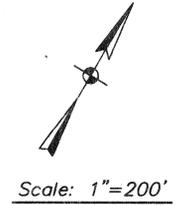
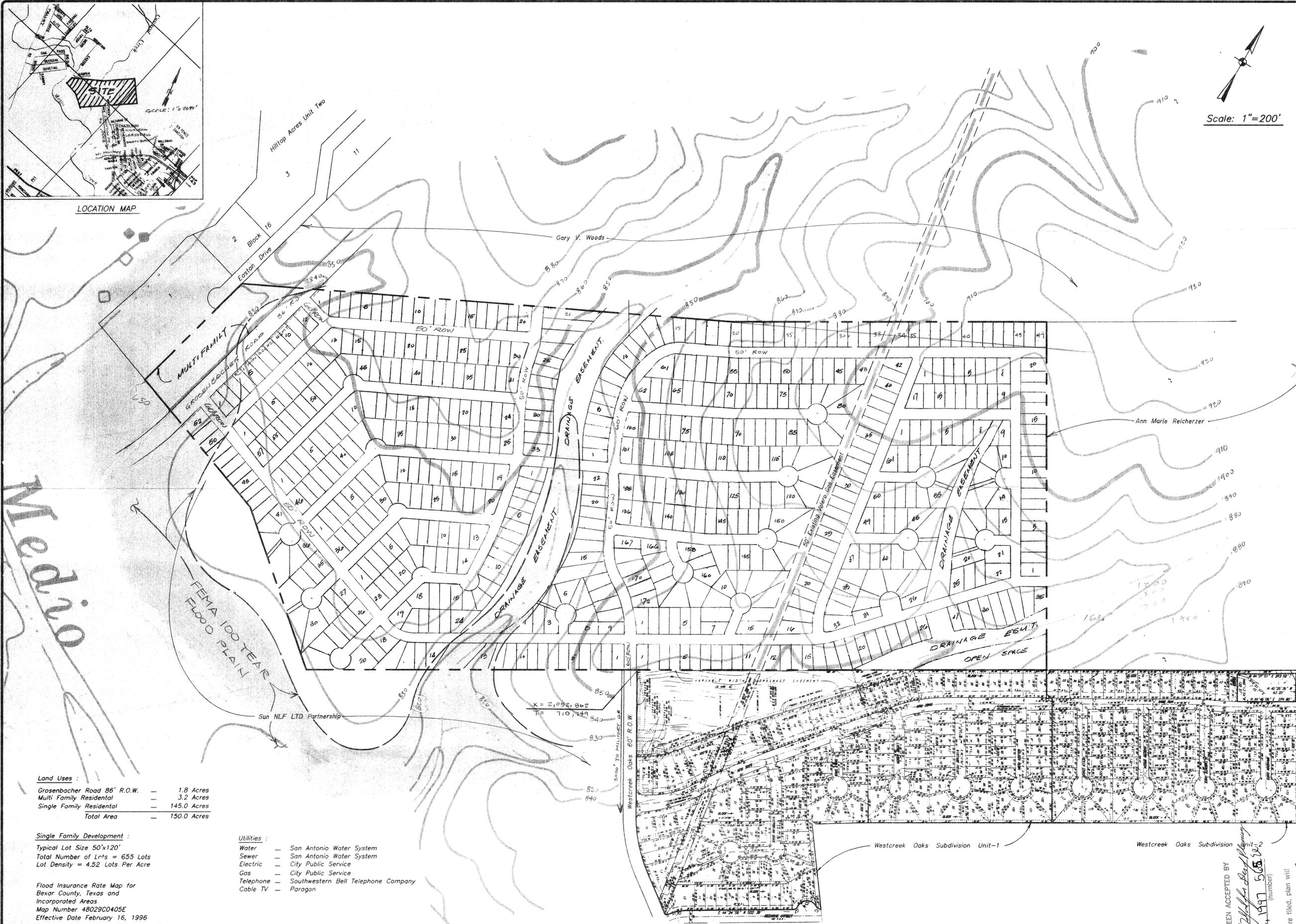


LOCATION MAP



Scale: 1"=200'



Medio

Land Uses :

Grodenbacher Road 86' R.O.W.	1.8 Acres
Multi Family Residential	3.2 Acres
Single Family Residential	145.0 Acres
Total Area	150.0 Acres

Single Family Development :

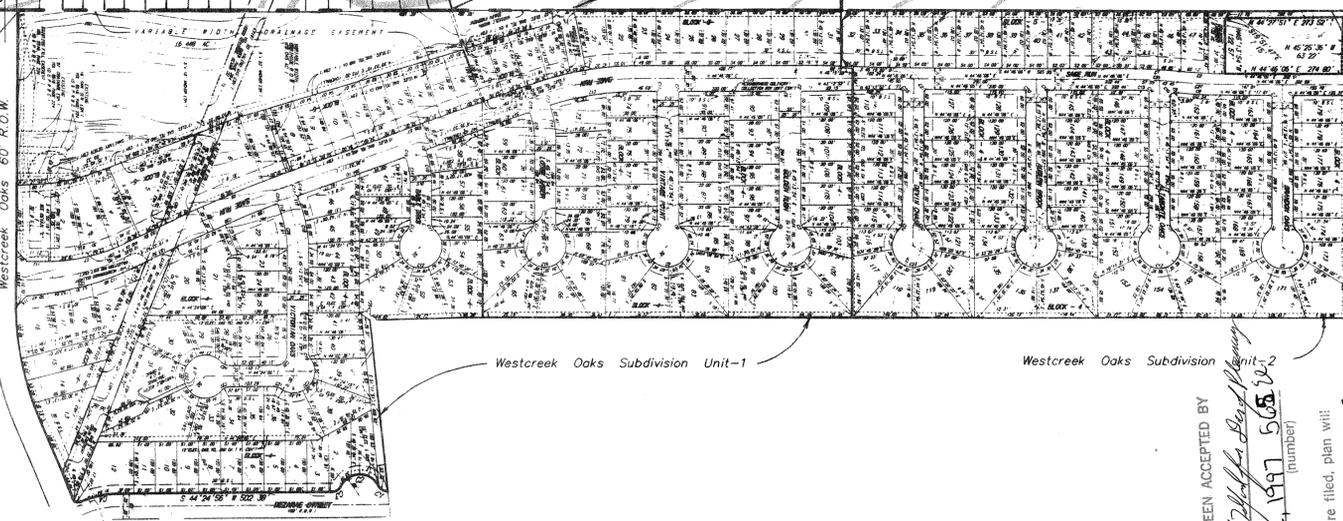
Typical Lot Size 50'x120'
 Total Number of Lots = 655 Lots
 Lot Density = 4.52 Lots Per Acre

Flood Insurance Rate Map for Bexar County, Texas and Incorporated Areas
 Map Number 48029C0405E
 Effective Date February 16, 1996

- Utilities :
- Water — San Antonio Water System
 - Sewer — San Antonio Water System
 - Electric — City Public Service
 - Gas — City Public Service
 - Telephone — Southwestern Bell Telephone Company
 - Cable TV — Paragon

Estimated To Be Platted In 7 Phases

Developer : Masonwood Development
 1715 Capital of Texas, Suite 201
 Austin, Texas 78217



PLAN HAS BEEN ACCEPTED BY
 COSA *Edil Roldan Design Plans*
 Aug 27, 1997 565 (number)
 If no plats are filed, plan will expire on Dec 22, 1998
 Last plat filed on _____

#565



REVISIONS

8/21/97 *Added Phase Note.*
 8/22/97 *CHANGES ROWS.*

1919 OAKWELL FARMS PKWY.
 SUITE 130
 SAN ANTONIO, TX 78218
 TEL: (210) 828-3520
 FAX: (210) 828-3569



Preliminary Overall Area Development Plan
 for
 Masonwood Oaks Subdivision

c:\dms\c08000\bound Sat Aug 16 12:44:55 1997

POADP APPLICATION

RECEIVED
97 AUG 21 PM 2:28
PLANNING & DEVELOPMENT
SERVICES DIVISION

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: 8/21/97 Name of POADP: MASONWOOD OAKS
Owners: MASONWOOD DEVELOPMENT Consulting Firm: OVERBY DESCAMPS ENG.
Address: 1715 CAPITAL OF TEXAS, SUITE 201 Address: 1919 CARWELL FARMS HWY
AUSTIN, TX. 78746 SUITE 130, S.A. 78218
Phone: (512) 305-1660 Phone: (210) 828-3520
Existing zoning: N/A Proposed zoning: N/A
Texas State Plane Coordinates: X: 2,052, 862 Y: 710, 479

Site is over/within/includes: San Antonio City Limits? Yes No
Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: Yes No (8 PHASES)

Land area being platted:	Lots	Acres
Single Family (SF)	<u>655</u>	<u>145</u>
Multi-family (MF)	<u>1</u>	<u>5</u>
Commercial and non-residential	<u>NONE</u>	<u>NONE</u>

Is there a previous POADP for this Site? Name N/A No. N/A
Is there a corresponding PUD for this site? Name N/A No. N/A
Plats associated with this POADP or site? Name N/A No. N/A
Name _____ No. _____
Name _____ No. _____

Contact Person and authorized representative:

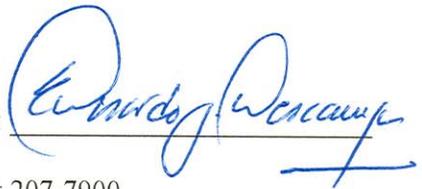
Print Name: EDUARDO J. DESCAMPS Signature: Eduardo J. Descamps
Date: 8/21/97 Phone: 828-3520 Fax: 828-3599

RECEIVED
97 AUG 21 PM 2:28
DEPT. OF PLANNING
AND DEVELOPMENT
SERVICES DIVISION

- 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);
- 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 with six 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 Amer Galani @ (210)207-2076;
- 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 Friesenhahn @ (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;

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: EDUARDO J. OJECAMOS Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

August 22, 1997

Mr. Eduardo J. Descamps
Overby Descamps Eng.
1919 Oakwell Farms Parkway, Suite 130
San Antonio, TX 78218

Re: Masonwood Oaks Subdivision

POADP # 565

Dear Mr. Descamps:

The City Staff Development Review Committee has Masonwood Oaks Subdivision Preliminary Overall Area Development Plan # 565. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- If the proposed development is not platted in phases or units this POADP will not be valid.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- That Westcreek Oaks not be extended beyond the first local street, as per Streets and Traffic Engineering of Public Works.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "Emil R. Morcivais".

Emil R. Morcivais AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer