



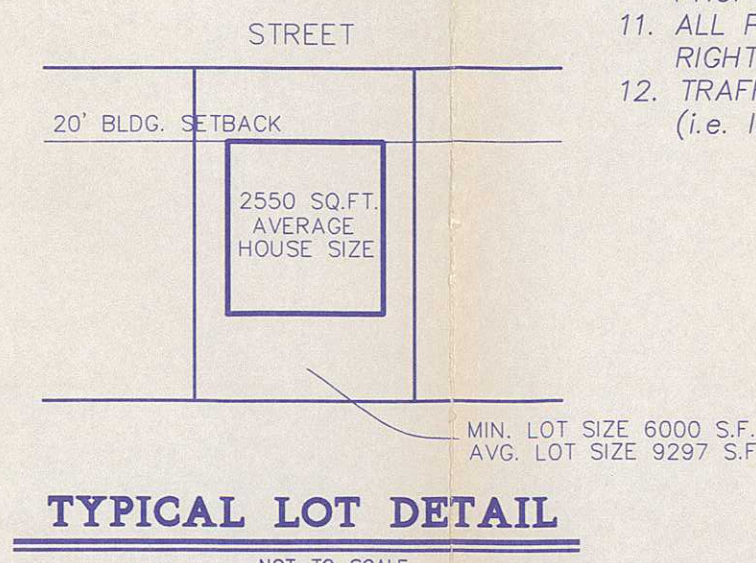
LIMITS OF
P.O.A.D.P. #538A

STEIN REAL CORP.

CAMP BULLIS U.S. ARMY TRAINING FACILITY

REVISION STATEMENT:
P.O.A.D.P. #538 WAS AMENDED TO SHOW
THE FOLLOWING:

1. DETAIL OF EXISTING DEVELOPED UNITS.
2. INCORPORATE SURROUNDING P.O.A.D.P.'s.
3. INCORPORATED INTERNAL ROAD NETWORK FOR FUTURE DEVELOPMENTS.



LAND USE SUMMARY:	
LAND USE	ACREAGE
LOW DENSITY RESIDENTIAL	154.8
MEDIUM DENSITY RESIDENTIAL	389.9
HIGH DENSITY RESIDENTIAL	14.5
COMMERCIAL	77.5
EDUCATIONAL	24.1
RESERVE AREAS	440.2
OPEN SPACE/DETENTION BASIN	39.4
TOTAL DEVELOPABLE	1140.4
TOTAL NON-DEVELOPABLE	492.2
TOTAL ACREAGE	1632.6

LEGEND:
----- LIMITS OF P.O.A.D.P. # 538A
----- LIMITS OF P.O.A.D.P. # 722 (DATED: 12-17-01)

