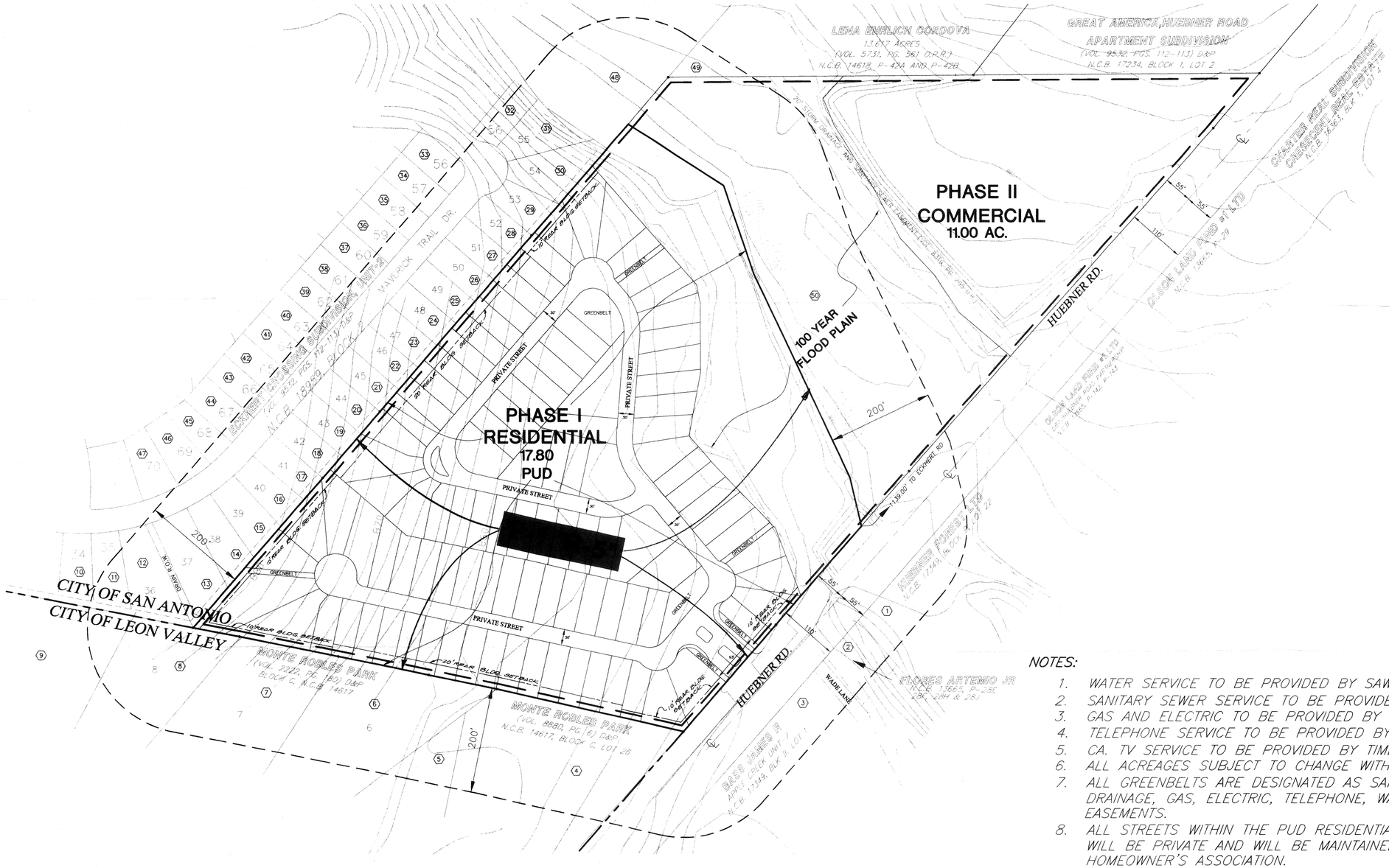
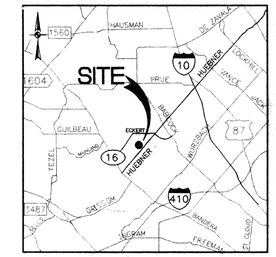


SCALE: 1" = 100'

