SAN ANTONIO PLANNING COMMISSION AGENDA

September 26, 2007

2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao-Hrenek

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, **1:15** P.M., Tobin Room

- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update; briefing on the Master Plan presentation to City Council
- Technical Advisory Committee update
- Briefing and seeking direction for the proposed Masterson Road Major Thoroughfare Plan amendment. (Planning and Community Development, by Bill Burman, Senior Planner; Jesus Garza, Assistant Director)

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PLATS:

			Council District	Ferguson Index #
5.	060357	**Heritage Park Unit 28** (Near the southeast corner of Pue Road and Raven Field)	OCL	646 D-1
6.	060380	**O'Connor Business Park** (On the southwest side of O'Connor Road, north of IH 35)	10	553 B-3
7.	060533	**The Market at Bridgewood** (Southeast of the intersection of Loop 1604 and Liberty Field)	6	578 C-1
8.	060577	**Canyon Springs Unit 11B PUD** (The westerly extension of Fairway Springs)	OCL	482 E-1
9.	060664	**Fox Grove Unit 11** (On the east side of Dusty Canyon Road and Crystal Bay intersection)	OCL	484 E-7
10.	060688	**North Rim Unit 1** (On the east side of IH 10 West, north of Old Camp Bullis Road)	8	480 C-8
11.	060718	**Silverado Hills Unit 3** (Near the southwest corner of Borgfeld Drive and Canyon Golf Road)	OCL	450 F-4
12.	070038	**Mesa Del Norte Unit 3 PUD** (North of the intersection of Wilderness Oaks and Fairway Springs)	OCL	482 F-2

DEFERRAL:

13.	070535	**Dilley-1** (On the west side of Wurzbach Road, south Babcock Road)	8	580 E-2

INDIVIDUAL CONSIDERATION

PLAT:

14.	070262	**Kyle Seale Parkway Middle School** (At the southeast corner of Kyle Seale Parkway and Tall Heights)	8	513 C-5

COMPREHENSIVE MASTER PLAN:

15. **Case Number 07025** (cont. from September 12, 2007) Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan Update, a component of the Master Plan of the City, by changing the use of approximately 1.041-acre tract of land located at 5000 block of South Presa being a portion of a called 55.727 acre tract recorded in volume 12893, pages 444-449 of the official public records of Real Property of Bexar County, Texas, in the City of San Antonio, Bexar County Texas out of the A. Gallan Survey No. 25, Abstract 259, New City Block (N.C.B.) 10934 from Mixed Use land use to Public/Institutional land use. (Planning and Community Development, by Beth Johnson, Senior Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

16. Consideration of the minutes for the September 12, 2007 Planning Commission meeting

17. Director's report

18. Questions and discussion

19. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

20. **ADJOURNMENT**

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 5 **September 26, 2007**

HERITAGE PARK, UNIT 28	MAJOR PLAT	060357
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 D-1
OWNER: K.B. Homes Lone Star, L.P., by Joseph Hernandez
ENGINEER: Poznecki-Camarillo & Assoc., by Jose A. Ruiz
CASE MANAGER: Jasmin Moore, Planner II (207-0142)

Date filed with Planning Commission: September 11, 2007

Location: Near the southeast corner of Pue Road and Raven Field

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
POADP/MDP # 578, Westside Place, accepted on October 10, 1997

Proposed Use: Residential

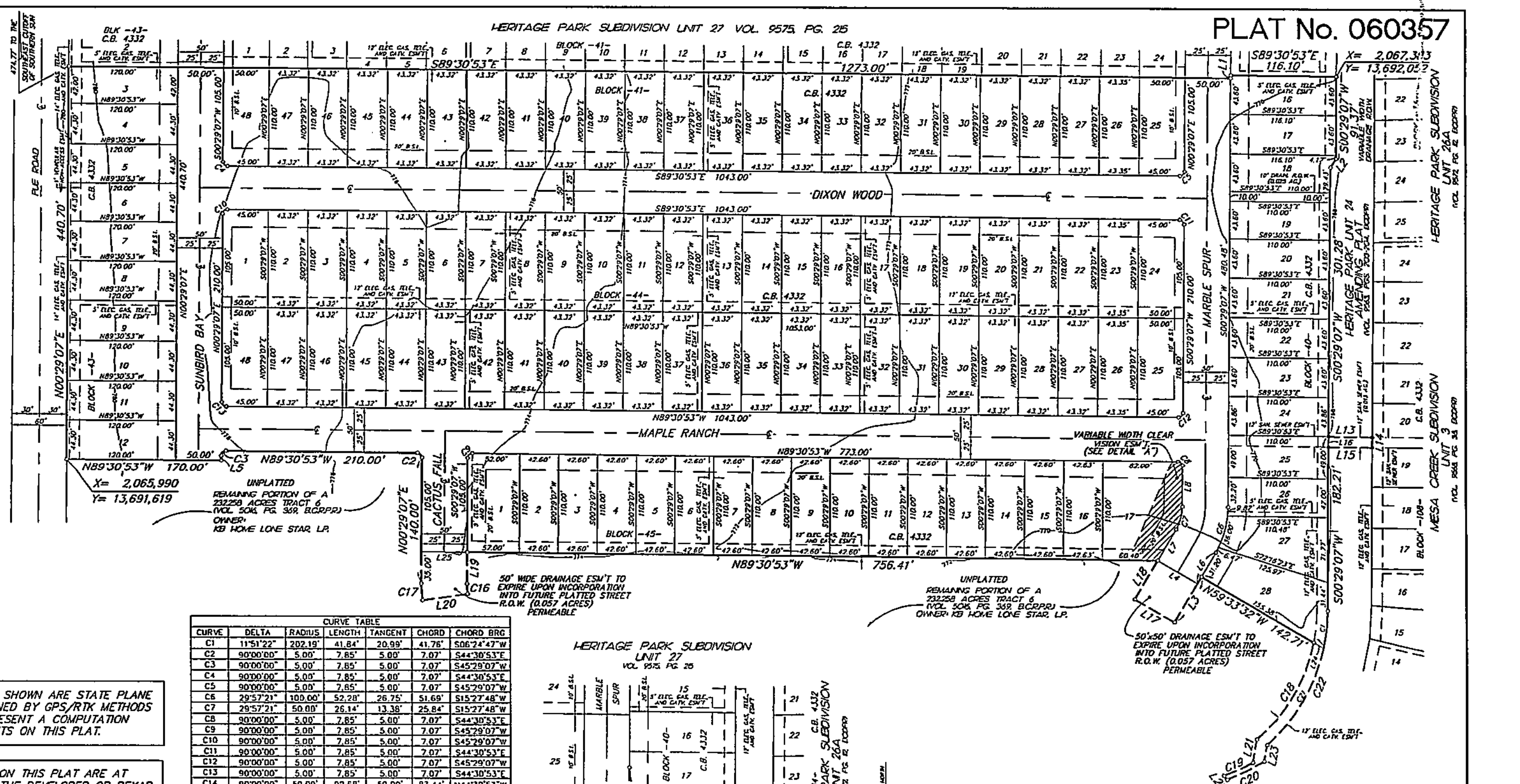
APPLICANT'S PROPOSAL:

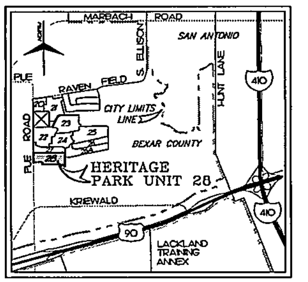
To plat **16.608** acres consisting of **112** single family lots and **3,342** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT No. 060357





LOCATION MAP
NOT TO SCALE

SCALE: 1"=100'

WASTEWATER E.D.U. NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E)(5) p-5-43)

DEVELOPER/OWNER:
KB HOME LONE STAR, L.P.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
PHONE: (210) 349-1111

C.P.S.B. NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINE OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:
1. 1/2" IRON RODS W/ YELLOW CAP LABELED "PCI PLS 3929" SET AT ALL PROPERTY CORNERS, UNLESS OTHERWISE NOTED.
2. ALL DISTANCES SHOWN ARE IN FEET.
3. F.I.R. – DENOTES FOUND IRON ROD.
4. ELEC., GAS, TELE., AND CATV. ESM'T. OR E., G., T., & CATV ESM'T. – DENOTES ELECTRIC, GAS, TELEPHONE, AND CABLE TV EASEMENT.
5. 20' B.S.L. – DENOTES 20' BUILDING SETBACK LINE
6. —540— – DENOTES EXISTING CONTOUR.
7. —540— – DENOTES FILL CONTOUR.

NOTE: COORDINATES SHOWN ARE STATE PLANE COORDINATES OBTAINED BY GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DIRECTIONAL CONTROL

DIRECTIONAL CONTROL IS BASED ON BEARING FROM HERITAGE PARK UNIT 27 AS SHOWN.

NOTE: THE MAINTENANCE OF ALL GREENBELT, LOTS, OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN HERITAGE PARK SUBDIVISION UNIT 28 SHALL BE THE RESPONSIBILITY OF THE HERITAGE PARK SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

IMPACT FEE PAYMENT DUE:
BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER . . . .
KB HOME LONE STAR L.P., A TEXAS LIMITED PARTNERSHIP
BY: KBSA, INC., ITS GENERAL PARTNER

BY: . . . . JOSEPH C. HERNANDEZ . . . .
DIRECTOR, LAND DEVELOPMENT

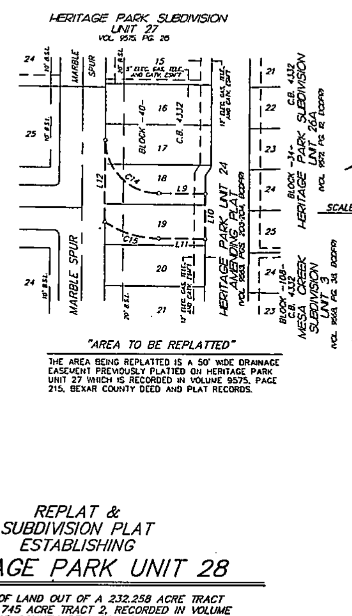
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED . . . . 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. 20 . . . . . .

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

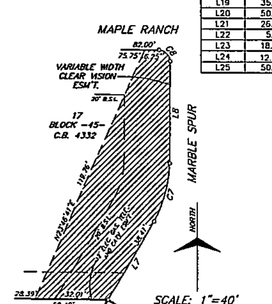
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BRG
C1	11°51'22"	202.19'	41.84'	20.99'	41.76'	S06°24'47"W
C2	90°00'00"	5.00'	7.85'	5.00'	7.07'	S44°30'53"E
C3	90°00'00"	5.00'	7.85'	5.00'	7.07'	S45°29'07"W
C4	90°00'00"	5.00'	7.85'	5.00'	7.07'	S44°30'53"E
C5	90°00'00"	5.00'	7.85'	5.00'	7.07'	S45°29'07"W
C6	29°57'21"	100.00'	52.28'	26.75'	51.69'	S15°27'48"W
C7	29°57'21"	50.00'	26.14'	13.38'	25.84'	S15°27'48"W
C8	90°00'00"	5.00'	7.85'	5.00'	7.07'	S44°30'53"E
C9	90°00'00"	5.00'	7.85'	5.00'	7.07'	S45°29'07"W
C10	90°00'00"	5.00'	7.85'	5.00'	7.07'	S45°29'07"W
C11	90°00'00"	5.00'	7.85'	5.00'	7.07'	S44°30'53"E
C12	90°00'00"	5.00'	7.85'	5.00'	7.07'	S45°29'07"W
C13	90°00'00"	5.00'	7.85'	5.00'	7.07'	S44°30'53"E
C14	90°00'00"	59.00'	92.68'	59.00'	83.44'	N44°30'53"W
C15	32°46'16"	109.00'	62.34'	32.05'	61.50'	N73°07'45"W
C16	8°35'46"	75.00'	11.25'	5.64'	11.24'	S03°48'46"E
C17	8°35'46"	125.00'	18.75'	9.39'	18.74'	N03°48'46"W
C18	38°13'52"	190.19'	126.91'	65.92'	124.57'	N30°16'16"E
C19	08°13'09"	245.00'	35.15'	17.60'	35.12'	N65°02'05"E
C20	10°27'00"	250.00'	45.60'	22.86'	45.53'	S63°29'52"W
C21	35°47'34"	202.19'	126.31'	65.29'	124.27'	S30°14'15"W
C22	47°38'56"	202.19'	168.15'	89.28'	163.35'	S24°18'34"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	3.37'	N00°29'07"E
L2	11.72'	S31°53'19"W
L3	58.68'	S30°26'28"W
L4	50.00'	N59°33'32"W
L5	5.70'	S00°29'07"W
L6	39.88'	S30°26'28"W
L7	39.88'	N30°26'28"E
L8	45.48'	N00°29'07"E
L9	51.00'	S89°30'53"E
L10	50.00'	S00°29'07"W
L11	51.00'	N89°30'53"W
L12	91.65'	N00°29'07"E
L13	47.90'	S89°30'53"E
L14	12.00'	S00°29'07"W
L15	47.90'	N89°30'53"W
L16	12.00'	S00°29'07"W
L17	50.00'	N59°33'32"W
L18	50.00'	N30°26'28"E
L19	35.00'	S00°29'07"W
L20	50.00'	S81°53'21"W
L21	26.74'	N09°25'51"E
L22	5.32'	N41°04'45"W
L23	18.95'	S09°25'51"W
L24	12.67'	N59°33'32"W
L25	50.00'	N89°30'53"W



"AREA TO BE REPLATTED"

THE AREA BEING REPLATTED IS A 50' WIDE DRAINAGE EASEMENT PREVIOUSLY PLATTED ON HERITAGE PARK UNIT 27 WHICH IS RECORDED IN VOLUME 9575, PAGE 215, BEXAR COUNTY DEED AND PLAT RECORDS.



CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

VARIABLE WIDTH CLEAR VISION ESM'T DETAIL "A"

REPLAT & SUBDIVISION PLAT ESTABLISHING
HERITAGE PARK UNIT 28

BEING 16.608 ACRES OF LAND OUT OF A 232.258 ACRE TRACT 6 AND OUT OF A 146.745 ACRE TRACT 2, RECORDED IN VOLUME 5016, PAGE 369, BEXAR COUNTY, REAL PROPERTY RECORDS, AND BEING SITUATED IN THE CLEMENTE TEXADA SURVEY NO. 69, ABSTRACT NO. 737, COUNTY BLOCK NO. 4332, BEXAR COUNTY, TEXAS.

POZNECKI · CAMARILLO and ASSOC., INC.
5835 CALLAGHAN RD. SUITE 200 — ENGINEERING SURVEYING PLANNING — SAN ANTONIO, TEXAS 78228 — 210/349-3273

THIS PLAT OF . . . . . . HERITAGE PARK UNIT 28 . . . . . . 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. 20 . . . . . .

BY . . . . CHAIRMAN

BY . . . . SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HERITAGE PARK UNIT 27 WHICH IS RECORDED IN VOLUME 9575, PAGE 215, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER . . . .

OWNER'S DULY AUTHORIZED AGENT . . . .

SWORN AND SUBSCRIBED BEFORE ME THIS THE . . . . . DAY OF . . . . 20 . . . . .

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: . . . .

07 . . 10 PM 4:13
RECEIVED
LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING AND ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: POZNECKI-CAMARILLO AND ASSOC., INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATION OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE . . . . DAY OF . . . . , 20 . . . . . .

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ... COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS

OF BEXAR 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

J.O.: 00044-28 DATE: 06/26/07

LOTS 112

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 6 **September 26, 2007**

O'CONNOR BUSINESS PARK — MAJOR PLAT — 060380
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 553 B-3
OWNER: Darren B. Casey
ENGINEER: MBC by Robert Copeland, Jr.
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 6, 2007

Location: On the southwest side of O'Connor Road, north of I. H. 35

Services Available: SAWS Water and Sewer

Zoning: I-1 Industrial District
IH-1 Northeast Gateway Corridor District

Plat is in accordance with:
MDP/POADP #474-B, Crosswinds was accepted on June 4, 1997.

Proposed Use: Street Right-of-Way

Major Thoroughfare: O'Connor is a enhanced secondary, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **1.8922** acres consisting of **525** linear feet of public streets.

STAFF RECOMMENDATION:

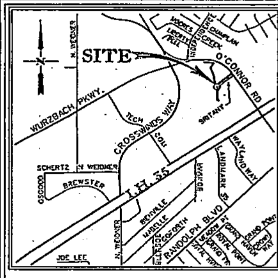
Approval.

SUBDIVISION PLAT
ESTABLISHING

060380

O'CONNOR BUSINESS PARK

BEING A STREET RIGHT-OF-WAY (0.9330 OF AN ACRE), A SANITARY SEWER EASEMENT (0.2764 OF AN ACRE), A DRAINAGE EASEMENT (0.0170 OF AN ACRE), ANOTHER DRAINAGE EASEMENT (0.5375 OF AN ACRE) AND A RIGHT-OF-WAY DEDICATION (0.1283 OF AN ACRE). IN ALL A TOTAL OF 1.8922 ACRES SITUATED IN NEW CITY BLOCK 15911, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, SAID 1.8922 ACRES OF LAND ALSO BEING A PART OR PORTION OF A CALLED 158.867 ACRE TRACT AS RECORDED IN VOLUME 6791, PAGE 670 OF THE OFFICIAL REAL PROPERTY RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
—840—	FINISHED CONTOURS
—●—	SET ½" IRON ROD & CAP (MBC)

Tx DOT NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

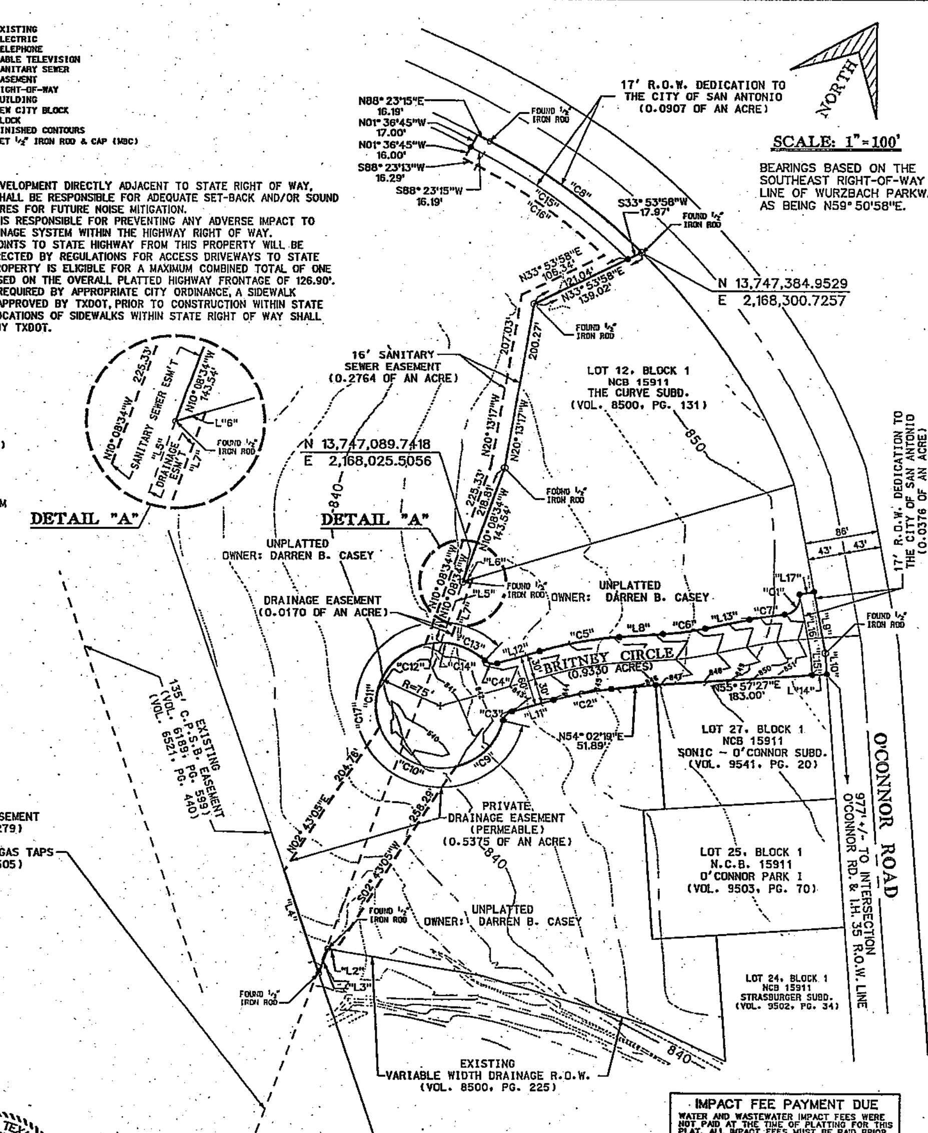
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 126.90'.

4.) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

GENERAL NOTES:

1. NOTE: BASED ON FIELD MEASUREMENTS MADE RELATIVE TO THE SCALED LOCATION OF THE BASE FLOOD ELEVATIONS ILLUSTRATED ON THE FEMA FIRM APPLICABLE TO THIS SITE AND REFERENCED HEREON. THIS SITE IS NOT LOCATED WITHIN THE LIMITS OF A SPECIAL FLOOD HAZARD AREA.
2. PLAT ESTABLISHING ONE (1) STREET RIGHT-OF-WAY AND TWO (2) DRAINAGE EASEMENTS AND ONE (1) SANITARY SEWER EASEMENT.
3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
5. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT THE TIME OF PERMIT.

