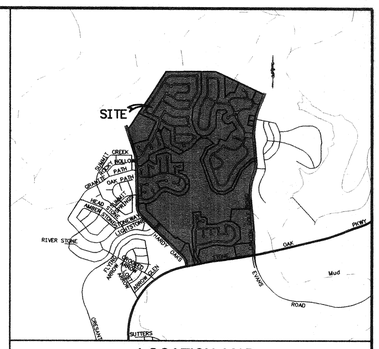
THE MESAS
OF STONE OAK

JERBO SAN ANN INC.
980 N MICHIGAN AVE. #1011
CHICAGO, IL 60611

MESA GRANDE UNIT 4
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 74 LOTS
LOT SIZE: 80' x 130'
ACREAGE: 22.84 AC.
DENSITY: 3.24 DU/AC.
STREET R.O.W.: 50'

CHAMPIONS RIDGE UNIT 3
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 65 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 50.24 AC.
DENSITY: 1.29 DU/AC.
STREET R.O.W.: 50'

SCALE: 1" = 200'



LOCATION MAP N.T.S.

MESA GRANDE SUMMARY
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 318 LOTS
ACREAGE: 132.83 AC.
DENSITY: 2.39 DU/AC.

MESA GRANDE UNIT 2
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 82 LOTS
LOT SIZE: 80' x 130'
110' x 140'
ACREAGE: 38.24 AC.
DENSITY: 2.25 DU/AC.
STREET R.O.W.: 50'

FDIC
550 17th ST. N.W.
WASHINGTON, DC 20429

MESA GRANDE UNIT 3
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 75 LOTS
LOT SIZE: 80' x 130'
110' x 140'
ACREAGE: 33.51 AC.
DENSITY: 2.24 DU/AC.
STREET R.O.W.: 50'

COMMERCE FEDERAL SAV.
ATTN: C. BENJAMIN McCALEB
P.O. BOX 46058T
SAN ANTONIO, TX 78246

MESA GRANDE UNIT 1
DEVELOPER: LAREDO MESA GRANDE LTD.
No. OF LOTS: 87 LOTS
LOT SIZE: 80' x 130'
110' x 140'
ACREAGE: 38.24 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

BEXAR METROPOLITAN WATER DISTRICT EVANS ROAD COMMERCIAL
ACREAGE: 1.64 AC.

CHAMPIONS RIDGE UNIT 2
DEVELOPER: CHAMPIONS RIDGE, LTD.
No. OF LOTS: 39 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 43.87 AC.
DENSITY: 0.89 DU/AC.
STREET R.O.W.: 50'

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'

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, APPROVED 1/15/99
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: GARRETT BROS. PROP.
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: GARRETT BROS. PROP.
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
UNDER CONSTRUCTION
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'

CANYON GOLF ROAD

HIDDEN CANYON
IN DESIGN PHASE
DEVELOPER: F.C. PROPERTIES
No. OF LOTS: 50 LOTS
ACREAGE: 117.84 AC.
DENSITY: 0.42 DU/AC.
STREET R.O.W.: 50'

MESA VERDE UNIT 3
IN DESIGN PHASE
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'

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 SUMMARY
DEVELOPER: GARRETT BROS. PROP.
No. OF LOTS: 258 LOTS
ACREAGE: 59.71 AC.
DENSITY: 4.32 DU/AC.

PLAN MAY BE ACCEPTED
COSA
12-29-99 390B
(Date) (Number)
If no plats are filed, plan will
expire on N/A already filed
Issued

STONE MOUNTAIN SUBDIVISION

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

MESA VERDE COMMERCIAL
DEVELOPER: FC PROPERTIES ONE, LTD.
ACREAGE: 24.81 AC.

HIDDEN MESA COMMERCIAL II
DEVELOPER: FC PROPERTIES ONE, LTD.
ACREAGE: 16.66 AC.

