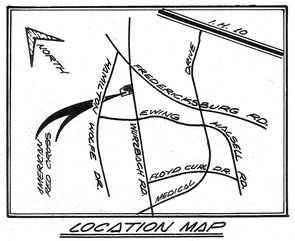


LOCATION MAP

NORTH

SCALE: 1" = 200'

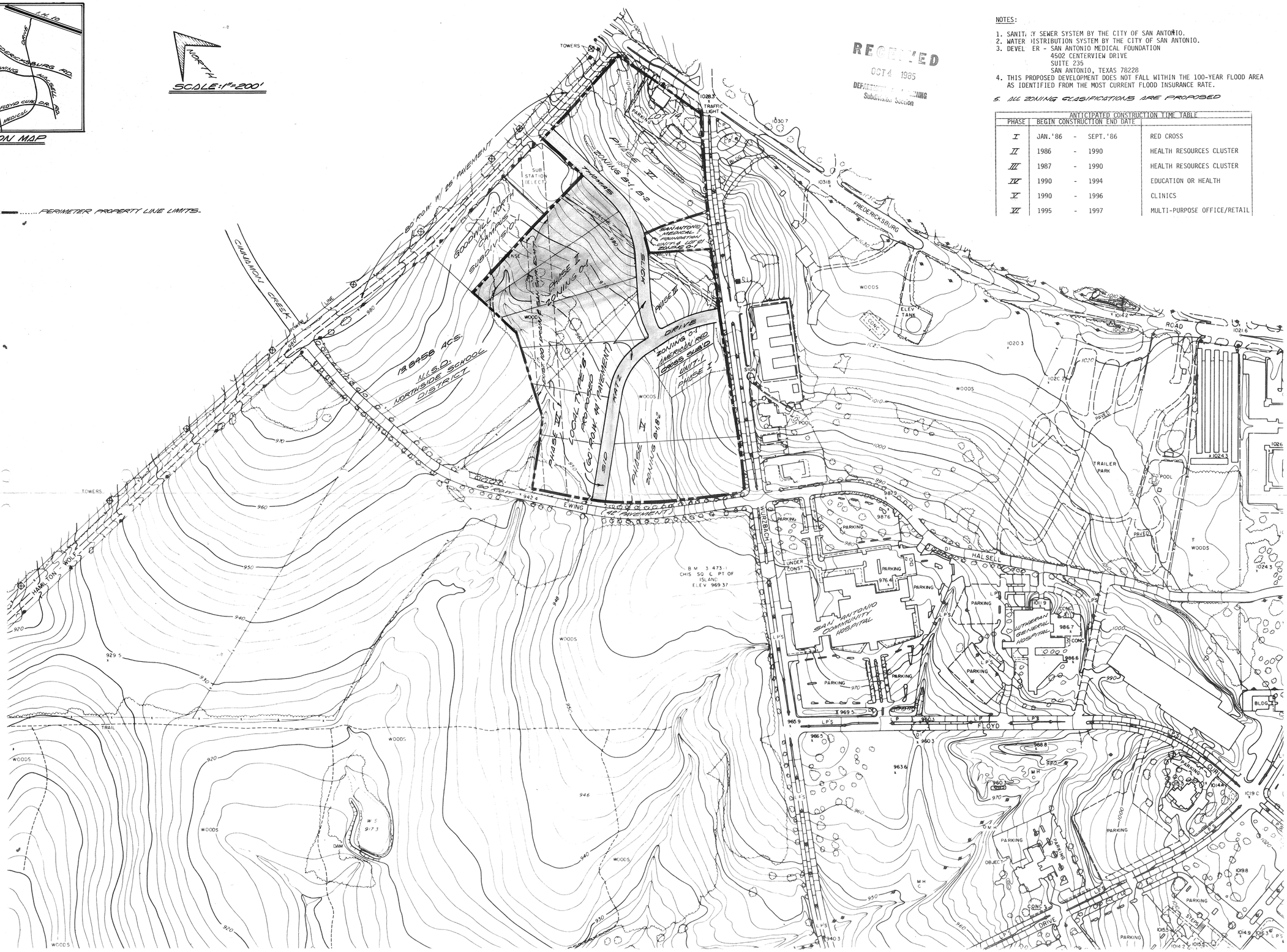
RECEIVED
OCT 4 1985
DEPARTMENT OF PLANNING
Subdivision Section