FEMA FIRM REFERENCE:
COMMUNITY PANEL NUMBER 480045 0311 E
DATED 02-16-1996



CURVE-DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	20.00'	94°10'45"	21.51'	32.87'	N05°44'40"E	29.30'
C2	370.00'	10°36'52"	34.37'	*68.55'	N48°43'53"E	68.45'
C3	15.00'	60°00'00"	8.66'	15.71'	S13°25'27"W	15.00'
C4	15.00'	60°00'00"	8.66'	15.71'	N73°25'27"E	15.00'
C5	430.00'	12°33'31"	47.32'	94.25'	N49°42'12"E	94.06'
C6	370.00'	07°41'51"	24.89'	49.71'	N52°08'02"E	49.67'
C7	430.00'	05°32'55"	20.84'	41.64'	N51°03'34"E	41.63'
C8	747.29'	16°59'16"	111.60'	221.57'	N83°18'03"W	220.76'
C9	75.00'	62°23'25"	45.41'	81.67'	S14°37'09"W	77.69'
C10	75.00'	83°59'52"	67.53'	109.95'	S87°48'48"W	100.37'
C11	75.00'	96°49'56"	84.52'	126.75'	N01°46'18"W	112.20'
C12	75.00'	13°40'33"	8.99'	17.90'	N53°28'57"E	17.86'
C13	75.00'	35°31'26"	24.02'	46.50'	N85°39'44"E	45.76'
C14	75.00'	07°34'48"	4.97'	9.92'	S64°06'37"W	9.91'
C15	730.29'	16°32'08"	106.12'	210.76'	N83°31'37"W	210.03'
C16	714.29'	14°43'15"	92.27'	183.52'	N84°26'04"W	183.02'
C17	75.00'	300°00'00"	43.30'	392.70'	N46°34'33"W	75.00'

LINE TABLE		
NUMBER	DIRECTION	DISTANCE
L2	S69°42'37"W	9.46'
L3	S10°17'41"E	31.00'
L4	N48°32'26"W	126.00'
L5	N10°08'34"W	75.27'
L6	N42°59'34"E	11.93'
L7	S10°08'34"E	79.74'
L8	N55°58'58"E	51.00'
L9	S40°27'03"E	72.01'
L10	S34°02'33"E	25.05'
L11	S43°25'27"W	50.48'
L12	S43°25'27"W	51.50'
L13	N48°17'07"E	52.64'
L14	S55°57'27"W	17.00'
L15	S34°02'33"E	22.80'
L16	S40°20'43"E	72.38'
L17	N49°39'17"E	17.00'

OWNER / DEVELOPER:
DARREN CASEY INTERESTS, INC.
814 ARION PARKWAY SUITE 200
SAN ANTONIO, TEXAS 78216
(210) 829-8999

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

27795-1674

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY 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 21 DAY OF Aug A.D. 20 07

Kimberly Billings
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

Kimberly Billings
My Commission Expires
05/20/2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ROBERT A. COPELAND JR.
70868
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL LAND SURVEYOR

DRAINAGE NOTES:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

IMPACT FEE PAYMENT DUE

WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 RIGHT-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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
* NONE AFFECTED

NOTE:

"WASTEWATER EDU NOTE. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

THIS PLAT OF O'CONNOR BUSINESS PARK 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. 20 ____

BY ______ CHAIRMAN

BY ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ______, A.D. 20 ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______, A.D. 20 ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______, A.D. 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

8:50:31 AM 8/21/2007 BDdmoin
P:\1674\Crosswinds M\27795 OConnor BusPark\design\7795p01.dgn

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 7 **September 26, 2007**

THE MARKET AT BRIDGEWOOD — MAJOR PLAT — 060533
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 C-1
OWNER: Bridgewood Market Holding Co., by Ramiro Valadez III
ENGINEER: M. W. Cude Engineers, L.L.C., by Michael W. Cude
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: September 12, 2007

Location: Southeast of the intersection of Loop 1604 and Liberty Field

Services Available: SAWS Water and Sewer

Zoning: C-2 C Commercial District with conditional use (Mini-warehouse on a maximum of 2.5 acres)

Proposed Use: Commercial

Major Thoroughfare: Loop 1604 is a freeway, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To plat **4.715** acres consisting of **1** non-single family lot.

DISCUSSION:

It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060533

CUDE ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: TODD MILLS

SUBDIVISION PLAT
ESTABLISHING

THE MARKET AT BRIDGEWOOD

BEING 4.715 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17635, BEING ALL OF THE REAL PROPERTY DESIGNATED AS 4.40 ACRES (TRACT V), DESCRIBED BY DEED RECORDED IN VOLUME 11806, PAGE 2187-2197, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF AN EXISTING VARIABLE WIDTH DRAINAGE RIGHT OF WAY ESTABLISHED BY PLAT OF THE MEADOWS OF BRIDGEWOOD SUBDIVISION, UNIT 9A RECORDED IN VOLUME 9559, PAGES 24-26 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE CANDELLARIO VILLANUEVA SURVEY NO. 85, ABSTRACT 774, COUNTY BLOCK 4449, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE T.V. EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

WASTEWATER EDU NOTE: THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

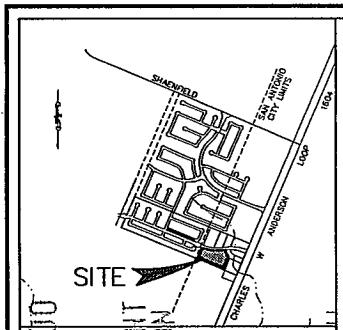
STREETSCAPE SHALL BE DONE AT TIME OF BUILDING CONSTRUCTION.

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).

ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D)(5).

ALL MINIMUM FLOOR ELEVATIONS SHALL BE A MINIMUM OF 6" ABOVE ADJACENT GRADE.

FOOT NOTE
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO LOOP 1604.
4. 6' SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.



LOCATION MAP
FERGUSON MAP NO. 518-C1 N.T.S.

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.

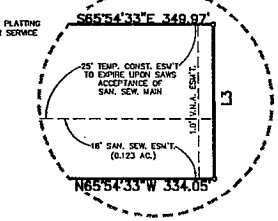
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

LINE TABLE

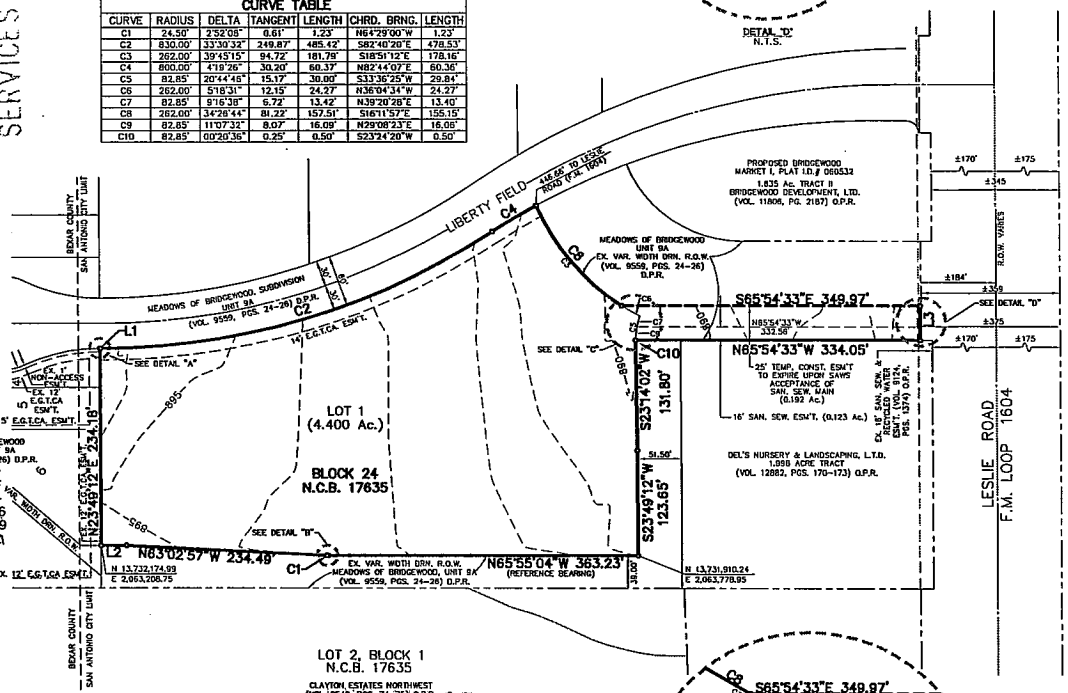
LINE	LENGTH	BEARING
L1	0.93'	S65°55'04"E
L2	29.98'	N65°55'04"W
L3	41.00'	S23°49'12"W

CURVE TABLE

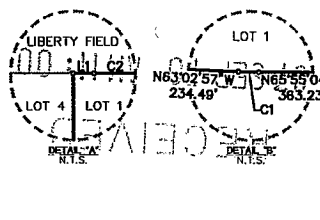
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHRD. BRNG.	LENGTH
C1	24.50'	2°52'08"	0.61'	1.23'	N64°29'00"W	1.23'
C2	830.00'	33°30'32"	249.87'	485.42'	S82°40'20"E	478.53'
C3	262.00'	39°45'15"	94.72'	181.79'	S18°51'12"E	178.16'
C4	800.00'	4°19'26"	30.20'	60.37'	N82°44'07"E	60.36'
C5	82.85'	20°44'48"	15.17'	30.00'	S33°36'25"W	29.84'
C6	262.00'	5°18'31"	12.15'	24.27'	N36°04'34"W	24.27'
C7	82.85'	8°16'38"	6.72'	13.42'	N39°20'28"E	13.40'
C8	262.00'	34°26'44"	81.22'	157.51'	S16°11'57"E	155.15'
C9	82.85'	11°07'32"	8.07'	16.09'	N29°08'23"E	16.06'
C10	82.85'	00°20'36"	0.25'	0.50'	S23°24'20"W	0.50'



DETAIL "D"
N.T.S.

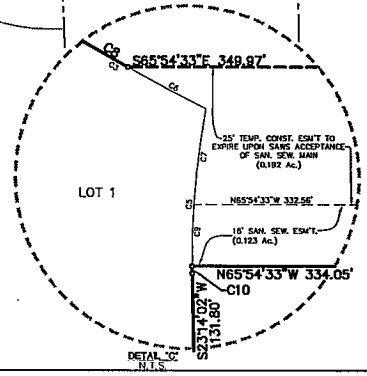


LOT 2, BLOCK 1
N.C.B. 17635
CLAYTON ESTATES NORTHWEST
(VOL. 9549, PGS. 74-75) O.P.R.



DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.



DETAIL "C"
N.T.S.

SCALE: 1" = 100'

100 0 50 100

THIS PLAT OF THE MARKET AT BRIDGEWOOD 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 _____
CHAIRMAN

BY _____
SECRETARY

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
BRIDGEWOOD DEVELOPMENT, LTD.
1017 N. MAIN, STE. 207
SAN ANTONIO, TX 78214
TEL: (210) 233-4074
FAX: (210) 299-4079
CONTACT PERSON: RAMIRO VALADEZ, III

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ 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 _____ 2007.

_____
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. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
WAYNE A. SEEWALD, R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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

LEGEND

Ac.	= ACRES	L1	= LINE NUMBER
B.S.L.	= BUILDING SETBACK LINE	N.C.B.	= NEW CITY BLOCK
C1	= CURVE NUMBER	NGS	= NATIONAL GEODETIC SURVEY
CPS	= CITY PUBLIC SERVICE	N.T.S.	= NOT TO SCALE
C.V.	= CLEAR VISION	O.P.R.	= OFFICIAL PUBLIC RECORDS
D.P.R.	= DEED & PLAT RECORDS	R.O.W.	= RIGHT-OF-WAY
DRN.	= DRAINAGE	R.P.R.	= REAL PROPERTY RECORDS
EDU	= EQUIVALENT DWELLING UNIT	SAN. SEW.	= SANITARY SEWER
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	TEMP.	= TEMPORARY
		VAR.	= VARIABLE
		V.N.A.	= VEHICULAR NON-ACCESS
ESM'T.	= EASEMENT	VOL.	= VOLUME
EX.	= EXISTING	WAT.	= WATER
F.I.P.	= FOUND 1/2" IRON PIN	———	= STREET CENTERLINE

JULY 2007 SHEET 1 OF 1

RECEIVED
07 AUG -9 PM 00
LAND DEVELOPMENT SERVICES DIVISION
RECEIVED
07 AUG 20 AM 11:43
LAND DEVELOPMENT SERVICES DIVISION
RECEIVED

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 8 **September 26, 2007**

CANYON SPRINGS, UNIT 11B PUD	MAJOR PLAT	060577
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 E-1
OWNER: HPK Ventures, Ltd., by Russell S. Parker
ENGINEER: Pape Dawson Engineers, by Rick Wood
CASE MANAGER: Jasmin Moore, Planner II (207-0142)

Date filed with Planning Commission: September 12, 2007

Location: The westerly extension of Fairway Springs.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits
Edwards Recharge Zone District

Plat is in accordance with:
POADP/MDP # 427-B, Canyon Springs Valley, accepted on April 27, 1998
PUD # 01-021A, Canyon Springs, Unit 11, approved on July 26, 2006

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **40.09** acres consisting of **56** single family lots and **4,100** linear feet of private streets.

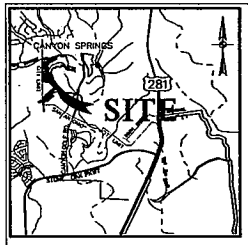
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060577



LOCATION MAP
NOT TO SCALE

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
FND = FINISHED CONTOURS
0000 = MINIMUM FINISH FLOOR ELEVATION FOR GRAVITY SEWER SERVICE

SCALE : 1"=400'
0' 400' 800' 1200'

INDEX MAP

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF THE 278.8 ACRE TRACT.

3. NAD. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.L.D.# AY1808) N:13731522.2197, E:2140520.8364; OBLATE, 1953 (P.L.D.# AY1961) N:13731295.2012, E:2127038.6015; BRITERS, 1953 (P.L.D.# AY0072) N:13756584.2745, E:2129377.7379.

LINE TABLE		
LINE	LENGTH	BEARING
L1	60.48'	S45°31'11"W
L2	38.50'	S82°24'55"E
L3	50.00'	S64°35'05"W
L4	168.81'	N87°12'48"E
L5	20.11'	N89°43'44"W
L6	69.00'	S00°16'16"W
L7	50.00'	S01°46'00"E
L8	10.58'	N88°14'00"E
L9	60.00'	N78°15'06"E
L10	14.49'	N16°36'12"W
L11	94.28'	S83°23'07"W
L21	87.26'	S08°43'25"E
L22	87.26'	N08°43'25"W
L23	73.51'	N25°24'55"W
L24	110.88'	N89°43'44"W
L25	110.88'	S89°43'44"E
L26	105.83'	S88°14'00"W
L27	105.83'	N88°14'00"E
L31	95.59'	N16°36'12"W
L32	95.59'	S16°36'12"E
L61	28.48'	N36°20'46"E
L62	39.32'	N17°04'45"W
L63	16.69'	S44°28'49"E
L64	21.19'	S61°34'59"E
L65	14.80'	S44°28'49"E
L66	17.82'	N45°31'11"E
L67	51.00'	N44°28'49"W
L68	27.95'	S45°31'11"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	257.87'	530.00'	131.54'	27°52'13"	255.33'	N30°32'31"W
C2	184.53'	930.00'	92.57'	11°22'06"	184.22'	S22°04'17"E
C3	19.21'	15.00'	11.18'	73°23'02"	17.93'	S53°34'42"W
C4	26.60'	15.00'	18.40'	101°36'42"	23.25'	S38°55'23"E
C5	304.13'	930.00'	153.43'	18°44'12"	302.77'	S02°30'52"W
C6	24.89'	15.00'	16.39'	95°06'15"	22.13'	S49°41'21"W
C7	20.95'	15.00'	12.59'	80°01'06"	19.29'	S51°45'27"E
C8	3.69'	870.00'	1.85'	00°14'36"	3.69'	N11°37'36"W
C9	18.67'	38.00'	9.53'	28°08'58"	18.48'	N38°33'18"W
C10	36.65'	55.00'	19.14'	38°23'02"	36.16'	N35°31'22"W
C11	18.67'	38.00'	9.53'	28°08'58"	18.48'	N30°24'20"W
C12	18.67'	38.00'	9.53'	28°08'58"	18.48'	N00°40'41"W
C13	54.04'	55.00'	29.43'	56°17'56"	51.89'	N16°36'12"W
C14	4.53'	38.00'	2.27'	06°49'47"	4.53'	N08°07'52"E
C21	31.09'	25.00'	18.60'	71°18'30"	29.15'	N62°04'10"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S36°16'36"W
C23	96.02'	125.00'	50.52'	44°00'45"	93.68'	S13°56'58"W
C24	278.74'	60.00'	64.14'	266°10'39"	87.64'	N11°37'20"W
C25	22.56'	15.00'	14.03'	86°10'39"	20.49'	N78°22'40"E
C26	57.61'	75.00'	30.31'	44°00'45"	56.21'	N13°56'58"E
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N53°43'25"W
C28	13.98'	15.00'	7.53'	53°18'47"	13.46'	S54°33'12"W
C29	260.19'	52.00'	38.70'	286°41'14"	62.09'	N00°16'16"E
C30	13.97'	15.00'	7.54'	53°22'22"	13.47'	S72°02'11"E
C31	13.97'	15.00'	7.53'	53°20'37"	13.47'	N54°36'17"E
C32	163.36'	52.00'	———	179°39'44"	104.00'	S62°04'10"E
C33	13.97'	15.00'	7.53'	53°20'37"	13.47'	S01°33'24"W
C34	13.97'	15.00'	7.53'	53°20'37"	13.47'	S53°55'57"W
C35	260.19'	52.00'	38.70'	286°41'14"	62.09'	N00°16'16"E
C36	13.97'	15.00'	7.53'	53°20'37"	13.47'	S83°03'26"E
C37	13.97'	15.00'	7.53'	53°20'37"	13.47'	S61°33'42"W
C38	260.19'	52.00'	38.70'	286°41'14"	62.09'	N01°46'00"W
C39	13.97'	15.00'	7.53'	53°20'37"	13.47'	S65°05'41"E
C40	73.72'	870.00'	36.88'	04°51'18"	73.70'	S14°10'33"E
C41	228.68'	470.00'	116.65'	27°52'17"	226.43'	S30°32'31"E
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	S88°28'49"E
C44	298.17'	275.00'	163.64'	62°07'23"	283.78'	N14°27'29"E
C45	352.38'	325.00'	195.75'	62°07'23"	335.37'	S14°27'29"W
C46	23.56'	15.00'	15.00'	90°00'00"	21.21'	S00°31'11"W
C51	78.81'	930.00'	39.43'	04°51'18"	78.78'	N14°10'33"W
C52	8.24'	33.00'	4.14'	14°18'40"	8.22'	S31°38'09"E
C53	9.85'	33.00'	4.98'	17°06'10"	9.81'	S53°19'34"E
C54	10.72'	33.00'	5.41'	18°36'37"	10.67'	S35°10'31"E
C55	20.14'	62.00'	10.16'	18°36'37"	20.05'	S35°10'31"E
C56	2.09'	7.00'	1.05'	17°06'10"	2.08'	S53°19'34"E
C57	54.04'	55.00'	29.43'	56°17'56"	51.89'	N44°28'49"W
C58	18.67'	38.00'	9.53'	28°08'58"	18.48'	N02°31'43"W
C59	15.49'	62.00'	7.78'	14°18'40"	15.45'	S31°38'09"E

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
(VARIABLE WIDTH DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Montgomery Stacy, 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 24th DAY OF SEPT. A.D. 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUSSELL PARKER, 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 30 DAY OF July A.D. 2007

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN NOEL NICHOLLS
4402
REGISTERED
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CANYON SPRINGS, UNIT-11B FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, PRIVATE STREETS, ENTRY GATES, ENTRY ISLANDS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN CANYON SPRINGS, UNIT-11B SHALL BE THE RESPONSIBILITY OF CANYON SPRINGS, UNIT-11B HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. LOT 16 BLOCK 24 (PERMEABLE), LOT 122 & LOT 101 BLOCK 28, SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 21, BLOCK 25 (FAIRWAY SPRINGS, LEGACY RIDGE, PLEASANT KNOLL, TRUTH TOUR, OPPRESSOR, & CHESHIRE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. FOR LOTS 114 - 121, BLOCK 28, THE MINIMUM SLAB ELEVATIONS SHALL BE SHOWN HEREON.

9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN.

12. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 20 & 48 BLOCK 26.

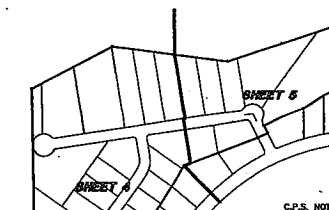
13. DRIVEWAYS ON LOTS 100 AND 102, BLOCK 28, BE A MINIMUM 7' ABOVE THE GUTTER ELEVATION AT THE RIGHT-OF-WAY.

14. A CPS ACCESS DRIVE WILL BE PROVIDED ALONG THE REAR LOT LINES OF LOTS 62-67, BLOCK 26, PROPERTY. THE ACCESS DRIVE WILL BE NO LESS THAN 10' WIDE EQUALLY STRADDLING THE REAR PROPERTY LINES OF SAID LOTS.

15. LOTS 111 - 113, BLOCK 28, TO BE SERVED BY INDIVIDUAL SEWER SEPTIC SYSTEMS.

16. LOT 101, BLOCK 28, SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

OWNER/DEVELOPER:
HPK VENTURES, LTD.
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0458



C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes of ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by residential underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

RECEIVED
07 SEP 11 AM 11:
LAND DEVELOPMENT SERVICES DIVISION

RECEIVED
07 SEP 11 PM 3:51
LAND DEVELOPMENT SERVICES DIVISION

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS _____ AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, 20__.

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

SUBDIVISION PLAT OF
CANYON SPRINGS, UNIT-11B
(PLANNED UNIT DEVELOPMENT)

A 40.09 ACRE TRACT LAND OUT OF A 278.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1677-1718 AND OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO INCLUDING THE FOLLOWING EASEMENTS ANNOTATED TO EXPIRED UPON INCORPORATION INTO PLATTED PRIVATE STREETS: A 21-FOOT WIDE DRAINAGE EASEMENT, 2-TEMPORARY TURNAROUND AND DRAINAGE EASEMENTS AND A VARIABLE WIDTH DRAINAGE EASEMENT, ALL FROM THE CANYON SPRINGS, UNIT-11A PLAT RECORDED IN VOLUME 9565, PAGES 151-169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B. STAPFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY AND MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON SPRINGS, UNIT-11B (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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: (210) 375-9000 FAX: (210) 375-9010

SHEET 1 OF 5

BY: _____, DEPUTY

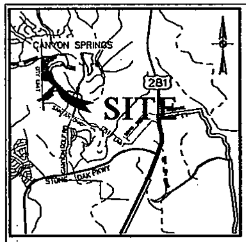
CANYON SPRINGS, UNIT-11B (P.U.D)

DRAWN BY: RJA

Date: Jul 17, 2007, 5:06pm User ID: JAdkins
File: J:\3840\80\Design\Civil\Plat\PL3840B0.dwg

JOB NO. 3840-80

PLAT NO. 060577



LOCATION MAP
NOT TO SCALE

SCALE : 1"=100'
0' 100' 200' 300'

GENERAL NOTES

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CANYON SPRINGS, UNIT-11B FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, PRIVATE STREETS, ENTRY GATES, ENTRY ISLANDS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN CANYON SPRINGS, UNIT-11B SHALL BE THE RESPONSIBILITY OF CANYON SPRINGS, UNIT-11B HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. LOT 18 BLOCK 24 (PERMEABLE), LOT 122 & LOT 101 BLOCK 28, SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENTS.

GENERAL NOTES (CONTINUED)

6. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 21, BLOCK 25 (FAIRWAY SPRINGS, LEGACY RIDGE, PLEASANT KNOLL, TIMERS EDGE, SPRINGSIDE, & CHESHIRE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. FOR LOTS 114 – 171, BLOCK 28, THE MINIMUM SLAB ELEVATIONS SHALL BE SHOWN HEREON.

9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN.

12. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 20 & 48 BLOCK 26.

GENERAL NOTES (CONTINUED)

13. DRIVEWAYS ON LOTS 100 AND 102, BLOCK 28, BE A MINIMUM 3" ABOVE THE GUTTER ELEVATION AT THE RIGHT-OF-WAY.

14. A CPS ACCESS DRIVE WILL BE PROVIDED ALONG THE REAR LOT LINES OF LOTS 82–87, BLOCK 28 PROPERTY. THE ACCESS DRIVE WILL BE NO LESS THAN 10' WIDE EQUALLY STRADDLING THE REAR PROPERTY LINES OF SAID LOTS.