JIM McDONOUGH

RESERVE AREA 1
Extractive
Mining Operation

RESERVE AREA 2
Extractive
Mining Operation

MEDIUM DENSITY
RESIDENTIAL

MEDIUM DENSITY
RESIDENTIAL

BIBLE STUDY
FELLOWSHIP

BIBLE STUDY
FELLOWSHIP

NORMAN R.
REITMEYER

BIBLE STUDY
FELLOWSHIP

VINEYARDS
PROPERTY

COMMERCIAL

COMMERCIAL

96.61 AC. TRACT OF
ORIGINAL ROGERS RANCH
P.O.A.D.P. # 538

QUARRY AREA

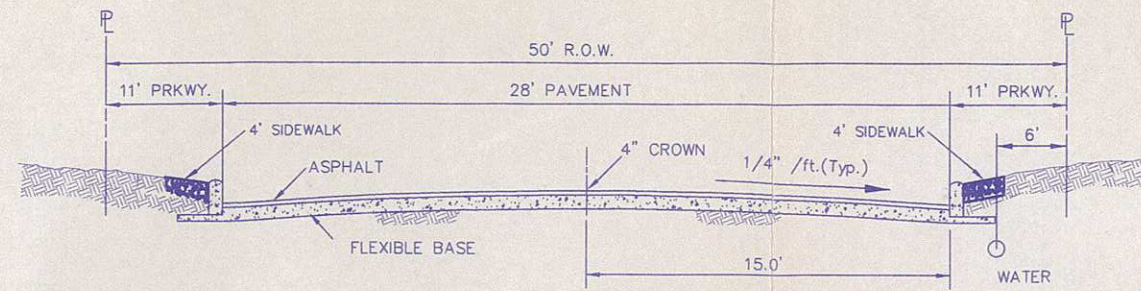
Potential
Detention Basin

COMMERCIAL

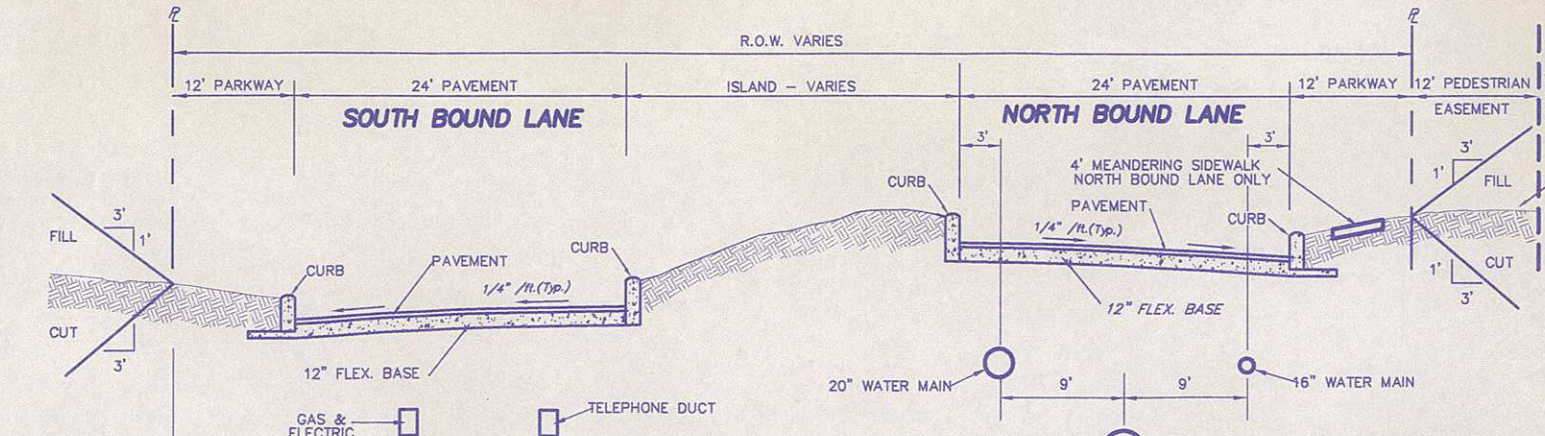
SNECKNER
PARTNERS LTD.

City of Shavano Park

LAND USE TABLE (SIMON/ROGERS P.O.A.D.P.)		
TRACT	ACREAGE	LAND USE
60' ROW	11.5	STREET
TRACTS 1,3,5,6 & 7	201.0	COMMERCIAL
TRACT 2	103.5	HIGH DENSITY RESIDENTIAL
TRACT 4	32.0	MAJOR RETAIL
TOTAL	348.0	ACRES



TYPICAL STREET SECTION
NOT-TO-SCALE



TYPICAL STREET SECTION
NOT-TO-SCALE
(FOR ROGERS RANCH PARKWAY)

NOTE:
THIS P.O.A.D.P. SUPERCEDES P.O.A.D.P. # 538
APPROVED ON DECEMBER 20, 1996

Developer: SHAVANO-ROGERS RANCH LTD.
Agent: LLOYD A. DENTON JR.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TEXAS 78218
PHONE: 210-828-6131
FAX: 210-828-6137

P.O.A.D.P. # 538A

REVISIONS:
3/17/03 CSA COMMENTS
(MAJOR THROUGHFARE,
TRAFFIC & STREETS)

PAPE-DAWSON
ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210-375-5000
FAX: 210-375-5000

ROGERS RANCH San Antonio, Texas PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
03 APR - 8

JOB NO. 4425-28
DATE DEC. 2002
DESIGNER
CHECKED JDA DRAWN JD
SHEET 1



CITY OF SAN ANTONIO

April 8, 2003

Mr. Jon Adame P.E.

Pape- Dawson Engineers
555 East Ramsey
San Antonio, TX 78216

Re: Rogers Ranch (Amendment)

POADP/MDP # 538 A

Dear Mr. Adame:

The City Staff Development Review Committee has reviewed Rogers Ranch (Amendment) Preliminary Overall Area Development Plan (POADP)/ Master Development Plan M.D.P. # 538 A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- 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 Area Development Plan (POADP)/ Master Development Plan (M.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.
- Construction of an internal collector street system. Collector streets shall have no houses fronting.

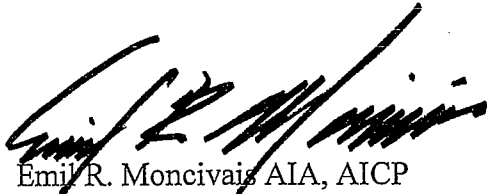
Mr. Adame
Page 2
April 8, 2003

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 (POADP)/ Master Development Plan (M.D.P.) will be invalid.

ALL Platting shall comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7873.

Sincerely,



Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Richard De La Cruz, P.E. Senior Engineer Development Services
John McDonald, Senior Planner Parks Department
Arturo Villarreal Jr., P.E. Storm Water Engineering