



CITY OF SAN ANTONIO

October 22, 2000

Mr. Dennis Rion

Pape-Dawson Engineering, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: FCS Fischer, Ltd. 27.27

POADP # 687

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed FCS Fischer, Ltd. 27.27 Subdivision Preliminary Overall Area Development Plan # 687. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Rion
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November 22, 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 Unified Development Code, 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,



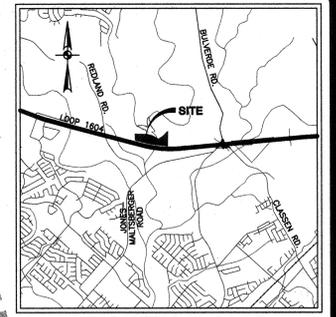
Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P.E., Public Works

SUBSTITUTE TRUSTEES DEED
370.559 ACRES
OWNER: LAREDO NATIONAL BANK
(VOL. 5211, PG. 2081-2088 O.P.R.)

ZONE A
APPROXIMATE LOCATION OF FLOOD ZONE AREA "A", (NO BASE FLOOD ELEVATIONS DETERMINED) AS SCALED FROM THE F.E.M.A. FLOOD INSURANCE RATE MAP 281 OF 900, COMMUNITY PANEL NUMBER 48029C0281 E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

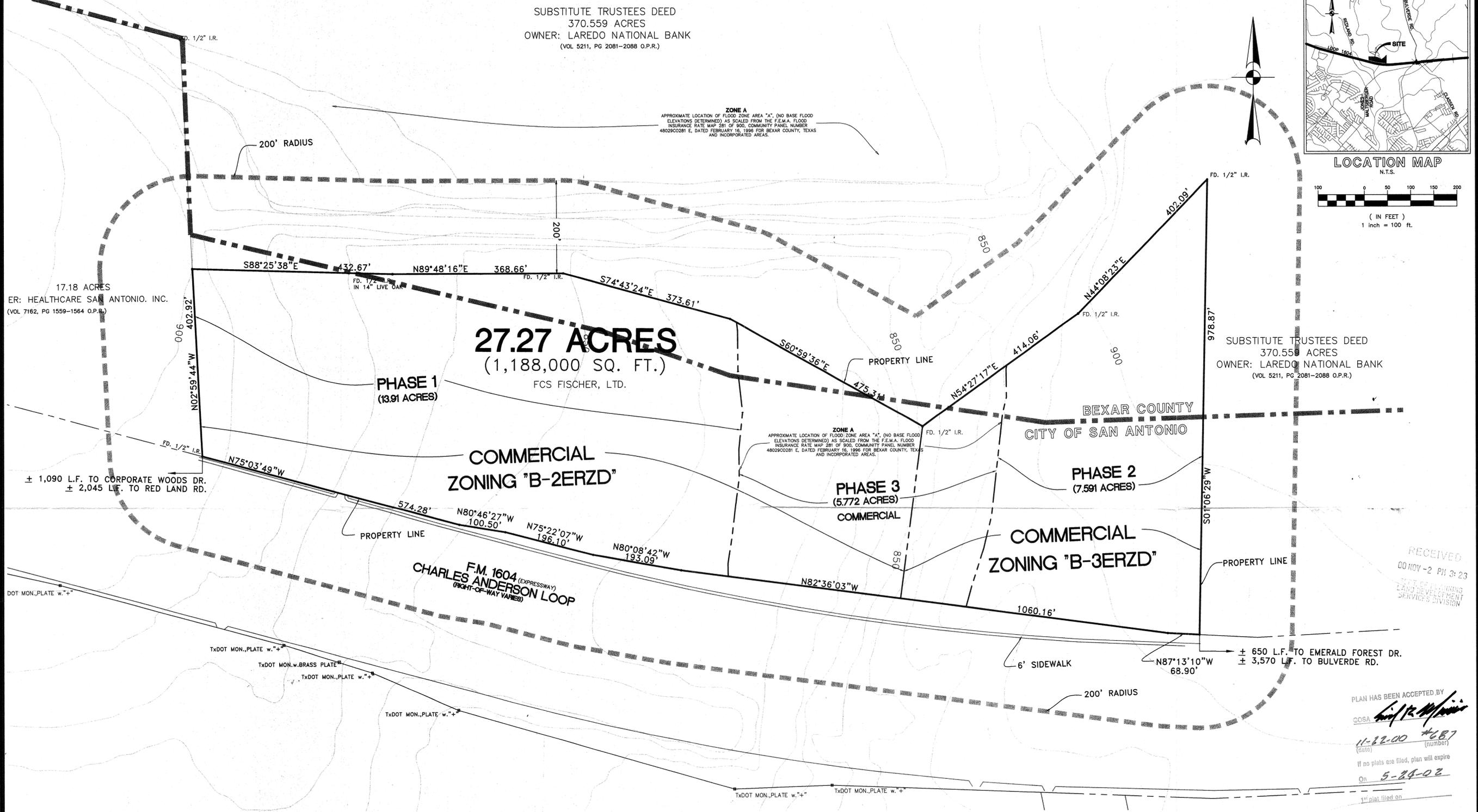


LOCATION MAP
N.T.S.
100 0 50 100 150 200
(IN FEET)
1 inch = 100 ft.