15. LOTS 111 – 113, BLOCK 28, TO BE SERVED BY INDIVIDUAL SEWER SEPTIC SYSTEMS.

16. LOT 101, BLOCK 28, SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

WASTE WATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF THE 278.8 ACRE TRACT.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D.# AY1808) N:13731522.2197, E:2140520.8364; OBLATE, 1953 (P.I.D.# AY1961) N:13731295.2612, E:2127038.6019; BITTERS, 1953 (P.I.D.# AY0072) N:13756584.2745, E:2129377.7379.

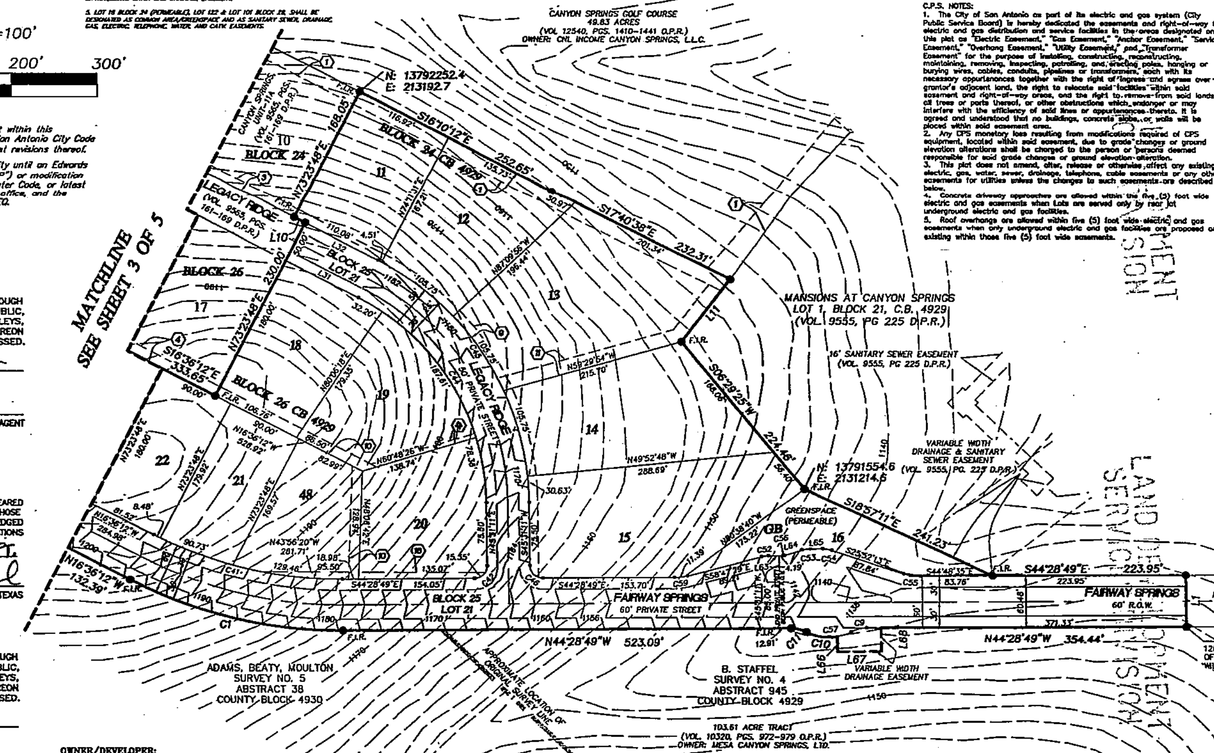
LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS
0000 = MINIMUM FINISH FLOOR ELEVATION FOR GRAVITY SEWER SERVICE

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

KEY NOTES
1. VARIABLE WIDTH DRAINAGE/SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
2. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
3. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
4. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
5. 28' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
6. 10' WATER EASEMENT (VOL. 9565, PGS. 161–169 D.P.R.)
7. VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9555, PG. 225 D.P.R.)
8. 16' SANITARY SEWER EASEMENT (VOL. 9555, PG. 225 D.P.R.)
9. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 16' SANITARY SEWER EASEMENT
12. 10' WATER EASEMENT
13. 14' ELEC., GAS, TELE., & CA. T.V. EASEMENT
14. 24' SANITARY SEWER EASEMENT
15. 16' DRAINAGE ELEC., GAS, TELE., & CA. T.V. EASEMENT
18. CLEAR VISION EASEMENT
19. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.



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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
(VARIABLE WIDTH DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. ARADONDO GALE, 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 4th DAY OF SEPT., A.D. 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUSSELL PARKER, 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 30 DAY OF July A.D. 2007

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES 10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
HPK VENTURES, LTD.
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0458

SUBDIVISION PLAT OF
CANYON SPRINGS, UNIT-11B
(PLANNED UNIT DEVELOPMENT)

A 40.09 ACRE TRACT LAND OUT OF A 278.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671–1718 AND OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972–979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO INCLUDING THE FOLLOWING EASEMENTS ANNOTATED TO EXPIRED UPON INCORPORATION INTO PLATTED PRIVATE STREETS: A 21-FOOT WIDE DRAINAGE EASEMENT, 2-TEMPORARY TURNAROUND AND DRAINAGE EASEMENTS AND A VARIABLE WIDTH DRAINAGE EASEMENT, ALL FROM THE CANYON SPRINGS, UNIT-11A PLAT RECORDED IN VOLUME 9565, PAGES 161–169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY AND MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON SPRINGS, UNIT-11B (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. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ______ AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ______, 20__.

COUNTY CLERK, BEXAR COUNTY, TEXAS — COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR 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

SHEET 2 OF 5

Date: Jul 17, 2007, 5:06pm User ID: JAdkins
File: J:\3840\80\Design\Civil\Plat\PL384080.dwg

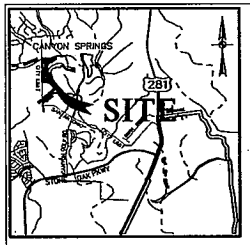
JOB NO. 3840-80

DRAWN BY: RJA

CANYON SPRINGS, UNIT-11B (P.U.D.)

07 SEP 11 AM 11:27
07 SEP 11 AM 11:51
LAND DEVELOPMENT SERVICES DIVISION

PLAT NO. 060577



LOCATION MAP
NOT TO SCALE

SCALE : 1"=100'
0' 100' 200' 300'

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTE WATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

GENERAL NOTES

1. ALL VENDORS AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CANYON SPRINGS, UNIT-11B FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, PRIVATE STREETS, ENTRY GATES, ENTRY ISLANDS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN CANYON SPRINGS, UNIT-11B SHALL BE THE RESPONSIBILITY OF CANYON SPRINGS, UNIT-11B HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. LOT 16 BLOCK 24 (PERMEABLE) & LOT 122 BLOCK 28, SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV EASEMENTS.

6. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 21, BLOCK 25 (FAIRWAY SPRINGS, LEGACY RIDGE, PLEASANT KNOLL, TIMERS EDGE, SPRINGSIDE, & CHESHIRE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE ADJACENT FINISHED GRADE. FOR LOTS 114 - 121, BLOCK 28, THE MINIMUM SLAB ELEVATIONS SHALL BE SHOWN HEREON.

9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN.

12. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 20 & 48 BLOCK 26.

13. DRIVEWAYS ON LOTS 100 AND 102, BLOCK 28, BE A MINIMUM 7' ABOVE THE GUTTER ELEVATION AT THE RIGHT-OF-WAY.

14. A CPS ACCESS DRIVE WILL BE PROVIDED ALONG THE REAR LOT LINES OF LOTS 82-87, BLOCK 28, PROPERTY. THE ACCESS DRIVE WILL BE 40' - LESS THAN 10' WIDE EQUALLY STRADDLING THE REAR PROPERTY LINES OF SAID LOTS.

15. LOTS 111 - 113, BLOCK 28, TO BE SERVED BY INDIVIDUAL SEWER SEPTIC SYSTEMS.

16. LOT 101, BLOCK 28, SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

SURVEYOR NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF THE 278.8 ACRE TRACT.

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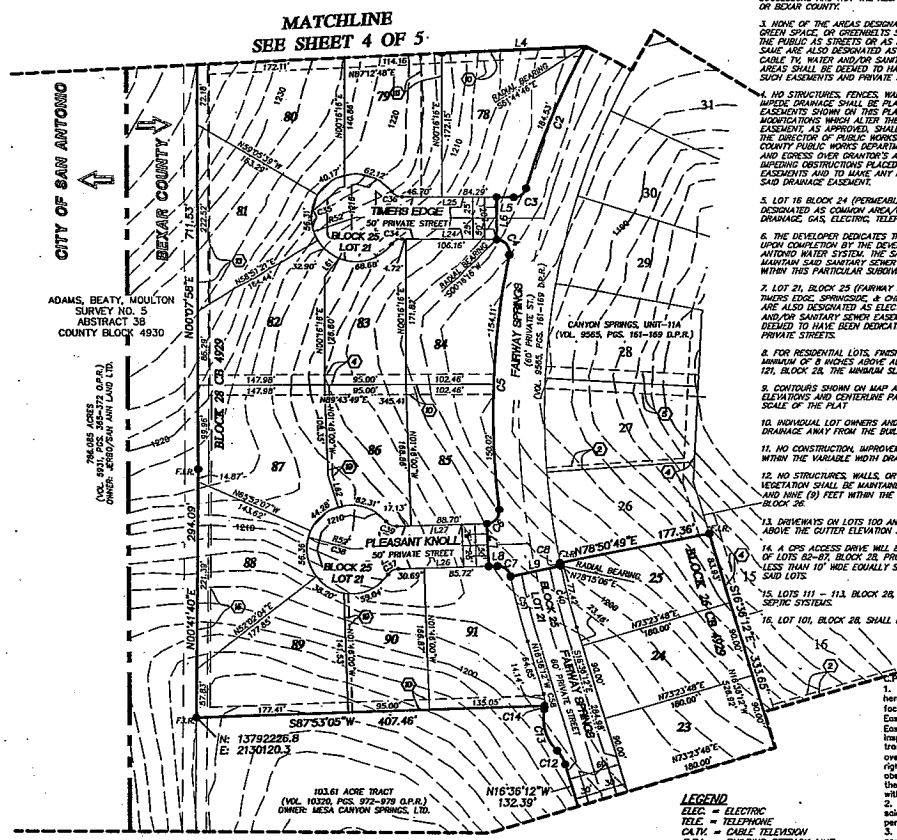

LEGEND

ELEC. = ELECTRIC
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KEY NOTES

1. VARIABLE WIDTH DRAINAGE/SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
2. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
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12. 10' WATER EASEMENT
13. 14' ELEC., GAS, TELE., & CA. T.V. EASEMENT
14. 24' SANITARY SEWER EASEMENT
15. 16' DRAINAGE ELEC., GAS, TELE., & CA. T.V. EASEMENT
16. CLEAR VISION EASEMENT
17. 10' ELEC., GAS, TELE., & CA. T.V.

C.P.S. NOTES:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED:

OWNER: MESA CANYON SPRINGS, LTD.
(VARIABLE WIDTH DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BERNARD ALLEN 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 SEPT. A.D. 2007.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUSSELL PARKER 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 30 DAY OF July A.D. 2007.

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
HPK VENTURES, LTD.
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0456

SUBDIVISION PLAT OF
CANYON SPRINGS, UNIT-11B
(PLANNED UNIT DEVELOPMENT)

A 40.09 ACRE TRACT LAND OUT OF A 278.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718 AND OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO INCLUDING THE FOLLOWING EASEMENTS ANNOTATED TO EXPIRED UPON INCORPORATION INTO PLATTED PRIVATE STREETS: A 21-FOOT WIDE DRAINAGE EASEMENT, 2-TEMPORARY TURNAROUND AND DRAINAGE EASEMENTS AND A VARIABLE WIDTH DRAINAGE EASEMENT, ALL FROM THE CANYON SPRINGS, UNIT-11A PLAT RECORDED IN VOLUME 9565, PAGES 161-169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY AND MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON SPRINGS, UNIT-11B (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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

PAPE-DAWSON ENGINEERS
SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.1010

SHEET 3 OF 5

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ . 20___ .

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

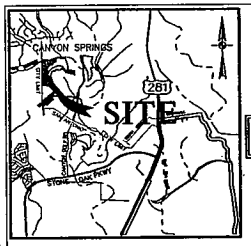
CANYON SPRINGS, UNIT-11B (P.U.D.)

DRAWN BY: RJA

Date: Jul 17, 2007, 5:06pm User ID: JAdkins
File: J:\3840\80\Design\Civil\Plat\PL3840B0.dwg

JOB NO. 3840-80

PLAT NO. 060577



LOCATION MAP
NOT TO SCALE

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Inter Pollution Abatement Plan" or "IPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. WATER IMPACT FEES WILL BE PAID PRIOR TO WATER METER SET. SEWER IMPACT FEES ARE DUE AND PAYABLE AT THE TIME OF CLOSING FOR EACH INDIVIDUAL HOME.

GENERAL NOTES
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF CANYON SPRINGS, UNIT-11B FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY, PRIVATE STREETS, ENTRY GATES, ENTRY ISLANDS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN CANYON SPRINGS, UNIT-11B SHALL BE THE RESPONSIBILITY OF CANYON SPRINGS, UNIT-11B HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

GENERAL NOTES (CONTINUED)
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. LOTS 16 BLOCK 24 (PERMEABLE) & LOT 122 BLOCK 28, SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE SANITARY SEWER AND WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

GENERAL NOTES (CONTINUED)
7. LOT 21, BLOCK 25 (FAIRWAY SPRINGS, LEGACY RIDGE, PLEASANT KNOLL, TIMBERS EDGE, SPRINGSIDE, & CHESHIRE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. FOR LOTS 114 – 121, BLOCK 28, THE MINIMUM SLAB ELEVATIONS SHALL BE SHOWN HEREIN.

9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE VARIABLE WIDTH DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN.

12. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 20 & 48, BLOCK 28.

GENERAL NOTES (CONTINUED)
13. DRIVEWAYS ON LOTS 100 AND 102, BLOCK 28, BE A MINIMUM 7" ABOVE THE GUTTER ELEVATION AT THE RIGHT-OF-WAY.

14. A CPS ACCESS DRIVE WILL BE PROVIDED ALONG THE REAR LOT LINES OF LOTS 82-87, BLOCK 28, PROPERTY. THE ACCESS DRIVE WILL BE NO LESS THAN 10' WIDE EQUALLY STRADDLING THE REAR PROPERTY LINES OF SAID LOTS.

15. LOTS 111 – 113, BLOCK 28, TO BE SERVED BY INDIVIDUAL SEWER SEPTIC SYSTEMS.

16. LOT 101, BLOCK 28, SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and anchoring poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 walks will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons responsible for said grade changes or ground elevation alterations.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
(VARIABLE WIDTH DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. MAURICIO GALO, 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 11 DAY OF SEPT. A.D. 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 06-22-2010

STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUSSELL PARKER, 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 20 DAY OF July A.D. 2007

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

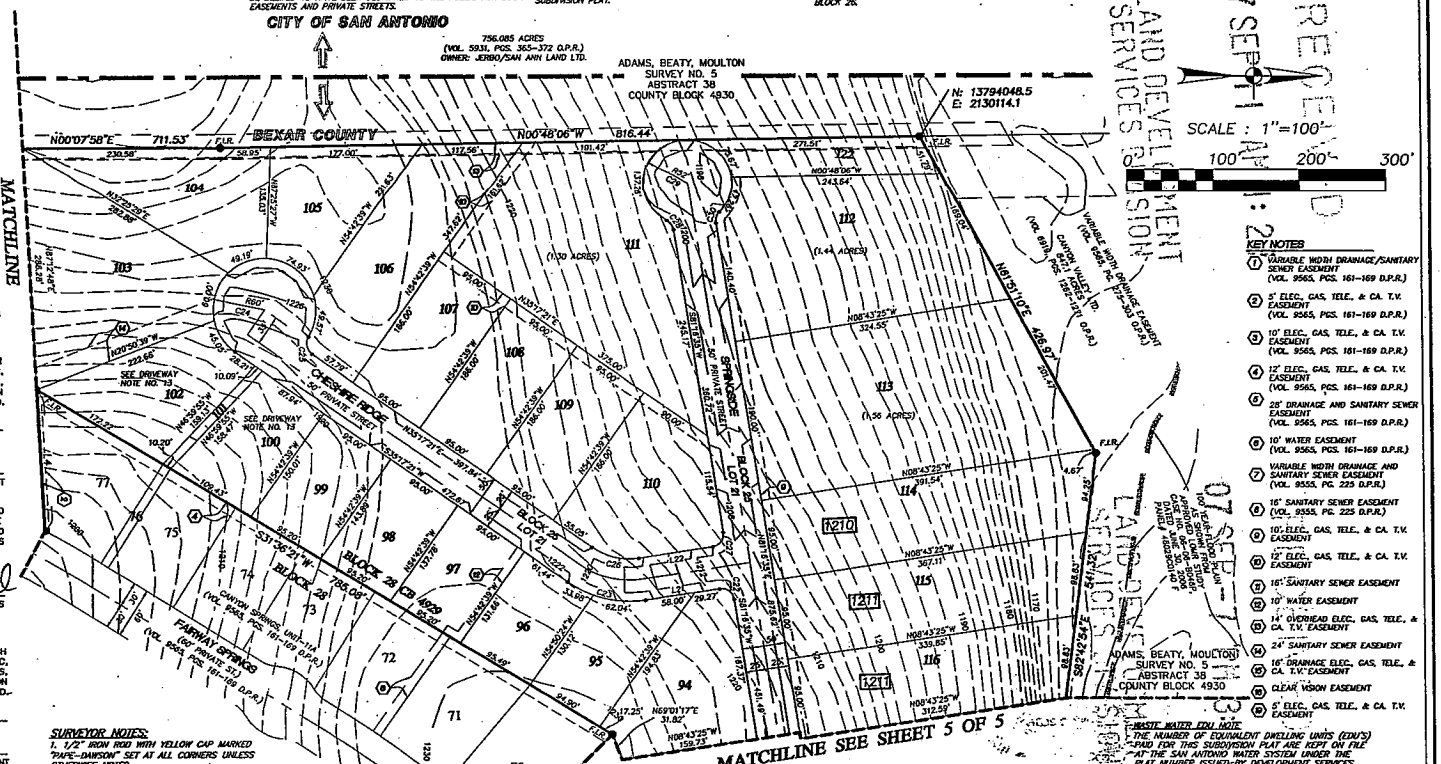
STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN NOEL NICHOLLS
4402
REGISTERED
PROFESSIONAL
LAND SURVEYOR



KEY NOTES
1. VARIABLE WIDTH DRAINAGE/SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
2. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
3. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
4. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
5. 28' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
6. 10' WATER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
7. VARIABLE WIDTH DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9555, PG. 225 D.P.R.)
8. 16' SANITARY SEWER EASEMENT (VOL. 9555, PG. 225 D.P.R.)
9. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 16' SANITARY SEWER EASEMENT
12. 10' WATER EASEMENT
13. 14' OVERHEAD ELEC., GAS, TELE., & CA. T.V. EASEMENT
14. 24' SANITARY SEWER EASEMENT
15. 16' DRAINAGE ELEC., GAS, TELE., & CA. T.V. EASEMENT
16. CLEAR VISION EASEMENT
17. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF THE 278.8 ACRE TRACT.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D.# AY1808) N:13731522.2197, E:2140520.8364; OBEATE, 1953 (P.I.D.# AY1981) N:13731295.2612, E:2127038.6019; BITTERS, 1953 (P.I.D.# AY0072) N:13756584.3745, E:2129377.7379.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.T.V. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
240 = FINISHED CONTOURS

0000 = MINIMUM FINISH FLOOR ELEVATION FOR GRAVITY SEWER SERVICE

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.3210

OWNER/DEVELOPER:
HPK VENTURES, LTD.
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0458

SUBDIVISION PLAT OF
CANYON SPRINGS, UNIT-11B
(PLANNED UNIT DEVELOPMENT)

A 40.09 ACRE TRACT LAND OUT OF A 278.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718 AND OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO INCLUDING THE FOLLOWING EASEMENTS ANNOTATED TO EXPIRED UPON INCORPORATION INTO PLATTED PRIVATE STREETS: A 21-FOOT WIDE DRAINAGE EASEMENT, 2-TEMPORARY TURNAROUND AND DRAINAGE EASEMENTS AND A VARIABLE WIDTH DRAINAGE EASEMENT, ALL FROM THE CANYON SPRINGS, UNIT-11A PLAT RECORDED IN VOLUME 9565, PAGES 161-169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY AND MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON SPRINGS, UNIT-11B (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. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS _____ AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____, 20____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

BEXAR COUNTY, TEXAS
COUNTY CLERK

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

SHEET 4 OF 5

CANYON SPRINGS, UNIT-11B (P.U.D.)

DRAWN BY: RJA

Date: Jul 17, 2007, 5:05pm User ID: JAdkins
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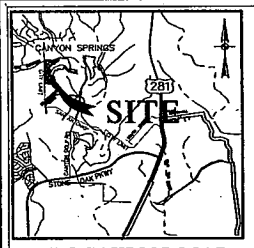
JOB NO. 3840-80

PLAT NO. 060577



LOCATION MAP

NOT TO SCALE

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.3 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES, AT THE RATES IN EFFECT AT TIME OF RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

SCALE : 1"=100'

0' 100' 200' 300'

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

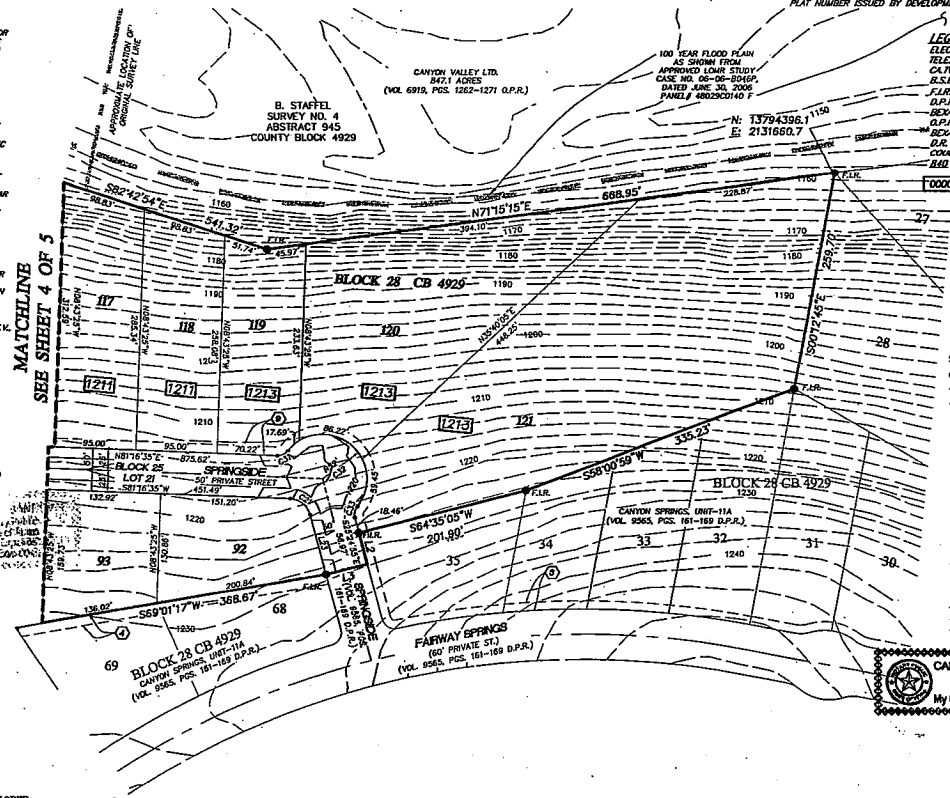
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF THE 278.8 ACRE TRACT.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D.# AY1808) N:13731522.2197, E:2140520.8364; OBLATE, 1953 (P.I.D.# AY1961) N:13731295.2612, E:2127203.6019; BITTERS, 1953 (P.I.D.# AY0072) N:13758584.2745, E:2129377.7379.

