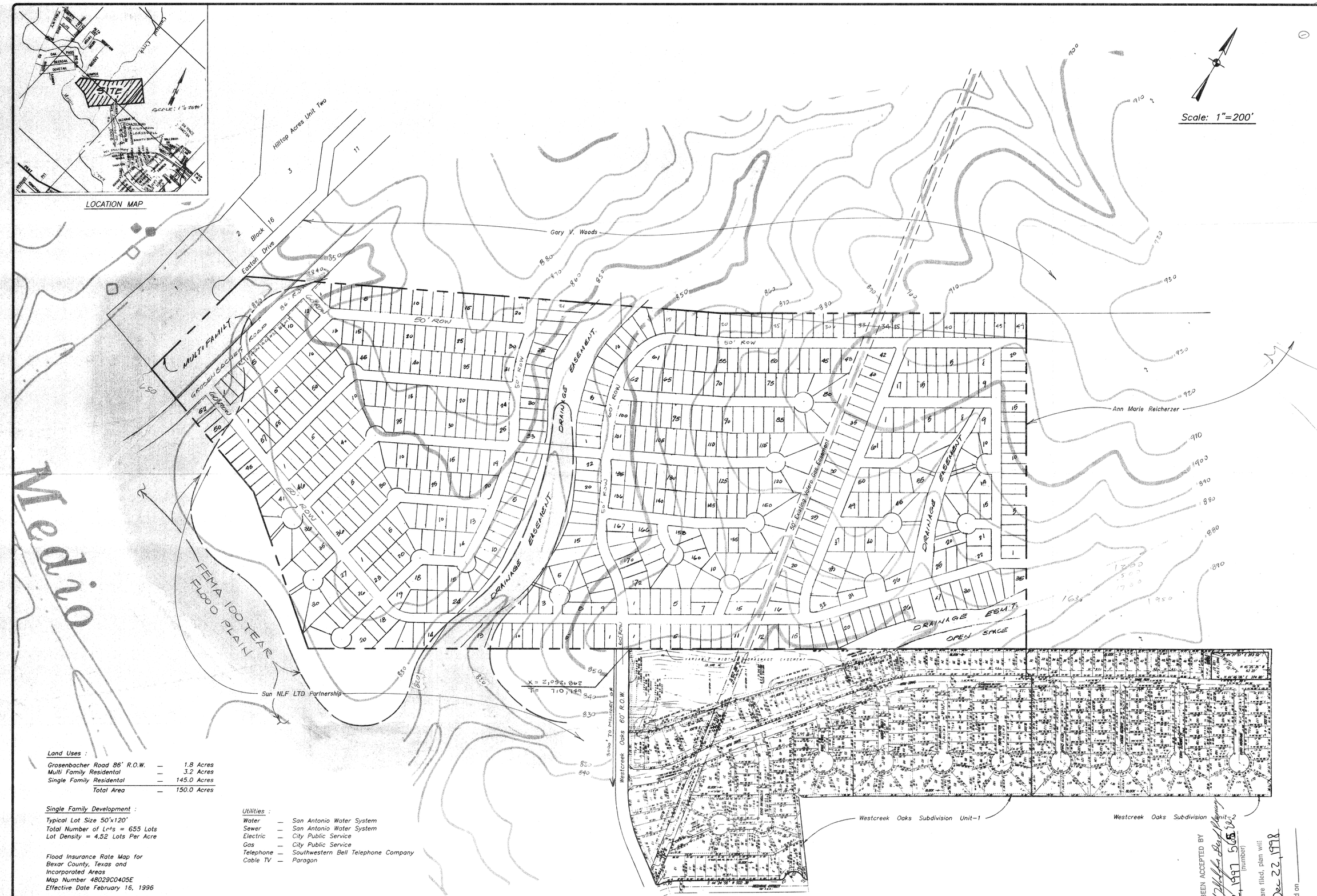

Land Uses :

Grosenbacher Road 86' R.O.W.	—	1.8 Acres
Multi Family Residental	—	3.2 Acres
Single Family Residental	—	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 Bill Phillips Director of Planning
Aug 22, 1997 5[illegible]
(date) (number)
If no plats are filed, plan will
expire on Dec 22, 1998
1st plat filed on _____

#565

REVISIONS

8/01/97 Added Plant Note.
8/22/97 Changed Scale.

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

Preliminary Overall Area Development Plan for Masonwood Oaks Subdivision

PROJECT NO. 0208.90
DATE 8/19/97
DRAWN edw CHECKED ed
SHEET 1 OF 1

c:\DWGS\020800\bound Sat Aug 16 12:44:55 1997

CITY OF SAN ANTONIO

POADP APPLICATION

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DEPT. OF 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
AUSTIN, TX. 78746

Address: 1919 OAKWELL FARMS PKWY
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)	655	145
Multi-family (MF)	1	5
Commercial and non-residential	NONE	NONE

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

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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 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: EDUARDO J. DELCAMPO Signature: Eduardo J. Delcampo

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,

Bill Telford for

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date 8.21.97

FROM: Elizabeth A. Carol; Planner II

ITEM NAME: Masonwood Oaks FILE # NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By:_____, 19____

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OFFICE OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

- ☐ Proposed plat-30 days
- ☐ Variance-15 days
- * POADP's-10 days
- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☐ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #**_____

Comments: Flood plain requirements and drainage easements will be required and will be address during the platting process.

Signature	Title	Date
Burt Rubio	Sr. Eng. Tech.	Aug 25, 1997

OVERBY DESCAMPS ENGINEERS

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

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DEPT. OF PLANNING AND DEVELOPMENT SERVICES DIVISION

TRANSMITTAL

TO: CSA Planning
114 W. Commerce
San Antonio, Texas 78283
ATTN: Elizabeth VIA

DATE: 8/21/97
PROJECT NO.: 0208.90
PROJECT: Masonwood Oaks Sub.

- ☐ PRINTS
- ☐ FIELD NOTES
- ☐ FOR REVIEW & COMMENT
- ☐ PER YOUR REQUEST
- ☐ DRAWINGS
- ☐ FOR YOUR INFORMATION
- ☐ SHOP DRAWINGS
- ☐ FOR APPROVAL (AS NOTED)
- ☐ SPECIFICATIONS
- ☐ FOR APPROVAL
- ☐ FOR CORRECTION & RETURN
- ☐ FOR PRINTING

QTY	DESCRIPTION
6	Revised Masonwood Oaks Preliminary Overall Area Development Plan
1	P.O.A.D.P. Application

REMARKS

Please call if you have any questions.

Thanks,

DISTRIBUTION

BY Daniel Ritsema

OVERBY DESCAMPS ENGINEERS

1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218-1778
TEL: (210)828-3520 FAX: (210)828-3599

TRANSMITTAL

TO: CSA Planning
114 W. Commerce 4th Floor
San Antonio, Texas 78283
ATTN: Elizabeth VIA

DATE: 8/22/97
PROJECT NO.: 0208.90
PROJECT: Masonwood Oaks Sub.

- [ ] PRINTS
- [ ] FIELD NOTES
- [ ] FOR REVIEW & COMMENT
- [ ] PER YOUR REQUEST
- [ ] DRAWINGS
- [ ] FOR YOUR INFORMATION
- [ ] SHOP DRAWINGS
- [ ] FOR APPROVAL (AS NOTED)
- [ ] SPECIFICATIONS
- [ ] FOR APPROVAL
- [ ] FOR CORRECTION & RETURN
- [ ] FOR PRINTING

QTY	DESCRIPTION
6	Revised Preliminary Overall Area Development Plan

REMARKS

Please call if you have any questions.

Thanks,

DISTRIBUTION

BY Daniel Ritsema
Daniel Ritsema

Public Safety Technology Center
Grand Opening March 15,1997

Masonwood Oak

near Military +
Westcreek
Outside w/ 8 phases

655 SF lots 145 acres
1 MF 5 acres

no comm

- res lot on collector or above
- tree statement
- TIA -
- drainage

Harnessing Technology for Citizen Services
207-CITY www.ci.sat.tx.us