CITY OF SAN ANTONIO

May1, 2002

Robert A Liesman, P.E.

M.B.C.Engineers, Inc.
1035 Central Parkway North
San Antonio, TX 78232

Re: Stablewood Farms (Amendment) POADP # 675-A

Dear Mr. Liesman,

The City Staff Development Review Committee has reviewed Stablewood Frams Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 675-A. 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.
- 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.

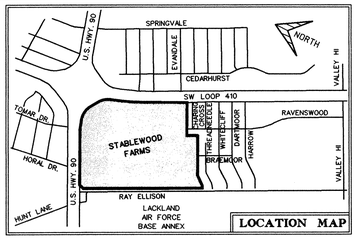
If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,

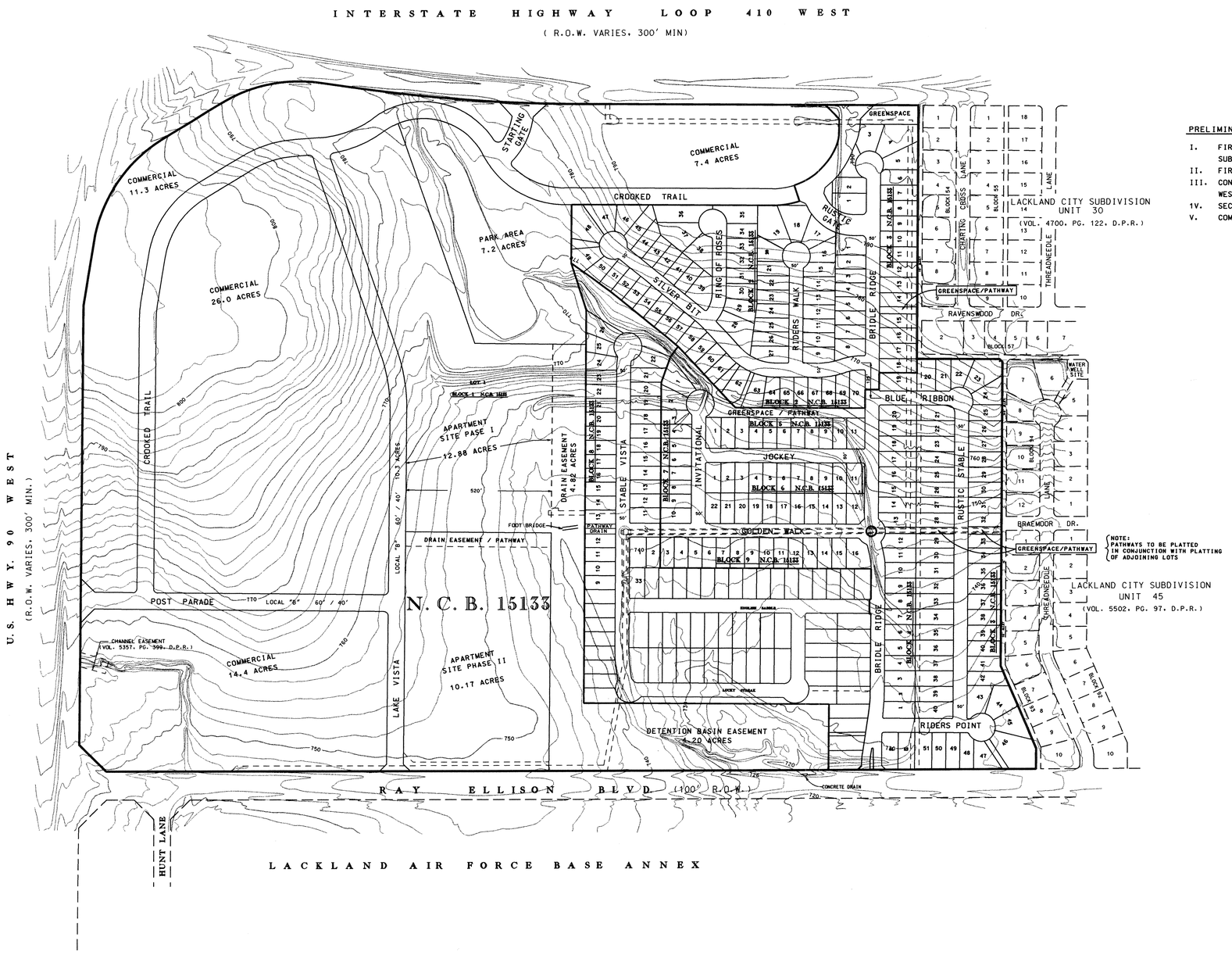
Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services



