. Ed Descamps
Pape-Dawson Engineers

Address: 9310 Broadway
San Antonio, Texas 78217

[illegible] Ion

Re: Hacienda Real [illegible]

File #:83-14-62-88

The above has been reviewed by Planning and Traffic staff and it has been [illegible] that it:

(XX) meets the P.O.A.D.P. requirements

( ) does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations:

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

( ) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout	( ) Low density lots fronting onto [illegible] or thoroughfares
( ) Relation to adjoining street system	( ) 24' alley(s)
( ) Stub streets	( ) _____
( ) Street jogs or intersections	_____
( ) Dead-end streets	_____
( ) Cul-de sac streets in excess of 500'	

(X) See annotations/comments on attached copy of your plan.

(X) Comments: We are still of the opinion that a collector street is necessary between Voelker Lane and the Wurzbach Road extension (outside of the flood plain). An approximate alignment is shown on the attached copy of your POADP. Please submit a revised POADP reflecting said collector prior to submitting any plats for the areas designated as Units 2 and 4 on the attached POADP.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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 [illegible] Regulations. Any platting will have to [illegible] with the Subdivision Regulations in force at the time of platting.

By Rebecca Quintanilla Cicalla

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 14, 1987

Mr. Eduardo Descamps, P.E.
Pape & Dawson Engineering Co.
9310 Broadway
San Antonio, Texas 78217

RE: Hacienda Real POADP
File #86

Dear Mr. Descamps:

The Development Review Committee reviewed your plan for Hacienda Real. Although your proposal provides for a wider entrance, the committee favors the two (2) entrances off of Wurzbach as per your attached sketch. Concensus is that safety and traffic circulation for your proposed subdivision mandates a minimum of two (2) outlets. Your POADP has been assigned File #86 for your convenience.

Your plan will be held in abeyance pending an alternative or revised plan. If you have any questions, please contact Roy Ramos at 299-7896.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

December 2, 1986

Jesse F. Pacheco
Pape-Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

RE: Hacienda Real Subdivision

Dear Mr. Pacheco:

In reference to your letter of November 25, 1986, Wurzbach Road is designated on San Antonio's Major Thoroughfare Plan as a secondary arterial street from Ingram Road on the west to Blanco Road on the east. The purpose of such designation is to require the dedication of right of way and street construction at the time of platting. Therefore, when the properties adjacent to the proposed Hacienda Real Subdivision are platted, the extension of Wurzbach Road will be required.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/MCO/sm

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

Date 1/10/83 | Job No. 1968-N

Attention EDDIE GUZMAN

Re: HACIENDA REAL SUBD.
FILE # 83-1A-62-88

TO PLANNING DEPARTMENT

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
1		1	Revised P.O.A.D.P.
1		1	OVERALL MAP SHOWING PROPOSED ALIGNMENT BETWEEN LOCKHILL SELMA AND BLANCO RD.

RECEIVED
JAN 10 1984
DEPARTMENT OF PLANNING
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☐ For 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 EDDIE, AT THIS TIME THE DEVELOPER DOESN'T KNOW IF HE IS GOING TO SELL OR DEVELOP UNITS 2 and 4, SO HE DOESN'T WANT TO GO FURTHER ON THE PLANNING STAGES OF THESE UNITS, LATER ON A MASTER PLAN WILL HAVE TO BE APPROVED PRIOR TO PLAT APPROVAL. (HE KNOWS THAT).

VOELKER LANE IS WITHIN THE SALADO CREEK FLOOD PLAIN AND IT IS OUTSIDE OF THE LIMITS OF OUR PROPERTY SO I CAN NOT SAY THAT THE DEVELOPER WILL RELOCATE VOELCKER LANE BUT I CAN TELL YOU THAT THERE WILL BE A ROAD BETWEEN VOELCKER LN. AND WURZBACH RD.

COPY TO IF YOU HAVE ANY QUESTIONS, PLEASE CALL ME.

SIGNED [signature]

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date Nov-18-83	Job No. 1968-00
Attention	
Re:	
HACIENDA REAL SUBDIVISION	

TO Planning Dept.

ATTN. Willie Van

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
		C4	prints of POADP
			P.O.A.D.P. not complete requested
			addition al info.
			Spoke to Jesse Pacheco.
			11-28-83

THESE ARE TRANSMITTED as checked below:

☑ For 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

RECEIVED
1983 NOV 18 PM 3:54
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

Jesse Pach

COPY TO _____

SIGNED J. A. Ruiz

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

LETTER OF TRANSMITTAL

Date 12-15-83	Job No. 1968-00
Attention	
Re: Hacienda Real Subdivision	

TO Planing Department

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
		3	Prints of POADP.
			(corrected As requested.)

THESE ARE TRANSMITTED as checked below:

☑ For 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

RECEIVED
DEC 16 1983
DEPARTMENT OF PLANNING
Subdivision Section

Sent to Cal & Dec 12-16-83

COPY TO _____

SIGNED [signature]

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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

November 25, 1986

Mr. Roland Lozano
Planning & Zoning Department
City of San Antonio
Post Office Box 9066
San Antonio, Texas 78285

RE: Hacienda Real Subdivision
(Wurzbach Road)

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
1986 DEC -1 PM 2:58

Dear Mr. Lozano:

Enclosed is a print of the Hacienda Real Preliminary Overall Area Development Plan and the Hacienda Real Subdivision plat approved by the Planning Commission July 11, 1984, and a copy of the USGS map of the area showing the limits of the Hacienda Real property indicating Wurzbach Road through this property. Wurzbach Road is being platted on the Hacienda Real Subdivision to be part of the Wurzbach Road extension from Lockhill-Selma to Blanco Road as shown on the Major Thoroughfare Plan.

The developer of the Hacienda Real area, Folsom Investments, Inc., is asking for some assurance from the City of San Antonio that, when the adjacent areas are developed, the extension of Wurzbach Road will be connected to this road.

Should additional information be required, please call me.

Very truly yours,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Jesse F. Pacheco

Enclosure

xc: Mr. Joe Swedlund - Folsom Investments, Inc.

JFP/eh

1968-00

LTR18/52

MCO
Roy

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

April 6, 1987

Department of Planning
City of San Antonio
Post Office Box 9066
San Antonio, Texas 78285

Attn: Mr. Michael C. O'Neal, A.I.C.P., Planning Administrator

RE: Hacienda Real Subdivision

Dear Mr. O'Neal:

Enclosed please find five (5) copies of the Preliminary Overall Area Development Plan (P.O.A.D.P.) on the above referenced subdivision. I tried to provide two (2) entrances from Wurzbach Road as per our discussion, but it is our opinion that the frontage on Wurzbach Road is too narrow to handle two entrances (see attached sketch), therfore, we are proposing to provide a wider single entrance to the residential development. We are providing a future connection for the property east of this tract as per your request.

If you have any questions or need any additional information, please call me.

Very truly yours,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Eduardo J. Descamps, P.E.

Enclosures

cc: Mr. Joe Swedlund - Fomsom Investments

EJD/eh

LTR21/66

RECEIVED
1987 APR -8 AM 7:38
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mco/Eddie
Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9494

April 8, 1988

RECEIVED
1988 APR 12 AM 11:20
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mr. Mike O'Neal
Planning Department
City of San Antonio
P. O. Box 9066
San Antonio, Texas 78285

Re: POADP Applications Status
Follow-up

Dear Mr. O'Neal:

Pursuant to a conversation I had with Roy Ramos Wednesday, April 6, 1988, and a conversation on, or about, March 23, 1988 by David Segovia with my secretary, Donna Doughtie, this letter is to confirm further information derived regarding the above referenced matter. David Segovia supplied us with Pape-Dawson Job Numbers on those maps which were still unidentified at the writing of our March 18, 1988 letter to you. We were able to identify the maps with our Job Numbers and obtain further status information. Listed below are the maps designated as POADP's having been applied for by Pape-Dawson and their status, to the best of our knowledge. They are broken into three categories; (a) those which are platted or partially platted, (b) those which are not platted, but are active, (c) those not platted by Pape-Dawson, whose status we do not know, but which could have been platted by another firm:

PLATTED OR PARTIALLY PLATTED

MAP NUMBER	DESCRIPTION
94	Embassy North
115	Sterling Oak
173	Metropolitan Business Park
110	Westover Hills
127	Interchange Park
129	Cinnamon Hills
162	Seltzer Subdivision
40	Castle Hills Forest
214	Woodway Park
217	Encino Park-NPC
233	Indian Springs Corp. Center Subdiv.
3	Country View
73	Grand Oaks
17	Woodlake Golf Villas, Unit-2
19	Woods of Shavano & University Oaks
27	Northgate
28	Woodridge, Unit-4
31	Timber Ridge
33	Camino Real
35	Richland Hills
42	Blanco Woods

PLATTED OR PARTIALLY PLATTED (continued)

MAP NUMBER	DESCRIPTION
51	Woodlake Duplex, Unit-1
52	Oakwell Farms
54	Oakridge
56	Bluebonnet Park
61	Falcon Ridge
64	Crownridge of Texas
68	Fawn Meadow
70	Olmos Creek Office Park
30 - 79	Guilbeau Place
85	The Arbor
86	Hacienda Real
103	Santa Fe
108	Afton Oaks
174	Braun Oaks
182	Perrin Creek
55	Dominion
49	Braun Oaks - Tres Cinco Unit-2
194	Alamo Cement Company
20 - 102	Woodlake Park-Wimpey
265	Woodlake Subdiv, U-8, 6
261	Woodlake Country Club Estates
271	S.A. Joint Participation

NOT PLATTED, BUT STILL ACTIVE

101	Woodlake Park
237	La Cantera
46 - 189	Eastwood Industrial Park

UNKNOWN

7 - 137	North San Pedro 16	Not Platted*
146	Starcrest Hills	Not Platted*
147	Woller Road Tract - 28 Acres	Not Platted*
169	The Park	Not Platted*
211	SRC Development	Not Platted*
78	Pembroke Place	Not Platted*
241	Pace-Picante	Not Platted**

* These may have been platted by another firm. We have no knowledge of their current status. Please contact developer before deleting.

** Pace-Picante may have been platted by Vickrey and Associates.

We understand that you will retain all POADP's on which platting has occurred, and that you will also retain those known to be active. Further, on those that are "Unknown," we request that, prior to removing any POADP, you notify the Owner of the property, since in some cases, we may not be aware of the Owner's plans.

We trust this information completes the list of status information the Planning Department needed, and regret that it has taken so long and been so confusing to obtain. If you need further information or have questions, please contact me.

Sincerely,
PAPE-DAWSON CONSULTING ENGINEERS, INC.

Dennis K. Hoyt, P.E.
Vice President

DKH/dd

cc: Roy Ramos - City of San Antonio Planning Department
Ed Guzman - City of San Antonio Planning Department

L32-23/3(040788)

1.31.84 Covered message to committee. Staff consensus was to sketch a street design that would satisfy the staff concern. This would also place engineer on notice of a need for a street design prior to platting of the subject area

1-24-84

Ed made contact, regarding his discussion with Fidsam, he advised me that his client was not prepared to design a collector system which could serve the area identified as Unit 2 & 4. The purpose of this P.O.A.P.R. is to enable them to better market the adjacent land. (specifically the Romm)