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

KEY NOTES
1. VARIABLE WIDTH DRAINAGE/SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
2. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
3. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
4. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9565, PGS. 161-169, D.P.R.)
5. 28' DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
6. 10' WATER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
7. VARIABLE WIDTH-DRAINAGE AND SANITARY SEWER EASEMENT (VOL. 9565, PGS. 161-169 D.P.R.)
8. 16' SANITARY SEWER EASEMENT (VOL. 9565, PGS. 225 D.P.R.)
9. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 18' SANITARY SEWER EASEMENT
12. 10' WATER EASEMENT
13. 14' OVERHEAD ELEC., GAS, TELE., & CA. T.V. EASEMENT
14. 24' SANITARY SEWER EASEMENT
15. 16' DRAINAGE ELEC., GAS, TELE., & CA. T.V. EASEMENT
16. CLEAR VISION EASEMENT
17. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2"-IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS
0000 = MINIMUM FINISH FLOOR ELEVATION FOR GRAVITY SEWER SERVICE



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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
(VARIABLE WIDTH DRAINAGE EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALLO 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 4TH DAY OF SEPT

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF TRAVIS

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RUSSEL PARKER 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 30 DAY OF July A.D. 2007

NOTARY PUBLIC TRAVIS COUNTY, TEXAS

OWNER/DEVELOPER:
HPK VENTURES, LTD.
4705 SPICEWOOD SPRINGS, SUITE 200
AUSTIN, TEXAS 78759
PHONE: (512) 342-7818
FAX: (512) 342-0458

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PH:(210) 828-3001 FAX: 210.828.8670

SUBDIVISION PLAT OF CANYON SPRINGS, UNIT-11B

(PLANNED UNIT DEVELOPMENT)

A 40.09 ACRE TRACT LAND OUT OF A 278.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718 AND OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO INCLUDING THE FOLLOWING EASEMENTS ANNOTATED TO EXPIRED UPON INCORPORATION INTO PLATTED PRIVATE STREETS: A 21-FOOT WIDE DRAINAGE EASEMENT, 2-TEMPORARY TURNAROUND AND DRAINAGE EASEMENTS AND A VARIABLE WIDTH DRAINAGE EASEMENT, ALL FROM THE CANYON SPRINGS, UNIT-11A PLAT RECORDED IN VOLUME 9565, PAGES 161-169 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY AND HOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON SPRINGS, UNIT-11B (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. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS _____ AND AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ . 20___.

COUNTY CLERK BEXAR COUNTY, TEXAS — COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

SHEET 5 OF 5

Date: Jul 18, 2007, 11:18am User ID: JAdkins
File: J:\3840\80\Design\Civil\Plat\PL384080.dwg

JOB NO. 3840-80

DRAWN BY: RJA

CANYON SPRINGS, UNIT-11B (P.U.D.)

San Antonio Water System

November 3, 2006

Mr. Jon Adame, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0608010 - Request for review of **Canyon Springs, Unit-11B PUD Subdivision, Plat No. 060577** located on east of Canyon Golf Road and north of Wilderness Oak

Dear Mr. Adame:

On August 22, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 40.070 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1558. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated September 12, 2003. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Canyon Springs, Unit-11B PUD Subdivision, Plat No. 060577.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 9 **September 26, 2007**

FOX GROVE, UNIT 11	MAJOR PLAT	060664
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 E-7
OWNER: KB Home Lone Star L.P., by Joseph C. Hernandez
ENGINEER: Vickery and Associates, Inc., by Kara J. Heasley
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: September 10, 2007

Location: On the east side of Dusty Canyon Road and Crystal Bay intersection

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #705, Fox Grove was accepted on April 16, 2007.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **14.30** acres consisting of **63** single family lots and **2,639** linear feet of public streets.

DISCUSSION:

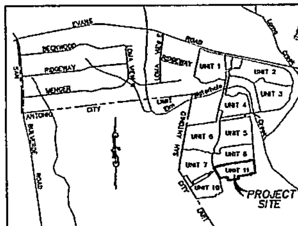
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant

recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060664



LOCATION MAP
NOT TO SCALE

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	13°14'02"	861.00'	198.87'	99.88'	N23°29'44"W	198.43'
C2	07°09'13"	876.00'	84.40'	42.26'	N26°32'09"W	84.35'
C3	00°42'51"	538.00'	6.71'	3.35'	S20°30'59"E	6.71'
C4	02°47'20"	925.00'	45.02'	22.52'	S03°32'12"E	45.02'
C5	02°47'20"	875.00'	42.59'	21.30'	N03°32'12"W	42.59'
C6	92°52'18"	10.00'	16.21'	10.51'	N51°22'01"W	14.49'
C7	12°08'20"	225.00'	47.67'	23.92'	N77°40'00"W	47.58'
C8	81°26'05"	10.00'	14.21'	8.61'	S67°41'08"W	13.05'
C9	34°47'59"	75.00'	45.55'	23.50'	S09°34'06"W	44.86'
C10	25°52'38"	125.00'	56.46'	28.72'	N05°06'25"E	55.98'
C11	01°37'52"	925.00'	26.33'	13.17'	N04°06'56"W	26.33'
C12	01°37'32"	875.00'	24.91'	12.46'	S04°06'56"E	24.91'
C13	92°52'18"	10.00'	16.21'	10.51'	N51°22'01"W	14.49'
C14	87°07'42"	10.00'	15.21'	9.51'	N38°37'59"E	13.78'
C15	87°07'42"	10.00'	15.21'	9.51'	N38°37'59"E	13.78'
C16	100°00'00"	10.00'	17.45'	11.92'	S19°33'15"W	15.32'
C17	80°00'00"	10.00'	13.96'	8.39'	S70°06'45"E	12.86'
C18	12°18'35"	225.00'	48.34'	24.26'	N76°02'32"E	48.25'
C19	12°18'35"	175.00'	37.60'	18.87'	S76°02'32"W	37.53'
C20	24°21'15"	225.00'	95.64'	48.55'	N42°17'22"W	94.92'
C21	09°14'20"	538.00'	86.75'	43.47'	N25°29'35"W	86.88'
C22	09°14'20"	488.00'	78.69'	39.43'	S25°29'35"E	78.60'
C23	67°41'25"	175.00'	206.75'	117.35'	S63°57'28"E	194.93'
C28	81°26'05"	10.00'	14.21'	8.61'	N13°44'57"W	13.05'
C29	08°55'21"	75.00'	11.68'	5.85'	S22°30'25"W	11.67'
C30	08°55'21"	125.00'	19.47'	9.75'	N22°30'25"E	19.45'
C31	06°22'04"	325.00'	36.12'	18.08'	N79°00'48"E	36.10'
C32	12°44'07"	75.00'	16.67'	8.37'	N82°11'50"E	16.84'
C33	06°22'03"	325.00'	36.12'	18.08'	N85°22'51"E	36.10'
C34	06°22'04"	275.00'	30.56'	15.30'	S79°00'48"W	30.55'
C35	12°44'07"	125.00'	27.78'	13.95'	S82°11'50"W	27.73'
C36	06°22'03"	275.00'	30.56'	15.30'	S85°22'51"W	30.55'
C37	44°04'49"	175.00'	134.64'	70.85'	S52°09'09"E	131.34'
C38	83°19'20"	10.00'	14.54'	8.90'	S11°32'55"W	13.29'
C40	09°14'20"	488.00'	78.69'	39.43'	S25°29'35"E	78.60'
C41	61°14'15"	10.00'	10.69'	5.92'	S60°43'53"E	10.19'
C42	26°12'20"	225.00'	102.91'	52.37'	N84°42'00"W	102.01'
C43	25°52'38"	75.00'	33.87'	17.23'	S05°06'25"W	33.59'

NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

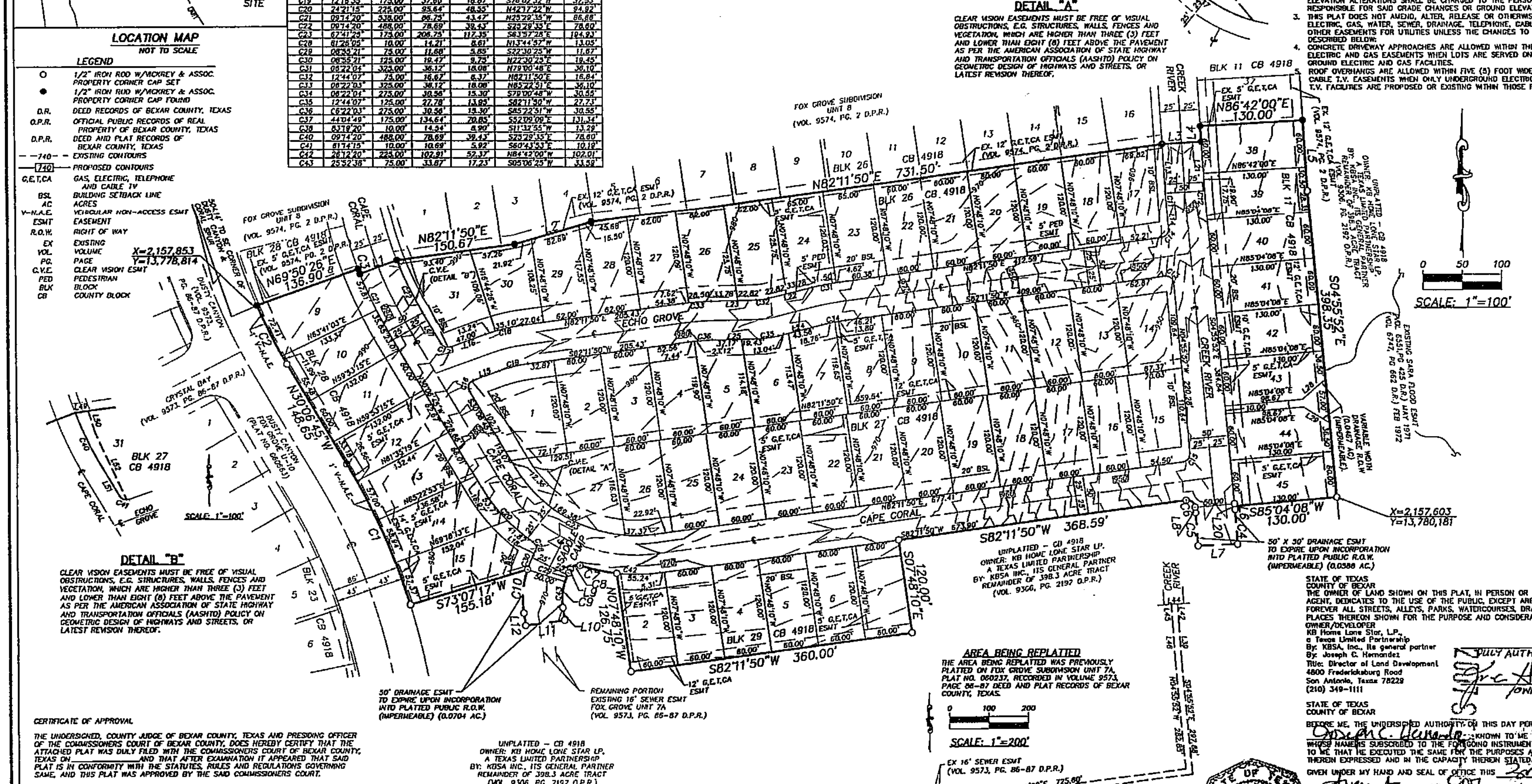
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:

1. 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N69°07'35"E
L2	101.17'	N73°39'59"E
L3	50.00'	N86°42'00"E
L4	19.85'	N03°18'00"W
L5	90.50'	S03°18'00"E
L6	4.50'	S04°55'52"E
L7	50.00'	S87°51'28"W
L8	7.41'	N04°55'52"W
L9	5.60'	S26°58'05"W
L10	16.13'	S07°49'54"E
L11	50.00'	S82°10'06"W
L12	16.13'	N07°49'54"W
L13	60.05'	N03°18'00"W
L14	24.39'	N04°55'52"W
L15	34.66'	S89°53'15"W
L16	47.00'	N89°53'15"E
L17	42.51'	S30°06'45"E
L18	5.60'	N26°58'05"E
L19	101.80'	S75°57'32"E
L20	7.41'	S04°55'52"E
L21	60.05'	S03°18'00"E
L22	56.60'	N75°49'46"E
L23	56.60'	N88°33'53"E
L24	56.60'	S75°49'46"W
L25	56.60'	S88°33'53"W
L26	78.19'	N26°58'05"E
L27	60.42'	S26°58'05"W
L28	39.17'	S48°11'56"W
L29	39.17'	S58°03'41"E
L32	115.07'	N30°06'45"W
L33	250.03'	S38°25'21"E
L38	44.97'	S07°49'37"E
L39	93.23'	S03°41'44"E
L40	91.78'	N75°52'19"W
L41	16.00'	S82°10'06"W
L42	50.00'	S03°41'44"E
L43	49.99'	N07°49'37"W
L44	16.00'	N86°42'00"E
L45	50.00'	N03°41'44"W
L46	93.51'	N03°41'44"W
L49	16.70'	N82°11'50"E
L50	29.81'	S16°46'49"E
L51	42.51'	N30°06'45"W
L52	94.78'	S24°13'00"E



DETAIL "A"

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DETAIL "B"

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON FOX GROVE SUBDIVISION UNIT 7A, PLAT NO. 060237, RECORDED IN VOLUME 9573, PAGE 86–87 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

○	1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP SET
●	1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP FOUND
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— —740— —	EXISTING CONTOURS
——740——	PROPOSED CONTOURS
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
BSL	BUILDING SETBACK LINE
AC	ACRES
V-N.A.E.	VEHICULAR NON-ACCESS ESMT
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING
VOL	VOLUME
PG.	PAGE
C.V.E.	CLEAR VISION ESMT
PED	PEDESTRIAN
BLK	BLOCK
CB	COUNTY BLOCK

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ A.D. 20 ____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 7A, DESCRIBED IN VOLUME 9573, PAGES 86 & 87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

UDC STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

ADDITIONAL NOTES:
A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.
B. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
C. ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
E. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
E. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS.
G. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. LOTS 38–45, BLOCK 11 SHALL HAVE A MINIMUM FINISHED FLOOR ELEVATION OF 937.00.

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216–2004
Telephone: (210) 349-3271

REPLAT & SUBDIVISION PLAT ESTABLISHING
FOX GROVE SUBDIVISION, UNIT 11

BEING A 14.30 ACRE TRACT OF LAND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEXAR COUNTY, TEXAS AND ALSO OUT OF A CALLED 398.3 ACRE TRACT AS CONVEYED FROM EDWIN J. ACKERMANN, et al TO KB HOME LONESTAR L.P., A TEXAS LIMITED PARTNERSHIP IN SPECIAL WARRANTY DEED DATED MARCH 18, 2002, RECORDED IN VOLUME 9306, PAGE 2192 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 11 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: ______ CHAIRMAN

BY: ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER/DEVELOPER
KB Home Lone Star, L.P.,
a Texas Limited Partnership
By: KBSA, Inc., its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

DULY AUTHORIZED AGENT
OWNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez 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 2nd DAY OF August, A.D. 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.
VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S. 8/2/07
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — STEPHEN HORVATH — 2811 — PROFESSIONAL LAND SURVEYOR

CINDY M. HAMMER — NOTARY PUBLIC, STATE OF 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E. 7/31/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — KARA J. HEASLEY — 92590 — LICENSED PROFESSIONAL ENGINEER

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

SHEET 1 OF 1

JOB No. 1816-018-051 DATE OF PREPARATION: 07/24/07 CK N:\1816-018\dwg\Sh_plat11.dwg

San Antonio Water System

DEVELOPMENT SERVICES
RECEIVED

2007 SEP -6 PM 3:52

November 16, 2006

Ms. Kara Heasley, P.E.
Vickrey and Associates, Inc.
12940 Country Parkway
San Antonio, Texas 78216

RE: File No. 0609009 - Request for review of **Fox Grove Subdivision, Unit 11, Plat No. 060664** located on southwest of the intersection of Dusty Canyon and Crystal Bay.

Dear Ms. Heasley:

On September 25, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 13.180 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no notable significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated September 6, 2006-File No. 0107005B.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated October 1, 2001, and September 14, 2006, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Fox Grove Subdivision, Unit 11, Plat No. 060664.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 10 **September 26, 2007**

NORTH RIM, UNIT 1 — MAJOR PLAT — 060688
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 480 C-8
OWNER: Thomas Enterprises, Ltd, by Robert Bergmann
ENGINEER: Pape-Dawson Engineers, Inc., by Song Tan
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 12, 2007

Location: On the east side of I. H. 10 West; north of Old Camp Bullis Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Plat is in accordance with:
MDP/POADP #051-06, North Rim was accepted on January 26, 2007.

Proposed Use: Automotive dealership/retail

Major Thoroughfare: I. H. 10 W. is a freeway.

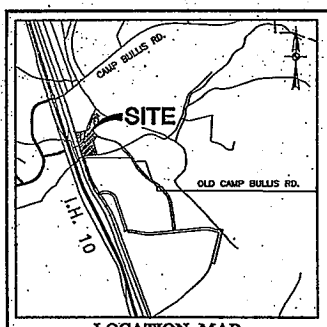
APPLICANT'S PROPOSAL:

To plat **15.52** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060688



LOCATION MAP

NOT-TO-SCALE

NOTES:
1. THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BY A FLOOD STUDY, AS PART OF A LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), (CASE NO. 07-06-1766R). CONSTRUCTION WITHIN THE FLOOD PLAIN IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. [combined note from 35-504(h)(i) p-5-48 and 35-505 (a)(1) p-5-51]

3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS:

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXDC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARO3 ARANSAS PASS 3 CORS ARP N275018.049 W0923532.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 32.59 ACRE TRACT RECORDED IN VOLUME 11644, PAGES 967-975 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R) (3).

CLEAR VISION NOTE
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

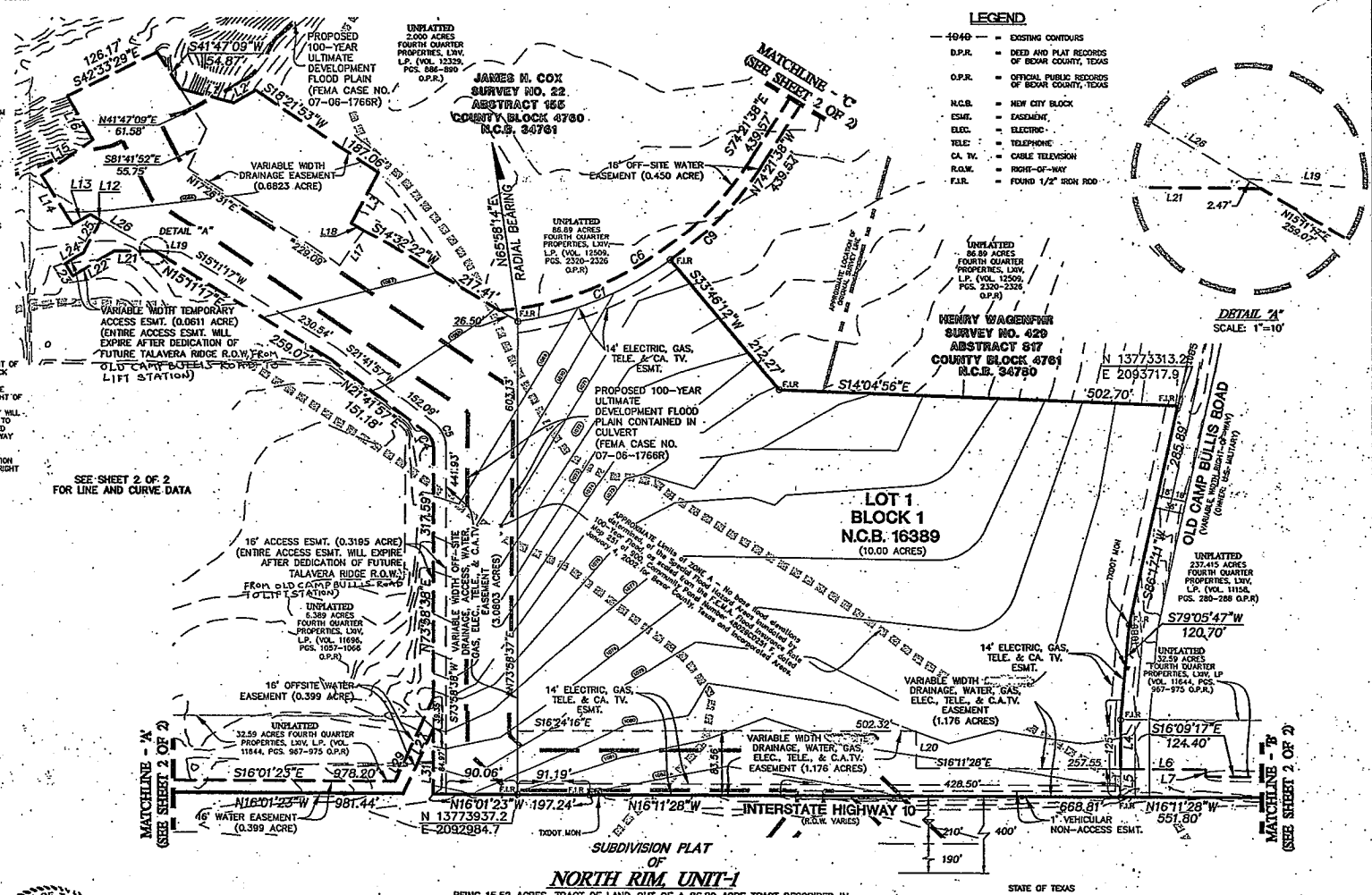
STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

DRAINAGE NOTE:
PLAT APPROVAL IS BASED ON A DRAINAGE STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. THIS DEVELOPMENT IS APPROVED TO PAY AN IMPACT FEE AND PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IN LIEU OF CONSTRUCTING ON-SITE DETENTION FACILITIES

100 0 50 100 150 200
(IN FEET)
1 inch = 100 ft.

LEGEND

1040	=	EXISTING CONTOURS
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA. TV.	=	CABLE TELEVISION
R.O.W.	=	RIGHT-OF-WAY
F.I.R.	=	FOUND 1/2" IRON ROD



C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF "725.11".
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FOURTH QUARTER PROPERTIES LXIV, LP
C/O THOMAS ENTERPRISES, INC.
45 ANSLEY DRIVE
NEWNAN, GEORGIA 30263

DULY AUTHORIZED AGENT/OWNER/DEVELOPER

STATE OF Texas
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 10 DAY OF [illegible] A.D. 2007

NOTARY PUBLIC, Bexar COUNTY, Texas

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SONG LIM TAN
79798
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

Date: Aug 15, 2007, 8:46am - User ID: hgonzalez
File: P:\6597\04\Design\Civil\PLB597104.dwg

SUBDIVISION PLAT OF NORTH RIM, UNIT-1

BEING 15.52 ACRES, TRACT OF LAND OUT OF A 86.89 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12509, PAGES 2320-2326, OUT OF A 32.59 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 11644, PAGES 967-975, OUT OF A 2.00 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12329, PAGES 886-890 AND OUT OF A 6.389 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11698, PAGES 1057-1066, ALL CONVEYED TO FOURTH QUARTER PROPERTIES, LXIV, LP., ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES H COX SURVEY NUMBER 22, ABSTRACT 155, COUNTY BLOCK 4760, NOW IN NEW CITY BLOCK 34761 AND THE HENRY WAGENHR SURVEY NUMBER 429, ABSTRACT 817, COUNTY BLOCK 4761, NOW IN NEW CITY BLOCK 34780, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NORTH RIM, UNIT-1 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. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____.

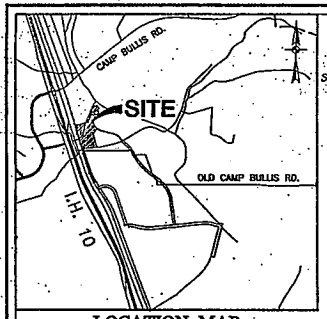
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 2

JOB NUMBER 6597-04

PLAT NO. 060688



LOCATION MAP
NOT-TO-SCALE

NOTES:
1. THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BY A FLOOD STUDY, AS PART OF A LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). (CASE NO. 07-06-1764P). CONSTRUCTION WITHIN THE FLOOD PLAIN IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOOD PLAIN ADMINISTRATOR.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (combined note from 35-504(h)(1) p-5-48 and 35-505 (a)(1) p-5-50)

3. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS:

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF2468 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 32.59 ACRE TRACT RECORDED IN VOLUME 11644, PAGES 957-975 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R) (3).

CLEAR VISION NOTE
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

IMPACT FEE PAYMENT NOTE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

DRAINAGE NOTE:
PLAT APPROVAL IS BASED ON A DRAINAGE STUDY PREPARED BY PAPE-DAWSON ENGINEERS, INC. THIS DEVELOPMENT IS APPROVED TO PAY AN IMPACT FEE AND PARTICIPATE IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM IN LIEU OF CONSTRUCTING ON-SITE DETENTION FACILITIES

100 0 50 100 150 200
(IN FEET)
1 inch = 100 ft.

LEGEND

— 1040 —	=	EXISTING CONTOURS
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
ESMT.	=	EASEMENT
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA. TV.	=	CABLE TELEVISION
R.O.W.	=	RIGHT-OF-WAY
F.I.R.	=	FOUND 1/2" IRON ROD

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS. EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 AREA. 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 223.11'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FOURTH QUARTER PROPERTIES LXIV, LP
C/O THOMAS ENTERPRISES, INC.
45 ANSLEY DRIVE
NEWNAN, GEORGIA 30263

DULY AUTHORIZED AGENT/DEVELOPER

STATE OF Texas
COUNTY OF Bexar

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible] 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 10 DAY OF Sept A.D. 2007

NOTARY PUBLIC Bexar COUNTY Texas

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

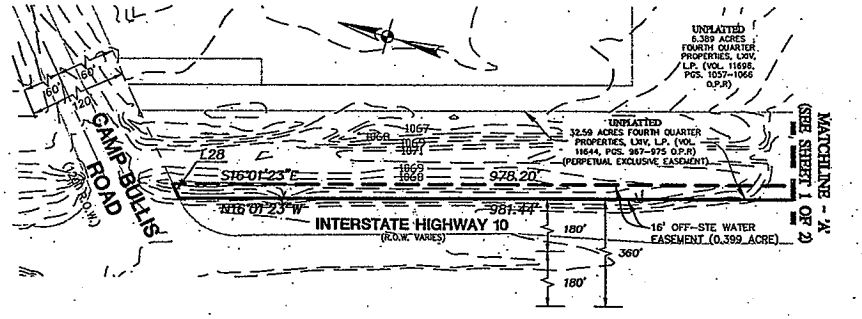
STATE OF TEXAS
SONG LIM TAN
79798
LICENSED
PROFESSIONAL ENGINEER

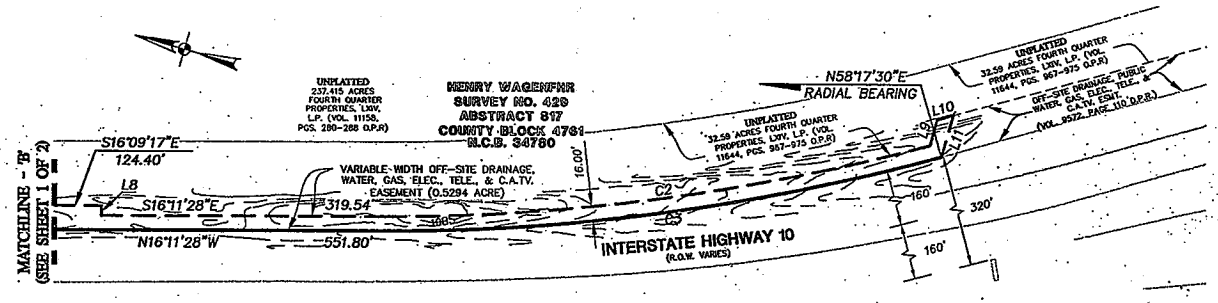
STATE OF TEXAS
COUNTY OF BEXAR

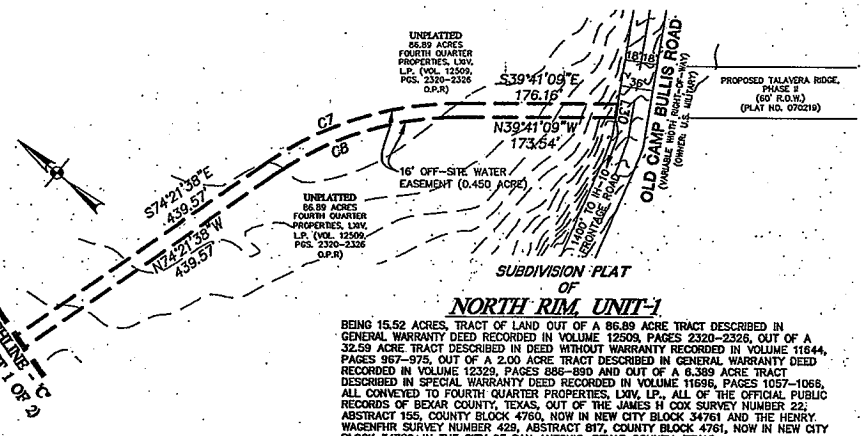
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLS
4402
PROFESSIONAL
LAND SURVEYOR







LINE TABLE		
LINE	LENGTH	BEARING
L1	69.63'	S01°14'57"E
L2	31.98'	S46°24'10"E
L3	75.00'	N78°52'49"W
L4	63.69'	S73°58'37"W
L5	36.31'	S73°58'37"W
L6	107.69'	S16°11'27"E
L7	9.31'	S73°48'30"W
L8	10.92'	S73°28'16"W
L9	30.48'	N89°49'06"E
L10	18.84'	S32°04'00"E
L11	49.41'	N89°49'06"W
L12	15.40'	N15°11'17"E
L13	26.13'	N47°07'23"W
L14	74.79'	N42°52'37"E
L15	79.36'	S32°05'54"E
L16	64.64'	N44°17'03"E
L17	54.84'	N72°33'29"W
L18	18.73'	S14°32'22"W
L19	35.70'	S11°26'33"E
L20	48.12'	S73°35'44"W
L21	51.74'	N15°58'03"W
L22	60.53'	N47°07'23"W
L23	18.00'	N42°52'37"E
L24	26.46'	S47°07'23"E
L25	48.72'	S79°11'07"E
L26	77.30'	S15°11'17"W
L27	93.02'	N82°02'01"W
L28	17.52'	N49°54'40"E
L29	118.58'	S82°02'01"E
L30	16.21'	S59°35'47"W
L31	84.99'	N73°58'38"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	209.37'	430.00'	106.60'	27°53'51"	207.31'	S37°58'41"E
C2	620.98'	2325.83'	312.35'	15°17'51"	619.13'	S23°50'23"E
C3	634.25'	2341.83'	319.08'	15°31'04"	632.32'	N23°57'00"W
C4	22.81'	25.00'	12.27'	52°16'41"	22.03'	N47°50'18"E
C5	37.41'	41.00'	20.12'	52°16'41"	36.13'	S47°50'18"W
C6	384.40'	414.00'	207.31'	53°11'58"	370.74'	S47°45'40"E
C7	233.60'	386.00'	120.50'	34°40'30"	230.05'	S57°01'24"E
C8	223.92'	370.00'	115.51'	34°40'30"	220.52'	N57°01'24"W
C9	168.38'	430.00'	85.27'	22°26'02"	167.29'	N63°08'38"W

SUBDIVISION PLAT OF NORTH RIM, UNIT-1

BEING 15.52 ACRES, TRACT OF LAND OUT OF A 86.89 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12509, PAGES 2320-2326, OUT OF A 32.59 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 11644, PAGES 957-975, OUT OF A 2.00 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12329, PAGES 888-890 AND OUT OF A 6.389 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11696, PAGES 1057-1066, ALL CONVEYED TO FOURTH QUARTER PROPERTIES, LXIV, LP., ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES H COX SURVEY NUMBER 22, ABSTRACT 155, COUNTY BLOCK 4760, NOW IN NEW CITY BLOCK 34761 AND THE HENRY WAGENFHR SURVEY NUMBER 429, ABSTRACT 817, COUNTY BLOCK 4761, NOW IN NEW CITY BLOCK 34760, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NORTH RIM, UNIT-1 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. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 OF 2

JOB NUMBER 6597-04

Date: Aug 15, 2007, 8:11am User ID: hgonzalez
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PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 11 **September 26, 2007**

SILVERADO HILLS, UNIT 3 — MAJOR PLAT — 060718
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 450 F-4
OWNER: Centex Real Estate, by Charles Marsh
ENGINEER: Pape Dawson Engineers, by Jon Adame
CASE MANAGER: Jasmin Moore, Planner II (207-0142)

Date filed with Planning Commission: September 12, 2007

Location: Near the southwest corner of Borgfeld Drive and Canyon Golf Road.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
POADP/MDP # 802, Friesenhahn, accepted on March 6, 2007

Proposed Use: Residential

Major Thoroughfare: Canyon Golf Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

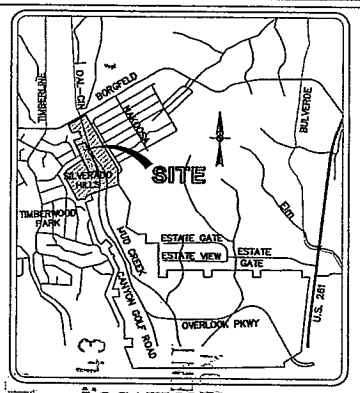
To plat **17.58** acres consisting of **50** single family lots and **4,382** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060718

SILVERADO HILLS UNIT-3



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID: PAGE 450; F4

-TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Contributing Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Contributing Zone Plan" or "CZP") or modification to an approved plan, as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 99.62 ACRE TRACT.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PID BASE (PIDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D.EAY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D.EAY1961) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D.EAY0072) N:13756584.2745 E:2128377.7379

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE_____DAY OF_____, 20__.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

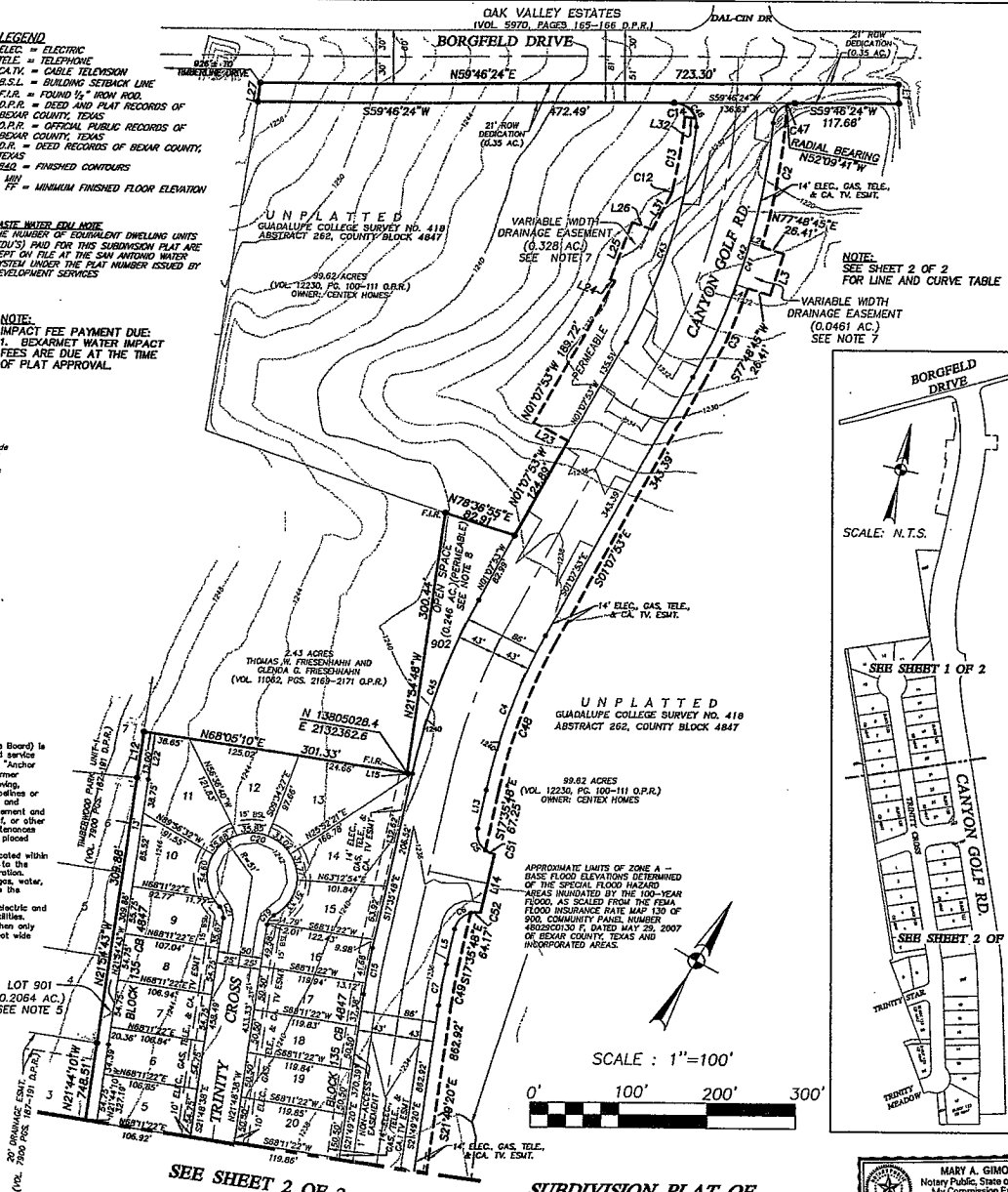
REGISTERED PROFESSIONAL LAND SURVEYOR

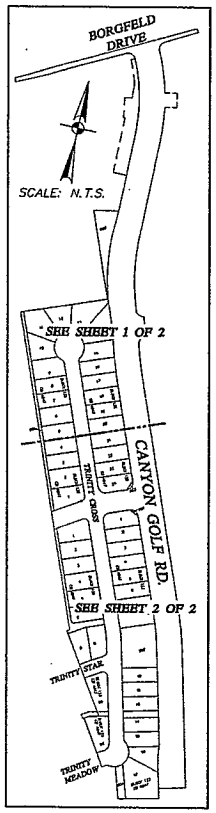
STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS III
4402
PROFESSIONAL
LAND SURVEYOR

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
842 = FINISHED CONTOURS
MBF
FF = MINIMUM FINISHED FLOOR ELEVATION

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES

NOTE:
IMPACT FEE PAYMENT DUE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.





NOTE:
SEE SHEET 2 OF 2 FOR LINE AND CURVE TABLE

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W'S OR PRIVATE OR PUBLIC EASEMENTS SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE R.O.W'S OR EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

4. THE VARIABLE WIDTH DRAINAGE R.O.W.'S AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480290C-0130, DATED MAY 29, 2007 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

5. LOT 902 & LOT 903, BLOCK 133, & LOT 901, BLOCK 134 & LOT 901, BLOCK 135 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, AND WATER QUALITY CONTROL EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

6. LOT 904 (0.0669 ACRE DRAINAGE/SEWER EASEMENT), BLOCK 133 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND SEWER EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

7. THE 0.1102 AC., 0.016 AC., 0.328 AC., 0.0205 AC. AND 0.0461 AC. DRAINAGE EASEMENT SHALL BE DESIGNATED AS A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

8. LOT 902 (0.246 ACRE OPEN SPACE), BLOCK 135 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND DRAINAGE EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

9. LOT 901, BLOCK 133 AND LOT 903, BLOCK 135 SHALL BE DESIGNATED AS A NON RESIDENTIAL LOT AND A VARIABLE WIDTH ELECT., GAS, TELE., CABLE TV AND LANDSCAPE/MONUMENT EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

12. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS OR EASEMENTS OF ANY KIND.

13. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

14. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

15. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

STREETSCAPE TREE PLANTING NOTE:

TREES TO BE PLANTED 25' O.C. EXCEPT AT MEDIAN OPENINGS.
1. SIZE AND SPECIES OF TREES TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. ARCHITECT TO CONFIRM WITH THE STREETSCAPE ORDINANCE PLANTING STANDARDS.

2. DEVELOPER TO PROVIDE MAINTENANCE ON PLANTED STREET TREES FOR A MINIMUM OF THREE YEARS.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CENTEX HOMES,
a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: Charles Marsh III

CHARLES MARSH III
LAND DIVISION MANAGER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh, 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 September A.D. 2007

Mary A. Gimon
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR
I,_____COUNTY CLERK OF BEXAR 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

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 EAST, SUITE #108
SAN ANTONIO, TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT OF SILVERADO HILLS, UNIT-3

A 17.58 ACRE TRACT OF LAND OUT OF A 99.62 ACRE TRACT CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12230, PAGES 100-111 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY NUMBER 418, ABSTRACT 262, COUNTY BLOCK 4847, BEXAR COUNTY, TEXAS.

THIS PLAT OF ____SILVERADO HILLS, UNIT-3____ 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

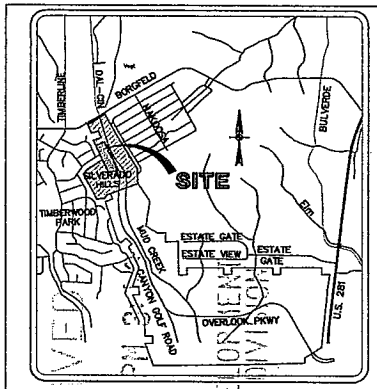
SHEET 1 OF 2

Date: Sep 06, 2007, 10:25am User ID: JSheppard

JOB NO. 6003.10

PLAT NO. 060718

SILVERADO HILLS UNIT-3



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID – PAGE-450: F4

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Contributing Zone. Development within this subdivision is subject to Chapter 34, Article II, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Contributing Zone Plan" or "CZP") or modification to an approved plan permitted by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 99.62 ACRE TRACT.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
LONESTAR, 1953 (P.I.D.#AY1808) N:13731522.2197 E:2140520.8364
OBLATE, 1953 (P.I.D.#AY1961) N:13731295.2612 E:2127038.6019
BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2745 E:2129377.7379

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-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 purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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 area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20___.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAL
COUNTY OF BEXAR

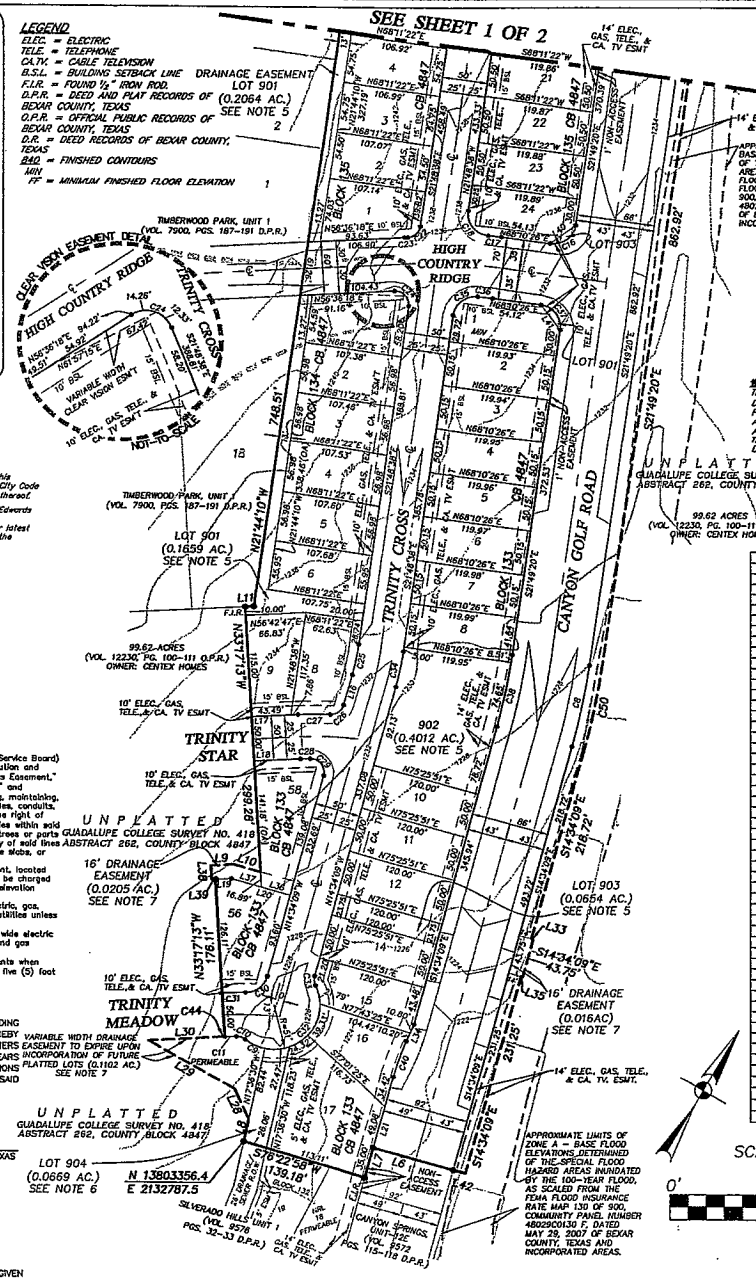
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS JR.
4402
PROFESSIONAL
LAND SURVEYOR