SCALE: 1" = 200'



PRELIMINARY PHASING PLAN

I. FIRST UNIT OF SINGLE FAMILY AREA AT EAST SIDE OF SUBDIVISION AND NECCESSARY INFRASTRUCTURE STREETS.
II. FIRST PHASE OF APARTMENT AT EAST SIDE OF SUBDIVISION.
III. CONTINUING PLATTING OF SINGLE FAMILY AREA, PROGRESSING WESTWARD.
1V. SECOND PHASE OF APARTMENTS.
V. COMMERCIAL AREAS AS DICTATED BY DEMAND.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 14 PM 1:56

UNIT-1✱	19.1731 ACRES	88 RESIDENTIAL LOTS	}	313 TOTAL RESIDENTIAL LOTS
UNIT-2	26.98 ACRES	132 " "		
UNIT-3	18.10 ACRES	93 " "		

64.25 ACRES RESIDENTIAL LOTS (2.5 Ac. GREENSPACE WITHIN RESIDENTIAL AREA)
7.2 ACRES PARK
21.90 ACRES APARTMENT SITE (PHASE I) (Includes Drain & Basin Easement)
10.17 ACRES APARTMENT SITE (PHASE II)
26.0 ACRES COMMERCIAL SITE
14.4 ACRES COMMERCIAL SITE
11.3 ACRES COMMERCIAL SITE
7.4 ACRES COMMERCIAL SITE
10.3 ACRES 60' R.O.W. FOR COMMERCIAL SITES

172.9 ACRES TOTAL

✱ FINAL PLAT

PLAN HAS BEEN ACCEPTED BY
SIGN [signature]
5-1-02 (date) 675-A (number)
If no plats are filed, plan will expire
On 10-31-03
Plan Filed on

OWNER:
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

DEVELOPER:
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225
TEL. No. (214) 987 - 9908

172.9 ACRES (TOTAL)

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Tel. No. (210) 545-1122 Fax No. (210) 545-9302
mpc ENGINEERS

STABLEWOOD FARMS
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
No. 675-A

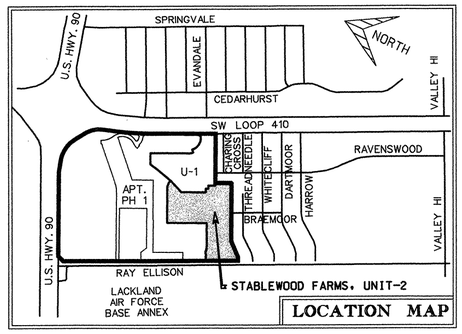
REVISIONS:

DATE	NO.	DESCRIPTION	BY
MAY 13, 2002	1	REVISED P.O.A.D.P. No. 675	

DESIGN R. A. L.
DRAWN P. A. E.
CHECKED
DATE APRIL 2000
JOB NO. 1-7772
SHT. 1 of 1

SUBDIVISION PLAT OF STABLEWOOD FARMS, UNIT-2

BEING 26.9998 ACRES OUT OF A 172.9 ACRE TRACT OF LAND OUT OF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14, NEW CITY BLOCK 15133, ALSO BEING THE REMAINDER OF TRACT 21, MACKAY RANCH SUBDIVISION AS RECORDED IN VOLUME 105 PAGE 30, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

SCALE: 1" = 100'

BEARINGS BASED ON THE WEST PROPERTY LINE OF STABLEWOOD FARMS, UNIT-1 AS BEING N24°56'29"W

NOTES:
1. 132 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
2. FINISHED FLOOR ELEVATIONS OF HOUSE SLABS SHALL BE A MINIMUM OF 8-INCHES ABOVE FINAL GRADE OF ADJACENT GROUND.
3. GREENSPACE AREAS ("UNIT-2" 0.7325 Ac., 0.1302 Ac., AND 0.0650 Ac.) SHALL BE OWNED BY STABLEWOOD FARMS HOMEOWNER'S ASSOCIATION. THE MAINTENANCE OF THE GREENSPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.

OWNER:
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5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

DEVELOPER:
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DALLAS, TEXAS 75225

LEGEND:

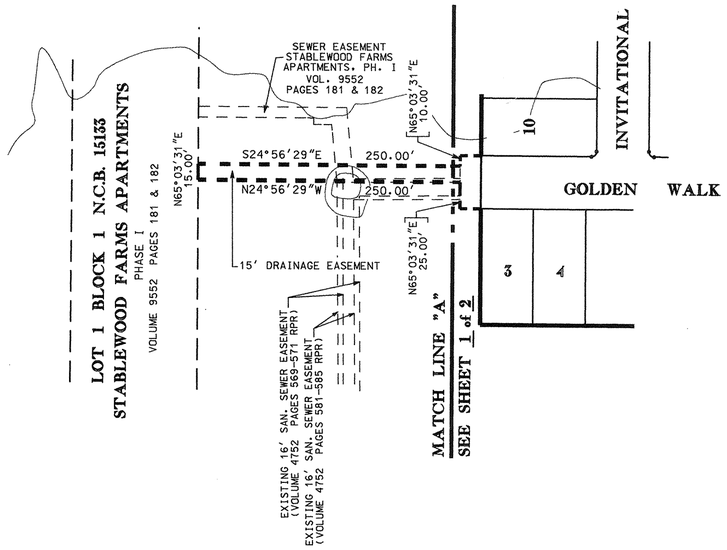
EXIST.	--------	EXISTING
ELEC.	--------	ELECTRIC
TEL.	--------	TELEPHONE
CATV	--------	CABLE TELEVISION
SAN. SWR.	--------	SANITARY SEWER
ESM'T.	--------	EASEMENT
R.O.W.	--------	RIGHT-OF-WAY
BLDG.	--------	BUILDING
N.C.B.	--------	NEW CITY BLOCK
BLK.	--------	BLOCK
(A)	----	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(B)	----	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(C)	----	EXISTING 16' UTILITY EASEMENT (VOLUME 4700 PAGE 122) AND 16' ELECTRIC, GAS, TELEPHONE, CATV, AND SANITARY SEWER EASEMENT
(D)	----	GREENSPACE/PEDESTRIAN PATHWAY & SANITARY SEWER EASEMENT (REF: VOLUME 4752 PAGES 569-571 RPR AND VOLUME 4752 PAGES 581-585 RPR)
(E)	----	SANITARY SEWER EASEMENT (REF: VOLUME 4752 PAGES 569-571 RPR AND VOLUME 4752 PAGES 581-585 RPR)
(F)	----	4' SANITARY SEWER EASEMENT
(G)	----	1' VEHICULAR NON-ACCESS EASEMENT
(H)	----	20' BLDG. SETBACK
(I)	----	7' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(J)	----	13' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(K)	----	3' VEHICULAR NON-ACCESS EASEMENT & FENCE/WALL EASEMENT
770	---	EXISTING CONTOUR
72	---	PROPOSED CONTOUR, ADD 700 TO DATUM

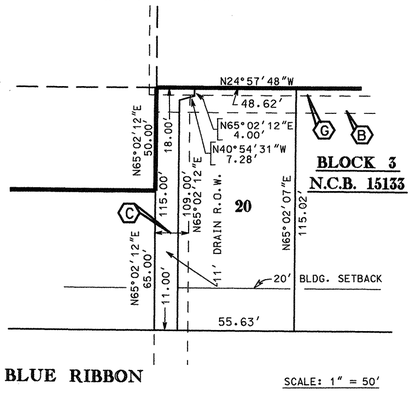
CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	5.00'	90°00'00"	5.00'	7.85'
b	5.00'	43°20'30"	1.99'	3.78'
c	5.00'	50°28'44"	2.36'	4.41'
d	5.00'	62°57'52"	3.06'	5.49'
e	5.00'	88°54'20"	4.91'	7.76'
f	5.00'	93°23'45"	5.31'	8.15'
g	15.00'	38°34'48"	5.25'	10.10'
h	15.00'	45°00'00"	6.21'	11.78'
i	15.00'	52°01'12"	7.32'	13.62'
j	25.00'	90°00'00"	25.00'	39.27'
1	295.46'	08°47'33"	22.72'	45.34'
2	690.00'	08°12'53"	49.55'	98.93'
3	1500.00'	01°40'19"	21.89'	43.77'
4	1500.00'	01°15'40"	16.51'	33.02'
5	825.00'	04°39'25"	33.55'	67.05'
6	200.00'	12°50'24"	22.50'	44.82'
7	250.00'	12°50'24"	28.13'	56.03'
8	50.00'	91°12'00"	51.06'	79.59'
9	50.00'	176°41'01"	1727.12'	154.19'
10	50.00'	293°26'35"	-	256.08'