SUNBELT SAVINGS F.S.B.
P.O. BOX 160969
IRVING, TX 75016

RECEIVED
99 DEC 20 PM 3:46
CITY OF SA PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

HARDY OAK

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.

STONE OAK PARKWAY

TEMPLE-INLAND INS. CORP.
C/O LUMBERMANS INV. CORP.
P.O. BOX 40
AUSTIN, TX 78767

PRELIMINARY OVERALL AREA DEVELOPEMENT PLAN #390

APPROVED: 11/16/93
REVISED: 10/6/99

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

DRAWN BY:	I.J.C.	DATE:	12/10/99
CHECKED BY:	C.C.S.	JOB NO.:	117562

SHEET 1 OF 1

S:\MESAS OVERALL\OOBASE.DWG

390B

REVISION OF #390

CITY OF SAN ANTONIO

POADP APPLICATION

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: October 7, 1999 Name of POADP: "Revision of Mesas of Stone Oak, #390"

Owners: Hardy Oaks, Ltd. Consulting Firm: M.W.Cude Engineers, L.L.C.

Address: 19206 Huebner Road, Ste. 200 Address: 10325 Bandera Rd.

San Antonio, Texas 78258 San Antonio, Texas 78250

Phone: 210-494-8476 Phone: 210-681-2951

Existing zoning: B-2 Proposed zoning: same

Texas State Plane Coordinates: X: 2,131,075 Y: 13,781,485

Site is over/within/includes:

San Antonio City Limits?	☒ Yes	☐ No
Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases: 1 Unit	☐ Yes	☒ No

Land area being platted:

	Lots	Acres
Single Family (SF)	929	312.02
Multi-family (MF)	0	0
Commercial and non-residential	15	80.53

Is there a previous POADP for this Site? Name Mesas of Stone Oak No. 390

Is there a corresponding PUD for this site? Name NA No.

Plats associated with this POADP or site?

Name Champions Ridge, Unit 1	No.	990019
Name Mesa Vista	No.	940576
Name Hidden Mesa Subdivision	No.	990027
Name Mesa Verde, Unit 1	No.	940450
Name Mesa Verde, Unit 3	No.	940554
Name NEISD Mesa Grande Elem. School	No.	990143

See KAY'S copy for analysis

Contact Person and authorized representative:

Print Name: Mike Espensen Signature: Michael Espensen

Date: October 7, 1999 Phone: 210-494-8476 Fax: 210-490-2841

RECEIVED 99 OCT 15 AM 10:12 DEPT. OF PLANNING LAND 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 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;

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: Mike Espensen Signature: Michael Espensen

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

APPLICATION REVISED MARCH 17, 1997

RECEIVED
99 OCT 15 AM 10:12
DEPT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO

December 29, 1999

Mr. Mike Cude
Cude Engineering
10325 Bandera Rd.
San Antonio, TX 78250

Re: Mesas of Stone Oak POADP # 390B

Dear Mr. Cude,

The City Staff Development Review Committee has reviewed Mesas of Stone Oak Preliminary Overall Area Development Plan # 390B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- 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: floodpains, 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. Platting will have to comply with the UDC.

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

CITY OF SAN ANTONIO

November 22, 1999

Michael W. Cude, P. E.
Cude Engineers
10325 Bandera Rd.
San Antonio, TX 78250

Re: Mesas of Stone Oak POADP
Dear Mr. Cude,

The City Staff Development Review Committee has reviewed Mesas of Stone Oak proposed Preliminary Overall Area Development Plan. The plan cannot be accepted at this time although a tentative acceptance letter dated Oct. 20, 1999 was provided to you. That letter allowed two plats to move forward for approval to the Planning Commission. The conflict outlined below does not affect the areas covered by the plats that have moved forward.

