SAN ANTONIO PLANNING COMMISSION AGENDA

August 27, 2008
2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*
Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman
John Friesenhahn
Stephanie James
Jose R. Limon
Dr. Sherry Chao-Hrenek
Andrea Rodriguez

The Cliff Morton Development and Business Service 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 forty-eight [48] hours prior to the meeting). For Assistance, Call (210) 207-7245 Voice/TTY.

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, **1:30** P.M., Tobin Room
   - Agenda items may be discussed (Development Services Department)
   - Briefing on notification process for Camp Bullis (Development Services Department)
   - Briefing regarding request for disannexation of approximately 55 acres generally located east of Hwy 281 and south of Loop 410 South. Property is part of the Espada Project, a proposed development of approximately 1,800 acres, which has requested the creation of a Public Improvement District from Bexar County (Planning and Community Development Department by, Trish Wallace, Planning Manager).

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 080314	**Hacienda Heights** (At the southeast corner of Bulverde Road and Chimney Springs Drive)	**10**	**518 B-7**

REPLATS:

B. 070637	**Montgomery Living Community Townhouse PUD** (On the north side of Montgomery Drive, east of New World)	**OCL**	**553**	**E-8**
C. 080306	**Spring Time PUD** (On the north side of Spring Time Drive, west of Babcock Road)	**7**	**548**	**A-2**

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.

PUBLIC HEARINGS FOR ITEMS 6-8 HELD ABOVE:

6.	**080314**	**Hacienda Heights** (At the southeast corner of Bulverde Road and Chimney Springs Drive)	**10**	**518**	**B-7**
7.	**070637**	**Montgomery Living Community Townhouse PUD** (On the north side of Montgomery Drive, east of New World)	**OCL**	**553**	**E-8**
8.	**080306**	**Spring Time PUD** (On the north side of Spring Time Drive, west of Babcock Road)	**7**	**548**	**A-2**

PLATS:

9.	**060732**	**Sundance Ranch, Unit 2** (On the south side of Toutant Beauregard Road, east of Wildsage)	**OCL**	**446**	**D-8**
10.	**060771**	**Highland Farms III, Unit 9** (Southeast of Old Seguin Road and Summerfest Drive)	**2**	**585**	**C-6**
11.	**060772**	**Highland Farms III, Unit 10** (South of Summerfest Drive and Braden Gate)	**2**	**585**	**C-6**
12.	**070048**	**The West Side Peak** (East of Ray Ellison Drive and south of U.S. Highway 90)	**4**	**647**	**C-1**
13.	**070263**	**McCombs/Culebra & Tezel** (Northwest of Tezel Road and Culebra Road)	**6**	**579**	**A-4**

14. 080107 Sonterra 281 Plaza 9 517 B-1
(On the south side of East Sonterra Boulevard, west of Highway 281)

INDIVIDUAL CONSIDERATION

COMPREHENSIVE MASTER PLAN:

15. Continued from the August 13, 2008 meeting. Public hearing and consideration of a resolution to change the land use plan in the Government Hill Neighborhood Plan, a component of the Master Plan of the City, for an area bound by Fort Sam Houston to the north and east, I.H. 35 to the south, and N. New Braunfels Avenue to west (Phase 1), by updating the land use component of the Neighborhood Plan. (Planning and Community Development, by Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

16. Approval of the minutes for the August 13, 2008 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

SAN ANTONIO PLANNING COMMISSION

PUBLIC NOTICE
SUPPLEMENT

In addition to other scheduled items to be heard by the Planning Commission at its August 27, 2008 meeting, the Commission will be asked to consider the following item:

LAND TRANSACTION:

1. Public Hearing, briefing and consideration of a request to approve the designation of properties acquired for the former Applewhite Reservoir as surplus to the needs of the City of San Antonio. (San Antonio Water Systems, by Bruce Haby)

   Note: This item was placed on the agenda after the regular packet was printed.

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES BUILDING IS WHEELCHAIR ACCESSIBLE. HANDICAP PARKING SPACES ARE LOCATED ON THE SOUTH SIDE 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 207-7245 VOICE/TDD.

Consent Agenda

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A & 6 **August 27, 2008**

HACIENDA HEIGHTS	MINOR PLAT	080314
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 518 B-7
OWNER: Hacienda Concept Ventures, by Scott Dye; Agent
ENGINEER: Dye Enterprises, by Scott Dye
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: August 27, 2008

Location: At the southeast corner of Bulverde Road and Chimney Springs Drive

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Proposed Use: Residential

Major Thoroughfare: Bulverde Road is a primary arterial, type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To replat **0.3364** acres consisting of **2** single family.

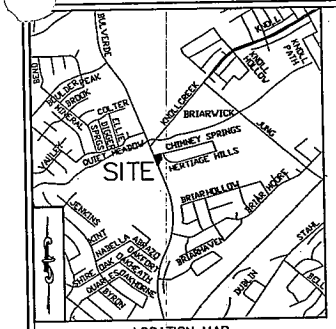
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 27, 2008. One notice was mailed to an adjacent property owner, as of this writing no written opposition has been submitted.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080314



LOCATION MAP
NOT TO SCALE

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.

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.

WASTEWATER EDU NO:
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.

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

SURVEYOR'S NOTES:
THE BEARINGS SHOWN HEREON ARE BASED UPON THE SEVEN OAKS SUBDIVISION, UNIT 10-A PLAT RECORDED IN VOLUME 9513, PAGE 165 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING
C1	42.44'	25.00'	97°16'05"	37.53'	N 27°25'06" E

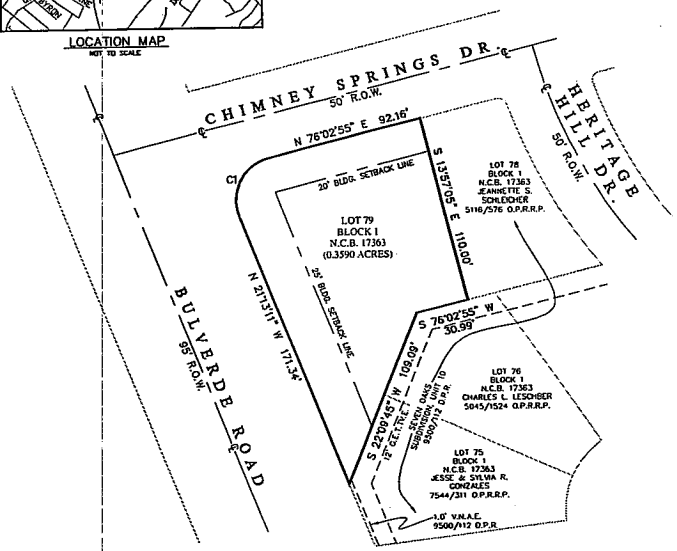
OWNER/DEVELOPER:
HACIENDA CONCEPT VENTURES
2003 MY ANNS HILL
SAN ANTONIO, TX 78258

SCALE: 1" = 50'
2' CONTOUR INTERVAL

LEGEND

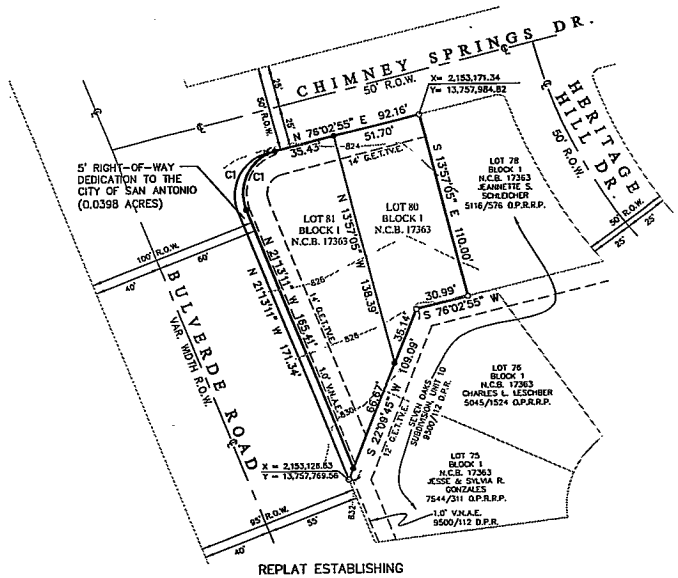
- 824 — EXISTING CONTOUR
- O FOUND 1/2" STEEL REBAR
- ● SET 1/2" STEEL REBAR WITH "DYE ENT SA TX" CAP

G.E.T.T.V.E. = GAS, ELEC., TELE. & CA.TV. EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.W. = DRAINAGE RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
O.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE
6873/1244 = VOLUME 6873 PAGE 1244



AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

LOT 79, BLOCK 1, N.C.B. 17363, SEVEN OAKS SUBDIVISION, UNIT 10-A, CITY OF SAN ANTONIO, AS SHOWN ON PLAT RECORDED IN VOLUME 9513, PAGE 165, BEXAR COUNTY DEED & PLAT RECORDS.



REPLAT ESTABLISHING
HACIENDA HEIGHTS

LOTS 80 & 81 (0.3364 ACRES), BLOCK 1, N.C.B. 17363, AND A RIGHT-OF-WAY DEDICATION (983 S.F., 0.0226 ACRES), SAN ANTONIO, BEXAR COUNTY, TEXAS

DYE ENTERPRISES
4047 STAHL ROAD #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

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 DYE ENTERPRISES.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

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

OWNER'S 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF A.D., 2008.

NOTARY PUBLIC IN AND FOR THE 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.

LICENSED PROFESSIONAL ENGINEER NO. 84635

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON SEVEN OAKS SUBDIVISION, UNIT 10-A, WHICH IS RECORDED IN VOLUME 9513, PAGE 165, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF _____ A.D., 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

2008 JUL 31 AM 8:51
DEVELOPMENT SERVICES RECEIVED

THIS PLAT OF HACIENDA HEIGHTS 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., 2008.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LAND DEVELOPMENT SERVICES DIVISION
2008 JUL 31 AM 8:51
RECEIVED

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. 2008.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Z:\2008\080038-00 Hacienda Heights- Replat\dwg\080038-00 Hacienda Heights Replat.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 58 & 7 AUGUST 27, 2008

MONTGOMERY LIVING
COMMUNITY TOWNHOUSE PUD — MAJOR PLAT — 070637
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 553 E-8
OWNER: HTG Real Property Management, by Mauro Padilla
ENGINEER: Wilkie Surveying, by Jerry Wilkie.
CASE MANAGER: Richard Carrizales, Planner (207-8050)

Date filed with Planning Commission: August 27, 2008

Location: On the north side of Montgomery Drive, east of New World

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: Outside City Limits

Plat is in accordance with:
PUD 08-010 Montgomery Living Community Townhouse PUD approved August 13, 2008

Proposed Use: Townhouse

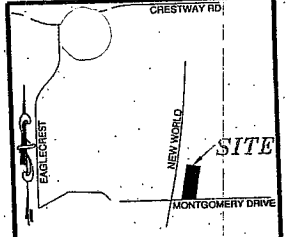
APPLICANT'S PROPOSAL:

To plat **3.2** acres consisting of **33** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT ID NO. 070637



LOCATION MAP (NOT TO SCALE)

FERGUSON MAP GRID # 553 E-8

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.

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

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NOTE: G.E.T. & CAT[illegible] GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT.

B.S.L. = BU[illegible] BACK LINE

U.T. = UTILITY EASEMENT

WASTEWATER EDU NOTE:

THE NUMBER OF WASTE WATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT ID NUMBER ISSUED BY THE DEVELOPMENT SERVICE DEPARTMENT.

UDC 35-512 "STREETSCAPE PLANTING STANDARDS" WILL BE COMPLIED WITH DURING BUILDING STAGE.

STATE PLANE COORDINATES BASED UPON GEODITIC OBSERVATION USING GPS RECIEVERS. COORDINATES SHOWN HEREON OR GRID COORDINATES.

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 ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL GRADE.

NOTES:

1) IRON RODS SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2) THE BEARING BASIS IS BASED ON PLAT RECORDED IN VOLUME 7000, PAGE 141 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3) ALL LOTS IN THE SUBDIVISION TO BE LIMITED TO TOWNHOUSE USE.

4) INDICATES LOT NUMBER (21)

5) 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.

NOTES:

1) 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.

2) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOME OWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

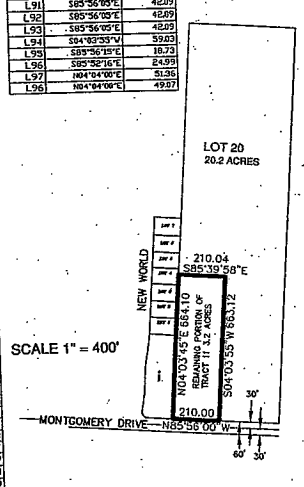
3) BEXAR COUNTY WILL NOT MAITAIN EASEMENTS OF ANY KIND.

LINE TABLE		
LINE	BEARING	LENGTH
L1	S85°56'15"E	38.61
L2	S85°56'15"E	47.31
L3	N04°03'45"E	38.49
L4	N85°56'15"W	47.31
L5	S04°03'45"W	38.49
L6	N85°56'15"W	38.61
L7	S04°03'45"W	38.49
L8	N04°03'45"E	39.01
L9	S85°56'15"E	37.96
L10	S04°03'45"W	39.01
L11	N85°56'15"W	37.96
L12	N04°03'45"E	39.10
L13	S85°56'15"E	37.96
L14	S04°03'45"W	39.10
L15	N04°03'45"E	37.91
L16	S85°56'15"E	37.96
L17	S04°03'45"W	37.91
L18	N04°03'45"E	40.23
L19	S85°51'40"E	37.96
L20	S04°03'45"W	40.10
L21	N85°51'40"W	38.65
L22	N85°51'40"W	38.68
L23	N04°08'20"E	39.75
L24	S85°56'15"E	38.68
L25	S85°56'15"E	38.65
L26	S04°03'45"W	39.65
L27	N04°03'45"E	39.60
L28	N85°56'15"W	47.12
L29	N85°56'15"W	38.50
L30	N04°03'45"E	39.21
L31	S84°06'29"E	39.52
L32	S87°25'57"E	47.14
L33	S04°03'45"W	39.21
L34	N85°56'15"W	42.63
L35	N03°59'34"E	39.85
L36	S85°56'15"E	42.67
L37	S04°03'45"W	39.85
L38	N03°59'34"E	37.99
L39	S85°56'15"E	42.12
L40	S04°03'45"W	37.99
L41	N85°56'15"W	42.12
L42	N03°59'34"E	37.99
L43	S85°56'15"E	42.17
L44	S04°03'45"W	37.99
L45	N04°03'45"E	39.98
L46	S03°59'34"W	39.85
L47	S86°05'44"E	42.22
L48	N86°00'26"W	47.31
L49	N86°00'26"W	38.77
L50	N04°04'07"E	38.60
L51	N04°04'07"E	38.60
L52	S85°56'15"E	38.77
L53	S04°03'45"W	47.31
L54	N04°03'45"E	38.50
L55	N85°56'41"W	38.55
L56	S04°03'55"W	42.28
L57	S85°56'41"E	38.67
L58	S04°03'55"W	42.28
L59	S04°03'55"W	38.67
L60	N85°56'41"W	39.87
L61	N04°03'55"E	42.28
L62	S04°03'55"W	39.89
L63	S04°03'55"W	40.10
L64	S04°03'55"W	39.94
L65	S04°03'55"W	40.06
L66	S85°56'41"E	39.59
L67	N04°03'55"E	42.28
L68	N04°03'55"E	40.06
L69	N04°03'55"E	39.94
L70	N04°03'55"E	40.10
L71	S85°56'41"E	42.28
L72	S85°56'41"E	42.28
L73	S85°56'41"E	42.28
L74	S04°03'55"W	73.66
L75	N85°53'21"W	42.09
L76	S04°03'55"W	38.77
L77	S04°03'55"W	39.92
L78	S04°03'55"W	40.09
L79	S04°03'55"W	39.89
L80	S04°03'55"W	40.04

LINE TABLE		
LINE	BEARING	LENGTH
L81	S04°03'55"W	39.54
L82	S85°52'16"E	42.09
L83	N04°03'55"E	39.58
L84	N04°03'55"E	40.04
L85	N04°03'55"E	39.89
L86	N04°03'55"E	40.09
L87	N04°03'55"E	39.92
L88	N04°03'55"E	38.74
L89	S85°56'05"E	42.09
L90	S85°56'05"E	42.09
L91	S85°56'05"E	42.09
L92	S85°56'05"E	42.09
L93	S85°56'05"E	42.09
L94	S04°03'55"W	59.03
L95	S85°56'15"E	16.73
L96	S85°52'16"E	24.99
L97	N04°04'00"E	51.36
L98	N04°04'00"E	49.07

*BMWD IMPACT FEE NOTE

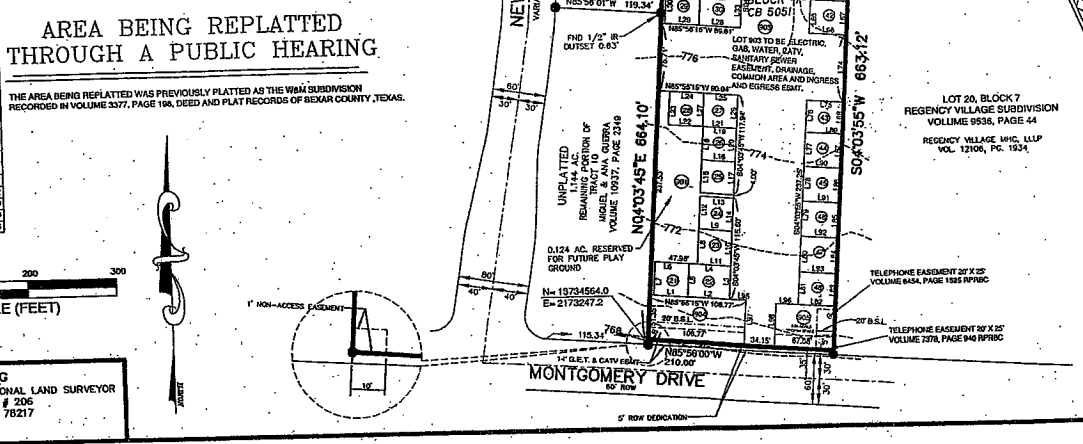
IMPACT FEE PAYMENT: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.



SCALE 1" = 400'

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS THE W&M SUBDIVISION RECORDED IN VOLUME 3377, PAGE 198, DEED AND PLAT RECORDS OF BEXAR COUNTY ,TEXAS.



0 25 50 75 100 200 300

GRAPHIC SCALE (FEET)

WILKIE SURVEYING
REGISTERED PROFESSIONAL LAND SURVEYOR
10815 PERRIN BEITEL # 206
SAN ANTONIO, TEXAS 78217
210-650-9990

JOB NUMBER: 2006609-PLAT

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AU[illegible]IT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREE[illegible] PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

AGENT FOR: OWNER/DEVELOPER:
HTG PROPERTY MANEMENT INC
24165 IH10 STE 217 PMB 508
SAN ANTONIO, TEXAS 78257

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 29th DAY OF July 2008

William Sagosnik
My Commission Expires
05/29/2010

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT W&M SUBDIVISION WHICH IS RECORDED IN VOLUME 3377, PAGE 198, 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN ONE RESIDENTIAL UNITS PER LOT.

OWNER:

SWORN AND SUBSCRIBED BEFORE ME THIS THE 29th DAY OF July, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/29/10

William Sagosnik
My Commission Expires
05/29/2010

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.

MAX F. TERRY
REGISTERED PROFESSIONAL
ENGINEER

STATE OF TEXAS
MAX F. TERRY
86404
LICENSED
PROFESSIONAL ENGINEER

REPLAT ESTABLISHING
MONTGOMERY LIVING COMMUNITY TOWNHOUSE SUBDIVISION P.U.D.

BEING LOTS 21 THRU 48, BLOCK 7, COUNTY BLOCK 5051, FORMERLY BEING THE REMAINING 3.2 ACRES KNOWN AS TRACT 11 IN THE W&M SUBDIVISION RECORDED IN VOLUME 3377, PAGE 198, DEED AND PLAT RECORDS OF BEXAR COUNTY ,TEXAS.

THIS PLAT OF MONTGOMERY LIVING COMMUNITY TOWNHOUSE SUBDIVISION 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., 2008

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: EMPLOYEES OF WILKIE SURVEYING

JERRY D. WILKIE, JR.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4724

STATE OF TEXAS
JERRY D. WILKIE, JR.
4724
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 _____ AND THAT AFTER 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 _____ A.D. 2008

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D., 2008 AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. 2008 AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008 COUNTY CLERK BEXAR COUNTY, TEXAS.

BY: _____, DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5C & 8 **August 27, 2008**

SPRING TIME PUD — MAJOR PLAT — 080306
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 548 A-2
OWNER: HTG Real Property Management, by Mauro Padillo
ENGINEER: Wilkie Surveying, by Jerry Wilkie
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: August 27, 2008

Location: On the north side of Spring Time Drive, west of Babcock Road

Services Available: SAWS Water and Sewer

Zoning: MF33 Multi-Family
PUD Planned Unit Development

Plat is in accordance with:
PUD 08-012, Spring Time PUD was approved on August 13, 2008.

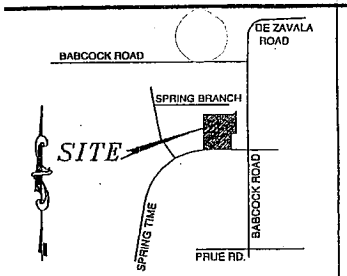
Proposed Use: Multi-Family

APPLICANT'S PROPOSAL:

To plat **1.84** acres consisting of **17** non-single family lot

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

GENERAL PLATTING NOTES

1) ½" STEEL PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

2) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE (NAD83). DISTANCES SHOWN ARE ACTUAL GROUND DISTANCES.

3) BEARINGS SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES

4) THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAY EASEMENTS OF ANY NATURE AND LOT 901, BLOCK 8, ARE PRIVATE STREETS AND SHALL BE THE RESPONSIBILITY OF SPRINGTIME TOWNHOME PUD REPLAT ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPNSIBILITY OF THE CITY OF SAN ANTONIO.

NOTES

NOTE: NO STRUCTURE, FENCE WALLS, OR OTHER OBSTURUCTIONS 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.

NOTE: FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE UDC 35-504(a)(2) (IF IN FLOODPLAIN NEED FLOOR PLAN NOTE WITH IT)

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

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.

ALL LOTS IN THE SUBDIVISION TO BE LIMITED TO TOWNHOUSE USE.

THE CITY OF SAN ANTONIO AS PART OF ITS ELEC[illegible]S SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC [illegible]STRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEM[illegible]", "[illegible]CHOR 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 EQUIPEMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID 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.

I [illegible]T NO. 080306

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:

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 4TH DAY OF AUGUST 2008

William Sagovnik
My Commission Expires
05/28/2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SPRING TIME LIVING COMMUNITY WHICH IS RECORDED IN VOLUME 9575, PAGE 194, 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:

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4TH DAY OF AUGUST, 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 05/28/12

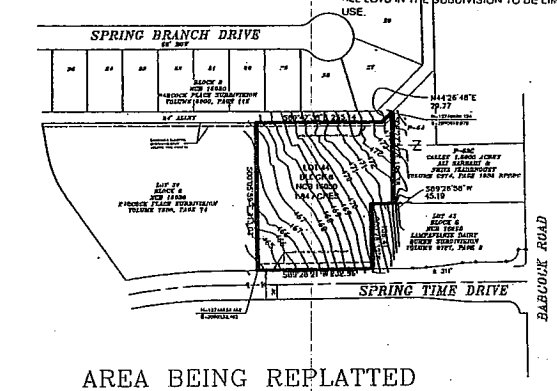
[illegible] 2008
Commission Expires
05/2010

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: EMPLOYEES OF WILKIE SURVEYING

JERRY D. WILKIE
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4724

STATE OF TEXAS REGISTERED JERRY D. WILKIE, JR. 4724 PROFESSIONAL LAND SURVEYOR



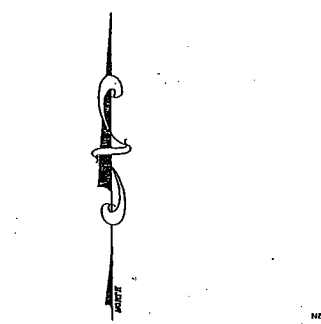
AREA BEING REPLATTED
THROUGH A PUBLIC HEARING

THE AREA BEING REPLATTED ON THIS PLAT HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS SPRING TIME LIVING COMMUNITY SUBDIVISION WHICH IS RECORDED IN VOLUME 9575, PAGES 194, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

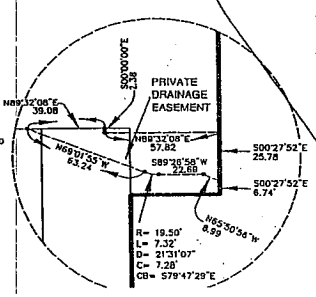
LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°05'59"E	46.67
L2	N89°54'01"E	52.50
L3	N89°54'01"E	41.19
L4	N89°54'01"E	44.00
L5	N89°54'01"E	41.49
L6	S00°05'59"E	41.13
L7	S36°12'02"W	20.35
L8	S89°54'01"W	29.44
L9	S89°54'01"W	44.00
L10	S89°54'01"W	41.19
L11	S89°54'01"W	52.50
L12	N00°05'59"W	57.52
L13	S00°05'59"E	43.01
L14	S00°05'59"E	44.00
L15	S00°05'59"E	44.00
L16	S00°05'59"E	42.92
L17	S89°54'01"W	66.43
L18	N00°05'59"W	42.92
L19	N00°05'59"W	44.00
L20	N00°05'59"W	44.00
L21	N00°05'59"W	43.01
L22	S00°27'52"E	66.32
L23	S89°32'08"W	51.32
L24	S00°27'52"E	46.29

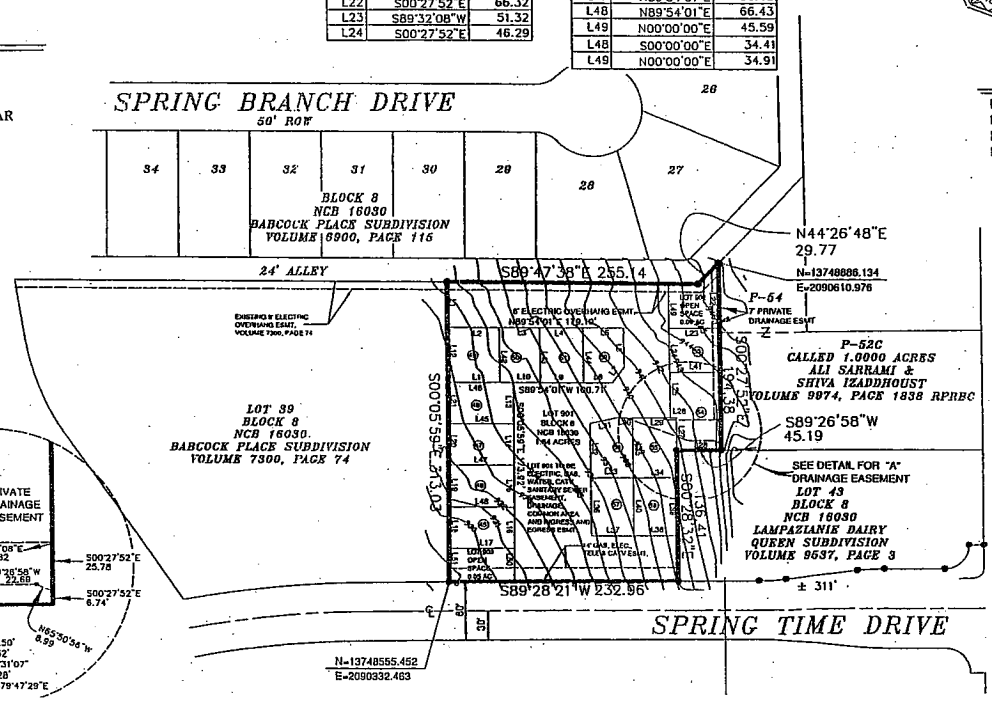
LINE TABLE		
LINE	BEARING	LENGTH
L25	S00°27'52"E	46.87
L26	N89°32'08"E	6.12
L27	S00°27'52"E	34.98
L28	N89°26'58"E	45.19
L29	S89°32'08"W	44.51
L30	S89°32'08"W	16.87
L31	S76°57'50"W	27.27
L32	S00°28'32"E	57.55
L33	N89°31'28"E	43.49
L34	N89°31'28"E	44.50
L35	S00°28'32"E	63.48
L36	S00°28'32"E	60.93
L37	N89°31'28"E	43.49
L38	N89°31'28"E	44.50
L39	N00°28'32"W	60.93
L40	S00°28'32"E	60.93
L41	N89°32'08"E	51.32
L42	N00°05'59"W	57.52
L43	N00°05'59"W	57.52
L44	N00°05'59"W	57.52
L45	N89°54'01"E	66.43
L46	N89°54'01"E	66.43
L47	N89°54'01"E	66.43
L48	N89°54'01"E	66.43
L49	N00°00'00"E	45.59
L48	S00°00'00"E	34.41
L49	N00°00'00"E	34.91

GRAPHIC SCALE (FEET)



GRAPHIC SCALE (FEET)





REPLAT ESTABLISHING
SPRING TIME
SUBDIVISION PUD

ESTABLISHING LOTS 45-58 AND 901 BEING 1.84 ACRES OF LAND OUT OF LOT 44, BLOCK 8, NEW CITY BLOCK 16030, SPRINGTIME LIVING COMMUNITY SUBDIVISION, RECORDED IN VOLUME 9575, PAGE 194 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SPRING TIME TOWNHOME SUBDIVISION PUD 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

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

MAX F. TERRY
REGISTERED PROFESSIONAL
ENGINEER

MAX F. TERRY

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., 2008 _____ AT _____ M., AND DULY RECORDED THE _____ DAY OF _____ A.D. 2008 _____ AT _____ M., IN THE RECORDS OF DEED AND PLATS OF SAID COUNTY, IN BOOK/VOLUME _____

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 9 **August 27, 2008**

SUNDANCE RANCH, UNIT 2	MAJOR PLAT	060732
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 D-8
OWNER: Post River Sundance Ranch, Ltd., by Alejandro Medina
ENGINEER: Brown Engineering, Co., by Resse H. Conner, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: August 11, 2008

Location: On the south side of Toutant Beauregard Road, east of Wildsage

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside City Limits

Plat is in accordance with:
MDP 028A-06, Sundance Ranch, accepted July 17, 2008

Proposed Use: Residential

Major Thoroughfare: Toutant Beauregard Road is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **86.574** acres consisting of **104** single family lots, **5** non-single family lots and **8,074** linear feet of public sreets.

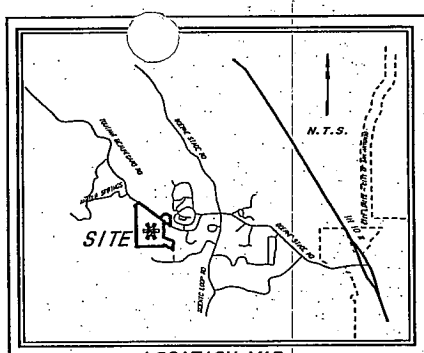
STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING 060732

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS



LOCATION MAP

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: 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.

LOT AREA TABLE			
LOT NO	BLOCK NO	GROSS AREA IN ACRES	NET AREA = ACRES LESS EASEMENTS IN ACRES
21	1	0.67 ACRES	0.55 ACRES
42	1	0.71 ACRES	0.58 ACRES
43	1	0.53 ACRES	0.53 ACRES
44	1	0.53 ACRES	0.54 ACRES
45	1	0.63 ACRES	0.63 ACRES
46	1	0.71 ACRES	0.67 ACRES
47	1	0.66 ACRES	0.54 ACRES
48	1	0.53 ACRES	0.50 ACRES
49	1	0.53 ACRES	0.53 ACRES
50	1	0.53 ACRES	0.53 ACRES
51	1	0.53 ACRES	0.53 ACRES
52	1	0.54 ACRES	0.50 ACRES
53	1	0.53 ACRES	0.53 ACRES
54	1	0.66 ACRES	0.61 ACRES
55	1	0.71 ACRES	0.68 ACRES
56	1	0.53 ACRES	0.53 ACRES
57	1	0.98 ACRES	0.82 ACRES
58	1	0.80 ACRES	0.79 ACRES
59	1	0.57 ACRES	0.53 ACRES
60	1	0.53 ACRES	0.53 ACRES
61	1	0.60 ACRES	0.55 ACRES
62	1	0.79 ACRES	0.53 ACRES
63	1	0.53 ACRES	0.51 ACRES
64	1	0.67 ACRES	0.50 ACRES
13	2	0.55 ACRES	0.53 ACRES
14	2	0.55 ACRES	0.53 ACRES
15	2	0.55 ACRES	0.52 ACRES
16	2	0.53 ACRES	0.51 ACRES
17	2	0.54 ACRES	0.53 ACRES
18	2	0.56 ACRES	0.53 ACRES
1	5	0.54 ACRES	0.51 ACRES
13	5	0.57 ACRES	0.54 ACRES
14	5	0.54 ACRES	0.53 ACRES
15	5	0.57 ACRES	0.53 ACRES
16	5	0.57 ACRES	0.50 ACRES
17	5	0.55 ACRES	0.53 ACRES
18	5	0.55 ACRES	0.50 ACRES
19	5	0.57 ACRES	0.51 ACRES
20	5	0.80 ACRES	0.78 ACRES
21	5	0.69 ACRES	0.68 ACRES
22	5	0.58 ACRES	0.55 ACRES
23	5	0.54 ACRES	0.53 ACRES
24	5	0.54 ACRES	0.50 ACRES
25	5	0.54 ACRES	0.51 ACRES
26	5	0.69 ACRES	0.57 ACRES
27	5	0.55 ACRES	0.55 ACRES
28	5	0.55 ACRES	0.53 ACRES
29	5	0.55 ACRES	0.53 ACRES
30	5	0.54 ACRES	0.51 ACRES
1	6	0.62 ACRES	0.57 ACRES
2	6	0.57 ACRES	0.53 ACRES
3	6	0.57 ACRES	0.51 ACRES
4	6	0.53 ACRES	0.51 ACRES
5	6	0.53 ACRES	0.51 ACRES
6	6	0.53 ACRES	0.51 ACRES
7	6	0.53 ACRES	0.51 ACRES
8	6	0.54 ACRES	0.50 ACRES
9	6	0.55 ACRES	0.51 ACRES
10	6	0.57 ACRES	0.53 ACRES
11	6	0.55 ACRES	0.51 ACRES
12	6	0.56 ACRES	0.56 ACRES
13	6	0.56 ACRES	0.50 ACRES
14	6	0.51 ACRES	0.50 ACRES
15	6	0.51 ACRES	0.53 ACRES
16	6	0.51 ACRES	0.50 ACRES
17	6	0.71 ACRES	0.63 ACRES
18	6	0.55 ACRES	0.55 ACRES
19	6	0.57 ACRES	0.55 ACRES
20	6	0.57 ACRES	0.55 ACRES
21	6	0.66 ACRES	0.64 ACRES
22	6	1.03 ACRES	1.60 ACRES
23	6	0.51 ACRES	0.51 ACRES
24	6	0.53 ACRES	0.50 ACRES
25	6	0.53 ACRES	0.53 ACRES
26	6	0.55 ACRES	0.51 ACRES
27	6	0.51 ACRES	0.51 ACRES
28	6	0.51 ACRES	0.51 ACRES
29	6	0.57 ACRES	0.25 ACRES
30	6	0.59 ACRES	0.25 ACRES
31	6	0.53 ACRES	0.53 ACRES
32	6	0.53 ACRES	0.53 ACRES
33	6	0.53 ACRES	0.53 ACRES
34	6	0.54 ACRES	0.54 ACRES
35	6	0.55 ACRES	0.54 ACRES
36	6	1.31 ACRES	1.06 ACRES
37	6	0.80 ACRES	0.64 ACRES
38	6	0.94 ACRES	0.86 ACRES
39	6	0.87 ACRES	0.39 ACRES
40	6	0.53 ACRES	0.51 ACRES
41	6	0.53 ACRES	0.51 ACRES
42	6	0.51 ACRES	0.51 ACRES
43	6	0.53 ACRES	0.51 ACRES
44	6	0.53 ACRES	0.51 ACRES
45	6	0.53 ACRES	0.51 ACRES
46	6	0.61 ACRES	0.50 ACRES
1	8	0.72 ACRES	0.50 ACRES
2	8	0.67 ACRES	0.51 ACRES
3	8	0.66 ACRES	0.51 ACRES
4	8	0.61 ACRES	0.51 ACRES
5	8	0.73 ACRES	0.65 ACRES
6	8	0.69 ACRES	0.67 ACRES
7	8	0.59 ACRES	0.53 ACRES

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 480290C0090C, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN" EXCEPT FOR LOTS 6 AND 7 BLOCK 8, AND LOTS 13 AND 18 BLOCK 2, WHICH ARE SHOWN TO BE INSIDE THE 100 YEAR FLOODPLAIN.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
9. 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.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED
11. THE MAINTENANCE OF ALL LOTS & BLOCKS THAT ARE OPEN SPACES, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN SUNDANCE RANCH SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSOR AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 903, BLOCK 1, LOT 904, BLOCK 1, LOT 905, BLOCK 1, LOT 902, BLOCK 2, AND LOT 901, BLOCK 6.

C.P.S.B. NOTE:

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 THIS AREA 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 ACCESSARY 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 ALTERATION.

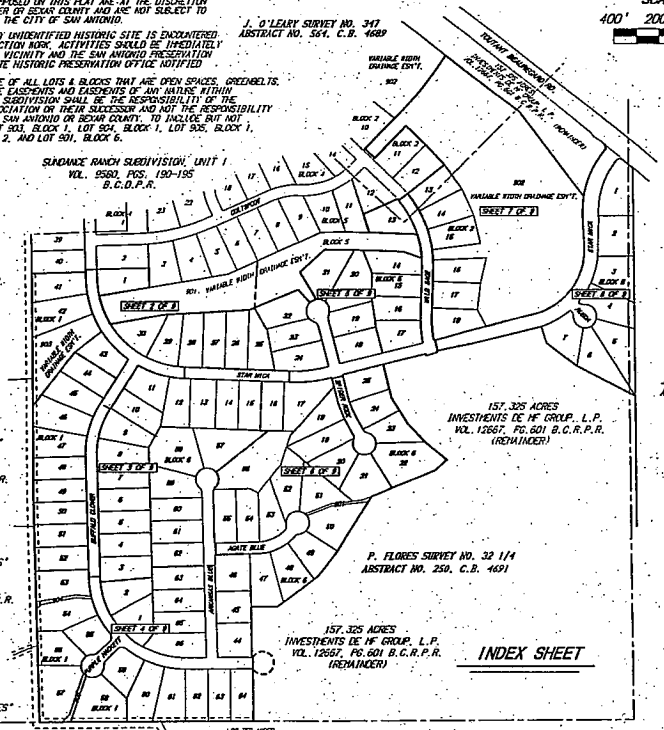
THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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-FOOT(5)-WIDE EASEMENTS

SCALE 1" = 400'

400' 200' 0 400'



DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA, T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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 _____ 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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.

STATE OF TEXAS REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 5 day of August A.D., 2008

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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: BROWN ENGINEERING CO. 8.6.08

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: CAM APP: RC/MAR

SHEET 1 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-004-19 DATE: 08/07/2008

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

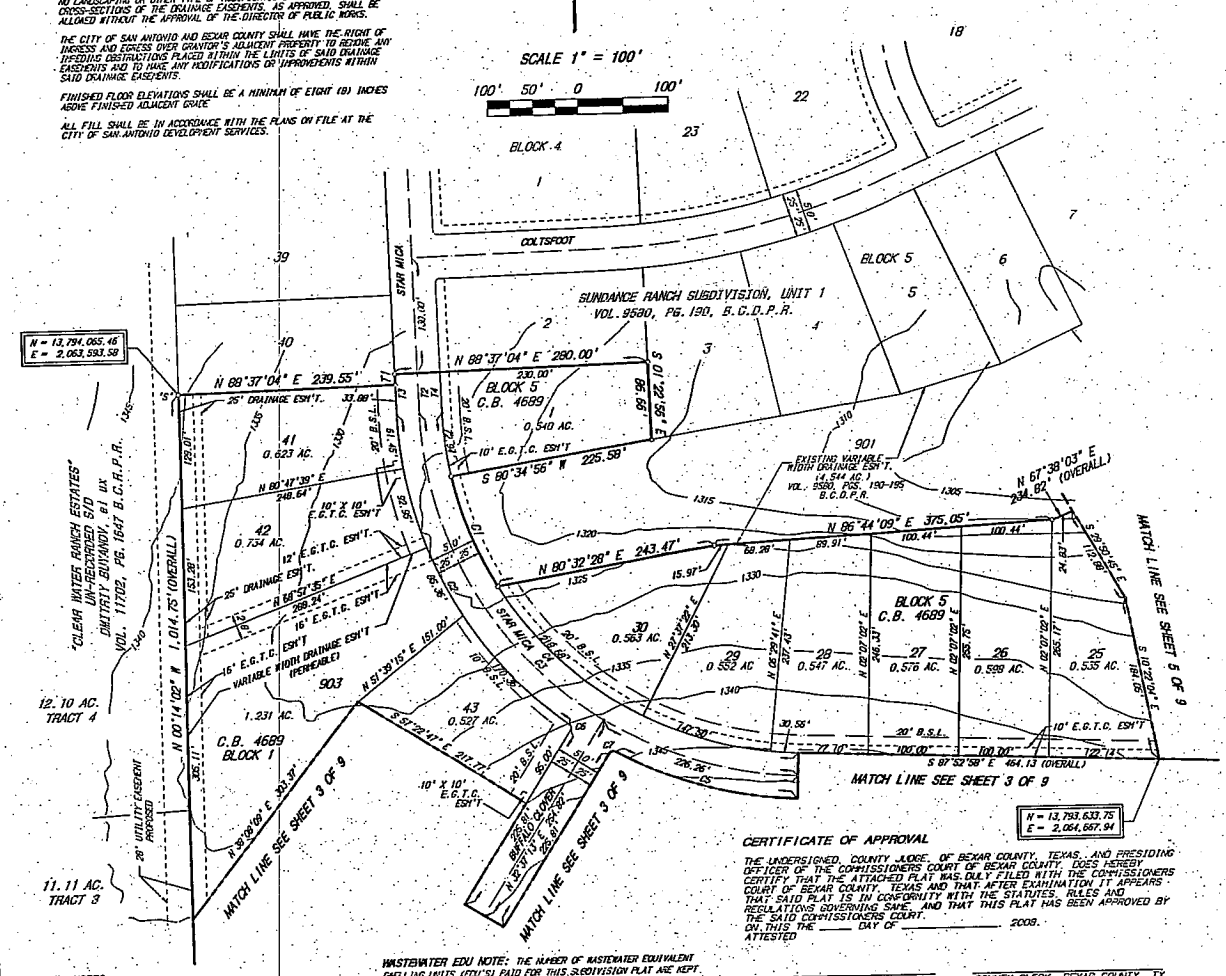
BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SEE SHEET 1 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

SCALE 1" = 100'

100' 50' 0 100'



DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

C.P.S.B. NOTES:

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 THIS AREA 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 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-FOOT (5')-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-FOOT(5)-WIDE EASEMENTS

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: 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.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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 _____ 2009.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	019°13'26"	400.00'	67.74'	134.21'	S 21°26'32" E	133.59'
2	052°13'02"	450.00'	220.54'	410.11'	S 27°29'26" E	396.07'
3	086°30'02"	425.00'	399.80'	641.63'	S 44°37'57" E	582.41'
4	086°30'02"	400.00'	376.29'	603.89'	S 44°37'57" E	548.15'
5	026°43'21"	450.00'	106.69'	209.89'	S 74°31'17" E	207.98'
6	066°13'10"	5.00'	4.69'	7.52'	N 10°29'22" W	6.83'
7	066°13'10"	5.00'	4.69'	7.52'	N 75°43'48" E	6.83'

LINE DATA

T NO.	DIRECTION	DISTANCE
1	N 01°22'56" W	11.77'
2	S 01°22'56" E	45.65'
3	N 01°22'56" W	45.65'
4	N 01°22'56" W	45.65'

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER: DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED
PROFESSIONAL ENGINEER

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.

Reese H. Conner
LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 8th day of August A.D., 2008.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

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: BROWN ENGINEERING CO. 8.8.08

Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ H. 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAH APP: RC/MR

SHEET 2 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

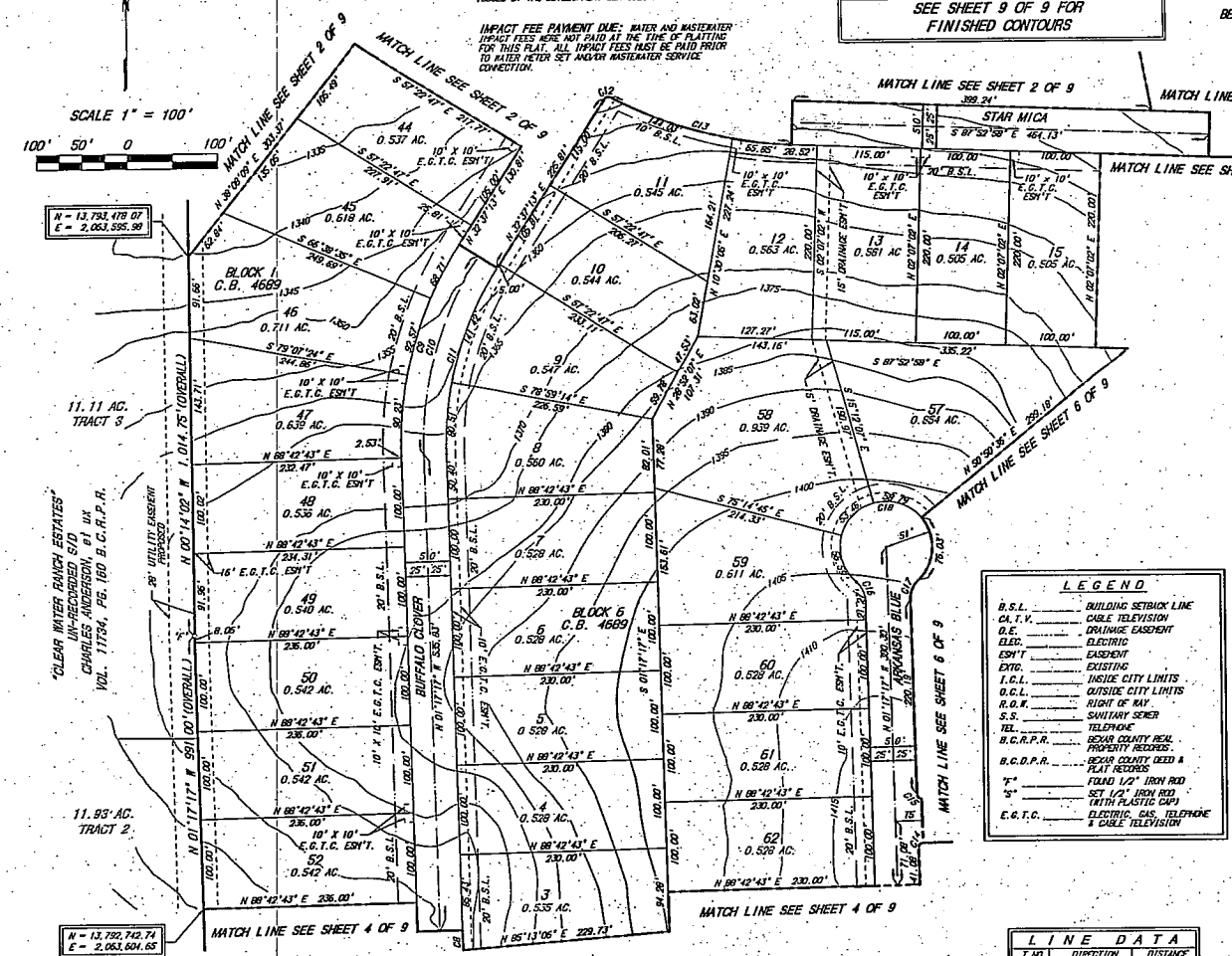
SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

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: 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.

SCALE 1" = 100'

100' 50' 0 100'



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
REESE H. CONIER
87688
LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 8 day of August A.D., 2008.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: BROWN ENGINEERING CO. 8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
MICHAEL A. ROMANS
4657
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ .H. 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: CAM APP: RC/MAR

SHEET 3 OF 9

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

LINE DATA

T NO.	DIRECTION	DISTANCE
5	N 88°42'43" E	30.00'

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
8	003°29'37"	375.00'	11.44'	22.87'	N 03°02'06" W	22.86'
9	003°54'30"	425.00'	129.56'	251.52'	N 15°39'59" E	247.87'
10	033°54'30"	405.00'	121.94'	335.73'	N 15°39'59" E	333.29'
11	033°54'30"	375.00'	114.32'	221.93'	N 15°39'59" E	218.71'
12	086°13'10"	5.00'	4.68'	7.52'	N 75°43'49" E	6.83'
13	026°43'21"	450.00'	106.88'	209.88'	S 74°31'17" E	207.98'
14	090°00'00"	5.00'	5.00'	7.85'	N 43°42'43" E	7.07'
15	090°00'00"	5.00'	5.00'	7.85'	S 46°17'17" E	7.07'
16	047°32'45"	29.00'	12.77'	24.07'	N 26°03'40" W	23.38'
17	047°32'45"	29.00'	12.77'	24.07'	N 22°29'05" E	23.38'
18	275°05'30"	51.00'	46.66'	244.86'	N 88°42'43" E	68.86'

C.P.S.B. NOTES:

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 THIS AREA 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 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-FOOT (5')-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 THESE FIVE-FOOT(5')-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 _____, 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER: DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 411-004-19 DATE: 08/07/2008

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

WASTEWATER EQ[illegible] THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS ([illegible]ED FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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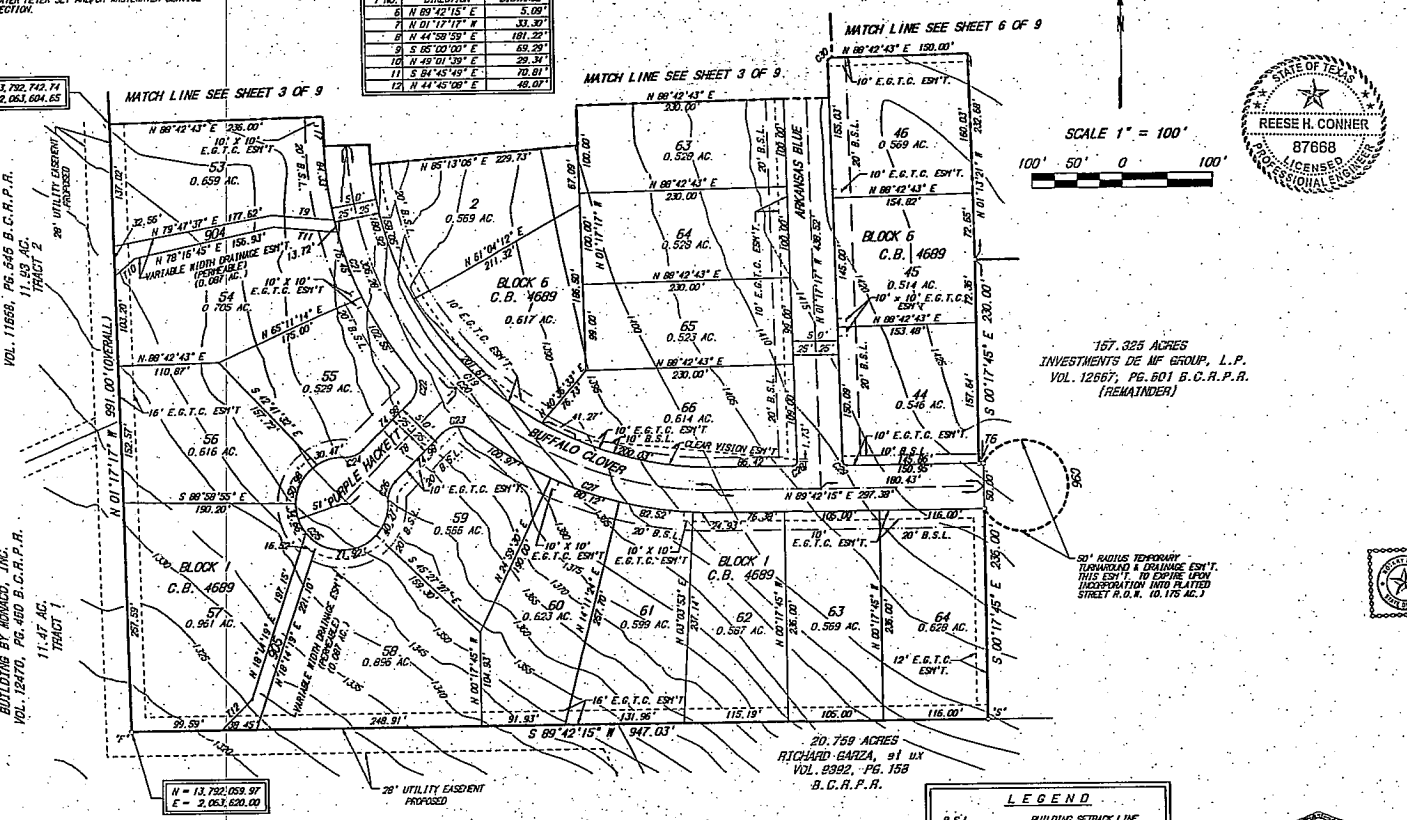
SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

LINE DATA		
T NO.	DIRECTION	DISTANCE
6	N 89°42'15" E	5.09'
7	N 01°17'17" W	33.30'
8	N 44°59'59" E	181.32'
9	S 65°00'00" E	69.29'
10	N 49°01'39" E	29.34'
11	S 84°45'49" E	70.81'
12	N 44°45'08" E	48.01'



"CLEAR WATER RANCH ESTATES" UN-RECORDED S/D BUILDING BY MONACO, INC. VOL. 12470, PG. 460 B.C.R.P.R.

