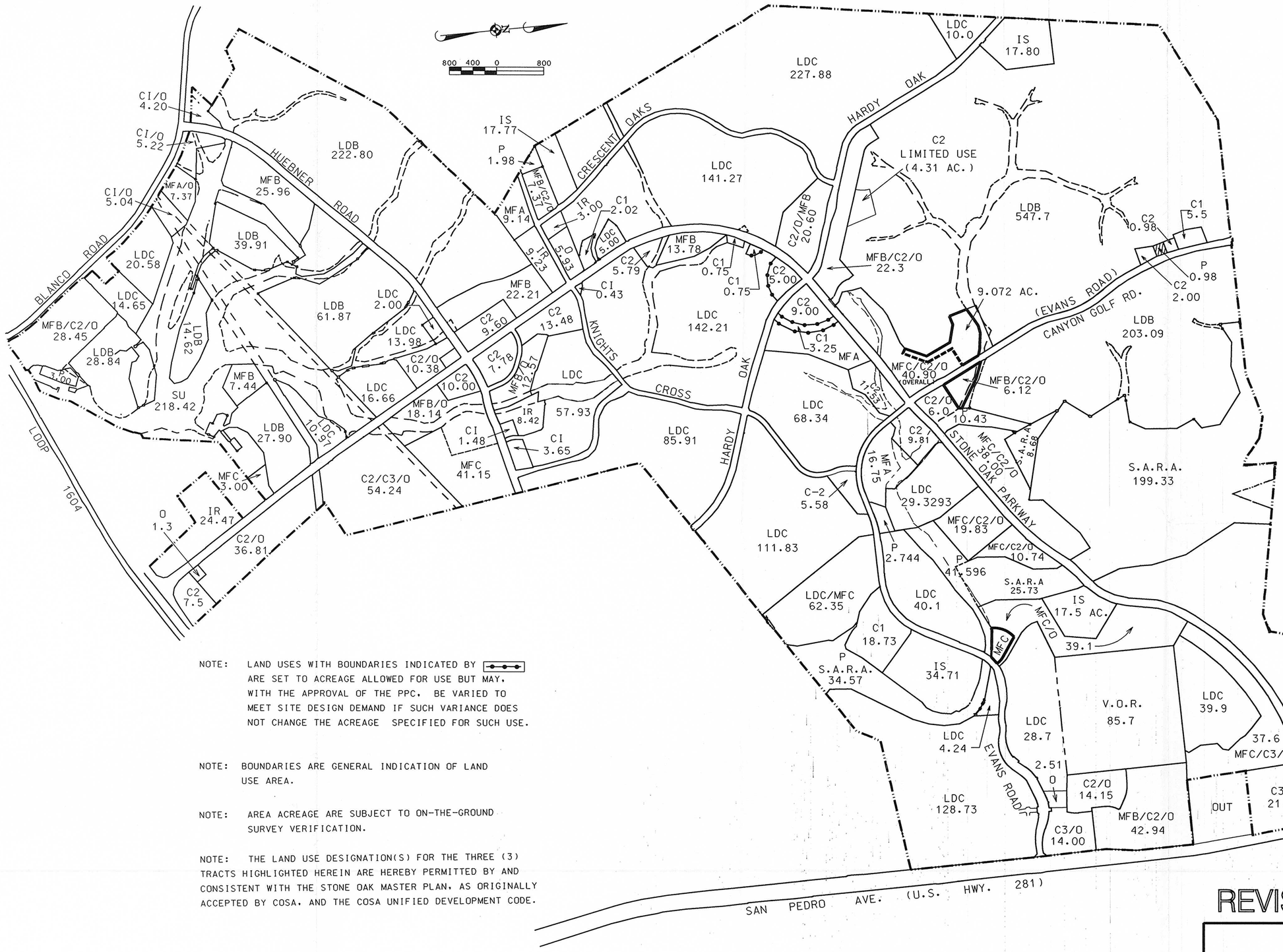

EXHIBIT III A
PERMITTED DENSITY

PR. GROSS ACRE

LDA UP TO 0.5 UNITS/AC.
LDB UP TO 3.5 UNITS/AC.
LDC UP TO 6.0 UNITS/AC.
MFA UP TO 10 UNITS/AC.
MFB UP TO 20 UNITS/AC.
MFC UP TO 32 UNITS/AC.

LAND USE PLAN

LDA SINGLE FAMILY
LDB SINGLE FAMILY
LDC SINGLE FAMILY
MFA MULTI-FAMILY
MFB MULTI-FAMILY
MFC MULTI-FAMILY
C1 NEIGHBORHOOD COMMERCIAL
C2 COMMUNITY COMMERCIAL
C3 SUPPORT COMMERCIAL
O OFFICE
IS INSTITUTIONAL SCHOOL
IR INSTITUTIONAL RELIGIOUS
IF INSTITUTIONAL FRATERNAL
P PUBLIC
SU SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: BOUNDARIES ARE GENERAL INDICATION OF LAND USE AREA.

NOTE: AREA ACREAGE ARE SUBJECT TO ON-THE-GROUND SURVEY VERIFICATION.

NOTE: THE LAND USE DESIGNATION(S) FOR THE THREE (3) TRACTS HIGHLIGHTED HEREIN ARE HEREBY PERMITTED BY AND CONSISTENT WITH THE STONE OAK MASTER PLAN, AS ORIGINALLY ACCEPTED BY COSA, AND THE COSA UNIFIED DEVELOPMENT CODE.

PLAN HAS BEEN ACCEPTED BY
COSA
6/23/06 (date) 48-A (number)
If no plats are filed, plan will expire
On 6/22/08
1st plat filed on

06-19-06P03:13 RCVD

REVISED JUNE, 2006

POADP # 048A

STONE OAK LAND USE PLAN

REVISED: AUG. 1999, OCT. 1999, APRIL 2000, AUGUST 2000, FEBRUARY 2001, MARCH 2001
SEPT. 2001, JAN. 2003, AUG. 2005, OCT. 2005, JUNE 2006

F:\SY2005\STONEOAK\MASTPLAN\OCT2005.DGN

CITY OF SAN ANTONIO

June 23, 2006

Mr. Patrick Christensen

Brown, P.C
112 E. Pecan Street
San Antonio, TX 78205

Re: Stone Oak (Amendment) **POADP # 48-A**

Dear Mr. Christensen,

The City Staff Development Review Committee has reviewed Stone Oak (Amendment) Preliminary Overall Area Development Plan **P.O.A.D.P # 48-A.** Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- **MDP-** The reason for this amendment is to designate land uses for three tracts of land depicted on the P.O.A.D.P and they are as follows:

  1. 9.072 Acres designated as MFC, C2, and O.
  2. 6.12 Acres designated as MFB, C2, and O.
  3. 4.00 Acres designated as MFC.

- 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.

- It will be expected that you will plat all of the property depicted in your Preliminary Overall Development Plan (P.O.A.D.P) 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.

DEVELOPMENT SERVICES 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 Preliminary Overall Area Development Plan (P.O.A.D.P) 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.

Sincerely,

Roderick J. Sanchez, AICP
Assistant Development Services Director

CC: Sam Dent, P.E. Chief Engineer Development Service
Todd Sang, Civil Engineer Assistant Bexar County