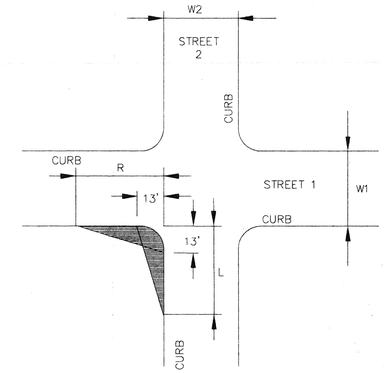
LEGEND:

- PUD
- POADP
- (2) PROPERTY OWNER INFORMATION
- 100 YEAR FLOOD PLAIN



LOCATION MAP

N.T.S.



CLEAR VISION AREA CALCULATION

NOT-TO-SCALE

$$R = 0.65(ISD_2)-(W1/2 + K_D)$$

$$L = \frac{13\ (ISD_2)}{13 + W1/2 + K_A} - 4$$

$$R = 0.65(300)-(30/2 + 2) = 178'$$

$$R = 0.65(300)-(26/2 + 2) = 180'$$

$$L = \frac{13\ (300)}{13 + (30/2) + 7} - 4 = 107'$$

$$L = \frac{13\ (300)}{13 + (26/2) + 7} - 4 = 114'$$

RECEIVED
01 AUG 10 PM 2:59
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

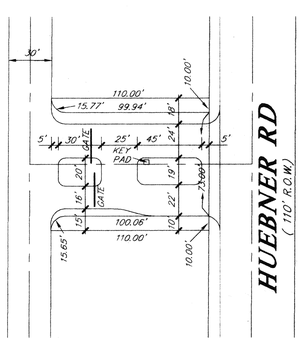
PLAN HAS BEEN ACCEPTED BY
COSA
8-23-01 (date) #709 (number)
If no plats are filed, plan will expire
On 8-22-03
1st plat filed on

NOTES:

1. WATER SERVICE TO BE PROVIDED BY SAWS.
2. SANITARY SEWER SERVICE TO BE PROVIDED BY SAWS.
3. GAS AND ELECTRIC TO BE PROVIDED BY CPS.
4. TELEPHONE SERVICE TO BE PROVIDED BY S.W.B TELE.
5. CA. TV SERVICE TO BE PROVIDED BY TIME/WARNER CABLE.
6. ALL ACREAGES SUBJECT TO CHANGE WITHOUT NOTICE.
7. ALL GREENBELTS ARE DESIGNATED AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
8. ALL STREETS WITHIN THE PUD RESIDENTIAL DEVELOPMENT WILL BE PRIVATE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

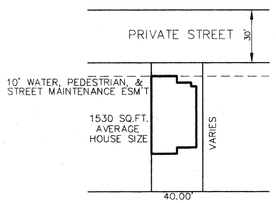
DEVELOPER:
CENTEX REAL ESTATE CORP.
C/O DENTON DEVELOPMENT CO.
AGENT: LLOYD A. DENTON, JR.
11 LYNN BATTS LN., SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010



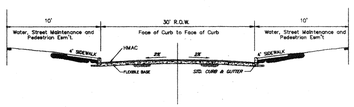
GATE AREA DETAIL

NOT-TO-SCALE



TYPICAL LOT DETAIL

NOT-TO-SCALE



TYPICAL STREET SECTION

NOT TO SCALE

OPEN SPACE RATIO AND DENSITY TABLE (PUD PLAN ONLY)			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	775,368	17.80	N/A
BUILDING COVERAGE AREA	153,000	3.51	19.7
OTHER (STREET)	108,029	2.48	13.93
OPEN SPACE	514,339	11.81	66.3

NUMBER OF RESIDENTIAL LOTS	100
AVERAGE HOME SIZE (SQ. FT.)	1530
DENSITY (SINGLE FAMILY UNITS PER ACRE)	5.62

NOTES:

ALL STREETS WITHIN THE PUD PLAN ARE LOCAL TYPE A UNLESS OTHERWISE NOTED.

ST. MARY'S HALL

PUD/POADP

JOB NO. 5148.03 DATE: MAY 2001

Date: May 23, 2001, 10:28am User ID: 1037
File: P:\51\148\03\Design\Civil\PUDPOADP.dwg

709

CITY OF SAN ANTONIO
POADP APPLICATION

RECEIVED
01 MAY 25 PM 12:43
PLANNING & DEVELOPMENT SERVICES

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 UDC and must be certified to contain the following:

Date Submitted: 5/24/01

Name of POADP: St. Mary's Hall

Owners: Damon Lyles

Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 16414 San Pedro, Ste. 700

Address: 555 E. Ramsey

Zip Code: 78232

Zip Code: 78216

School District: Northside

Phone: (210) 375-9000

Existing zoning: R-3

Proposed zoning: B-1, P-1, R-5

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☐ Yes ☒ No
Projected # of Phases:	2	☒ Yes ☐ No
San Antonio City Limits?		☒ Yes ☐ No
Council District:	7	
Ferguson map grid	548 / B-8	

Land area being platted:

	Lots	Acres
Single Family (SF)	100	17.80
Multi-family (MF)		
Commercial and non-residential	1	11.00

Is there a previous POADP for this Site? Name N/A No. _____

Is there a corresponding PUD for this site? Name St. Mary's Hall No. (not yet assigned - concurrent submittal)

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Jon Adame, P.E. Signature: Jon Adame

Date: 5/24/01 Phone: (210) 375-9000 Fax: (210) 375-9010

☒ 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) full size copies of the POADP map, all full size 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 or Todd Sang @ (210)207-7702;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

☒ 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 Northside School District and they have been contacted concerning this development.

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

Huebner Road (110-foot right-of-way)
Eckhert Road (variable width row)

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: Jon Adame, P.E. Signature: Jon Ad

If you have any questions please call Michael O. Herrera at 207-7900
APPLICATION REVISED May 8, 2000

CITY OF SAN ANTONIO

August 23, 2001

Mr. Jon Adame, P.E.

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: St. Mary's Hall POADP # 709

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed St. Mary's Hall Preliminary Overall Area Development Plan # 709. 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 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) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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 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) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services

Z2001053

METES AND BOUNDS DESCRIPTION
FOR
17.80 ACRES
(ZONE P-1, R-5)

Being 17.80 acres (775,500 square feet) of land out of the 29.762 acre tract described in Warranty Deed recorded in Volume 2941, Page 584 of the Official Public Records of Real Property of Bexar County, Texas; less 0.923 acres as described in Deed recorded in Volume 5444, Page 180 of the Official Public Records of Real Property of Bexar County, Texas, now in New City Block 14618 in the City of San Antonio, Bexar County, Texas, and out of the Maria G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, said 17.80 acre tract being more particularly described as follows:

COMMENCING: At a point in the northwest right-of-way line of Huebner Road (110-foot right-of-way), being approximately 838.01 feet southwest of the southerly right-of-way flare at the westernmost corner of the intersection of Huebner Road and Eckhert Road;

THENCE: Along the northwest right-of-way line of Huebner Road, S 40°31'52" W, a distance of 134.71 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°40'43" W, a distance of 866.21 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 138.26 feet to the easternmost corner and the POINT OF BEGINNING of the herein described tract;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 246.58 feet to an angle point;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 40°56'11" W, a distance of 266.75 feet to a point at the southeast corner of the herein described tract, said point being the northeast corner of Lot 26, Block C, New City Block 14617 as shown on the plat of Monte Robles Park Subdivision of Lot 5, as recorded in Volume 8800, Page 6 of the Deed and Plat Records of Bexar County, Texas;

Z2001053

THENCE: Departing the northwest right-of-way line of Huebner Road and along the common line of said Lot 26 and this tract, N 77°13'06" W, a distance of 362.18 feet to an angle point at the northernmost corner of said Lot 26 and the easternmost corner of Lot 6, Block C, New City Block 14617 as shown on the plat of Monte Robles Park Subdivision as recorded in Volume 2222, Page 180 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Along the common line of said Lot 6 and this tract, N 78°12'18" W, a distance of 131.75 feet to an angle point of said Lot 6 and this tract;

THENCE: Continuing along the common line of said Lot 6 and this tract, N 78°28'18" W, a distance of 174.76 feet to an angle point at the northernmost corner of said Lot 6 and the easternmost corner of Lot 7, Block C, New City Block 14647 of said Monte Robles Park Subdivision;

THENCE: Along the common line of said Lot 7 and this tract, N 78°33'38" W, a distance of 190.70 feet to an angle point at the northernmost corner of said Lot 7 and the easternmost corner of Lot 8, Block C, New City Block 14617 of said Monte Robles Park Subdivision;

THENCE: Along the common line of said Lot 8 and this tract, N 79°15'50" W, a distance of 89.40 feet to an angle point at the southwest corner of the herein described tract and the southernmost corner of Lot 36, Block 2, Eckhert Crossing Subdivision, Unit-2 as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas;

THENCE: Departing said common line and along the southeast line of Lots 37 through 54, Block 2 of said Eckhert Crossing Subdivision, Unit-2, N 40°58'41" E, a distance of 1258.07 feet to a point at the northernmost corner of the herein described tract;

THENCE: Departing said southeast line of Lots 37 through 54, Block 2 of said Eckhert Crossing Subdivision, Unit-2, S 57°20'50" E, a distance of 213.98 feet to an angle point;

THENCE: S 18°45'44" E, a distance of 177.00 feet to an angle point;

THENCE: S 25°18'22" E, a distance of 423.51 feet to an angle point;

Z2001053

THENCE: S 13°10'35" E, a distance of 95.39 feet to the POINT OF BEGINNING and containing 17.80 acres of land.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 5148-02
Date: February 13, 2001
Doc. Id.: 5148\02\Word\FN\010209a3

Z2001053

METES AND BOUNDS DESCRIPTION
FOR
11.00 ACRES
(ZONE B-1)

Being 11.00 acres (479,500 square feet) of land out of the 29.762 acre tract described in Warranty Deed recorded in Volume 2941, Page 584 of the Official Public Records of Real Property of Bexar County, Texas; less 0.923 acres as described in Deed recorded in Volume 5444, Page 180 of the Official Public Records of Real Property of Bexar County, Texas, now in New City Block 14618 in the City of San Antonio, Bexar County, Texas and out of the Maria G. De Los Santos Survey No. 82, Abstract No. 664, County Block 4446, said 11.00 acre tract being more particularly described as follows:

BEGINNING: At a point on the northwest right-of-way line of Huebner Road (110-foot right-of-way), being approximately 838.01 feet southwest of the southerly right-of-way flare at the westernmost corner of the intersection of Huebner Road and Eckhert Road, said point being the northeast corner of this tract;

THENCE: Along the northwest right-of-way line of Huebner Road, S 40°31'52" W, a distance of 134.71 feet to an angle point of this tract;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°40'43" W, a distance of 866.21 feet to an angle point of this tract;

THENCE: Continuing along the northwest right-of-way line of Huebner Road, S 41°03'01" W, a distance of 138.26 feet to an angle point, said point being the southernmost corner of this tract;

THENCE: Departing said northwest right-of-way line of Huebner Road, N 13°10'35" W, a distance of 95.39 feet to an angle point of this tract;

THENCE: N 25°18'22" W, a distance of 423.51 feet to an angle point of this tract;

THENCE: N 18°45'44" W, a distance of 177.00 feet to an angle point of this tract;

THENCE: N 57°20'50" W, a distance of 213.98 feet to an angle point at the westernmost corner of this tract on the southeast line of Lots 37 through 54, Block 2, Eckhert Crossing Subdivision, Unit-2 as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas;

Z2001053

THENCE: N 40°58'41" E, a distance of 115.88 feet to an angle point at the northwest corner of this tract and the western most corner of a 13.617 acre tract described in Volume 5731, Page 561 of the Deed Records of Bexar County, Texas;

THENCE: Along the south line of said 13.617 acre tract and the south line of Lot 2, Block 1, Great America, Huebner Road Apartment Subdivision as recorded in Volume 9532, Page 112 of the Deed and Plat Records of Bexar County, Texas, N 89°37'26" E, a distance of 1118.23 feet to the POINT OF BEGINNING and containing 11.00 acres of land.

Prepared by: Pape-Dawson Engineers, Inc.
Job No.: 5148-02
Date: February 13, 2001
Doc. Id.: 5148\02\Word\FN\010209a2