A fax transmittal sent to you on October 15 addressed concerns voiced by city staff. One of the concerns called for a connection between Champions Ridge Unit 3 and Mesa Grande Unit 3. In your response to this concern, your letter dated October 18, 1999 indicated that a 30' utility, water and *pedestrian* access easement connected the two developments. The connection that should be between these two developments is a *vehicular* connection. This is in keeping with the Unified Development Code Section 35-4101 which states "Street layout shall be devised for the most advantageous development of the entire neighborhood development". Also, Section 35-4103 states that "Where adjoining areas are not subdivided, the arrangement of streets in the subdivision shall make provision for the proper projection of streets into such un-subdivided areas." Master Plan Policies, page 42, Goal 1, Policy 1b(1) calls for *pedestrian safety and comfort, transit access, street level amenities, and circulation between neighborhood centers.* Page 43, Policy 1c(4) states *encourage street patterns that promote multiple pedestrian and vehicular access and do not contribute to collector street congestion.*

This connection is in keeping with the original POADP for the Mesas of Stone Oak, # 390, accepted Nov. 16, 1993 which shows a collector running across the northern portion of the site. It accesses Hardy Oak and Evans Rd and connects Mesa Verde, Mesa Grande and Mesa Bluff.

On the current plan, staff had also asked for a connection between Mesa Grande and Mesa Verde. Staff has concurred with your views concerning this connection and acknowledge the condition of the rough terrain in the area. Public Works has indicated they are satisfied with any traffic requirements.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Although two plats out of this POADP have moved forward, the connection mentioned above between Champions Ridge Unit 3 and Mesa Grande Unit 3 will be required before any more plats can be submitted to the Planning Commission.

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

****
*** ERROR TX REPORT ***
****

TX FUNCTION WAS NOT COMPLETED

TX/RX NO.	2107	
CONNECTION TEL		96812951
CONNECTION ID		
START TIME	11/23 10:41	
USAGE TIME	00'00	
PAGES	0	
RESULT	NG 0	#018

could not get through mailed!!

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES

FAX COVER SHEET

DATE: 11-23-99

TO: Aide Eng.

PHONE # _____

FAX # 681-2951

NUMBER OF PAGES INCLUDING THIS COVER 3

- ☒ For Your Review
- ☐ Reply ASAP
- ☐ At Your Request
- ☐ Need Additional Information
- ☐ FYI
- ☐ Directions
- ☐ Instructions
- ☐ Urgent

original in mail today

281-3353

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES

FAX COVER SHEET

DATE: 11-23-99

TO: Aude Eng.

PHONE # _____

FAX # 681-2951

NUMBER OF PAGES INCLUDING THIS COVER 3

- ☒ For Your Review
- ☐ Reply ASAP
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- ☐ FYI
- ☐ Directions
- ☐ Instructions
- ☐ Urgent

original in mail today

Jay

FROM: J. JAY - PLANNER II
phone # 210-207-7889
fax # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

CITY OF SAN ANTONIO

November 16, 1999

show original Stone Oak M.P.

Michael W. Cude, P. E.
Cude Engineers
10325 Bandera Rd.
San Antonio, TX 78250

Re: Mesas of Stone Oak POADP
Dear Mr. Hanan, Cude

The City Staff Development Review Committee has reviewed Mesas of Stone Oak proposed Preliminary Overall Area Development Plan. The plan cannot be accepted at this time although a tentative acceptance letter dated Oct. 20, 1999 was provided to you. That letter allowed two plats to move forward for approval to the Planning Commission. The conflict outlined below does not affect the areas covered by the plats that have moved forward.

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Staff had also asked for a connection between Mesa Grande and Mesa Verde. Staff has concurred with your views concerning this connection and acknowledge the condition of the rough terrain in the area. Public Works has indicated they are satisfied with any traffic requirements.

Although two plats out of this POADP have moved forward, the connection mentioned above between Champions Ridge Unit 3 and Mesa Grande Unit 3 will be required before any more plats can be submitted to the Planning Commission.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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

LANDSTAR DEVELOPMENT, INC.
SAN ANTONIO, TEXAS 78218

003889

DATE	INVOICE NO.	DESCRIPTION	INVOICE AMOUNT	DEDUCTION	BALANCE
10-10-99	101099	MESA COMMERICA	257.50	.00	257.50
		plan amendment fee POADP #390 MESAS			
CHECK DATE 10-10-99	CHECK NUMBER 3889	TOTALS	257.50	.00	257.50

PLEASE DETACH THIS PORTION AND RETAIN FOR YOUR RECORDS.