BEARING & DISTANCE TABLE

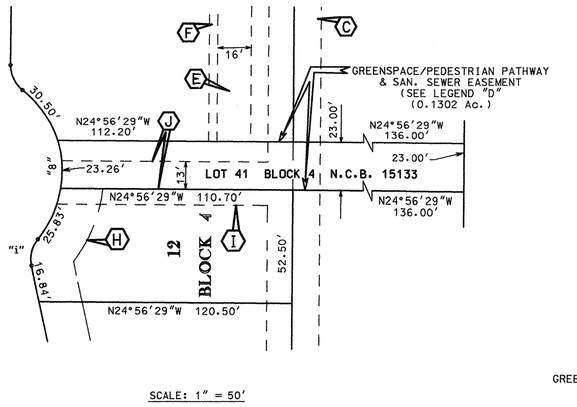
NO.	BEARING	DIST.
T1	N24°56'29"W	4.57'
T2	N52°13'07"E	35.94'
T3	N19°28'51"E	21.21'
T4	N64°28'51"E	69.40'
T5	N13°38'19"E	34.68'
T6	N69°56'29"W	16.88'
T7	N68°27'03"W	34.49'
T8	N24°56'29"W	77.43
T9	N24°56'29"W	20.00'
T10	N65°03'31"E	50.00'
T11	S24°56'29"E	20.00'
T12	S70°31'09"E	21.21'
T13	N73°16'24"E	62.22'
T14	N73°16'24"E	12.14'
T15	N73°16'24"E	57.21'
T16	N65°03'31"E	12.00'





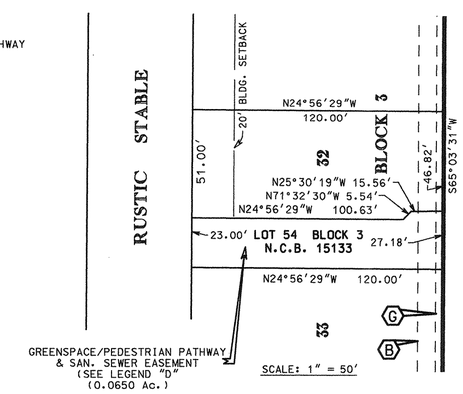
DETAIL OF LOT 20 BLOCK 3 & 11' DRAIN R.O.W.

DETAIL "A"



DETAIL OF LOT 12 BLOCK 4 & GREENSPACE AREA (LOT 41 BLOCK 4)

DETAIL "B"



DETAIL OF LOT 32 BLOCK 3 & GREENSPACE AREA (LOT 54 BLOCK 3)

DETAIL "C"

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER WESTSIDE LAND PARTNERS, LTD.

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT D. RICHARDSON KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF April A.D. 20 02

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2004

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April A.D. 20 02

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
ROBERT A. LIESMAN
44131
REGISTERED
PROFESSIONAL ENGINEER

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2004

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFFESSIONAL LAND SURVEYING ACCORDING TO AN ACTURAL SURVEY MADE ON THE GROUND BY: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April A.D. 20 02

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
SAMUEL B. BLEDSOE III
3112
REGISTERED
PROFESSIONAL
LAND SURVEYOR

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2004

THIS PLAT OF STABLEWOOD FARMS, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. 20_____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