17.18 ACRES
OWNER: HEALTHCARE SAN ANTONIO, INC.
(VOL. 7182, PG. 1559-1564 O.P.R.)

27.27 ACRES
(1,188,000 SQ. FT.)
FCS FISCHER, LTD.

SUBSTITUTE TRUSTEES DEED
370.559 ACRES
OWNER: LAREDO NATIONAL BANK
(VOL. 5211, PG. 2081-2088 O.P.R.)



LEGEND

- CITY LIMIT LINE
- - - PHASE BOUNDARY LINE
- PROPERTY LINE
- 200' NOTIFICATION LIMIT

FEMA 100 YEAR FLOOD PLAIN PER FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0281 E, DATED FEBRUARY 16, 1996 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS.

THIS PROPERTY MUST COMPLY WITH THE CITY OF SAN ANTONIO TREE ORDINANCE.

COMMERCIAL DEVELOPMENT	ACREAGE
PHASE 1	13.91
PHASE 2	7.591
PHASE 3	5.772
TOTAL	27.27

NOTE

THIS PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. PLEASE REFERENCE IMPERVIOUS COVER MASTERPLAN APPROVED BY SAWS AQUIFER STUDIES ON JULY 17, 2000.

PLAN HAS BEEN ACCEPTED BY
COSA
11-22-00 #687
(date) (number)
If no plats are filed, plan will expire
On 5-29-02
1st plat filed on

DEVELOPER
FCS FISCHER, LTD
601 SONTERRA
SAN ANTONIO, TEXAS 78258

POADP NO.
(PREVIOUSLY EXPIRED POADP #122)

REVISIONS:

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

FCS FISCHER, LTD. - 27.27 ACRE TRACT
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
POADP NO. _____

JOB NO. 4763-13
DATE AUGUST2000
DESIGNER AKA
CHECKED SLW DRAWN AKA
SHEET 1 OF 1



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 UDC and must be certified to contain the following:

Date Submitted: August 22, 2000 Name of POADP: FCS Fischer, LTD. - 27.27 Acre Tract
 Owners: FCS Fischer Consulting Firm: Pape-Dawson Engineers
 Address: 601 Sonterra Address: 555 E. Ramsey
 Zip Code: San Antonio, TX 78258 Zip Code: San Antonio, TX 78216
 School District: North East I.S.D. Phone: 210/375-9000
 Existing zoning: B-3 ERZD(within City Limits) Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: 3 Yes No
 San Antonio City Limits? Yes No
 Council District: 9
 Ferguson map grid 518F3

Land area being platted:	Lots	Acres
Single Family (SF)	_____	_____
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>3</u>	<u>27.27</u>

Is there a previous POADP for this Site? Name Fischer Tract No. 122
 Is there a corresponding PUD for this site? Name N/A No. _____
 Plats associated with this POADP or site? Name N/A No. _____
 Name _____ No. _____
 Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dennis Rion

Signature: 

Date: 8/29/00

Phone: 210/375-9000

Fax: 210/375-9010

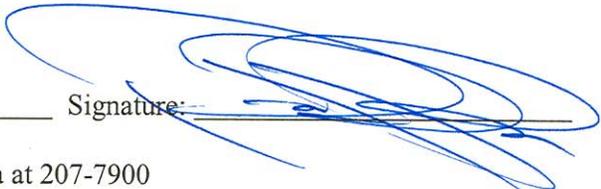
RECEIVED
 00 SEP - 6 PH 3: 12
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

- 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);
- copy of digital file;
- 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, 8 1/2 X 11 reduction with eight (8) full size copies of the POADP map, all full size 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 James Clements or Todd Sang @ (210)207-7702;
- 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 Friesenhahen @ (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;
- The POADP lies in the North East Independent School District and they have been contacted concerning this development.
- List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.
Loop 1604

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: Dennis Rion

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900

APPLICATION REVISED May 8, 2000

RECEIVED
 00 SEP 6 PM3: 12
 PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION