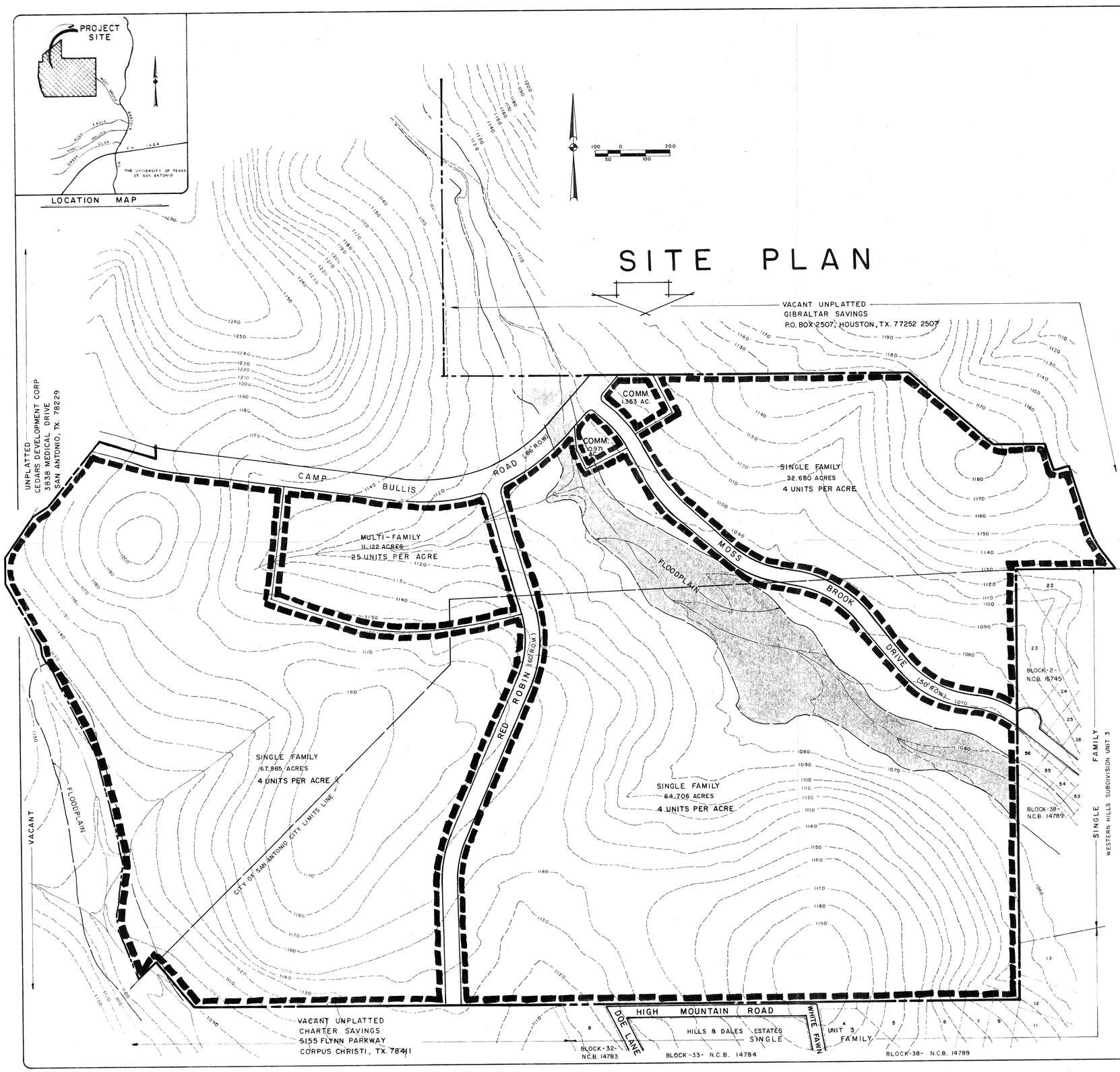

MOSS BROOK ESTATES P.O.A.D.P.

a. PERIMETER PROPERTY LINE :
SEE SITE PLAN

b. NAME OF SUBDIVISION :
MOSS BROOK ESTATES

c. SCALE OF MAP :
1" = 200'

d. PROPOSED LAND USES :
SINGLE FAMILY ± 220 AC. MULTI-FAMILY ± 11 AC. COMMERCIAL ± 2 AC

e. ONSITE EXISTING AND PROPOSED CIRCULATION :
THERE ARE NO EXISTING ONSITE STREET IMPROVEMENTS. EXTENSIONS OF MOSS BROOK AND RED ROBIN ARE PROPOSED (SEE SITE PLAN).

f. CONTOUR INTERVAL :
CONTOURS INDICATED AT 5' INTERVALS (SEE SITE PLAN)

g. OWNERSHIP OF ADJACENT PROPERTY :

LEGAL BLK	LOT	NCB	OWNER / ADDRESS
32	8	14783	LEWIS, DOUGLAS E. 212 HIBISCUS, SAN ANTONIO, TX. 78213 1812
33	3	14784	FARRIS, JAMES 2107 OAK CREEK, SAN ANTONIO, TX. 78232 4925
33	5	14784	LEWIS, DOUGLAS E. 212 HIBISCUS, SAN ANTONIO, TX. 78213 1812
33	6	14784	LEWIS, DOUGLAS E. 212 HIBISCUS, SAN ANTONIO, TX. 78213 1812
38	4	14789	VILLARREAL, RAUL Y. 809 S. ST. MARYS, SAN ANTONIO, TX. 78205 3408
38	5	14789	MANNING, JOAN 16214 PURPLE SAGE, SAN ANTONIO, TX. 78255 1139
38	6	14789	MUELLER, CHARLES P. JR. 900 N.E. LOOP 410, #427, SAN ANTONIO, TX. 78209 1410
38	7	14789	DAVIS, WILLIAM G. JR. & BARBARA 1602 PURPLE SAGE, SAN ANTONIO, TX. 78255 1139
38	8	14789	DAVIS, WILLIAM G. JR. & BARBARA 1602 PURPLE SAGE, SAN ANTONIO, TX. 78255 1139
38	11	14789	HOWSER, MARVIN K. & MARY 7419 HUMMINGBIRD HILL, SAN ANTONIO, TX. 78255 1118
38	12	14789	ABBAS, ATASHDAMAN GHOLAM 354 DEMYA, SAN ANTONIO, TX. 78227 3206
38	13	14789	FARNSWORTH, PAULA - CLAIRBORNE BRENDA J. 7407 HUMMINGBIRD, SAN ANTONIO, TX. 78255 1118
38	56	14789	GIBRALTAR SAVINGS P.O. BOX 2507, HOUSTON, TX. 77252 2507
38	58	14789	PEREZ, PORFRIO DAVID & MARY ALICE 230 ARRON, SAN ANTONIO, TX. 78221 2105
2	23	16745	GIBRALTAR SAVINGS P.O. BOX 2507, HOUSTON, TX. 77252 2507

h. EXISTING ADJACENT PERIMETER STREETS :
RED ROBIN, MOSS BROOK, MOUNTAIN ROAD (SEE SITE PLAN)

i. FLOODPLAINS ON FLOOD INSURANCE RATE MAPS OF SAN ANTONIO, TEXAS (SEE SITE PLAN) NO FEMA FLOODPLAINS EXIST. ENGINEER CALCULATED FLOODPLAINS ARE INDICATED.

j. LOCATION :
SITE IS APPROX. 1850' FROM BABCOCK ROAD TO THE EAST AND APPROX. 3600' FROM LOOP 1604 TO THE SOUTH. (SEE SITE PLAN)

k. NAME AND ADDRESS OF DEVELOPER :
NAME : SOUTH COAST CAPITAL CORP.
ADDRESS : 8000 VANTAGE, SUITE 203, SAN ANTONIO TX. 78230
TELEPHONE : (512) 366-1308
SIGNATURE — DATE 2/23/88 — INIT. HEP — REV. 11/15/88

l. NAME AND ADDRESS OF CONSULTANTS :
NAME : HALLENBERGER / TELFORD , INC.
ADDRESS : 11322 SIR WINSTON, SAN ANTONIO, TEXAS 78216
TELEPHONE : (512) 349-6571
SIGNATURE — DATE 2/23/88 — INIT. WLT — REV. 11/13/91

m. NAME AND ADDRESS OF OWNER :
NAME : VICTORIA SAVINGS ASSOC.
ADDRESS : 8000 VANTAGE, SUITE 203, SAN ANTONIO, TX. 78230
TELEPHONE : (512) 366-1308
SIGNATURE — DATE 2/23/88 — INIT. HEP — REV. 6/12/90

NOTE: ACREAGES SHOWN ARE COMPUTED TO CENTERLINE OF STREET.
SUBDIVISION OVERALL ACREAGE: 232.608 AC

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: January 17, 1989
File # 1287 1
Signed: McNeal

Drawning No.
5659

HALLENBERGER/ TELFORD INC.
Planners
Engineers
Surveyors
11322 SIR WINSTON • P.O. BOX 16337 • (512) 349-6571 78216
SAN ANTONIO, TEXAS

Date: FEBRUARY, 1988
Designed by: W.L.T.
Drawn by: K.J.S.
Checked by: C.R.H.
Scale: 1" = 200'

MOSS BROOK ESTATES P.O.A.D.P.

P.O.A.D.P. NO. 1287 1

Sheet 1 of 1

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

FILE NO. #287
(To be assigned by the Planning Dept.

MOSS BROOK ESTATES POADP
P.O.A.D.P. NAME

Southcoast Inc.
NAME OF DEVELOPER/SUBDIVIDER

8000 Vantage Dr. Suite 203, 78230
ADDRESS

366-1308
PHONE NO.

Hallenberger/Telford
NAME OF CONSULTANT

11322 Sir Winston S.A., Tex. 78216
ADDRESS

349-6571
PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

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

DATE FILED March 14, 1988

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: _____

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

January 17, 1989

Ron Hallenberger, P.E.
Hallenberger/Telford Company
11322 Sir Winston
San Antonio, Texas 78266

RE: Moss Brook POADP #287

Dear Mr. Hallenberger:

The Development Review Committee has reviewed and accepted your revised plan for Moss Brook POADP. The plan has been assigned File #287 for future reference.

Please note that this action by the Committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

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

Sincerely,

M C O'Neal

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

MCO:RR:bc

cc: Dean Chadwick, Department of Public Works
Steve Pease, Department of Planning

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

April 26, 1988

Ron Hallenberger, P.E.
Hallenberger/Telford Co.
11322 Sir Winston
San Antonio, Texas 78266

RE: Moss Brook POADP #287

Dear Mr. Hallenberger:

Your plan of Moss Brook, File #287 has not been ~~excepted~~ accepted by the Development Review Committee. As discussed with you, coordination with adjacent POADP's is necessary to establish your plan boundaries and alignment of the Camp Bullis Road. This plan will be held in abeyance pending revisions to your plan.

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

Sincerely,

MC O'Neal

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

MCO/RR/hdlv

"AN EQUAL OPPORTUNITY EMPLOYER"

MOSSBROOK
AGENDA

April 8, 1999

I. INTRODUCTIONS

II. PROJECT DESCRIPTION

III. ISSUES

A. GRANDFATHERING

1. POADP - #287 (1989)
2. SUBDIVISION PLAT - 890022 (APPROVED 1989 - EXPIRED 1992)
3. SUBDIVISION PLAT - 940827 (SUBMITTED NOT APPROVED)
4. STREET CUTS AND 50% SEWER INSTALLED

B. SITE PLAN REVIEW

1. MOSSROCK ENTRY - 140 x 70'

NO. LOTS	110 (±)
EXIST. LOTS	28
TOTAL	138

2. WHITE FAWN DRIVE ENTRY - ACREAGE LOTS (1 AC. - 5 AC.)

NO. LOTS	62

C. CAMP BULLIS ROAD

1. STATUS
2. CSA POLICY

D. CSA OR NEIGHBORHOOD CONCERNS

4518\00\WORD\MISC\990407A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RAL
MCO
Eddie

CITY OF SAN ANTONIO
DEPT. OF PLANNING
DIRECTOR'S OFFICE
1989 JUN -5 PM 2:45

FIRST GIBRALTAR BANK, FSB

13401 North Freeway
Houston, Texas 77060
(713) 872-3100

June 1, 1989

Mr. Roland A. Lozano, Director
Department of Planning
P. O. Box 9066
San Antonio, Texas 78285

RE: Mossbrook Estates Final Plat

Dear Mr. Lozano:

It has been brought to First Gibraltar Bank's attention that Victoria Savings has submitted the Mossbrook Estates plat for final approval. First Gibraltar owns some of the property adjoining Victoria's eastern property line. We believe the Mossbrook Estates plat might include some of the First Gibraltar property without First Gibraltar's consent.

First Gibraltar recommends this possible error be researched before recording this final plat.

If you have any questions, please feel free to contact me at (713) 872-3166.

Respectfully,

Bradley A. Dill

Bradley A. Dill
Project Manager

BAD/bjl/1.9

cc: Mr. David Foster
Mr. Jeff Harms

RECEIVED
1989 JUN -6 P 3:08
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION