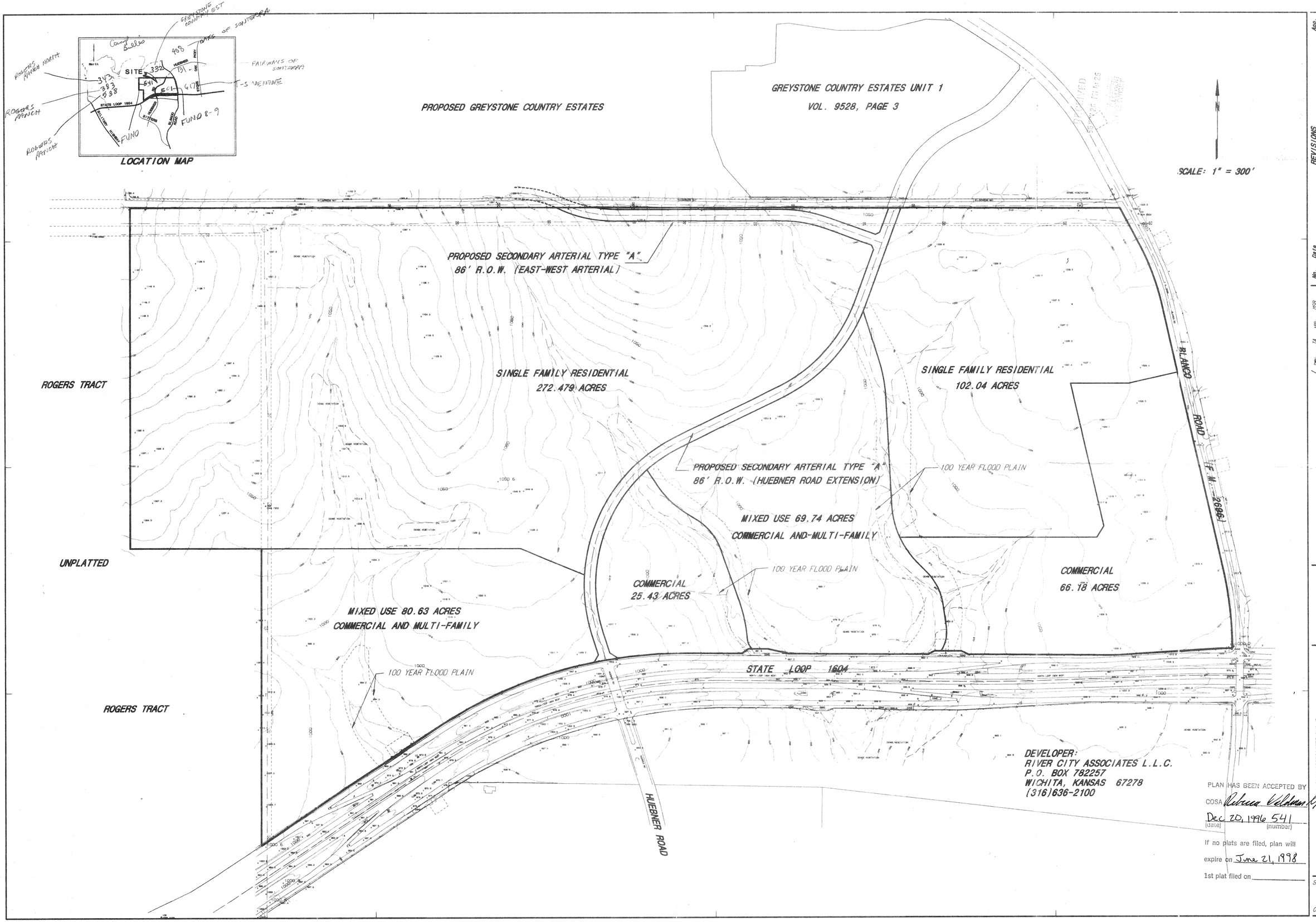
LOCATION MAP
SITE
STATE LOOP 1604
HUEBNER
BLANCO
ROGERS RANCH NORTH
ROGERS RANCH
ROGERS RANCH
FAIRWAYS OF SONTERRA
FUND
FUND 8-9
PROPOSED GREYSTONE COUNTRY ESTATES
GREYSTONE COUNTRY ESTATES UNIT 1
VOL. 9528, PAGE 3
SCALE: 1" = 300'
PROPOSED SECONDARY ARTERIAL TYPE "A"
86' R.O.W. (EAST-WEST ARTERIAL)
SINGLE FAMILY RESIDENTIAL
272.479 ACRES
SINGLE FAMILY RESIDENTIAL
102.04 ACRES
ROGERS TRACT
PROPOSED SECONDARY ARTERIAL TYPE "A"
86' R.O.W. (HUEBNER ROAD EXTENSION)
100 YEAR FLOOD PLAIN
MIXED USE 69.74 ACRES
COMMERCIAL AND MULTI-FAMILY
UNPLATTED
COMMERCIAL
25.43 ACRES
COMMERCIAL
66.18 ACRES
MIXED USE 80.63 ACRES
COMMERCIAL AND MULTI-FAMILY
100 YEAR FLOOD PLAIN
STATE LOOP 1604
ROGERS TRACT
HUEBNER ROAD
BLANCO ROAD
F.M. 2696
DEVELOPER:
RIVER CITY ASSOCIATES L.L.C.
P.O. BOX 782257
WICHITA, KANSAS 67278
(316)636-2100
PLAN HAS BEEN ACCEPTED BY
COSA Rebecca Veldman
Dec 20, 1996 541
(date) (number)
If no plats are filed, plan will
expire on June 21, 1998
1st plat filed on
RIVER CITY ASSOCIATES L.L.C.
FUND SUBDIVISION
P.O.A.D.P.
SHEET NO 1
OF 1
BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N. S-200
SANDY SPRINGS, GA 30328
PHONE (810) 484-8811
DWN. TA APP. KSB
DATE 09/06/94
JOB NO. 227-001-02
REVISIONS
No. Date App.
/users/hrip/data/projects/Dolgy/Fund/Pre_plats/ prosp
Jan 26 Nov 1996

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: DEC. 16, 1996 Name of POADP: FUND SUBDIVISION

Owner/Agent: x Chip Field Engineer/Surveyor: BROWN ENGINEERING CO.

Address: 1701 N. COLLINS BLVD. STE 120 Address: 1000 CENTRAL PARKWAY N. S. 235

RICHARDSON, TX 75080 Phone: 972-644-2400 SAN ANTONIO, TX. 78232 Phone: 210-494-5511

Existing zoning: B-2 (Area within TCL) Proposed zoning: P-1 R-1 = (Area with OCL after annexation)

Texas State Plane Coordinates: X: 151,702 Y: 645,844
(at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? ☑ Yes ☐ No
Edwards Aquifer Recharge Zone? ☑ Yes ☐ No

RECEIVED 96 DEC 17 PM 3:17 DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	767	370.95 Ac.
Non-Single Family (NSF)	-0-	-0-
Commercial & Other	—	241.98 Ac.
TOTAL:	767	612.93 Ac.

Contact Person:
Print Name: Chip Field Signature: x Chip Field

Date: DEC. 13, 1996 Tele: 972-644-2400 Fax: 972-644-2411

Is there a previous POADP for this site? Name FUND SUBDIVISION No. 428

Is there a corresponding PUD for this site? Name FUND SUB. UNITS 8-11 PUD No. 96-016

Are there any plats associated with this POADP or site? Name FUND UNIT 2 No. 940759

Name FUND UNIT 8, PUD No. 960419

Name FUND UNIT 9, PUD No. 960418

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

CITY OF SAN ANTONIO

December 20, 1996

Mark Brown, P. E.
Brown Engineering, Co.
1000 Central Parkway N., Suite 100
San Antonio, TX 78232

Re: Fund POADP # 541

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Fund Subdivision Preliminary Overall Area Development Plan # 541. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Access issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For additional information about these requirements you can contact TXDOT at 615-5814.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

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. 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 Elizabeth Carol, at 207-7900.

Sincerely,

Rebecca Waldman by WJ

Rebecca Waldman
Acting Director of Planning

DWP/EAC

cc: Andrew J. Ballard, P. E., Acting City Traffic Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441