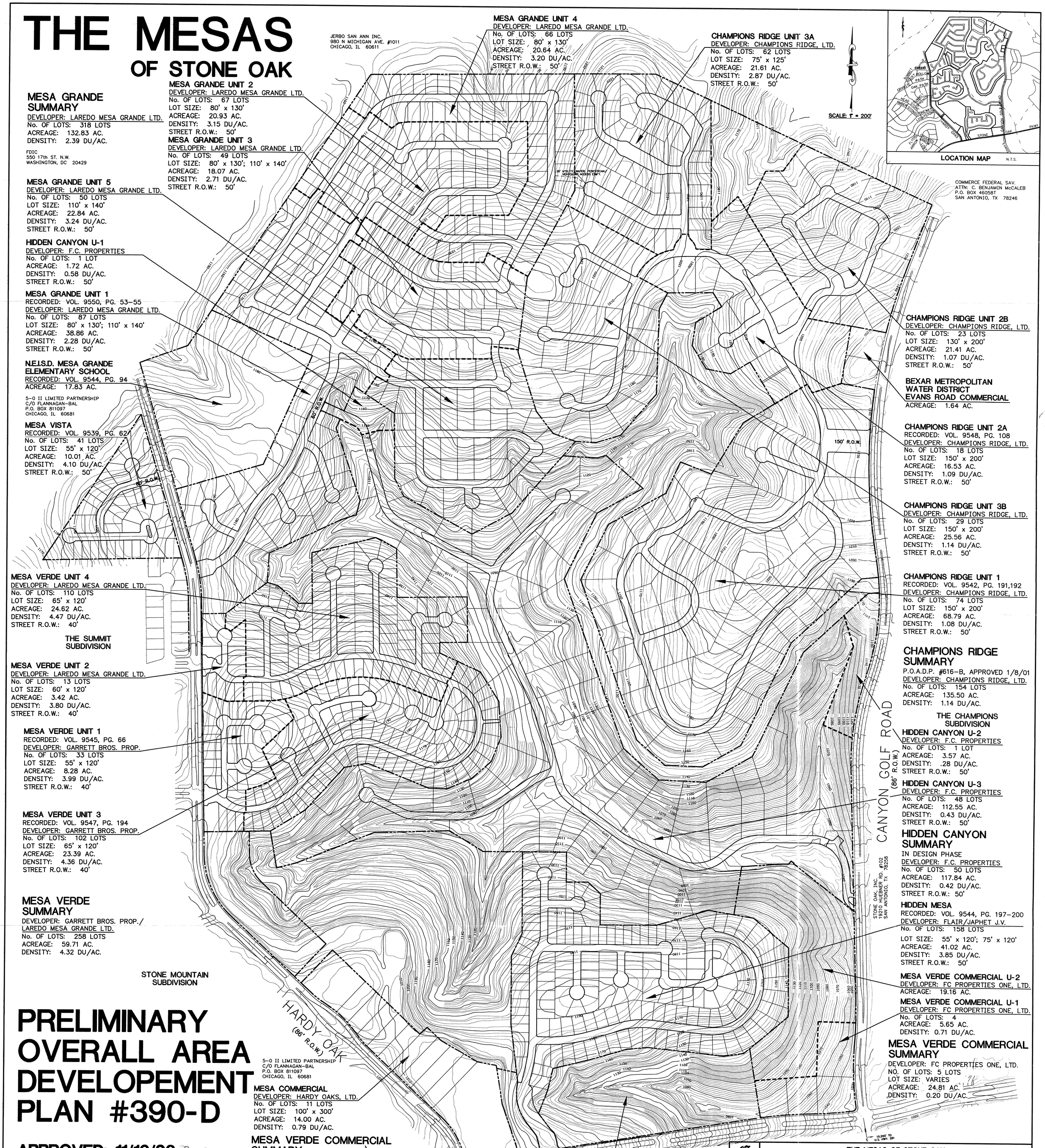
THE MESAS OF STONE OAK



JERBO SAN ANN INC.
980 N MICHIGAN AVE. #1011
CHICAGO, IL 60611

MESA GRANDE UNIT 4
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 66 LOTS
LOT SIZE: 80' x 130'
ACREAGE: 20.64 AC.
DENSITY: 3.20 DU/AC.
STREET R.O.W.: 50'

CHAMPIONS RIDGE UNIT 3A
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 62 LOTS
LOT SIZE: 75' x 125'
ACREAGE: 21.61 AC.
DENSITY: 2.87 DU/AC.
STREET R.O.W.: 50'

MESA GRANDE SUMMARY
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 318 LOTS
ACREAGE: 132.83 AC.
DENSITY: 2.39 DU/AC.

FDIC
550 17th ST. N.W.
WASHINGTON, DC 20429

MESA GRANDE UNIT 2
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 67 LOTS
LOT SIZE: 80' x 130'
ACREAGE: 20.93 AC.
DENSITY: 3.15 DU/AC.
STREET R.O.W.: 50'

MESA GRANDE UNIT 3
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 49 LOTS
LOT SIZE: 80' x 130'; 110' x 140'
ACREAGE: 18.07 AC.
DENSITY: 2.71 DU/AC.
STREET R.O.W.: 50'

MESA GRANDE UNIT 5
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 50 LOTS
LOT SIZE: 110' x 140'
ACREAGE: 22.84 AC.
DENSITY: 3.24 DU/AC.
STREET R.O.W.: 50'

HIDDEN CANYON U-1
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 1 LOT
ACREAGE: 1.72 AC.
DENSITY: 0.58 DU/AC.
STREET R.O.W.: 50'

MESA GRANDE UNIT 1
RECORDED: VOL. 9550, PG. 53–55
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 87 LOTS
LOT SIZE: 80' x 130'; 110' x 140'
ACREAGE: 38.86 AC.
DENSITY: 2.28 DU/AC.
STREET R.O.W.: 50'

N.E.I.S.D. MESA GRANDE ELEMENTARY SCHOOL
RECORDED: VOL. 9544, PG. 94
ACREAGE: 17.83 AC.

5-0 II LIMITED PARTNERSHIP
C/O FLANNAGAN-BAL
P.O. BOX 811097
CHICAGO, IL 60681

MESA VISTA
RECORDED: VOL. 9539, PG. 62
No. OF LOTS: 41 LOTS
LOT SIZE: 55' x 120'
ACREAGE: 10.01 AC.
DENSITY: 4.10 DU/AC.
STREET R.O.W.: 50'

COMMERCE FEDERAL SAV.
ATTN: C. BENJAMIN McCALEB
P.O. BOX 46058T
SAN ANTONIO, TX 78246

CHAMPIONS RIDGE UNIT 2B
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 23 LOTS
LOT SIZE: 130' x 200'
ACREAGE: 21.41 AC.
DENSITY: 1.07 DU/AC.
STREET R.O.W.: 50'

BEXAR METROPOLITAN WATER DISTRICT EVANS ROAD COMMERCIAL
ACREAGE: 1.64 AC.

CHAMPIONS RIDGE UNIT 2A
RECORDED: VOL. 9548, PG. 108
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 18 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 16.53 AC.
DENSITY: 1.09 DU/AC.
STREET R.O.W.: 50'

CHAMPIONS RIDGE UNIT 3B
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 29 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 25.56 AC.
DENSITY: 1.14 DU/AC.
STREET R.O.W.: 50'

MESA VERDE UNIT 4
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 110 LOTS
LOT SIZE: 65' x 120'
ACREAGE: 24.62 AC.
DENSITY: 4.47 DU/AC.
STREET R.O.W.: 40'

THE SUMMIT SUBDIVISION

CHAMPIONS RIDGE UNIT 1
RECORDED: VOL. 9542, PG. 191,192
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 74 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 68.79 AC.
DENSITY: 1.08 DU/AC.
STREET R.O.W.: 50'

CHAMPIONS RIDGE SUMMARY
P.O.A.D.P. #616–B, APPROVED 1/8/01
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 154 LOTS
ACREAGE: 135.50 AC.
DENSITY: 1.14 DU/AC.

THE CHAMPIONS SUBDIVISION

MESA VERDE UNIT 2
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 13 LOTS
LOT SIZE: 60' x 120'
ACREAGE: 3.42 AC.
DENSITY: 3.80 DU/AC.
STREET R.O.W.: 40'

HIDDEN CANYON U-2
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 1 LOT
ACREAGE: 3.57 AC.
DENSITY: .28 DU/AC.
STREET R.O.W.: 50'

MESA VERDE UNIT 1
RECORDED: VOL. 9545, PG. 66
DEVELOPER: GARRETT BROS. PROP.
No. OF LOTS: 33 LOTS
LOT SIZE: 55' x 120'
ACREAGE: 8.28 AC.
DENSITY: 3.99 DU/AC.
STREET R.O.W.: 40'

HIDDEN CANYON U-3
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 48 LOTS
ACREAGE: 112.55 AC.
DENSITY: 0.43 DU/AC.
STREET R.O.W.: 50'

MESA VERDE UNIT 3
RECORDED: VOL. 9547, PG. 194
DEVELOPER: GARRETT BROS. PROP.
No. OF LOTS: 102 LOTS
LOT SIZE: 65' x 120'
ACREAGE: 23.39 AC.
DENSITY: 4.36 DU/AC.
STREET R.O.W.: 40'

HIDDEN CANYON SUMMARY
IN DESIGN PHASE
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 50 LOTS
ACREAGE: 117.84 AC.
DENSITY: 0.42 DU/AC.
STREET R.O.W.: 50'

MESA VERDE SUMMARY
DEVELOPER: GARRETT BROS. PROP./
LAREDO MESA GRANDE LTD.
No. OF LOTS: 258 LOTS
ACREAGE: 59.71 AC.
DENSITY: 4.32 DU/AC.

HIDDEN MESA
RECORDED: VOL. 9544, PG. 197–200
DEVELOPER: FLAIR/JAPHET J.V.
No. OF LOTS: 158 LOTS
LOT SIZE: 55' x 120'; 75' x 120'
ACREAGE: 41.02 AC.
DENSITY: 3.85 DU/AC.
STREET R.O.W.: 50'

STONE MOUNTAIN SUBDIVISION

MESA VERDE COMMERCIAL U-2
DEVELOPER: FC PROPERTIES ONE, LTD.
ACREAGE: 19.16 AC.

MESA VERDE COMMERCIAL U-1
DEVELOPER: FC PROPERTIES ONE, LTD.
No. OF LOTS: 4
ACREAGE: 5.65 AC.
DENSITY: 0.71 DU/AC.

PRELIMINARY OVERALL AREA DEVELOPEMENT PLAN #390-D

5-0 II LIMITED PARTNERSHIP
C/O FLANNAGAN-BAL
P.O. BOX 811097
CHICAGO, IL 60681

MESA COMMERCIAL
DEVELOPER: HARDY OAKS, LTD.
No. OF LOTS: 11 LOTS
LOT SIZE: 100' x 300'
ACREAGE: 14.00 AC.
DENSITY: 0.79 DU/AC.

MESA VERDE COMMERCIAL SUMMARY
DEVELOPER: FC PROPERTIES ONE, LTD.
NO. OF LOTS: 5 LOTS
LOT SIZE: VARIES
ACREAGE: 24.81 AC.
DENSITY: 0.20 DU/AC.

MESA VERDE COMMERCIAL SUMMARY
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 5 LOTS
ACREAGE: 24.81 AC.
DENSITY: 0.20 DU/AC.

HIDDEN MESA COMMERCIAL II
DEVELOPER: FC PROPERTIES ONE, LTD.
ACREAGE: 16.66 AC.

TEMPLE–INLAND INS. CORP.
C/O LUMBERMANS INV. CORP.
P.O. BOX 40
AUSTIN, TX 78767

APPROVED: 11/16/93
REVISED: 8/12/02

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 AUG 24 PM 2:31
RECEIVED
DEVELOPMENT SERVICES

PLAN HAS BEEN ACCEPTED
COSA 5-7-03 (date) (initial)
If no plats are filed, plan will expire on 11-5-04
1st plat filed on

NOTE:
ALL STREETS HAVE A 50' STREET R.O.W. UNLESS OTHERWISE NOTED.

THE MESAS OF STONE OAK
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
MAILING ADDRESS: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250

DATE	DESCRIPTION
5/2001	MESA GRANDE
8/12/02	MESA VERDE & HIDDEN CANYON COMM.

DRAWN BY:	I.J.C.	DATE:	10/7/99
CHECKED BY:	C.C.S.	JOB NO.:	117562

SHEET 1 OF 1

390 D

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted:	Project ID Number: ~~390, 390A~~ (revision) 390 D

Project Name: Mesa of Stone Oak

Owner/Agent: FC Properties One, Ltd. Phone: 490-2500 Fax: 490-4465

Address: 601 Sonterra Bvld., San Antonio, Tx. Zip code: 78238

Engineer/Surveyor: M. W. Cude Engineers, L.L.C. Phone: 681-2951 Fax: 523-7112

Address: 10325 Bandera Road, San Antonio, Tx. Zip code: 78250

Existing legal Description (PUD Only): _____

Existing zoning: C2 &R-6 (PUD) ERZD Proposed zoning: C2 & R-6 (PUD) ERZD

(PUD Only) Linear feet of street_____ ☐ Private ☐ Public ☐ Gated ☐ Un-Gated ☐ Attached ☐ Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 24

Council District: 9 School District: Northeast Ferguson map grid: pg. 482/E3,4,&5:F3,4&5 & pg.483/A3,4&5

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 AUG 29 PM 4:10

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Mesas of Stone Oak No. 390, 390A

Is there a corresponding PUD for this site? Name Hidden Canyon No. 00-008

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Hidden Mesa Subd. PUD No. 990027
Name Mesa Commercial No. 990143
Name Champions Ridge Subd., PUD, Unit 1,2A,3A, 3B No. 990019, 00289, 000457, 010417,
Name Mesa Verde Subd., PUD, Unit 1,2,3, 4A No. 940450, 940553, 940554, 000532 ,
Name Mesa Grande Subd., PUD, Unit 1,2 No. 000219, 010418,
Name NEISD Mesa Grande Elem. School No. 990127
Contact Person and authorized representative:

