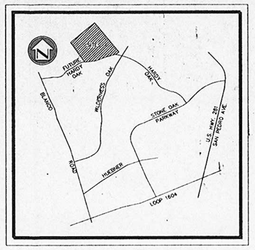
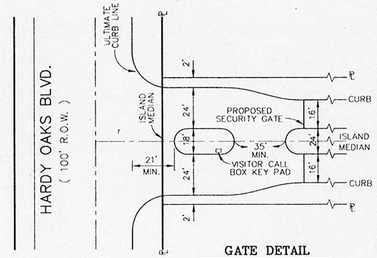


LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

200 0 100 200 400

1 inch = 200 ft.



GATE DETAIL
NOT TO SCALE
(TYPICAL FOR BOTH ENTRANCES)

- 403 RESIDENTIAL LOTS
- 1 MULTIFAMILY LOT
- TOTAL ACREAGE 144.26 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.

APPROXIMATE UNIT SCHEDULE

UNIT	ACRES	LOTS	DENSITY
1	41.23	108	2.6
2	30.36	122	4.0
3	31.42	101	3.2
4	19.35	72	3.7
TOTAL	122.36	403	3.3
5	19.97	1	20 (DWELLING UNITS PER ACRE)

APPROXIMATE AREA SUMMARY

DRAIN R.O.W. ..... 0.42 AC.
AMENITY/PARK..... 8.63 AC.
STREET DEDICATION..... 21.21 AC.
SINGLE FAMILY..... 89.88 AC.
WATER QUALITY BASIN..... 4.15 AC.
MULTIFAMILY ..... 19.97 AC.

TOTAL 144.26 ACRES

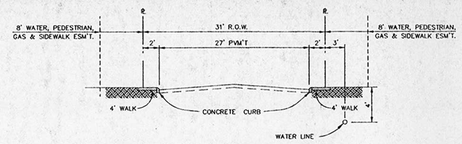
NOTES:

1. BEARING REFERENCE SOURCE IS VOLUME 9548, PAGE 1 D.P.R.
2. ALL STREETS ARE TYPE "A" UNLESS SHOWN OTHERWISE.
3. LOCAL "A" STREETS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY AND ARE SUBJECT TO REVISION AT THE TIME OF PLATTING.
4. ALL STREETS SHOWN HEREON ARE PRIVATE STREETS, EXCEPT THE EXTENSION OF HARDY OAK BLVD.
5. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.
6. R.O.W. DEDICATION TO COMPLY WITH MAJOR THOROUGHFARE PLAN.
7. PROPERTY IS O.C.L.
8. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION.2: 35-506(q.) AND/OR WITHIN SIDEWALK EASEMENTS.
9. THIS DEVELOPMENT IS LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DISTRICT.
10. IF A PREVIOUSLY UNIDENTIFIED ARCHAEOLOGICAL SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE HPO AND SHPO NOTIFIED.

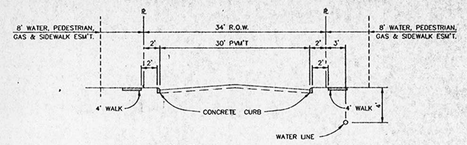
PARK DEDICATION CALCULATION:

403 RESIDENTIAL LOTS + 399 DWELLING UNITS (19.97 AC. X 20 UNITS/ACRE) = 802 (LOTS & UNITS) ÷ 114 (LOTS/ACRE) = 7.0 AC. (MINIMUM)

OWNER/DEVELOPER:
HOLFORD GROUP
4833 SPICEWOOD SPRINGS ROAD, SUITE 103
AUSTIN, TEXAS 78759-8436
PHONE: (512) 346-8181
FAX: (512) 346-9556



LOCAL "A" STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.



LOCAL "B" STREET SECTION
NOTE: SEE STREET PLANS FOR LOCATION OF CONC. WALKS.

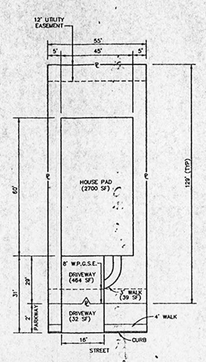
#05-002

THIS PLAT OF THE BIRDWELL-STONEOAK SUBDIVISION P.U.D. PLAN HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

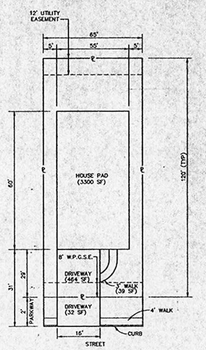
DATED THIS _____ DAY OF _____ A.D., _____

BY: Susan Wright 3/24/05
CHAIRMAN

BY: _____
SECRETARY



TYPICAL LOT WITH 55' FRONTAGE
NOT TO SCALE



TYPICAL LOT WITH 65' FRONTAGE
NOT TO SCALE

DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT		= NA: OUTSIDE CITY LIMITS
MAXIMUM DENSITY ALLOWED		= NA
PROPOSED DENSITY		= 5.6 LOTS & UNITS PER ACRE (RESIDENTIAL & MULTIFAMILY)
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (RESIDENTIAL)		= 35%
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE (MULTIFAMILY)		= 20%
PROPOSED PERCENTAGE OF OPEN SPACE		= 51%
TOTAL SPACE		= 144.26 ACRES
UN-OCCUPIED SPACE		
	61.46 ACRES	YARD AREA CONTAINED IN RESIDENTIAL LOTS [PER SEC. 35-344 (g)]
	3.99 ACRES	YARD AREA CONTAINED IN MULTIFAMILY UNITS [PER SEC. 35-344 (g)]
	8.63 ACRES	AMENITY/PARK
	74.08 ACRES	TOTAL
NET OPEN SPACE		= 74.06 ACRES
		÷ 144.26 ACRES
OPEN SPACE RATIO		= 0.51

UTILITIES

WATER: BEXAR METROPOLITAN WATER DISTRICT

SEWER: S.A.W.S.

ELECTRIC: CITY PUBLIC SERVICE

TELEPHONE: S.W. BELL TELEPHONE CO.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S64°04'36"W	291.14'
L2	S04°38'11"W	100.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	8°33'15"	657.00'	98.08'	49.13'	97.99'

LEGAL DESCRIPTION

BEING 144.26 ACRES OF LAND OUT OF THE NATHANIEL LEWIS SURVEY NO. 381, ABS. 425, C.B. 4829, THE L.C. GROTHUES SURVEY NO. 2, ABS. 932, C.B. 4931, THE COMMANCHE CREEK IRR. CO. SURVEY NO. 7, ABS. 175, C.B. 4932 AND THE BEATY & MOULTON ADAMS SURVEY NO. 5, ABS. 38, C.B. 4930, BEXAR COUNTY, TEXAS.

DATE PREPARED : 11/30/04

THIS MASTER DEVELOPMENT PLAN OF THE BIRDWELL-STONEOAK SUBDIVISION HAS BEEN SUBMITTED AND APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED.

DATED THIS _____ DAY OF _____ A.D.,

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

CITY PLAN #_____

MASTER DEVELOPMENT/ P.U.D. PLAN for BIRDWELL – STONEOAK SUBDIVISION

WFC A TCB INC. Company
W.F. CASTELLA
Engineers – Planners
6800 Park Ten Blvd., Suite 180 South – San Antonio, Texas 78213 – (210)734-5351

REVISIONS:
04/05/05 – ADDED UNIT 5
04/14/05 – REVISED R.O.W.'S & LOT LAYOUT
05/03/05 – REVISED LOT LAYOUT
05/25/05 – REVISED R.O.W.'S
08/05/05 – REVISED GATE DETAIL & NOTE 8

JOB NO. 052281776.01
FILE: ~
DATE: 02/07/05
DESIGN: ~
DRAWN: O.T.
CHECKED:
SHEET 1 OF 1

H:\DRAWN\Land Development\Birdwell-Stoneoak 120\dwg\Birdwell-Stoneoak MDP-REVISED-5-25-05.dwg, 8/5/2005 8:54:35 AM, 1:200, LEO GUTIERREZ

A memo from the

CITY of SAN ANTONIO

Planning Department

Master Development

TO: Lee Wright **DATE:** August 24, 2005

Address: WFC a TCB Inc. Co.
6800 Park Ten Blvd. Ste.180 South
San Antonio, Texas 78213

FROM: Michael O. Herrera, Special Projects Coordinator

COPIES TO: File

SUBJECT: # 05-002 **Name:** Birdwell –Stone Oak Subdivision

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ _____
Development Services,
Assistant Director C.O.S.A.

on the date shown.

The following action was taken:

☒ APPROVED
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038