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS
MIN FF = MINIMUM FINISHED FLOOR ELEVATION



NOTE:
IMPACT FEE PAYMENT DUE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

WASTE WATER EDU NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.00'	S30°58'17"E
L2	14.01'	N77°48'45"E
L3	50.00'	S12°11'15"E
L4	14.01'	S77°48'45"W
L5	41.72'	S17°35'48"E
L6	92.00'	S75°25'51"W
L7	38.09'	S14°34'09"E
L8	26.19'	N17°38'30"W
L9	24.38'	N56°25'05"E
L10	31.45'	N75°25'51"E
L11	9.53'	N56°42'47"E
L12	53.10'	N21°35'46"W
L13	44.80'	S17°35'48"E
L14	70.00'	S17°35'48"E
L15	5.84'	N68°05'10"E
L16	36.05'	S14°34'09"E
L17	51.34'	S56°42'47"W
L18	51.34'	N56°42'47"E
L19	17.62'	N56°25'05"E
L20	66.93'	N75°25'51"E
L21	83.50'	S14°34'09"E
L22	53.14'	N21°35'46"W
L23	45.00'	S88°52'07"W
L24	5.40'	S80°32'28"W
L25	70.00'	N09°27'32"W
L26	23.87'	N80°32'28"E
L27	21.24'	N21°33'14"W
L28	34.83'	N54°40'34"W
L29	109.54'	S90°00'00"W
L30	80.50'	N56°25'05"E
L31	45.28'	N02°50'01"W
L32	12.28'	N87°28'12"E
L33	2.00'	N75°25'51"E
L34	21.00'	S06°31'13"E
L35	2.00'	S75°25'51"W
L36	32.74'	N75°25'51"E
L37	34.19'	S75°25'51"W
L38	16.00'	N33°17'13"W
L39	4.17'	S55°29'05"W
L40	35.35'	N23°10'33"E
L41	33.36'	S66°49'27"E
L42	14.00'	S75°25'51"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	37.08'	25.00'	22.92'	84°59'25"	33.78'	S17°18'41"W
C2	169.44'	757.00'	85.07'	12°49'27"	169.08'	S20°29'32"E
C3	121.07'	757.00'	60.67'	09°09'49"	120.94'	S05°42'47"E
C4	188.81'	657.00'	95.06'	16°27'55"	188.16'	S09°21'50"E
C5	39.27'	25.00'	25.00'	90°00'00"	35.36'	S62°35'48"E
C6	39.27'	25.00'	25.00'	90°00'00"	35.36'	S27°24'12"W
C7	48.45'	657.00'	24.24'	04°13'32"	48.44'	S19°42'34"E
C8	94.05'	743.00'	47.09'	07°15'11"	93.99'	S18°11'45"E
C9	24.37'	51.00'	12.42'	27°22'36"	24.14'	N84°50'47"E
C10	10.38'	15.00'	5.41'	39°39'40"	10.18'	S78°42'10"W
C11	12.78'	375.00'	6.39'	01°57'07"	12.78'	S57°53'46"W
C12	7.57'	30.00'	3.80'	14°26'55"	7.55'	N10°03'28"W
C13	86.57'	643.00'	43.35'	07°42'49"	86.50'	N21°08'21"W
C14	32.39'	25.00'	18.82'	74°13'28"	30.17'	N83°06'52"W
C15	54.80'	743.00'	27.41'	04°13'32"	54.78'	S19°42'34"E
C16	39.27'	25.00'	25.00'	89°59'48"	35.35'	N23°10'33"E
C17	15.08'	535.00'	7.53'	01°36'48"	15.06'	S67°22'02"W
C18	39.98'	25.00'	25.72'	91°37'44"	35.85'	S67°37'30"E
C19	13.80'	15.00'	7.43'	52°41'43"	13.31'	S04°32'13"W
C20	254.03'	51.00'	38.86'	285°23'23"	61.82'	S88°11'23"W
C21	13.80'	15.00'	7.43'	52°41'43"	13.31'	N48°09'28"W
C22	20.63'	15.00'	12.32'	78°47'36"	19.04'	N12°53'17"E
C23	3.50'	530.00'	1.75'	00°22'41"	3.50'	S56°47'38"W
C24	26.58'	15.00'	18.39'	101°35'05"	23.25'	N77°36'10"W
C25	34.78'	275.00'	17.40'	07°14'28"	34.73'	N18°11'23"W
C26	19.82'	15.00'	11.73'	75°34'12"	18.48'	N32°37'57"E
C27	35.51'	425.00'	17.77'	04°47'16"	35.50'	S59°08'25"W
C28	10.51'	375.00'	5.26'	01°36'22"	10.51'	S57°30'58"W
C29	28.04'	15.00'	20.31'	107°06'42"	24.13'	N86°07'30"W
C30	32.70'	25.00'	19.16'	74°93'56"	30.41'	N12°53'17"E
C31	25.72'	425.00'	12.86'	03°28'02"	25.72'	S58°37'46"W
C32	137.28'	51.00'	222.89'	154°13'27"	99.43'	N21°25'17"E
C33	10.77'	15.00'	5.63'	41°07'19"	10.54'	S35°07'48"E
C34	41.07'	25.00'	20.56'	07°14'28"	41.05'	N18°11'23"W
C35	38.37'	25.00'	24.11'	87°55'38"	34.71'	S22°09'10"W
C36	16.70'	465.00'	8.35'	02°03'28"	16.70'	S67°08'42"W
C37	39.27'	25.00'	25.00'	90°00'14"	35.36'	N86°49'27"W
C38	83.17'	657.00'	41.64'	07°15'11"	83.11'	N18°11'45"W
C40	43.62'	310.50'	21.82'	08°02'27"	43.58'	S10°32'41"E
C41	50.01'	743.00'	25.01'	03°51'23"	50.00'	N12°11'15"W
C42	312.34'	743.00'	158.51'	24°05'09"	310.05'	N13°10'27"W
C43	263.78'	657.00'	133.69'	23°00'15"	262.02'	N13°38'00"W
C44	3.29'	375.00'	1.64'	00°30'09"	3.29'	N56°40'09"E
C45	213.52'	743.00'	107.50'	16°27'55"	212.79'	S09°21'50"E
C46	41.93'	25.00'	27.81'	96°05'29"	37.18'	N72°10'52"W
C47	9.57'	25.00'	4.84'	21°56'05"	9.51'	S48°48'21"W
C48	184.78'	643.00'	93.03'	16°27'55"	184.15'	S09°21'50"E
C49	47.42'	643.00'	23.72'	04°13'32"	47.41'	S19°42'34"E
C50	95.83'	757.00'	47.98'	07°15'11"	95.76'	S18°11'45"E
C51	11.39'	25.00'	5.80'	26°06'14"	11.29'	N85°27'19"E
C52	11.39'	25.00'	5.80'	26°06'14"	11.29'	S39°21'05"W

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W'S OR PRIVATE OR PUBLIC EASEMENTS SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE R.O.W'S OR EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

4. THE VARIABLE WIDTH DRAINAGE R.O.W.'S AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480290-0130, DATED MAY 29, 2007 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

5. LOT 902 & LOT 903, BLOCK 133, & LOT 901, BLOCK 134 & LOT 901, BLOCK 135 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, AND WATER QUALITY CONTROL EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

6. LOT 904 (0.0669 ACRE DRAINAGE/SEWER EASEMENT), BLOCK 133 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE AND SEWER EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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8. LOT 902 (0.246 ACRE OPEN SPACE), BLOCK 135 SHALL BE DESIGNATED AS A NONRESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND DRAINAGE EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

9. LOT 901, BLOCK 133 AND LOT 903, BLOCK 135 SHALL BE DESIGNATED AS A NON RESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELE., CABLE TV AND LANDSCAPE/MONUMENT EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

10. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADES.

11. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

12. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS OR EASEMENTS OF ANY KIND.

13. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

14. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

15. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

STREETSCAPE TREE PLANTING NOTE:

TREES TO BE PLANTED 25' O.C. EXCEPT AT MEDIAN OPENINGS.
1. SIZE AND SPECIES OF TREES TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. ARCHITECT TO CONFIRM WITH THE STREETSCAPE ORDINANCE PLANTING STANDARDS.

2. DEVELOPER TO PROVIDE MAINTENANCE ON PLANTED STREET TREES FOR A MINIMUM OF THREE YEARS.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CENTEX HOMES,
a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: _____

CHARLES MARSH III
LAND DIVISION MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh, 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 September A.D. 2001

Mary A Gimon
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 EAST,
SUITE #108 SAN ANTONIO,
TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

SUBDIVISION PLAT OF
SILVERADO HILLS, UNIT-3

A 17.58 ACRE TRACT OF LAND OUT OF A 99.62 ACRE TRACT CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12230, PAGES 100-111 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE GUADALUPE COLLEGE SURVEY NUMBER 418, ABSTRACT 262, COUNTY BLOCK 4847, BEXAR COUNTY, TEXAS.

THIS PLAT OF *SILVERADO HILLS, UNIT-3* 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.8010

SHEET 2 OF 2

BY: _____, DEPUTY

Date: Sep 06, 2007, 10:26am User ID: JSheppard

JOB NO. 6003.10

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 12 **September 26, 2007**

MESA DEL NORTE UNIT 3 PUD — MAJOR PLAT — 070038
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 F-2
OWNER: Mesa Canyon Springs, by A. Bradford Galo
ENGINEER: Pape Dawson Engineers, by Alfonso Chua, P.E.
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: September 10, 2007

Location: North of the intersection of Wilderness Oaks and Fairway Springs

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #427-B, Canyon Valley was accepted on April 27, 1998.
PUD # 04-013, Mesa Del Norte was approved on July 14, 2004.

Proposed Use: Single Family Residential

Major Thoroughfare: Wilderness Oaks is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **21.37** acres consisting of **73** single family lots and **3,856.08** linear feet of public and private streets.

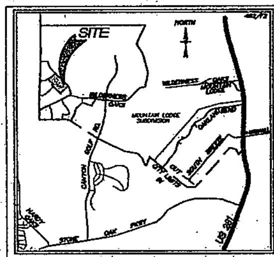
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

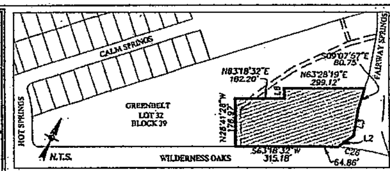
Approval

PLAT NO. 070038



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED GREENBELT LOT 32, BLOCK 39, C.B. 4929 IN THE PLAT KNOWN AS MESA DEL NORTE, UNIT-1 SUBDIVISION, PLANNED UNIT DEVELOPMENT, PLAT NO. 040199 AS RECORDED IN VOLUME 9566, PAGES 44-46 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

- ELEC = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TELEVISION
- ESM'T = EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- 1' ESM'T = 1' VEHICULAR NON-ACCESS ESM'T
- 5' ESM'T = 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- 12' ESM'T = 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
- FF= = MINIMUM FINISHED FLOOR ELEV.

① UNPLATTED 103.61 ACRES OWNER: MESA CANYON SPRINGS, LTD. (VOL. 10320, PG. 972-979 O.P.R.)

GENERAL NOTE: THE MAINTENANCE OF EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PROPOSED CONTOURS NOTE: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

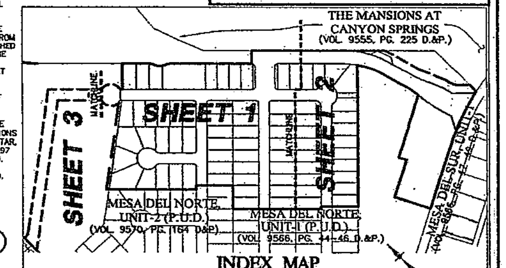
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THAT OF THE EAST LINE OF THE PLAT OF MESA DEL NORTE, UNIT-1 AS RECORDED IN VOLUME 9566, PAGES 44-46, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (P.I.D. #AY1861) N:13731295.2612 E:2127038.6018, BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E:2129377.7379



INDEX MAP
NOT TO SCALE

TCEQ/RECHARGE ZONE NOTE: THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

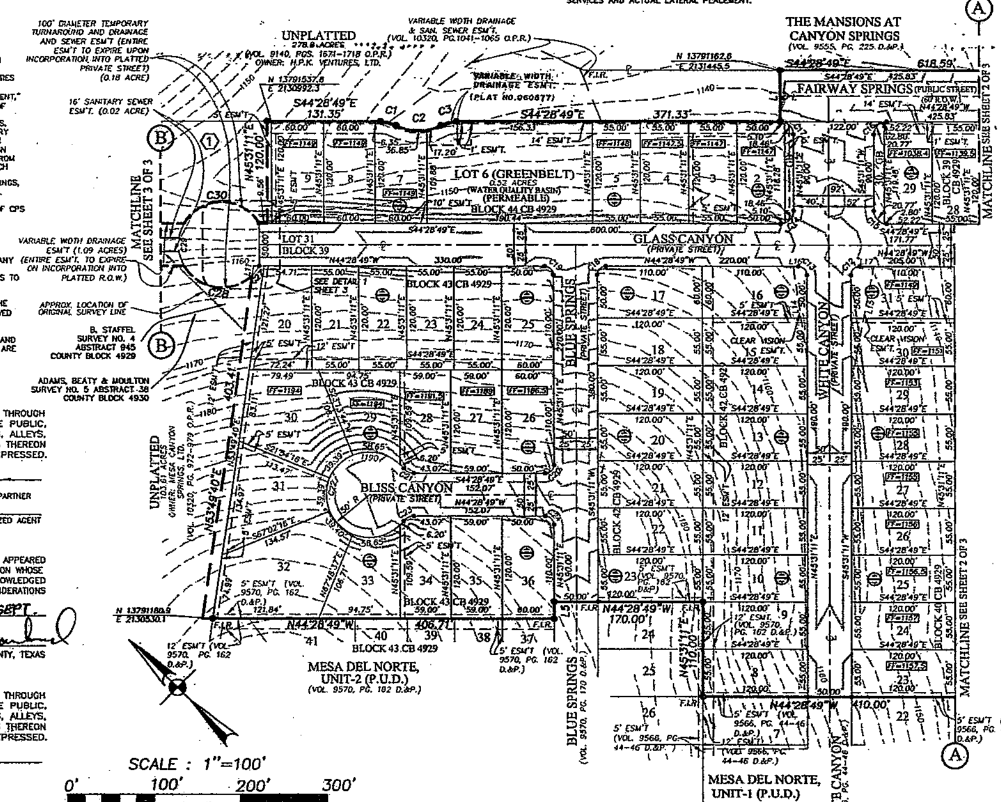
CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF MESA DEL NORTE UNIT-3, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 31, BLOCK 39 AND GREENBELT LOT 30 BLOCK 39, LOT 6, 23, & 33 BLOCK 39, LOT 1 BLOCK 44, AND LOT 30 BLOCK 44, AND ANY DRAINAGE EASEMENTS WITHIN MESA DEL NORTE UNIT-3, P.U.D., SHALL BE THE RESPONSIBILITY OF THE MESA DEL NORTE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. THE MAINTENANCE OF THE GREENBELT, LOT 34, BLOCK 39, SHALL BE THE RESPONSIBILITY OF THE CANYON SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
7. LOT 31, BLOCK 39, COUNTY BLOCK 4929 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT.
8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
10. LOT 30, 23, 33, 34, & 32 BLOCK 39, LOT 1 & 6 BLOCK 44 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, WATER QUALITY, CABLE TV, AND ACCESS EASEMENT.

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5)-FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



OWNER/DEVELOPER:
MESA CANYON SPRINGS, LTD.
18618 TUSCANY STONE, SUITE #100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

REPLAT & SUBDIVISION PLAT ESTABLISHING
MESA DEL NORTE, UNIT-3
(PLANNED UNIT DEVELOPMENT)

A 21.37 ACRE TRACT OF LAND BEING OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 AND A 278.80 ACRE TRACT OF LAND AS CONVEYED TO HPK VENTURES, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718, BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY & MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930, OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MESA DEL NORTE, UNIT-3 (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. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[signature]
OWNER: MESA CANYON SPRINGS, LTD.
A. BRADFORD GALO, MANAGING PARTNER
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *A. BRADFORD GALO*, 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 *4th* DAY OF *SEPT.* A.D. 20*07*

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL Notary Public State of Texas My Comm. Exp. 08-22-2010

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[signature]
OWNER: HPK VENTURES, LTD.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF ~~BEXAR~~ *Williamson*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Russell Parker*, 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 *31* DAY OF *August* A.D. 20*07*

[signature]
NOTARY PUBLIC ~~BEXAR~~ *Williamson* COUNTY, TEXAS

TAMMI LEE FUESSEL NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-30-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ALFONSO R. CHUA, JR. 84556 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

RECEIVED 07

JOB NO. 5881-09

Date: Aug 30, 2007, 7:45am User ID: MPleprzica
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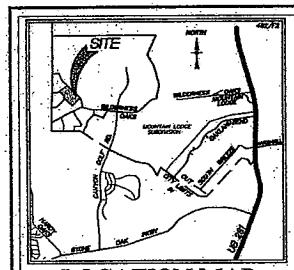
PLAT NO. 070038



LOCATION MAP

NOT TO SCALE

LEGEND

ELEC = ELECTRIC
INT. = INTERSECTION
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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1' ESM'T = 1' VEHICULAR NON-ACCESS ESM'T
5' ESM'T = 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
12' ESM'T = 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FF= = MINIMUM FINISHED FLOOR ELEV.

NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

TCEQ/RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THAT OF THE EAST LINE OF THE PLAT OF MESA DEL NORTE, UNIT-1 AS RECORDED IN VOLUME 9556, PAGES 44-46, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364, DELUXE, 1953 (P.I.D. #AY1981) N:13731295.2612 E:2127038.6019, BITTERS, 1953 (P.I.D. #AY6072) N:13756584.2745 E: 2129377.7379

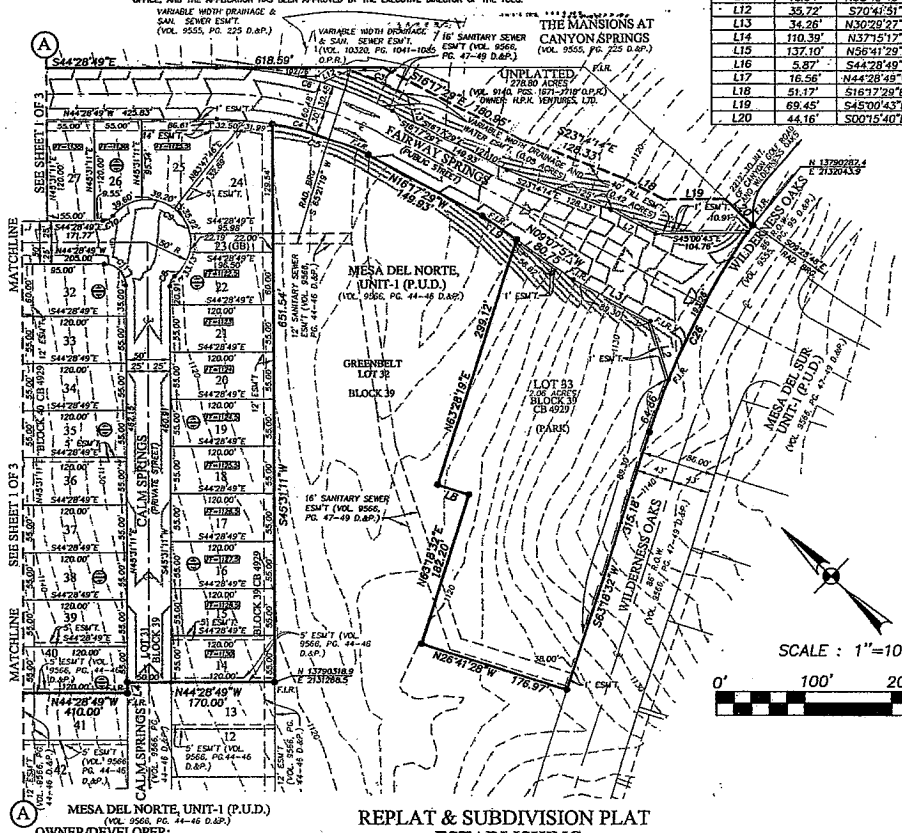
CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

LINE TABLE

LINE	LENGTH	BEARING
L1	60.48'	N45°31'11"E
L2	71.24'	N28°54'11"E
L3	100.77'	N16°17'29"W
L4	12.85'	S45°31'11"W
L5	20.00'	S45°31'11"W
L6	NOT USED	
L7	58.98'	S16°17'29"E
L8	37.89'	N26°41'28"W
L9	47.63'	N09°07'52"W
L10	16.00'	N45°31'11"E
L11	10.94'	N53°49'40"E
L12	35.72'	S70°41'51"E
L13	34.26'	N30°29'27"E
L14	110.39'	N37°15'17"E
L15	137.10'	N56°41'29"E
L16	5.87'	S44°28'49"E
L17	16.56'	N44°28'49"W
L18	51.17'	S16°17'29"E
L19	69.45'	S45°00'43"E
L20	44.16'	S00°15'40"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.67'	38.00'	9.53'	28°08'58"	18.48'	S30°24'20"E
C2	54.04'	55.00'	29.43'	56°17'56"	51.89'	S44°28'49"E
C3	18.67'	38.00'	9.53'	28°08'58"	18.48'	S58°33'18"E
C4	182.04'	370.00'	92.90'	28°11'20"	180.21'	N30°23'09"W
C5	117.54'	370.00'	59.27'	18°12'05"	117.05'	N25°23'32"W
C6	211.79'	430.48'	108.08'	28°11'20"	209.66'	S30°23'09"E
C8	13.82'	15.00'	7.32'	52°01'12"	13.16'	S71°31'47"W
C9	169.33'	50.00'	406.04'	194°02'25"	99.25'	S00°31'11"W
C10	18.62'	15.00'	7.32'	52°01'12"	13.16'	S70°29'25"E
C11	39.27'	25.00'	25.00'	90°00'00"	35.36'	N00°31'11"E
C12	15.71'	10.00'	10.00'	90°00'00"	14.14'	N89°28'49"W
C13	15.71'	10.00'	10.00'	90°00'00"	14.14'	N00°31'11"E
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	S89°28'49"E
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S00°31'11"W
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	N89°28'49"W
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N00°31'11"E
C18	15.71'	10.00'	10.00'	90°00'00"	14.14'	N89°28'49"W
C19	15.71'	10.00'	10.00'	90°00'00"	14.14'	N00°31'11"E
C20	15.71'	10.00'	10.00'	90°00'00"	14.14'	S89°28'49"E
C21	13.62'	15.00'	7.32'	52°01'12"	13.16'	S18°28'13"E
C22	247.87'	50.00'	39.04'	284°02'25"	61.54'	N45°31'11"E
C23	13.62'	15.00'	7.32'	52°01'12"	13.16'	N70°29'25"W
C24	15.71'	10.00'	10.00'	90°00'00"	14.14'	N00°31'11"E
C25	39.79'	64.70'	20.55'	35°14'15"	39.17'	N71°26'47"E
C26	269.03'	893.00'	135.54'	17°5'40"	268.01'	S71°56'22"W
C27	13.76'	50.00'	6.92'	15°45'59"	13.72'	N83°24'10"E
C28	90.96'	50.00'	64.27'	104°14'01"	78.93'	N36°35'50"W
C29	52.36'	50.00'	28.87'	60°00'00"	50.00'	S45°31'11"W
C30	104.72'	50.00'	86.60'	120°00'00"	86.60'	S44°28'49"E
C31	71.77'	455.48'	35.96'	09°01'42"	71.70'	N20°07'50"W



MESA DEL NORTE, UNIT-1 (P.U.D.)
(VOL. 9566, PG. 44-46 D.&P.)

