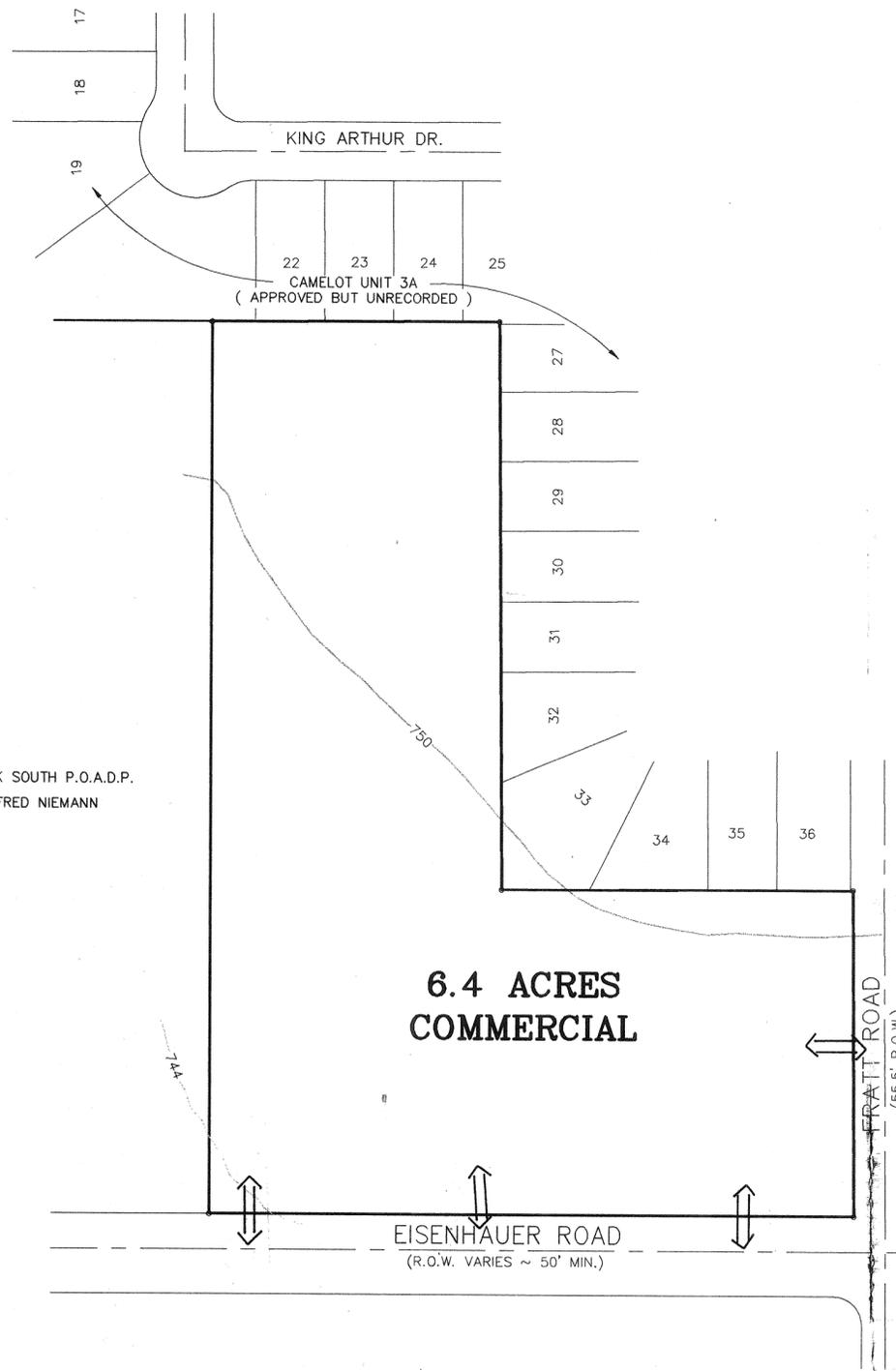


LOCATION MAP



WINDSOR PARK SOUTH P.O.A.D.P.  
OWNER: FRED NIEMANN

**6.4 ACRES  
COMMERCIAL**

EISENHAUER ROAD  
(R.O.W. VARIES ~ 50' MIN.)

FRATT ROAD  
(55.5' R.O.W.)

↔ DENOTES ANTICIPATED DRIVES. NUMBER AND LOCATION OF DRIVES TO BE DETERMINED WITH FINAL DEVELOPMENT PLANS. ALL DEVELOPMENTS WITHIN PROPERTY WOULD SHARE INTERNAL CIRCULATION WITH ACCESS TO ALL DRIVES.

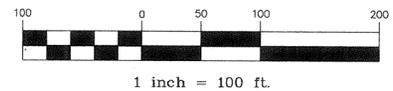
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LAND DEVELOPMENT  
SERVICES DIVISION

PLAN HAS BEEN ACCEPTED BY  
COSA *[Signature]*  
Oct 17, 1997 588  
(date) (number)



If no plats are filed, plan will  
expire on April 18, 1999

1st plat filed on \_\_\_\_\_  
GRAPHIC SCALE



UTILITIES

WATER: SAN ANTONIO WATER SYSTEM  
SEWER: SAN ANTONIO WATER SYSTEM  
ELECTRIC: CITY PUBLIC SERVICE  
TELEPHONE; S.W. BELL TELEPHONE CO.

DEVELOPER:  
FRED NIEMANN  
1122 COLORADO ST. SUITE 313  
AUSTIN, TEXAS 78701  
PHONE (512) 474-6901

P.O.A.D.P. PLAN  
for  
WINDSOR PARK EAST



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

JOB NO. 40194.23  
FILE: \_\_\_\_\_  
DATE: 08/01/97  
DESIGN: \_\_\_\_\_  
DRAWN: B.C.  
CHECKED: \_\_\_\_\_  
SHEET 1 OF \_\_\_\_\_



# CITY OF SAN ANTONIO

October 17, 1997

Steven E. Hanan  
W. F. Castella & Assoc.  
1039 W. Hildebrand  
San Antonio, TX 78201

Re: Windsor Park East

POADP # 588

Dear Mr. Hanan:

The City Staff Development Review Committee has reviewed Windsor Park East Subdivision Preliminary Overall Area Development Plan # 588. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Moncivais".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/EAC

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

**CITY OF SAN ANTONIO  
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: 8/5/97 Name of POADP: WINDSOR PARK EAST  
 Owners: FRED NIEMANN Consulting Firm: W.F. Castella and Associates, Inc.  
 Address: 1122 COLORADO ST. 313 Address: 1039 W. Hildebrand  
AUSTIN TX 78701 San Antonio, Texas 78201  
 Phone: (512) 474 0901 Phone: (210) 734-5351  
 Existing zoning: \_\_\_\_\_ Proposed zoning: B3R  
 Texas State Plane Coordinates: X: \_\_\_\_\_ Y: \_\_\_\_\_

Site is over/within/includes: San Antonio City Limits?  Yes  No  
 Edwards Aquifer Recharge Zone:  Yes  No  
 Projected # of Phases: UNKNOWN  Yes  No

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>UNKNOWN</u>	<u>6.4</u>

Is there a previous POADP for this Site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Plats associated with this POADP or site? Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_  
 Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:  
 Print Name: Joe Nix Signature: [Signature]  
 Date: 8/7/97 Phone: (210) 734-5351 Fax: (210) 734-5363

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 LAND DEVELOPMENT  
 SERVICES DIVISION

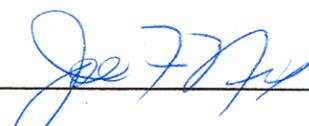
- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP; **Unknown at this time**
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP  does  does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP  is  is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

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 DEVELOPMENT  
 SERVICES

**I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: Joe Nix

Signature: 

If you have any questions please call Elizabeth Carol at 207-7900