



# CITY OF SAN ANTONIO

July 28, 2000

Mr. Neil Fisher

Fisher Engineering Inc.  
11825 Radium Dr.  
San Antonio, TX 78216

Re: Mission Park Stone Oak

POADP # 676

Dear Mr. Fisher,

The City Staff Development Review Committee has reviewed Mission Park Stone Oak Subdivision Preliminary Overall Area Development Plan # 676. 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. Bexar County Public Works may require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Fisher

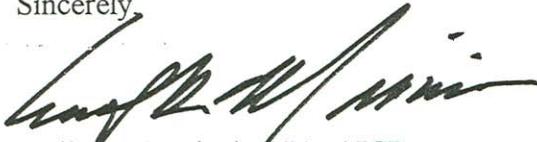
Page 2

July 28, 2000

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. All Platting will have to comply with the UDC, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7900.

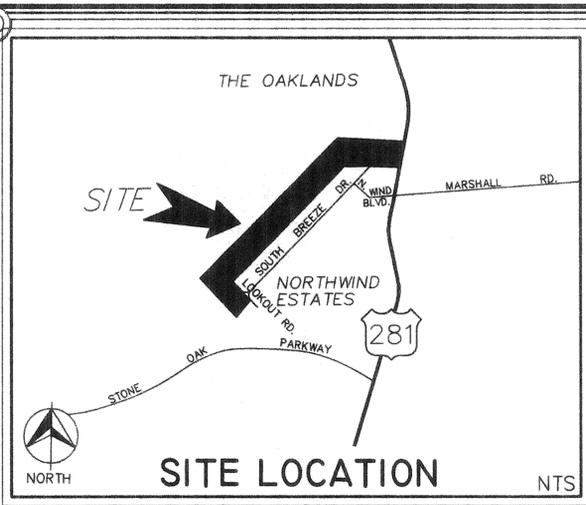
Sincerely



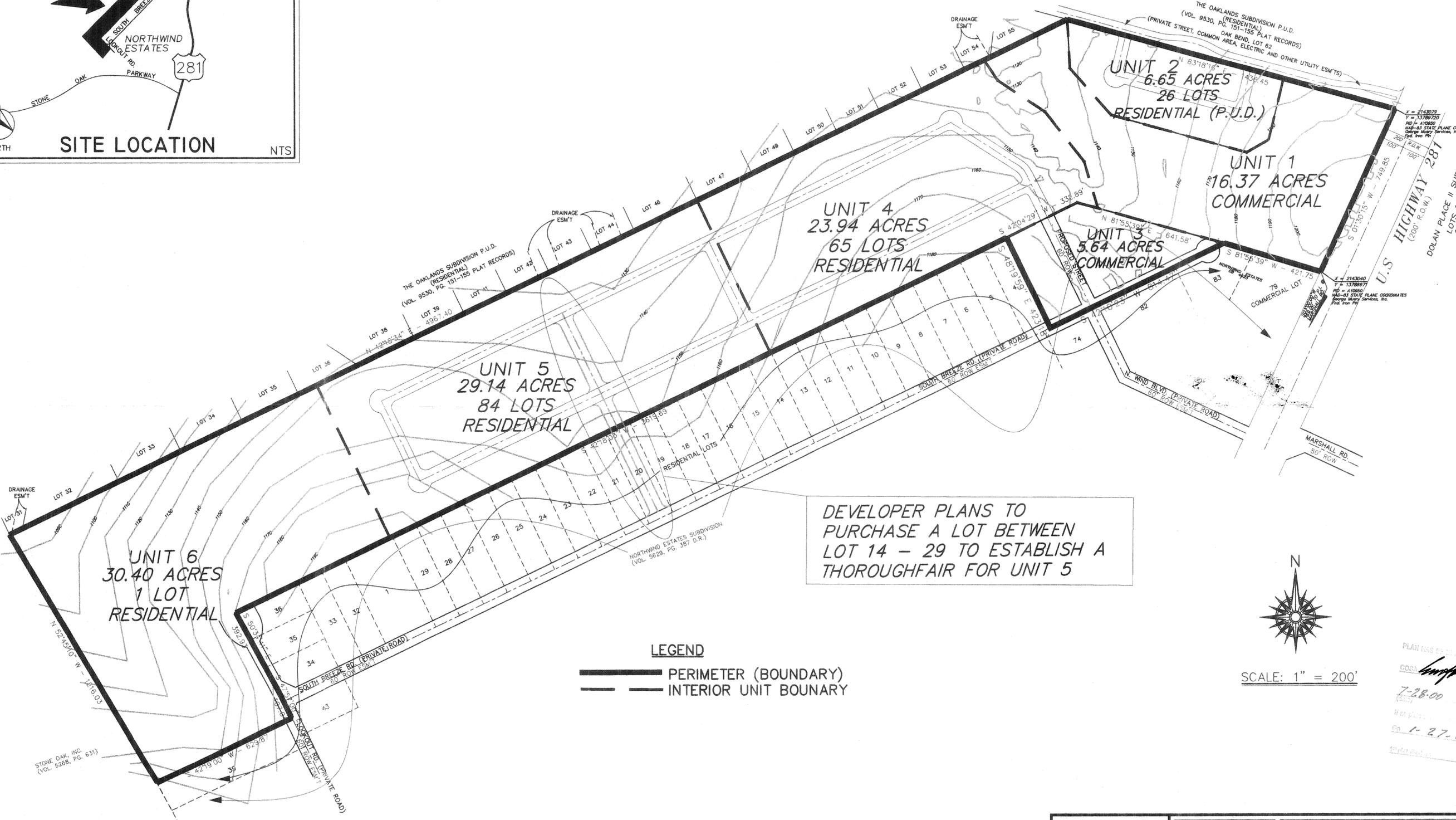
Emil R. Moncivais, AIA, AICP  
Director of Planning

EM/MH. Jr.

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



**SITE LOCATION**



DEVELOPER PLANS TO PURCHASE A LOT BETWEEN LOT 14 - 29 TO ESTABLISH A THOROUGHFAIR FOR UNIT 5

**LEGEND**

- PERIMETER (BOUNDARY)
- INTERIOR UNIT BOUNDARY



SCALE: 1" = 200'

PLAN HAS BEEN PREPARED BY  
 GCSA *[Signature]*  
 7-28-00 676  
 REVISED BY  
 On 1-27-02

DEVELOPER  
 ROBERT D. & JULIE K. TIPS  
 P.O. BOX 14000  
 SAN ANTONIO, TX 78214-4000  
 (210) 924-4242



MISSION PARK STONE OAK			
POADP			
DRAWN BY: WTF	FILE: 96005POA	APPROVED BY: NF	
SCALE: 1" = 200'	DATE: DECEMBER 1999	SHEET 1 OF 1	
REV. NO.	JOB NO. 96005		

13,021  
 14006

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: 11/24/99
Name of POADP: MISSION PARK STONE OAK
Owners: ROBERT D. & JULIE TIPS
Consulting Firm: FISHER ENGINEERING INC.
Address: P.O. BOX 14000
Address: 11825 RADIUM DR.
SAN ANTONIO, TX 78214
SAN ANTONIO, TX 78216
Phone: 924-4242
Phone: 308-9991
Existing zoning: N/A
Proposed zoning: N/A

Site is over/within/includes:
Edwards Aquifer Recharge Zone: [X] Yes [ ] No
Projected # of Phases: 5 [X] Yes [ ] No
San Antonio City Limits? 9 ETJ [ ] Yes [X] No
Council District: 9
Ferguson map grid: 483A2

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF), Multi-family (MF), and Commercial and non-residential. Values are N/A, N/A, 1, N/A, N/A, 16.42.

Handwritten note: just unit / other what about 4? platting 1 lot does not constitute a POADP, verify

Is there a previous POADP for this Site? Name N/A No. N/A
Is there a corresponding PUD for this site? Name N/A No. N/A
Plats associated with this POADP or site? Name N/A No. N/A

Contact Person and authorized representative:
Print Name: ROBERT D. TIPS
Signature: [Signature]
Date: NOV 22, 1999
Phone: 210-924-4242
Fax: 210-921-9888

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- 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;
- N/A  one hundred year flood plain limits; *NONE*
- 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);
- N/A  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 <sup>Todd Sang</sup>~~Amer Galani~~@ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- 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;

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

Certifying Representative:

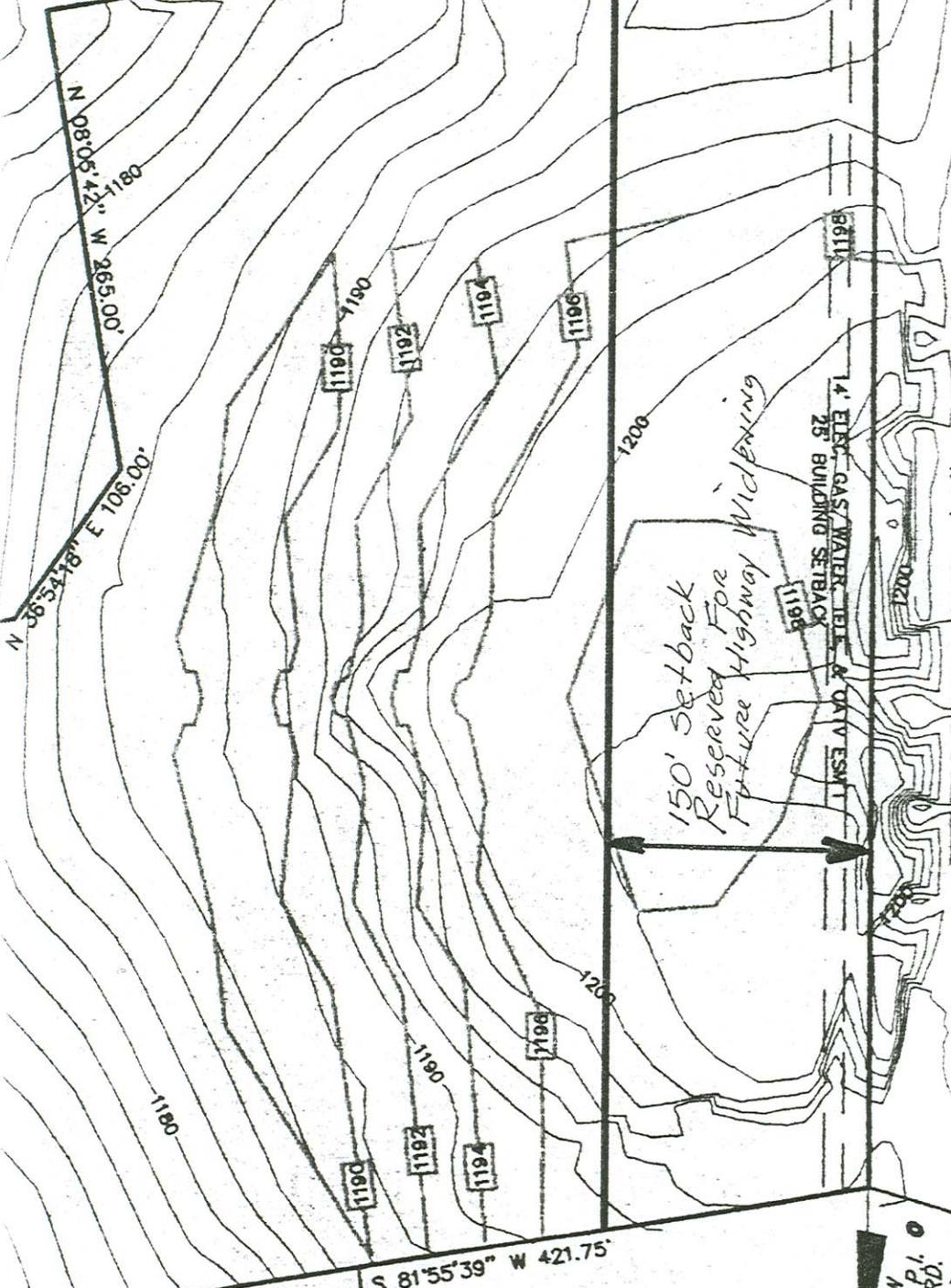
Print Name: NEIL FISHER Signature: Neil Fisher

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

PLAT # 200088

OAKLANDS SUBDIVISION P.U.D.  
30, PG. 151-155 PLAT RECORDS)  
MON AREA, ELECTRIC AND OTHER UTILITY ESM'TS)  
LOT 62

X = 2143079  
Y = 13789720  
PID = AY0950  
NAD-83 STATE PLANE COORDINATES  
George Muery Services, Inc.  
Fnd. Iron Pin



U.S HIGHWAY 281  
(200' R.O.W.)



SCALE : 1" = 100'

LOT 83  
LOT 79

NORTHWIND ESTATES SUBDIVISION  
(VOL. 9629, PG. 387 DEED RECORDS)  
(VOL. 4925, PG. 3A DEED RECORDS)

X = 2143040  
Y = 13788971  
PID = AY0950  
NAD-83 STATE PLANE COORDINATES  
George Muery Services, Inc.  
Fnd. Iron Pin

503'00" W TO P.I.  
769'00" TO P.I.  
MARSHALL RD.