OWNER/DEVELOPER:
MESA CANYON SPRINGS, LTD.
18618 TUSCANY STONE, SUITE #100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

REPLAT & SUBDIVISION PLAT ESTABLISHING
MESA DEL NORTE, UNIT-3
(PLANNED UNIT DEVELOPMENT)

A 21.37 ACRE TRACT OF LAND BEING OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 AND A 278.80 ACRE TRACT OF LAND AS CONVEYED TO HPK VENTURES, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY & MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930, OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MESA DEL NORTE, UNIT-3 (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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

C.P.S. NOTE:
1. THE CITY OF SAN ANTONIO AS 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES AND ESCAPES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
A. BRADFORD GALO, MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 SEPT. A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Russell Parker, 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 31 DAY OF August A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS Williamson

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALFONSO R. CHUA, JR.
84556
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN NOEL NICHOLS III
4402
REGISTERED
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RANDY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.3010

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS. PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF MESA DEL NORTE UNIT-3, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 31, BLOCK 39 AND GREENBELT LOT 30 BLOCK 39, LOT 6, 23, & 33 BLOCK 39, LOT 1 BLOCK 44 AND LOT 30 BLOCK 44, AND ANY DRAINAGE EASEMENTS WITHIN MESA DEL NORTE UNIT-3, P.U.D., SHALL BE THE RESPONSIBILITY OF THE MESA DEL NORTE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. THE MAINTENANCE OF THE GREENBELT, LOT 34, BLOCK 39, SHALL BE THE RESPONSIBILITY OF THE CANYON SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. LOT 33, BLOCK 39, COUNTY BLOCK 4929 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT.

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINISHED ADJACENT GRADE.

9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

10. LOT 30, 23, 33, 34, & 32 BLOCK 39, LOT 1 & 6 BLOCK 44 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, WATER QUALITY, CABLE TV, AND ACCESS EASEMENT.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____
EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ 20_____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

SHEET 2 OF 3

JOB NO. 5861-09

Date: Aug 30, 2007, 7:44am User ID: MPlaprzlco
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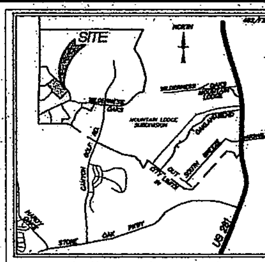
MESA DEL NORTE, UNIT-3 (P.U.D.)

SHEET 2 OF 3

PLAT NO. 070038



LOCATION MAP

NOT TO SCALE

TCEQ/RECHARGE ZONE NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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LEGEND

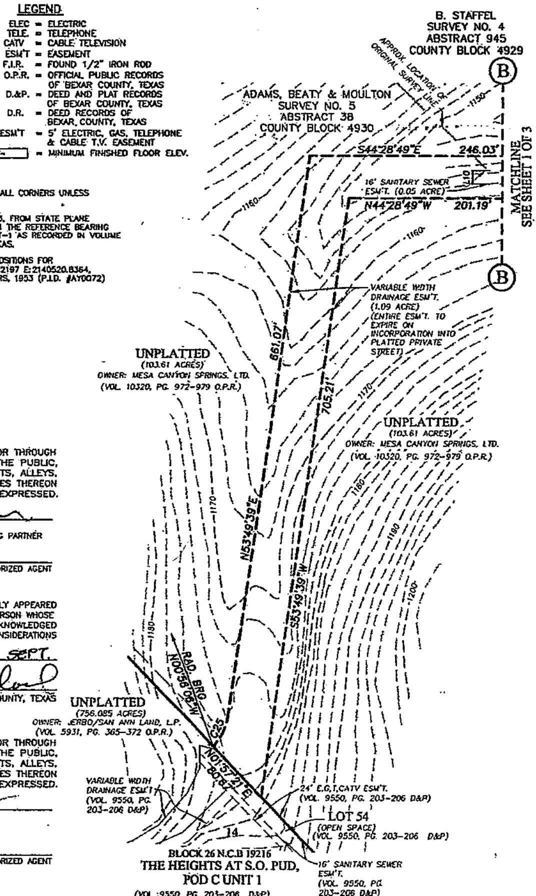
ELEC	= ELECTRIC
TELE.	= TELEPHONE
CATV	= CABLE TELEVISION
ESM'T	= EASEMENT
F.I.R.	= FOUND 1/2" IRON ROD
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
5' ESM'T	= 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FF=	= MINIMUM FINISHED FLOOR ELEV.

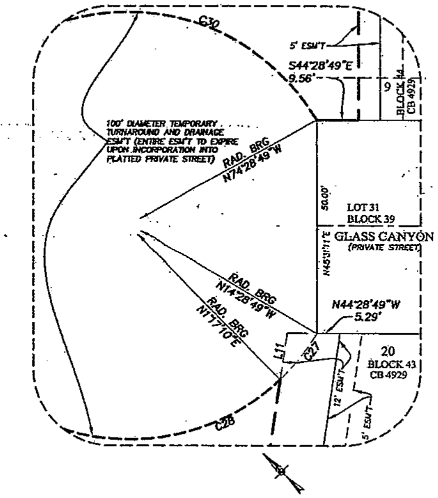
SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

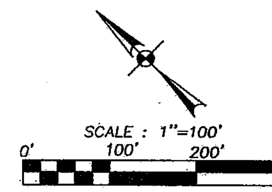
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THAT OF THE EAST LINE OF THE PLAT OF MESA DEL NORTE, UNIT-1 AS RECORDED IN VOLUME 9556, PAGES 44-46, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019, BITTERS, 1953 (P.I.D. #AY0072) N:13758584.2745 E: 2129377.7379





DETAIL 1 FROM SHEET 1
SCALE: 1=20



GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF MESA DEL NORTE UNIT-3, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 31, BLOCK 39 AND GREENBELT LOT 30 BLOCK 39, LOT 6, 23, & 33 BLOCK 39, LOT 1 BLOCK 44 AND LOT 30 BLOCK 44, AND ANY DRAINAGE EASEMENTS WITHIN MESA DEL NORTE UNIT-3, P.U.D., SHALL BE THE RESPONSIBILITY OF THE MESA DEL NORTE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. THE MAINTENANCE OF THE GREENBELT, LOT 34, BLOCK 39, SHALL BE THE RESPONSIBILITY OF THE CANYON SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. LOT 31, BLOCK 39, COUNTY BLOCK 4929 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT.

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

10. LOT 30, 23, 33, 34, & 32 BLOCK 39, LOT 1 & 6 BLOCK 44 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, WATER QUALITY, CABLE TV, AND ACCESS EASEMENT.

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS 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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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 AREA.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: MESA CANYON SPRINGS, LTD.
A. BRADFORD GALO, MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 4th DAY OF SEPT. A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: HPK VENTURES, LTD.

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF ~~BEXAR~~ Williamson

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Russell Parker, 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 31 DAY OF August A.D. 20 07

NOTARY PUBLIC ~~BEXAR~~ COUNTY, TEXAS
Williamson

TAMMI LEE FUESSEL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
10-10-2010

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALFONSO R. CHUA, JR.
84556
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
MESA CANYON SPRINGS, LTD.
18618 TUSCANY STONE, SUITE #100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

REPLAT & SUBDIVISION PLAT ESTABLISHING

MESA DEL NORTE, UNIT-3

(PLANNED UNIT DEVELOPMENT)

A 21.37 ACRE TRACT OF LAND BEING OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD., AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 AND A 278.80 ACRE TRACT OF LAND AS CONVEYED TO HPK VENTURES, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9140, PAGES 1671-1718 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929, AND THE ADAMS, BEATY & MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930, OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MESA DEL NORTE, UNIT-3 (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. 20____

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

Date: Aug 30, 2007, 7:45am User ID: MPieprzica
File: P:\58\81\09\Design\Civil\Plat\PL588109.DWG

JOB NO. 5881-09

San Antonio Water System

RECEIVED

07 SEP -6 AM 10: 45

LAND DEVELOPMENT SERVICES DIVISION

March 02, 2007

Mr. Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0701002- Request for review of Mesa Del Norte, Unit 3, **Plat No.** 070038 located on Wilderness Oaks Road near Canyon Golf Road.

Dear Mr. Chua:

On January 09, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 21.790 acres located entirely within the EARZ. No Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated August 24, 2004, and May 08, 2006, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Mesa Del Norte, Unit 3, Plat No. 070038.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 13 **September 26, 2007**

DILLEY-1 SUBDIVISION — 070535
SUBDIVISION NAME: — **PLAT #:**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 580 E-2
OWNER: Miguel Dilley
ENGINEER: Ronnfeldt Engineering Consultants, Inc., by Roy Ronnfeldt
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Location: On the west side of Wurzbach Rd., south of Babcock Rd.

Zoning: C-2 Commercial District
C-3 General Commercial District

Proposed use: Dry Cleaners

APPLICANT'S PROPOSAL:

To plat **1** non-single family lot consisting of **0.603** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered for approval within 30 days of a formal plat filing.

3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.

L12 070535

DILLEY LAW FIRM

DEVELOPMENT SERVICES RECEIVED

ATTORNEYS AT LAW

DEVELOPMENT SERVICES RECEIVED

DOUGLAS E. DILLEY
DAVID E. DILLEY JR.
GAYLIA D. BRUNSON
ALLENA CANO*

2007 SEP -7 AM 10: 52

635 SOUTH PRESA
SAN ANTONIO, TEXAS 78210
(210) 225-0111
FAX (210) 228-0493

MCALLEN OFFICE*
213 N. 11th. ST.
(956) 631-6333
FAX (956) 631-6330

2007 AUG 10 PM 12: 07

August 1, 2007

2007 SEP 10

VIA HAND-DELIVERY
City of San Antonio
Development Services
Subdivision Section

Re: Letter of Request for a Plat Deferral – 7103 Wurzbach (A/P#1309019)

To Whom It May Concern:

Please allow this letter to serve as my letter of request for a plat deferral for the property located at 7103 Wurzbach Rd. Please be advised that Ronnfeldt Engineering Inc. has been retained to prepare the required plat. However, it is necessary for us to obtain a plat deferral to obtain our building permit to begin construction of our new addition to our existing structure.

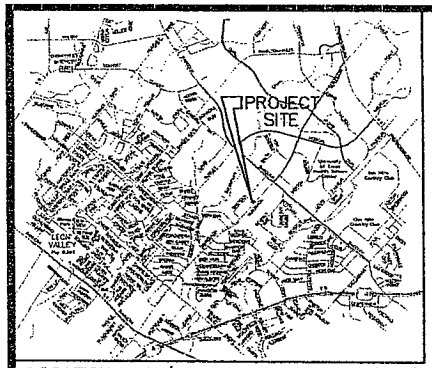
It has come to our attention that a neighboring landowner is aware of our delay with acquiring a permit and will proceed with plans to construct an identical business should we be unsuccessful in securing a building permit within the next 60 days, which would financially prevent us from proceeding with our project which has been in the works for over two years due to delays with obtaining a permit.

We have spent a considerable amount of money on construction plans and revisions and our last hurdle in obtaining a building permit is having our vacant tract of land which we plan on building an addition to our existing structure on, platted into one property in order for us to obtain electricity across our new property. The consequences mentioned above would be disastrous to us should our request be denied. Should you have any questions please feel free to contact me at your earliest convenience.

Yours Very Truly,

Douglas E. Dilley

FILE NO. 070535



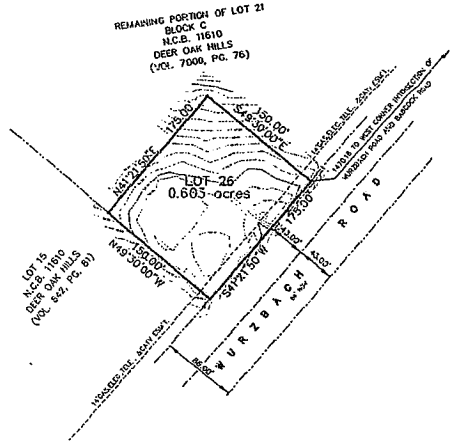
LOCATION MAP (FERGUSONS REF: 580/2-E)
NTS

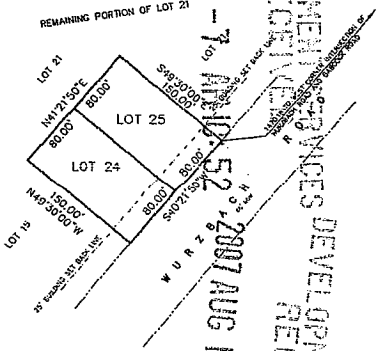
RONNFELDT ENGINEERING CONSULTANTS, INC.
7272 WURZBACH ROAD, SUITE 1101
SAN ANTONIO, TEXAS 78240

OWNER/DEVELOPER/AGENT
MIGUEL DILLEY
ADDRESS: 635 SOUTH PRESA
SAN ANTONIO, TEXAS

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

⊕ = IRON PINS SET ALL PROPERTY CORNERS





THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES.

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. _____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

_____
MY COMMISSION EXPIRES:

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 THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF _____
A.D., 20___.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES:_____

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

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, 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., 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES:_____

REPLAT ESTABLISHING
DILLEY – 1 SUBDIVISION

BEING LOT 26, BLOCK C, N.C.B. 11610, CONSISTING OF 0.05 ACRES OUT OF LOT 21, BLOCK C N.C.B. 11610, DEER OAK HILLS, CITY OF SAN ANTONIO, AS RECORDED IN VOLUME 7000, PAGE 76, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND ALL OF LOTS 24 AND 25, BLOCK C, N.C.B. 11610 DEER OAK HILLS, AS RECORDED IN VOLUME 6600, PAGE 192, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 482.77'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY TxDOT.

THIS PLAT OF DILLEY – 1 SUBDIVISION 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., 20_____

BY:_____
CHAIRMAN

BY:_____
SECRETARY

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 24 AND 25 IN THE DEER OAK HILLS SUBDIVISION, N.C.B. 11610, BLOCK "C" AS RECORDED IN VOLUMN 6600, PAGE 192, IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS

SHARED CROSS ACCESS NOTE
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r)(3).

CLEAR VISION AREA NOTE
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

CPSB NOTES

1. CONCRETE DRIVEWAY APROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
2. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
3. The City of San Antonio as 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", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or 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.
4. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground Elevation alteration.
5. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES.

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 SEAL OF OFFICE, THIS _____

DAY OF_____ A.D. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

DEVELOPMENT SERVICES RECEIVED
2007 SEP -7 PM 3:52
2007 AUG 10 AM 10:07
DEVELOPMENT SERVICES RECEIVED

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 14 **September 26, 2006**

KYLE SEALE
PARKWAY MIDDLE SCHOOL — MAJOR PLAT — 070262
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 513 C-5
OWNER: NISD, by Jim Martin
ENGINEER: Slay Engineering, by Michael Slay
CASE MANAGER: Robert Lombrano, Planner II (207-5014)

Date filed with Planning Commission: Pending SAWS Letter of Certification

Location: At the southeast corner of Kyle Seale Parkway and Tall Heights

Services Available: SAWS Water and Sewer

Zoning: DR Development Reserve
ERZD Edwards Recharge Zone District

Plat is in accordance with:
POADP/MDP # 800, Grandview, accepted on December 20, 2004

Proposed Use: Public School

Major Thoroughfare: Kyle Seale Parkway is a secondary arterial, Type A, minimum R.O.W. **86** feet.

APPLICANT'S PROPOSAL:

To plat 1 non-single family lot, consisting of **27.33** acres.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Pending Letter of Certification from SAWS.

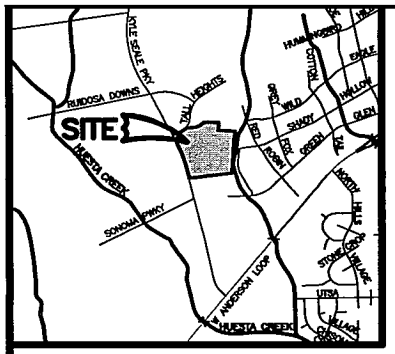
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT I.D. 070262



LOCATION MAP

SCALE: 1" = 2000'

LEGEND

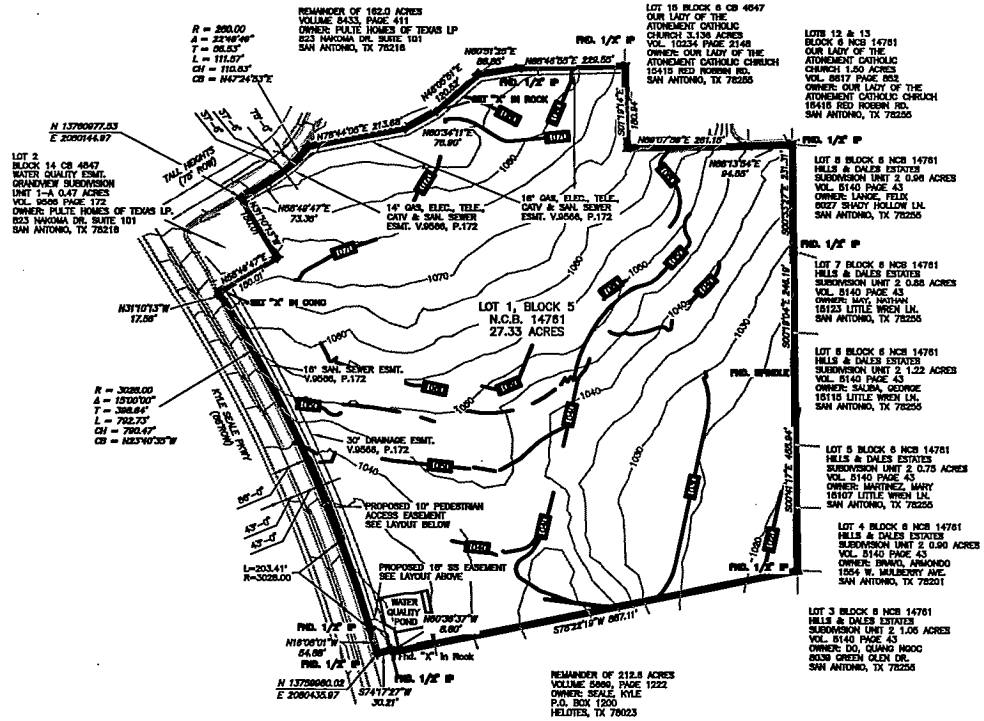
FND.....FOUND
I.P.....IRON PIN
B.C.D.P.R.....BEXAR COUNTY DEED AND PLAT RECORDS
R.P.R.B.C.....REAL PROPERTY RECORDS BEXAR COUNTY

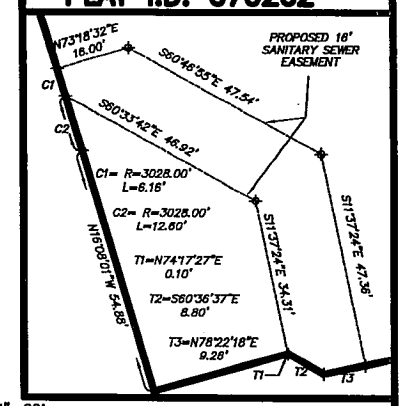
SURVEY NOTES:

1. ALL BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE N.A.D. 83. (93)
2. COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, N.A.D. 83, (93) U.S. SURVEY FEET, FROM NGS STATION SAN ANTONIO RRP, PID AY2157,
(Y)N 13728385.18, (X)E 2103179.12
3. ALL LOT CORNERS ARE SET ½" IRON PIN WITH A RED CAP STAMPED "OVERBY DESCAMPS" UNLESS NOTED OTHERWISE.

EDWARDS AQUIFER NOTES:

THIS SITE IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CODE ENTITLED "AQUIFER RECHARGE AND WATERSHED PROTECTION", OR LATEST VERSIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST VERSION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.





SCALE: 1"=20'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
NORTHSIDE INDEPENDANT SCHOOL DISTRICT
5900 EVERS RD.
SAN ANTONIO, TEXAS 78238
(210) 397-1215

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ 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 _____, 20___.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE DAWSON ENGINEERS

REGISTERED PUBLIC SURVEYOR NO. 4251
DAVID A. CASANOVA
PAPE DAWSON ENGINEERS
555 EAST RAMSEY
SAN ANTONIO, TEXAS 78216
(210) 375-9000

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

FINISHED FLOOR ELEVATIONS MUST BE MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)(F-40)

DETENTION POND OR WATER QUALITY BASIN NOTE:
NOTE: THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE THOSE IMPROVEMENTS WITHIN THE DETENTION EASEMENT, OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY

SUBDIVISION PLAT
ESTABLISHING

KYLE SEALE PARKWAY MIDDLE SCHOOL

ESTABLISHING LOT 1, BLOCK 5, N.C.B. 14761 SAN ANTONIO, BEXAR COUNTY, TEXAS. BEING 27.33 ACRE TRACT OF LAND OUT OF A 162.00 ACRE TRACT RECORDED IN VOLUME 8433, PAGES 411-418 OF THE OFFICIAL PUBLIC RECORDS OF REAL PRPERTY BEXAR COUNTY, TEXAS, OUT OF THE HEINRICH LEIFESTE SURVEY NUMBER 1, ABSTRACT 957, COUNTY BLOCK 4547 AND THE S.A. & M.G.R.R. SURVEY NUMBER 437, ABSTACT 718, COUNTY BLOCK 4544 OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR 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.

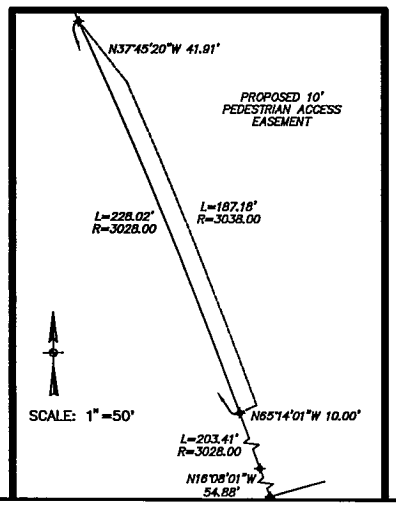
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

SCALE: 1"=200'

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER
SLAY ENGINEERING CO., INC.
123 ALTGELT AVE.
SAN ANTONIO, TEXAS, 78201
(210) 734-4388



SCALE: 1"=50'

THIS PLAT OF KYLE SEALE PARKWAY MIDDLE SCHOOL 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., 2007

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I,_____ COUNTY CLERK, OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS _____ DAY OF _____, AD

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

SLAY
ENGINEERING CO., INC.
123 ALTGELT AVE.
SAN ANTONIO, TEXAS 78201
(210) 734-4388

JOB NO.: 06-063
DATE: 09-14-2007

San Antonio Water System

June 11, 2007

Mr. Robert Allen Renner, P.E.
Slay Engineering, Inc.
4335 W. Piedras Drive, Suite 210
San Antonio, Texas 78228

RE: File No. 0705005 - Request for review of **Kyle Seale Parkway Area Middle School, Plat No. 070262** located on east of Kyle Seale Pkwy and north of Loop 1604

Dear Mr. Renner:

On May 22, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 27.330 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1575. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). At the time of this request it is unknown if an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Kyle Seale Parkway Area Middle School, Plat No. 070262.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 07025 Item # 15

Council District: **3** City Council Meeting Date: **11/01/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Mixed Use** to **Public/Institutional**

Background Information:

Applicant: Perez, Bobby for James Allen
Owner: Brooks Development Authority
Property Location: 5000 Block of South Presa
Acreage: 1.041 Acres
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Vacant
E: Vacant
S: Vacant
W: Vacant

Issue:

LAND USE ANALYSIS:
Currently the subject property is a vacant parcel surrounded by vacant land. The proposed land use for the site is Public/Institutional.

The South Central San Antonio Community Land Use Plan designates *Mixed Use* land use for the subject property, which provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment.

The proposed Public/Institutional Land Use provides for public, quasi-public, utility company and institutional uses.

According to the description provided by the applicant:
"The facility will potentially serve youth with special education needs; youth who require educational remediation; youth who have substance abuse problems; youth that have committed misdemeanor or felony offenses. The facility is designed for the purposes of custody, care, subsistence, education, treatment and training of these youth. The youth will be provided with educational services, specialized treatment according to their level of need, and vocational and independent living skills.

The individuals served at this facility may range in age from 14-21 years, with an average age of 17 years. The facility is not expected to serve those youth classified as violent offenders." The residential facility will have 18-21 beds and the youth that will be in this facility will be placed here through the court system.

The Future Land Uses to the north of the subject property is also Public/Institutional and the Future Land Uses to the south, east and west of the property are Mixed Use. Given that the site border on

land that is set aside for Public/Institutional, the extension of the Land Use to include the subject property will have minimal impact on the adjacent properties.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: South Presa is a Secondary Arterial Type B with 70'-86' of ROW
Other streets:
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Adjacent to public/institutional uses including the state hospital and state school
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: September 12, 2007
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: 8/24/2007
No. Notices mailed 10 days prior to Public Hearing: 103 notices mailed
Registered Neighborhood Association(s) Notified: Highland Hills Neighborhood Association, Roosevelt Park Neighborhood Association, Mission San Jose Neighborhood Association, East Pyron/Symphony Lane Neighborhood Association, King Williams Association, Riverside Neighborhood Association, Riverside South Neighborhood Association
Comments: 1 citizen call and 1 citizen letter against land use change, two neighborhood association letters against land use change

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: R-4 Proposed zoning district: C-3 S
Zoning Commission Public Hearing Date: August 21; continued to Sept. 4; continued to Oct. 2
☐ Approval ☐ Denial

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Beth Johnson	Senior Planner	Phone No.: 207-7919

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE TO PUBLIC/INSTITUTIONAL LAND USE FOR AN AREA OF APPROXIMATELY 1.041-ACRE TRACT OF LAND LOCATED AT 5000 BLOCK OF SOUTH PRESA BEING A PORTION OF A CALLED 55.727 ACRE TRACT RECORDED IN VOLUME 12893, PAGES 444-449 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY TEXAS OUT OF THE A. GALLAN SURVEY NO. 25, ABSTRACT 259, NEW CITY BLOCK (N.C.B) 10934.

WHEREAS, City Council approved the South Central San Antonio Community Plan Update as an addendum to the Master Plan on October 26, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on September 26, 2007 and **APPROVED / DENIED** the amendment on September 12; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 26th DAY OF SEPTEMBER 2007.

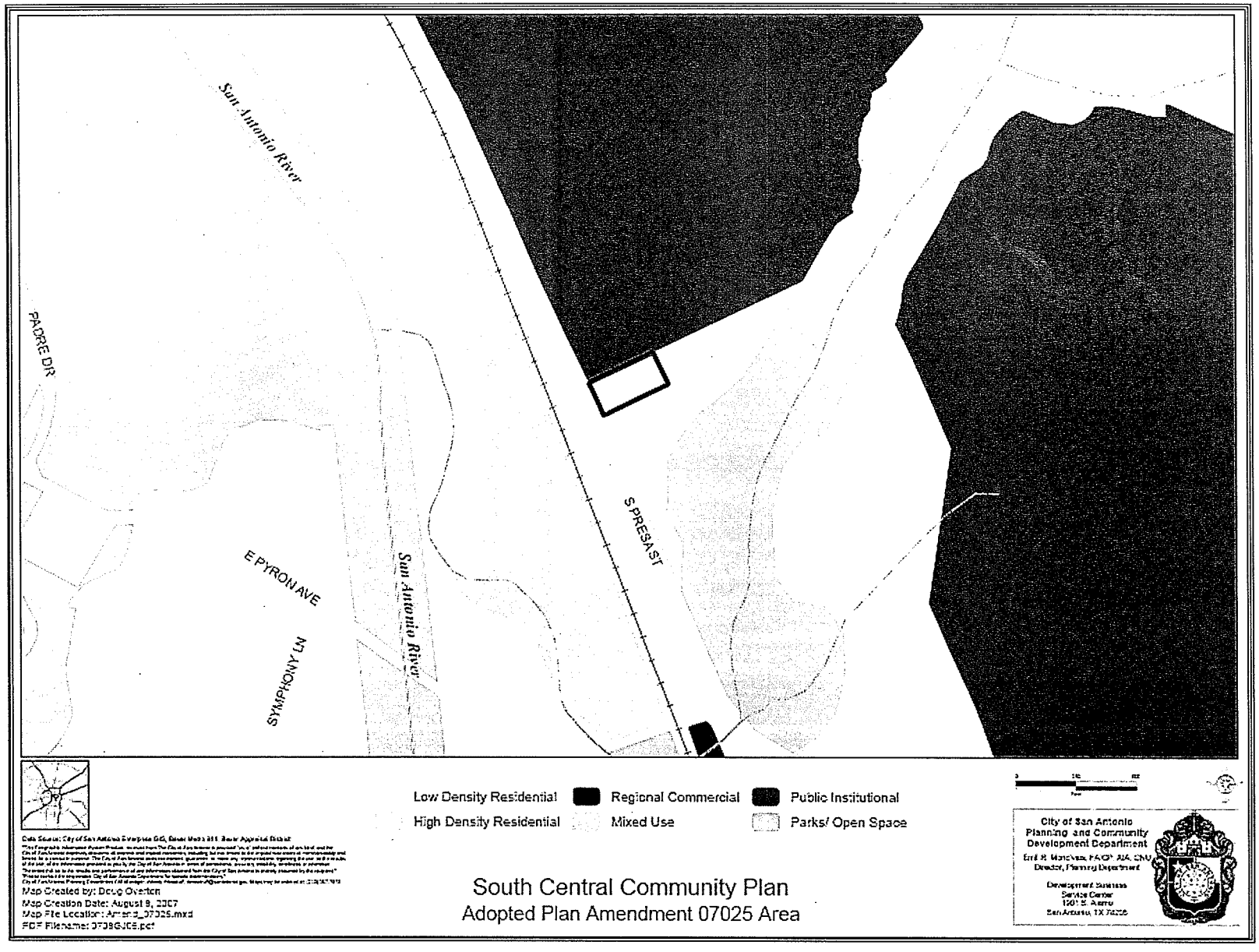
Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

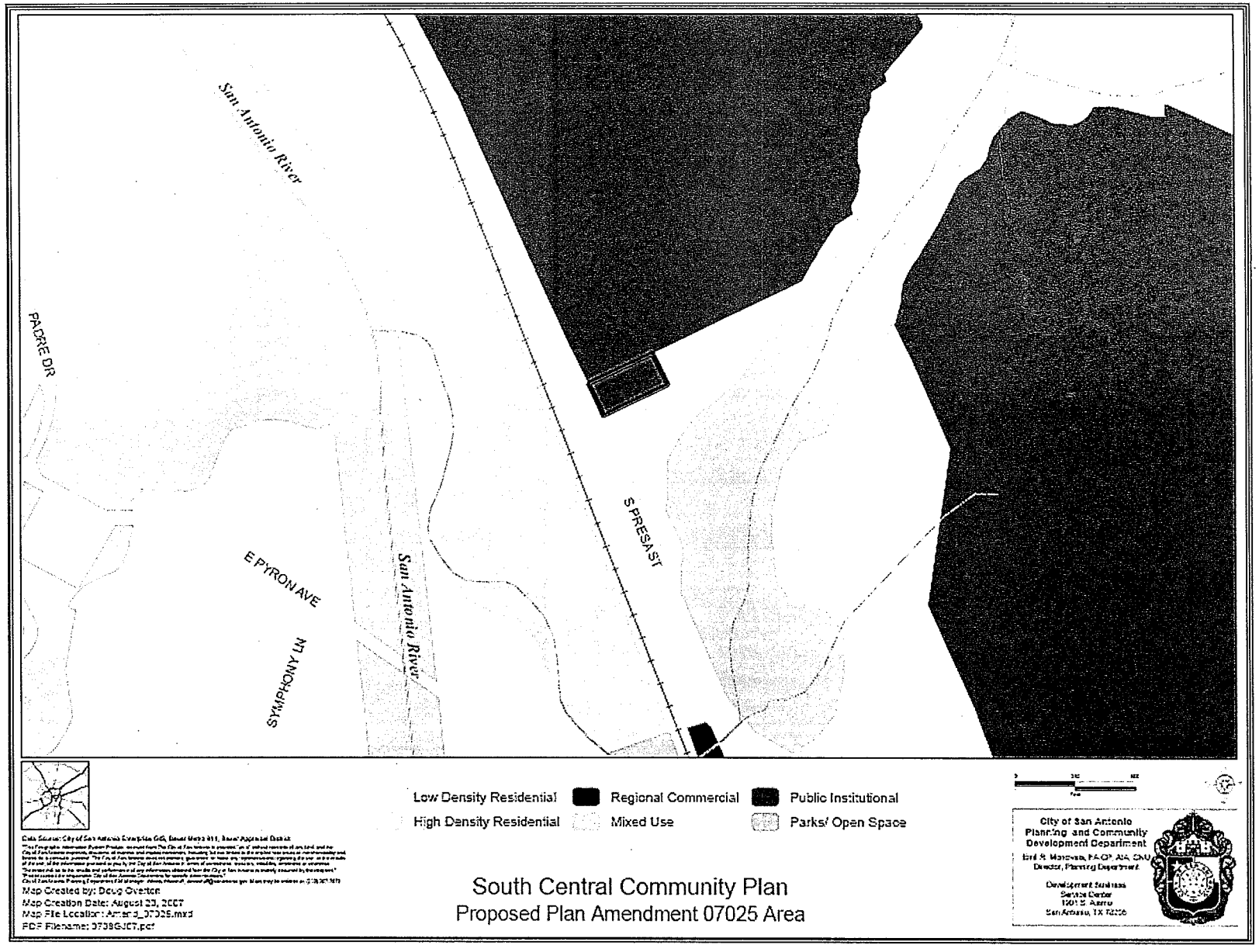
Attest:

_____
Executive Secretary
San Antonio Planning Commission

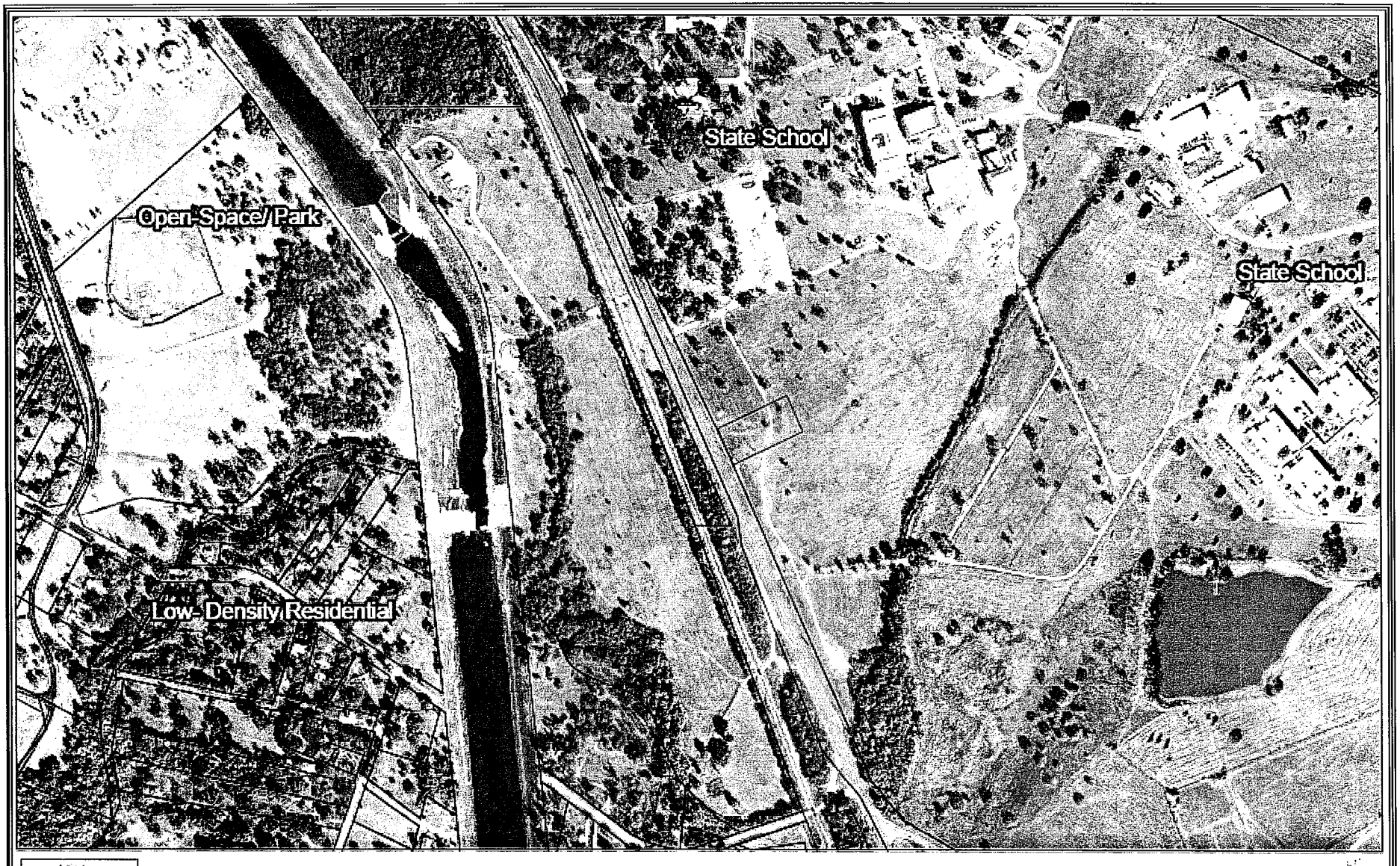
Land Use Plan as adopted:



Proposed Amendment:



South Central Community Plan
Proposed Plan Amendment 07025 Area



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

Map Created by: Beth Johnson

Map Creation Date: Aug 21 07

Map file location: K:\Neighborhoods\Plan Amendments\Cases\South Central\07025

PDF file name: Attachment 2- 07025

City of San Antonio

Attachment 2 PA 07025- Ortho Photo

City of San Antonio
Planning Department

Emil R. Moncivais, FAICP, AIA, CNU
Director, Planning Department

Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

East Pyron / Symphony Lane Neighborhoood Association

"Las Islas en la Sombra de la Missiones"

September 12, 2007

Planning Commission Representatives
City of San Antonio
Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78283

RE: Zoning Case # Z2007252 S / File 07025

Dear Planning Commissioners:

On September 11, 2007 a meeting took place with our association and the developer's representative Bobby Perez. Mr Perez was extremely cordial, professional and represented his client well.

After carefully reviewing the project and considering many options with regard to this development this association's position stands as **against** rezoning and **against** a Master Plan amendment.

Outlined below are some of the reasons cited at the September 11th meeting as to why the East Pyron / Symphony Lane Neighborhood association is against this project.

- We believe the spirit of the Community Master Plan which we the people helped to create needs to be respected. We the people do not want this development at it's proposed location, please consider the needs of the people over the needs of the developer in this case.

- In addition to "we the people", the nearby community, consider "we the people" of the entire United States. Directly across the street from this proposed facility is our San Antonio Mission's National Historical Park, which is under RIO zoning. According to Steve Whitesell, National Historical Parks Superintendent the portion of the parks property across from the proposed correctional facility has plans for a hike and bike trail and a visitor display of the San Juan Dam that diverted water from the San Antonio River to the old Spanish Acequia. The old Spanish Dam and Acequia has a lot of historical significance and some of the lands that it borders here in San Antonio have the some of the oldest water rights in the United States having been granted by the Spanish Government before the State of Texas or the United States formation. The Acequia is a National Treasure and we must be sensitive to development near this site. For more information on plans from National Parks and this sites historical importance please contact Steve Whitesell at steve_whitesell@nps or 210.534.8875 ext 225.

- The proposed type of development creates precedence for other types of similar development. Would a developer assume as did Mr. Allen that because like zoning is nearby, at the State Hospital, that they too could get zoning for a correctional facility. Look at what happened at Mission Road and Mitchell St. where the Bexar County Juvenile Detention Center and Juvenile

East Pyron / Symphony Lane Neighborhoood Association

"Las Islas en la Sombra de la Missiones"

Probation center are now located. Other correctional facility's were nearby before they located there. Earlier this year a retirement community apartment complex opened about 2500 feet from the proposed site. It is hopeful that more residential development if any will occur over the next few years. We the neighborhood, are concerned that this facility will detract from more appropriate and desirable development.

- What ever type of development occurs at and near the site of this proposed correctional facility must address another important issue, flood control. Our neighborhoods elevation and proximity to the San Antonio River make it prone to flooding. Additional impervious material from any development along Asylum Creek such as this will agitate the flooding situation in our neighborhood. Retention tanks must be in place to protect our neighborhood.

In closing I would like to add that we understand this facility does a great service to the Juveniles it's designed to serve and that we are not opposed to what the Texas Youth Commission and Mr. Allen are trying for our troubled youths. We do however feel that there are many other sites in Bexar County and the City of San Antonio that would be more appropriate for this type of development.

Respectfully yours

Gerrit Dinkla

Gerrit Dinkla,
Vice President

7039 Symphony Lane
San Antonio, TX 78214
210.889.6031

City of San Antonio Zoning Commission

RE: zoning case #Z2007252

In response to the above-cited case, I am a resident of the neighborhood immediately to the west of the proposed zoning change, and, like my neighbors, I am both surprised and disturbed not to have received notice of the proposed change—either for the initial meeting on August 21, 2007 or the follow-up hearing on September 3. It is also telling that the developer of a commercial project, much farther away at the corner of S. New Braunfels and S.E. Military, felt obliged to seek a meeting with the neighborhood organization when applying for a zoning change. The inevitable conclusion is that this developer is, at best, insensitive to community input.

On its own merits, the case for zoning change would seem to be dubious. As much as we realize that this untouched green space has been a neighborhood asset for generations, we also understand that development on the site is inevitable—the question, of course, is what kind of development. Given its location, more retail is unlikely, not to mention unnecessary give recent construction along Military Dr. In fact, the most realistic scenario would call for just the kind of residential development current zoning would support. A juvenile detention facility, hardly the highest and best use for the site, would effectively discourage residential development on the remaining acreage.

Additionally, such a proposal comes at a time when the neighborhood is receiving a welcome boost in the form of joint federal-local project designed not only to return the river to a more natural state for the use of locals and tourists, but also to improve its flood-carrying capacity. Part of that development is a recent proposal to create an interpretative center for the headwaters of the San Juan Acequia directly across S. Presa from the proposed detention facility, and to connect the center with the agricultural fields of San Juan Capistrano mission to the south by means of a walking path. These projects represent a significant commitment to a long-neglected part of the city. We should not allow inappropriate development to diminish this catalyst for positive change.

Sincerely,

Ron Bechtol
1810 E. Pyron

The Mission San Jose Neighborhood Association

September 12, 2007

Planning Commission Representatives
City of San Antonio
Development Services Department
1901 S. Alamo Street
San Antonio, Texas 78283

Dear Commissioner:

This is a request for denial of the correctional facility Case # 07025 on Press Street that would require amending the South Central Community Plan. The Mission San Jose Neighborhood Association has not had an opportunity to meet, or discuss this project with the applicant of this project. We feel strongly that the voice of the people be heard as reflected in the South Central Community plan. Please vote no to this project.

We ask the commission to stop the negative planning that has compromised the historic nature of our Mission community. The correctional facility has an iconic value that would perpetuate a negative stereotype that our predominantly low-income Mexican American community has endured for years.

Our community deserves to be heard and the South Central Community Plan has given a voice and hope to the voiceless. We do not have high priced lobbyist or attorneys we only have the word of the City Council that our community plan now has credence. Please honor our people with that commitment to offer our youth a better future with positive development, as we demand.

Sincerely

Armando Cortez

Armando Cortez
President The Mission San Jose Neighborhood Association
6327 Padre Drive
San Antonio, Texas 78214
(210) 685-1811

P/C AGENDA FOR September 26, 2007

Item Number	PUD Plan/Plat Name	Company	Owner Information
5	Heritage Park Unit 28	KB Home Lone Star LP	Joseph C Hernandez
6	O'Connor Business Park	N/A	Darren B Casey
7	The Market at Bridgewood	Bridgewood Market Holding Co	Ramiro Valadez III
8	Canyon Springs Unit 11B PUD	HPK Ventures Ltd	Russel S Parker
9	Fox Grove Unit 11	KB Home Lone Star LP	Joseph C Hernandez
10	North Rim Unit 1	Thomas Enterprises Ltd	Robert Bergmann
11	Silverado Hills Unit 3	Centex Real Estate	Charles Marsh
12	Mesa Del Norte Unit 3 PUD	Mesa Canyon Springs	A Bradford Galo
13	Dilley-1	N/A	Miguel Dilley
14	Kyle Seale Parkway Middle School	NISD	Jim Martin