

NOTE:  AREA PRESENTLY OR PREVIOUSLY CONTROLLED BY THE SAN ANTONIO MEDICAL FOUNDATION.

AREA "A" - HEALTH RESOURCES CLUSTER			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
A-1	1.650	ALDO'S RESTAURANT	YES
A-2	5.230	UNDEVELOPED	NO
A-3	0.984	AMERICAN HEART ASSOCIATION	YES
A-3a	0.459	AMERICAN HEART ASSOCIATION (APPROVED)	NO
A-4	2.100	UNDEVELOPED	NO
A-5	13.846	HEALTH CAREERS HIGH SCHOOL	YES
A-6	2.761	GOODWILL NORTH	YES
A-7	1.434	C.P.S.B. SUBSTATION	NO
A-8	6.095	S.W.N.P.I., PHASE I	YES
A-9	2.400	S.W.N.P.I., PHASE II	NO
A-10	5.585	N.I.S.D. REDDIX SCHOOL	NO
A-11	9.323	UNDEVELOPED	NO
A-12	0.305	UNDEVELOPED	YES
A-13	1.813	UNDEVELOPED	YES

AREA "B"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
B-1	124.298	UNDEVELOPED	NO

AREA "C"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
C-1	50.169	VILLA ROSA/SANTA ROSA N.W. UNDEVELOPED	YES
C-2	69.288	UNDEVELOPED	NO
C-3	9.008	WARM SPRINGS, PHASE I	YES
C-4	2.424	WARM SPRINGS, PHASE II	NO
C-5	25.000	UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER, PHASE I	NO
C-6	25.000	UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER, PHASE II (RESERVED)	NO
C-7	3.069	UNITED STATES POST OFFICE	YES
C-8	1.979	UNDEVELOPED	NO
C-9	13.996	CANCER THERAPY AND RESEARCH CTR. II	NO
C-10	2.951	SANTA ROSA TOWERS	NO

AREA "D"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
D-1	0.814	EXXON	YES
D-2	1.485	SPRING HILL	YES
D-3	1.198	GASTROENTEROLOGY ASSOC. CONSULT.	YES
D-4	8.295	HUMANA, INC.	NO

AREA "E"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
E-1	12.027	SAN ANTONIO REGIONAL HOSPITAL	YES
E-2	10.578	LUTHERAN GENERAL HOSPITAL	YES
E-3	8.903	METHODIST PLAZA	YES
E-4	3.572	DAK VIEW MEDICAL PARK	NO
E-5	0.422	JAMES E. PRIDGEN	YES
E-6	1.835	PHYSICIANS PLAZA	YES
E-7	1.360	PHYSICIANS PLAZA	YES

AREA "F"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
F-1	23.5+	METHODIST HOSPITAL	NO
F-2	8.173	DIAGNOSTIC CLINIC	YES
F-3	3.340	ECUMENICAL CENTER	YES

AREA "G"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
G-1	2.057	CANCER THERAPY AND RESEARCH CENTER	YES
G-2	15.121	S.W. TEXAS METHODIST HOSPITAL	YES
G-3	7.404	CAMP MEDICAL PROF. BLDG.	YES

AREA "H"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
H-1	27.956	MEDICAL CENTER HOSPITAL	YES
H-2	98.306	THE UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER	YES
H-3	31.637	V.A. HOSPITAL	NO
H-4	0.500	FIRE STATION (CITY OF S.A.)	YES
H-5	3.500	CHILDREN'S HABILITATION CENTER	YES
H-6	3.500	EASTER SEAL FOUNDATION	YES
H-7	1.901	COMMUNITY GUIDANCE CENTER	YES

AREA "J"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
J-1	8.3	UNDEVELOPED	NO
J-2	6.0	UNDEVELOPED	NO
J-3	4.7	UNDEVELOPED	NO
J-4	4.2	UNDEVELOPED	NO
J-5	13.8	RIOSA	YES
J-6	4.0	UNDEVELOPED	NO
J-7	2.5	UNDEVELOPED	NO
J-8	4.6	UNDEVELOPED	NO
J-9	4.8	UNDEVELOPED	NO
J-10	5.0	UNDEVELOPED	NO
J-11	3.0	UNDEVELOPED	NO
J-12	4.8	UNDEVELOPED	NO
J-13	5.7	UNDEVELOPED	NO
J-14	5.0	UNDEVELOPED	NO
J-15	4.9	UNDEVELOPED	NO
J-16	4.9	UNDEVELOPED	NO
J-17	5.4	UNDEVELOPED	NO
J-18	3.9	UNDEVELOPED	NO

AREA "K"			
TRACT	ACREAGE (ACRES)	DESCRIPTION OF USE	PLATTED
K-1	16.987	UNDEVELOPED	NO
K-2	8.887	UNDEVELOPED	NO
K-3	49.886	UNDEVELOPED	NO
K-4	8.009	UNDEVELOPED	NO

DATE PREPARED: APRIL 2, 1993

MACINA • BOSE • COPELAND & ASSOC., INC.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
415 Breesport Drive, San Antonio, Texas 78216  
348-0151

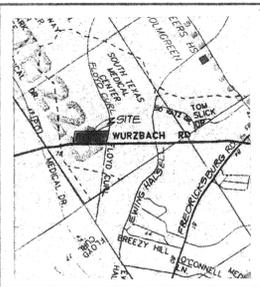


SAN ANTONIO MEDICAL FOUNDATION  
OVERALL BASE MAP

REVISIONS:	NO.	DATE	DESCRIPTION

DESIGN	RAC
DRAWN	BKN
CHECKED	RAC
DATE	APRIL 2, 1993
JOB NO.	05106
SHT.	1 OF 1



LOCATION MAP

**CLEAR VISION AREA CALCULATIONS**

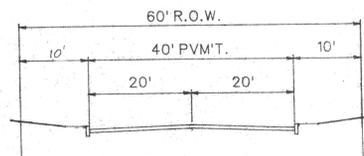
Rt. Eq. C  
 $R = 0.65 (ISD_2) - 2$   
 $= 0.65 (300) - 2$   
 $= 193 > 182'$  (req'd)

Lt. Eq. B  
 $L = 0.65 (ISD_1) - 4$   
 $= 0.65 (300) - 4$   
 $= 191 > 182'$  (req'd)

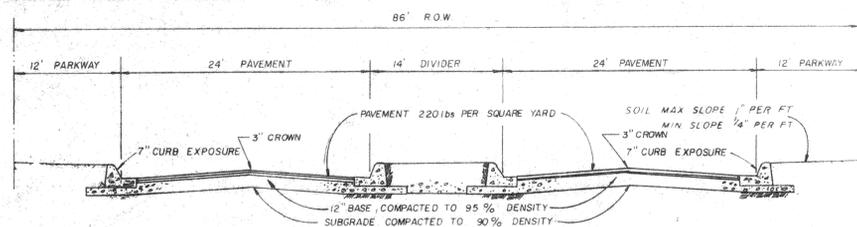
PHASE	CONSTRUCTION PERIOD	DESCRIPTION
I	1/94 - 2/95	Cancer Research Building
II	6/95 - 6/96	Cancer Research Building & GARAGE
III	1/98 - 1/99	Laboratory Research Building
IV	6/99 - 6/2000	Laboratory Research Building & GARAGE EXPANSION
V	2/2001 - 2/2002	Medical Facility
VI	2/2003 - 2/2004	Medical Facility

**DENSITY & OPEN SPACE RATIOS**

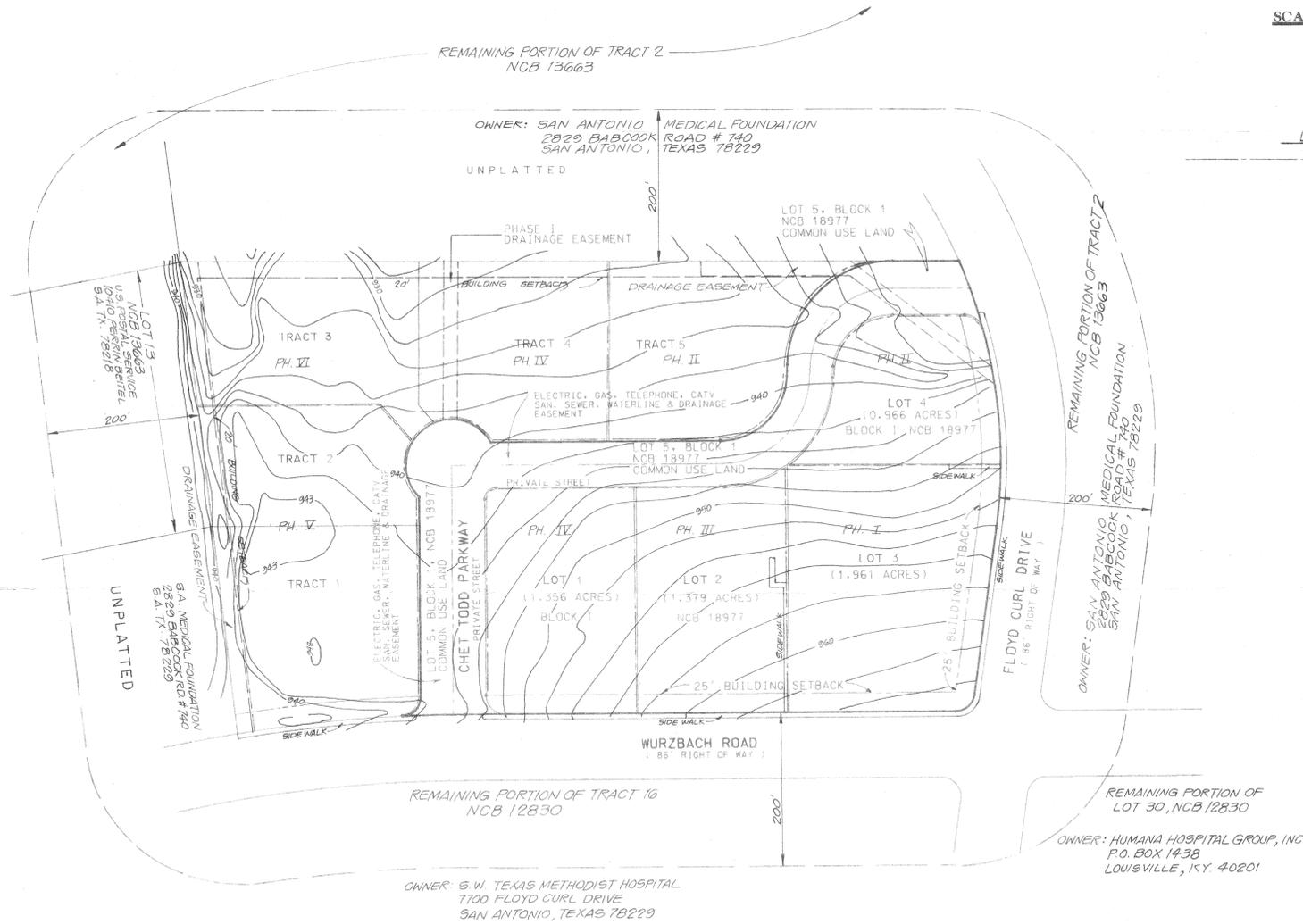
Base Zoning	P-1, B-3
Maximum Density Allowed	N/A
Proposed Density	N/A
Minimum Req'd. Percentage of Open Space	20%
Proposed Percentage of Open Space	46%
Pavement Area (PLAZA, WALLS, ETC)	277%
Building Area	263%
Total Space	100%



TYPICAL 60' R.O.W. SECTION  
PRIVATE DRIVE



TYP. STREET SECTION  
(VARIES)  
CHET TODD PARKWAY



**LEGAL DESCRIPTION OF PLANNED UNIT DEVELOPMENT**

BEING A 13.99% ACRE TRACT (609,653 SQUARE FEET) OF LAND OUT OF THE REMAINING PORTION OF TRACT 2, NCB 13663, AND OUT OF THE MANUEL TELJEDA SURVEY NO. 89, NCB 13663, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LEGEND  
PHASE LINE

PLAN HAS BEEN ACCEPTED  
 BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE  
 Date: February 2, 1999  
 File # 392  
 Signed: D. Pay

- ALL INTERSECTIONS AND CORNERS MUST COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECT. 95-3339 OF THE U.D.C.
- SIDEWALK WILL BE CONSTRUCTED ALONG THE PRIVATE STREETS AS EACH LOT IS DEVELOPED.

DEVELOPER:  
 CANCER THERAPY AND RESEARCH CENTER  
 4450 MEDICAL DRIVE  
 SAN ANTONIO, TEXAS. 78229

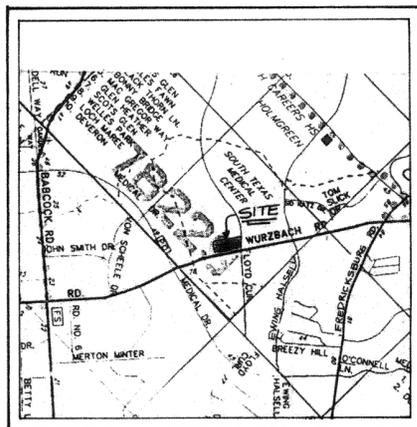
POADP #392

MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 415 Breesport Drive, San Antonio, Texas 78216  
 (210) 349-0151

CANCER THERAPY AND RESEARCH CENTER  
 PRELIMINARY  
 OVERALL AREA DEVELOPMENT PLAN

REVISIONS:	NO.	DATE	DESCRIPTION	BY	DLA
	1	JAN 19 1999	REVISED CONSTRUCTION OF LOTS PHASE VI, AREAS 20' BUILDING SETBACK TO SOUTH AND WEST PERIMETER		
	2	JAN 22 1999	REVISED TO SHOW TRACTS 1 THRU 5, LEGAL DESCRIPTION OF SURROUNDING TRACTS		

DESIGN: DLA  
 DRAWN: JJA  
 CHECKED:  
 DATE: NOVEMBER 1, 1993  
 JOB NO.: 05237  
 SHEET: 1 OF 1



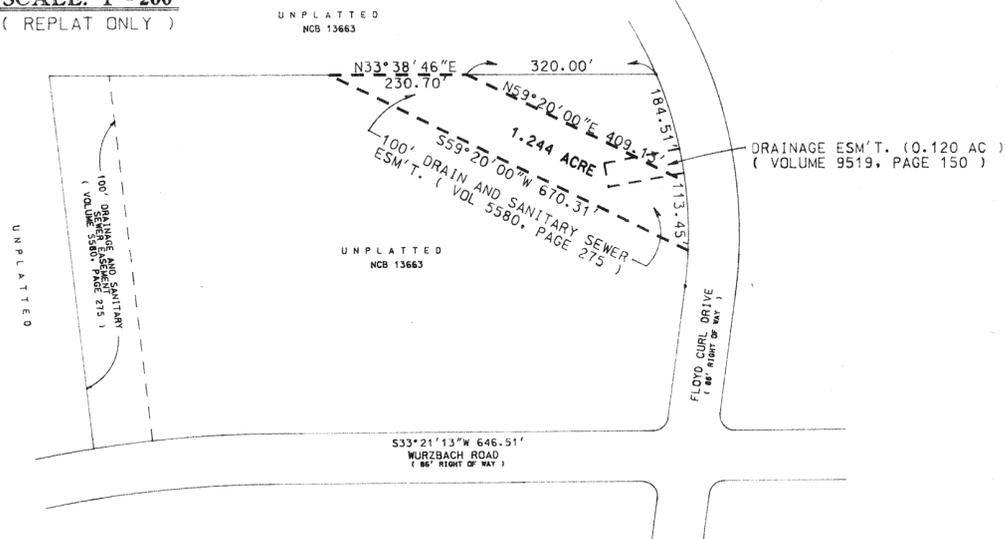
LOCATION MAP

NOTE :  
 1. FIVE ( 5 ) PLANNED UNIT DEVELOPMENT LOTS.  
 2. MONUMENTATION AT ALL PROPERTY CORNERS.

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD DIS
"1"	60.00'	94°13'12"	NONE	203.39'	S03°45'23"E	119.08'
"2"	88.00'	87°46'34"	84.65'	134.81'	N10°32'04"W	122.01'
"3"	139.00'	87°55'02"	134.04'	213.29'	N10°18'45"W	192.97'
"4"	148.00'	87°46'34"	142.36'	226.73'	S10°32'04"E	205.20'
"5"	79.00'	81°31'16"	68.10'	112.40'	N06°26'44"W	103.16'
"6"	657.00'	31°05'02"	182.72'	356.43'	S64°12'40"E	352.08'
"7"	1043.94'	02°24'25"	40.82'	80.29'	S32°10'15"W	80.22'
"a"	25.00'	82°01'22"	21.74'	35.79'	S07°39'28"E	32.81'
"b"	25.00'	90°00'00"	25.00'	39.27'	S78°21'13"W	35.36'
"c"	25.00'	87°38'05"	23.97'	38.22'	S14°30'29"E	34.60'
"d"	15.00'	90°00'00"	15.00'	23.56'	N11°38'47"W	21.21'
"e"	25.00'	74°46'47"	19.11'	32.63'	N71°02'10"E	30.36'



SCALE: 1" = 200  
 ( REPLAT ONLY )



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.  
 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