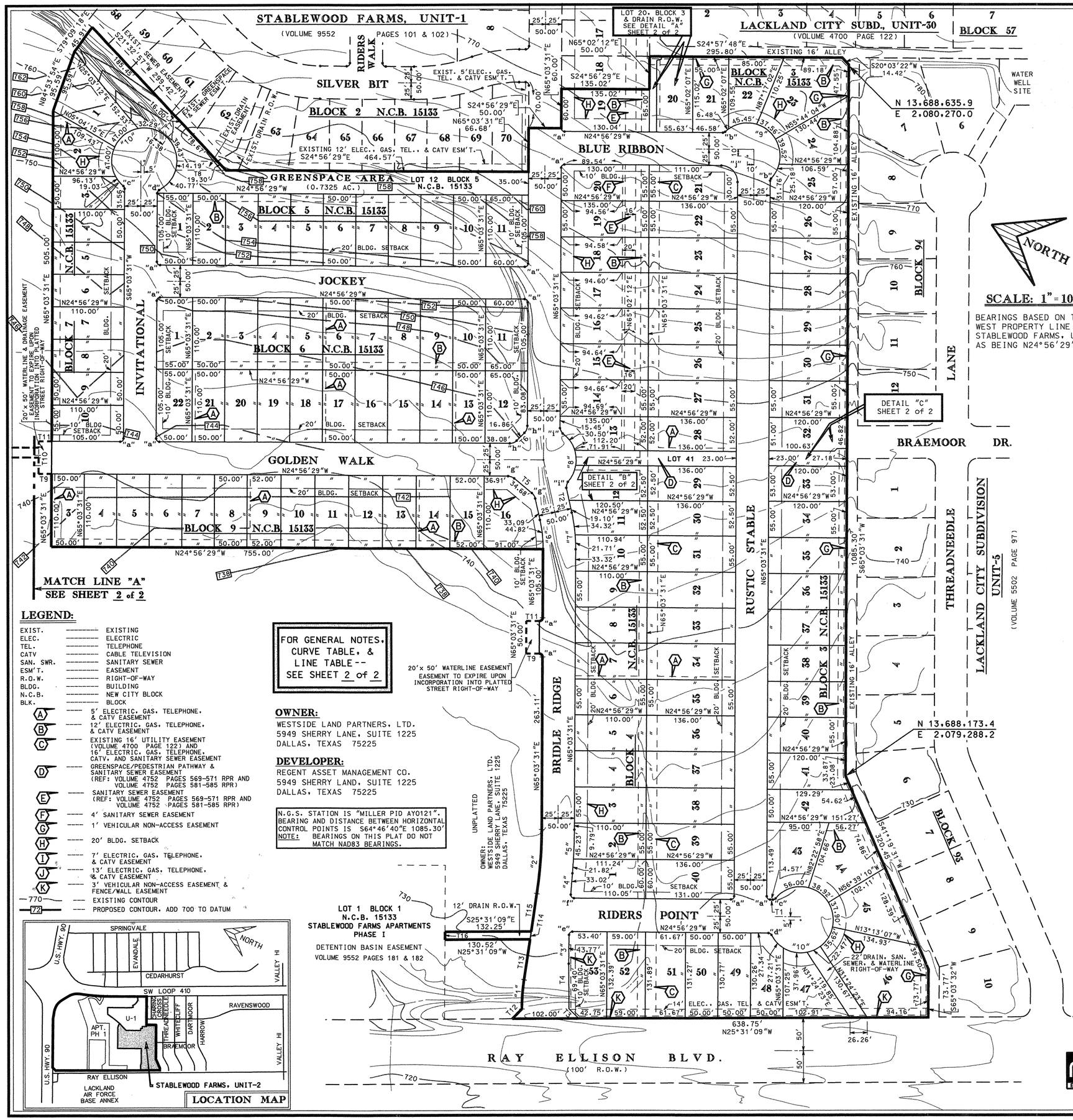
MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-7971

#675

010206

SUBDIVISION PLAT OF STABLEWOOD FARMS, UNIT-2

BEING 26.9998 ACRES OUT OF A 172.9 ACRE TRACT OF LAND OUT OF THE FRANCISCO RIVAS SURVEY No. 1, ABSTRACT No. 14, NEW CITY BLOCK 15133, ALSO BEING THE REMAINDER OF TRACT 21, MACKAY RANCH SUBDIVISION AS RECORDED IN VOLUME 105 PAGE 30, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.



