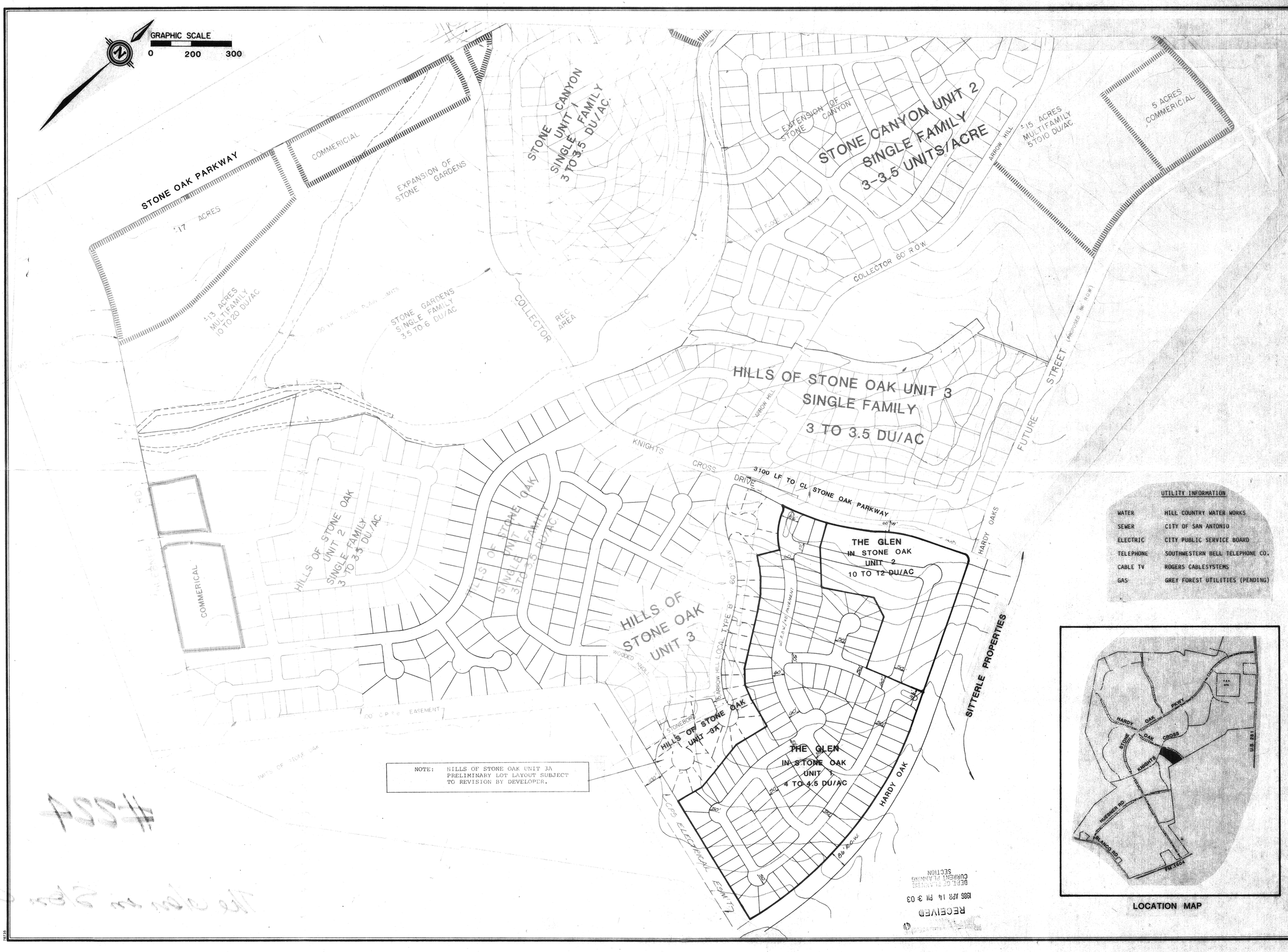

UTILITY INFORMATION

WATER	HILL COUNTRY WATER WORKS
SEWER	CITY OF SAN ANTONIO
ELECTRIC	CITY PUBLIC SERVICE BOARD
TELEPHONE	SOUTHWESTERN BELL TELEPHONE CO.
CABLE TV	ROGERS CABLESYSTEMS
GAS	GREY FOREST UTILITIES (PENDING)

LOCATION MAP

Rosin, Kroesche & Lambert, Inc.
Planning / Architecture / Engineering
5805 Callaghan Road, Ste. 300, San Antonio, Texas 78228

THE GLEN #224
IN STONE OAK

PRELIMINARY OVERALL AREA DEVELOPEMENT PLAN

JOB NO. 167-003-000
DATE: APRIL, 1 1986
DESIGN BY: B. Haas
DRAWN BY: K. Jonsen
CHECKED BY:
APPROVED:

NO. | DATE | REVISIONS | APP.

SHEET NUMBER 1 OF

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

FILE NO. #86-16-65-42
(To be assigned by the Planning Dept.

THE GLEN IN STONE OAK
P.O.A.D.P. NAME

SITTERLE PROPERTIES
NAME OF DEVELOPER/SUBDIVIDER

3520 N.F.M. 1604 EAST, 78247
ADDRESS

PHONE NO.

ROSIN, KROESCHE & LAMBERT
NAME OF CONSULTANT

5805 CALLAGHAN, SUITE 300 78228
ADDRESS

647-1041
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

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

PROPOSED LAND USE

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

PROPOSED SEWER SERVICE

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

DATE FILED April 10, 1986

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 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

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

April 21, 1986

Rosin, Kroesche, & Lambert
Attn: Lee Niles
5805 Callaghan Road, Suite 300
San Antonio, Texas 78228

RE: The Glen in Stone Oak
(File #86-16-65-42)

Dear Mr. Niles:

This is to inform you that the POADP Committee has reviewed and accepted your proposed plan for The Glen in Stone Oak. The plan is in general conformance with Chapter 30 (formerly Chapter 36).

Please note that 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.

If you have any questions regarding this matter, please contact Roy Ramos or Edward Guzman at 299-7900.

Sincerely,

M C O'Neal

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

MCO/RR/sm

"AN EQUAL OPPORTUNITY EMPLOYER"

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
THE GLEN in Stone Oak
Sitterle Properties

DEVELOPMENT INFORMATION

1. DEVELOPER: Sitterle Properties
3520 N. F.M. 1604 East
San Antonio, TX 78247
Attn: Mr. Brian McDonough

2. ENGINEER: Rosin, Kroesche & Lambert, Inc.
5805 Callaghan Road, Suite 300
San Antonio, TX 78228
Attn: Mr. Joseph L. Kroesche, P.E.

RECEIVED
1986 APR 14 PM 3:03
DEPT. OF PLANNING
CURRENT PLANNING
SECTION

3. DEVELOPMENT CONCEPT:

This project will utilize a combination of single-family residential homes and a high density residential development. Development of Unit 1 will begin in 1986. Unit 2 is anticipated to be developed within twelve to eighteen months.

Unit 1 will utilize a single-family residential concept with an average density of approximately 4.5 units per acre. Lots will vary in width from 50 to 80 feet, with the majority in the 55 to 60-foot width range. Average depth of these lots will be 115 feet, with lots adjacent to Knights Cross and Hardy Oak averaging 125 to 130 feet deep. Non-access easements (1-foot) will be platted along both Knights Cross and Hardy Oak as each unit is developed.

Unit 2 is anticipated to utilize a higher density than Unit 1, approximately 10 to 11 units per acre.

4. TRAFFIC STREETS:

The subdivision will have two entrances, one on Knights Cross, east of the entrance to the Hills of Stone Oak Unit 3 (Arrow Hill), and on Hardy Oak, south of Knights Cross.

Within the two units, streets will be primarily local Type "A" (50-foot right-of-way, 30-foot pavement). As shown on the POADP, one street will be a local Type "B" street (60-foot right-of-way, 40-foot pavement). This street will serve as the main entrance to this subdivision.

5. UTILITIES:

Water	-	Hill Country Water Works
Sewer	-	The City of San Antonio, under existing contract with Stone Oak, Inc.
Electricity	-	City Public Service
Gas	-	Grey Forest Utilities (Pending)
Telephone	-	Southwestern Bell Telephone
Cable Television	-	Rogers Cable Systems and/or Bexar County Cable Systems

6. ZONING:

This property lies outside the corporate limits of the City of San Antonio, but within its Extraterritorial Jurisdiction. This development corresponds to the master plan prepared by and approved for Stone Oak.

7. ADJACENT PROPERTY OWNERS:

North, West	-	Hills of Stone Oak, Unit 3 - Sitterle Properties
East	-	Sitterle Properties
South	-	Steubing

8. MISCELLANEOUS INFORMATION:

This property is located over the Edwards Aquifer Recharge Zone and is subject to all related design and construction standards. Coordination with the local Texas Department of Water Resources staff will be maintained throughout the project's development.

9. ATTACHED DRAWING:

Preliminary Overall Area Development Plan.