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 OR THE GUIDANCE  
 \_\_\_\_\_ REGISTERED PUBLIC SURVEYOR  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 19\_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS  
 THIS PLAT OF  
 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 \_\_\_\_\_ SECRETARY BY \_\_\_\_\_ CHAIRMAN

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 GRANTED BY THE PLANNING COMMISSION OF THE CITY  
 \_\_\_\_\_ REGISTERED PROFESSIONAL ENGINEER  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 19\_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC  
 BEXAR COUNTY, 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 UNDER MY SUPERVISION OR THE GUIDANCE  
 \_\_\_\_\_ REGISTERED PUBLIC SURVEYOR  
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_  
 A.D. 19\_\_\_\_\_  
 \_\_\_\_\_ NOTARY PUBLIC  
 BEXAR COUNTY, TEXAS

**MACINA, BOSE, COPELAND & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS  
 SAN ANTONIO, TEXAS  
 NOTE:  
 THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY  
 DESIGNATED THE EASEMENTS AND RIGHTS OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES BY  
 THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "JUNCTION EASEMENT", "SERVICE  
 EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF  
 INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND  
 ERECTING POLES, HANDS OR SURTENS WIRE, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS  
 NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER GRANTOR'S ADJACENT  
 LAND, THE RIGHT TO BELLOCATE WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM  
 SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH  
 THE EFFICIENT OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING,  
 CONCRETE SLAB OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.  
 ANY CPE MONETARY LOSS RESULTING FROM INDICATORS REQUIRED OF CPE EQUIPMENT, LOCATED WITHIN SAID  
 EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR  
 PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS

REPLAT AND SUBDIVISION PLAT  
 ESTABLISHING  
**CANCER THERAPY AND  
 RESEARCH CENTER SUBDIVISION  
 PLANNED UNIT DEVELOPMENT**

BEING 7.556 ACRES OF LAND OUT OF THE REMAINING  
 PORTION OF TRACT 2, NCB 13663, AND OUT OF THE  
 MANUEL TEJEDA SURVEY NO. 89, NCB 13663,  
 SAN ANTONIO, BEXAR COUNTY, TEXAS.



SCALE: 1" = 100'

BEARINGS BASED ON THE SUBDIVISION  
 PLAT OF FLOYD CURL DRIVE, AS RECORD-  
 ED IN VOLUME 9519, PAGES 150 AND 151  
 OF THE DEED AND PLAT RECORDS OF BEXAR  
 COUNTY, TEXAS.



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

February 2, 1994

Mr. David Allen  
MBC Engineers  
415 Breesport Drive  
San Antonio, Texas, 78216

RE: Revised Cancer Therapy & Research Center PUD Subdivision  
POADP #392

Mr. Allen:

The City Staff Development Review Committee has reviewed your Revised Cancer Therapy & Research Center PUD Subdivision Preliminary Overall Area Development Plan #392. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer



# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

November 22, 1993

Mr. David Allen  
MBC Engineers  
415 Breesport Drive  
San Antonio, Texas, 78216

RE: Cancer Therapy and Research Center PUD Subdivision POADP #392

Mr. Allen:

The City Staff Development Review Committee has reviewed your Cancer Therapy and Research Center PUD Subdivision Preliminary Overall Area Development Plan #392. However, your plan was not accepted for the following reasons:

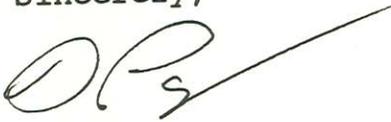
1. Your plan delineates a stub-out for future extension as part of phase IV. Because this is a private street system, we need additional information as to what this extension will tie into. We assume it connects to another private street but we have not been able to confirm this.
2. Standard sidewalks and sidewalk routing will be required along both private and public streets in accordance with the Unified Development Code.

Once you have revised your plan accordingly, you may resubmit the plan at your earliest convenience. Although not specifically required by the Unified Development Code, a cover letter explaining the modifications will facilitate expeditious review of the subsequent plan.

This review and commentary is intended to be as comprehensive as possible and in consonance with the Unified Development Code. However, we reserve the right to comment further in the best interest of the City of San Antonio on any revised plan as may be submitted in the future.

Your cooperation in this matter is appreciated. If you have any questions or comments, please contact Alex Garcia. He may be reached at (210)299-7900, M-F, 7:45AM-4:30PM.

Sincerely,

A handwritten signature in black ink, appearing to read "DWP", with a long horizontal stroke extending to the right.

David W. Pasley, AICP  
Director of Planning  
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer