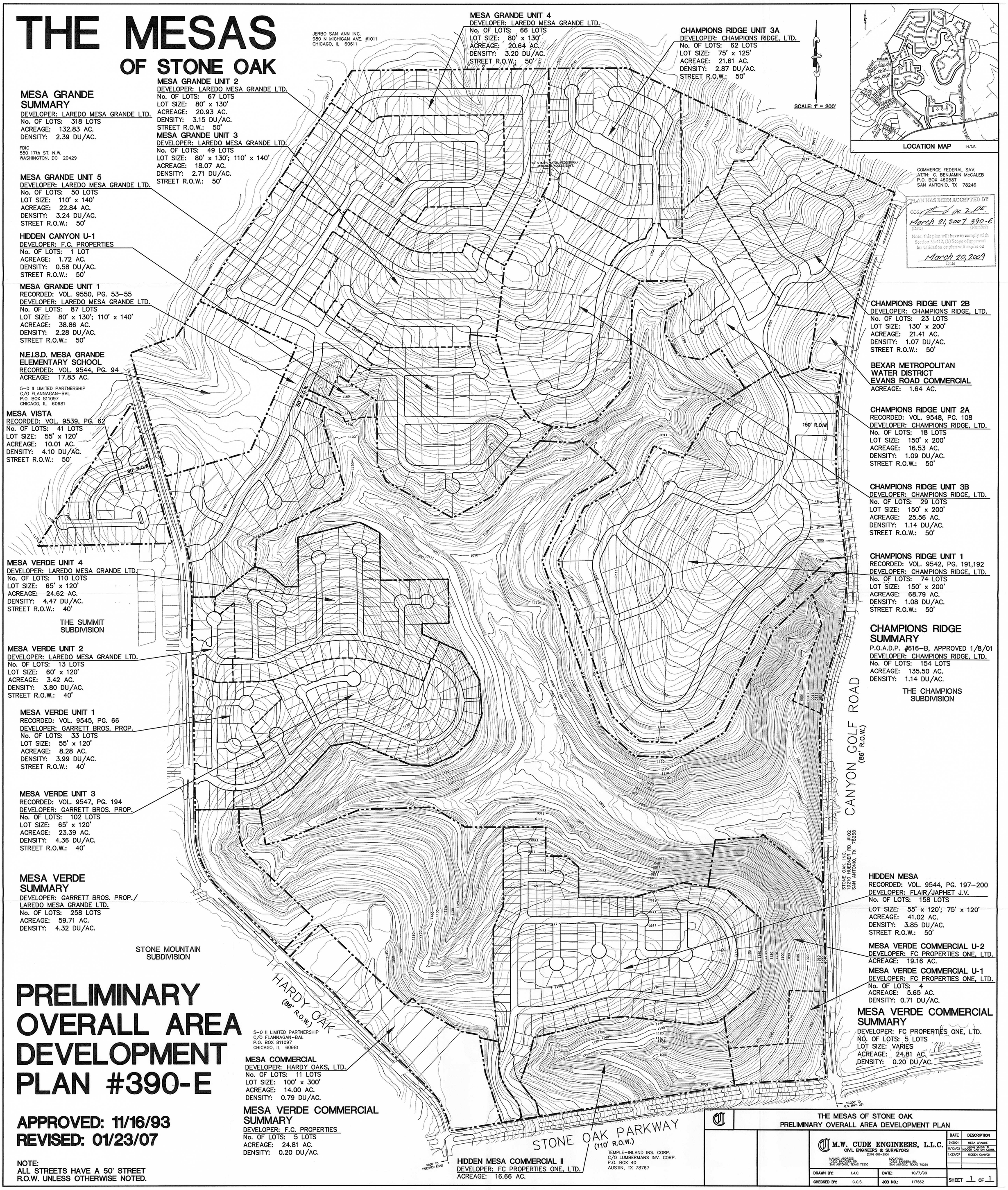
THE MESAS OF STONE OAK



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

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 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

PLAN HAS BEEN ACCEPTED BY
COS: [illegible] P.E.
March 21, 2007 (Date) 390-E (Number)
Note: this plan will have to comply with Section 35-412, (h) Scope of approval for validation or plan will expire on
March 20, 2009 Date

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'

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 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

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'

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'

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'

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.

STONE MOUNTAIN SUBDIVISION

STONE OAK, INC.
19210 HUEBNER RD. #102
SAN ANTONIO, TX 78258

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'

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.

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.

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: 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

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN #390-E

APPROVED: 11/16/93
REVISED: 01/23/07

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.
1/23/07	HIDDEN CANYON

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

SHEET 1 OF 1

03-21-07 A08:12 IN

City of San Antonio

Department of Development Services

March 21, 2007

Mr. Raymond Tarin Jr., P.E.
M.W. Cude Engineers L.L.C.
10325 Bandera Road,
San Antonio, TX 78250

Re: **The Mesas of Stone Oak (Amended)** **MDP # 390-E**

Dear Mr. Tarin:

The City Staff Development Review Committee has reviewed The Mesas of Stone Oak (Amended) Master Development Plan **MDP # 390-E,** formerly known as a Preliminary Overall Area Development Plan (POADP). Please find enclosed a signed copy for your files. Your plan was approved for acceptance 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 the 1997 tree preservation ordinance #85262. For information about these requirements you can contact Joan Miller at 207-8265.
- It will be expected that you will plat all of the property depicted in your Master Development Plan MDP to include floodplains, drainage areas and open space.

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

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 MDP will be invalid. I would encourage you to work closely with the school district, so that they can plan accordingly.

If you should need further assistance, please feel free to contact Richard Carrizales at (210) 207-8050.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division