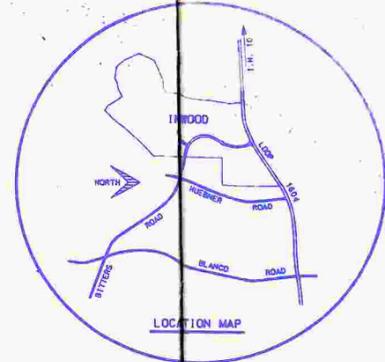


RECEIVED  
 93 FEB 25 PM 2:50  
 DEPT. OF PLANNING  
 LAND DEVELOPMENT  
 SERVICES DIVISION

NORTH  
 SCALE: 1" = 300'



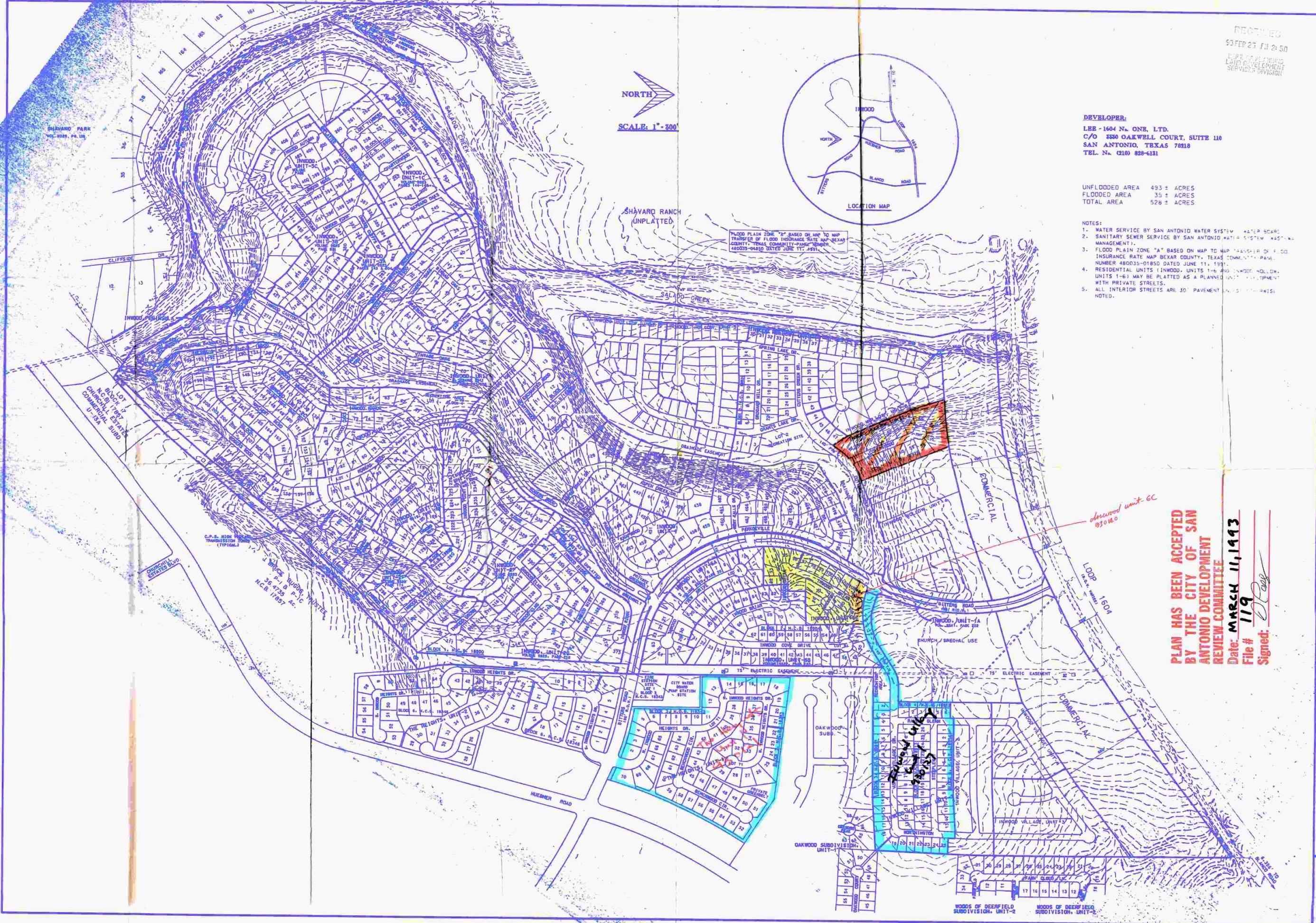
DEVELOPER:  
 LEE - 1604 N. ONE, LTD.  
 C/O 3330 OAKWELL COURT, SUITE 110  
 SAN ANTONIO, TEXAS 78218  
 TEL. No. (210) 828-6131

UNFLOODED AREA 493 ± ACRES  
 FLOODED AREA 35 ± ACRES  
 TOTAL AREA 528 ± ACRES

- NOTES:
1. WATER SERVICE BY SAN ANTONIO WATER SYSTEM (WATER BOARD MANAGEMENT).
  2. SANITARY SEWER SERVICE BY SAN ANTONIO WATER SYSTEM (WASTEWATER MANAGEMENT).
  3. FLOOD PLAIN ZONE "A" BASED ON MAP TO MAP TRANSFER OF FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY PLAN NUMBER 480035-01850 DATED JUNE 11, 1991.
  4. RESIDENTIAL UNITS (INWOOD, UNITS 1-6 AND INWOOD HOLLOW, UNITS 1-6) MAY BE PLATTED AS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.
  5. ALL INTERIOR STREETS ARE 30' PAVEMENT UNLESS OTHERWISE NOTED.

FLOOD PLAIN ZONE "A" BASED ON MAP TO MAP TRANSFER OF FLOOD INSURANCE RATE MAP BEAR COUNTY, TEXAS COMMUNITY PLAN NUMBER 480035-01850 DATED JUNE 11, 1991.

SHAYANO RANCH UNPLATTED



**PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE**

Date: **MARCH 11, 1993**  
 File # **119**

Signed: *[Signature]*

*drawn unit-6C 03/04/0*

*Review Unit 1-2 03/03/93*

MACINA • BOSE • COPELAND & ASSOC., INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS



528 AC. ROGERS RANCH  
 INWOOD SUBDIVISION  
 PRELIMINARY, OVERALL AREA DEVELOPMENT PLAN, No. 119

REVISION	DATE	NO.	DESCRIPTION

DESIGN: \_\_\_\_\_  
 CHECKED: \_\_\_\_\_  
 DATE: **Feb. 25, 1993**  
 FILE NO: **C-1304**

415 Breasport Drive, San Antonio, Texas 78216  
 348-0151

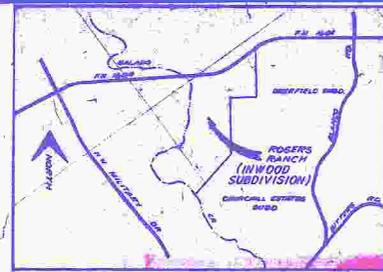
PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: 9/29/1994

File # 119

Signed: D. Pas

EXPIRES 9/29/1994



LOCATION MAP

NOTES:

- 1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
- 2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
- 3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
- 4. CONTOUR SURVAY AND AERIAL PHOTOGRAPHY (1983).
- 5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM THESE LINES SHOWING AERIAL PHOTOGRAPHY AND WERE NOT CALCULATED OR TAKEN FROM DEEDS.
- 6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM THE FLOOD INSURED RISKMAP MAPS OF D-12.
- 7. RESIDENTIAL UNITS 1, 2, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

UNFLOODED AREA ± 493 ACRES  
 FLOODED AREA ± 35 ACRES  
 TOTAL AREA ± 528 ACRES

DEVELOPMENT PROJECT SCHEDULE

RESIDENTIAL	UNIT 22 - NOV. 1990
UNIT 1 - 10	TO BE COMPLETED BY JUNE 1992
UNIT 11 - 20	TO BE COMPLETED BY JUNE 1992
UNIT 21 - 30	TO BE COMPLETED BY JUNE 1992
UNIT 31 - 40	TO BE COMPLETED BY JUNE 1992
UNIT 41 - 50	TO BE COMPLETED BY JUNE 1992
UNIT 51 - 60	TO BE COMPLETED BY JUNE 1992
UNIT 61 - 70	TO BE COMPLETED BY JUNE 1992
UNIT 71 - 80	TO BE COMPLETED BY JUNE 1992
UNIT 81 - 90	TO BE COMPLETED BY JUNE 1992
UNIT 91 - 100	TO BE COMPLETED BY JUNE 1992
UNIT 101 - 110	TO BE COMPLETED BY JUNE 1992
UNIT 111 - 120	TO BE COMPLETED BY JUNE 1992
UNIT 121 - 130	TO BE COMPLETED BY JUNE 1992
UNIT 131 - 140	TO BE COMPLETED BY JUNE 1992
UNIT 141 - 150	TO BE COMPLETED BY JUNE 1992
UNIT 151 - 160	TO BE COMPLETED BY JUNE 1992
UNIT 161 - 170	TO BE COMPLETED BY JUNE 1992
UNIT 171 - 180	TO BE COMPLETED BY JUNE 1992
UNIT 181 - 190	TO BE COMPLETED BY JUNE 1992
UNIT 191 - 200	TO BE COMPLETED BY JUNE 1992
UNIT 201 - 210	TO BE COMPLETED BY JUNE 1992
UNIT 211 - 220	TO BE COMPLETED BY JUNE 1992
UNIT 221 - 230	TO BE COMPLETED BY JUNE 1992
UNIT 231 - 240	TO BE COMPLETED BY JUNE 1992
UNIT 241 - 250	TO BE COMPLETED BY JUNE 1992
UNIT 251 - 260	TO BE COMPLETED BY JUNE 1992
UNIT 261 - 270	TO BE COMPLETED BY JUNE 1992
UNIT 271 - 280	TO BE COMPLETED BY JUNE 1992
UNIT 281 - 290	TO BE COMPLETED BY JUNE 1992
UNIT 291 - 300	TO BE COMPLETED BY JUNE 1992
UNIT 301 - 310	TO BE COMPLETED BY JUNE 1992
UNIT 311 - 320	TO BE COMPLETED BY JUNE 1992
UNIT 321 - 330	TO BE COMPLETED BY JUNE 1992
UNIT 331 - 340	TO BE COMPLETED BY JUNE 1992
UNIT 341 - 350	TO BE COMPLETED BY JUNE 1992
UNIT 351 - 360	TO BE COMPLETED BY JUNE 1992
UNIT 361 - 370	TO BE COMPLETED BY JUNE 1992
UNIT 371 - 380	TO BE COMPLETED BY JUNE 1992
UNIT 381 - 390	TO BE COMPLETED BY JUNE 1992
UNIT 391 - 400	TO BE COMPLETED BY JUNE 1992
UNIT 401 - 410	TO BE COMPLETED BY JUNE 1992
UNIT 411 - 420	TO BE COMPLETED BY JUNE 1992
UNIT 421 - 430	TO BE COMPLETED BY JUNE 1992
UNIT 431 - 440	TO BE COMPLETED BY JUNE 1992
UNIT 441 - 450	TO BE COMPLETED BY JUNE 1992
UNIT 451 - 460	TO BE COMPLETED BY JUNE 1992
UNIT 461 - 470	TO BE COMPLETED BY JUNE 1992
UNIT 471 - 480	TO BE COMPLETED BY JUNE 1992
UNIT 481 - 490	TO BE COMPLETED BY JUNE 1992
UNIT 491 - 500	TO BE COMPLETED BY JUNE 1992
UNIT 501 - 510	TO BE COMPLETED BY JUNE 1992
UNIT 511 - 520	TO BE COMPLETED BY JUNE 1992
UNIT 521 - 530	TO BE COMPLETED BY JUNE 1992
UNIT 531 - 540	TO BE COMPLETED BY JUNE 1992
UNIT 541 - 550	TO BE COMPLETED BY JUNE 1992
UNIT 551 - 560	TO BE COMPLETED BY JUNE 1992
UNIT 561 - 570	TO BE COMPLETED BY JUNE 1992
UNIT 571 - 580	TO BE COMPLETED BY JUNE 1992
UNIT 581 - 590	TO BE COMPLETED BY JUNE 1992
UNIT 591 - 600	TO BE COMPLETED BY JUNE 1992
UNIT 601 - 610	TO BE COMPLETED BY JUNE 1992
UNIT 611 - 620	TO BE COMPLETED BY JUNE 1992
UNIT 621 - 630	TO BE COMPLETED BY JUNE 1992
UNIT 631 - 640	TO BE COMPLETED BY JUNE 1992
UNIT 641 - 650	TO BE COMPLETED BY JUNE 1992
UNIT 651 - 660	TO BE COMPLETED BY JUNE 1992
UNIT 661 - 670	TO BE COMPLETED BY JUNE 1992
UNIT 671 - 680	TO BE COMPLETED BY JUNE 1992
UNIT 681 - 690	TO BE COMPLETED BY JUNE 1992
UNIT 691 - 700	TO BE COMPLETED BY JUNE 1992
UNIT 701 - 710	TO BE COMPLETED BY JUNE 1992
UNIT 711 - 720	TO BE COMPLETED BY JUNE 1992
UNIT 721 - 730	TO BE COMPLETED BY JUNE 1992
UNIT 731 - 740	TO BE COMPLETED BY JUNE 1992
UNIT 741 - 750	TO BE COMPLETED BY JUNE 1992
UNIT 751 - 760	TO BE COMPLETED BY JUNE 1992
UNIT 761 - 770	TO BE COMPLETED BY JUNE 1992
UNIT 771 - 780	TO BE COMPLETED BY JUNE 1992
UNIT 781 - 790	TO BE COMPLETED BY JUNE 1992
UNIT 791 - 800	TO BE COMPLETED BY JUNE 1992
UNIT 801 - 810	TO BE COMPLETED BY JUNE 1992
UNIT 811 - 820	TO BE COMPLETED BY JUNE 1992
UNIT 821 - 830	TO BE COMPLETED BY JUNE 1992
UNIT 831 - 840	TO BE COMPLETED BY JUNE 1992
UNIT 841 - 850	TO BE COMPLETED BY JUNE 1992
UNIT 851 - 860	TO BE COMPLETED BY JUNE 1992
UNIT 861 - 870	TO BE COMPLETED BY JUNE 1992
UNIT 871 - 880	TO BE COMPLETED BY JUNE 1992
UNIT 881 - 890	TO BE COMPLETED BY JUNE 1992
UNIT 891 - 900	TO BE COMPLETED BY JUNE 1992
UNIT 901 - 910	TO BE COMPLETED BY JUNE 1992
UNIT 911 - 920	TO BE COMPLETED BY JUNE 1992
UNIT 921 - 930	TO BE COMPLETED BY JUNE 1992
UNIT 931 - 940	TO BE COMPLETED BY JUNE 1992
UNIT 941 - 950	TO BE COMPLETED BY JUNE 1992
UNIT 951 - 960	TO BE COMPLETED BY JUNE 1992
UNIT 961 - 970	TO BE COMPLETED BY JUNE 1992
UNIT 971 - 980	TO BE COMPLETED BY JUNE 1992
UNIT 981 - 990	TO BE COMPLETED BY JUNE 1992
UNIT 991 - 1000	TO BE COMPLETED BY JUNE 1992