003889

CAMINOREAL BANK
SAN ANTONIO, TEXAS

LANDSTAR DEVELOPMENT, INC.
P.O. BOX 790061
SAN ANTONIO, TEXAS 78279
(210) 494-8476

Pay: Two hundred fifty-seven dollars and 50 cents

DATE	CHECK NO.	AMOUNT
October 10, 1999	3889	$*******257.50**

PAY TO THE ORDER OF

CITY OF SAN ANTONIO
DIVISION OF TREASURY
PO BOX 839975
SAN ANTONIO, TX 78283-3975

LANDSTAR DEVELOPMENT, INC.

⑈003889⑈ ⑆114000844⑆ 251⑈883⑈5⑈

Security features are included. Details on back.

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1635484

AMT ENCLOSED _____

AMOUNT DUE 257.50
INVOICE DATE 10/19/1999
DUE DATE 10/19/1999

50-04-5573
LANDSTAR DEVELOPMENT INC.
P.O. BOX 790061
S.A. TX. 78279

PHONE: 000 - 0000

PLAN AMENDMENT FEE
POADP #390

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
10/19/1999	1635484	50-04-5573	10/19/1999	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	018010-001	PLAN AMENDMENT FEE	257.50

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	10/18/1999		CK# 003889	POADP #390
END	10/18/1999			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	257.50	257.50	257.50

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES

FAX COVER SHEET

DATE: Oct. 15, 1999

TO: Cude Eng. (copy to Hallenberger Eng.)

PHONE # _____

FAX # 523-7112 (349-1549)

NUMBER OF PAGES INCLUDING THIS COVER ____1_____

Sandy, Nico,

The POADP committee met this morning and reviewed the changes to POADP # 390, The Mesas of Stone Oak. The POADP is being held pending the following concerns:

Since this is a revision of a previously approved POADP, a TIA will be required. Contact the Public Works Dept. for more information.

A connection is needed between Champions Ridge Unit 3 and Mesa Grande Unit 3. A connection is also needed between Mesa Grande Unit 1 and Mesa Verde Unit 4.

A pedestrian connection is needed to connect all internal residential areas with the elementary school.

FROM: J. JAY - PLANNER II
phone # 210-207-7889
fax # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

Jay

****
*** ACTIVITY REPORT ***
****

TRANSMISSION OK

TX/RX NO.	1010	
CONNECTION TEL		93491549
CONNECTION ID		
START TIME	10/15 08:39	
USAGE TIME	00'34	
PAGES	1	
RESULT	OK	

SAN ANTONIO PLANNING DEPARTMENT
LAND DEVELOPMENT SERVICES

FAX COVER SHEET

DATE: Oct. 15, 1999

TO: Cude Eng. (copy to Hallenberger Eng.)

PHONE # _____

FAX # 523-7112 (349-1549)

NUMBER OF PAGES INCLUDING THIS COVER ____1_____

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M.W. CUDE ENGINEERS, L.L.C.

CIVIL ENGINEERS & SURVEYORS

MICHAEL W. CUDE, P.E., R.P.L.S.
PRESIDENT

MEMORANDUM

TO: **Bob Opitz, P.E. , Public Works**
Emil Moncivais, AIA, AICP, Director of Planning
Jesus Garza, AICP, Planning Manager

FROM: **Michael W. Cude, P.E., P.R.L.S.**
Sandra L. Vicars, Asst. Project Manager

RE: **Mesas of Stone Oak, POADP #390 Revision**

DATE: **October 18, 1999**

Forwarding copies of backup information on the Mesas of Stone Oak Area

1. Copy of the Champions Ridge existing and approved POADP #616 which was approved January 15th, 1999 and supersedes this POADP #390 and a copy of the Recorded Plat of Unit 1.

2. Copy of the Hidden Mesa Recorded Plat in accordance with the approved PUD Plan and POADP, #390.

3. Mesa Verde approved PUD Plan and Approved Plat for Unit 1 in accordance with the approved POADP, #390.

4. Mesa Vista Recorded Plat in accordance with the approved POADP, #390.

5. Copies of the TIA work sheet and narrative explanation is being sent to Todd Sang and will be forwarded to you as soon as possible. .

In regard to the comments on the POADP revision from the POADP Committee meeting held Friday, October 18:

1. TIA Request - copy of the TIA Worksheet and explanation will be delivered at a later date.

10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

PHONE: 210-681-2951
FAX: 210-523-7112

2. a. Connection between Champions Ridge and Mesa Grande was and is covered by the 30 foot utility , water and pedestrian access easement as requested and granted on the Champions Ridge POADP.

   b. Connection between the Mesa Grande and Mesa Verde would not be of any significant use, as the two subdivisions only border one another for approximately 400 feet, which for emergency access the likelihood of that area being block would be very good if the main entry was blocked. To move a connection any further back includes a third property owner and very rough terrain. Both subdivisions have another source of access and / or emergency access if needed.

3. Pedestrian connection to connect residential areas with the elementary school is not feasible due to the terrain and liability. The average slope coming from the back of these lots to connect together is 20% or more and not suitable for a elementary school age child to be walking. This does not take in consideration the fact that a large portion of this canyon area is not habitable and will in all likelihood stay in its' natural state and much too dangerous with the possibility of snakes and other natural habitants for school children to be walking. The liability of the homeowners, the homeowners' association, and the individual landowner is too great. If the City requires this, it would also put them liable.

If you have any questions, please call.

Sandra L. Vicars

Jeannette Jay

From: Robert Opitz
Sent: Wednesday, October 20, 1999 9:52 AM
To: Jeannette Jay
Cc: Todd Sang
Subject: Mesa POADP

The Revised Mesas of Stone Oak PUD as presented in Cude's letter of October 18, 1999 is acceptable to Public Works. We have also processed and reviewed the TIA for the Mesa Commercial POADP and find it acceptable. Our memo for this item to you is dated October 18, 1999.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

TO: Dept. of Planning

Attn: Jay

DATE: October 13, 1999

SUBJECT: Mesas of Stone Oak

Preliminary Overall Area Development Plan

1 – Signed Application

FOLD 1 – Check in the amount of $257.50 for fees FOLD

Per your conversation with Sandi 10/12/99.

C. Ng-Castro

Please process for approval.

Thank you for all your help.

RECEIVED
99 OCT 15 AM 10:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Sincerely,

SIGNED Carolyn Hartman

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

TO: Dept. of Planning

Jay

DATE: October 8, 1999

SUBJECT: Mesas at Stone Oak

POADP #390 – Revision

Preliminary Overall Area Development Plan

8 – Bluelines Revised P.O.A.D.P.

FOLD 1 – Application FOLD

Will forward the signed Application and the Check in the amount of $257.50 for fees as soon as I receive them

Please process for approval.

Thanks for all your help

Sandy – waiting for client to return to S.A. 10-12-99 9:30 AM

C. Ng-Castro

RECEIVED
99 OCT -8 AM 10:16
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Sincerely

SIGNED Sandi

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250
(210) 681-2951

Memo

TO: Dept. of Planning

Attn: Ed Guzman

DATE: December 20, 1999

SUBJECT: The Mesas of Stone Oak

P.O.A.D.P.

FOLD

1 – Highlighted copy of the Revised POADP

showing all areas and the stage each is in

At the request of Mike Cude

If you have any questions, please call.

Thank you,

M. Gonzalez

E G

look like the majority is plat, PUD and POADP approved with exception of area next to school & east west narrow area

FOLD

Sincerely

SIGNED