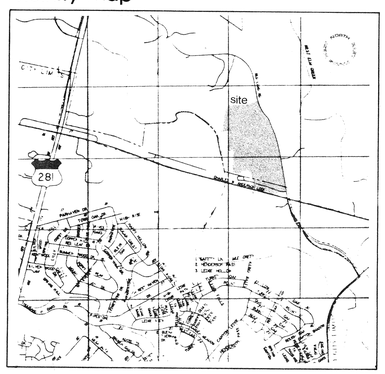
vicinity map



redland development joint venture

redland rd.

philip barshop

commercial
tract 2
4.75 Ac.

mid-rise office
tract 1
5.22 Ac.
B-3

60'row

commercial
tract 3
8.90 Ac.

commercial
tract 4
10.10 Ac.

paul r. nauschultz

60'row

135' utility easement

86' r.o.w

940

commercial
tract 5
4.58 Ac.

86' r.o.w

office service
tract 9
10.31 Ac.

san antonio city limits

mid-rise office
tract 10
6.68 Ac.
B-3

north frontage rd.

loop 1604

south frontage rd

proposed
city of san antonio
water distribution system

monterey & rosamonde adair

office service
tract 6
6.18 Ac.

office service
tract 7
9.61 Ac.

office service
tract 8
7.57 Ac.

paul r. nauschultz

m.j. classen jr., et al.

office service
tract 11
29.46 Ac.

mildred nauschultz

ralph l. armstrong, jr.

m.j. classen jr., et al.

bridgeport joint venture

proposed
city of san antonio
sanitary sewer

notes:

1. PROVISION FOR REDLAND ROAD EXTENSION OF RIGHT-OF-WAY WILL BE PROVIDED IN CONFORMANCE WITH CITY OF SAN ANTONIO MAJOR THOROUGHFARE PLAN.
2. EFFORTS ARE F IG MA BETWEEN THE OWNERS AND THE TEXAS HIGHWAY DEPARTMENT TO PROVIDE NECESSARY RIGHT-OF-WAY FOR EXPANSION OF NORTH LOOP 1604.

scale: 1"=100'

NORTH EAST WEST SOUTH

preliminary plan #125

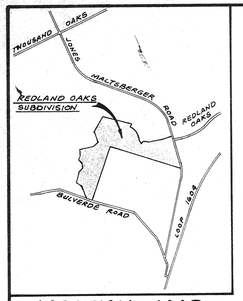
11/4/85

ESPEY, HUSTON & ASSOCIATES, INC.
ENGINEERING and ENVIRONMENTAL CONSULTANTS
1000 Central Parkway North, Suite 160 San Antonio, Texas 78232
(512) 491-9008

owner: redland road joint venture
1250 n.e.loop410 suite 625
san antonio,texas
78209

redland oaks

PLANNED ENVIRONMENTS INC.
LAND PLANNERS
8000 WEST AVENUE, SUITE #2 ■ SAN ANTONIO, TEXAS, 78213 ■ 512-340-5474



LOCATION MAP

NORTH

SCALE 1" = 200'

DEVELOPER:

SITTERLE & COMPANIES
3520 N. F.M. 1604 E.
SAN ANTONIO, TEXAS 78247

PROJECT DEVELOPMENT SCHEDULE:

REDLAND ROAD R.O.W. 3.32 Ac.

COMMERCIAL:	No. of LOTS / EDU:	ACREAGE
UNIT-3C - TO BE COMPLETED BY JUNE 1986	3 EDU.	0.3 ±
UNIT-3D - TO BE COMPLETED BY JUNE 1986	4 EDU.	0.8
	TOTAL 7 EDU.	1.1 Ac.
SINGLE FAMILY RESIDENTIAL	No. of LOTS / EDU:	ACREAGE:
UNIT 1 - TO BE COMPLETED BY JULY 1985	103 LOTS Phase I	30.6 ±
UNIT 2 - TO BE COMPLETED BY MAY 1986	65 LOTS "	18.5
UNIT 4 - TO BE COMPLETED BY NOV. 1985	23 LOTS	7.4
FUTURE AREA COMPLETED AFTER JUNE 1986	59 LOTS PHASE II	16.3
	TOTAL 250 LOTS	72.8 Ac. SINGLE FAM.
HIGH DENSITY RESIDENTIAL		
UNIT 3A - TO BE COMPLETED BY DEC. 1985	100 EDU.	14.4 ±
UNIT 3A-TO BE COMPLETED BY JULY 1986	91 EDU.	6.6
UNIT 3B-TO BE COMPLETED BY JULY 1986	5 EDU.	1.2
	TOTAL 196 EDU.	22.2
	GRAND TOTALS: 613 E.D.U.	104.1 ACRES*

NOTES:
1. SINGLE FAMILY RESIDENTIAL LOTS ARE PREDOMINATLY 70 & 75 FT. BY 105 - 115
2. WATER SERVICE BY CITY OF SAN ANTONIO, CITY WATER BOARD.
3. SANITARY SEWER SERVICE BY CITY OF SAN ANTONIO.
4. PROPERTY IS TOTALLY OUTSIDE SAN ANTONIO CITY LIMITS.
5. CONTOURS SHOWN ARE AERIAL TOPOGRAPHY FLOWN JUNE 1985
6. 100-YR. FLOOD PLAIN LIMITS WERE ESTABLISHED BY A BACKWATER STUDY AND BASED ON RECENT AERIAL TOPOGRAPHY. FLOOD LIMITS SHOWN ARE WITH PROPOSED FILL IN PLACE.

	PHASE I	PHASE II	GRAND TOTAL
UNFLOODED AREA	: 85.8 ACRES	18.3 Ac.	104.1 Ac.
UNDEVELOPED AREA		2.0	
FLOODED AREA	: 12.7 ACRES	8.6 Ac.	21.3 Ac.
TOTAL AREA	: 98.5 ACRES	28.9 Ac.	127.4 Ac.

* INCLUDES SOME FLOOD PLAIN TO BE PLATTED AS DRAINAGE EASEMENT WITHIN LOTS.

SNELL TRACT (43.87 Ac. UNDEVELOPED)

NOTE: QUARTER HORSE RUN ST. (60 FT. R.O.W.) IS DESIGNATED A "LOCAL TYPE B STREET." (40 FT. PAVEMENT)

PROPOSED WINDCHASE SUB'D. (MANN BROS., INC.)

ALLEN AUTLEY TRACT

MILTON EISENHOWER TRACT

DULVERDE ROAD

REDLAND ROAD

UNIT-1 UNIT-2 UNIT-3A UNIT-3B UNIT-3C UNIT-3D UNIT-4

100 YR. FLOOD PLAIN 11.5 Ac.

OLD STABLE ROAD, FANCY LANE, PADDOCK, FANCY, SADDLE, BRIDLE, BENT, WITCHING POST, OAK SPUR, CHUCKWAGON, POINTTAIL, QUARTER HORSE RUN, STIRRUP PATH, SILVER SPUR, RANGERIDER, BLOCK 1 through BLOCK 12

FLOOD PLAIN & DRAINAGE EASEMENT (GREEN SPRING VALLEY NUDES 1980)

FLOOD PLAIN EASEMENT (GREEN SPRING VALLEY NUDES 1980)

WATERLINE EASEMENT

SANITARY SEWER EASEMENT

HIGH PRESSURE GAS LINE

ROBERT L. COPELAND 3131 REGISTERED PROFESSIONAL ENGINEER STATE OF TEXAS

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

REDLAND OAKS SUBDIVISION

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

REVISIONS: DATE	NO.	DESCRIPTION	BY
	1		

DESIGN R.A.L.
DRAWN D.A.G.
CHECKED
DATE
JOB NO. C-4314
SHT 1 OF

#125
3/15/85

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

FILE NO. 84-17-63-88 (To be assigned by the Planning Dept.)

REDLAND OAKS — P.O.A.D.P. NAME

SITTERLE & COMPANIES — NAME OF DEVELOPER/SUBDIVIDER

3520 N. F.M. 1604 E. S.A. 78247 — ADDRESS

~~349-0~~ — PHONE NO.

MR. BOB LIESMAN
M.B.C. & ASSOC. INC. — NAME OF CONSULTANT

415 BREESPORT DR. — ADDRESS

349-0151 — PHONE NO.

GENERAL LOCATION OF SITE S.E. OF THE INTERSECTION OF REDLAND RD. & JONES MALTSBERGER

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

PROPOSED WATER SERVICE

- (X) City Water Board
- ( ) Other District _____ Name
- ( ) Water Wells

PROPOSED LAND USE

- (X) Single Family
- ( ) Duplex
- ( ) Multi-Family
- (X) Business
- ( ) Industrial

PROPOSED SEWER SERVICE

- (X) City of San Antonio
- ( ) Other System _____ Name
- ( ) Septic Tank(s)

DATE FILED Oct. 30, 1984

REVISIONS FILED: 3/12/85 (if applicable)

DUE DATE OF RESPONSE ~~Nov 30~~, 1984 (Within 20 working days of receipt)

DATE OF RESPONSE 3/15/85 (Within 15 working days of receipt)

April 1984 (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;
- ✓ (d) proposed land use(s) by location and type;
- ✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems; sidewalks, lanes, paths, etc.);
- ✓ (f) the proposed source and type of sewage disposal and water supply;
- ✓ (g) contour lines at no greater than ten (10) foot intervals;
- ✓ (h) projected sequence of phasing;
- O.C.L. (i) existing and/or proposed zoning classification(s);
- ✓ (j) known ownership and proposed development of adjacent undeveloped land; and
- ✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 10-30-84 3/13/85 — Steve 10-30-84 TRANSPORTATION STUDY OFFICE 10-30-84 3/13/85

COMMENTS: _____

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

(PRELIM.) AREA IS TO BE PLATTED AS SINGLE UNIT

FILE NO. 84-17-64-44
(To be assigned by the Planning Dept.)

REDLAND OAKS
P.O.A.D.P. NAME

REDLAND RD. JOINT VENTURE — NAME OF DEVELOPER/SUBDIVIDER
1250 N.E. LOOP 410 SUITE 625 S.A. 78209 — ADDRESS
PHONE NO.

JIM GARSON
PLANNED ENVIRONMENTS INC. — NAME OF CONSULTANT
8000 WEST AVE. SUITE #2 78213 — ADDRESS
340 5474 — PHONE NO.

GENERAL LOCATION OF SITE N.W. CORNER OF THE INTERSECTION OF F.M. 1604 & REDLAND RD.

EXISTING ZONING (If Applicable) O.C.L. & A PORTION IS INSIDE THE CITY LIMITS

PROPOSED WATER SERVICE
- (X) City Water Board
- ( ) Other District _____ Name
- ( ) Water Wells

PROPOSED LAND USE
- ( ) Single Family
- ( ) Duplex
- ( ) Multi-Family
- ( ) Business
- ( ) Industrial

PROPOSED SEWER SERVICE
- (X) City of San Antonio
- ( ) Other System _____ Name
- ( ) Septic Tank(s)

DATE FILED May 2, 1984

REVISIONS FILED (if applicable) _____

DUE DATE OF RESPONSE _____ (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;
- ✓ (d) proposed land use(s) by location and type;
- → (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
- ~~(f)~~ the proposed source and type of sewage disposal and water supply;
- ✓ (g) contour lines at no greater than ten (10) foot intervals;
- Single Unit (h) projected sequence of phasing;
- → (i) existing and/or proposed zoning classification(s);
- ✓ (j) known ownership and proposed development of adjacent undeveloped land; and
- _____ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DISTRIBUTION: TRAFFIC 8-2-84 TRANSPORTATION STUDY OFFICE 8-2-84

COMMENTS: Reviewed by Committee 8-6-84. We had previously worked with Gatson / Pat Via on planned purposes. It was our that Jim make contact with Hwy Dept. to coordinate entry street location at 1604

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

M.B.C. & Associates, Inc.
Applicant: Mr. Bob Liesman
Address: 415 Breesport Drive
San Antonio, Texas 78216

☐ Preliminary Plan
Re: Redland Oaks (Sitterle) ☒ P.O.A.D.P.
File #: 84-17-63-88

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:

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

( ) See annotations/comments on attached copy of your plan.

(X) 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.

Michael C. O'Neal
Chief, Current Planning

sm

Because the relationship of the proposed Redland Road alignment depicted on your plan and the Windchase P.O.A.D.P. (File #84-18-63-08) are conflicting, staff cannot comment at this time. As mentioned to you, on September 21, 1984 staff met with Sitterle and Mann representatives to discuss available alignment alternatives to satisfy major thoroughfare plan requirements. Based on this and subsequent discussions, it is our understanding that there is still an on-going effort to resolve the matter. Therefore, staff review of both your plan and the Windchase plan is being held in abeyance pending resolution of this matter.

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

February 26, 1985

Applicant: M.B.C. Engineers
Mr. Bob Liesman
Address: 415 Breesport Drive
SanAntonio, Texas 78216

Re: Redland Oaks (Sitterle)
☐ Preliminary Plan
☐ P.O.A.D.P.

File #: 84-17-63-88

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:

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

( ) See annotations/comments on attached copy of your plan.

(X) Comments: _____
_____
_____
_____

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.

Attachment
Redland Oaks (Sitterle)

Mr. Brian McDonough of Sitterle & Companies, has submitted a copy of an agreement indicating that suitable arrangements have been made with adjacent property owners on the alignment of the Redland Road extension. We concur with that alignment and a copy of the agreement is hereby made part of our records.

We have no objections to the design of Phase I. With regard to Phase II, we recommend that an alternative be considered to the Chuckwagon stub out. Our experience is that 50' stub streets do not function properly to facilitate traffic movement. We ask that you consider upgrading Rangerider to a 60' street and stub it out instead of Chuckwagon. This design would also provide for a complete loop circulation system.

We have no objection to allowing you to submit your first subdivision unit for Phase I, provided the stub street situation is resolved prior to Planning Commission consideration of the first unit. If you concur with our recommendation, please submit a revised POADP. Thank you for your cooperation and we look forward to hearing from you to expedite this plan.

Sincerely,

M C O'Neal

Michael C. O'Neal
Planning Administrator
Department of Planning

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

X March 15, 1985

Applicant: M.B.C. Engineers
Mr. Bob Liesman
Address: 415 Breesport Dr.
San Antonio, Texas 78216

Re: Redland Oaks
Sitterle
File #: 84-17-63-88

☐ Preliminary Plan
☒ P.O.A.D.P.
February 28, 1985

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

(XX) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

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

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

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.

Michael C. Neal
Planning Administrator

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

March 15, 1985

Applicant: M.B.C. Engineers
Mr. Bob Liesman
Address: 415 Breesport Dr.
San Antonio, Texas 78216

Re: Redland Oaks
Sitterle
File #: 84-17-63-88

☐ Preliminary Plan
☒ P.O.A.D.P.
February 28, 1985

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

(XX) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

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

( ) See annotations/comments on attached copy of your plan.

( ) Comments: _____

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.

MCNeal

Michael C. Neal
Planning Administrator

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Date: August 6, 1984

Planned Environments, Inc.
Applicant: Mr. James B. Latson
Address: 8000 West Avenue, Suite #2
San Antonio, Texas 78213

Re: Redland Oaks — XX Preliminary Plan ☐ P.O.A.D.P.
File #: 84-17-64-44

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

(XX) 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.

( ) 36-20D(a)	( ) 36-20D(e)	( ) 36-20D(i)
( ) 36-20D(b)	( ) 36-20D(f)	( ) 36-20D(j)
( ) 36-20D(c)	( ) 36-20D(g)	( ) 36-20D(k)
( ) 36-20D(d)	( ) 36-20D(h)	( ) _____

(XX) is in general compliance with the Subdivision Regulations

( ) lacks compliance with the Subdivision Regulations regarding:

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

( ) See annotations/comments on attached copy of your plan.

(XX) Comments: It is recommended that the planned entry street (86' R.O.W.) at F.M. 1604 be coordinated with the Texas State Department of Highways and Public Transportation. The purpose is to preclude any conflict with possible projected highway plans.

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 Rebecca Quintanilla Cavallo

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

Date: Aug. 6, 1984

Planned Environments Inc.

Applicant: Mr. James B. Eatson
Address: 8000 West Ave. Suite #2
San Antonio Texas
78213

Re: Redland Oaks
File #: 84-17-64-44

[X] Preliminary Plan
[ ] P.O.A.D.P.

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

[X] 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.

[ ] 36-20D(a)	[ ] 36-20D(e)	[ ] 36-20D(i)
[ ] 36-20D(b)	[ ] 36-20D(f)	[ ] 36-20D(j)
[ ] 36-20D(c)	[ ] 36-20D(g)	[ ] 36-20D(k)
[ ] 36-20D(d)	[ ] 36-20D(h)	[ ] _____

[X] is in general compliance with the Subdivision Regulations

[ ] lacks compliance with the Subdivision Regulations regarding:

[ ] Street layout	[ ] Low density lots fronting onto major thoroughfares
[ ] Relation to adjoining street system	[ ] 24' alley(s)
[ ] Stub streets	[ ] _____
[ ] Street jogs or intersections	_____
[ ] Dead-end streets	_____
[ ] Cul-de-sac streets in excess of 500'	

[ ] See annotations/comments on attached copy of your plan.

[X] Comments: It is recommended that the planned entry street (86' R.O.W.) at F.M. 1604 be coordinated with the Texas State Dept. of Highways and Public Transportation. The purpose is to preclude any conflict with possible projected highway plans

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 _____

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

ENGINEER: M.B.C. ENGINEERS
~~Applicant~~: MR. BOB LIESMAN
Address: 415 BREESPORT DR.
SAN ANTONIO, TX. 78216

Re: REDLAND OAKS (SITTERLE)
File #: 84-17-63-88

☐ Preliminary Plan
☑ P.O.A.D.P.

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:

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

( ) 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.

Michael C. O'Neal
Chief, Current Planning

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

November 13, 1985

Planned Environments, Inc.
Mr. James Latson
8000 West Ave. Suite #2
San Antonio, Texas 78209

Re: Redland Oaks Plan
File#84-17-64-44
Revised 11/4/85

Dear Mr. Latson:

The POADP committee has reviewed and accepted your latest revised plan of Redland Oaks. However, in accordance with Sec. 36-20(d) of the Subdivision Regulations, this acceptance is conditional upon your acknowledgement of the following committee comments.

Redland Road is a Secondary Arterial Type "A", 86' R.O.W. on the Major Thoroughfare Plan. Provisions for proper street dedication is requested. Please revise your plan accordingly.

Please note that these are staffs comments and this action by the committee 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 call Roy Ramos at 299-7900.

Sincerely,

Michael C. O'Neal
Planning Administrator
Department of Planning

AN EQUAL OPPORTUNITY EMPLOYER

~~Rangeride Stub~~
~~not~~
~~Chuckwagon~~

Attachment
Redland Oaks (Sitterle)

Mr. Brian McDonough of Sitterle & Companies, has submitted a copy of an agreement indicating that suitable arrangement have been made with adjacent property owners ~~(Mann Bros. & Sitterle Properties) on the final alignment~~ on the ~~final~~ alignment of the Redland Road extension, ~~80' R.O.W.~~ ~~Said~~ A copy of the agreement is hereby made part of our records.

we concur with that ~~alignment~~ alignment and a

Committee review resulted in a concern of another stub street as shown on your plan (Chuckwagon Drive). In the Committee's opinion, Quarter Horse Run Drive would better serve the development of looping said R.O.W. as a continuous collector and stub out at the Milton Eisenhower Tract. Subsequently, the loop would be completed at Redland Road (Mann Bros. property). The proposed stub (Chuckwagon Drive) is a 50' R.O.W. and is not a viable connection and may even disrupt the character of the neighborhood with traffic, in an effort to reach Redland Road, from Quarter Horse Run Drive and vice versa. Please submit your rationale on the Chuckwagon Drive stub street extension.

In addition, staff has no objections to allowing you to submit your first subdivision unit (Phase I), provided that the stub street situation is resolved for Phase II prior to Planning Commission action on Phase I. Thank you for your cooperation. We are looking forward to hearing from you to expedite this plan as soon as possible.

We ~~have~~ have no objections to the design of Phase I. With regard to Phase II,
~~Staff~~ We recommend that an alternative ~~to the~~ ~~stub~~ be considered to the Chuckwagon stub out. Our experience is that 50' ~~R.O.W.~~ stub streets ~~do~~ ~~are not adequate~~ do not function properly to facilitate traffic movement. We ask that you consider upgrading Rangeride to a 60' street and stub it out instead of Chuckwagon. This design would also provide for a complete loop circulation system. ~~If you concur with this recommendation please submit a revised PLAT. Thank you for your cooperation.~~

~~Sincerely~~
MCO

MR. BRIAN McDONOUGH of Sitterle & Companies, has submitted a copy of an agreement indicating that suitable arrangements have been made with adjacent property owners (MANN BROS & Sitterle properties) on the final alignment of Redland Rd. extension, 86' R.O.W. Said copy of the agreement is hereby made part of our records.

~~Further committee session of your item resulted in a concern of another stub street shown on your plan.~~ (Chuckwagon Dr.) ~~In the committee's opinion,~~ Quarter Horse Run Dr. would ~~better~~ serve the development by looping said R.O.W. as a continuous collector and stub out at the Milton Eisenhower Tract. Subsequently, the loop would be completed at Redland Rd. (MANN BROS. property). ~~The proposed stub (Chuckwagon Dr.) is a 50' R.O.W. and is not a viable connection and may even disrupt the character of the neighborhood with traffic, in an effort to reach Redland Rd., from Quarter Horse Run Dr. and V/S.~~ Please submit your rationale on the Chuckwagon Dr. stub street extention.

In addition, staff has no objections to allowing you to submit your first subdivision unit (phase I), provided that the stub street situation is resolved FOR PHASE II prior to planning Commission action on phase I. Thank you for your cooperation. We are looking forward to hearing from you to expedite this plan as soon as possible.

The didn't oppose

11-2-84 Al met with Encino represent atives
properly to - applicant will submit revised plan
reflect adjust in street alignment
86' R.O.W. - (property to south has been sold.
SR.C. has commitment.

Redland Oak / Wind chase property.
set aside until property owners.
get in touch with Becky.
Becky indicated they were
supposed to contact her
by end of day

University Park Al.
Still needs to meet with all
property.

can't get in touch with property
owners.
robert.
Mr Shiz was ~~[illegible]~~ present
name & telephone

asked to provide additional
info in order
set up meeting
to discuss
major thorough
needs

W.K.M. 100 ac Tract.
no obj is offered.

Attach same
Attn Ann 30
" " 42

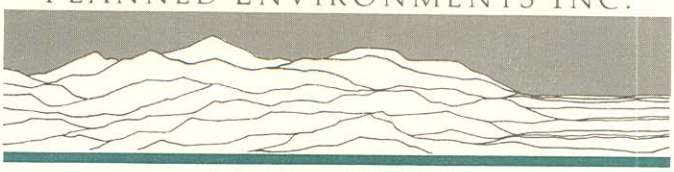
P.H. cancelled Rock
Austin Hwy. property
Randolph.

P.R.D.
1:00 odd today
Berg

sleeping bags.

"B" session
zoning & sub.
amend mtls.

PLANNED ENVIRONMENTS INC.



LAND PLANNERS

August 2, 1984

Mr. Eddie Guzman
Planning Subdivision Coordinator
Planning Department
City of San Antonio
111 Plaza De Armas
San Antonio, Texas 78205

RE: Redland Oaks

Dear Mr. Guzman:

Please find enclosed the prints of Redland Oaks with the revisions and additions you requested.

If you have any questions or if I can be of further assistance, please do not hesitate to contact me.

Sincerely,

James B. Latson
Vice President

JBL:bs

Attachments: Redland Oaks Prints

In affiliation with
BECHTOL-HOFFPAUIR
LANDSCAPE ARCHITECTS

1502 WEST AVENUE
AUSTIN, TEXAS 78701
512/474-0806

8000 WEST AVENUE, SUITE #2
SAN ANTONIO, TEXAS 78213
512/340-5474

JGB(2MNO)1/3/121384/2345.07 (CHANGE S-2) 19 Dec 84
(CHANGE S-3) 7 Jan 85

CONSTRUCTION OF ROADWAY AGREEMENT

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

THIS AGREEMENT is entered into this the 11TH day of JANUARY, 1984, by and between SITTERLE PROPERTIES, a Texas General Partnership ("SITTERLE") and MANN BROTHERS, INC., a Texas Corporation ("MANN"):

ARTICLE I

DEFINITIONS

1.0. In addition to those terms elsewhere defined in this AGREEMENT, for the purposes of this AGREEMENT the following terms shall have the meanings defined under this paragraph:

(a) "AGREEMENT" shall mean this document.

(b) "SITTERLE" shall mean SITTERLE PROPERTIES, a Texas General Partnership, its successors and assigns.

(c) "MANN" shall mean MANN BROTHERS, INC., a Texas Corporation, its successors and assigns.

(d) "CONSTRUCT" or "CONSTRUCTION," or any variation of the word "CONSTRUCT," shall mean to build, grade, level, fill, drain and pave a dedicated public roadway meeting the road construction criteria of the City of San Antonio so that such ROADWAY meets the requirements for acceptance of dedication by the appropriate governmental authority having jurisdiction over same as a public roadway and shall include the stuboff of the road to the west or northwest line of the MANN TRACT so that MANN can attach to the ROADWAY without further construction beyond the MANN TRACT.

(e) "SITTERLE TRACT" shall mean that tract of land described in Exhibit "A" attached hereto and incorporated herein for all purposes.

(f) "MANN TRACT" shall mean that tract of land described in Exhibit "B" attached hereto and incorporated herein for all purposes.

(g) "LETTER OF CREDIT" shall mean an Irrevocable Letter of Credit in the amount of Eighty-five Thousand and No/100 Dollars ($85,000.00) in favor of SITTERLE issued by a state or national banking institution or a state or federally chartered savings association and expiring no earlier than eighteen (18) months from its date of issuance and containing provisions which will enable SITTERLE to draw against such LETTER OF CREDIT in an amount not to exceed the cumulative amount of Eighty-five Thousand and No/100 Dollars ($85,000.00) in one or more draws by sight draft presented to the issuer of such LETTER OF CREDIT together with the LETTER OF CREDIT and an affidavit of SITTERLE that MANN is in default in the performance of MANN'S obligations under this AGREEMENT.

(h) The term of this AGREEMENT shall mean that period of time from the date hereof until the ROAD is constructed and accepted by the appropriate governmental authorities.

(i) The ROAD shall mean a dedicated public roadway generally following and encompassing the area shaded in yellow on Exhibit "C" attached hereto and incorporated herein for all purposes and extending from and intersecting the south or southeast right-of-way line of Jones-Maltsberger Road and intersecting the west or northwest property line of the MANN TRACT.

ARTICLE II

PREMISES

2.0. That whereas, SITTERLE is the owner of the SITTERLE TRACT and MANN is the owner of the MANN TRACT.

2.1. That SITTERLE desires to develop the SITTERLE TRACT and to cause to be CONSTRUCTED on the SITTERLE TRACT and other dedicated property the ROAD.

2.2. That MANN has agreed to pay SITTERLE, as an inducement to SITTERLE to CONSTRUCT the ROAD, one-half (1/2) but not to exceed Eighty-five Thousand and No/100 Dollars ($85,000.00) , of the difference, if any, between the cost of CONSTRUCTING the ROADWAY

and the cost estimated by Macina, Bose, Copeland & Associates, Inc. ("MBC") of CONSTRUCTING a sixty foot (60') ROADWAY over the same general course as shown on Exhibit "D" attached hereto and incorporated herein.

2.3. In order to carry out the terms and intent of MANN'S and SITTERLE'S AGREEMENT regarding the ROAD, and for the mutual benefits to be derived by the parties hereto, MANN and SITTERLE hereby enter into this AGREEMENT.

ARTICLE III

SITTERLE'S DUTIES AND OBLIGATIONS

3.0. SITTERLE agrees to use its best efforts to start construction of the roadway within 120 days from date of this agreement. Sitterle will cause to be constructed on the Sitterle Tract and other dedicated property the 86 foot roadway which will connect Jones-Maltsberger Road to the Mann Tract and generally follow the course as shown on Exhibit "C" which is attached hereto and incorporated herein (the "Roadway").

3.1. SITTERLE agrees to dedicate the road right-of-way as soon as legal documents sufficient for recording can be completed but no later than the start of construction date discussed above.

ARTICLE IV

MANN'S DUTIES AND OBLIGATIONS

4.0. MANN agrees to share in the cost of CONSTRUCTING the ROAD upon the following terms:

(a) MBC will estimate the cost of constructing the ROAD within twenty (20) days from date hereof.

(b) MBC will estimate the cost of constructing the sixty foot (60') ROADWAY as shown on the attached Exhibit "D" (had the sixty foot roadway have been constructed) within twenty (20) days from date hereof.

(c) Within fifteen (15) days after the date of execution of the Contract by SITTERLE for the CONSTRUCTION of the ROAD, MANN will pay to SITTERLE one-fourth (1/4), but

not to exceed Forty-two Thousand Five Hundred and No/100 Dollars ($42,500.00) of the difference between the amounts estimated by MBC under (a) and (b) above.

(d) Within fifteen (15) days after notification from SITTERLE that the first course of base material for the ROADWAY has been installed, which notification shall include confirmation by MBC, MANN will pay one-eighth (1/8) but not to exceed Twenty-one Thousand Two Hundred Fifty and No/100 Dollars ($21,250.00) of the difference, if any, between the amounts estimated by MBC under (a) and (b) above.

(e) Upon completion of CONSTRUCTION of the ROAD, MBC will certify to SITTERLE and MANN the actual cost of the CONSTRUCTION of the ROAD and MANN will pay to SITTERLE within fifteen (15) days of the date such certificate is received by MANN, the balance due after credit of c & d above, but not to exceed Twenty-one Thousand Two Hundred Fifty and No/100 Dollars ($21,250.00) of one-half (½) of the difference between the actual cost of construction and the amount estimated by MBC under (b) above.

4.1. Concurrent with signing of this agreement by both parties Mann shall deliver to Sitterle the Letter of Credit to secure payment of the Mann share of the cost of construction as defined herein. Fai ure to promptly post said Letter of Credit will void this agreement. This agreement and the Letter of Credit shall be escrowed with First American Title Company with draw request to be made to said title company with advanced information copy provided to Mann.

ARTICLE V
DEFAULT

5.0. MANN shall be in default under the terms of this AGREEMENT in the event MANN fails or refuses to perform its obligations provided for herein.

5.1. SITTERLE shall be in default under the terms of this AGREEMENT in the event SITTERLE fails or refuses to perform its obligations provided for herein.

ARTICLE VI

REMEDIES

6.0. In the event MANN is in default in the performance of its obligations hereunder, SITTERLE shall be entitled to draw against the LETTER OF CREDIT in one or more draws, not to exceed

the unpaid amount then due and owing to SITTERLE by MANN under the terms of Section 4.0, Article IV of this AGREEMENT, by sight draft presented to the issuer of the LETTER OF CREDIT accompanied with the LETTER OF CREDIT and an affidavit of SITTERLE that MANN is in default in the performance of its obligations under this AGREEMENT.

6.1. In the event SITTERLE is in default in the performance of its obligations hereunder, MANN shall be entitled to pursue any remedy provided to it under law or in equity, unless such default is caused by Sitterle's inability to obtain timely governing agency approvals or Sitterle's inability to acquire the necessary right-of-way from adjoining property owners; then Sitterle's liability shall be limited to return of the letter of credit and all provisions of this agreement shall be null and void.

ARTICLE VII

MUTUAL EFFORTS

7.0 . Both Mann and Sitterle herein agree to work to find a mutually acceptable drainage plan to meet the drainage requirements imposed by the City of San Antonio for the Elm Waterhole Creek floodplain area. Sitterle also agrees to provide at least one discharge point along the south property line of the Mann tract for the relief of the natural drainage runoff for the watershed defined by current topography.

ARTICLE VIII

MISCELLANEOUS

8.1. All notices, demands, requests and other communications required or permitted hereunder shall be in writing and shall be deemed to be delivered when actually received, or, if earlier, and regardless of whether actually received, upon deposit in a regular maintained receptacle for the United States mail, registered or certified, postage fully prepaid, addressed to the addressee at his address set forth below, or such other address as such party may have specified theretofore by notice delivered in accordance with this section and actually received by the addressee:

If to SITTERLE:

Sitterle Properties
3520 North F.M. 1604 East
San Antonio, Texas 78247

If to MANN:

Mann Brothers, Inc.
Brookhollow Atrium, Suite 255
1000 Central Parkway North
San Antonio, Texas 78232

With a copy to: Jay G. Beitel
Law Offices of Allan B. Polunsky
330 Mercantile Bank Building
40 Northeast Loop 410
San Antonio, Texas 78216

The laws of the State of Texas shall govern the validity, enforcement and interpretation of this AGREEMENT. The obligations of the parties are performable and venue for any legal action arising out of this AGREEMENT shall lie in Bexar County, Texas.

This AGREEMENT constitutes the complete and final expression of the AGREEMENT of the parties relating hereto and supercedes all previous contracts, agreements and understandings of the parties, either oral or written, relating to the subject of this AGREEMENT. This AGREEMENT cannot be modified or any of the terms hereof waived except by an instrument in writing (referring specifically to this AGREEMENT) executed by the party against whom enforcement of the modification or waiver is sought.

The headings which have been used throughout this AGREEMENT have been inserted for convenience or reference only and do not constitute matters to be construed in interpreting this AGREEMENT. Words of any gender used in this AGREEMENT shall be held and construed to include any other gender and words in the singular numbers shall be held to include the plural, and vice versa, unless the context requires otherwise. The words "herein," "hereof," "hereunder," and other similar compounds of the word "here" when used in this AGREEMENT shall refer to the entire AGREEMENT and not to any particular provision or section. If the last day of any time period herein shall fall on a Saturday, Sunday or legal holiday, then the duration of such time period shall extend so that it shall end on the next succeeding day which is not a Saturday, Sunday or legal holiday.

If any one or more of the provisions of this AGREEMENT or the applicability of any such provision to a specific situation shall be held invalid or unenforceable, such provision shall be modified to the minimum extent necessary to make or its application valid and enforceable, and the validity and enforceability of all other provisions of this AGREEMENT and all other applications of any such provision shall not be affected thereby.

Should either party employ an attorney or attorneys to enforce any of the provisions hereof, the non-prevailing party in any final judgment agrees to pay the other party all reasonable

costs, charges and expenses, including attorney's fees, expended or incurred in connection herewith.

This AGREEMENT shall be binding upon and inure to the benefit of the SITTERLE and MANN, their respective successors and assigns.

IN WITNESS WHEREOF, the parties hereto have set their hands on the date first above written.

SITTERLE PROPERTIES,
A Texas General Partnership

By: Louis M Norrell

Its: Vice-President

MANN BROTHERS, INC.,
A Texas Corporation

By: David S Mann

Its: President

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 14th day of January, 1985, by Louis M. Norrell, ~~partner~~ on behalf of SITTERLE PROPERTIES, a partnership.

Frances Maxwell
Notary Public, in and for
The State of Texas At Large

My Commission Expires:
12/31/88

Name of Notary Typed or Printed:
FRANCES MAXWELL

THE STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on this the 14th day of January, 1984, by David L. Mann, of MANN BROTHERS, INC., on behalf of said corporation.

June Diskell
Notary Public, in and for
The State of Texas At Large

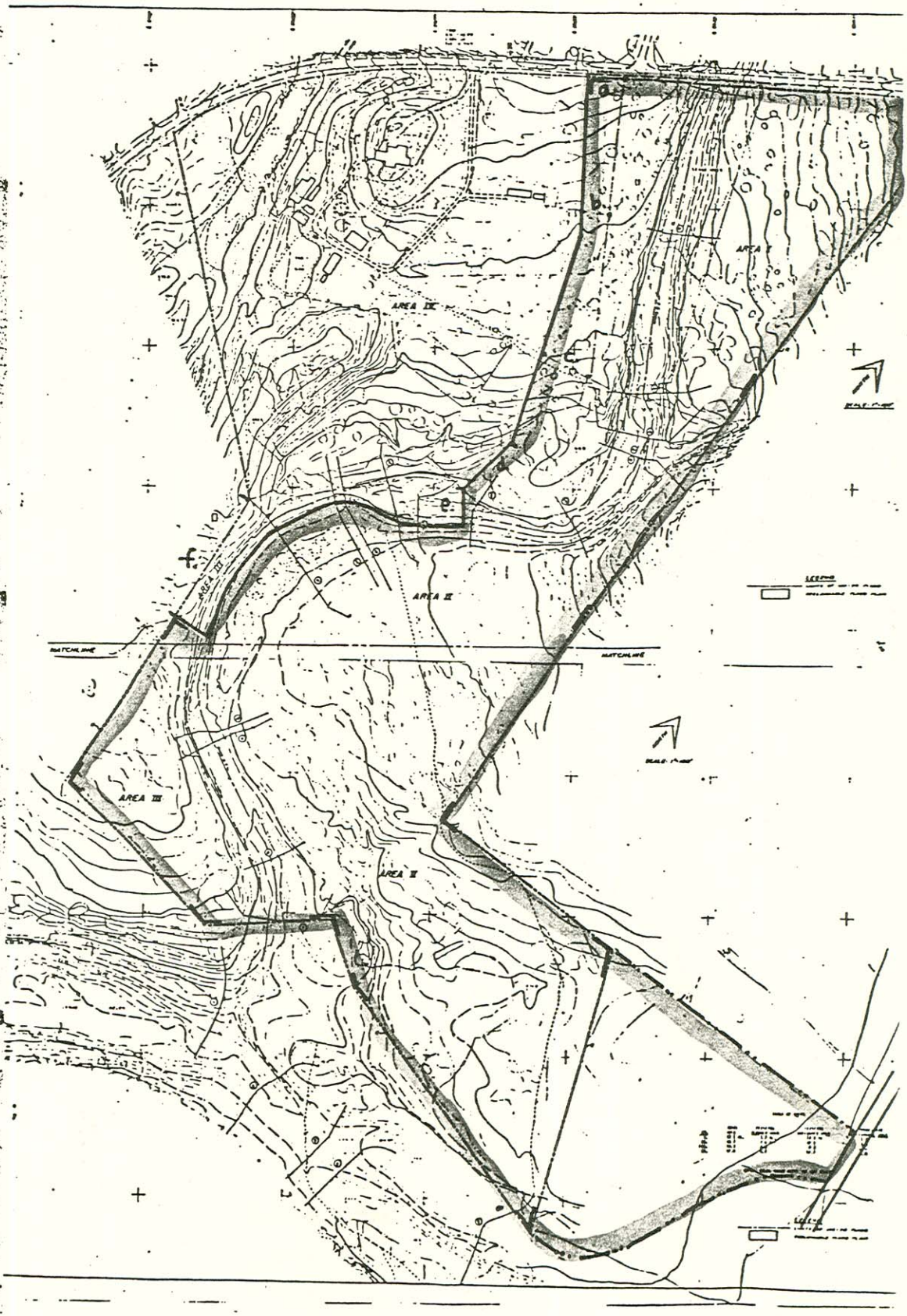
My Commission Expires:
8-9-88

Name of JUNE DISKILL Typed or Printed:
Notary Public, State of Texas
My Commission expires 8/9/88

Schedule of Attachments:

Exhibit "A" - SITTERLE TRACT;
Exhibit "B" - MANN TRACT;
Exhibit "C" - Roadway; and
Exhibit "D" - Sixty Foot Roadway.

Received By JACK ROGERS,
Executive Vice President of
First American Title Company
of San Antonio - Jan. 15, 1985



SITTERLE TRACT - 91.622 ACRES

EXHIBIT "A"