11.47 AC. TRACT 1

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
19	089°00'28"	375.00'	368.56'	592.55'	S 45°47'31" E	525.72'
20	089°00'28"	400.00'	393.13'	621.39'	S 45°47'31" E	560.77'
21	037°20'59"	425.00'	143.65'	277.05'	N 19°57'46" W	272.17'
22	083°37'14"	25.00'	22.36'	36.49'	S 03°10'22" W	33.33'
23	083°37'14"	25.00'	22.36'	36.49'	N 86°47'36" E	33.33'
24	047°32'45"	29.00'	12.77'	24.07'	N 69°45'22" E	23.38'
25	275°05'30"	51.00'	46.66'	244.86'	S 45°01'01" E	68.65'
26	047°32'45"	29.00'	12.77'	24.07'	N 21°12'36" E	23.38'
27	038°53'59"	425.00'	150.09'	288.54'	S 70°50'46" E	283.03'
28	090°59'32"	5.00'	5.09'	7.94'	N 44°12'29" E	7.13'
29	089°00'28"	5.00'	4.91'	7.77'	S 45°47'31" E	7.01'
30	090°00'00"	5.00'	5.00'	7.85'	N 43°42'43" E	7.07'
96	300°00'00"	50.00'	—	261.80'	S 00°17'45" E	50.00'

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
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E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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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.

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ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

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 _____, 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX — COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
503 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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.

REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

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BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 6 day of August A.D., 2008.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: BROWN ENGINEERING CO.

MICHAEL A. ROMANS
4657
REGISTERED PROFESSIONAL LAND SURVEYOR

8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200__ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ 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., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAM APP: RC/MAR

SHEET 4 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

060732

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

BEING 66.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4699 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

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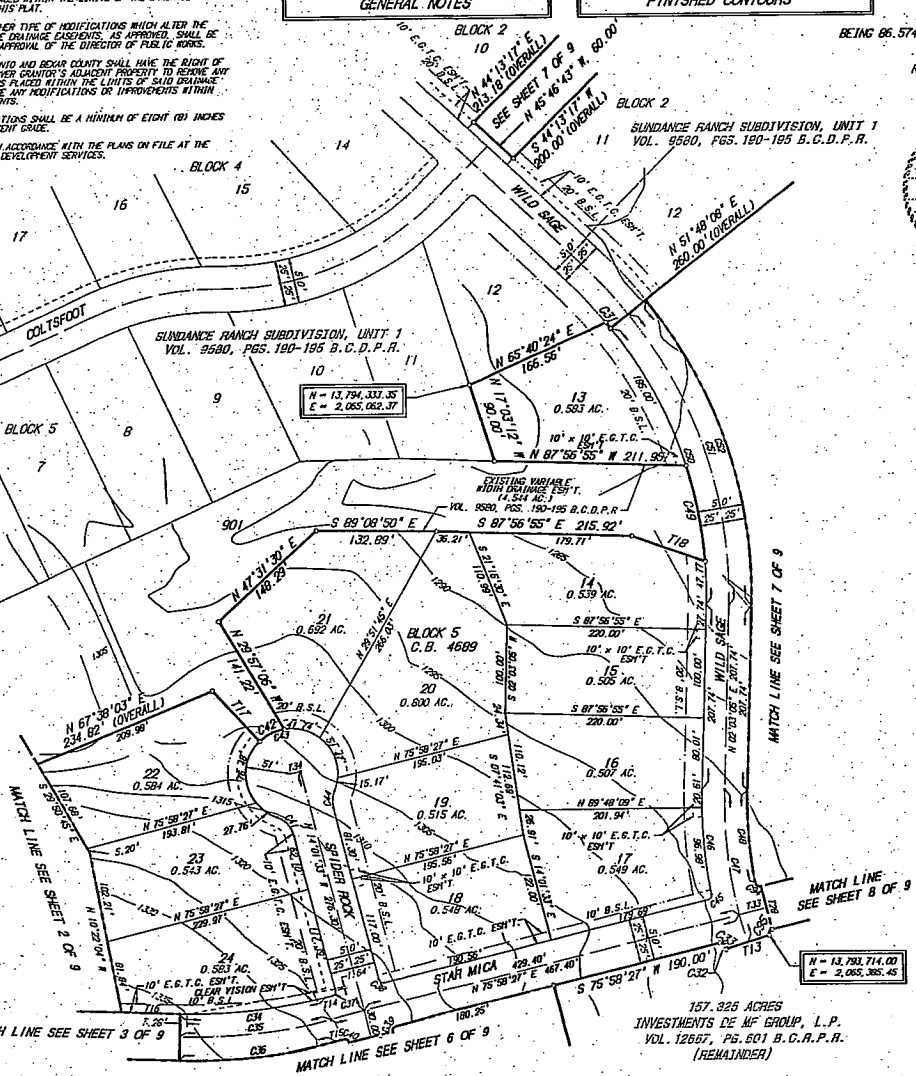
100' 50' 0 100'



LINE DATA		
T NO.	DIRECTION	DISTANCE
13	S 72°18'53" W	50.00'
14	N 75°58'27" E	8.00'
15	N 75°58'27" E	9.00'
16	S 87°52'58" E	64.88'
17	S 42°13'03" E	76.69'
18	S 70°00'00" E	85.99'
28	N 14°01'33" E	50.00'
33	N 75°58'27" E	30.96'
34	N 75°58'27" E	10.00'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
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I.C.L.	INSIDE CITY LIMITS
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S.S.	SANITARY SEWER
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E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES HERE 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.

C.P.S.B. NOTES:

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 THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", AND/OR EASEMENT OF "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 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-FOOT (5')-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-FOOT(5')-WIDE EASEMENTS.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
31	001°00'30"	475.00'	4.18'	8.36'	S 38°42'07" E	8.36'
32	000°24'53"	525.00'	1.90'	3.80'	N 17°28.41" W	3.80'
33	096°45'18"	5.00'	4.72'	7.57'	S 60°38'53" E	6.87'
34	016°08'35"	575.00'	81.54'	162.01'	N 84°02'45" E	161.47'
35	016°08'35"	600.00'	85.09'	169.05'	N 84°02'45" E	168.49'
36	016°08'35"	625.00'	88.63'	176.09'	N 84°02'45" E	175.51'
37	090°00'00"	5.00'	5.00'	7.85'	S 30°58'27" W	7.07'
38	090°00'00"	5.00'	5.00'	7.85'	S 59°01'33" E	7.07'
39	090°00'00"	5.00'	5.00'	7.85'	S 30°58'27" W	7.07'
40	090°00'00"	5.00'	5.00'	7.85'	N 59°01'33" W	7.07'
41	056°37'59"	29.00'	15.63'	28.66'	N 42°20'32" W	27.51'
42	034°38'29"	51.00'	15.90'	30.83'	N 63°46'13" E	30.37'
43	273°30'10"	51.00'	———	243.45'	N 66°05'34" E	69.89'
44	036°52'12"	29.00'	9.67'	18.66'	S 04°24'33" W	18.34'
45	086°45'18"	5.00'	4.72'	7.57'	N 32°35'48" E	6.87'
46	012°49'56"	525.00'	59.04'	117.59'	N 04°21'53" W	117.34'
47	019°44'13"	500.00'	86.98'	172.24'	N 07°49'01" W	171.39'
48	013°25'03"	475.00'	51.68'	102.95'	N 04°09'26" W	102.74'
49	013°10'47"	475.00'	54.68'	109.27'	S 10°18'04" E	109.02'
50	040°14'57"	475.00'	174.06'	333.69'	N 18°04'23" W	326.86'
51	040°14'57"	500.00'	183.22'	351.24'	S 18°04'23" E	344.06'
52	040°14'57"	525.00'	192.39'	368.80'	S 18°04'23" E	361.27'
94	093°39'35"	5.00'	5.33'	8.17'	S 57°11'45" E	7.29'
95	093°39'35"	5.00'	5.33'	8.17'	S 29°08'40" W	7.29'

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 _____ 2009.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER: DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE H2
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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.

STATE OF TEXAS REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 8 day of August A.D., 2008.

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

8-8-08

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAM APP: RC/MAR

SHEET 5 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

SHEET 1 OF 9 FOR GENERAL NOTES

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

DRAINAGE NOTES:

NO STRUCTURES, FENCES, [illegible] 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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

CERTIFICATE OF APPROVAL

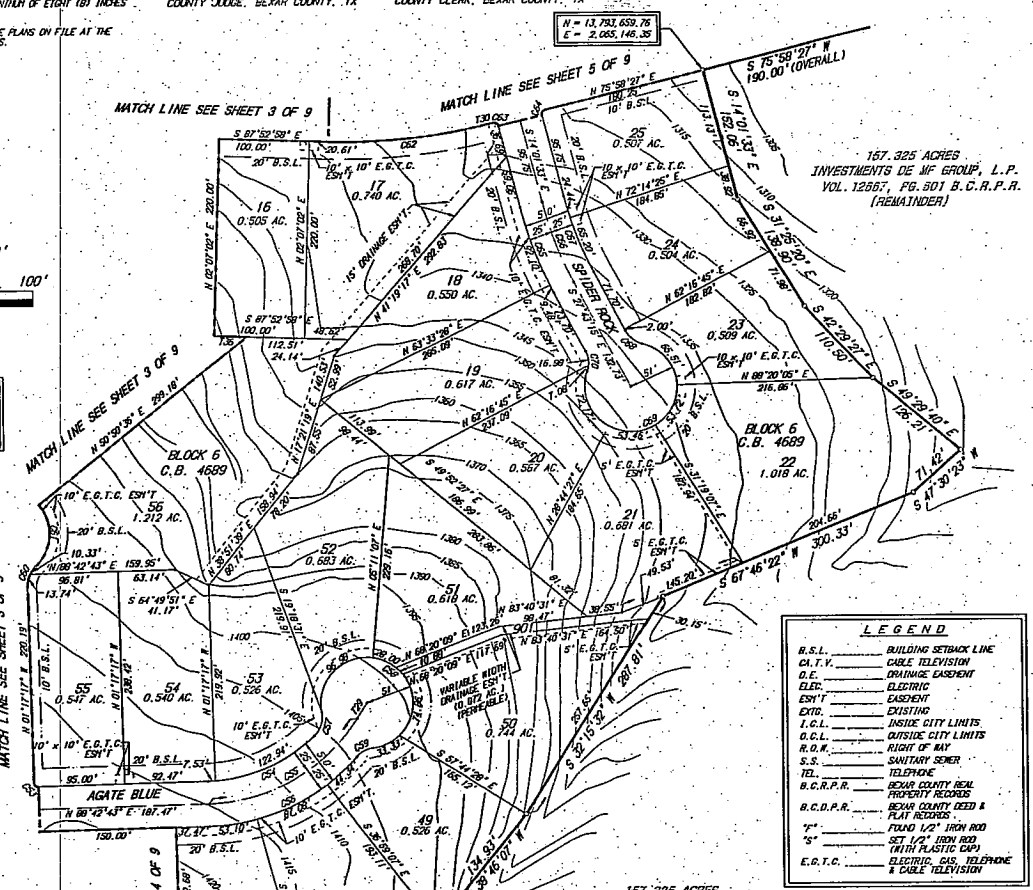
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY 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 _____ 2009.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX



LINE DATA		
L NO.	DIRECTION	DISTANCE
29	N 32°15'32" E	20.24'
30	N 75°58'27" E	8.00'
36	S 87°52'59" E	36.11'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

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 THIS AREA 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, REPAIRING, 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 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-FOOT (5')-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-FOOT(5)-WIDE EASEMENTS.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
53	090°00'00"	5.00'	5.00'	7.85'	S 45°17'17" E	7.07'
54	042°42'54"	175.00'	68.43'	130.47'	N 67°21'16" E	127.47'
55	058°27'10"	200.00'	107.35'	197.06'	N 60°29'08" E	189.18'
56	046°59'15"	225.00'	97.80'	184.52'	N 65°13'05" E	179.39'
57	057°05'06"	29.00'	15.77'	28.89'	N 17°27'15" E	27.71'
58	274°09'58"	51.00'	———	244.04'	S 54°00'18" E	69.46'
59	041°21'13"	29.00'	10.94'	20.93'	S 62°24'04" W	20.48'
60	047°32'45"	29.00'	12.77'	24.07'	N 22°29'05" E	23.38'
61	085°20'53"	51.00'	47.07'	76.63'	N 63°33'02" E	69.18'
62	016°08'35"	625.00'	88.63'	176.09'	N 84°02'45" E	175.51'
63	090°00'00"	5.00'	5.00'	7.85'	S 59°01'33" E	7.07'
64	090°00'00"	5.00'	5.00'	7.85'	N 30°58'27" E	7.07'
65	013°41'43"	425.00'	51.04'	101.59'	S 20°52'24" E	101.34'
66	013°41'43"	400.00'	48.03'	95.61'	S 20°52'24" E	95.38'
67	013°41'43"	375.00'	45.03'	89.63'	S 20°52'24" E	89.42'
68	047°32'45"	29.00'	12.77'	24.07'	N 51°29'38" W	23.38'
69	275°06'00"	51.00'	———	244.86'	S 62°16'45" W	68.85'
70	047°32'45"	29.00'	12.77'	24.07'	N 83°56'53" W	23.38'

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: 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.

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 102
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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.

STATE OF TEXAS REGISTERED REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 8 day of August A.D., 2008

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: BROWN ENGINEERING CO. 8.8.08

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: CAM APP: RC/MAR

SHEET 6 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO.: 411-004-19 DATE: 08/07/2008

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 66.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B. 4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4691, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

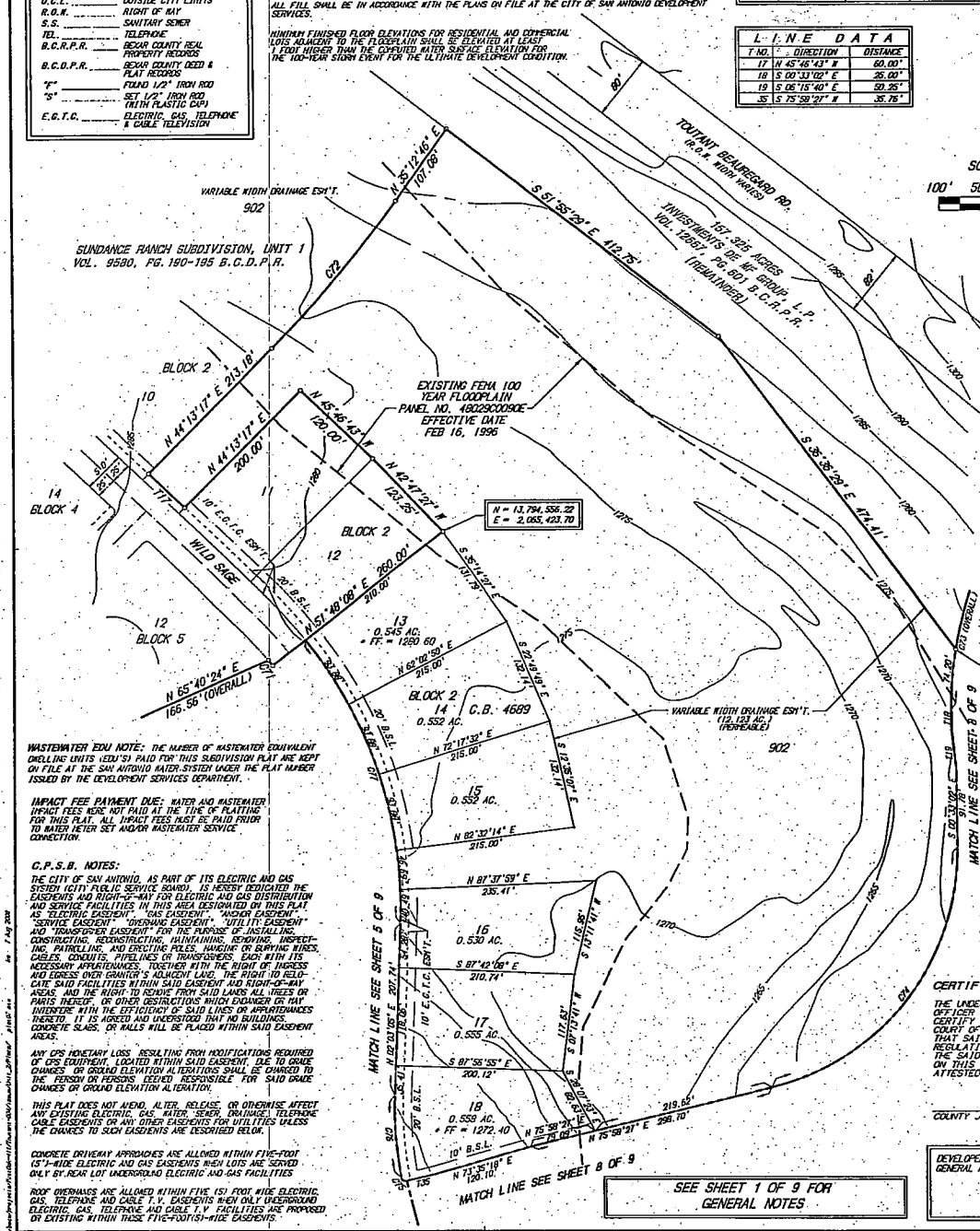
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
71	001°00'30"	475.00'	4.18'	8.36'	S 38°42'07" E	8.36'
72	009°20'31"	1489.00'	117.22'	232.96'	N 39°43'02" E	232.73'
73	040°23'29"	435.00'	160.01'	306.66'	N 19°39'42" E	300.35'
74	075°31'30"	295.00'	222.66'	394.01'	S 37°42'43" W	365.37'
75	093°39'35"	5.00'	5.33'	8.17'	S 57°11'45" E	7.29'
76	012°25'03"	475.00'	51.69'	102.95'	N 04°09'26" W	102.74'
77	040°14'57"	525.00'	192.38'	368.80'	S 18°04'23" E	361.27'

LINE DATA		
LINE NO.	DIRECTION	DISTANCE
17	N 45°46'43" W	60.00'
18	S 00°33'02" E	26.00'
19	S 06°15'40" E	50.25'
35	S 75°59'27" W	35.76'

SCALE 1" = 100'

100' 50' 0 100'



SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

FLOODPLAIN NOTE:

LOTS 13 AND 16 BLOCK 2 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0090E, DATED FEBRUARY 16, 1996. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, (insert study number) HAS BEEN PREPARED BY BROWN ENGINEERING AND IS PENDING APPROVAL BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR NEWLY CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE

DRAINAGE NOTES CONT:

THE VARIABLE WIDTH DRAINAGE EASEMENTS HERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTAB.ISHED BY A FLOOD STUDY, AS PART OF A CONDITIONED LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0090E DATED FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASMENTS AS NECESSARY.

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: 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.

C.P.S.B. NOTES:

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 THIS AREA 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 ENGINEER 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-FOOT (5')-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-FOOT(5)-WIDE EASEMENTS.

SEE SHEET 1 OF 9 FOR GENERAL NOTES

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 _____, 2008.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 10
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

STATE OF TEXAS
REESE H. CONNER
87668
LICENSED PROFESSIONAL ENGINEER

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

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 8 day of August A.D., 2009.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: BROWN ENGINEERING CO. 8-8-08

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200_ at _____ H. and duly recorded the _____ day of _____ A.D., 200_ at _____ H. 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., 200_

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAH APP: RC/MAR

SHEET 7 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY
JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689 AND THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691; BEING A PORTION OF THAT CERTAIN 157.326 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T

C.P.S.B. NOTES:

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 THIS AREA 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, PEDESTALS 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 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-FOOT (5')-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-FOOT(5')-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 _____, 2009.

ATTESTED

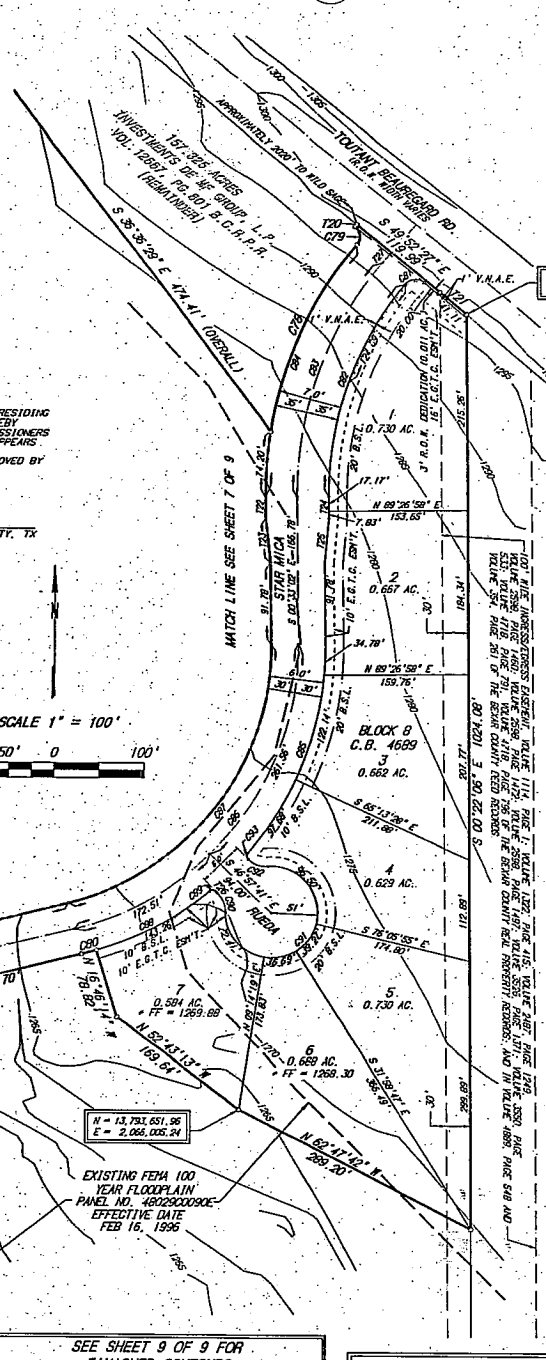
COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

LINE DATA

LINE NO.	DIRECTION	DISTANCE
20	N 40°07'33" E	3.00'
21	S 50°05'48" E	38.58'
22	S 00°33'02" E	25.00'
23	S 06°15'40" E	50.25'
24	S 00°33'02" E	22.83'
25	S 05°09'36" E	50.25'
26	S 46°57'41" E	2.39'
27	S 40°07'33" W	15.76'
31	N 75°59'27" E	35.76'
32	N 75°59'27" E	35.76'

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
78	030°37'04"	435.00'	119.08'	232.46'	N 24°31'55" E	229.70'
79	089°42'54"	15.00'	14.93'	23.49'	N 05°01'00" W	21.16'
80	002°44'41"	355.00'	8.50'	17.01'	N 74°36'07" E	17.00'
81	090°21'59"	15.00'	15.10'	23.66'	S 84°56'33" W	21.28'
82	040°18'36"	355.00'	133.97'	255.79'	S 19°35'15" W	251.53'
83	040°40'35"	400.00'	148.91'	283.97'	S 19°27'15" W	278.06'
84	040°23'29"	435.00'	160.01'	306.66'	S 19°38'32" W	300.35'
85	041°05'26"	355.00'	133.05'	254.59'	S 19°59'41" W	249.17'
86	076°31'30"	325.00'	256.32'	434.07'	S 37°42'43" W	402.52'
87	076°31'30"	295.00'	232.66'	394.01'	S 37°42'43" W	365.37'
88	025°51'59"	355.00'	81.52'	160.26'	S 63°02'26" W	158.91'
89	062°55'59"	5.00'	1.42'	7.24'	S 88°25'36" E	6.62'
90	047°32'45"	29.00'	12.77'	24.07'	S 23°11'19" E	23.38'
91	375°05'00"	51.00'	46.66'	244.65'	N 43°02'19" E	68.85'
92	047°32'45"	29.00'	12.77'	24.07'	N 70°44'04" W	23.38'
93	087°30'05"	5.00'	4.79'	7.64'	N 03°12'38" W	6.92'



FLOODPLAIN NOTE:

LOTS 6 AND 7 BLOCK 8 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0090E, DATED FEBRUARY 18, 1995. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, [insert study number], HAS BEEN PREPARED BY BROWN ENGINEERING AND IS PENDING APPROVAL BY FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR NON-RESIDENTIAL ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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: 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.

DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

SEE SHEET 9 OF 9 FOR FINISHED CONTOURS

SEE SHEET 1 OF 9 FOR GENERAL NOTES

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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.

STATE OF TEXAS REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 9 day of August A.D., 2009.

LAURIE A. ROTHMAN Notary Public State of Texas My Commission Expires April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: BROWN ENGINEERING CO. 8-8-08

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200__ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ 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., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRN: CAM APP: RC/MAR

SHEET 8 OF 9

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 411-004-19 DATE: 08/07/2008

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 2

060732

BEING 86.574 ACRES OF LAND SITUATED WITHIN THE J. O'LEARY SURVEY NO.347, ABSTRACT NO.564, C.B.4689 AND THE P. FLORES SURVEY NO.32 1/4, ABSTRACT NO. 250, C.B. 4591, BEING A PORTION OF THAT CERTAIN 157.325 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12667, PAGE 601 OF THE BEXAR COUNTY REAL PROPERTY RECORDS

DRAINAGE NOTES:

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.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

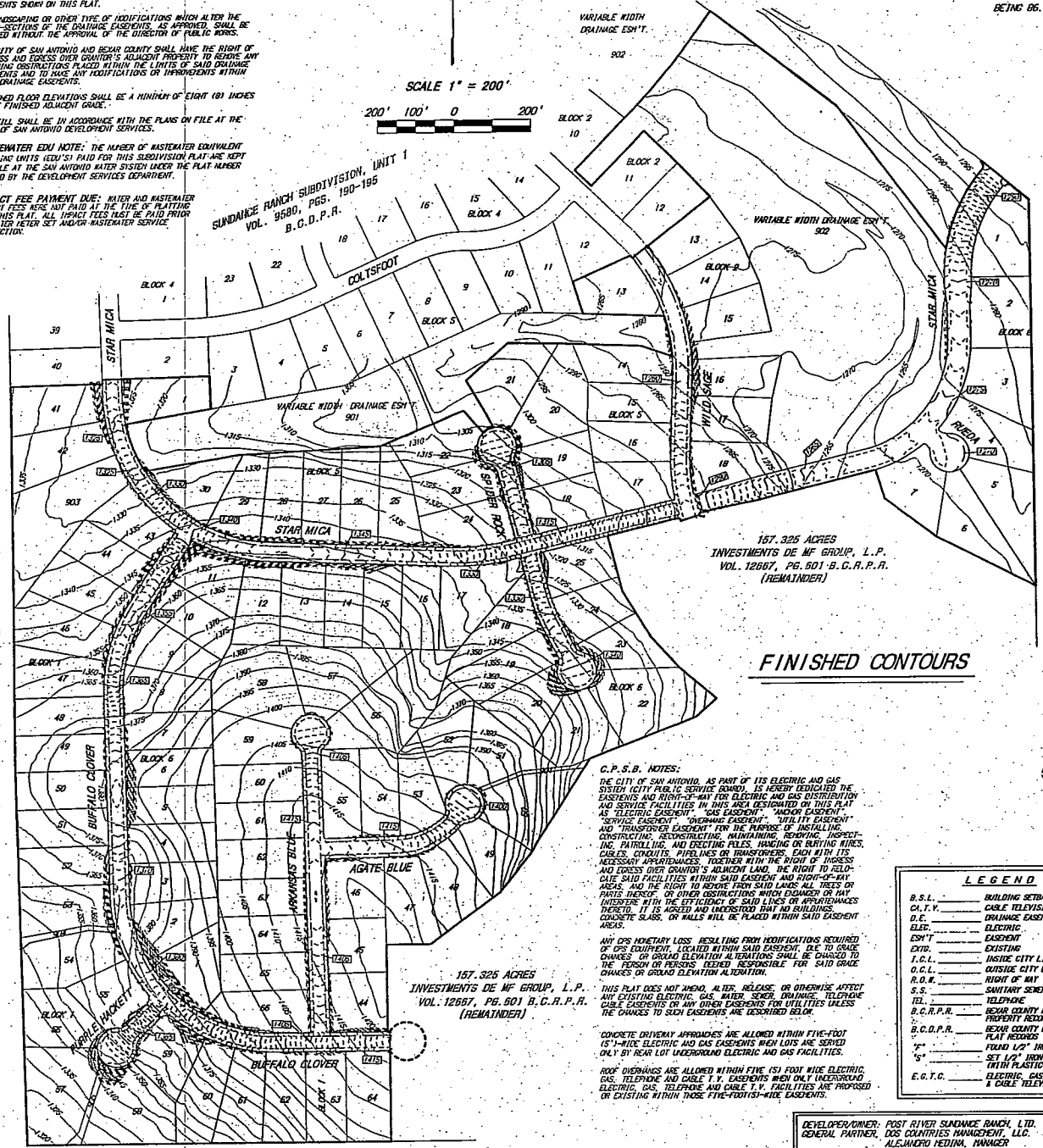
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE: 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.

SEE SHEET 9 FOR GENERAL NOTES

SCALE 1" = 200'

200' 100' 0 200'



C.P.S.B. NOTES:

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 THIS AREA 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 ALTERATION.

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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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-FOOT(5')-WIDE EASEMENTS.

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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.

STATE OF TEXAS REESE H. CONNER 87668 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA 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 1 day of August A.D., 2008.

LAURIE A. ROTHMAN
Notary Public
State of Texas
My Commission Expires
April 19, 2012

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 2 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., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

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: BROWN ENGINEERING CO.
8-8-08
REGISTERED PROFESSIONAL LAND SURVEYOR

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., 200__ at _____ M. and duly recorded the _____ day of _____ A.D., 200__ 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., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER: DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

BROWN ENGINEERING CO.
A JONES & CARTER COMPANY

JOB NO.: 411-004-19 DATE: 08/07/2008

DWN: CAM APP: RC/MAR

SHEET 9 OF 9

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 10 **August 27, 2008**

HIGHLAND FARMS III UNIT 9 — MAJOR PLAT — 060771
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 585 C-6
OWNER: HLL II Land Acquisitions of Texas, L.P., By Ben Wissink
ENGINEER: Denham-Ramones Engineering, by Paul W. Denham, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: August 11, 2008

Location: Southeast of Old Seguin Road and Summer Fest.

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP 780 B, Highland Farms III, accepted October 24, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.869** acres consisting of **57** single family lots, **6** non-single family lots with **2,800** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

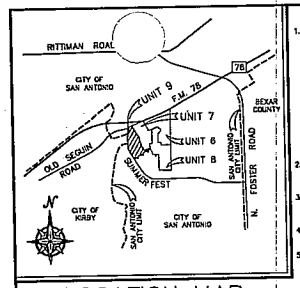
PLAT NO. 060771

SHEET 1 OF 2

57 LOTS

SUBDIVISION PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 9

BEING 15.869 ACRES OF LAND OUT OF A 45.25 ACRE TRACT RECORDED IN VOLUME 11447, PAGES 2039–2052, AND A 49.02 ACRE TRACT RECORDED IN VOLUME 11330, PAGE 1661–1666, R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N50°07'41"E	45.93'
L2	S02°57'12"E	60.00'
L3	S37°20'15"E	48.81'
L4	S37°39'45"W	50.00'
L5	N37°20'15"W	50.00'
L6	S37°20'15"E	50.16'
L7	S37°39'45"W	50.00'
L8	N37°20'15"W	49.18'
L9	S56°39'45"W	50.01'
L10	S57°39'45"W	71.29'
L11	S37°20'15"E	50.00'
L12	S57°39'45"W	50.00'
L13	N37°20'15"W	50.00'
L14	S57°39'45"W	99.14'
L15	S12°39'45"W	14.14'
L16	S57°39'45"W	80.00'
L17	N77°20'15"W	14.14'
L18	N37°39'45"E	50.00'
L19	S60°02'41"W	43.63'
L20	N57°39'45"E	50.00'
L21	N10°50'03"W	49.93'
L22	N50°33'03"W	63.20'
L23	N37°39'45"E	17.00'
L24	N82°48'24"E	62.61'
L25	N57°01'59"W	87.37'
L26	N32°20'15"W	11.87'
L27	N08°12'18"W	50.73'
L28	N18°53'18"W	8.70'
L29	N52°59'40"W	12.68'
L30	N76°53'18"W	19.01'
L31	N49°18'20"E	51.71'
L32	N53°49'28"E	74.15'
L33	N48°18'20"E	50.81'
L34	N53°49'28"E	77.17'
L35	S82°46'34"W	19.50'
L36	N28°19'15"E	109.53'
L37	N28°19'15"E	122.59'
L38	N28°19'15"E	67.82'
L39	N27°17'25"W	11.82'
L40	N27°17'25"W	16.91'
L41	N27°17'25"W	7.98'

"C.P.S. 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

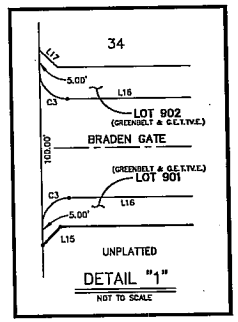
5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT REFERENCE	
①	HIGHLAND FARMS III SUBDIVISION UNIT 6 (VOL. 9567, PGS. 156–158, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80–81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	31°47'12"	678.44'	193.17'	376.39'	371.56'
C2	22°22'28"	330.00'	65.23'	128.91'	128.09'
C3	90°00'00"	15.00'	15.00'	23.56'	21.21'
C4	82°08'33"	15.00'	15.59'	24.18'	21.92'
C5	111°38'	1492.00'	15.52'	31.05'	31.05'
C6	33°18'30"	1310.00'	53.81'	67.18'	67.16'
C7	15°28'54"	15.00'	2.03'	4.04'	4.03'
C8	19°28'18"	15.00'	2.57'	5.10'	5.07'
C9	20°31'44"	15.00'	10.61'	18.45'	17.32'
C10	74°33'08"	15.00'	11.47'	19.51'	18.17'
C11	99°01'28"	15.00'	17.57'	25.93'	22.82'
C12	132°12'27"	270.00'	31.62'	62.85'	62.60'
C13	105°00'00"	35.00'	32.50'	45.81'	39.87'
C14	162°47'21"	30.00'	768.45'	169.92'	102.00'
C15	37°53'46"	28.00'	9.95'	18.18'	18.03'
C16	14°31'16"	175.00'	22.05'	43.54'	43.43'
C17	14°31'16"	225.00'	28.40'	56.00'	55.83'
C18	31°47'12"	628.44'	161.65'	315.28'	311.33'
C19	31°47'12"	518.44'	147.62'	287.67'	283.93'
C20	54°37'00"	25.00'	13.61'	23.83'	22.72'
C21	33°23'35"	25.00'	8.74'	15.18'	15.24'
C22	131°32'10"	50.00'	112.75'	117.73'	93.07'
C23	7°00'37"	475.00'	29.05'	52.04'	52.01'
C24	7°00'37"	375.00'	22.93'	45.92'	45.89'

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS ESM'T ——— V.N.A.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) 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. (7860)
9.) PROPOSED FINISHED CONTOUR
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 00°00'35"
11.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D+R E. PLASTIC CAPS UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WEST LINE OF LOT 34, BLOCK 60 (PARK), BETWEEN TWO FOUND 1/2" REBAR SHOWN AS N32°20'15"W ON THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 7 RECORDED IN VOLUME 9573, PAGE 185, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
18.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



DETAIL "1"

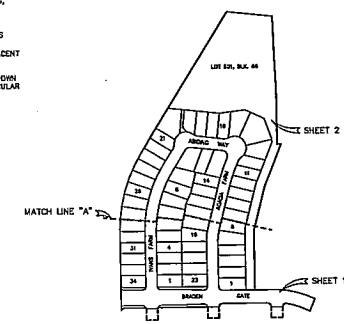
NOT TO SCALE

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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.

SETBACK NOTE

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.

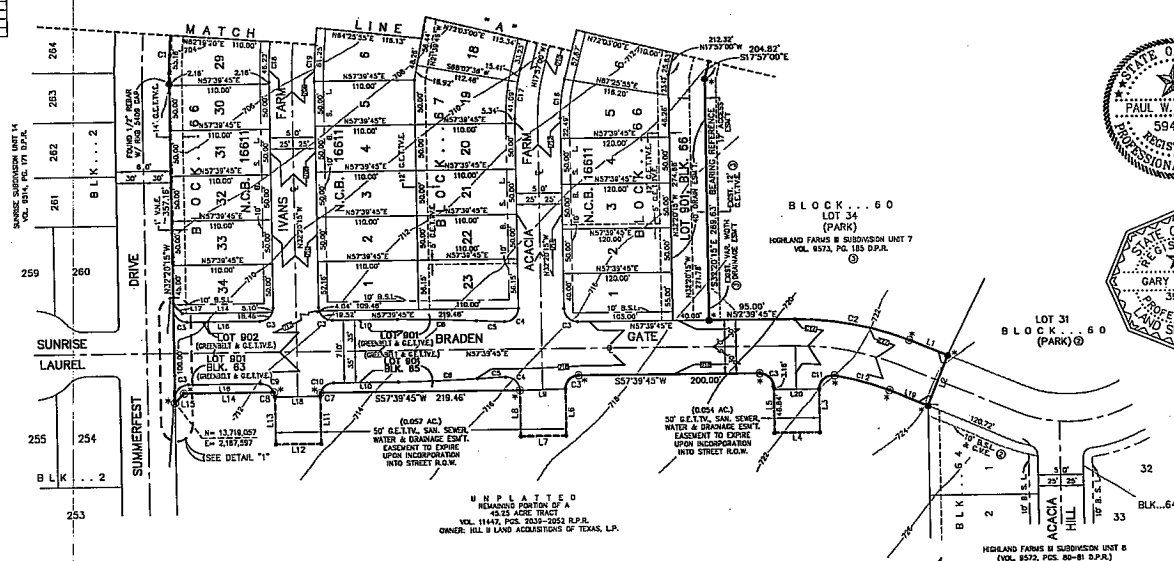


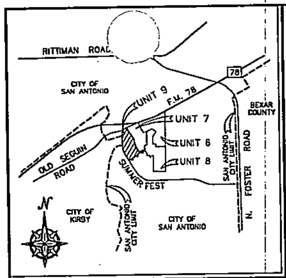
INDEX MAP

1"=400'

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP
*■ = 1/2" IRON ROD FOUND W/D+R E CAP
*O = 1/2" IRON ROD SET W/D+R E CAP


MATCH LINE "A"
SUNRISE
LAUREL
SUMMERFEST
DRIVE
BLK...2
BLK...1
BLOCK...60
LOT 34
(PARK)
HIGHLAND FARMS III SUBDIVISION UNIT 7
VOL. 9573, PG. 185 D.P.R.
LOT 31
BLOCK...60
(PARK)
LOT 902
(GREENBELT & G.E.T.V.E.)
LOT 901
BLK. 66
(GREENBELT & G.E.T.V.E.)
LOT 901
BLK. 63
(GREENBELT & G.E.T.V.E.)
LOT 901
(GREENBELT & G.E.T.V.E.)
BRADEN
GATE
ACACIA
ACACIA HILL
BLK...64
HIGHLAND FARMS III SUBDIVISION UNIT 6
(VOL. 9572, PGS. 80-81 D.P.R.)
N= 13,719.057
E= 2,187.597
(SEE DETAIL "1")
(0.057 AC.)
50' G.E.T.T.V., SAN. SEWER, WATER & DRAINAGE ESM'T. EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET R.O.W.
(0.054 AC.)
50' G.E.T.T.V., SAN. SEWER, WATER & DRAINAGE ESM'T. EASEMENT TO EXPIRE UPON INCORPORATION INTO STREET R.O.W.
UNPLATTED
REMAINING PORTION OF A
45.25 ACRE TRACT
VOL. 11447, PGS. 2039–2052 R.P.R.
OWNER: HLL II LAND ACQUISITIONS OF TEXAS, L.P.
SUNRIDGE SUBDIVISION UNIT 14
VOL. 9314, PG. 171 D.P.R.
FOUND 1/2" REBAR W/ RED SUN CAP
BEARING REFERENCE
N32°20'15"W
N32°20'15"W 250.63'
BLOCK NOTE
LOT 901
BLK. 66
(GREENBELT & G.E.T.V.E.)
DRAINAGE ESM'T
N32°20'15"W
95.00'
N32°39'45"E
S57°39'45"W 200.00'
S57°39'45"W 219.46'
N57°39'45"E 219.46'
N57°39'45"E 204.82'
S17°57'00"E
212.32'
N73°20'00"E
N57°39'45"E 120.00'
N57°39'45"E 110.00'
N57°39'45"E 50.00'
N57°39'45"E 30.00'
N57°39'45"E 25.00'
N57°39'45"E 15.00'
N57°39'45"E 10.00'
N57°39'45"E 5.00'
N57°39'45"E 3.00'
N57°39'45"E 2.16'
N57°39'45"E 118.13'
N57°39'45"E 112.34'
N57°39'45"E 15.41'
N57°39'45"E 18.92'
N57°39'45"E 112.48'
N57°39'45"E 5.34'
N57°39'45"E 118.20'
N57°39'45"E 120.72'
N57°39'45"E 120.00'
N57°39'45"E 110.00'
N57°39'45"E 30.00'
N57°39'45"E 25.00'
N57°39'45"E 15.00'
N57°39'45"E 10.00'
N57°39'45"E 5.00'
N57°39'45"E 3.00'
N57°39'45"E 2.16'
N57°39'45"E 110.00'
N57°39'45"E 50



LOCATION MAP
NOT TO SCALE

"C.P.S. 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

	PLAT REFERENCE
①	HIGHLAND FARMS III SUBDIVISION UNIT 6 (VOL. 9567, PGS. 156-158, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)

MONUMENT NOTE:

● - 1/2" IRON ROD FOUND W/NO CAP
*● - 1/2" IRON ROD FOUND W/D-R E CAP
*○ - 1/2" IRON ROD SET W/D-R E CAP

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

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS ESN'T — V.N.E.
7.) CLEAR VISION EASEMENT — C.V.E.
8.) 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.
9.) PROPOSED FINISHED CONTOUR — 760
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 00°00'35"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WEST LINE OF LOT 34, BLOCK 60 (PARK), BETWEEN TWO FOUND 1/2" REBAR SHOWN AS N32°20'15"W ON THE PLAT OF HIGHLAND FARMS II SUBDIVISION UNIT 7 RECORDED IN VOLUME 9573, PAGE 185, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
18.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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.

SETBACK NOTE

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.

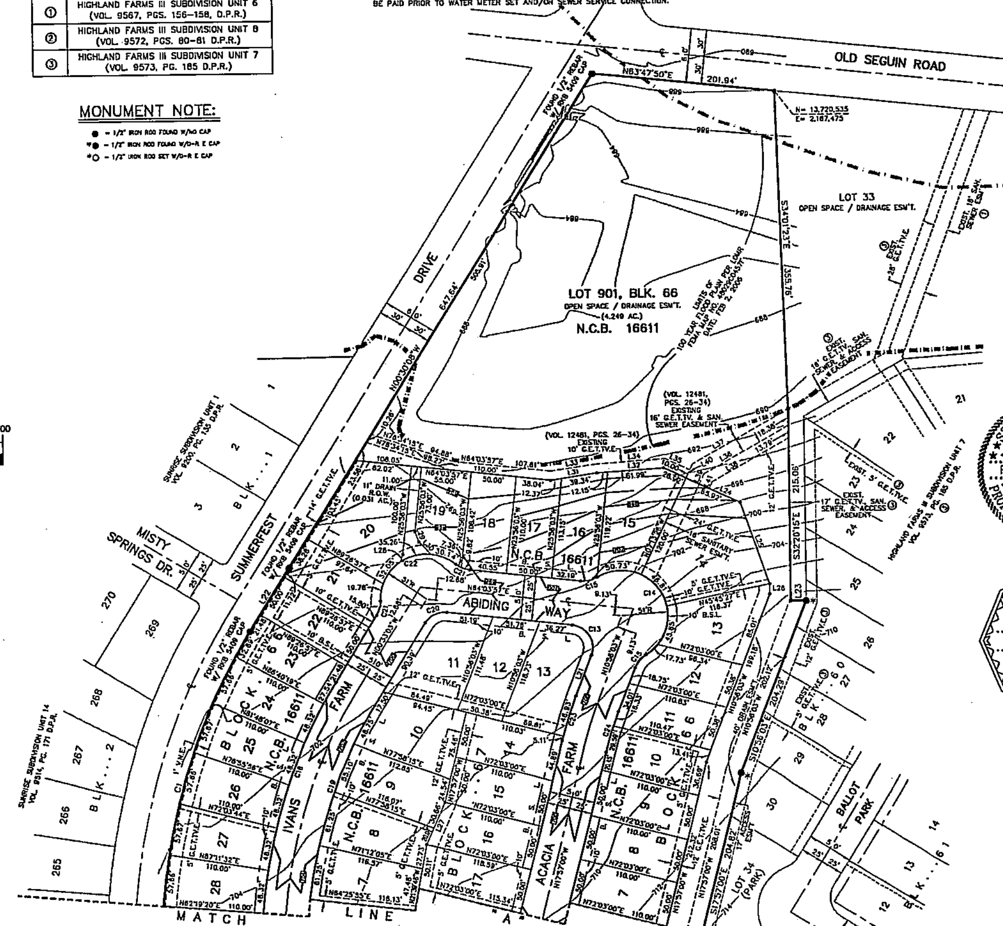
PLAT No. 060771

SHEET 2 OF 2
57 LOTS

SUBDIVISION PLAT
OF

HIGHLAND FARMS III SUBDIVISION UNIT 9

BEING 15.869 ACRES OF LAND OUT OF A 45.25 ACRE TRACT RECORDED IN VOLUME 11447, PAGES 2039-2052, AND A 49.02 ACRE TRACT RECORDED IN VOLUME 11330, PAGE 1661-1666, R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611 CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF TARRANT

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: HLL II LAND ACQUISITIONS OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEN WISSINK 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 & SEAL OF OFFICE THIS ______ DAY OF ______________ A.D., 2008.

NOTARY PUBLIC, TARRANT 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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

DEVELOPMENT SERVICES
RECEIVED
2008 AUG -8 PM 3:24

THIS PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 9 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., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

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

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. 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.
3. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
4. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
5. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
6. 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.

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

Denham-Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495-3100 Office
(210) 495-3122 Fax

Date: Aug 07, 2008, 8:55am User ID: RamonesNicholas File: H:\Land Projects 3\Lennar-Highland Farms U9\dwg\Highland Farms Unit 9.dwg

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT
AGENDA ITEM NO: 11 August 27, 2008

HIGHLAND FARMS III, UNIT 10 — MAJORPLAT — 060772
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 585 C-6
OWNER: HLL II Land Acquisitions of Texas, L.P., By Ben Wissink
ENGINEER: Denham-Ramones Engineering by Paul W. Denham, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: August 11, 2008

Location: South of Summerfest Drive and Braden Gate.

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP 780 B, Highland Farms III, accepted October 24, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **16.113** acres consisting of **90** single family lots, **2** non-single family lots with **2,400** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060772

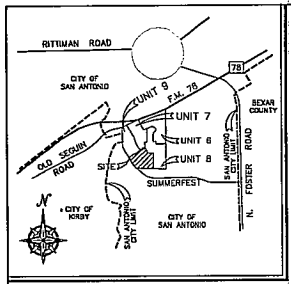
SHEET 1 OF 2

90 LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

HIGHLAND FARMS III SUBDIVISION UNIT 10

BEING A REPLAT VACATING A 0.073 AC. DRAIN EASEMENT AND A PLAT OF THE 16.113 ACRE REMAINDER OF THE 45.25 ACRE TRACT OF LAND RECORDED IN VOLUME 11447, PAGE 2039-2052 R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"C.P.S. 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 GUARDING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ..... B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ..... E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ..... E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ..... T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ..... G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS ESM'T ..... V.N.E.
7.) CLEAR VISION EASEMENT ..... C.V.E.
8.) 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. (760)
9.) PROPOSED FINISHED CONTOUR
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(NAR#), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 00°00'35"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WEST LINE OF LOTS 66-77, BLOCK 63 BETWEEN TWO FOUND 1/2" REBAR SHOWN AS N00°28'51"W ON THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 8 RECORDED IN VOLUME 9572, PAGES 80-81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
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SETBACK NOTE

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.

PLAT REFERENCE	
①	SUNRISE SUBDIVISION UNIT 11 (VOL. 9510, PG. 58, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)
④	HIGHLAND FARMS III SUBDIVISION UNIT 9 PLAT I.D. # 060771

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/AD CAP
*● = 1/2" IRON ROD FOUND W/D-R E CAP
*○ = 1/2" IRON ROD SET W/D-R E CAP

NOTES:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

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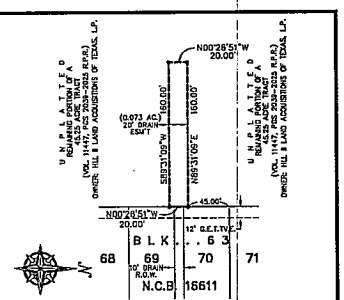
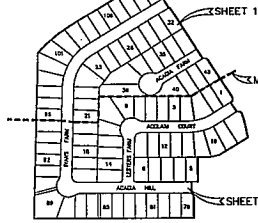
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.



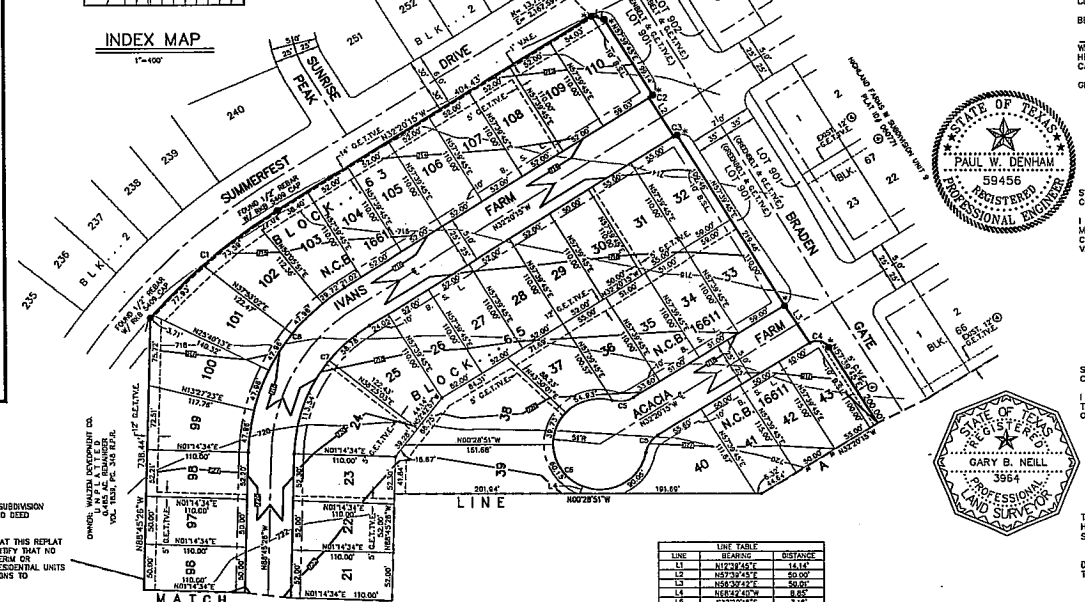
AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HIGHLAND FARMS III SUBDIVISION UNIT 8, RECORDED IN VOLUME 9572, PAGES 80 & 81, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS



INDEX MAP

1"=400'



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT HIGHLAND FARMS III SUBDIVISION UNIT 8, WHICH IS RECORDED IN VOLUME 9572, PAGES 80-81, 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N12°28'45"E	14.14'
L2	N57°29'45"E	50.00'
L3	N58°30'42"E	50.01'
L4	N68°42'40"W	8.85'
L5	S32°22'15"E	3.18'
L6	N57°30'45"E	50.00'
L7	N80°02'41"E	45.83'
L8	S13°48'22"E	44.63'
L9	S00°28'51"E	52.00'
L10	S00°28'51"E	28.23'
L11	N89°31'09"E	50.00'
L12	N55°48'27"W	12.93'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	16°25'55"	629.14'	91.77'	182.26'	181.63'
C2	19°28'18"	15.00'	2.57'	5.10'	5.07'
C3	15°28'54"	15.00'	2.03'	4.04'	4.03'
C4	90°00'00"	15.00'	15.00'	23.56'	21.21'
C5	47°37'45"	29.00'	12.77'	24.07'	23.38'
C6	275°07'30"	51.00'	46.66'	244.86'	68.85'
C7	56°35'11"	175.00'	93.87'	172.33'	165.45'
C8	58°35'11"	225.00'	120.69'	221.56'	212.72'
C9	90°00'00"	15.00'	15.00'	23.56'	21.21'
C10	68°01'29"	15.00'	17.57'	25.92'	22.82'
C11	131°21'29"	270.00'	31.67'	62.95'	62.82'
C12	90°00'00"	10.00'	10.00'	15.71'	14.14'
C13	36°20'04"	29.00'	9.52'	18.39'	18.08'
C14	164°23'30"	51.00'	372.12'	146.33'	101.00'
C15	81°43'26"	25.00'	23.78'	40.02'	35.88'
C16	88°18'35"	10.00'	9.70'	15.41'	13.93'
C17	81°43'26"	10.00'	10.21'	16.99'	14.35'
C18	23°56'49"	29.00'	9.41'	18.18'	17.98'
C19	160°10'19"	51.00'	291.77'	142.57'	100.48'
C20	88°18'35"	25.00'	24.28'	38.57'	34.87'
C21	31°31'24"	75.00'	21.40'	41.26'	41.17'
C22	31°31'24"	125.00'	35.67'	68.52'	68.61'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

Denham-Ramones Engineering and Associates, Inc.

18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258

(210) 495-3100 Office
(210) 495-3122 Fax

OWNER: HLL II LAND ACQUISITIONS OF TEXAS L.P.
A TEXAS LIMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ BEN WISSNK _____ 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

NOTARY PUBLIC, TARRANT 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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF _____ HIGHLAND FARMS III SUBDIVISION UNIT 10 _____ 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., 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

PLAT No. 060772

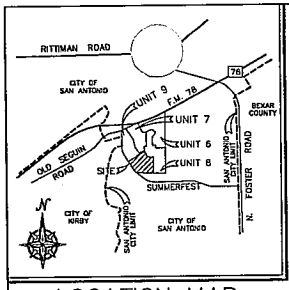
SHEET 2 OF 2

90 LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

HIGHLAND FARMS III SUBDIVISION UNIT 10

BEING A REPLAT VACATING A 0.073 AC. DRAIN EASEMENT AND A PLAT OF THE 16.113 ACRE REMAINDER OF THE 45.25 ACRE TRACT OF LAND RECORDED IN VOLUME 11447, PAGE 2039-2052 R.P.R., OUT OF THE FRANCISCO CADENA SURVEY NO. 133 ABSTRACT NO. 134, N.C.B. 16611, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

NOTES:

ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

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.

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

"C.P.S. 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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

● - 1/2" IRON ROD FOUND W/NO CAP
●B - 1/2" IRON ROD FOUND W/DR-E CAP
○ - 1/2" IRON ROD SET W/DR-E CAP

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS ESM'T ——— V.N.A.E.
7.) CLEAR VISION EASEMENT ——— C.V.E.
8.) 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.
9.) PROPOSED FINISHED CONTOUR ——— 7601
10.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 00°00'35"
11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R C. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
12.) BEARING REFERENCE SOURCE IS THE WEST LINE OF LOTS 66-77, BLOCK 63 BETWEEN TWO FOUND 1/2" REBAR SHOWN AS N00°28'51"W ON THE PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 8 RECORDED IN VOLUME 9572, PAGES 80-81, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) R.P.R. - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
14.) D.P.R. - DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
18.) IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/16/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 745.00 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

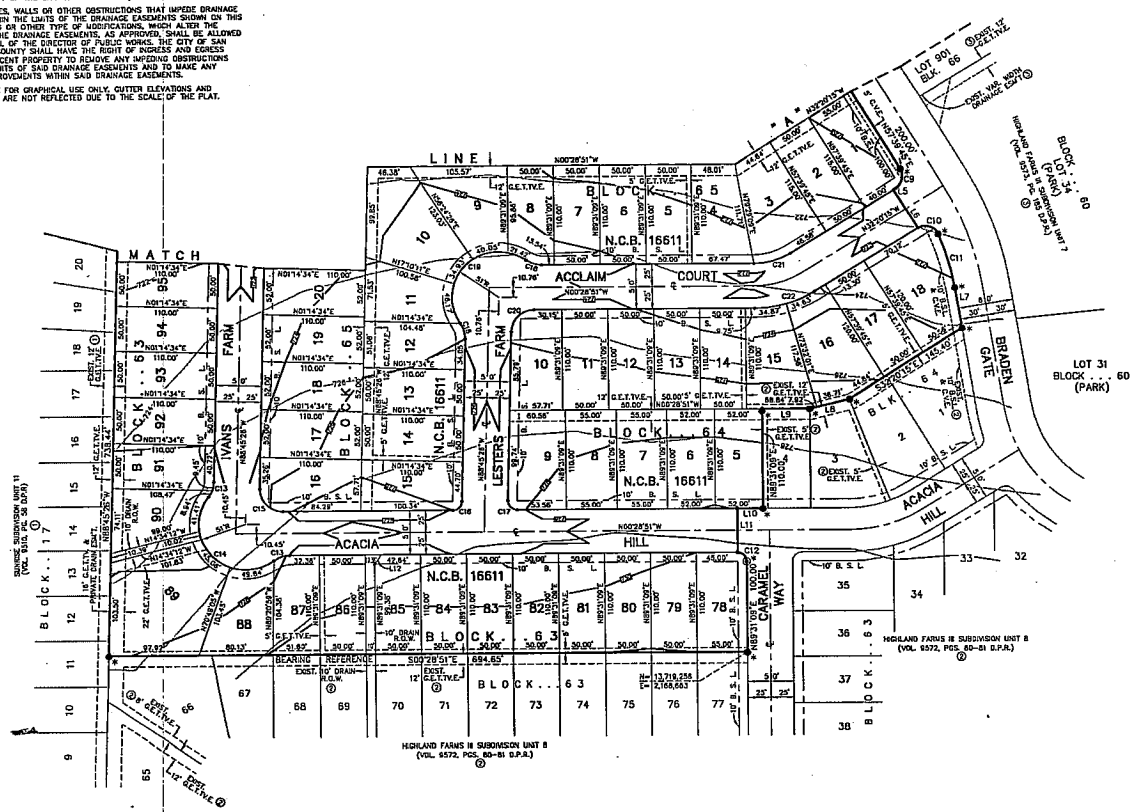
"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, C.O. 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.

SETBACK NOTE

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.

PLAT REFERENCE	
①	SUNRISE SUBDIVISION UNIT 11 (VOL. 9510, PG. 56, D.P.R.)
②	HIGHLAND FARMS III SUBDIVISION UNIT 8 (VOL. 9572, PGS. 80-81 D.P.R.)
③	HIGHLAND FARMS III SUBDIVISION UNIT 7 (VOL. 9573, PG. 185 D.P.R.)
④	HIGHLAND FARMS III SUBDIVISION UNIT 9 PLAT I.D. # 060771



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF TARRANT

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: HLL II LAND ACQUISITIONS OF TEXAS L.P.
A TEXAS UMITED PARTNERSHIP
BY: HLL DEVELOPMENT, LLC, ITS SOLE GENERAL PARTNER
BY: UNITED DEVELOPMENT FUNDING II, INC. MANAGER

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BEN WISSINK 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2008.

NOTARY PUBLIC, TARRANT 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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF HIGHLAND FARMS III SUBDIVISION UNIT 10 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 _____, 2008.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

DEVELOPMENT SERVICES
RECEIVED
2008 AUG 13 PM 2:15

Denham-Ramones Engineering and Associates, Inc.
18585 Sigma Rd., Suite 101
San Antonio, Tx. 78258
(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
HLL II LAND ACQUISITIONS OF TEXAS, L.P.
300 EAST SONTERRA BLVD., SUITE 1130
SAN ANTONIO, TEXAS 78258
PHONE: (210) 403-6200

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 **August 27, 2008**

THE WEST SIDE PEAK — MAJOR PLAT — 070048
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 647 C-1
OWNER: West Side Peak, Ltd., by Franz Brunner, Jr.
ENGINEER: Gomez-Garcia and Assoc., Inc., by Alejandro R. Gomez, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: August 11, 2008

Location: East of Ray Ellison Drive and south of U.S. Highway 90

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Plat is in accordance with:
MDP 675, Stablewood Farms, accepted July 7, 2000

Proposed Use: Commercial

Major Thoroughfare: Ray Ellison is a secondary arterial, type A, minimum R.O.W. 86 feet, U.S. Highway 90 and Loop 410 are a freeway.

APPLICANT'S PROPOSAL:

To plat **26.873** acres consisting of **5** non-single family lots and **3,124** linear feet of public sreets.

STAFF RECOMMENDATION:

Approval

SUBDIVISION PLAT ESTABLISHING

THE WEST SIDE PEAK SUBDIVISION

PLAT NO. 070048

UTILITY NOTES:

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD 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 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 ALTERATIONS.

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

WASTEWATER EDU NOTE:
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 CONNECTIONS.

STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

TxDOT NOTES

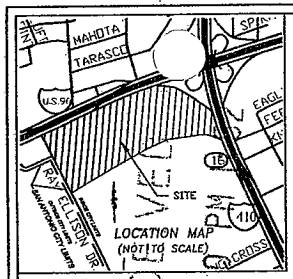
1. FOR RESIDE[illegible]PMENT DIRECTLY ADJACENT TO THE STATE RIGHT-O[illegible] DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SO[illegible]R SOUND ABATEMENT MEASURES FOR FUTURE HOUSE[illegible]
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO THE 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 THREE ACCESS POINTS TO U.S. 90, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,862.31' AND NO ACCESS TO LP 410.
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. LOCATION OF SIDEWALKS WITHIN THE STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

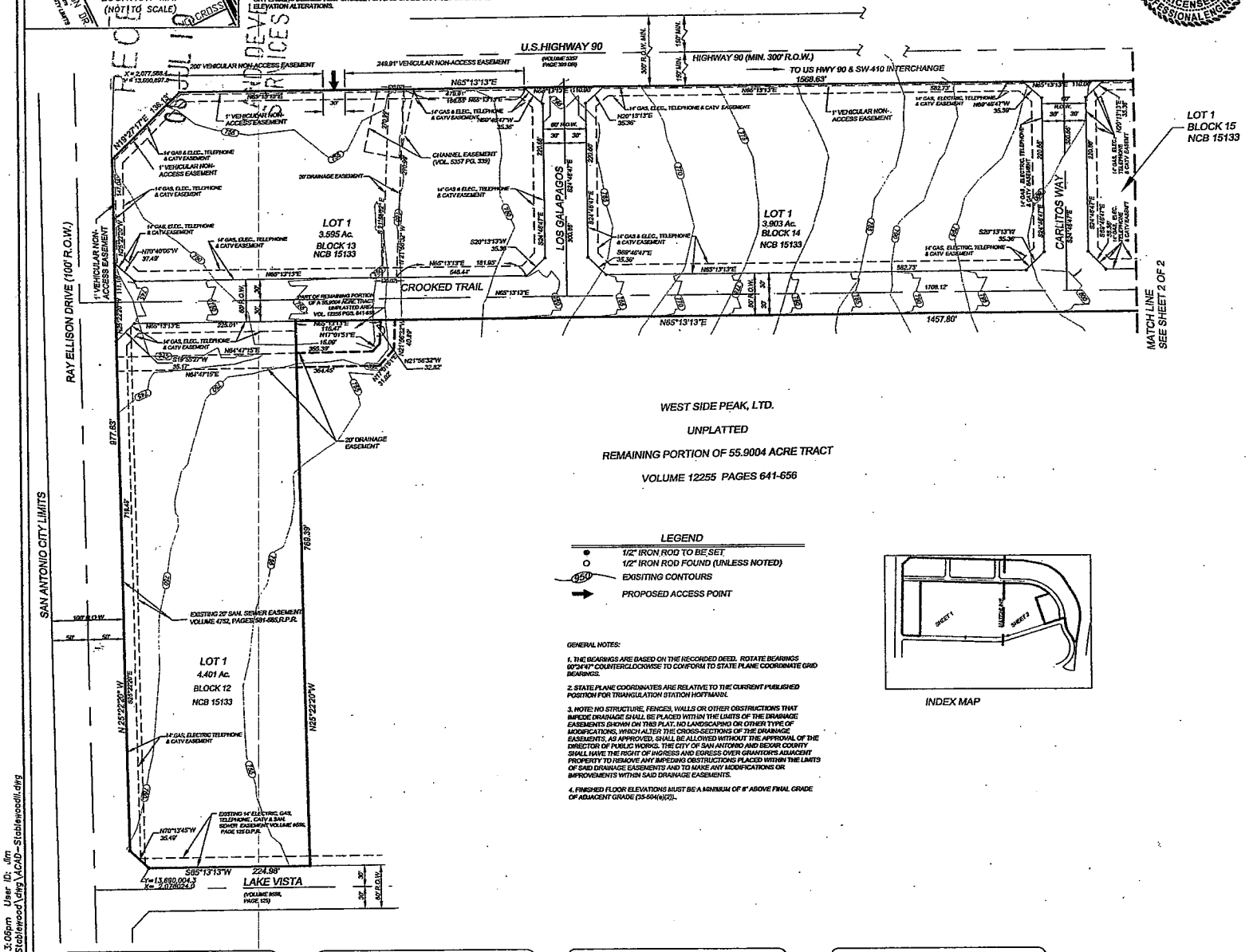
LEGAL DESCRIPTION:

A 26.673 ACRE TRACT OF LAND OUT OF A TRACT CALLED 55.9004 ACRES CONVEYED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM WESTSIDE LAND PARTNERS, LTD., AS RECORDED IN VOLUME 12255, PAGE 641, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE FRANCISCO RIVAS SURVEY NUMBER 1, ABSTRACT NUMBER 14, NEW CITY BLOCK 15133, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
ALEJANDRO R. GOMEZ
90145
LICENSED
PROFESSIONAL ENGINEER

SCALE 1" = 100'
0' 50' 100' 200'





WEST SIDE PEAK, LTD.

UNPLATTED

REMAINING PORTION OF 55.9004 ACRE TRACT

VOLUME 12255 PAGES 641-656

LEGEND

- 1/2" IRON ROD TO BE SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 950 EXISITING CONTOURS
- PROPOSED ACCESS POINT

INDEX MAP

GENERAL NOTES:

1. THE BEARINGS ARE BASED ON THE RECORDED DEED. ROTATE BEARINGS 00°24'47" COUNTERCLOCKWISE TO CONFORM TO STATE PLANE COORDINATE GRID BEARINGS.

2. STATE PLANE COORDINATES ARE RELATIVE TO THE CURRENT PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMAN.

3. NOTE: 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.

4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE (35-504(k)(2)).

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.

6-12-08
ALEJANDRO R. GOMEZ, P.E. — DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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:

6-12-08
THOMAS C. HABERER — DATE
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

STATE OF TEXAS
THOMAS C. HABERER
4350
PROFESSIONAL
LAND SURVEYOR

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.

DULY AUTHORIZED AGENT FRANZ BRUNNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANZ BRUNNER 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 HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF June 2008

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS

THIS PLAT OF THE WEST SIDE PEAK 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

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 SAID COUNTY, IN VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND

OFFICIAL SEAL OF OFFICE, THIS _____ DAY, OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

_____
DEPUTY

SHEET 1 OF 2

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 – (210) 832-9615 FAX

Northstar Land Surveying, Inc.
9033 AERO Suite # 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

DEVELOPER:
GFB DEVELOPMENT
3438 WELLSPRINGS, SAN ANTONIO, TEXAS 78230
(956) 206-8047 – (210) 558-0450 FAX

OWNER:
WEST SIDE PEAK, LTD.
533 WILDER WAY, TYLER TEXAS 75703
(903) 581-0802 – (903) 581-5457 FAX

Date: Jun 10, 2008, 3:06pm User ID: Jim
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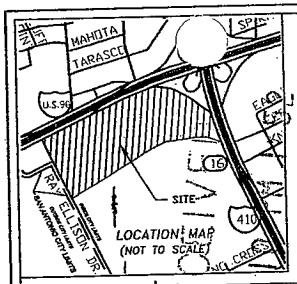
PLAT NO. 070048

SUBDIVISION PLAT ESTABLISHING

THE WEST SIDE PEAK SUBDIVISION



UTILITY NOTES:

NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, INTERSECTING 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 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 ALTERATIONS.

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

WASTEWATER EDU NOTE:
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 CONNECTIONS.

STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

TxDOT NOTES

1. FOR RESIDENTIAL [illegible] DIRECTLY ADJACENT TO THE STATE RIGHT-OF-WAY, [illegible] OPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK [illegible] AND 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 THE 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 THREE ACCESS POINTS TO U.S. 90, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1,602.31' AND NO ACCESS TO LP 410.
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. LOCATION OF SIDEWALKS WITHIN THE STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

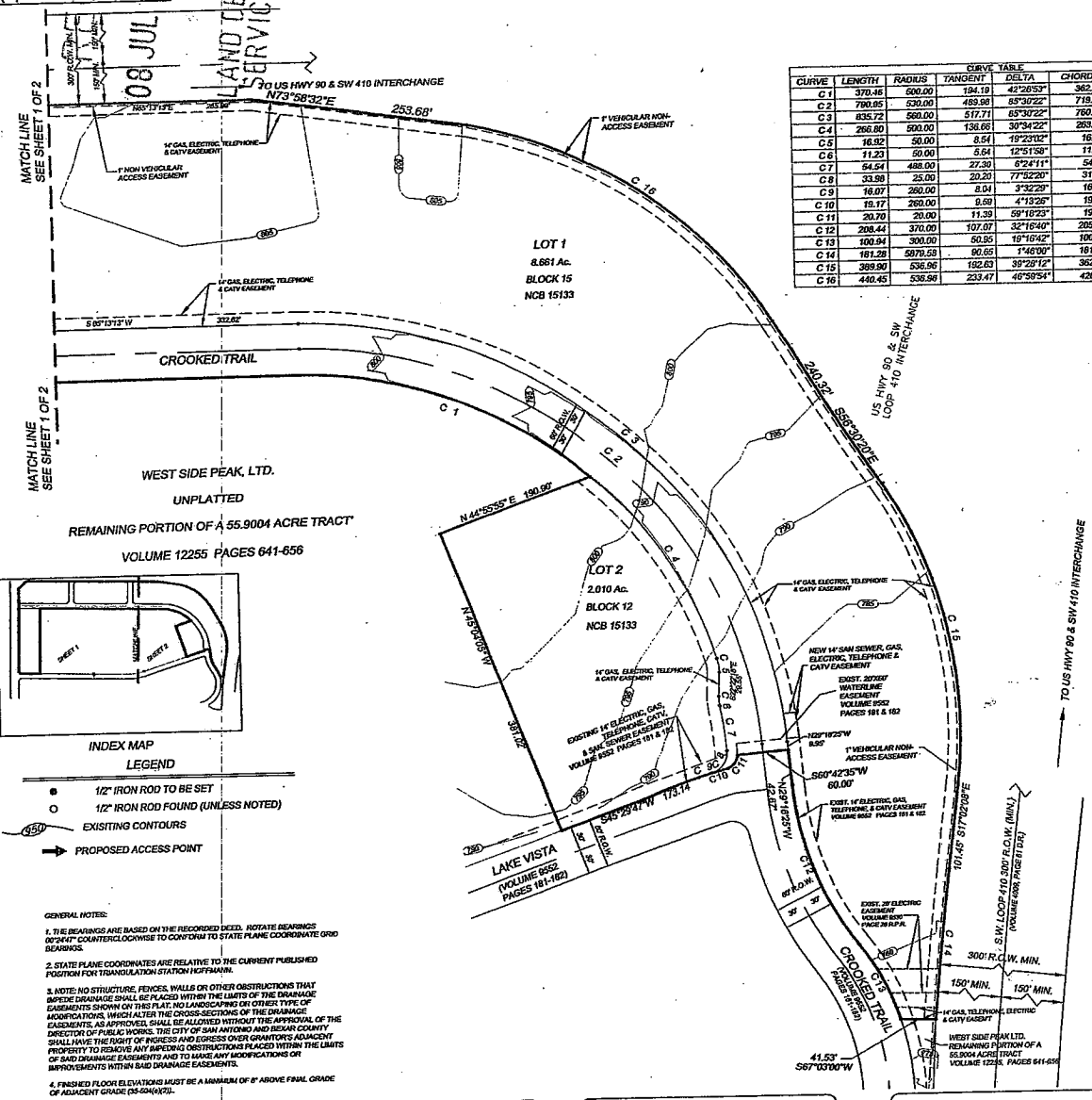
LEGAL DESCRIPTION:

A 25.873 ACRE TRACT OF LAND OUT OF A TRACT CALLED 55.9004 ACRES CONVEYED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN FROM WESTSIDE LAND PARTNERS, LTD., AS RECORDED IN VOLUME 12254, PAGE 641, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS; BEING ALSO OUT OF THE FRANCISCO RIVAS SURVEY NUMBER 1, ABSTRACT NUMBER 14, NEW CITY BLOCK 15133, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE 1" = 100'

0' 50' 100' 200'

STATE OF TEXAS
ALEJANDRO R. GOMEZ
90145
LICENSED
PROFESSIONAL ENGINEER



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C 1	370.46	600.00	194.19	42°26'53"	362.04	S86°26'46"W
C 2	790.05	530.00	489.98	85°30'22"	718.57	N72°01'36"W
C 3	835.72	560.00	517.71	85°30'22"	760.30	N72°01'36"W
C 4	266.80	500.00	136.66	30°34'22"	263.64	N57°02'31"W
C 5	16.92	50.00	8.54	19°23'02"	16.84	N32°03'49"W
C 6	11.23	50.00	5.64	12°51'59"	11.20	S28°48'17"E
C 7	54.54	488.00	27.30	6°24'11"	54.51	N32°02'11"W
C 8	33.98	25.00	20.20	77°52'20"	31.42	N10°06'05"E
C 9	16.07	260.00	8.04	3°32'29"	16.07	S47°16'01"W
C 10	19.17	260.00	9.59	4°13'26"	19.16	S51°08'58"W
C 11	20.70	20.00	11.39	59°18'23"	19.79	N11°59'36"E
C 12	208.44	370.00	107.07	32°16'40"	205.70	S45°24'48"E
C 13	100.94	300.00	50.95	19°16'42"	100.47	N51°54'46"W
C 14	181.28	5879.58	90.65	1°46'00"	181.28	S17°55'07"E
C 15	389.90	536.96	192.63	39°28'12"	362.63	N35°46'14"W
C 16	440.45	536.96	233.47	46°58'54"	428.21	N60°00'18"W

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.

ALEJANDRO R. GOMEZ, P.E. — 6-12-08 DATE
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 90145

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:

THOMAS C. HABERER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4350

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.

DULY AUTHORIZED AGENT FRANZ BRUNNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANZ BRUNNER 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 HEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF June, 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CATHERINE A. MORENO
Notary Public
STATE OF TEXAS
My Comm. Exp 08-[illegible]

THIS PLAT OF THE WEST SIDE PEAK 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

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 SAID COUNTY, IN VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY, OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ DEPUTY

INDEX MAP

LEGEND

- 1/2" IRON ROD TO BE SET
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 650 EXISITING CONTOURS
- PROPOSED ACCESS POINT

GENERAL NOTES:

1. TIE BEARINGS ARE BASED ON THE RECORDED DEED. ROTATE BEARINGS 00°24'47" COUNTERCLOCKWISE TO CONFORM TO STATE PLANE COORDINATE GRID BEARINGS.

2. STATE PLANE COORDINATES ARE RELATIVE TO THE CURRENT PUBLISHED POSITION FOR TRIANGULATION STATION HOFFMANN.

3. NOTE: 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.

4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL GRADE OF ADJACENT GRADE (35-504(a)(2)).

PROJECT ENGINEER:
GOMEZ-GARCIA AND ASSOCIATES, INC.
8723 BOTTS LANE, SAN ANTONIO, TEXAS 78217
(210) 832-9608 – (210) 832-9615 FAX

Northstar Land Surveying, Inc.
9033 AERO Suite # 207
SAN ANTONIO, TEXAS 78217
(210) 826-6228

DEVELOPER:
GFB DEVELOPMENT
3438 WELLSPRINGS, SAN ANTONIO, TEXAS 78230
(956) 206-8047 – (210) 558-0450 FAX

OWNER:
WEST SIDE PEAK, LTD.
533 WILDER WAY, TYLER TEXAS 75703
(903)581-0802 – (903) 581-5457 FAX

SHEET 2 OF 2

Date: Jun 10, 2008, 3:14pm User ID: JIM
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PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **August 27, 2008**

McCOMBS/CULEBRA & TEZEL — MAJOR PLAT — 070263

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 579 A-4
OWNER: Mc Combs Family Partners, LTD., by Gary Woods
ENGINEER: Harry Jewett Associates by Harry B Jewett., P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: August 8, 2008

Location: Northwest of Tezel Road and Culebra Road.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Proposed Use: Commercial/Multi-Family

Major Thoroughfare: Tezel Road is a secondary arterial, type A, minimum R.O.W. 86 feet. Culebra Road is a primary arterial, type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

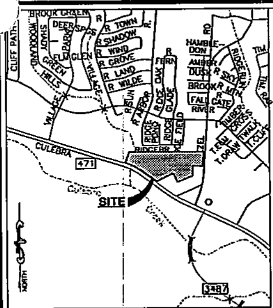
To plat **20.985** acres consisting of **7** non-single family lots.

STAFF RECOMMENDATION:

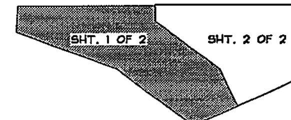
Approval

PLAT No. 070263

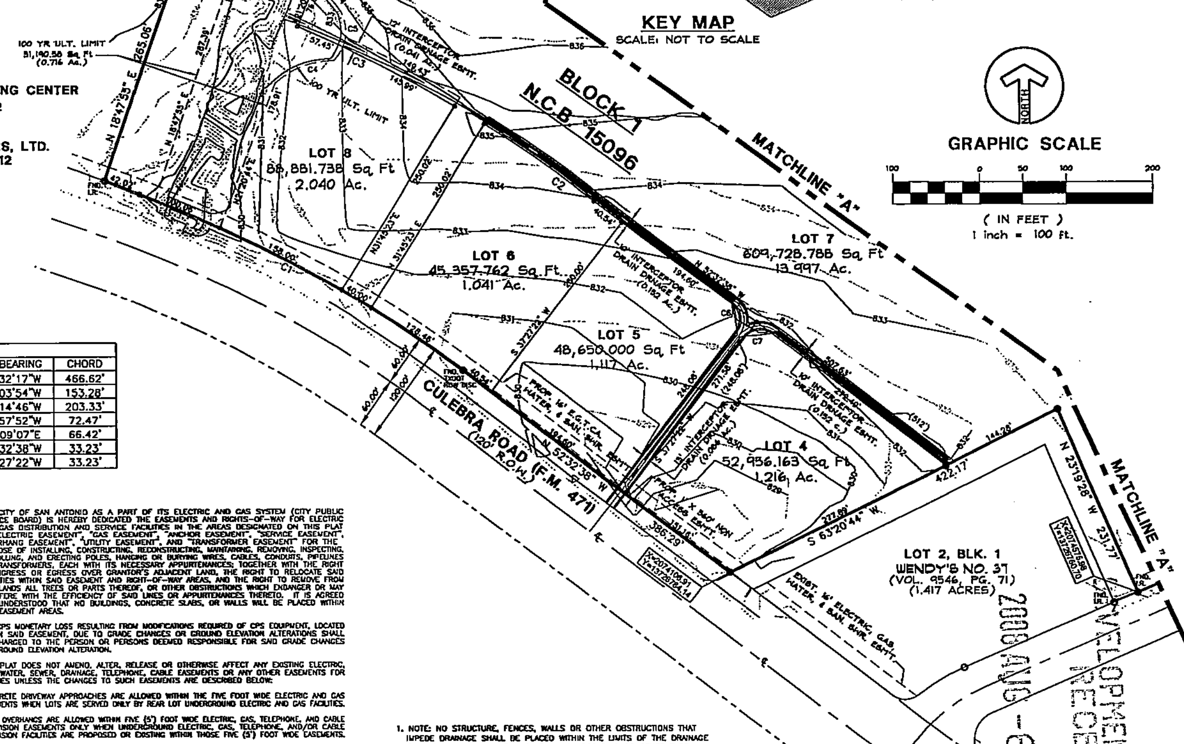
OWNER/SUBDIVIDER:
McCOMBS FAMILY PARTNERS, LTD.
ATTN: GARY WOODS
755 E MULBERRY SUITE 600
SAN ANTONIO, TEXAS 78212
(210) 731-4716



LOCATION MAP
SCALE: NOT TO SCALE



KEY MAP
SCALE: NOT TO SCALE



GREAT NORTHWEST SHOPPING CENTER
SUBDIVISION, UNIT 2
LOT 3 BLOCK 1.
N.C.B. 15096
McCOMBS FAMILY PARTNERS, LTD.
VOLUME 10097, PG. 212

LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'05"E	64.91'
L2	N89°54'39"E	100.03'
L3	N88°35'43"E	100.00'
L4	N89°01'11"E	57.38'
L5	S88°10'49"E	61.77'
L6	S89°21'22"E	110.01'
L7	S39°28'09"E	36.30'
L8	S21°20'44"W	18.32'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BEARING	CHORD
C1	468.54'	1492.39'	236.21'	17°59'17"	N61°32'17"W	466.62'
C2	153.33'	1742.39'	76.71'	5°02'31"	N55°03'54"W	153.28'
C3	203.44'	1742.39'	101.84'	6°41'23"	N62°14'46"W	203.33'
C4	74.16'	100.00'	38.88'	42°29'17"	S68°57'52"W	72.47'
C5	72.64'	50.00'	44.43'	83°14'33"	N02°09'07"E	66.42'
C6	36.91'	23.50'	23.50'	90°00'00"	N07°32'38"W	33.23'
C7	36.91'	23.50'	23.50'	90°00'00"	S82°27'22"W	33.23'

TXDOT 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.

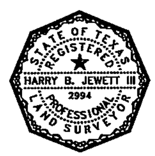
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

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 (1) ACCESS POINTS, ALONG F.M. 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 854.83 FEET FOR LOTS 3R AND 4R.

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.

STATE OF TEXAS
COUNTY OF BEXAR

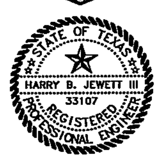
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: HARRY B. JEWETT III, R.P.L.S.



REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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 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.

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 THE FIVE 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 TELEVISION EASEMENTS ONLY WHEN UNDERGROUND ELECTRIC, GAS, TELEPHONE, AND/OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5') FOOT WIDE EASEMENTS.

EDU NOTE: THE NUMBER OF WATER AND/OR 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:
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.

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

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

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.

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH SECTION 35-506(r)(3) OF THE U.D.C.

O ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.

1. NOTE: 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.

2. NOTE: MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST (12) INCHES ABOVE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YR. ULTIMATE DEVELOPMENT.

SUBDIVISION PLAT
ESTABLISHING
McCOMBS/CULEBRA & TEZEL

ESTABLISHING LOTS 4-10, BLOCK 1, N.C.B. 15096 AND BEING 20.985 ACRES OUT OF A 30.681 ACRE TRACT, OUT OF THE A.H. YOUNG SURVEY NO. 188, ABSTRACT NO. 826, C.B. 4418, N.C.B. 15096, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOL. 10097, PG. 212, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners
307 West Rhapsody, San Antonio, TX 78216-3109, (210) 737-3417, (866) 737-3417, Fax (210) 733-5384
108 Del Court, Laredo, TX 78041-2276, (956) 791-3155, (877) 791-3155, (956) 791-3155 Fax

THIS PLAT OF McCOMBS/CULEBRA & TEZEL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISION.

DATED THIS _____ DAY OF ______________, A.D., 20___

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

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. ANDDULY RECORDED THE __________ DAY OF __________ A.D. _____ AT _____M. IN THE RECORDS 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

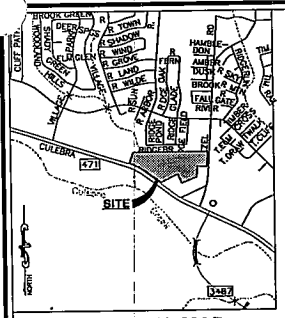
BY: ______________, DEPUTY

SHEET 1 OF 2 JOB NO.: 06066 DATE: 08/05/08

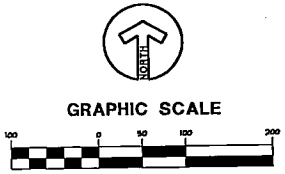
Z:\06066\dwg\06066plt.dwg, 8/5/2008 3:57:15 PM, std5000.pc3, NLM, NLM

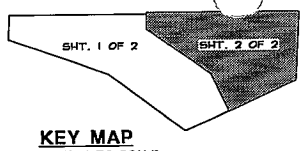
PLAT 070263

OWNER/SUBDIVIDER:
McCOMBS FAMILY PARTNERS, LTD.
ATTN: GARY WOODS
755 E MULBERRY SUITE 600
SAN ANTONIO, TEXAS 78212
(210) 731-4716



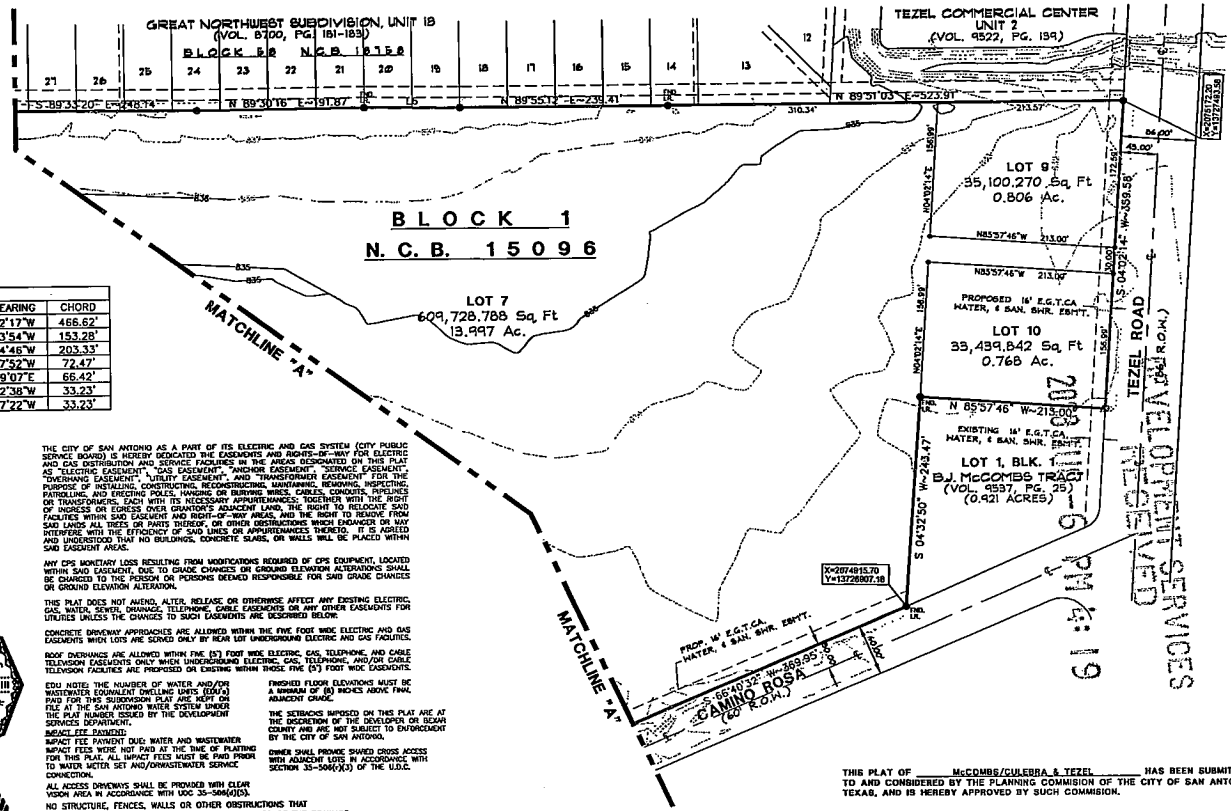
LOCATION MAP
SCALE: NOT TO SCALE





KEY MAP
SCALE: NOT TO SCALE

O ALL PROPERTY CORNERS ARE SET 1/2" IRON RODS UNLESS OTHERWISE NOTED.



LINE TABLE		
LINE	BEARING	LENGTH
L1	S89°27'05"E	64.91'
L2	N89°54'39"E	100.03'
L3	N88°35'43"E	100.00'
L4	N89°01'11"E	57.38'
L5	S88°10'49"E	61.77'
L6	S89°21'22"E	110.01'
L7	S39°28'09"E	36.30'
L8	S21°20'44"W	18.32'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TAN	DELTA	CH. BEARING	CHORD
C1	468.54'	1492.39'	236.21'	17°59'17"	N61°32'17"W	466.62'
C2	153.33'	1742.39'	76.71'	5°02'31"	N55°03'54"W	153.28'
C3	203.44'	1742.39'	101.84'	6°41'23"	N62°14'46"W	203.33'
C4	74.16'	100.00'	38.88'	42°29'17"	S68°57'52"W	72.47'
C5	72.64'	50.00'	44.43'	83°14'33"	N02°09'07"E	66.42'
C6	36.91'	23.50'	23.50'	90°00'00"	N07°32'38"W	33.23'
C7	36.91'	23.50'	23.50'	90°00'00"	S82°27'22"W	33.23'

TXDOT 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 (1) ACCESS POINTS ALONG F.M. 471 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 854.63 FEET FOR LOTS 3A AND 4R.

4. 5' 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.

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: HARRY B. JEWETT III, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

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 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.

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 THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITES.

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

EDU NOTE: THE NUMBER OF WATER AND/OR 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:
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.

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

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.

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE.

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.

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH SECTION 35-506(r)(3) OF THE U.D.C.

MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST (12) INCHES ABOVE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YR. ULTIMATE DEVELOPMENT.

THIS PLAT OF McCOMBS/CULEBRA & TEZEL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISION.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SUBDIVISION PLAT

ESTABLISHING

McCOMBS/CULEBRA & TEZEL

ESTABLISHING LOTS 4-10, BLOCK 1, N.C.B. 15096 AND BEING 20.985 ACRES OUT OF A 30.681 ACRE TRACT, OUT OF THE A.H. YOUNG SURVEY NO. 188, ABSTRACT NO. 826, C.B. 4418, N.C.B. 15096, SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN A SPECIAL WARRANTY DEED RECORDED IN VOL. 10097, PG. 212, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.

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 _____ 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

HARRY JEWETT ASSOCIATES
Engineers • Architects • Planners

307 West Rhapsody
San Antonio, TX 78216-3109
(210) 737-3417
(866) 737-3417
Fax (210) 733-5384

108 Del Court
Laredo, TX 78041-2276
(956) 791-3155
(877) 791-3155
(956) 791-3155 Fax

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PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **August 27, 2008**

SONTERRA 281 PLAZA — MAJOR PLAT — 080107
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 B-1
OWNER: CIRI Sonterra 281, LLC, by Gregory L. Jones
ENGINEER: Pape-Dawson Engineers, Inc., by Tammara L. Miller
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: August 14, 2008

Location: On the south side of East Sonterra Boulevard, west of Hwy 281

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
ERZD Edwards Recharge Zone District

Proposed Use: Hotel, Office

Major Thoroughfare: Sonterra Blvd. is a secondary arterial, type A, minimum R.O.W. 86 feet and Hwy 281 is a freeway.

APPLICANT'S PROPOSAL:

To plat **21.57** acres consisting of 7 non-single family lots.

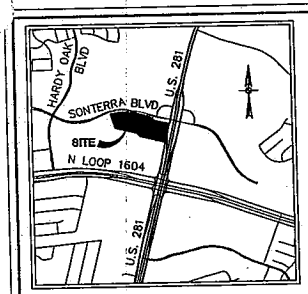
DISCUSSION:

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.

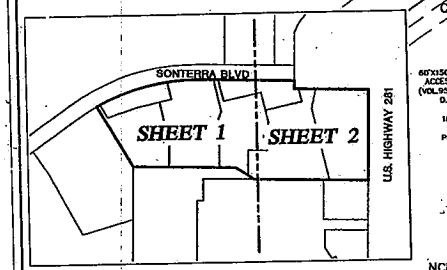
STAFF RECOMMENDATION:

Approval

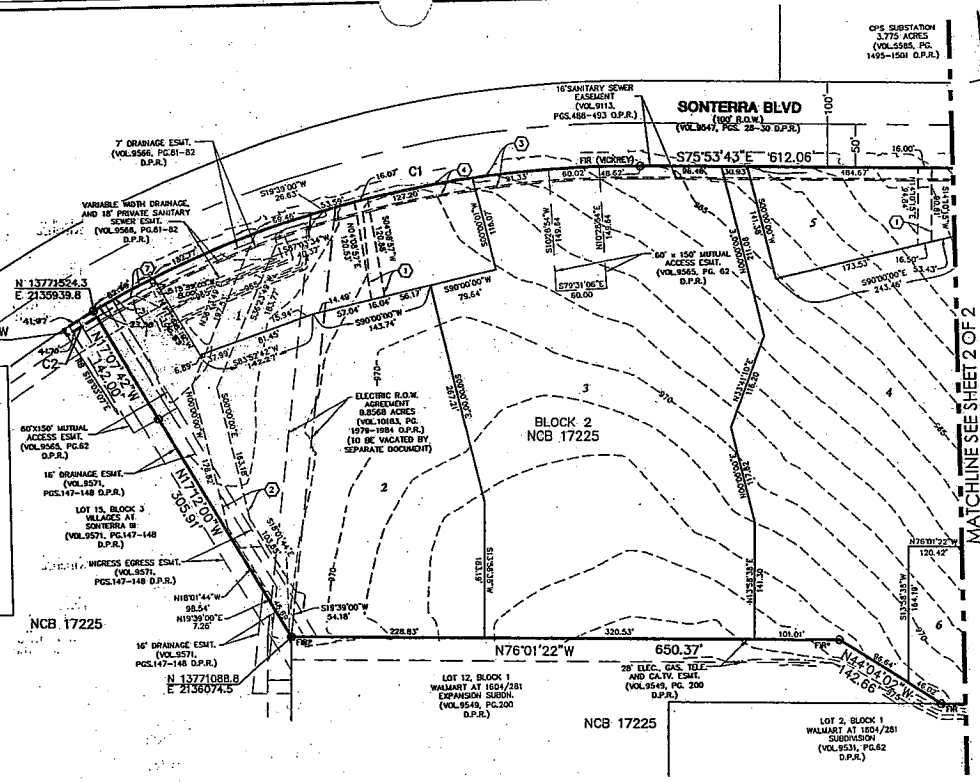
PLA[illegible]. 080107



LOCATION MAP
NOT TO SCALE
MAPSCO MAP 517, GRID B1



INDEX MAP
NOT TO SCALE



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

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT OF SONTERRA 281 PLAZA

A 21.57 ACRE TRACT OF LAND OUT OF A 291.283 ACRE TRACT OF LAND CONVEYED TO CIRI APARTMENTS, LTD. AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 5897, PAGES 1790-1796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SENECAS IRR & AGR SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4948 OF BEXAR COUNTY, TEXAS NOW IN NEW CITY BLOCK 17225 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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 DESIGNED 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.

EDWARD'S RECHARGE NOTES:
1. THIS SUBDIVISION IS WITHIN THE EDWARD'S RECHARGE ZONE. TO THE EXTENT APPLICABLE, 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.

2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARD'S 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 REGIONAL TCEQ OFFICE.

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

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDC1.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(d)(5).

HIGH PRESSURE NOTE:
AT BUILDING LOCATIONS WHERE THE WATER PRESSURE NORMALLY EXCEEDS 80 PSI THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON THE CUSTOMER SIDE OF THE WATER METER AN APPROVED TYPE PRESSURE REGULATOR IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

2. NO STRUCTURE, FENCE, 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 DRAINAGE PATTERNS 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 LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	723.37'	1250.00'	372.13'	33°09'24"	N87°31'35"E	713.32'
C2	41.70'	1242.00'	20.85'	01°55'26"	S71°54'36"W	41.70'
C3	117.83'	1250.00'	58.98'	05°24'04"	N73°38'55"E	117.79'

LEGEND

ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.TV.	CABLE TELEVISION
ESMT.	EASEMENT
F.I.R.	FOUND 1/2" IRON ROD
F.I.R.*	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".
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
RB	RADIAL BEARING
— 976 —	EXISTING CONTOURS
1	16' PRIVATE LATERAL SANITARY SEWER EASEMENT
2	28' GAS, ELECTRIC, TELE. AND CA.TV. EASEMENT
3	16' PEDESTRIAN ACCESS EASEMENT
4	14' ELEC., GAS, TELE. AND CA.TV. EASEMENT
5	20' ELEC., GAS, TELE., CA.TV., AND WATER EASEMENT
6	VARIABLE WIDTH SANITARY SEWER EASEMENT
7	8' TRAFFIC EASEMENT

WASTE WATER EDU NOTE:
THE NUMBER OF WASTE WATER 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.

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.

INGRESS/EGRESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

TXDOT 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 ALONG US 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 593.53' AND ONE ACCESS POINT ALONG SONTERRA BLVD., BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 474.34'.
4. 4' 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.

THIS PLAT OF _____ SONTERRA 281 PLAZA _____ 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 OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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/DEVELOPER: CIRI SONTERRA 281, L.L.C
2525 "C" STREET
SUITE 500
ANCHORAGE, AK 99503
(907)274-8638

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY LEE JONES 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 12th DAY OF AUGUST 2008 A.D.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. 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

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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/DEVELOPER: INTEGRA TEXAS, LC
1162 E. SONTERRA BLVD.
SUITE 210
SAN ANTONIO, TX 78258-4049
8' TRAFFIC EASEMENT (0.0077 ACRE)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Scarlet B. Hoke 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 12th DAY OF August 2008 A.D.

Scarlet B. Hoke
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SCARLET B. HOKE
Notary Public, State of Texas
My Commission Expires
August 29, 2011

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 BLOCK/ 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

RICHARD OLIVAREZ
Notary Public
State of Texas
My Comm. Exp. 10-18-2009

STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
NATHANIEL NICHOLLS
4102
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Date: Aug 11, 2008, 3:32pm User ID: KWright
File: P:\67\57\03\Design\Civil\Plat\PL675703.dwg

SHEET 1 OF 2

SONTERRA 281 PLAZA

JOB NO. 6757-03

PLAT No. 080107

SCALE: 1"= 100'

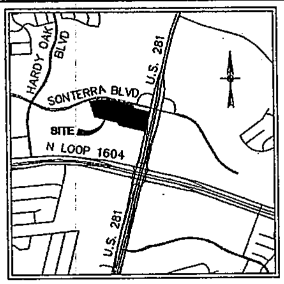
0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

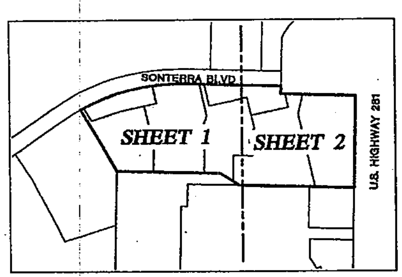
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT OF SONTERRA 281 PLAZA

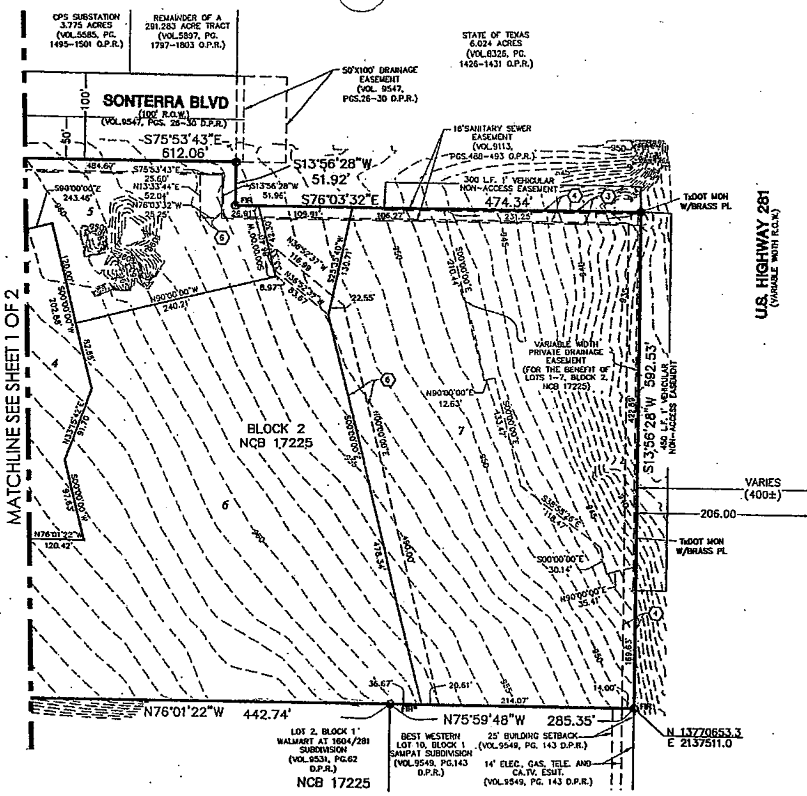
A 21.57 ACRE TRACT OF LAND OUT OF A 291.283 ACRE TRACT OF LAND CONVEYED TO CIRI APARTMENTS, LTD. AND DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 5897, PAGES 1790-1796 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SEINEGAS IRR & AGR SURVEY NUMBER 17, ABSTRACT 726, COUNTY BLOCK 4948 OF BEXAR COUNTY, TEXAS NOW IN NEW CITY BLOCK 17225 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE
MAPSCO MAP 517, GRID B1



INDEX MAP
NOT TO SCALE



STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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/DEVELOPER: CIRI SONTERRA 281, L L C
2525 "C" STREET
SUITE 500
ANCHORAGE, AK 99503
(907)274-8638

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GREGORY LEE JAMES 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 12th DAY OF AUGUST 2008 A.D.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ
Notary Public
State of Texas
My Comm. Exp. 10-18-2008

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
CARA C. TACKETT
89491
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
4462
REGISTERED PROFESSIONAL LAND SURVEYOR

Date: Aug 11, 2008, 3:32pm User ID: MWright
File: P:\67\57\03\Design\Civil\Plat\PL675703.dwg

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATED 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/DEVELOPER: INTEGRA TEXAS LLC
1162 E. SONTERRA BLVD.
SUITE 210
SAN ANTONIO, TX 78258-4049
8' TRAFFIC EASEMENT (0.0077 ACRE)

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Steven M. Hoffman 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 12th DAY OF August 2008 A.D.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SCARLET E. HOKE
Notary Public, State of Texas
My Commission Expires
August 29, 2011

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	CHORD
C1	723.37'	1250.00'	372.13'	33°09'24"	N87°31'35"E	713.32'
C2	41.70'	1242.00'	20.85'	01°55'26"	S71°54'36"W	41.70'
C3	117.83'	1250.00'	58.96'	05°24'04"	N73°38'55"E	117.79'

WASTE WATER EDU NOTE:
THE NUMBER OF WASTE WATER 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.

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.

INGRESS/EGRESS NOTE:
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

TxDOT 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 592.53'
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.

THIS PLAT OF SONTERRA 281 PLAZA 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

LEGEND

ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.TV.	CABLE TELEVISION
ESMT.	EASEMENT
F.I.R.	FOUND 1/2" IRON ROD
F.I.R.*	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".
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
RB	RADIAL BEARING
—970—	EXISTING CONTOURS
(1)	16' PRIVATE LATERAL SANITARY SEWER EASEMENT
(2)	25' GAS, ELECTRIC, TELE. AND CA.TV. EASEMENT
(3)	15' PEDESTRIAN ACCESS EASEMENT
(4)	14' ELEC., GAS, TELE. AND CA.TV. EASEMENT
(5)	20' ELEC., GAS, TELE., CA.TV., AND WATER EASEMENT
(6)	VARIABLE WIDTH SANITARY SEWER EASEMENT
(7)	8' TRAFFIC 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 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.

EDWARD'S RECHARGE NOTES:
1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, 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

2. 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 REGIONAL TCEQ OFFICE.

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

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.

3. DIMENSIONS SHOWN ARE SURFACE.

4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

HIGH PRESSURE NOTE:
AT BUILDING LOCATIONS WHERE THE WATER PRESSURE NORMALLY EXCEEDS 80 PSI THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON THE CUSTOMER SIDE OF THE WATER METER AN APPROVED TYPE PRESSURE REGULATOR IN ACCORDANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STORMWATER NOTE:
1. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (WHOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND / OR BEXAR COUNTY.

2. NO STRUCTURE, FENCE, 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 DRAINAGE PATTERNS 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 WITHIN SAID DRAINAGE EASEMENTS.

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 BLOCK/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 2

San Antonio Water System

RECEIVED

08 AUG 13 PM 4: 24

LAND DEVELOPMENT SERVICES DIVISION

April 24, 2008

Ms. Tammara L. Miller P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 0804006 - Request for review of **Sonterra 281 Plaza, Plat No. 080107** located on the southwest corner of the intersection of U.S. Hwy. 281 & Sonterra Blvd.

Dear Ms. Miller:

On April 17, 2008, 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 21.560 acres located entirely within the EARZ. No sensitive 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. 1700. 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.

At the time of this request, it is unknown if a Water Pollution Abatement Plan (WPAP) or an Organized Sewage Collection System (SCS) Plan have 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 Sonterra 281 Plaza, Plat No. 080107.

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:LRD

Individual Consideration

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

Government Hill Neighborhood Plan Update Item # 15

Council District: **2** City Council Meeting Date: **10/02/08**

Summary:

Neighborhood/Community/Perimeter Plan: **Government Hill Neighborhood Plan Update, Phase I**

Background Information:

Applicant: City of San Antonio
Owner: Various
Plan Boundaries:
North: Fort Sam Houston
South: IH-35
East: Fort Sam Houston
West: North New Braunfels
Size: Approximately 1 sq. mile
Current Land Use of site: Various
Adjacent Land Uses: Various

Issue:

Planning Process:

The Government Hill Neighborhood Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004. Staff reviewed the Government Hill Neighborhood Plan in early 2006 and Planning Commission adopted a resolution on December 27, 2006 recommending that no update was warranted due to the low number of rezoning cases and plan amendments that had been processed for the area. The Government Hill Neighborhood Plan Update, Phase I was scheduled for a public hearing before the City of San Antonio Planning Commission on August 13, 2008. Staff requested, and was granted, a two-week continuance in order to further dialog with the Government Hill Neighborhood Alliance. The Plan Update is scheduled for a Public Hearing at the August 27, 2008 Planning Commission meeting.

In the course of the update process a number of meetings were held to present the update to the public, as well as Fort Sam Houston, and gather their input. Public meetings were held before the Fort Sam Houston Advisory Board on January 12, 2006 and January 23, 2007. Two meetings were conducted with the Government Hill Neighborhood Alliance on August 15 and October 24, 2006. During these meetings the community expressed the need for an area-wide rezoning. The most recent meeting was held January 29, 2008 at St. Paul's Episcopal Church at 1018 E. Grayson St. At this meeting the comprehensive rezoning and accompanying Plan Update was discussed and public input was gathered.

The need for a comprehensive rezoning was established during this process due to the identification of a large number of commercial and residential properties that are currently zoned I-1 and I-2. In addition, many single-family residential areas are zoned for multi-family use. The Region 20 property is being rezoned from I-1 to O-2. The Plan Update and Land Use element currently under consideration will correspond with the proposed zoning for the area. The Plan Update will also address those changes in land use patterns which have been identified as being inconsistent with the adopted Land Use Plan.

The Government Hill Neighborhood Plan Update has been divided into four phases. The first three

phases are being conducted concurrent with a comprehensive City-initiated rezoning. These phases are located north of IH-35. The fourth phase is the remainder of the Planning Area which is located south of IH-35. Phase IV will also incorporate an area currently outside the boundaries of both the Arena District/Eastside Community Plan and the Government Hill Neighborhood Plan. Incorporation of this area into a planning area will allow the property owners and residents in the area to participate more fully in land use decisions that affect their properties. The phasing plan was created for this update in order to facilitate scheduling and coordination between the Plan Update and the comprehensive rezoning of the planning area that is currently underway.

Key Changes to Plan and Current Land Use:
Phase I of the plan update area is bounded by Fort Sam Houston to the north and east, IH-35 to the south, and North New Braunfels Avenue to the west.

This portion of the Plan Update will achieve the following goals:

1) Reflect the zoning changes implemented in the comprehensive rezoning that is being conducted concurrent with this update.

2) Update the terminology and nomenclature contained in the Plan.

3) Incorporate areas that are currently outside the boundaries of an adopted Neighborhood or Community Plan. Incorporation of these areas into the planning area will allow property owners and residents in the area to more fully participate in land use decisions affecting their properties.

4) Resolve inconsistencies between the land use and zoning.

5) Address the Walters Street expansion.

Proposed Changes:

Medium-Density Residential and Non-Categorized Uses to Public/Institutional Use:
Region 20 is a training facility that provides technical instruction to teachers and educators. It is located at the southeast corner and is currently outside the boundaries of the adopted land use plan. The Plan Update will incorporate this property into the planning area boundaries and will classify it as Public/Institutional land use. Incorporation of this property into the Government Hill Neighborhood Plan will require City review and approval of any potential land use changes in the future. Incorporation into the Government Hill Neighborhood Plan would also provide neighboring property owners the opportunity to participate in a public hearing process, in the event there was a change to the area that requiring a public hearing. Classification of this property as Public/Institutional will also provide an accurate description of the land use currently in place.

Medium-Density Residential to Neighborhood Commercial:
There is a large portion of the Phase I planning area that is currently classified as Medium-Density Residential. This area is roughly bounded by Walters Street to the west, Fort Sam Houston to the north and east and IH-35 to the south. 2755 IH-35 is currently classified as Medium-Density Residential. The land use classification will change from Medium-Density Residential to Neighborhood Commercial in order to accurately classify the hotel which is in operation at this location.

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

Medium-Density Residential to Parks/Open Space:
2010 Carson is a private park, approximately 1.67 acres in size, and is being reclassified from Medium-Density Residential to Parks/Open Space.

Medium-Density Residential to Low-Density Residential:
The parcels being reclassified are subject to the rezoning being conducted. The parcels being reclassified to Low-Density Residential are located in the eastern section of Phase I. The parcels are predominantly used as single-family residential. Changing the land use designation will reflect the current uses in place.

Local/Convenience Commercial, Medium-Density Residential, Low-Density Residential to Mixed Use:
Walters Street serves as the main entrance on the southern side of Fort Sam Houston and is being expanded to serve the additional traffic anticipated for the base expansion. This right-of-way expansion will add two additional lanes northbound into Fort Sam Houston. The land use classifications will change from Local/Convenience Commercial, Medium-Density Residential, and Low-Density Residential to Mixed Use. Reclassification to Mixed Use will incorporate the existing commercial and residential uses as well as allowing transit oriented and form-based development if desired.

Low-Density Residential to Neighborhood Commercial:
Three parcels, located along Ash, Stafford, and Calhoun Streets, are being reclassified from Low-Density Residential to Neighborhood Commercial. These parcels are being changed in order to reflect existing businesses. The businesses located at these addresses are bars and small restaurants. The final land use change is for the parcels along the east side of N. New Braunfels Avenue. These parcels are being changed from Local/Convenience Commercial to Neighborhood Commercial land use classification. The land use classification for these parcels is being changed in order to reflect current terminology and nomenclature. The Neighborhood Commercial classification is equivalent to the Local/Convenience Commercial classification.

Updating Terminology and Nomenclature:
The Government Hill Neighborhood Plan contains land use classifications that are dated when compared with the terminology currently used in Neighborhood and Community Plans. Local/Convenience Commercial is an obsolete land use classification. The Local/Convenience Commercial land use classification will be changed to Neighborhood Commercial. The Neighborhood Commercial land use classification includes low to moderate intensity small scale office, retail or service uses serving the neighborhood area with low-impact convenience, retail, or service functions. This update will replace this classification with Neighborhood Commercial. Properties that fall within the Neighborhood Commercial classification can serve as an appropriate buffer between an arterial or collector and Low-Density Residential. Parcels along the eastern side of North New Braunfels will be reclassified from Local/Convenience Commercial to Neighborhood Commercial in order to reflect current terminology

Recommendation:

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

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: August 13, 2008
☐ Approval ☐ Denial ☐ Resolution Attached

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

Newspaper Publication Date of Public Hearing: July 25, 2008
No. Notices mailed 10 days prior to Public Hearing: 321
Registered Neighborhood Association(s) Notified: Government Hill Alliance
Comments:

Planning Department Staff:

T.C. Broadnax, Interim Planning Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Planning Manager
Case Manager: Tyler Sorrells, AICP, Planner

RESOLUTION NO.

RECOMMENDING TO APPROVE/DENY AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE GOVERNMENT HILL NEIGHBORHOOD PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Government Hill Neighborhood Plan and found the amendment to be **CONSISTENT/INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 27, 2008 and **APPROVED/DENIED** the amendment; and

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

SECTION 1: The amendment to update the land use element of the Government Hill Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 27th DAY OF AUGUST, 2008.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

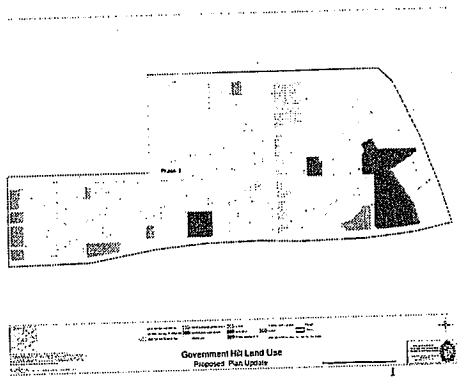
Attest:

_____

Executive Secretary
San Antonio Planning Commission

Government Hill Neighborhood Plan Update (Phase I)

Planning Commission
August 27, 2008
Agenda Item No. 17



1

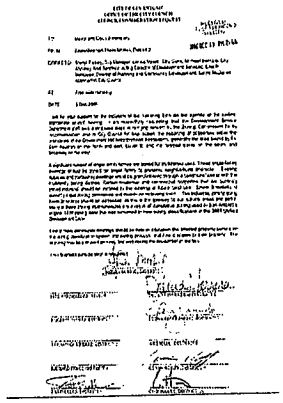
Update Purpose

- The Unified Development Code (UDC) section §35-420 (g)(2) states that Neighborhood and Community plans shall be reviewed by Planning Commission at least once every 5 years.
  - The Government Hill Neighborhood Plan was adopted in September, 2001
  - A resolution that no update was necessary was passed by the Planning Commission on December 27, 2006

2

Update Purpose

- Initiated by City Council Resolution directing staff to evaluate and update zoning in the Planning Area, December 8, 2006
- Will re-evaluate the Future Land Use in conjunction with a City-initiated comprehensive rezoning of the Planning Area.
- Bring Land Use terminology into conformance with current standards.
- Address potential redevelopment opportunities related to Fort Sam Houston, expansion of Pearl Brewery infill redevelopment, and proposed City-initiated TIF/TIRZ on Lower Broadway



3

Approval Criteria

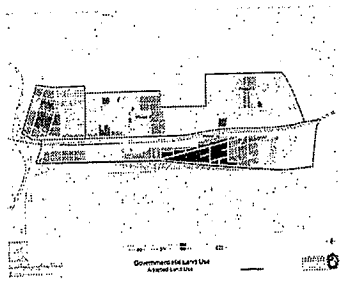
- According to UDC section §35-420 (g)(2), Planning Commission will determine if the Plan:
  - Identifies goals that are consistent with adopted City Policies, and regulations.
  - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
  - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

4

Planning Area Location and Size

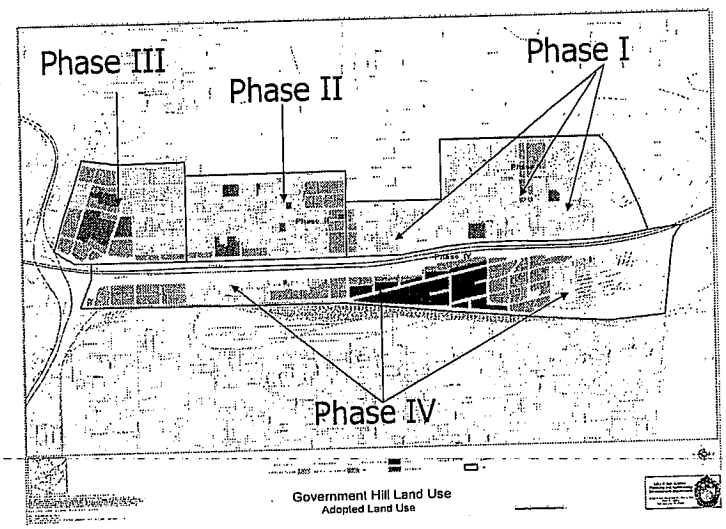
- North: Southern boundary of Fort Sam Houston
- East: Fort Sam Houston
- South: Duval Street
- West: Broadway

- Population: 8,931 (2000 Census)
- 1 Square Mile



5

Phasing



6

Community Outreach

- January 12, 2006: Fort Sam Houston Advisory Board, St. Paul's Episcopal Church 1018 E. Grayson Street
- August 15 and October 24, 2006: Government Hill Neighborhood Assoc. Meeting, St. Patrick's Catholic Church, 1802 IH-35
- January 23, 2007: Fort Sam Houston Advisory Board, St. Patrick's Catholic Church, 1802 IH-35
- January 29, 2008: Community meeting to discuss the proposed Comprehensive Rezoning and accompanying Plan Update St. Paul's Episcopal Church 1018 E. Grayson Street

7

Public Notification

- 321 Public Notices were mailed
- Fort Sam Houston and the Government Hill Alliance Neighborhood Association are in support of the Plan Update
- Staff met with representatives from Fort Sam Houston and the Government Hill Neighborhood Alliance on August 25, 2008 to address questions regarding the Plan Update

8

Land Use Plan Update

Phase I:

- Updates Future Land Use Plan in conjunction with Zoning Changes
- Updates Land Use Categories and Descriptions to be consistent with current nomenclature
- Incorporates Region 20 Property
- Addresses single-family homes zoned multi-family or industrial
- Addresses Walters Street expansion

9

Land Use Plan Update

Phase II:

- Evaluates uses along N. New Braunfels and IH-35 Access Road

Phase III:

- Considers Broadway infill development initiatives

Phase IV:

- Assesses current Community Commercial uses
- Incorporates a small area outside plan owned by SAHA and the railroad

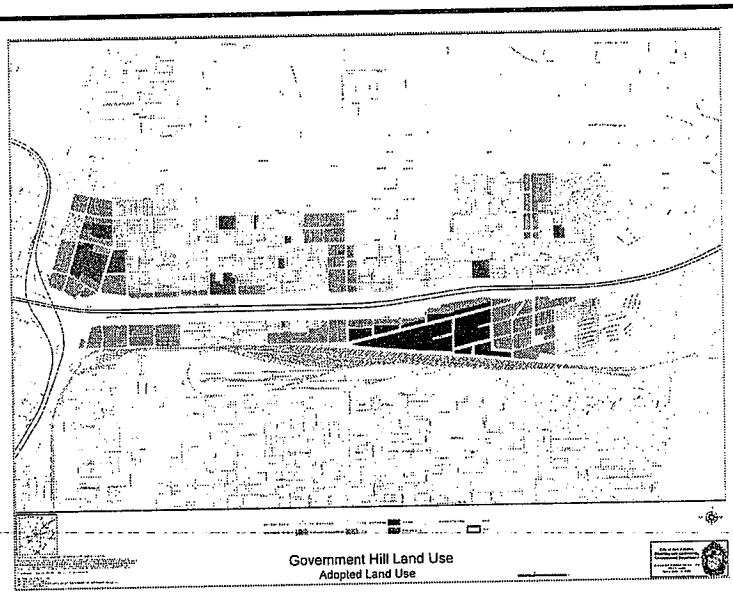
10

Plan Update Benefits

- Terminology and nomenclature will be consistent with existing Community and Neighborhood Plans
- Land Use Plan parallels the comprehensive re-zoning that is currently underway
- Land Use classifications will reflect current use patterns in the community and future redevelopment potential

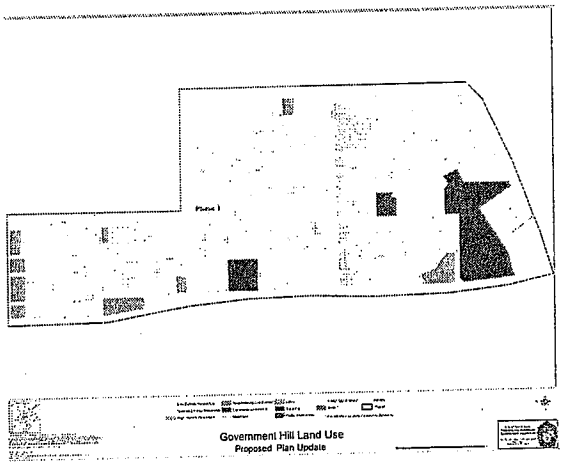
11

Adopted Future Land Use Plan



12

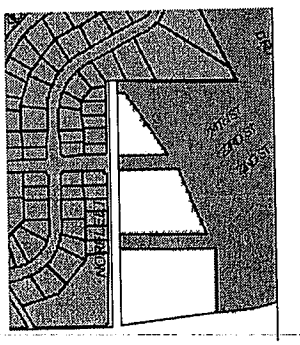
Future Land Use Plan Update (Phase I)



13

Key Changes in Plan

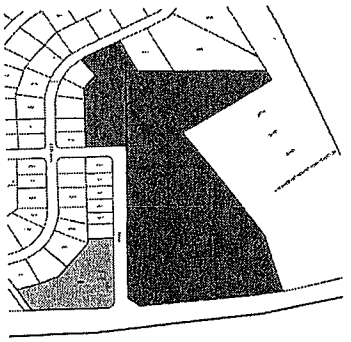
1314 Hines
(Region 20 Education Service Center)
Land Use changes from Non-Categorized and Medium-Density Residential to Public Institutional



Non-Categorized and Medium-Density Residential

TO

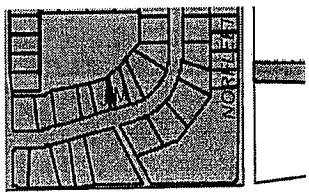
Public/ Institutional



14

Key Changes in Plan

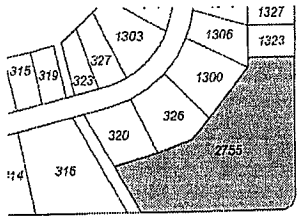
2755 IH-35
Land Use changes from Medium Density Residential to Neighborhood Commercial



Medium-Density Residential

TO

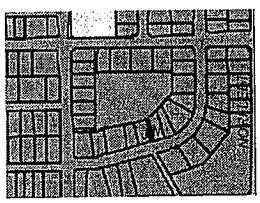
Neighborhood Commercial



15

Key Changes in Plan

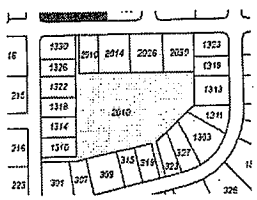
2010 Carson
Land Use changes from Medium Density Residential to Parks/Open Space



Medium Density Residential

TO

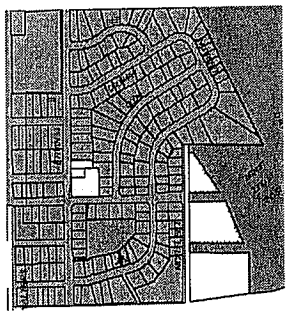
Parks/Open Space



16

Key Changes in Plan

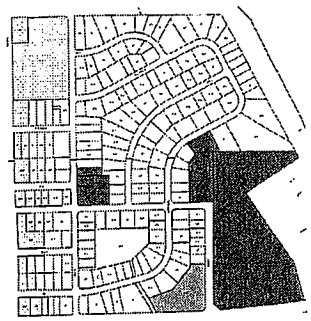
Land Use Changes from Medium Density Residential to Low Density Residential



Medium Density Residential

TO

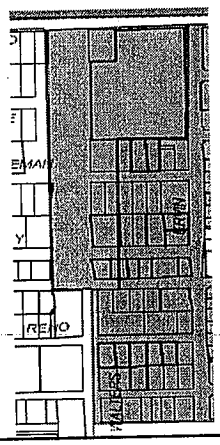
Low Density Residential



17

Key Changes in Plan

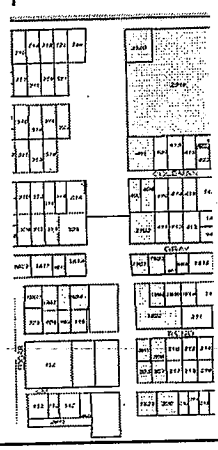
Walters Avenue changes from Local/Convenience Commercial, Medium Density Residential, and Low Density Residential to Mixed Use and Right of Way for Walters Avenue Expansion



Local/Convenience Commercial, Medium Density Residential, and Low Density Residential

TO

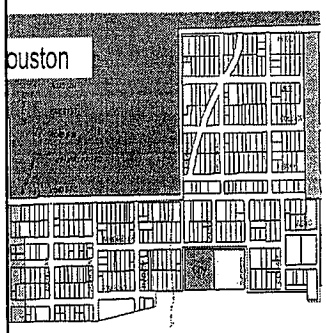
Mixed Use (East) and Right-of-Way (West)



18

Key Changes in Plan

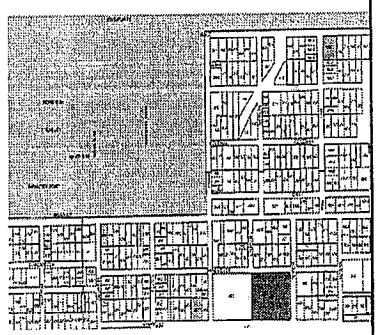
Parcels along Ash, Stafford, and Calhoun streets changed from Low Density Residential to Neighborhood Commercial



Low Density Residential

TO

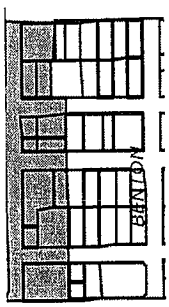
Neighborhood Commercial



19

Key Changes in Plan

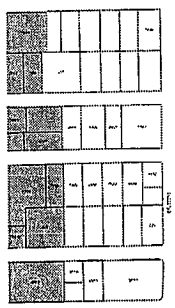
Parcels along the eastern side of New Braunfels changed from Local/Convenience Commercial to Neighborhood Commercial



Local/Convenience Commercial

TO

Neighborhood Commercial



20

Next Steps

- September 2 , 2008 – Zoning Commission Public Hearing
- September 18, 2008 - City Council Public Hearing

21

Staff Recommendation

Staff recommends approval of the Government Hill Neighborhood Plan Update, Phase I

22

P/C AGENDA FOR August 27, 2008

Item Number	Plat Name	Company	Owner Information
5A & 6	Hacienda Heights	Hacienda Concepts Ventures	Scott Dye
5B & 7	Montgomery Living Community Townhouse	HTG Real Property Management	Mauro Padilla
5C & 8	Spring Time PUD	HTG Real Property Management	Mauro Padilla
9	Sundance Ranch Unit 2	Post River Sundance Ranch, LTD	Alejandro Medina
10	Highland Farms III Unit 9	HLL II Land Acquisitions of Texas, L.P.	Ben Wissink
11	Highland Farms III Unit 10	HLL II Land Acquisitions of Texas, L.P.	Ben Wissink
12	The West Side Peak	West Side Peak, LTD.	Franz Brunner, Jr.
13	Mc Combs/Culebra & Tezel	Mc Combs Family Partners, LTD.	Gary Woods
14	Sonterra 281 Plaza	CIRI Sonterra 281, LLC	Gregory L. Jones

CITY OF SAN ANTONIO INDIVIDUAL CONSIDERATION

SAN ANTONIO WATER SYSTEM, REAL ESTATE DEPARTMENT CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Bruce Haby, Manager Corporate Real Estate Department , San Antonio Water System

COPIES: George Rodriguez, Assistant Director, Capital Improvements Management Services Department

DATE: 8-8-08

SUBJECT: Request to approve the designation of properties acquired for the former Applewhite Reservoir as surplus to the needs of the City of San Antonio

PETITIONER: San Antonio Water System
Attn: Bruce Haby
2800 U.S. Hwy 281 North
San Antonio, Texas 78212

Staff is requesting that this item be placed for Individual Consideration for the Planning Commission meeting on 8/27/08

BACKGROUND

The San Antonio Water System was authorized by the City Council of the City of San Antonio to acquire property for the former Applewhite Reservoir. Approximately 2300 acres of land was acquired for the project between December, 1990 and May, 1991. The City Council directed the San Antonio Water System Board of Trustees to legally dispose of the property following the August, 1994 referendum. The San Antonio Water System Board of Trustees declared these properties surplus to the needs of the San Antonio Water System on May 21, 1996 through Board resolution 96-078. The Asset Management Department of the City of San Antonio canvassed all City departments to determine if any need for the properties exists. The City's Department of Parks and Recreation expressed interest in several parcels for a future park and the City's Department of Public Works retained two parcels for future thoroughfare plan. The San Antonio Planning Commission passed Resolution No. 97-06-02 in 1997 Declaring the properties surplus. Interest in the remaining properties waned and the remaining properties were never taken forward to City Council. Recently, landowners of properties

that abut two landlocked properties have asked that the San Antonio Water System place the two properties out for competitive bid. Due to the lengthy lapse of time between the Planning Commission's approval in 1997 and the present, the San Antonio Water System is again bringing this forward .

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

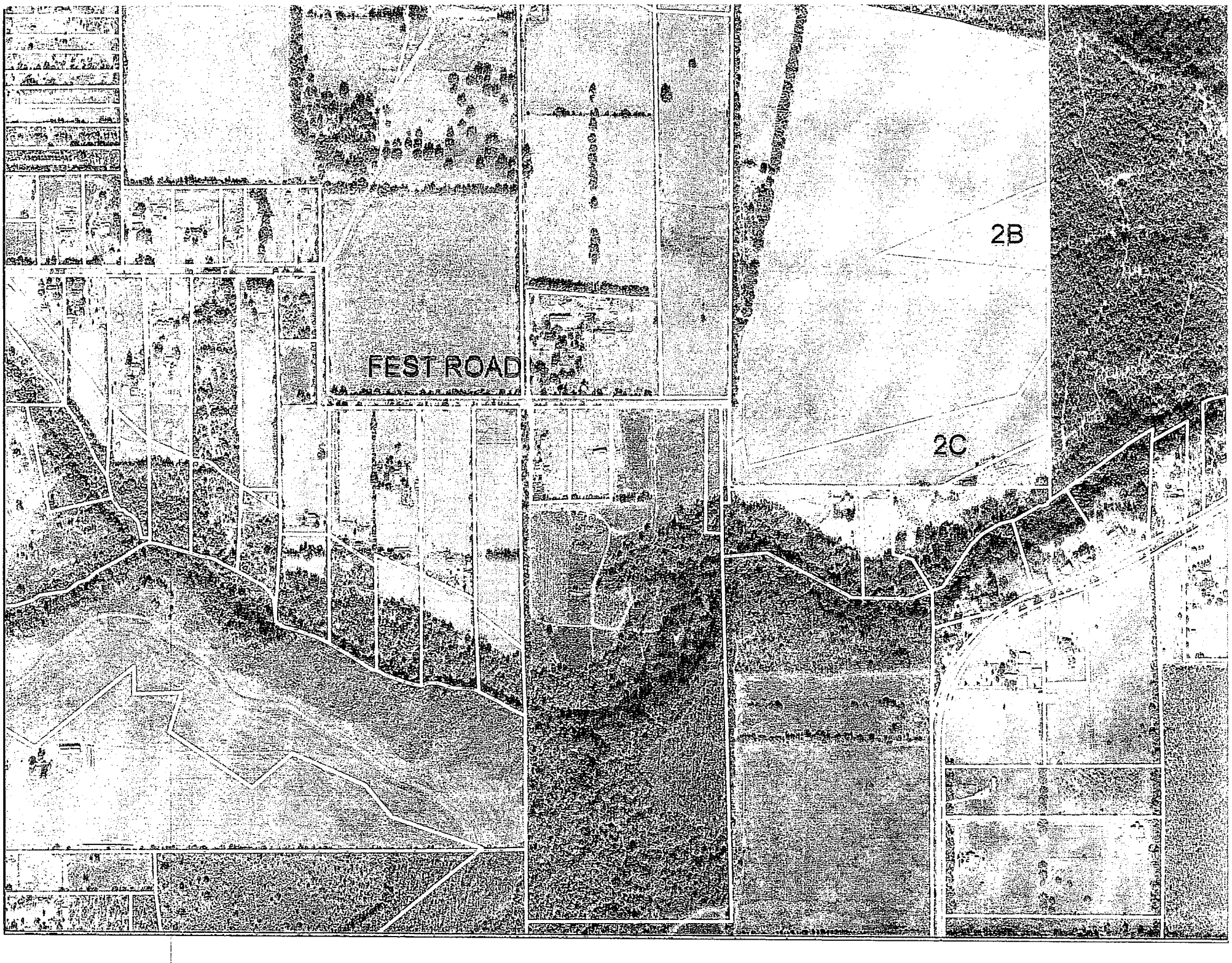
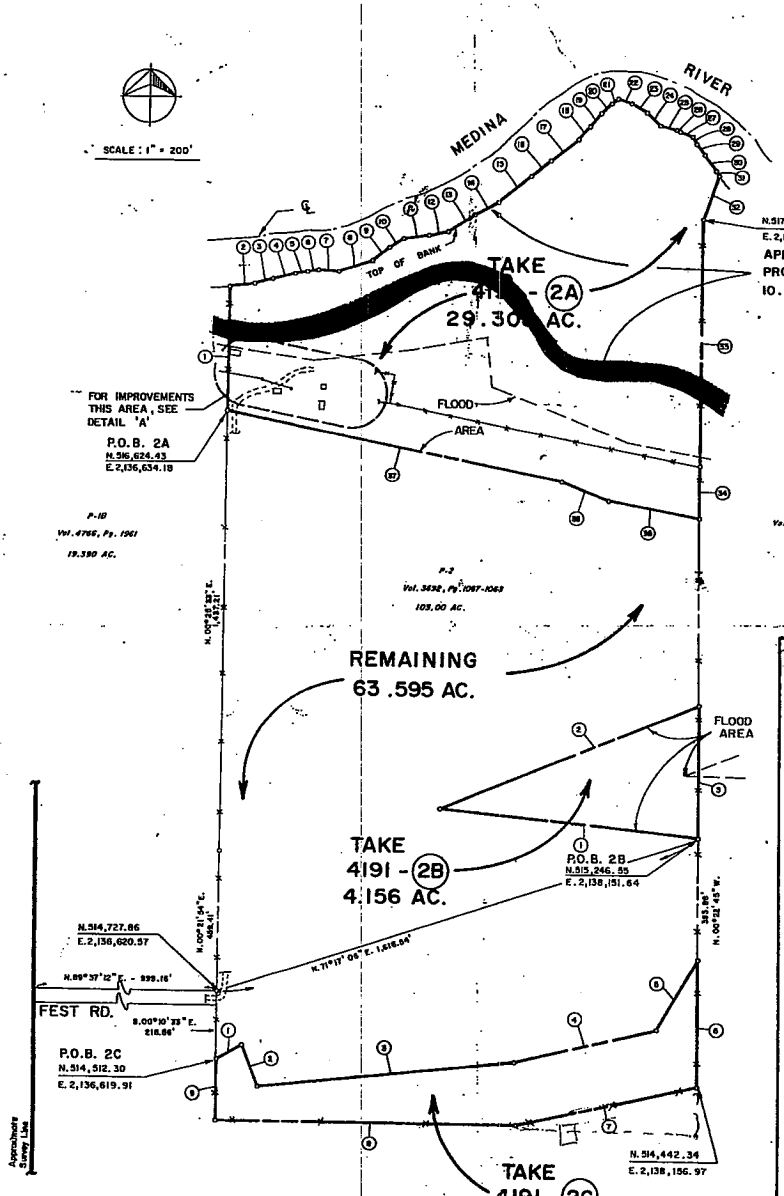

FEST ROAD
2B
2C

EXHIBIT "A"

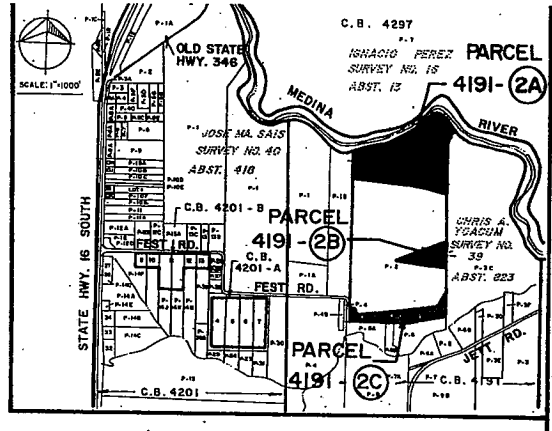
DESCRIPTION OF SAWS LAND



LINE DATA 4191-2A		
1	N 00-25-30 E	464.69
2	N 41-49-00 E	62.32
3	S 67-52-16 E	59.30
4	N 75-30-28 E	31.31
5	N 00-21-48 E	41.41
6	N 84-43-31 E	33.33
7	N 44-00-59 E	45.42
8	N 71-00-35 E	113.45
9	N 49-54-35 E	63.41
10	N 59-01-44 E	54.60
11	N 42-11-00 E	64.56
12	N 73-11-43 E	42.18
13	N 54-24-29 E	103.45
14	N 51-13-23 E	61.31
15	N 54-44-41 E	134.39
16	N 38-13-50 E	18.72
17	N 52-24-44 E	113.33
18	N 73-24-31 E	59.37
19	N 33-54-00 E	51.40
20	N 47-34-13 E	43.37
21	N 41-11-37 E	34.33
22	N 41-24-41 E	34.68
23	N 53-44-19 E	57.64
24	N 64-44-13 E	57.54
25	N 75-14-53 E	54.68
26	N 83-34-49 E	31.55
27	N 47-54-21 E	43.11
28	N 33-33-43 E	35.46
29	N 37-14-40 E	43.37
30	N 75-33-12 E	44.26
31	N 24-37-33 E	15.41
32	N 10-00-45 E	153.36
33	N 40-41-32 E	103.38
34	N 40-13-45 E	172.12
35	N 74-33-35 E	114.41
36	N 43-43-43 E	161.35
37	N 54-31-54 E	103.19

LINE DATA 4191-2B		
1	N 33-55-50 E	111.45
2	N 44-52-16 E	134.15
3	N 44-33-45 E	139.84

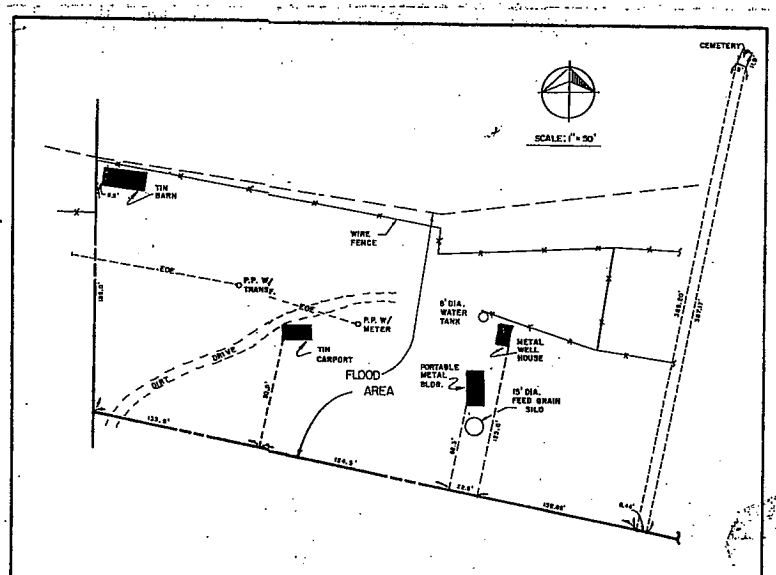
LINE DATA 4191-2C		
1	N 61-54-35 E	93.19
2	N 38-31-16 E	139.77
3	N 43-43-45 E	123.42
4	N 36-38-35 E	115.49
5	N 25-38-29 E	131.29
6	N 44-22-45 E	118.35
7	N 77-36-21 E	141.38
8	N 51-33-46 E	112.47
9	N 48-38-33 E	116.38



ACREAGE SUMMARY

Total Acres (Deed)	103.00
Part Taken	40.072
Remainder (Surveyed)	63.595
Approx. Acreage of Part taken in the 100 Year Flood Plain	10.1
Approx. Acreage of Part Taken out of the 100 Year Flood Plain	29.972

THIS PROPERTY DOES ~~NOT LIE WITHIN THE~~ 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AND AS SHOWN ON THE FLOOD INSURANCE RATE MAP ON COMMUNITY-PANEL NUMBER 480035 0490 & 0495 DATED: OCT. 18, 1984.



DETAIL 'A'

I, LON W. TRAVIS, Registered Professional Land Surveyor hereby certify that the above plat was prepared from an actual survey made on the ground under my supervision, and that there are no visible easements or encroachments on adjoining property, except as shown hereon, and this plat represents a true and correct survey of:

[illegible] ACRES ([illegible] SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE [illegible] SURVEY NUMBER [illegible], ABSTRACT [illegible], COUNTY BLOCK 4191, BEXAR COUNTY, TEXAS, BEING A PORTION OF A [illegible] ACRE TRACT OF LAND AS RECORDED IN VOLUME [illegible], PAGE [illegible] - [illegible] OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE [illegible] ACRE TRACT OF LAND BEING SHOWN ON BEXAR APPRAISAL DISTRICT MAP AS P-[illegible].

[illegible] ACRES ([illegible] SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE CHRIS A. YGAGUN SURVEY NUMBER 39, ABSTRACT 823, COUNTY BLOCK 4191, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 103 ACRE TRACT OF LAND AS RECORDED IN VOLUME [illegible], PAGE [illegible] - [illegible] OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE [illegible] ACRE TRACT OF LAND BEING SHOWN ON BEXAR APPRAISAL DISTRICT MAP AS P-[illegible].

[illegible] ACRES ([illegible] SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE CHRIS A. YGAGUN SURVEY NUMBER 39, ABSTRACT 823, COUNTY BLOCK 4191, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 103 ACRE TRACT OF LAND AS RECORDED IN VOLUME [illegible], PAGE [illegible] - [illegible] OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE [illegible] ACRE TRACT OF LAND BEING SHOWN ON BEXAR APPRAISAL DISTRICT MAP AS P-[illegible].

Witness my hand and seal this 29th day of AUGUST 1990 A.D.

By: [illegible]
R.P.L.S.

REVISIONS		
NO.	DATE	
1	MAY 14, 1990	
2	JULY 5, 1990	

DRAWN BY: L.Q.M.
CHECKED BY: J.M.B.
ENGINEER: L.W.T.

BOUNDARY LINE & IMPROVEMENT SURVEY

SHEET 1 of 1

JOB NO. 79-0090
PARCEL 4191-2C
TR. P-2
PART TAKEN
FEE SIMPLE

FIELD NOTES FOR
6.608 ACRES

6.608 ACRES (287,861.02 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE CHRIS A. YOACUM SURVEY NUMBER 39, ABSTRACT 823, COUNTY BLOCK 4191, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 103 ACRE TRACT OF LAND AS RECORDED IN VOLUME 3692, PAGES 1067 - 1068 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE SAID 103 ACRE TRACT OF LAND BEING SHOWN ON BEXAR APPRAISAL DISTRICT MAP AS P-2 AND THE SAID 6.608 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At the POINT-OF-INTERSECTION of the Northerly RIGHT-OF-WAY line of Fest Road with the Westerly line of the said 103 acre tract, said point having State Plane Coordinates - South Central Zone of North 514,727.86 feet and East 2,136,620.57 feet, and proceeding along the following course and distance:

S 00°10'33"E, 215.56 feet to a point having State Plane Coordinates -South Central Zone of North 514,512.30 feet and East 2,136,619.91 feet, said point being the northwest corner and POINT-OF-BEGINNING of the herein described tract of land;

THENCE: Departing from the said Westerly line the following courses and distances numbered 1 through 5:

1) N 61°58'25"E, 93.19 feet,
2) S 20°51'16"E, 139.77 feet,
3) N 83°48'46"E, 825.62 feet,
4) N 76°30'15"E, 465.48 feet, and
5) N 29°18'29"E, 263.29 feet to the Northeast corner of the herein described tract of land;

THENCE: S 00°22'45"E, 410.35 feet to a point having State Plane Coordinates - South Central Zone of North 514,442.34 feet and East 2,138,156.97 feet, said point being the Southeast corner of the herein described tract of land;

THENCE: Along the following courses and distances numbered 1 through 2:

1) S 77°26'22"W, 589.70 feet and
2) N 89°53'06"W, 962.07 feet to the Southwest corner of the herein described tract of land;

JOB NO. 79-0090
PARCEL 4191-2C
TR. P-2
PART TAKEN
FEE SIMPLE

THENCE: N 00°10'33"E, 196.28 feet to the POINT-OF-BEGINNING and POINT-OF-CLOSURE containing 6.608 Acres (287,861.02 Square Feet) of land, more or less.

TRAVIS BRAUN AND ASSOCIATES, INCORPORATED

STATE OF TEXAS
REGISTERED
LON W. TRAVIS
2037
PROFESSIONAL
LAND SURVEYOR

June 1, 1990

JOB NO. 79-0090
PARCEL 4191-2B
TR. P-2
PART TAKEN
FEE SIMPLE

FIELD NOTES FOR
4.156 ACRES

4.156 ACRES (181,022.23 SQUARE FEET) OF LAND, MORE OR LESS, OUT OF THE CHRIS A. YOACUM SURVEY NUMBER 39, ABSTRACT 823, COUNTY BLOCK 4191, BEXAR COUNTY, TEXAS, BEING A PORTION OF A 103 ACRE TRACT OF LAND AS RECORDED IN VOLUME 3692, PAGES 1067 - 1068 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, THE SAID 103 ACRE TRACT OF LAND BEING SHOWN ON BEXAR APPRAISAL DISTRICT MAP AS P-2 AND THE SAID 4.156 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING: At the POINT-OF-INTERSECTION of the Northerly RIGHT-OF-WAY line of Fest Road with the Westerly line of the said 103 acre tract, said point having State Plane Coordinates - South Central Zone of North 514,727.86 feet and East 2,136,620.57 feet, and proceeding along the following course and distance:

N 71°17'06"E, 1,616.54 feet to a point having State Plane Coordinates - South Central Zone of North 515,246.55 feet and East 2,138,151.64 feet, said point being the Southeast corner and POINT-OF-BEGINNING of the herein described tract of land;

THENCE: N 83°55'30"W, 829.85 feet to the Southwest corner of the herein described tract of land;

THENCE: N 66° 52'14"E, 894.15 feet to the most Northerly corner of the herein described tract of land;

THENCE: S 00°22'45"E, 439.06 feet to the POINT-OF-BEGINNING and POINT-OF-CLOSURE, containing 4.156 Acres (181,022.23 Square Feet) of land, more or less.

TRAVIS BRAUN AND ASSOCIATES, INCORPORATED

STATE OF TEXAS
REGISTERED
LON W. TRAVIS
2937
PROFESSIONAL
LAND SURVEYOR

June 1, 1990

EXHIBIT" B"
SUPPORTING DOCUMENTATION

SAN ANTONIO WATER SYSTEM

APPLEWHITE 2B AND 2C CANVAS RESULTS

DATE COMPLETED 7-14-08

DEPARTMENT/ AGENCY	UNCONDITIONAL APPROVAL
Planning and Community Development	Yes
Public Works	Yes
Development Services Department	Yes
Police Department	Yes
Fire Department	Yes
Parks and Recreation Department	Yes
CPS Energy	Yes
Texas Department of Transportation	Yes
San Antonio River Authority	Yes
Environmental Services	Yes
CIMS	Yes
City South	Yes

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. 97-06-02

APPROVING THE DESIGNATION OF PROPERTIES ACQUIRED FOR THE FORMER APPLEWHITE RESERVOIR AS SURPLUS TO THE NEEDS OF THE CITY OF SAN ANTONIO

WHEREAS, the San Antonio Water System was authorized by the City Council of the City of San Antonio to acquire property for the former Applewhite Reservoir; and

WHEREAS, approximately 2300 acres of land were acquired for the project between December, 1990, and May, 1991; and

WHEREAS, the City Council directed the San Antonio Water System Board of Trustees to legally dispose of the property following the August, 1994, referendum; and

WHEREAS, the San Antonio Water System Board of Trustees declared these properties surplus to the needs of the San Antonio Water System on May 21, 1996; and

WHEREAS, the Department of Asset Management of the City of San Antonio has canvassed all City departments to determine if any need for the properties exists; and

WHEREAS, the City's Department of Parks and Recreation expressed interest in Parcels 4297-9, 4297-10, 4297-11, 4191-2A, 4191-3, 4191-4, 4201-1, and 4201-3 for future recreational development, and the City's Department of Public Works wants to retain Parcels 4297-34B, part of P-11, and P-11A for the future extension of Watson Road as designated in the Major Thoroughfare Plan; and

WHEREAS, Chapter 272 of the Texas Local Government Code, and Article IX, Section 123 of the City Charter of the City of San Antonio require a declaration of surplus property by the City Planning Commission and the City Council; now therefore:

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

1. That the properties acquired by the San Antonio Water System, less those properties required by the Departments of Parks and Recreation and Public Works are declared surplus to the needs of the City of San Antonio.

2. That it is the recommendation of the City Planning Commission of the City of San Antonio that the City Council of the City of San Antonio declare these properties surplus to the needs of the City of San Antonio and that the City Council direct the San Antonio Water System Board of Trustees to legally dispose of these properties as expeditiously as possible.

PASSED AND APPROVED this 11th day of June, 1997

Chairman,

ATTEST:

Executive Secretary

RESOLUTION NO. 96-078

OF THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES DECLARING CERTAIN PROPERTIES NO LONGER REQUIRED BY THE SAN ANTONIO WATER SYSTEM AS SURPLUS PROPERTY INTERESTS AND RECOMMENDING THAT THE SAN ANTONIO CITY COUNCIL CONSENT TO SUCH DECLARATION AND AUTHORIZE THE TRANSFER OF THE SURPLUS PROPERTY INTERESTS IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 272 OF THE TEXAS LOCAL GOVERNMENT CODE.

WHEREAS, certain real estate interests, as generally described in Attachments 1-56 appended hereto and expressly incorporated herein by reference, were acquired by the Water Works Board of Trustees of San Antonio ("City Water Board"), or its successor agency, the San Antonio Water System Board of Trustees ("San Antonio Water System"), from various landowners to facilitate construction and operation of the Applewhite Water Supply Project, and

WHEREAS, said Applewhite Water Supply Project has been terminated, and

WHEREAS, the San Antonio Water System Board of Trustees, pursuant to City Council Ordinance No. 80632 of August 18, 1994, which abandoned the Applewhite Reservoir Project, passed Resolution No. 94-187 abandoning the Project and directing the San Antonio Water System staff and attorneys to legally dispose of property interests previously acquired for the Project, and

WHEREAS, the San Antonio Water system, having custodial responsibility for all real property interests, including easements owned by the City of San Antonio for the use and benefit of the San Antonio Water System, has determined the surplus nature of these certain real estate interests, and

WHEREAS, the San Antonio Water System staff is prepared to administer the processing of these real estate transfers in accordance with the provisions of Chapter 272 of the Texas Local Government Code and City Charter Section 123 through seeking concurrence by the City Planning Commission, formal action by the San Antonio City Council legally declaring these real estate interests as surplus to the City's needs; now therefore

BE IT RESOLVED BY THE SAN ANTONIO WATER SYSTEM BOARD OF TRUSTEES:

1. That the real estate interests generally described in Attachments 1-56 appended hereto are hereby declared surplus property interests of the San Antonio Water System and are recommended to be transferred in accordance with the provisions of Chapter 272 of the Texas Local Government Code after obtaining City Planning Commission and City Council concurrence and authority to do so.

2. The the San Antonio Water System staff is authorized and directed to seek the approval

of the City Planning Commission and the City Council for the formal designation as surplus properties by the City of those real property interests currently held by the San Antonio Water System on behalf of the City of San Antonio.

3. This Resolution shall take effect immediately after its passage.

PASSED AND APPROVED this 21st day of May 1996.

Juan J. Patlan, Chairman

ATTEST:

Christina L. Garcia, Secretary