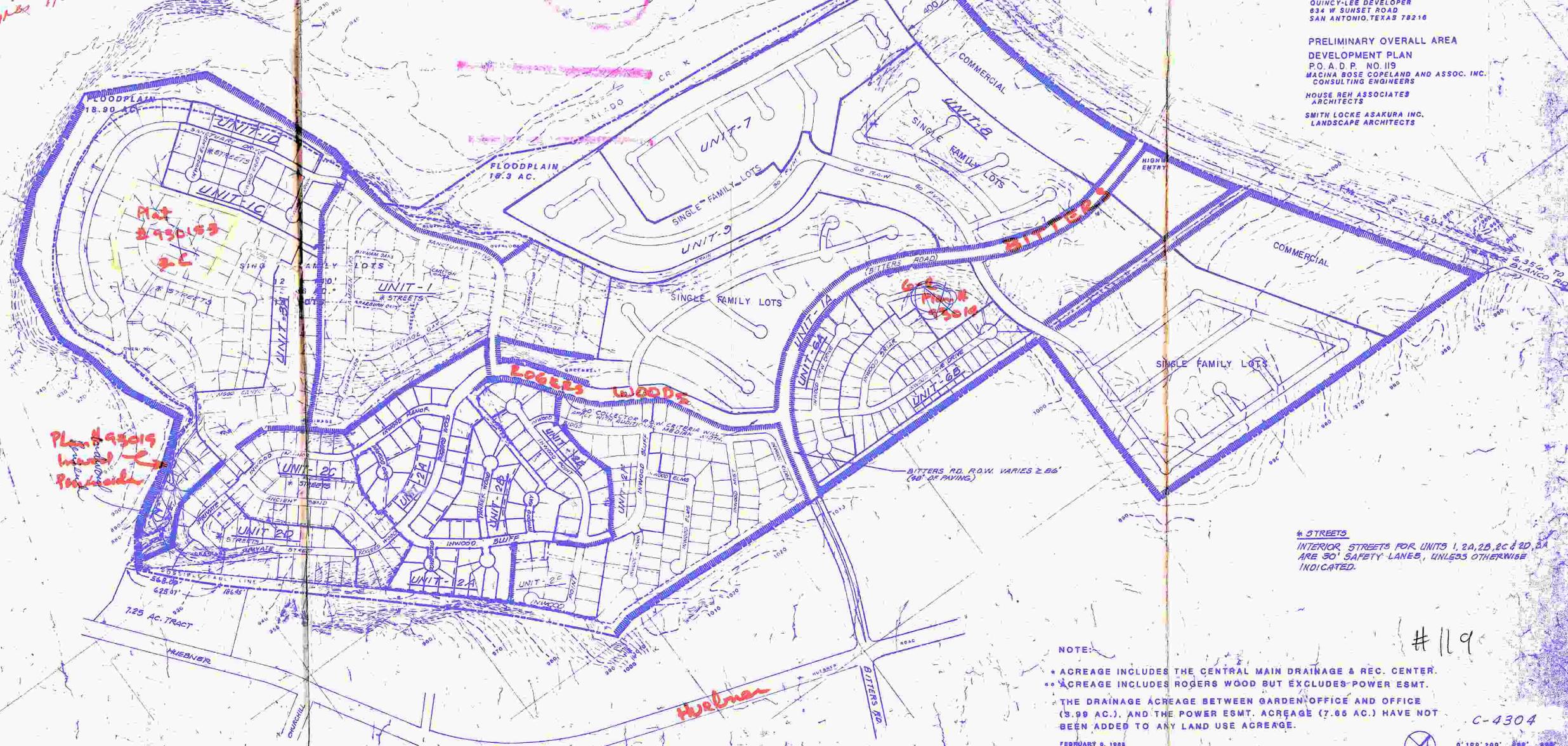
528 AC. ROGERS RANCH INWOOD SUBDIVISION

LEE-ROGERS PROPERTY  
 QUINCY-LEE DEVELOPER  
 634 W. SUNSET ROAD  
 SAN ANTONIO, TEXAS 78210

PRELIMINARY OVERALL AREA  
 DEVELOPMENT PLAN  
 P.O. A. D. P. NO. 119  
 MACINA BOSE COPELAND AND ASSOC. INC.  
 CONSULTING ENGINEERS

HOUSE REH ASSOCIATES  
 ARCHITECTS

SMITH LOCKE ASAKURA INC.  
 LANDSCAPE ARCHITECTS



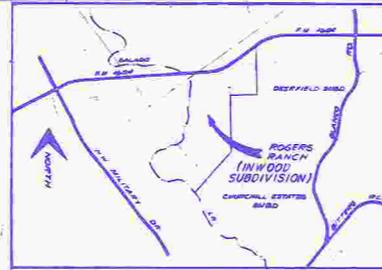
\* STREETS  
 INTERIOR STREETS FOR UNITS 1, 2A, 2B, 2C & 2D, 3A ARE 30' SAFETY LANES, UNLESS OTHERWISE INDICATED.

NOTE:  
 \* ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.  
 \*\* ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.  
 THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE.

FEBRUARY 6, 1992  
 PLANS SUBJECT TO CHANGE WITHOUT NOTICE

#119

C-4304



LOCATION MAP

NOTES:

1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD
2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO
3. PROPERTY IS SITUATED OUTSIDE SAN ANTONIO CITY LIMITS
4. CONVEYING SURVIVOR ARE HEREBY PHOTOGRAPHICALLY SURVEYED
5. PROPERTY LINES ARE APPROXIMATE AND ARE LOCATED FROM TRAIL LINES SHOWN ON GENERAL PHOTOGRAPHIC SURVEY. AREA NOT CALCULATED TO TRAIL LINES LOCATIONS
6. FLOOD PLAIN LIMITS AND ADJUSTMENTS ARE BASED ON DATA FROM FLOOD INSURANCE RATE BOARD, 1972

RESIDENTIAL UNITS SHALL BE PLACED AS SHOWN ON THIS DEVELOPMENT PLAN AND PRIVATE STRIPES

UNFLOODED AREA = 473 ACRES  
 FLOODED AREA = 35 ACRES  
 TOTAL AREA = 508 ACRES

DEVELOPMENT PROJECT SCHEDULE

UNIT	NOV. 1980	DEC. 1980	JAN. 1981	FEB. 1981	MAR. 1981	APR. 1981	MAY 1981	JUN. 1981	JULY 1981	AUG. 1981	SEPT. 1981	OCT. 1981	NOV. 1981	DEC. 1981	JAN. 1982	FEB. 1982	MAR. 1982	APR. 1982	MAY 1982	JUN. 1982	JULY 1982	AUG. 1982	SEPT. 1982	OCT. 1982	NOV. 1982	DEC. 1982	
UNIT 1																											
UNIT 2																											
UNIT 3																											
UNIT 4																											
UNIT 5																											
UNIT 6																											
UNIT 7																											
UNIT 8																											
UNIT 9																											
UNIT 10																											
UNIT 11																											
UNIT 12																											
UNIT 13																											
UNIT 14																											
UNIT 15																											
UNIT 16																											
UNIT 17																											
UNIT 18																											
UNIT 19																											
UNIT 20																											
UNIT 21																											
UNIT 22																											
UNIT 23																											
UNIT 24																											
UNIT 25																											
UNIT 26																											
UNIT 27																											
UNIT 28																											
UNIT 29																											
UNIT 30																											
UNIT 31																											
UNIT 32																											
UNIT 33																											
UNIT 34																											
UNIT 35																											
UNIT 36																											
UNIT 37																											
UNIT 38																											
UNIT 39																											
UNIT 40																											
UNIT 41																											
UNIT 42																											
UNIT 43																											
UNIT 44																											
UNIT 45																											
UNIT 46																											
UNIT 47																											
UNIT 48																											
UNIT 49																											
UNIT 50																											

528 AC. ROGERS RANCH INWOOD SUBDIVISION

LEE-ROGERS PROPERTY QUINCY-LEE DEVELOPER 834 W SUNSET ROAD SAN ANTONIO, TEXAS 78216

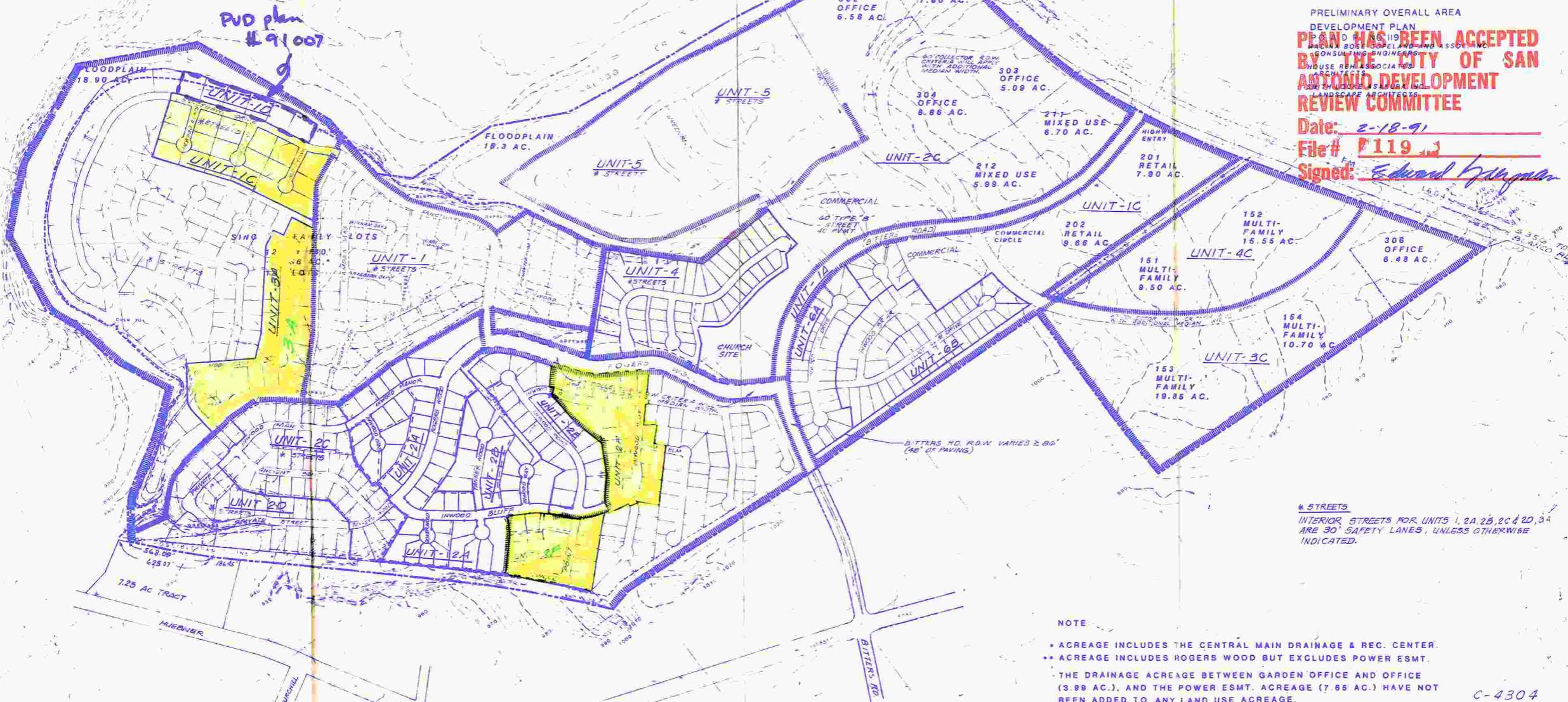
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: 2-18-91

File # F119

Signed: Edward J. ...

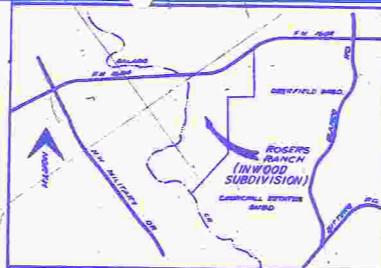


NOTE

- ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REG. CENTER.
- ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.
- THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE.

PLANS SUBJECT TO CHANGE WITHOUT NOTICE

RECEIVED  
1990 MAY 24 P 2 38  
DEPT. OF PLANNING  
AND DEVELOPMENT  
SERVICES DIVISION



LOCATION MAP

FILE COPY  
REVISED 5/29/90

DEVELOPMENT PROJECT SCHEDULE

UNIT 1	JUNE 1990
UNIT 2	FALL 1991
UNIT 3	SPRING 1992
UNIT 4	SUMMER 1991
UNIT 5	JUNE 1990
UNIT 6	FALL 1990
UNIT 7	AFTER 1992
UNIT 8	AFTER 1992

UNIT 22-NOV. 1990

WITH 1/4" SCALE SINGLE FAMILY RESIDENTIAL LOTS, 130' x 140'

UNIT 3 ARE GARDEN HOME RESIDENTIAL LOTS 60' x 110'

IN FLOODED AREA = 493 ACRES  
FLOODED AREA = 35 ACRES  
TOTAL AREA = 528 ACRES

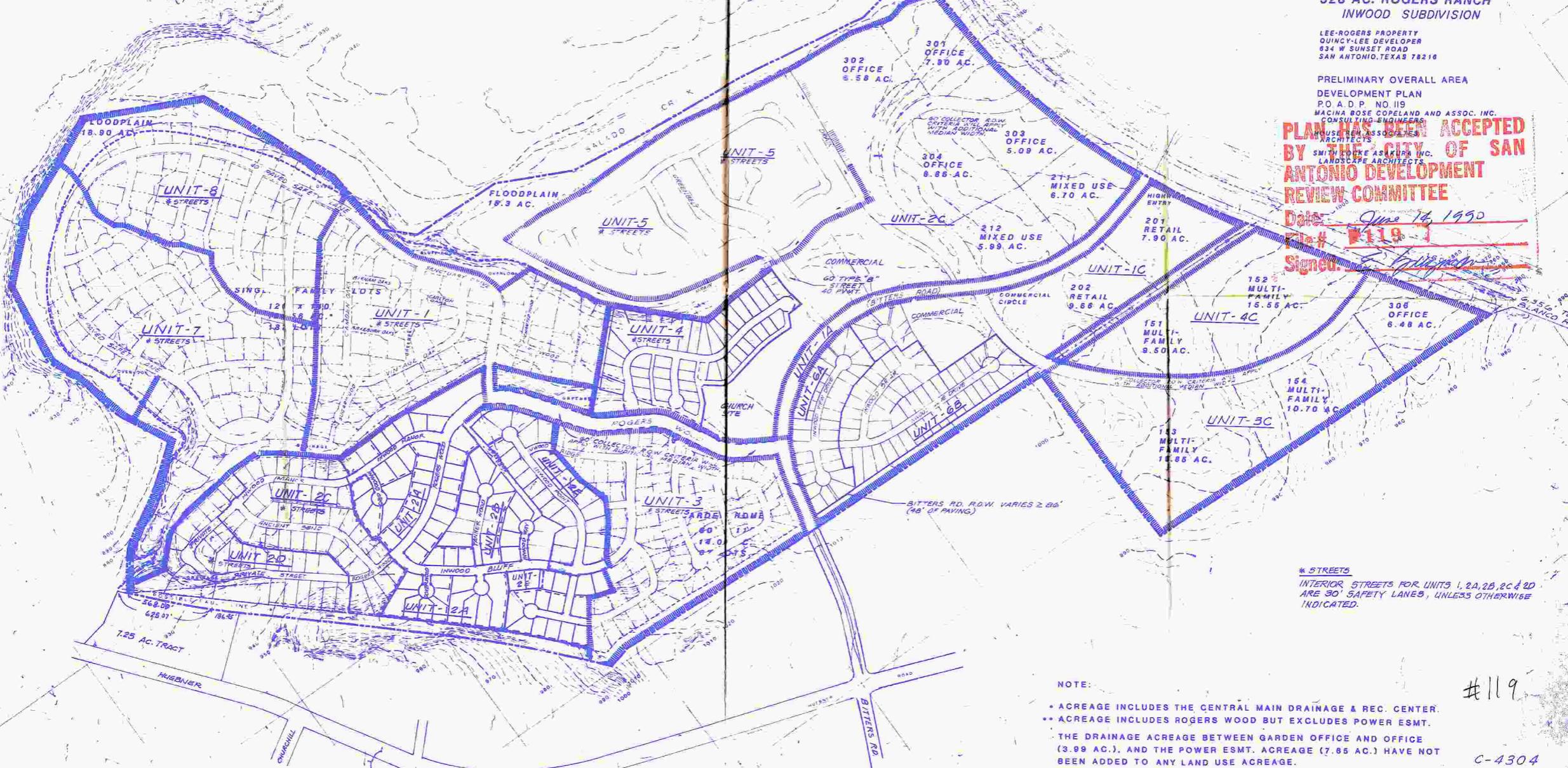
528 AC. ROGERS RANCH  
INWOOD SUBDIVISION

LEE-ROGERS PROPERTY  
QUINCY LEE DEVELOPER  
834 W SUNSET ROAD  
SAN ANTONIO, TEXAS 78218

PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN  
P.O.A.D.P. NO. 119

MACINA ROSE COPELAND AND ASSOC. INC.  
CONSULTING ENGINEERS  
HOUSE ASSOCIATES  
ARCHITECTS  
SMITH LOCKE ASAKURA INC.  
LANDSCAPE ARCHITECTS

PLAN HAS BEEN ACCEPTED  
BY THE CITY OF SAN  
ANTONIO DEVELOPMENT  
REVIEW COMMITTEE  
Date: June 14, 1990  
File # 119-1  
Signed: [Signature]



\* STREETS  
INTERIOR STREETS FOR UNITS 1, 2A, 2B, 2C & 2D  
ARE 30' SAFETY LANES, UNLESS OTHERWISE  
INDICATED.

NOTE:  
• ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.  
• ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.  
THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE  
(3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT  
BEEN ADDED TO ANY LAND USE ACREAGE.

FEBRUARY 6, 1985

PLANS SUBJECT TO CHANGE WITHOUT NOTICE

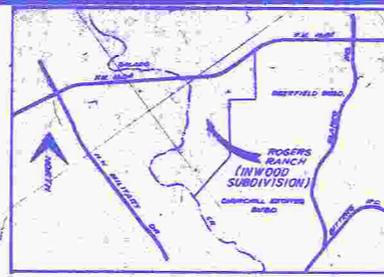
#119

C-4304



PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE

Date: \_\_\_\_\_  
File # 119  
Signed: D. Pass



LOCATION MAP

NOTES:

- 1. WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
- 2. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
- 3. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
- 4. CONTOUR SURVAYS ARE AERIAL PHOTOGRAPHY (P.A.S.).
- 5. PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM DEEDS UNITS SHOWING ORIGINAL PARTISANRY AND WERE NOT CALCULATED OR TRIPED FROM DEEDS.
- 6. FLOOD PLAIN LIMITS ARE APPROXIMATE AND WERE TAKEN FROM "A" FLOOD INCREASE BOUNDARY MAPS OF D-12.
- 7. RESIDENTIAL UNITS 12-14 MAY BE PLANNED AS A RAINFALL INTENSIFICATION DEVELOPMENT WITH PRIVATE STREETS.

UNFLOODED AREA : 493 ACRES  
FLOODED AREA : 35 ACRES  
TOTAL AREA : 528 ACRES

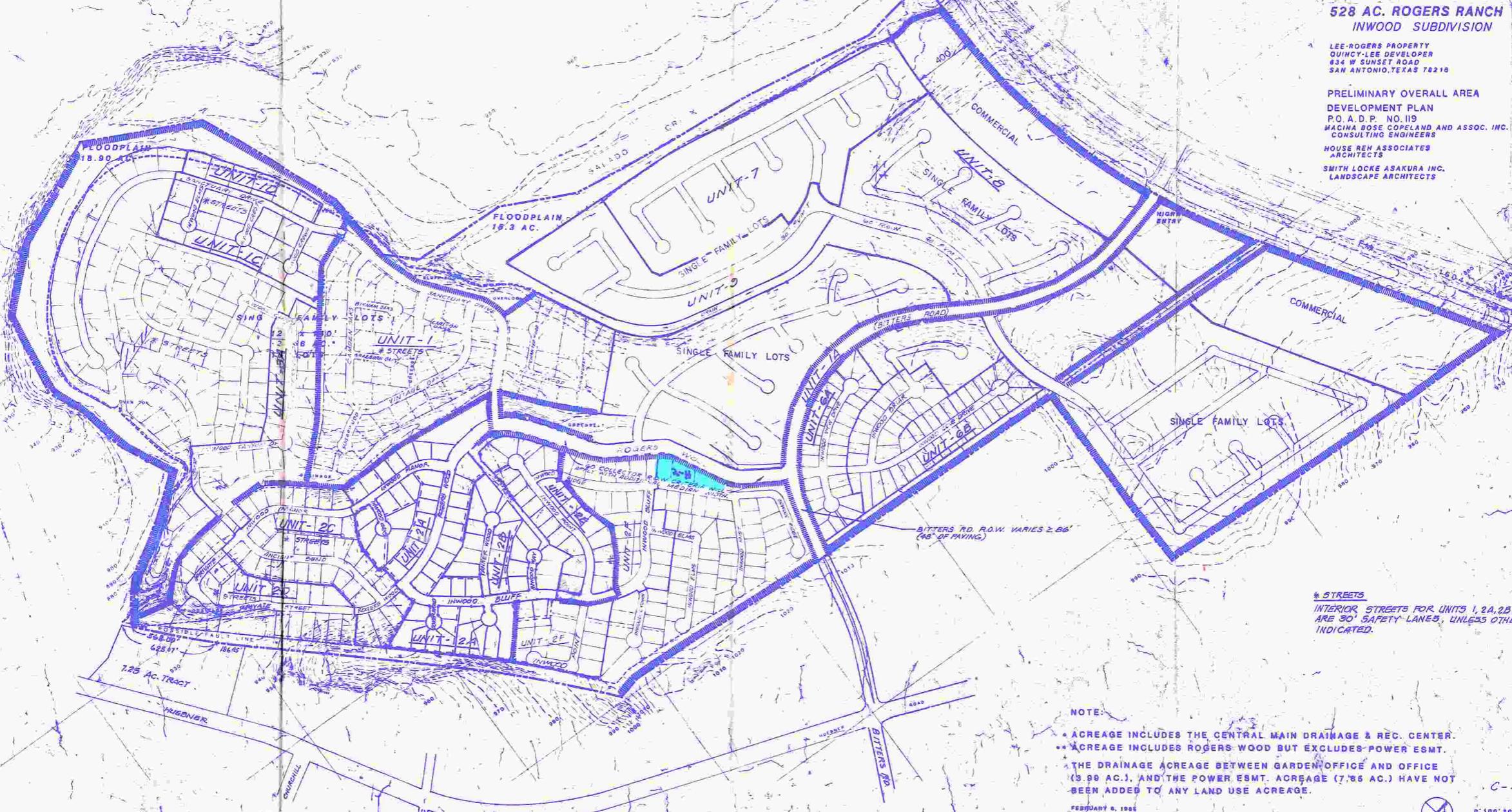
DEVELOPMENT PROJECT SCHEDULE

RESIDENTIAL	
UNIT 1-12	COMPLETED BY JUNE 1955
UNIT 13-14	COMPLETED BY SEP 1955
UNIT 15-16	COMPLETED BY NOV 1955
UNIT 17-18	COMPLETED BY JAN 1960
UNIT 19	COMPLETED BY JUL 1971
UNIT 20	COMPLETED BY JAN 1972
UNIT 21	COMPLETED BY JAN 1977
UNIT 22	COMPLETED BY JAN 1979
UNIT 23	COMPLETED BY JAN 1979
UNIT 24	COMPLETED BY JAN 1979
UNIT 25	COMPLETED BY JAN 1979
UNIT 26	COMPLETED BY JAN 1979
UNIT 27	COMPLETED BY JAN 1979
UNIT 28	COMPLETED BY JAN 1979
UNIT 29	COMPLETED BY JAN 1979
UNIT 30	COMPLETED BY JAN 1979
UNIT 31	COMPLETED BY JAN 1979
UNIT 32	COMPLETED BY JAN 1979
UNIT 33	COMPLETED BY JAN 1979
UNIT 34	COMPLETED BY JAN 1979
UNIT 35	COMPLETED BY JAN 1979
UNIT 36	COMPLETED BY JAN 1979
UNIT 37	COMPLETED BY JAN 1979
UNIT 38	COMPLETED BY JAN 1979
UNIT 39	COMPLETED BY JAN 1979
UNIT 40	COMPLETED BY JAN 1979
UNIT 41	COMPLETED BY JAN 1979
UNIT 42	COMPLETED BY JAN 1979
UNIT 43	COMPLETED BY JAN 1979
UNIT 44	COMPLETED BY JAN 1979
UNIT 45	COMPLETED BY JAN 1979
UNIT 46	COMPLETED BY JAN 1979
UNIT 47	COMPLETED BY JAN 1979
UNIT 48	COMPLETED BY JAN 1979
UNIT 49	COMPLETED BY JAN 1979
UNIT 50	COMPLETED BY JAN 1979
UNIT 51	COMPLETED BY JAN 1979
UNIT 52	COMPLETED BY JAN 1979
UNIT 53	COMPLETED BY JAN 1979
UNIT 54	COMPLETED BY JAN 1979
UNIT 55	COMPLETED BY JAN 1979
UNIT 56	COMPLETED BY JAN 1979
UNIT 57	COMPLETED BY JAN 1979
UNIT 58	COMPLETED BY JAN 1979
UNIT 59	COMPLETED BY JAN 1979
UNIT 60	COMPLETED BY JAN 1979
UNIT 61	COMPLETED BY JAN 1979
UNIT 62	COMPLETED BY JAN 1979
UNIT 63	COMPLETED BY JAN 1979
UNIT 64	COMPLETED BY JAN 1979
UNIT 65	COMPLETED BY JAN 1979
UNIT 66	COMPLETED BY JAN 1979
UNIT 67	COMPLETED BY JAN 1979
UNIT 68	COMPLETED BY JAN 1979
UNIT 69	COMPLETED BY JAN 1979
UNIT 70	COMPLETED BY JAN 1979
UNIT 71	COMPLETED BY JAN 1979
UNIT 72	COMPLETED BY JAN 1979
UNIT 73	COMPLETED BY JAN 1979
UNIT 74	COMPLETED BY JAN 1979
UNIT 75	COMPLETED BY JAN 1979
UNIT 76	COMPLETED BY JAN 1979
UNIT 77	COMPLETED BY JAN 1979
UNIT 78	COMPLETED BY JAN 1979
UNIT 79	COMPLETED BY JAN 1979
UNIT 80	COMPLETED BY JAN 1979
UNIT 81	COMPLETED BY JAN 1979
UNIT 82	COMPLETED BY JAN 1979
UNIT 83	COMPLETED BY JAN 1979
UNIT 84	COMPLETED BY JAN 1979
UNIT 85	COMPLETED BY JAN 1979
UNIT 86	COMPLETED BY JAN 1979
UNIT 87	COMPLETED BY JAN 1979
UNIT 88	COMPLETED BY JAN 1979
UNIT 89	COMPLETED BY JAN 1979
UNIT 90	COMPLETED BY JAN 1979
UNIT 91	COMPLETED BY JAN 1979
UNIT 92	COMPLETED BY JAN 1979
UNIT 93	COMPLETED BY JAN 1979
UNIT 94	COMPLETED BY JAN 1979
UNIT 95	COMPLETED BY JAN 1979
UNIT 96	COMPLETED BY JAN 1979
UNIT 97	COMPLETED BY JAN 1979
UNIT 98	COMPLETED BY JAN 1979
UNIT 99	COMPLETED BY JAN 1979
UNIT 100	COMPLETED BY JAN 1979

528 AC. ROGERS RANCH INWOOD SUBDIVISION

LEE-ROGERS PROPERTY  
QUINCY-LEE DEVELOPER  
834 W SUNSET ROAD  
SAN ANTONIO, TEXAS 78210

PRELIMINARY OVERALL AREA  
DEVELOPMENT PLAN  
P.O. A. D. P. NO. 119  
MAGNIA BOSE COPELAND AND ASSOC. INC.  
CONSULTING ENGINEERS  
HOUSE REH ASSOCIATES  
ARCHITECTS  
SMITH LOCKE ASAKURA INC.  
LANDSCAPE ARCHITECTS



\* STREETS  
INTERIOR STREETS FOR UNITS 1, 2A, 2B, 2C & 2D, 2A ARE 30' SAFETY LANES, UNLESS OTHERWISE INDICATED.

NOTE:

- 1. ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.
- 2. ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.
- 3. THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.86 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE.

FEBRUARY 8, 1988

PLANS SUBJECT TO CHANGE WITHOUT NOTICE



C-4304

**NOTES:**

- WATER SERVICE BY CITY OF SAN ANTONIO CITY WATER BOARD.
- SEWERAGE SERVICE BY CITY OF SAN ANTONIO.
- RESIDENTIAL & TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
- BOUNDARIES SHOWN ARE AERIAL PHOTOGRAPHY (A.P.S.).
- PROPERTY LINES ARE APPROXIMATE AND WERE LOCATED FROM FENCE LINES SHOWN ON AERIAL PHOTOGRAPHY AND WERE NOT CALCULATED OR TAKEN FROM DEEDS.
- PLANNING LINES ARE APPROXIMATE AND WERE TAKEN FROM THE PLANNING BOUNDARY MAPS # C-82.
- RESIDENTIAL UNITS 1, 2, 3, 4, 5, 6, 7, 8 MAY BE PLANNED AS A PLANNED UNIT DEVELOPMENT WITH PRIVATE STREETS.

UNFLOODED AREA = 2,493 ACRES  
 FLOODED AREA = 35 ACRES  
 TOTAL AREA = 528 ACRES

**DEVELOPMENT PROJECT SCHEDULE**

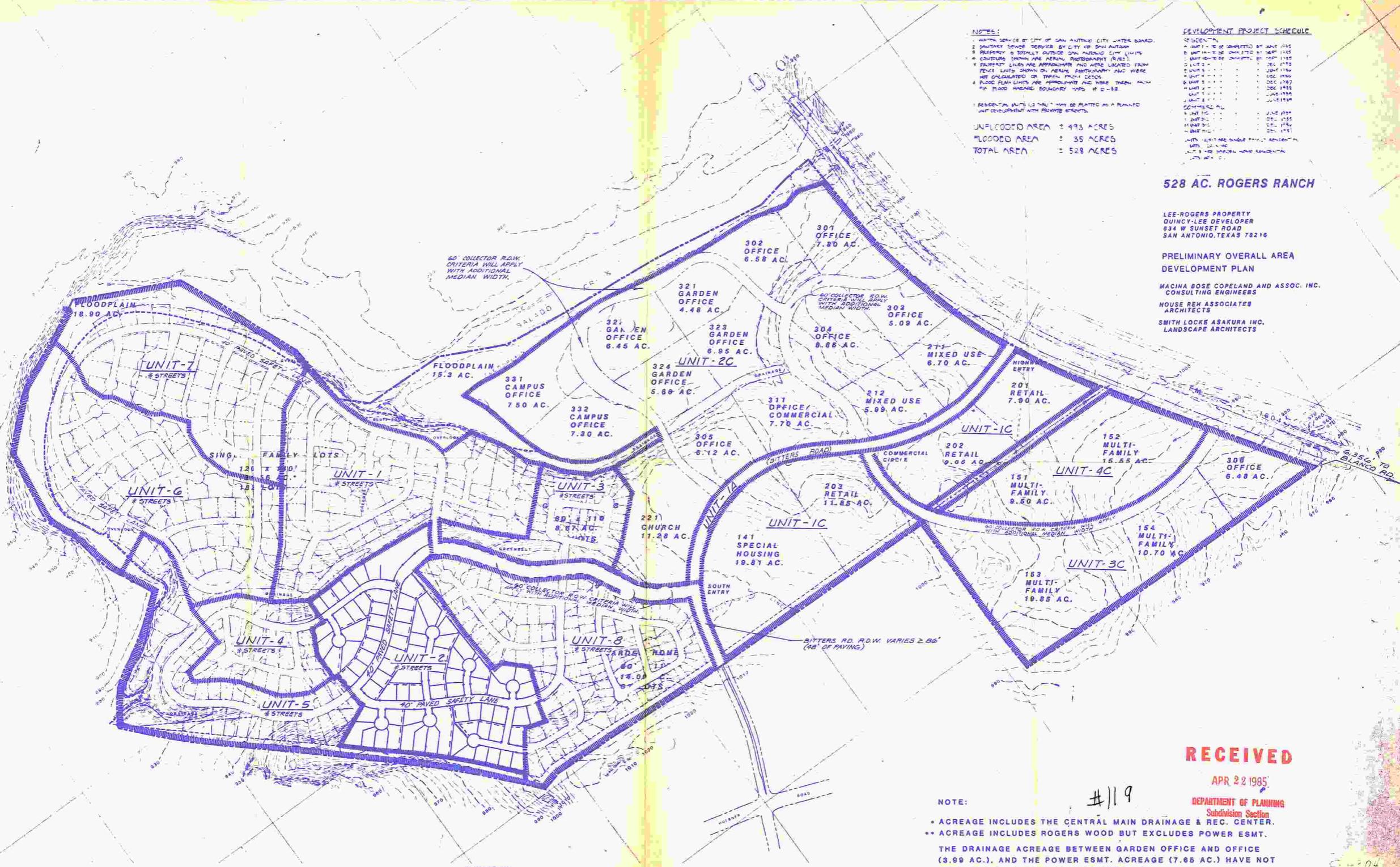
RESIDENTIAL UNIT	DATE
UNIT 1	1985
UNIT 2	1985
UNIT 3	1985
UNIT 4	1985
UNIT 5	1985
UNIT 6	1985
UNIT 7	1985
UNIT 8	1985
UNIT 9	1985
UNIT 10	1985
UNIT 11	1985
UNIT 12	1985
UNIT 13	1985
UNIT 14	1985
UNIT 15	1985
UNIT 16	1985
UNIT 17	1985
UNIT 18	1985
UNIT 19	1985
UNIT 20	1985
UNIT 21	1985
UNIT 22	1985
UNIT 23	1985
UNIT 24	1985
UNIT 25	1985
UNIT 26	1985
UNIT 27	1985
UNIT 28	1985
UNIT 29	1985
UNIT 30	1985
UNIT 31	1985
UNIT 32	1985
UNIT 33	1985
UNIT 34	1985
UNIT 35	1985
UNIT 36	1985
UNIT 37	1985
UNIT 38	1985
UNIT 39	1985
UNIT 40	1985
UNIT 41	1985
UNIT 42	1985
UNIT 43	1985
UNIT 44	1985
UNIT 45	1985
UNIT 46	1985
UNIT 47	1985
UNIT 48	1985
UNIT 49	1985
UNIT 50	1985
UNIT 51	1985
UNIT 52	1985
UNIT 53	1985
UNIT 54	1985
UNIT 55	1985
UNIT 56	1985
UNIT 57	1985
UNIT 58	1985
UNIT 59	1985
UNIT 60	1985
UNIT 61	1985
UNIT 62	1985
UNIT 63	1985
UNIT 64	1985
UNIT 65	1985
UNIT 66	1985
UNIT 67	1985
UNIT 68	1985
UNIT 69	1985
UNIT 70	1985
UNIT 71	1985
UNIT 72	1985
UNIT 73	1985
UNIT 74	1985
UNIT 75	1985
UNIT 76	1985
UNIT 77	1985
UNIT 78	1985
UNIT 79	1985
UNIT 80	1985
UNIT 81	1985
UNIT 82	1985
UNIT 83	1985
UNIT 84	1985
UNIT 85	1985
UNIT 86	1985
UNIT 87	1985
UNIT 88	1985
UNIT 89	1985
UNIT 90	1985
UNIT 91	1985
UNIT 92	1985
UNIT 93	1985
UNIT 94	1985
UNIT 95	1985
UNIT 96	1985
UNIT 97	1985
UNIT 98	1985
UNIT 99	1985
UNIT 100	1985

528 AC. ROGERS RANCH

LEE-ROGERS PROPERTY  
 QUINCY-LEE DEVELOPER  
 834 W SUNSET ROAD  
 SAN ANTONIO, TEXAS 78216

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

MACINA BOSE COPELAND AND ASSOC. INC.  
 CONSULTING ENGINEERS  
 HOUSE REH ASSOCIATES  
 ARCHITECTS  
 SMITH LOCKE ASAKURA INC.  
 LANDSCAPE ARCHITECTS



\* STREETS  
 INTERIOR STREETS FOR UNITS 1-7  
 ARE 30' PAVED SAFETY LANES, UNLESS  
 OTHERWISE INDICATED.

RECEIVED

APR 22 1985

DEPARTMENT OF PLANNING  
 Subdivision Section

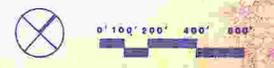
NOTE:

- \* ACREAGE INCLUDES THE CENTRAL MAIN DRAINAGE & REC. CENTER.
- \*\* ACREAGE INCLUDES ROGERS WOOD BUT EXCLUDES POWER ESMT.

THE DRAINAGE ACREAGE BETWEEN GARDEN OFFICE AND OFFICE (3.99 AC.), AND THE POWER ESMT. ACREAGE (7.65 AC.) HAVE NOT BEEN ADDED TO ANY LAND USE ACREAGE.

FEBRUARY 6, 1985

PLANS SUBJECT TO CHANGE WITHOUT NOTICE



FILE NO. \_\_\_\_\_  
(To be assigned by the Planning Dept.)

ROGERS RANCH

LEE-ROGERS PROP.

QUINCY-LEE DEVEL.

634 W. SUNSET RD. SA. 78216

NAME OF DEVELOPER/SUBDIVIDER

ADDRESS

FILE NO.

M.B.C. & ASSOC. INC.

NAME OF CONSULTANT

ADDRESS

FILE NO.

GENERAL LOCATION OF SITE ALONG THE SO. E.O.W. LINE OF F.M. 1604 SW.  
OF ITS INTERSECTION WITH BLANCO RD.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE

PROPOSED LAND USE

PROPOSED SEWER SERVICE

- City Water Board
- Other District \_\_\_\_\_  
Name \_\_\_\_\_
- Water Wells

- Single Family
- duplex
- Multi-Family
- Business
- Industrial

- City of San Antonio
- Other Sewer \_\_\_\_\_  
Name \_\_\_\_\_
- Septic Tank

DATE FILED May 25, 1984

DECISION DATE \_\_\_\_\_

DUE DATE OF RESPONSE June 25, 1984  
(within 20 working days of receipt)

DATE OF RESPONSE \_\_\_\_\_  
(within 15 working days of receipt)

Dec. 1985

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

NEEDED INFORMATION:

INFORMATION REQUESTED. The FOADD as an overview of the developable proposed land use, shall include, at least the following information:

- (a) perimeter property lines;
- (b) name of the plan and the "lot" labels;
- (c) scale;
- (d) proposed land use(s) by "lot" and "type";
- (e) existing and proposed circulation system (streets, roads, utility streets and their relationship to the adjacent lots or parcels, and any proposed alternative pedestrian circulation system, sidewalks, lanes, paths, etc.);
- (f) the proposed source and type of sewage disposal system;
- (g) contour lines at no greater than ten (10) foot intervals;
- (h) projected sequence of phasing;
- (i) existing and/or proposed zoning classification(s);
- (j) known ownership and proposed development of adjacent unimproved land; and
- (k) existing adjacent streets or developments which impact upon or are decisions within the proposed FOADD.

Required number of lots planned for each unit, etc. in

344-790 D  
6/21/84  
7/18/84  
ASSISTANT



March 11, 1993

Mr. Paul DeLeon  
MBC Engineers  
415 Breesport  
San Antonio, Texas, 78216

RE: Rogers Ranch (Inwood) Subdivision POADP #119

Mr. DeLeon:

The City Staff Development Review Committee has reviewed your revised Rogers Ranch (Inwood) Preliminary Overall Area Development Plan #119. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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 Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

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

DWP/ALG

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



# CITY OF SAN ANTONIO

P. O. BOX 839866  
SAN ANTONIO, TEXAS 78283-3966

September 29, 1992

Mr. Paul De Leon  
MBC & Associates, Inc.  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Inwood (Rogers Ranch) Subdivision POADP, Plan #119

Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised Inwood (Rogers Ranch) Subdivision Preliminary Overall Area Development Plan. You may now submit subdivision plats for any of the area covered by this revised plan.

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 Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley, AICP  
Acting Director  
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

February 18, 1991

Mr. Paul De Leon  
MBC Engineering Co.  
415 Breesport Dr.  
San Antonio, Texas 78216

RE: Rogers Ranch POADP  
File # 119

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file # 119 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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

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

Sincerely,

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

mco/rr  
Encl.



# CITY OF SAN ANTONIO

P. O. BOX 839966  
SAN ANTONIO, TEXAS 78283-3966

June 14, 1990

Mr. Robert Liesman, P.E.  
MBC Engineers, Inc.  
415 Breesport Dr.  
San Antonio, Texas. 78216

RE: Rogers Ranch POADP  
File #119

Dear Mr. Liesman:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file #119 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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

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

Sincerely,

*for*

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

MCO/RR  
Encl.



*Rog*

# CITY OF SAN ANTONIO

P.O. BOX 839966

SAN ANTONIO, TEXAS 78283-3966

January 8, 1990

Mr. Robert Liesman, P.E.  
MBC Engineers, Inc.  
415 Breesport Dr.  
San Antonio, Texas. 78216

RE: Rogers Ranch POADP  
File #119

Dear Mr. Liesman:

The Development Review Committee has reviewed and accepted your revised plan for Rogers Ranch. The plan has been assigned file #119 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 Unified Development Code. Any platting will have to comply with the Unified Development Code at the time of platting.

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

Sincerely,

*for Edward G. ...*  
Michael C. O'Neal  
Planning Administrator  
Department of Planning

RR:  
Encl.



# CITY OF SAN ANTONIO

P. O. BOX 9066  
SAN ANTONIO, TEXAS 78285

October 6, 1987

Paul De Leon  
M.B.C. Engineering Company  
415 Breesport Drive  
San Antonio, Texas 78216

RE: Roger's Ranch POADP #119

Dear Mr. De Leon:

The Development Review Committee has reviewed and accepted your revised plan for Roger's Ranch Plan. The plan has been assigned File #119 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 Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

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

Sincerely,

A handwritten signature in cursive script that reads "McNeal".

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

MCO/RR/sm  
Encl.



Roy

# CITY OF SAN ANTONIO

P O BOX 9066  
SAN ANTONIO, TEXAS 78285

May 7, 1985

Quincy Lee Company  
Attn: Allen Ghormley  
634 W. Sunset Road  
San Antonio, Tx 78216

Dear Mr. Ghormley:

Re: Rogers Ranch

As requested, the P.O.A.D.P. Committee has reviewed your conceptual plan for the Rogers Ranch. The committee sees no problem with the design as submitted. However, if you plan to follow this concept, please file a revised P.O.A.D.P. for formal review by the committee.

Sincerely,

Michael C. O'Neal  
Planning Administrator  
Department of Planning

MCO/sh

cc: M.B.C. Engineers  
415 Breesport  
San Antonio, Texas 78216



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: Quincy Lee Co.  
Attn: Allen Ghormley  
Address: 634 W. Sunset Road  
San Antonio, Texas 78216

Re: Rogers Ranch  Preliminary Plan  
 P.O.A.D.P. (Revision)  
File #: 84-14-63-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                  |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                      |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> Dead-end streets                     | _____  |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____  |

See annotations/comments on attached copy of your plan.

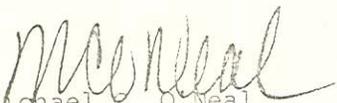
Comments: (see attached)  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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.

Rogers Ranch  
Page 2

Staff contacted Mr. Jerry Walker on May 14, 1985 and informed him that the committee reviewed and accepted the designed plan for Rogers Ranch. However, the committee requested that the design plan be submitted (1 copy) as a POADP for our files. This would not require further committee review. Said copy was received from Mr. Walker on May 15, 1985.

Thank you,

  
Michael E. O'Neal  
Planning Administrator  
Department of Planning

MCO/RR/sm



# CITY OF SAN ANTONIO

P. O. BOX 9066

SAN ANTONIO, TEXAS 78285

Applicant: The Quincy Lee Co.  
Attn: Allen Ghormley  
Address: 634 W. Sunset Road.  
San Antonio, Texas 78216

September 6, 1984

Re: Rogers Ranch  Preliminary Plan  
~~XX~~P.O.A.D.P.

File #: 84-14-63-68

The above has been reviewed by Planning and Traffic staff and it has been determined that it:

- meets the P.O.A.D.P. requirements
- does not meet the P.O.A.D.P. requirements and does not constitute a POADP filing although it was submitted as a POADP. The lacking information is set out in the following section(s) of the Subdivision Regulations.

- |                                    |                                    |                                    |
|------------------------------------|------------------------------------|------------------------------------|
| <input type="checkbox"/> 36-20D(a) | <input type="checkbox"/> 36-20D(e) | <input type="checkbox"/> 36-20D(i) |
| <input type="checkbox"/> 36-20D(b) | <input type="checkbox"/> 36-20D(f) | <input type="checkbox"/> 36-20D(j) |
| <input type="checkbox"/> 36-20D(c) | <input type="checkbox"/> 36-20D(g) | <input type="checkbox"/> 36-20D(k) |
| <input type="checkbox"/> 36-20D(d) | <input type="checkbox"/> 36-20D(h) | <input type="checkbox"/> _____     |

- is in general compliance with the Subdivision Regulations
- lacks compliance with the Subdivision Regulations regarding:

- |   |  |
|---|--|
| <input type="checkbox"/> Street layout                        | <input type="checkbox"/> Low density lots                  |
| <input type="checkbox"/> Relation to adjoining street system  | <input type="checkbox"/> fronting onto major thoroughfares |
| <input type="checkbox"/> Stub streets                         | <input type="checkbox"/> 24' alley(s)                      |
| <input type="checkbox"/> Street jogs or intersections         | <input type="checkbox"/> _____                             |
| <input type="checkbox"/> Dead-end streets                     | _____  |
| <input type="checkbox"/> Cul-de-sac streets in excess of 500' | _____  |

- See annotations/comments on attached copy of your plan.
- Comments: See attachment.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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.

By *Donald E. [Signature]*

Attachment  
Rogers Ranch

It is noted that in connection with this POADP review, the Churchill Estates POADP has been revised to address an certain inconsistency. More specifically, the Churchill Estates scheme has been modified to reflect the street section (86' R.O.W.), northwest of Huebner Road as illustrated on your POADP. Staff has analyzed the relationship of both plans and no objection is imposed.

*As signed*

CITY OF SAN ANTONIO

SAN ANTONIO, TEXAS 78235

✓ June 13, 1984

Allen Chormley  
The Quincy Lee Co.  
634 W. Sunset Rd.  
San Antonio, Texas 78216

Dear Mr. Chormley:

We have completed review of the 528 ac. Rogers Ranch POADP. We find it meets all POADP requirements and is in general compliance with the Subdivision Regulations, however, we have several concerns with the proposal as submitted. Since a purpose of the POADP review is to provide an early indication of potential problems in the platting process, we are taking this opportunity to inform you. The first concern is the intersection design of the proposed 86' and 110' roads. The POADP indicates proposed collectors with 86' R.O.W. and the Bitters Rd. thoroughfare transitioning from an 86' R.O.W. at Huebner Rd. within the Deerfield POADP to a 110' R.O.W. on your property. While such additional R.O.W. is generally desirable, we have experienced difficulties in traffic signalization at intersections where excess median width is provided. If you submit intersection design details to the Traffic Engineering Division of Public Works, staff will provide recommendations to avoid future traffic signalization problems while taking full advantage of such additional R.O.W.

The second concern is that you have shown extensions of two roadways off your property into areas already master planned. While indication of your intention is commendable, we wish to note that we cannot approve such extensions unless they are consistent with such adjacent POADP's. In this case, the Deerfield POADP (File #83-15-64-20) submitted by Bitters/Blanco Ltd. and reviewed by staff on August 10, 1983 shows the Bitters Rd. extension as an 86' R.O.W. to the edge of their property. This was consistent with a Major Thoroughfare Plan amendment which was pending at the time and has since been adopted. The Rogers Ranch POADP shows a facility which scales off as a 110' R.O.W. on the Deerfield property, although it is labelled as an 86' R.O.W. at the intersection with Huebner Rd. We wish to inform you that if you desire any R.O.W. beyond 86' off your property that you make appropriate provision for a revision of the Deerfield POADP. Staff has no authority to require such additional R.O.W. dedication. This particular matter could be resolved either by showing the transition as occurring on your property or a consistent 110' R.O.W. on a revised Deerfield POADP.

A similar conflict exists with respect to the other adjacent POADP, Churchill Estates Subdivision (File #83-15-63-04) submitted by J.H. Uptmore and reviewed by staff on July 5, 1983. This review letter indicated the need for

the Huebner Rd. thoroughfare. Staff indicated that the then current Thoroughfare Plan required an 86' R.O.W. but that a pending change would require 110' and recommended that 110' be provided. A revised plan received Aug. 23 1983 showed Huebner as an 86' R.O.W. but indicated no road extensions beyond Huebner to the northwest. Churchill Estates Drive was shown as teeing into Huebner as a 60' R.O.W.

Huebner Rd. was adopted by Council as a 110' R.O.W. on Nov. 17, 1984, and therefore the submittal of a revised Churchill Estates POADP would appear to be necessary in any case. Since the Rogers Ranch development desires a connection to Huebner, such proposal also would require a revision to the Churchill Estates POADP.

Staff feels however, that the connection of the 86' R.O.W. street crossing Huebner and tying in to Churchill Estates Drive is undesirable for a number of reasons:

- 1) While it is a 110' R.O.W. landscaped boulevard for approx. 4200' from the Blanco Rd. intersection, it is already platted or built as a 60' R.O.W. for approximately 3000' rendering it undesirable as a major thoroughfare.
- 2) Residential driveways take access on Churchill Estates Drive throughout its length and a total of 31 homes front on the street. By design it is therefore a residential street, not a major arterial.
- 3) Residents of the area have already expressed their concern about traffic volumes on this street and have requested stop signs to be placed at appropriate points on Churchill Estate Drive.
- 4) The connection of Churchill Estates Drive to an 86' arterial would provide a short-cut route for through-traffic movement to F.M. 1604.
- 5) The Planning Commission previously considered designating Churchill Estates as a major thoroughfare but after careful consideration rejected it and instead recommended the Bitters Rd. extension as the appropriate through-traffic route. City Council agreed by adopting the Bitters Rd. extension.
- 6) Since Churchill Estates Drive is by design a residential street, the connection to a continuous roadway would cause the street to function as a thoroughfare in violation of the City's Major Thoroughfare Plan Policy #1.08 and Policy #8.2 as follows:

Policy #1.08: Require that lots developed for low-density residential use which abut a major thoroughfare be designed in such a manner that they do not front the thoroughfare. Access to such lots will be provided only from a local street which, in turn, will have access to a collector street. Plats will be annotated to indicate that vehicular access to such lots from the thoroughfare will not be permitted. If conditions exist which make this design infeasible, the construction of a marginal access street upon which the lots would front may be permitted.

Policy # 8.2: Discourage through traffic on residential streets by: (1) blocking, where appropriate, direct access to arterials from residential streets, thus reducing the potential for through traffic movement through neighborhood, and (2) providing barriers, traffic channelization, or other physical traffic movement controls on residential streets.

Staff recommendations were provided on a sketch which indicated to you one way of accommodating your interest in connecting to Huebner Rd. while at the same time protecting Churchill Estates Drive as a residential street. Staff is open to other solutions, however, we are opposed to a direct connection or only a minor offset of the two streets. We feel if the latter were approved it would result in an arterial level of traffic volumes to pass through a residential area.

We therefore recommend that you either realign your 86' street within the property line of Rogers Ranch or that you work with J.H. Uptmore to develop an appropriate revision to the Churchill Estates POADP.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services 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.

Sincerely,

*Signed on original*

Roland A. Lozano  
Director of Planning

RAL/AE:bg



# The Quincy Lee Company

JERRY V. WALKER, Jr.

May 14, 1985

RECEIVED  
1985 MAY 15 AM 11:06  
DEPT. OF PLANNING  
CURRENT PLANNING  
SECTION

Mr. Roy Ramos  
City Planning Department  
P. O. Box 9066  
San Antonio, Texas 78285

Dear Roy:

Per our conversation of today, enclosed is the requested copy of the P.O.A.D.P. for your files. If we can be of any further assistance, please let us know.

Sincerely,

Jerry V. Walker, Jr., ASLA  
Land Development Project Manager

JVW:lk

Enclosure

*Return  
to Ethel  
Cruzman*

*I talked to Jerry Walker  
5/14/85. He will send us a  
large copy of P.O.A.D.P. for  
our files as per my request.  
This will not require committee  
review. The committee has given  
their ok to proceed with the  
plan.*

*Ry 5/14/85*

634 West Sunset Road San Antonio, Texas



# The Quincy Lee Company

---

JERRY V. WALKER, Jr.

May 10, 1985

Mr. Eddie Guzman  
City of San Antonio  
Department of Planning  
115 Plaza De Armas, P. O. Box 9066  
San Antonio, Texas 78285

Re: Inwood P.O.A.D.P. Review

Dear Eddie:

Please be advised that the most recently delivered P.O.A.D.P. that has been staff reviewed is our final plan and should replace our existing P.O.A.D.P. The new P.O.A.D.P., for clarification, does not include Churchill Boulevard.

If we can be of any assistance, please let us know.

Sincerely,

Jerry V. Walker, Jr.  
Land Development  
Project Manager

JVW:lk