FOR GENERAL NOTES, CURVE TABLE, & LINE TABLE -- SEE SHEET 2 of 2

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
(A)	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(B)	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(C)	EXISTING 16' UTILITY EASEMENT (VOLUME 4700 PAGE 122) AND 16' ELECTRIC, GAS, TELEPHONE, CATV, AND SANITARY SEWER EASEMENT
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(E)	SANITARY SEWER EASEMENT (REF: VOLUME 4752 PAGES 569-571 RPR AND VOLUME 4752 PAGES 581-585 RPR)
(F)	4' SANITARY SEWER EASEMENT
(G)	1' VEHICULAR NON-ACCESS EASEMENT
(H)	20' BLDG. SETBACK
(I)	7' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(J)	13' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
(K)	3' VEHICULAR NON-ACCESS EASEMENT & FENCE/WALL EASEMENT
770	EXISTING CONTOUR
72	PROPOSED CONTOUR, ADD 700 TO DATUM

OWNER:
WESTSIDE LAND PARTNERS, LTD.
5949 SHERRY LANE, SUITE 1225
DALLAS, TEXAS 75225

DEVELOPER:
REGENT ASSET MANAGEMENT CO.
5949 SHERRY LAND, SUITE 1225
DALLAS, TEXAS 75225

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S64°46'40"E 1085.30'
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH NAD83 BEARINGS.

LOCATION MAP

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER WESTSIDE LAND PARTNERS, LTD.

DULY AUTHORIZED AGENT

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COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF April A.D. 2002

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/05/2004

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April A.D. 2002

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
ROBERT A. LIESMAN
44131
REGISTERED PROFESSIONAL ENGINEER

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COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

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NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

STATE OF TEXAS
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3112
REGISTERED PROFESSIONAL LAND SURVEYOR

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DATED THIS _____ DAY OF _____, A.D. 20_____

BY _____ SECRETARY BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

NOTE:
"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-7971

CITY OF SAN ANTONIO DEPARTMENT OF PLANNING 02 MAY 14 PM 1:55

#675

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

APPLICATION

Date Submitted: May 14, 2002	Project ID Number: 675-A

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 14 PM 3:55

Project Name: Stablewood Farms POADP Amending #675

Owner/Agent: Westside Land Partners, Ltd. Phone: (214) 987-9908 Fax: (214) 368-8375

Address: 5949 Sherry Lane, Suite #1225, Dallas, Texas Zip Code: 75225

Engineer/Surveyor: Macina, Bose, Copeland & Assoc., Inc. Phone: (210) 545-1122 Fax: (210) 545-9302

Address: 1035 Central Parkway North, San Antonio, Texas Zip code: 78232

Existing legal Description (PUD Only): N/A

Existing zoning: B-3, R1 & R3 Proposed zoning: B3, B2, R5 & R1

(PUD Only) Linear feet of street: N/A ☐ Private ☐ Gated ☐ Attached

☐ Public ☐ Un-Gated ☐ 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: 5

Council District: 4 School District: Northside ISD Ferguson map grid: 647-C2

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 Stablewood Farms No. 675

Is there a corresponding PUD for this site? Name N/A No. N/A

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name Stablewood Farms, Unit-1 No. 010156

Name Stablewood Farms, Unit-2 No. 010206

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Robert A. Liesman, P.E. Signature: Robert A. Liesman

Date: May 13, 2002 Phone: (210) 545-1122 ext. 126 Fax (210) 545-9302

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 14 PM 1:55

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);
- ☐ (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;
- ☐ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

Technical Review

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 14 PM 1:55

- ☐ (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 he 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 lop 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);
- ☐ (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 lobe 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.
- ☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- ☐ **(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.

City of San Antonio

NEW U.D.C.

Master Development Plan and P.U.D.

Technical Review

(continued)

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY 4 PM 1 55

- ☐ (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.
- ☐ Traffic Impact Analysis (section 35-502).
- ☐ (PUD Only) Utilities plan.
- ☐ (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.
- ☐ 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 tenths 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.
- ☐ A stormwater management plan (section 35-Bl 19)

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

Certifying Representative:

Print Name: Robert A. Liesman, P.E. Signature: Robert A. Liesman Date: May 13, 2002

If you have any questions please call Michael 0. Herrera at 207-7038