Print Name: Rick Sheldon Signature: Rick Sheldon

Date: 8/21/02 Phone: 490-2500 Fax: 490-4465

Master Development Plan and P.U.D.
Technical Review

☒ Name of the Master Development Plan or P.U.D. and the subdivision;

☒ City assigned Plan ID number;

☒ Name and address of owner of record, developer and engineer;

☒ The name names of all adjacent property owners as shown on current tax records;

☐ Certificate of agency or power of attorney if other than owner;

☒ Signature blocks for the chairperson and secretary (Planning director or assignee);

N/A (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;

☒ Two points identified by Texas Planes Coordinates;

☒ Basis of bearing used and a north point;

☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;

N/A (MDP ONLY) topographic contour lines no greater than ten (10) feet;

DEPARTMENT OF PLANNING
02 AUG 29 PM 4:10

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

☒ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

☒ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

N/A (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☒ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☒ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☒ (PUD ONLY) The location and dimension of all proposed or existing lots.

☒ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☒ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☒ The schematic of all existing and proposed streets, as well as proposed access points.

N/A The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

N/A **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☒ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☒ The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

DEPARTMENT OF PLANNING
02 AUG 29 PM 4:10

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

☒ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☒ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces. N/A

N/A Traffic Impact Analysis (section 35-502).

N/A (PUD Only) Utilities plan.

N/A (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☒ (PUD Only) Lots numbered as approved by the City.

☒ (PUD Only) Layout shall show where lot setbacks as required.

N/A Location and size in acres of school sites, as applicable.

☒ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

N/A A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Rick Sheldon Signature: Date: 8/21/02

DEPARTMENT OF PLANNING
02 AUG 29 PM 4:18

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 11 PM 3:39

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: April 26, 2000

Name of POADP: Mesa Grande Subdivision, PUD

Owners: Laredo Mesa Grande, Ltd.

Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: 18750 Stone Oak Parkway, Ste. 250,
San Antonio, Texas 78258

Address: 10325 Bandera Road
San Antonio, Texas 78250

Phone: 210-497-3385

Phone: 210-681-2951

Existing zoning: R-1, P-1

Proposed zoning: R-1, P-1

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No
Projected # of Phases: 5 Units ☒ Yes ☐ No
San Antonio City Limits? ☒ Yes ☐ No
Council District 9
Ferguson Map Grid Pg. 482, E3 &E4

Land area being platted:

	Lots	Acres
Single Family (SF)	318	132.83
Multi-family (MF)	N/A	N/A
Commercial and non-residential	N/A	N/A

Is there a previous POADP for this Site? Name The Mesas Of Stone Oak No. 390B

Is there a corresponding PUD for this site? Name Mesa Grande Subdivision No. 00-015

Plats associated with this POADP or site?

Name Mesa Grand Subd., Unit I	No. 000219
Name Champions Ridge, U-1	No. 990318
Name Champions Ridge, U-2A	No. 000289
Name Hidden Mesa	No. 990027
Name Mesa Verde, U-1	No. 940450
Name Mesa Verde, U-3	No. 940554

Contact Person and authorized representative:

Print Name: Brad Galo

Signature:

Date:

Phone: 497-3385

Fax: 495-2587

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);

☒ copy of digital file;

☒ North arrow and scale of the map;

☒ Proposed land use by location, type and acreage;

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets;

☒ contour lines at intervals no greater than ten (10) feet;

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits;

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ A complete application and certification, 8 ½ X 11 reduction with eight (8) copies of the POADP map, all maps to be folded (accordion style & manageable size);

☒ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;

☒ TIA requirements must be met prior to acceptance of a POADP, contact James Clements @ (210)207-7720;

☒ Tree preservation requirements must be met prior to acceptance of the POADP; contact Debbie Reid @ (210) 207-8265;

☒ the POADP ☐ does ☒ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☒ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

☒ The POADP lies in the Northeast Independent School District and they have been contacted concerning the development.

☒ List below all Major Thoroughfares that are adjacent to the property or included with in the boundaries.

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Sandra L. Vicars Signature: Sandra L. Vicars

If you have any questions please call Michael O. Herrera at 207-7900

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 SEP 11 PM 3:39

CITY OF SAN ANTONIO

May 7, 2003

Mr. Mike Cude, P.E.

M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: The Mesas of Stone Oak (Amending) POADP # 390-D

Dear Mr. Cude:

The City Staff Development Review Committee has reviewed The Mesas of Stone Oak (Amending) Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 390-D Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7873 TTY: (210) 207-7911 FAX: (210) 207-7897

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. If the proposed development is not platted in phases this Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering