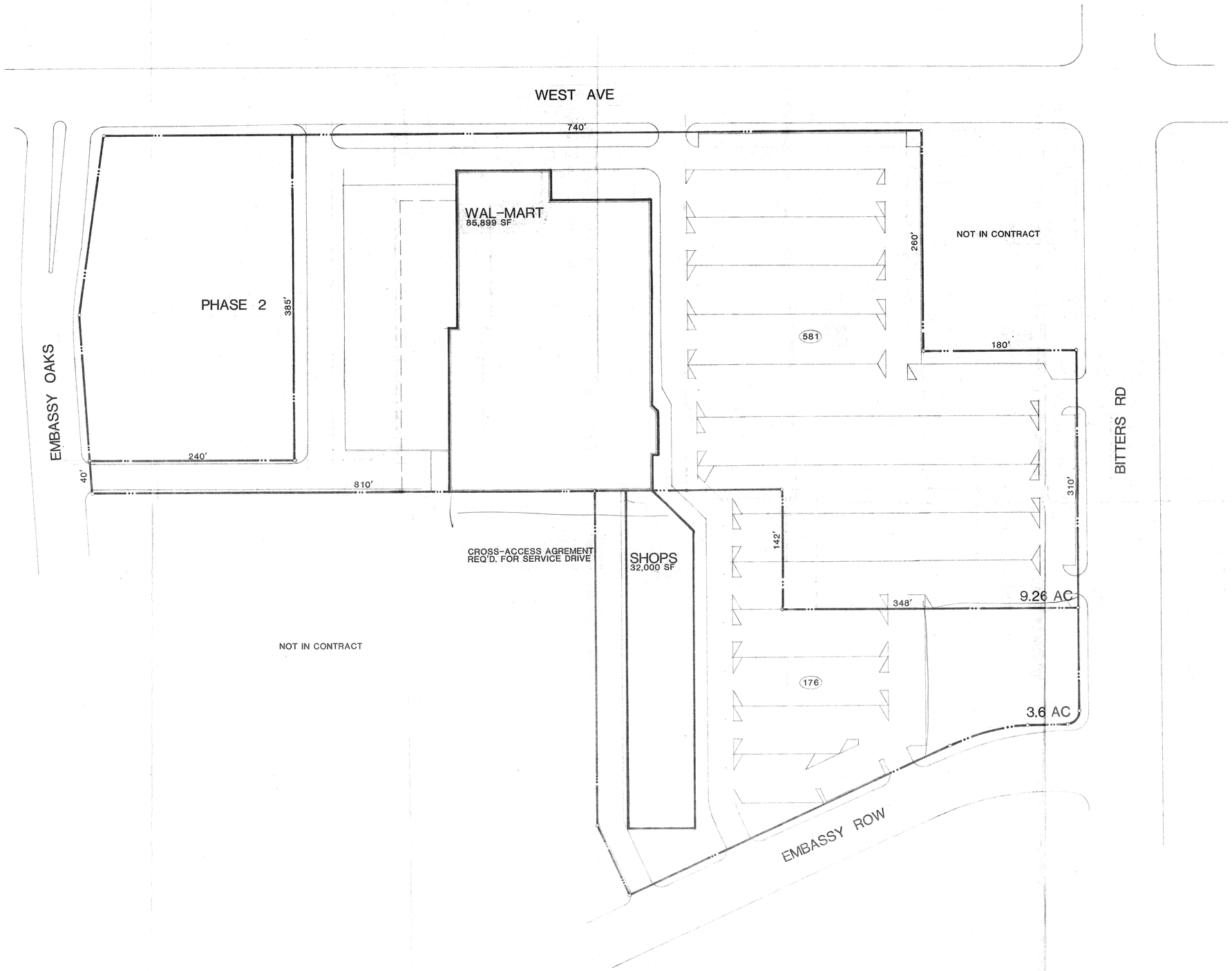
TXF-1122



SITE PLAN
1":50'-0"

#94

REVISIONS
1
2
3
4
5
6

TOWNE CENTRE
SAN ANTONIO, TEXAS

DWC COMMERCIAL PROPERTIES

TITLE

PACM
PINKERTON ARCHITECTS & CONSTRUCTION MANAGERS, INC.

II Hillcrest Green
12720 Hillcrest Road Suite 400
Dallas, Texas 75230
(214) 991-7881

DATE
JOB
SHEET
OF

Revised PADP submitted apr. 26, 1987

EMBASSY NORTH

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

OWNER: MID - LOOP , INC.

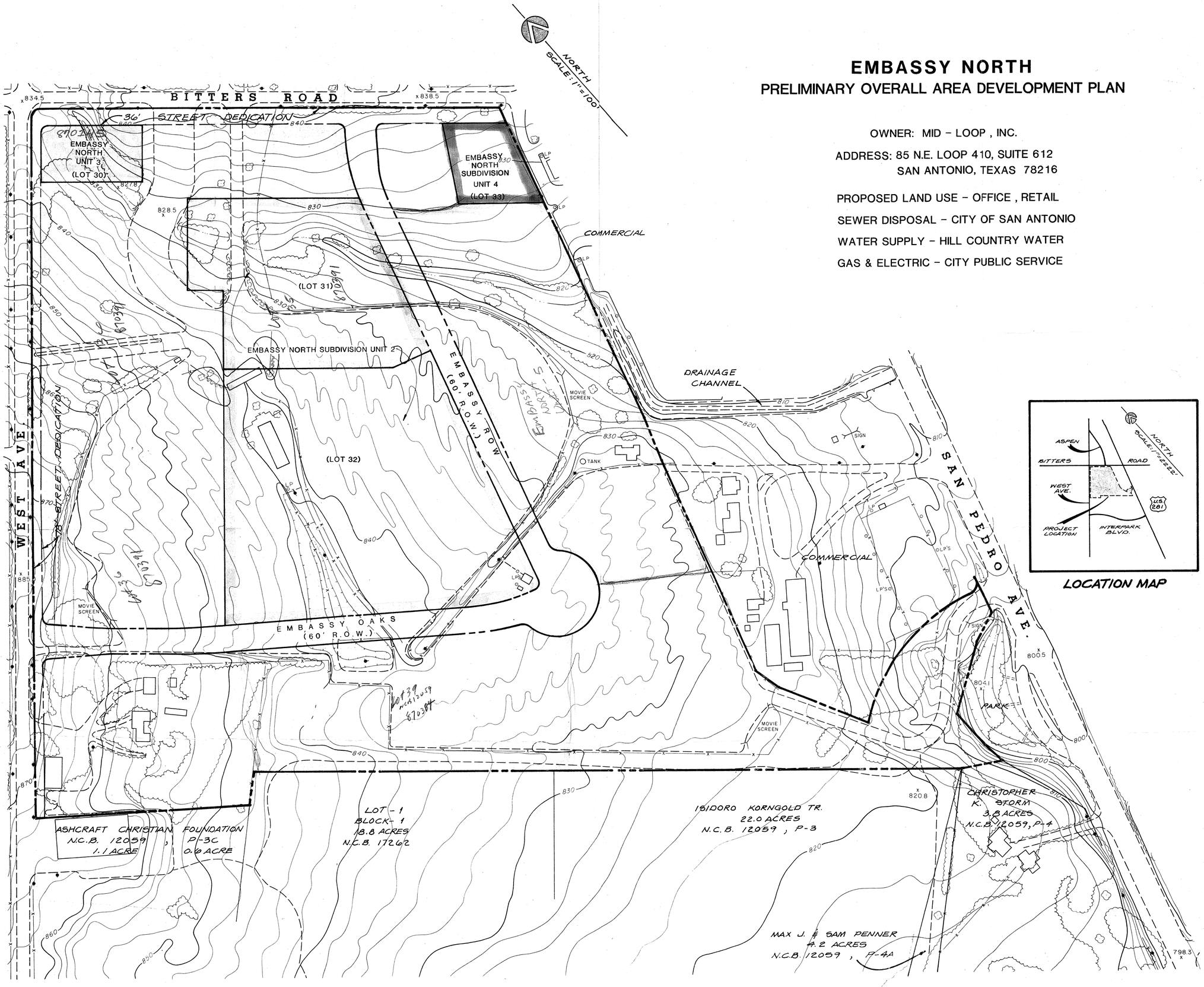
ADDRESS: 85 N.E. LOOP 410, SUITE 612
SAN ANTONIO, TEXAS 78216

PROPOSED LAND USE - OFFICE , RETAIL

SEWER DISPOSAL - CITY OF SAN ANTONIO

WATER SUPPLY - HILL COUNTRY WATER

GAS & ELECTRIC - CITY PUBLIC SERVICE



LOCATION MAP

PAPE-DAWSON ENGINEERS

#94

REVISED APRIL, 1987
JOB NO. 1482.06

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

FILE NO. 84-16-63-20
(To be assigned by the Planning Dept.)

EMBASSY NORTH
P.O.A.D.P. NAME

MID LOOP INC.
NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

PHONE NO.

PAPE-DAWSON
NAME OF CONSULTANT

9310 BROADWAY S.A. TEX. 78217
ADDRESS

824-9494
PHONE NO.

GENERAL LOCATION OF SITE S.E. CORNER OF THE INTERSECTION OF WEST AVE & BITTERS RD.

EXISTING ZONING (If Applicable) PROPOSED B-3

PROPOSED WATER SERVICE

( ) City Water Board
(✓) Other District HILL COUNTRY
Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial
— OFFICE RETAIL

PROPOSED SEWER SERVICE

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

DATE FILED Feb. 10, 1984

REVISIONS FILED _____
(if applicable)

DUE DATE OF RESPONSE Mar. 9, 1984
(within 20 working days of receipt)

DATE OF RESPONSE _____
(within 15 working days of receipt)

Aug 1985
(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.

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

March 15, 1985

Ernest Maestas
Pape Dawson Engineers
9310 Broadway
San Antonio, Texas 78217

Dear Mr. Maestas:

This is to inform you that on March 8, 1985, the staff review committee approved the POADP for Park Center at Interpark, located directly south of Embassy North. The plan as approved did not include an interconnection with Embassy North; therefore, please disregard our previous comments recommending that the Embassy North POADP include a stub street to the south.

Sincerley,

MCO'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

MCO/sh

Eddie

CITY OF SAN ANTONIO

[illegible] 85

Date: February 14, 1984

Applicant: Pape-Dawson Engineers
Mr. Ernest Maestas

Address: 9310 Broadway
San Antonio, Texas

[illegible] Plan

Re: Embassy North X [illegible]

File #: 84-16-63-20

The above has been reviewed by planning and traffic staff [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

(X) lacks compliance with the Subdivision Regulations regarding:

( ) Street layout
( ) Relation to adjoining street system
(X) Stub streets Sec.36-10(C)
( ) Street jogs or intersections
( ) Dead-end streets
( ) Cul-de-sac streets in excess of 500'

( ) Low density lots fronting [illegible]
( ) 2-[illegible] alley(s)
( ) _____

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

(X) Comments: It will be necessary to provide for a street projection as generally shown on the attached POADP. Said street will cause a viable linkage with Interpark located to the south. In view of the requirement, it is recommended that you contact the adjacent property owner in an effort to coordinate planning efforts.

Please note that these are staff comments [illegible] This action does not establish any commitment for the [illegible] services of any type now or in the future by the City [illegible] this action does not confer any vested rights to plat under [illegible] Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

By Rebecca Fontanilla Cearlo

[illegible] FOR [illegible]

On 2/22/85, I called Ernest Maestas regarding their response to our letter dated 2/11/84 re: stub street to southern prop. line & our recommendation that their client contact the adjacent property owner to the south for possible linking to Interpark Blvd. Ernie indicates that the PDADD letter he received was signed by Becky Cedillo. He said he responded to Becky in writing noting that contact was made with the adjacent developer who had no plans to extend the R.O.W. I asked him to please send me a copy of the letter since we never got it from Becky. He said he would send me a copy. A.S.A.P.

Mco/Eddie

Kay

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, SAN ANTONIO, TEXAS 78217
512/824-9474

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
10- 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
70 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)

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

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

LETTER OF TRANSMITTAL

Date: Feb 6, 84
Job No.: 1482-01
Attention: Mr. Roland Lozano
Re: Embassy North. (MID Loop Inc.)

TO: City of San Antonio
Planning Dept.

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
4			blue lines of POADP.

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
FEB 10 1984
DEPARTMENT OF PLANNING
Subdivision Section

COPY TO _____

SIGNED Ernest T. Maestas

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	Job No.
Feb. 26, 1985	1482-04

Attention: Roy Ramos

Re: Embassy North

TO City Planning

RECEIVED
1985 FEB 27 PM 3:
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

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			LETTER DATED March 12, 1984

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 _____

COPY TO _____

SIGNED Ernest T. Maestas

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

1422-01

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

March 12, 1984

Ms. Rebecca Q. Cedillo
City of San Antonio
Planning Department
111 Plaza De Armas
San Antonio, Texas 78210

RE: Embassy North P.O.A.D.P.
File No. 84-16-63-20

Dear Ms. Cedillo:

In response to your comments dated February 14, 1984 on the aboved referenced P.O.A.D.P. the following is presented.

As you suggested, the Engineers for Interpark were contacted. They have indicated that there are no public streets planned for Interpark. Additionally as presently proposed, by the Interpark, buildings will be placed along the property line common to both Embassy North and Interpark.

Therefore, considering the proposed development plans for Interpark, projection of the street to the property line would not be benefical and would not be conducive to development in the area as presently proposed.

If you have any questions with regard to this matter, please contact Salah E. Diab or myself.

Respectfully,
PAPE-DAWSON Consulting Engineers, Inc.

Mary Bell Haney, P.E.
for Ernest T. Maestas, P.E.

ETM/SED/rr