NOTES:

1. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
2. WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
3. DEVELOPER - SAN ANTONIO MEDICAL FOUNDATION
   4502 CENTERVIEW DRIVE
   SUITE 235
   SAN ANTONIO, TEXAS 78228
4. THIS PROPOSED DEVELOPMENT DOES NOT FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM THE MOST CURRENT FLOOD INSURANCE RATE.
5. ALL ZONING CLASIFICATIONS ARE PROPOSED

ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	BEGIN CONSTRUCTION	END DATE	
I	JAN.'86	SEPT.'86	RED CROSS
II	1986	1990	HEALTH RESOURCES CLUSTER
III	1987	1990	HEALTH RESOURCES CLUSTER
IV	1990	1994	EDUCATION OR HEALTH
V	1990	1996	CLINICS
VI	1995	1997	MULTI-PURPOSE OFFICE/RETAIL



196

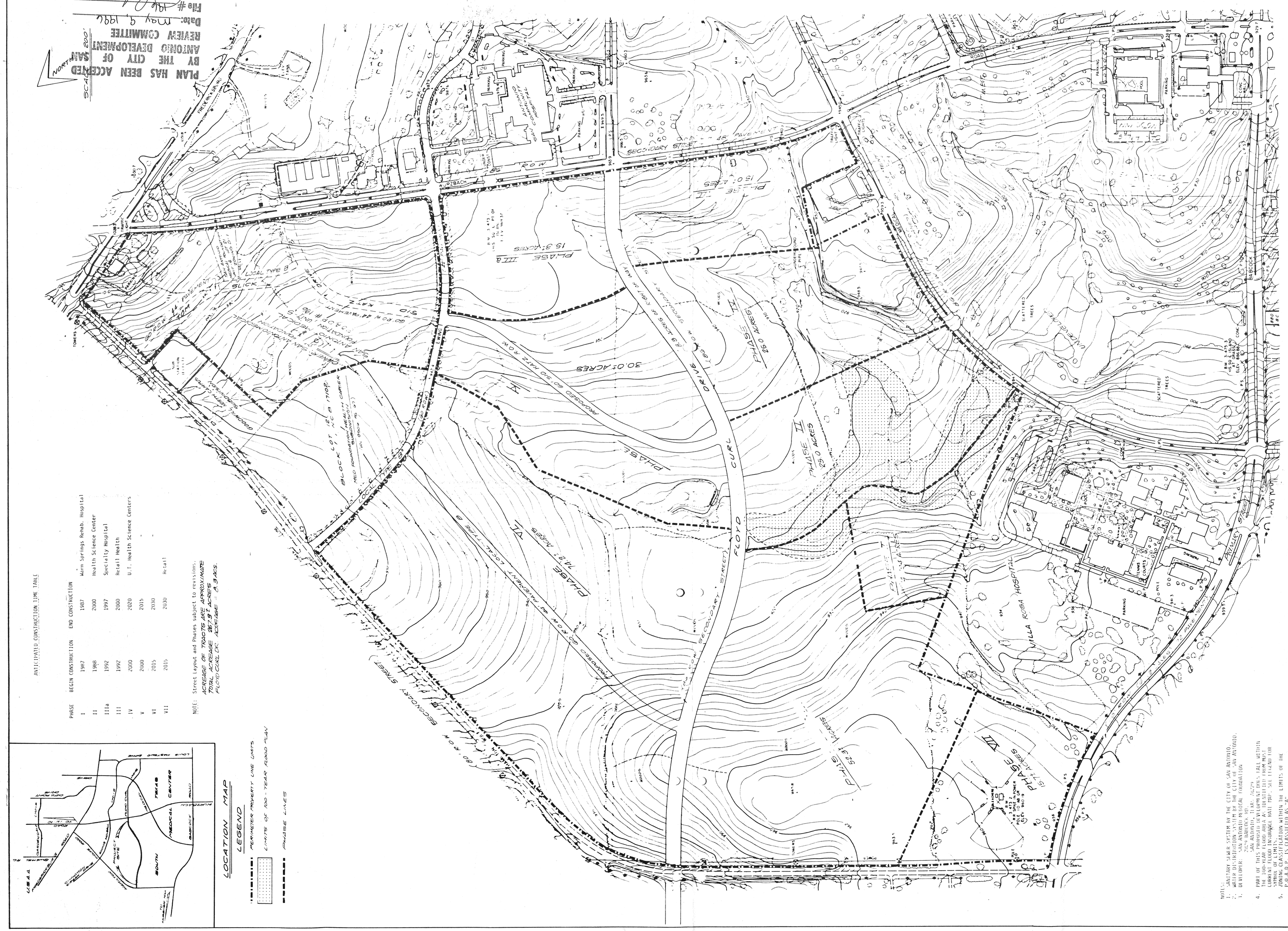
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151

mbc ENGINEERS

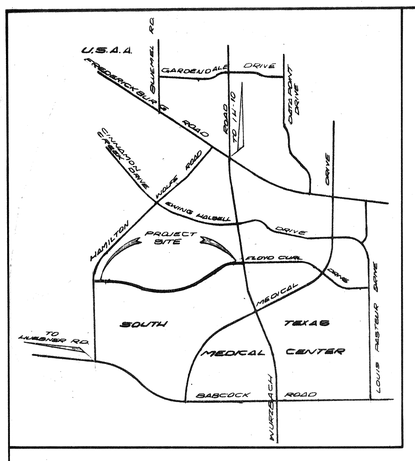
SAN ANTONIO MEDICAL FOUNDATION
SUBDIVISION, UNIT-5
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
P.O.A.D.P.

REVISIONS: DATE	NO.	DESCRIPTION	BY
OCT 3 85	1	ADDED CINNAMON CREEK DR.	LC

DESIGN D.L.A.
DRAWN R.D.C. & M.A.C.
CHECKED
DATE AUG. 9, 1985
JOB NO. C-4610
SHT 1 OF 1


SAN ANTONIO MEDICAL FOUNDATION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
P.O.A.D.P.
MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Greenspoint Drive, San Antonio, Texas 78216
(512) 349-0151
APRIL 30, 1996
1 OF 1
REVISIONS
DATE NO DESCRIPTION BY
JLC
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: May 9, 1996
File # 196
Signed:
SCALE: 1" = 200'
NORTH
ANTICIPATED CONSTRUCTION TIME TABLE
PHASE BEGIN CONSTRUCTION END CONSTRUCTION
I 1967 1987 Warm Springs Rehab. Hospital
II 1988 2000 Health Science Center
IIIa 1992 1997 Specialty Hospital
III 1992 2000 Retail Health
IV 2000 2020 U.T. Health Science Centers
V 2000 2015 -
VI 2015 2030 -
VII 2015 2030 Retail
NOTE: Street Layout and Phases subject to revisions.
ACREAGE OF TRACTS ARE APPROXIMATE
TOTAL ACREAGE 267.97 ACRES
FLOYD CURL DR. ACREAGE = 8.3 ACS.
LOCATION MAP
LEGEND
PERIMETER PROPERTY LINE LIMITS
LIMITS OF 100 YEAR FLOOD PLAIN
PHASE LINES
PHASE I 15.0 ACRES
PHASE IIIa 15.3 ACRES
PHASE III 25.0 ACRES
PHASE IV 30.0 ACRES
PHASE V 14.2 ACRES
PHASE VI 25.0 ACRES
PHASE VII 15.7 ACRES
PROPOSED 60' SECONDARY STREET
FLOYD CURL DR.
VILLA ROSA HOSPITAL
SECONDARY STREET
BABCOCK
WALLACE
NOTES:
1. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
2. WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
3. DEVELOPER: SAN ANTONIO MEDICAL FOUNDATION
7979 WURZBACH RD.
SAN ANTONIO, TEXAS 78229
4. PART OF THIS PROPOSED DEVELOPMENT IS WITHIN THE 100 YEAR FLOOD PLAIN AS SHOWN ON THE CURRENT FLOOD INSURANCE RATE MAP. SEE LEGEND FOR SYMBOL OF LIMITS.
5. FLOOD CONTROL MITIGATION WITHIN THE LIMITS OF THE P.O.A.D.P. IS CLASSIFIED AS "A".

196



LOCATION MAP

LEGEND

- PERIMETER PROPERTY LINE LIMITS
- LIMITS OF 100-YEAR FLOOD PLAN
- PHASE LINES

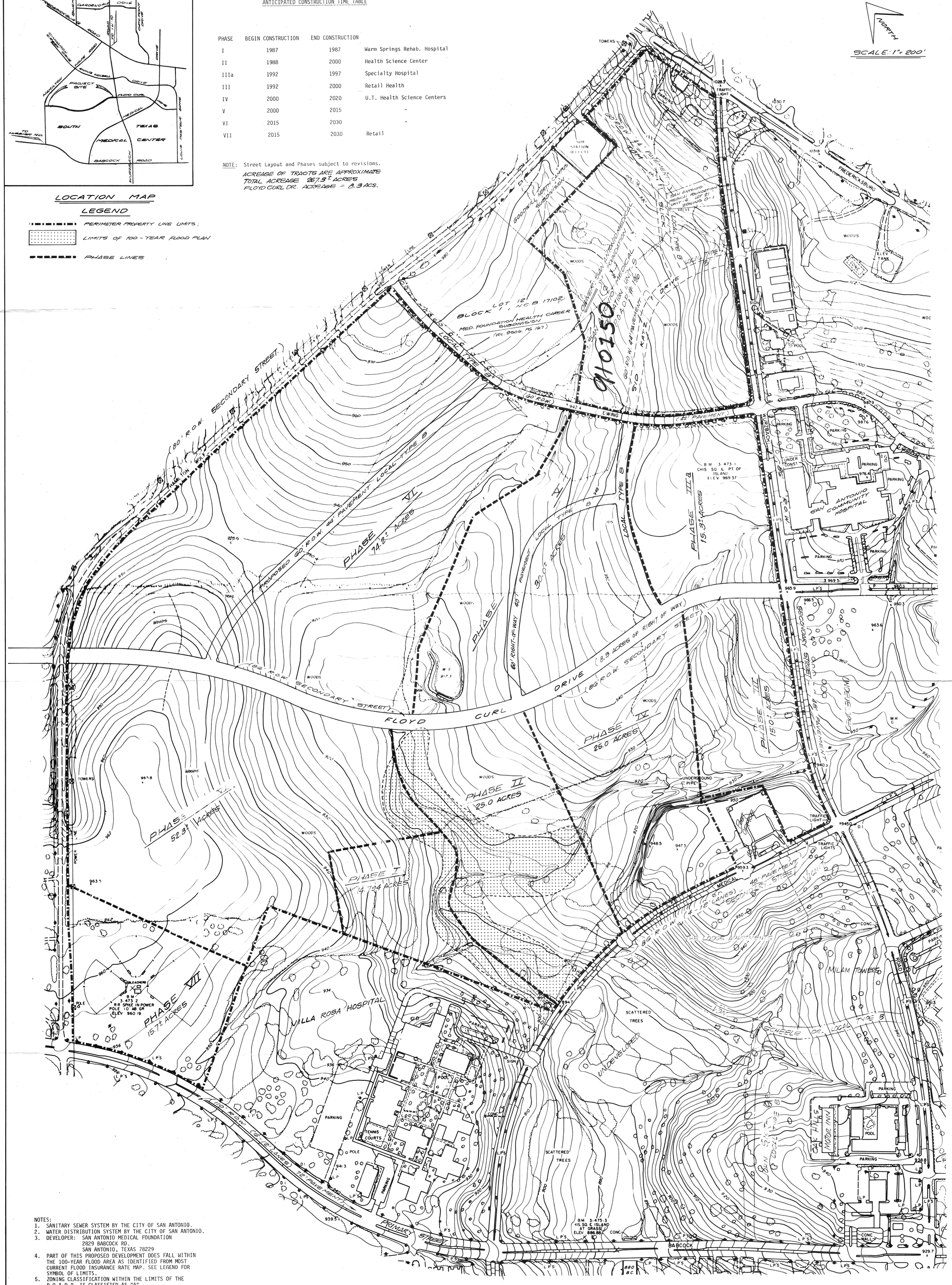
ANTICIPATED CONSTRUCTION TIME TABLE

PHASE	BEGIN CONSTRUCTION	END CONSTRUCTION	
I	1987	1987	Warm Springs Rehab. Hospital
II	1988	2000	Health Science Center
IIIa	1992	1997	Specialty Hospital
III	1992	2000	Retail Health
IV	2000	2020	U.T. Health Science Centers
V	2000	2015	-
VI	2015	2030	-
VII	2015	2030	Retail

NOTE: Street Layout and Phases subject to revisions.
ACREAGE OF TRACTS ARE APPROXIMATE
TOTAL ACREAGE 267.3± ACRES
FLOYD CURL DR. ACREAGE = 8.3 ACS.

NORTH

SCALE: 1" = 200'



NOTES:
1. SANITARY SEWER SYSTEM BY THE CITY OF SAN ANTONIO.
2. WATER DISTRIBUTION SYSTEM BY THE CITY OF SAN ANTONIO.
3. DEVELOPER: SAN ANTONIO MEDICAL FOUNDATION
   2829 BABCOCK RD.
   SAN ANTONIO, TEXAS 78229
4. PART OF THIS PROPOSED DEVELOPMENT DOES FALL WITHIN THE 100-YEAR FLOOD AREA AS IDENTIFIED FROM MOST CURRENT FLOOD INSURANCE RATE MAP. SEE LEGEND FOR SYMBOL OF LIMITS.
5. ZONING CLASSIFICATION WITHIN THE LIMITS OF THE P.O.A.D.P. IS CLASSIFIED AS "A".

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349-0151
mbc ENGINEERS

FLOYD CURL SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
P.O.A.D.P.

REVISIONS: NO.	DATE	DESCRIPTION	BY
1	23 MAR 87	ADDED PHASE LINES	JLC

DESIGN D.L.A.
DRAWN LPL JLC
CHECKED JLC
DATE 9 FEB 1987
JOB NO. 04734
SHT. 1 OF 1

196

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-13-61-42
(To be assigned by the Planning Dept.

SAN ANTONIO MED. FOUNDATION
P.O.A.D.P. NAME

S.A.M.F.
NAME OF DEVELOPER/SUBDIVIDER

4502 CENTERVIEW, SUITE 235
ADDRESS 78228

PHONE NO.

M.B.C. Engineers
NAME OF CONSULTANT

415 Breesport 78216
ADDRESS

349-0151
PHONE NO.

GENERAL LOCATION OF SITE N.W. corner of Wurzbach Rd. and Fredericksburg Rd.

EXISTING ZONING (If Applicable)

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	( ) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
	( ) Multi-Family	
( ) Water Wells	( ) Business	( ) Septic Tank(s)
	( ) Industrial	

DATE FILED ~~Sept. 13, 1985~~ Oct 4, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Oct. 7, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

✓ (a) Perimeter property lines;
✓ (b) Name of the plan and the subdivisions;
✓ (c) Scale of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
✓ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
✓ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
✓ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
✓ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

May 9, 1996

David Allen
Macina, Bose, Copeland & Associates, Inc.
415 Breesport Drive
San Antonio, TX 78216

Re: San Antonio Medical Foundation

POADP # 196

Dear Mr. Allen:

The City Staff Development Review Committee has reviewed your San Antonio Medical Foundation Subdivision Preliminary Overall Area Development Plan # 196. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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,

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

DWP/EAC

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

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mindi Litman Date May 6, 96

FROM: Elizabeth A. Carol; Department of Planning

ITEM NAME: S.A. Medical Foundation FILE #

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section.** All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

RECEIVED 96 MAY 13 AM 11:05 PLANNING LAND DEVELOPMENT SERVICES DIVISION

- ☐ Proposed plat-30 days
- ☐ Variance-15 days
- ☒ POADP's-10 days
- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☐ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Telephone #_____

Comments: Drainage to be address during the platting process.

A Flood Plain Study will be required during the platting process.

Mindi Litman — Asst. Drainage Eng. — 5-8-96

Signature — Title — Date

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

FACSIMILE COVER SHEET

TO: ELIZABETH DATE: 5/9/96

FAX #: 2074441 TIME:

FROM: DAVID ALLEN JOB #: -

Number of Pages (including cover sheet): 2

Description: POADP Application

Comments:

As Requested.

If you do not receive all the pages as indicated above, please call: (210) 349-0151.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: MAY 9, 1996

Name of POADP: SAN ANTONIO MEDICAL FOUNDATION

Owner/Agent: SAN ANTONIO MEDICAL FOUNDATION **Phone:** 614-3724

Address: 2829 BABCOCK RD. **Zip code:** 78229

Engineer/Surveyor: M.B.C. ENGINEERS INC. **Phone:** (210) 349-0151

Address: 415 BREESPORT DR. **Zip code:** 78216

Existing zoning: N/A **Proposed zoning:** B-3

Texas State Plane Coordinates: X 613,463 Y 130,932
(at major street entrance/main entrance)

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

Land Area Being Platted:

	Lots	Acres
Single-Family (SF)	-	-
Non-Single Family (NSF)	-	-
Commercial & other	1	267.3
TOTAL =	-	267.3

Print Name: DAVID L. ALLEN, P.E. **Signature:** David L. Allen

Date: MAY 9, 1996 **Tel:** (210) 349-0151 **Fax:** (210) 349-9302

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff wil contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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

PLEASE FOLD ALL MAPS

mbc ENGINEERS

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO Planning

Proj. No. C4734 Date April 10 '87

Re: Lama Road

Attn: Roy

GENTLEMEN:

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			Prints

RECEIVED
APR 10 1987
DEPARTMENT OF PLANNIN
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

COPY TO _____

SIGNED Joe R Carmona

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

May 6, 1987

Mr. Robert Copeland
MBC Engineering Co.
415 Breesport
San Antonio, Texas 78216

RE: San Antonio Medical Foundation POADP
File #196

Dear Mr. Copeland:

The Development Review Committee has reviewed and accepted your revised plan for San Antonio Medical Foundation. Please note that the plan has been assigned File #196 for future reference.

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 Subdivision Regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Dept. of Planning

MCO/RR/sm
Encl.

"AN EQUAL OPPORTUNITY EMPLOYER"

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO Planning Dept

Proj. No. C4734 Date April 8 '87

Re: Floyd Curl Dr.

Attn: Roy Ramos

GENTLEMEN:

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
1			Print of PO&DP.

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED
1987 APR 13 PM 3:36
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

REMARKS: If acceptable, we will furnish the additional 4 prints

COPY TO _____

SIGNED Joe L Carmona

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(210) 349-0151 FAX (210) 349-9302

TO Planning Department

Proj. No. 26518 Date 4/29/96

Re: SAN ANTONIO MEDICAL FOUNDATION

Attn: Eddie Guzman

GENTLEMEN:

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			revised P.O.a.D.P.
			(new alignment Sid Katz)

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☒ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: Eddie, the revision to the P.O.a.D.P. is the new alignment of Sid Katz Dr. between Floyd Curl & Ewing Halsell. Dr.

David

COPY TO _____

SIGNED Jose C. Campra

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO PLANNING DEPT

Attn: MR EDDIE GUSMAN

Proj. No. C4610 Date SEPT 18 '85

Re: San Antonio Medical Foundation Subd U-5

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			POA DP

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED 1985 SEP 18 AM 8:32 DEPT. OF CURRENT PLANNING SECTION

REMARKS:

COPY TO _____

SIGNED Joe L Carmona

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO Planning Dept

Attn: Roy Ramos

Proj. No. C 4610 Date 10/4/85

Re: San Antonio Medical Foundation

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			PDAP

RECEIVED
OCT 4 1985
DEPARTMENT OF PLANNING
Subdivision Section

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS: revised as requested added Cinnamon Creek to drawing

COPY TO _____

SIGNED Joe L Cannon