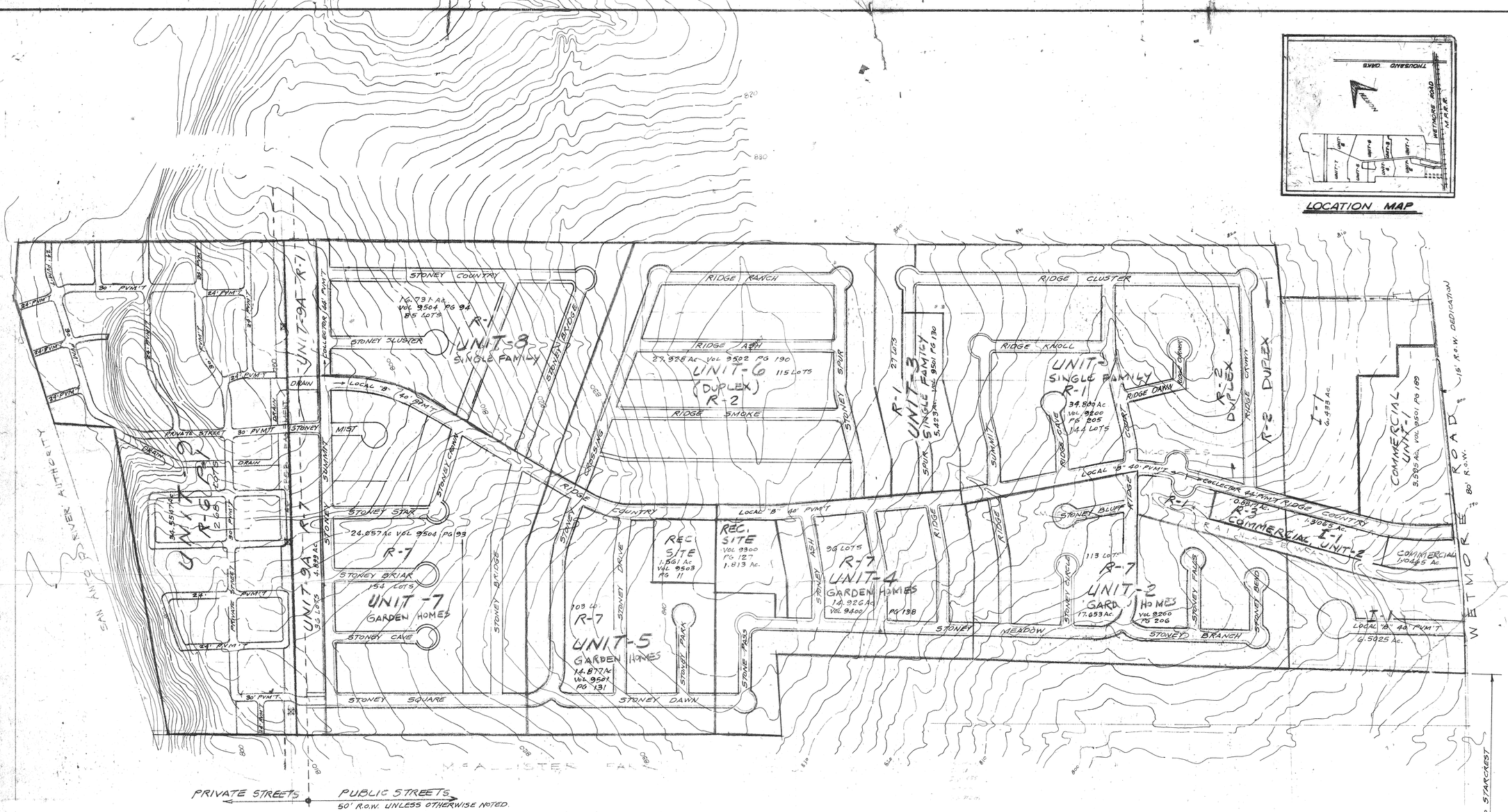


NOTE:
1. PROPOSED WATER SERVICE BY SAN ANTONIO CITY WATER BOARD.
2. PROPOSED SEWER SERVICE BY CITY OF SAN ANTONIO.
3. STONERIDGE IS OUTSIDE THE ZONE A FLOOD MAP LIMITS.

DEVELOPMENT PROJECT SCHEDULE

a. RESIDENTIAL UNITS 1 THROUGH 8, COMMERCIAL, UNIT-1 AND THE RECREATION SITE ARE COMPLETE.
b. RESIDENTIAL UNIT-9A TO BE COMPLETED BY JANUARY 1986.
c. PLANNED UNIT DEVELOPMENT "UNIT-9" TO BE COMPLETED BY MAY 1986.
d. COMMERCIAL, UNIT-2 TO BE COMPLETED BY DECEMBER 1985.
e. " " " 3 " " " " " JUNE 1986
f. " " " 4 " " " " " DECEMBER 1986.
g. " " " 5 " " " " " DECEMBER 1987.

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

LAD PROPERTIES INC / NASH PHILLIPS/COPUS
3330 OAKWELL CT #200 / 13441 BLANCO RD.
SAN ANTONIO, TX 78218 / SAN ANTONIO, TX 78231

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

#9

STONERIDGE SUBDIVISION
MASTER PLAN

WENDELL DAVIS, AICP
planning and development consultant
8103 Broadway
828-6131

7/26/84

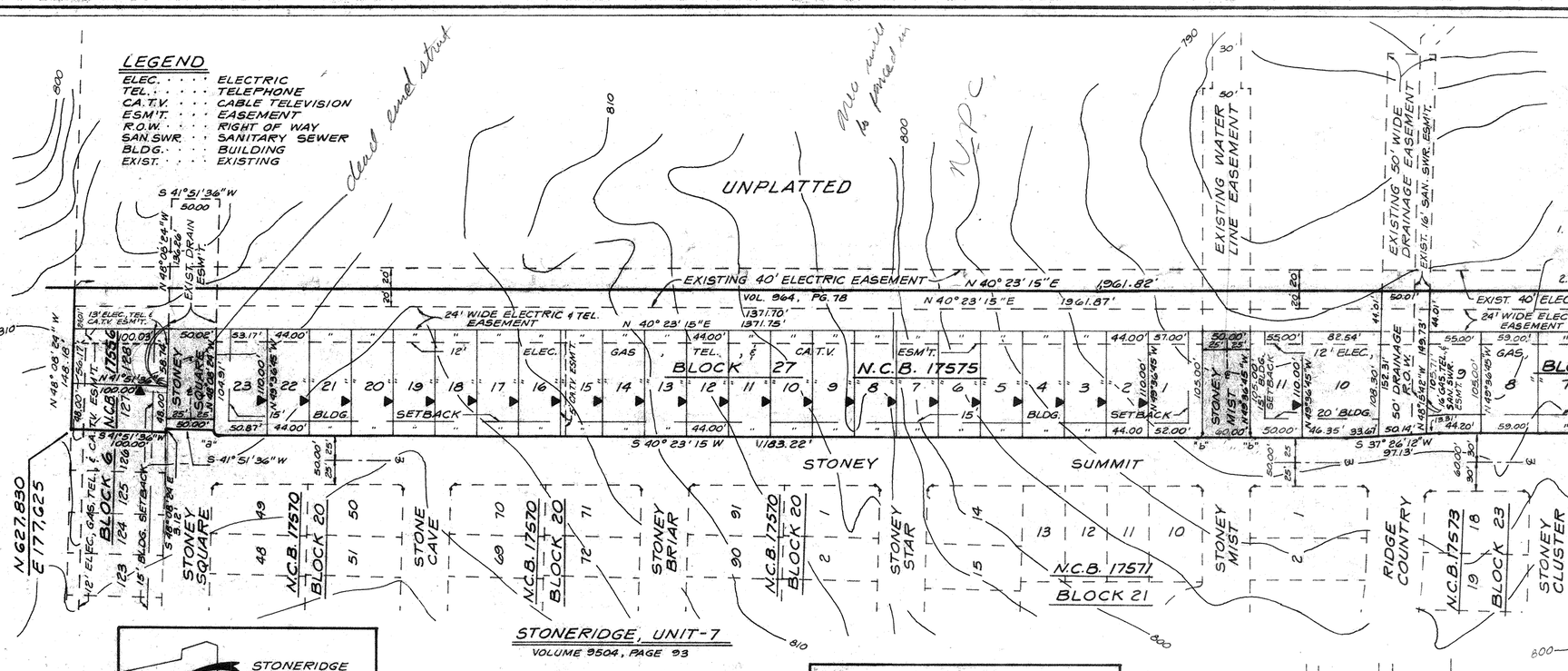
REPLAT AND SUBDIVISION PLAT
ESTABLISHING

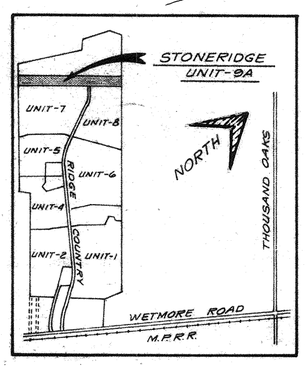
STONERIDGE, UNIT-9A

REPLAT OF A PORTION OF STONERIDGE, UNIT-5 (0.168 ACRE) AND A PORTION OF UNIT-7 (0.900 ACRES) AND A SUBDIVISION CONTAINING 4.899 ACRES OUT OF A 16.050 ACRE, A 33.595 ACRE AND A 171.35 ACRE TRACT, ALL BEING OUT OF THE LOUIS KNEIPP SURVEY NO. 11, ABSTRACT NO. 391, C.B. 5014 BEXAR COUNTY, TEXAS AND ESTABLISHING STONERIDGE, UNIT-9A CONSISTING OF 4.899 ACRES.

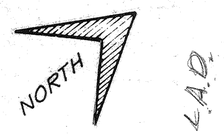
GENERAL NOTES: (ALL LOTS)

1. LOT OWNERS TO PROVIDE 12' REMOVEABLE SECTIONS IF FENCE IS BUILT ON SIDE LOT LINE ACROSS ELECTRIC, TELEPHONE, GAS AND CABLE TELEVISION EASEMENTS.
2. 36 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.



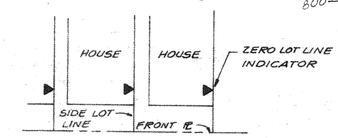


LOCATION MAP



SCALE: 1"=100'

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
"a"	91°28'21"	5.00'	7.98'	5.13'
"b"	90°00'00"	5.00'	7.85'	5.00'



TYPICAL ZERO LOT LINE INDICATOR

NOTES:

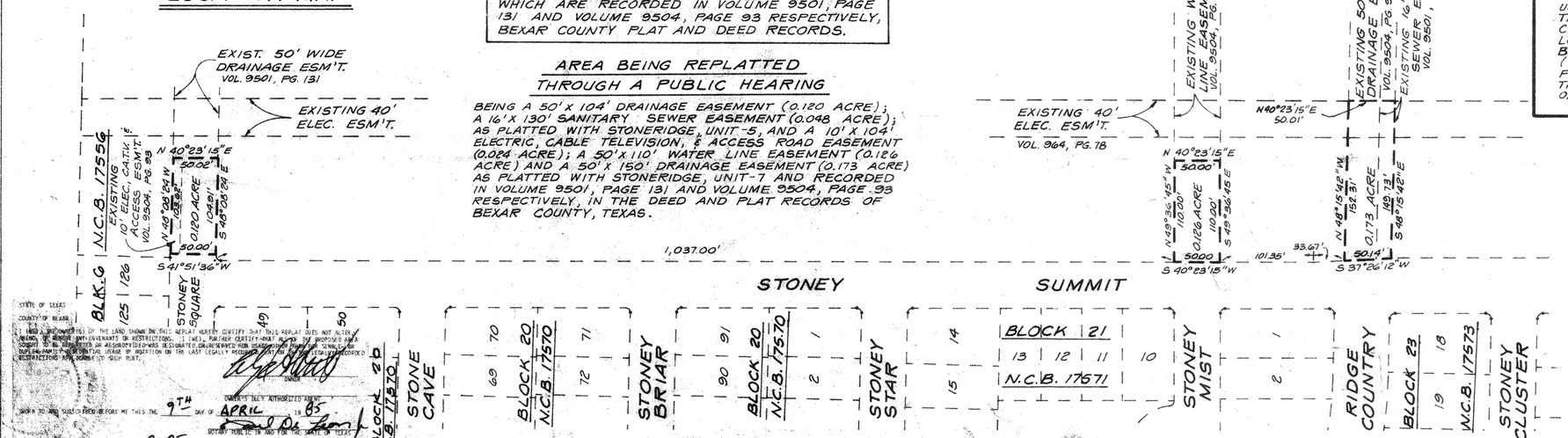
LOTS 127 AND 128, BLOCK 6; LOTS 1 THROUGH 23, BLOCK 24; AND LOTS 10 AND 11, BLOCK 25 ARE DESIGNATED FOR "SMALL LOT SUBDIVISION"

1. "FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NONATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES." "A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY ON THE SAME DATE AS THIS PLAT."
2. LOCATION OF CITY PUBLIC SERVICE BOARD METERS IS RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
4. WHERE OFF-STREET PARKING (FRONT VEHICULAR ACCESS) IS PROVIDED TO THE FRONT OF THE STRUCTURE, THE MINIMUM FRONT YARD SETBACK SHALL BE TWENTY FEET (20') UNLESS THE DEVELOPER ELECTS TO STAGGER THE SETBACKS. SHOULD THAT OPTION BE CHOSEN, THEN WITHIN ANY TEN CONSECUTIVE LOTS AT LEAST ONE-THIRD ARE SETBACK BETWEEN FIFTEEN FEET (15') AND SEVENTEEN (17'); ANOTHER ONE-THIRD BETWEEN EIGHTEEN FEET (18') AND TWENTY FEET (20'); AND THE REMAINING ONE-THIRD BETWEEN TWENTY-ONE FEET (21') AND TWENTY-THREE FEET (23').

THE AREAS BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON PLATS (KNOWN AS STONERIDGE, UNIT-5 AND STONERIDGE, UNIT-7) WHICH ARE RECORDED IN VOLUME 9501, PAGE 131 AND VOLUME 9504, PAGE 93 RESPECTIVELY, BEXAR COUNTY PLAT AND DEED RECORDS.

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING A 50' X 104' DRAINAGE EASEMENT (0.120 ACRE); A 16' X 130' SANITARY SEWER EASEMENT (0.048 ACRE); AS PLATTED WITH STONERIDGE, UNIT-5, AND A 10' X 104' ELECTRIC, CABLE TELEVISION, & ACCESS ROAD EASEMENT (0.024 ACRE); A 50' X 110' WATER LINE EASEMENT (0.126 ACRE) AND A 50' X 150' DRAINAGE EASEMENT (0.173 ACRE) AS PLATTED WITH STONERIDGE, UNIT-7 AND RECORDED IN VOLUME 9501, PAGE 131 AND VOLUME 9504, PAGE 93 RESPECTIVELY, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR
I, AND ALL OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT ALTER, AMEND, OR REMOVE ANY COVENANTS OR RESTRICTIONS. (TWO) FURTHER CERTIFY THAT NO PORTION OF THE PROPOSED AREA SCHOOL IS WITHIN THE 100 YEAR FLOOD PLAIN AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
OWNER(S) DULY AUTHORIZED AGENT
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9TH DAY OF APRIL 19 85
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 6-18-85

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER: LAD PROPERTIES, INC.
LLOYD A. DENTON, JR. VICE - PRES.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 6TH DAY OF DECEMBER
A.D. 1984
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6TH DAY OF DECEMBER
A.D. 1984
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.
REGISTERED PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6TH DAY OF DECEMBER
A.D. 1984
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

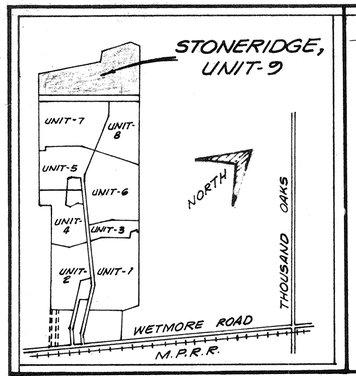
THIS PLAT OF STONERIDGE, UNIT-9A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 19____.
BY _____ SECRETARY
BY _____ CHAIRMAN

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.
AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D.
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. _____.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

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 RIGHTS-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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND 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.
ANY CPS MONETARY LOSS REBUILTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

#9



LOCATION MAP

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN
1	1°58'27"	130.00'	4.48'	2.24'
2	19°52'15"	130.00'	45.09'	22.77'
3	23°41'45"	100.00'	41.36'	20.98'
4	24°05'12"	130.00'	54.65'	27.74'
5	25°23'21"	100.00'	44.31'	22.53'
6	25°23'21"	130.00'	57.61'	29.28'
7	19°27'47"	215.00'	73.03'	36.87'
8	33°00'00"	185.00'	106.55'	54.80
9	33°00'00"	215.00'	123.83'	63.69'
10	21°44'14"	188.00'	71.32'	36.10'
11	19°13'28"	212.00'	71.13'	35.90'
12	33°00'00"	138.00'	79.48'	40.88'
13	33°00'00"	162.00'	93.31'	47.99'
14	33°00'00"	188.00'	108.28'	55.69'
15	33°00'00"	212.00'	122.10'	62.80
16	29°51'11"	185.00'	96.39'	49.32'
17	29°51'11"	215.00'	112.02'	57.31'
18	44°11'21"	85.00'	65.56'	34.51'
19	44°11'21"	115.00'	88.69'	46.68'
20	23°16'35"	288.00'	117.00'	59.32'
21	23°16'35"	312.00'	126.75'	64.26'
22	17°18'32"	100.00'	30.21'	15.22'
23	17°18'32"	124.00'	37.46'	18.87'
24	19°27'07"	196.00'	66.54'	33.59'
25	29°32'05"	65.00'	33.51'	17.13'

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN
"a"	71°57'45"	15.00'	18.84'	10.89'
"b"	89°04'36"	15.00'	23.32'	14.76'
"c"	78°46'48"	15.00'	20.62'	12.32'
"d"	87°26'40"	15.00'	22.89'	14.35'
"e"	88°38'57"	15.00'	23.21'	14.65'
"f"	91°21'03"	15.00'	23.92'	15.36'
"g"	90°00'00"	25.00'	39.27'	25.00'
"h"	108°02'15"	20.00'	37.71'	27.55'
"i"	102°13'33"	20.00'	35.68'	24.80'
"j"	107°18'32"	35.00'	65.55'	47.57'
"k"	90°00'00"	15.00'	23.56'	15.00'
"l"	104°38'49"	20.00'	36.53'	25.90'
"m"	80°47'35"	25.00	35.25	21.27'

NOTES:

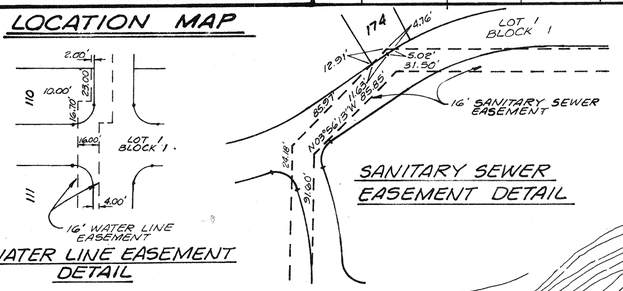
1. LOT 1, BLOCK 1 CONTAINS 5.7574 ACRES AND IS COMMON USE LAND AREA.
2. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20') FEET TO THE FRONT PROPERTY LINE.
3. SAFETY LANES, ELECTRIC, GAS, TELEPHONE, SANITARY SEWER, WATER LINE & CABLE TELEVISION EASEMENTS ARE DESIGNATED BY SHADED AREA.
4. 268 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

SUBDIVISION PLAT OF

STONERIDGE, UNIT-9

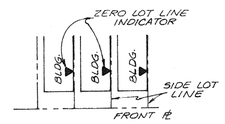
PLANNED UNIT DEVELOPMENT

BEING 34.5547 ACRES OF LAND OUT OF A 16.050 ACRE, A 33.595 ACRE, AND A 171.35 ACRE TRACT, ALL BEING OUT OF THE LOUIS KNEIPP SURVEY No. 11, ABSTRACT No. 391, COUNTY BLOCK 5014.



SANITARY SEWER EASEMENT DETAIL

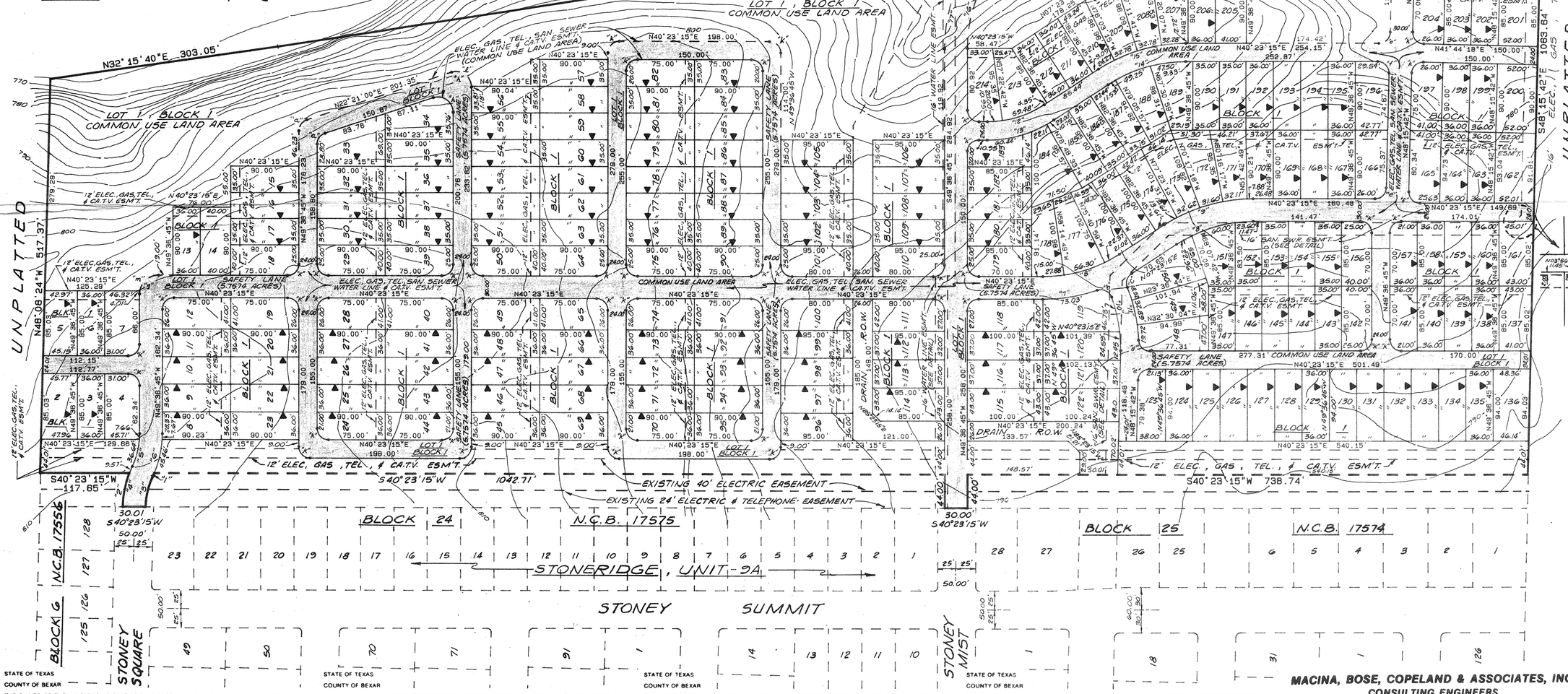
WATER LINE EASEMENT DETAIL



TYPICAL ZERO LOT LINE INDICATOR

NORTH

SCALE : 1"=100'



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER NASH, PHILLIPS/COPUS INC.
LOUIS KIRCHOFER JR. VICE. PRES.

STATE OF TEXAS
COUNTY OF BEXAR

DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LOUIS KIRCHOFER JR. 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 _____ DAY OF _____

A.D. _____.

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A.D. 19____.

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____

A.D. 19____.

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF STONERIDGE, UNIT-9 P.U.D. 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. 19____.

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

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 RIGHTS-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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND 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.
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

#9

NORTH

SITE PLAN
SCALE: 1" = 200'

NOTE:
1. PROPOSED WATER SERVICE BY SAN ANTONIO CITY WATER BOARD.
2. PROPOSED SEWER SERVICE BY CITY OF SAN ANTONIO.

City Property

RECEIVED
APR 1 1 1983
DEPARTMENT OF PLANNING
Subdivision Section

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

#9

STONERIDGE SUBDIVISION
MASTER PLAN

WENDELL DAVIS, AICP
planning and development consultant
8103 Broadway
828-6131

7/20/

(C-3650)

INFORMATION SHEET FOR
P.O.A.D.P. — Spell

FILE NO. 83-17-62-86
(To be assigned by the Planning Dept).

STONERIDGE
~~STONE~~ NAME OF PLAN

LAD PROPERTIES INC.	8103 BROADWAY	828-6131
NAME OF DEVELOPER/~~SUBDIVISION~~ SUBDIVIDER	ADDRESS	PHONE NO.
M.B.C.	415 BREESPORT DR. 78216	349-0151
NAME OF CONSULTANT	ADDRESS	PHONE NO.

GENERAL LOCATION OF SITE & TIE DOWN DISTANCE TO NEAREST PUBLIC STREET ALONG THE WEST R.O.W. LINE OF WETMORE RD. 3325± NORTH OF ITS INTERSECTION WITH STARCREST DR.

EXISTING ZONING (If Applicable) O.C.L.

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
(✓) City Water Board	(✓) Single Family	(✓) City of San Antonio
( ) Other District _____ Name	( ) Multi Family	( ) Other System _____ Name
( ) Water Wells	( ) Business	
	( ) Industrial	( ) Septic Tank(s)
	( ) DUPLEX	

(The space below is to be completed by the Department of Planning Staff).

DATE FILED APRIL 11, 1983

Due DATE OF RESPONSE MAY 9, 1983
(within 20 days of receipt).

REVISIONS FILED _____
(if applicable)
DATE OF RESPONSE _____
(within 15 days of receipt).

OCT. 1984
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

NEEDED INFORMATION:

D. INFORMATION REQUESTED. THE POADP, ~~ans~~ an overview of the developer's projected land use, shall include, at least the following information.

- ✓ (a) perimeter property lines;
- ✓ (b) name of the plan and the subdivisions;
- ✓ (c) scale;
- ✓ (d) proposed land use(s) by location and type;
- ✓ (e) existing and proposed circulation system of collector and arterial streets and their relationship to any adjacent major thoroughfares and any proposed alternative pedestrian circulation systems: (sidewalks, lanes, paths, etc.)
- ✓ (f) the proposed source and type of sewage disposal and water supply;
- ✓ (g) contour lines at no greater than ten (10) foot intervals;
- UNKNOWN (h) projected sequence of phasing;
- O.C.L. (i) existing and/or proposed zoning classification(s);
- ✓ (j) known ownership and proposed development of adjacent undeveloped land; and
- ✓ (k) existing adjacent streets or development which impact upon access decisions within the proposed POADP.

DRAFT

Elsie

April 26, 1983

M.B.C. & Associates, Inc.
Attn: Mr. Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the P.O.A.D.P. for Stoneridge (File #83-17-62-86) has been conducted by Planning and Traffic Engineering staff. Specifically, the review was concentrated on areas for which plats have not been approved or recorded.

Our review of the aforementioned P.O.A.D.P. concludes that the proposal is in general compliance with Chapter 36 of the City Code. The plan illustrates a collector street (60' R.O.W.) linking Wetmore Road to the eastern boundary of Unit-9. At its most western end, Ridge Country Street intersects with a proposed north and south street which appears to be a planned local type "A" street (50' R.O.W.). It is contiguous to the eastern perimeter of Unit-9. We note and concur with said street is being stubbed to the northern limits of the project as suggested by Sec. 36-10(C) of Chapter 36. However, it is recommended that this street be upgraded to a 60' collector standard. The collector street could be extended from Ridge Country north of the unplatted adjacent land. This, in our opinion would cause a viable collector system which would eventually connect with Thousand Oaks Road. Also, said proposal would facilitate distribution of potential traffic to Wetmore Road and Thousand Oaks Drive upon ultimate development of adjacent properties.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.
Wendell Davis, 8103 Broadway

CITY OF SAN ANTONIO
P. O. BOX [illegible]
SAN ANTONIO, TEXAS 78285

September 6, 1985

M.B.C. Engineers
Attn: Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

RE: Stoneridge POADP (Revised Aug. 29, 1985)
(File #83-17-62-86)

Dear Mr. Bose:

This is a follow up to the meeting of September 5, 1985 pertaining to Stoneridge Unit-9 and Unit-9A.

Regarding the deadend private streets in Unit-9, the agreement was that a fence and one foot vehicular non-access easement will be placed around the perimeter of the PUD.

The agreement also was that Unit-9A will be cited for non-compliance with Section 36-(G), deadend streets, and that Traffic would address the variance if requested.

To preclude any misunderstandings, it is noted that Stoneridge Unit-9A does not constitute a complete filing until such time the issue pertaining to Sec. 36-10(G) is resolved. If a variance is requested, a fee of $65.00 and a response from Traffic will be required prior to plat scheduling for Planning Commission action.

If you have any questions regarding these matters, please contact Roy Ramos or Edward Guzman in our Subdivision Office at 299-7900.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Sincerely,

MCONeal

Michael C. O'Neal
Planning Administrator
Dept. of Planning

Elsie

April 26, 1983

M.B.C. & Associates, Inc.
Attn: Mr. Roger Bose
415 Breesport Drive
San Antonio, Texas 78216

Dear Mr. Bose:

This is to advise you that a joint review of the P.O.A.D.P. for Stoneridge (File #83-17-62-86) has been conducted by Planning and Traffic Engineering staff. Specifically, the review was concentrated on areas for which plats have not been approved or recorded.

Our review of the aforementioned P.O.A.D.P. concludes that the proposal is in general compliance with Chapter 36 of the City Code. The plan illustrates a collector street (60' R.O.W.) linking Wetmore Road to the eastern boundary of Unit-9. At its most western end, Ridge Country Street intersects with a proposed north and south street which appears to be a planned local type "A" street (50' R.O.W.). It is contiguous to the eastern perimeter of Unit-9. We note and concur with said street is being stubbed to the northern limits of the project as suggested by Sec. 36-10(C) of Chapter 36. However, it is recommended that this street be upgraded to a 60' collector standard. The collector street could be extended from Ridge Country north of the unplatted adjacent land. This, in our opinion would cause a viable collector system which would eventually connect with Thousand Oaks Road. Also, said proposal would facilitate distribution of potential traffic to Wetmore Road and Thousand Oaks Drive upon ultimate development of adjacent properties.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering, Public Works Dept.
Wendell Davis, 8103 Broadway

M. B. C. & Associates Inc.
Att: Mr. Roger Boser
415 Breesport Dr.
San Antonio Texas
78216

Dear Mr Boser

This is to advise you that a joint review of the P.O.U.D.P for Stoneridge File # 83-17-62-86 has been conducted by Planning & Traffic engineering staff. Specifically the review was concentrated on areas for which plats have not been app. or recorded.

" Our review of the aforementioned POUDP. concludes that the proposal is in general compliance with Chapter 36 of the City Code. The plan illustrates a collector street (60' R.O.W.) linking Wolmore Rd. to the eastern boundary of Unit 9. At its most eastern end, Ridge Country St. intersects with a proposed north & south street which appears to be a planned local type "A" street (50' R.O.W.). Its contiguous to the eastern perimeter of Unit 9. We recognize that said street is being stubbed to the northern limits of the project. as suggested by Sec. 36-10(c) of Chapter 36.

However, it is recommended that due consideration be given to upgrading this stretch of street to a 60' R.O.W. The collection system should be continued from Ridge Country north of the intersection. This in our opinion would cause a viable collection system which would eventually connect with Thousand Oaks. Rd. Also, said proposed would facilitate distribution of potential traffic to

Wetmore Rd. & Thousand Oaks Dr. upon ultimate development of adjacent properties.

Please note that these are staff comments and not Planning Commission comments. If you make any expenditures based on these comments, you do so at your own risk since staff cannot make any commitments for the Planning Commission or the City.

This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions or if we may be of further assistance, please do not hesitate to contact our office.

Sincerely,

Roland A. Lozano
Director of Planning

RAL/EG/sm

cc: Dean Chadwick, Traffic Engineering
Wendell Davis

8103 Broadway

M. B. C. Engineers
Attn: Roger Bose
415 Breesport Dr.
San Antonio, Tx. 78216

Re: Stoneridge ~~P.O.A.D.P.~~ POADP
File # 83-17-62-86

Revised Aug. 29, 1985

Dear Mr. Bose:

This is a follow up to ~~our~~ the meeting of Sept. 5, 1985 ~~to clarify Planning and Traffic comments and as per our understanding which originally resulted from the P.O.A.D.P. Committee initial review of the revised plan for Stoneridge.~~

~~Our meeting involved discussion~~ pertaining to Stoneridge Unit-9 and Unit-9A. ~~More specifically, unit 9 was an issue regarding dead end private streets. Unit 9A, involved a violation to Sec 36-10(G) dead end streets.~~

① Regarding the dead end private streets in Unit-9, the agreement was that a fence and one foot vehicular non-access ~~PUD~~ easement will ~~consensus was that the perimeter of the P.U.D. (unit 9) would be completely fenced to prohibit vehicular access to any adjoining or surrounding properties. Traffic staff will require a 1' vehicular non-access easement around the perimeter of the P.U.D. upon platting.~~ be placed around the perimeter of the PUD.

② The second matter pertained to Sec. 36-10(G) dead end streets. The consensus was that the plat of Unit-9A would be cited for non-compliance with Section 36-10(G), dead end streets, to said violation and that Shoppe would address the variance if requested.

To preclude any misunderstandings, it is noted that Stonecrest Unit-9A does not constitute a complete filing until such time the issue pertaining to Sec. 36-10(G) has been formally filed pending resolution of is resolved. If a variance is requested, a fee of $65.00 and a response from Shoppe will be required prior to plat scheduling for Planning Commission action.

If you have any questions regarding these matters, please contact Roy Ramos or Edward Guzman in our Subdivision Office at 299-7900.

Please note that these are staff comments and not Planning Commission comments. This action does not establish any commitment for the provision of utilities or services of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

Sincerely,

M.C.O.

MACINA • BOSE • COPELAND and ASSOCIATES, INC
(formerly R. Marvin Shipman & Co.) CONSULTING ENGINEERS

415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: EDDIE GUZMAN

Proj. No. _____ Date 4-11-83

Re: STONERIDGE MASTER PLAN

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3			PLAN

THESE ARE TRANSMITTED as checked below:

☐ For your approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

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☐ FOR BIDS DUE _____ 19__ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED
APR 11 1983
DEPARTMENT OF PLANNING
Subdivision Section

REMARKS:

COPY TO _____

SIGNED [signature]

MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS
415 Breesport Drive, San Antonio, Texas 78216
(512) 349 - 0151

TO CITY OF SAN ANTONIO
PLANNING DEPT.

Attn: ROY RAMOS

Proj. No. _____ Date 8-28-85

Re: STONERIDGE

GENTLEMEN:

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via _____ the following items.

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change Order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
5			P.O.A.D.P.

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☑ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 ____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS:

A PLAT OF UNIT-9 IS ALSO ATTACHED IN ORDER TO ASSIST YOU WITH YOUR REVIEW.

COPY TO _____

SIGNED [signature]