SAN ANTONIO PLANNING COMMISSION AGENDA

June 25, 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 SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

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

1. PRELIMINARY ITEMS

A. Work session, **1:30** P.M., Tobin Room
- Agenda items may be discussed (Development Services)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

		Council District	Ferguson Index #
REPLATS W/ WRITTEN NOTIFICATION:			
A. 070721	**Carmona Hills, Unit 4** (East of the intersection of Cenizo Pass and Carmona Pass)	**4**	**679 E-1**
B. 080218	**Evetts Fawn Mountain** (On the eastern side of Fawn Mountain; north of Ralph Fair Road)	**OCL**	**447 E-6**
PLANNED UNIT DEVELOPMENT (PUD) PLANS:			
C. 07-012	**Threshold Ranch** (North of the intersection of Bridlewood Trail and Boerne Stage Road)	**OCL**	**446 C-1**

REPLATS:

D. 070398	**Villages at Bulverde, Unit 12** (North of Bulverde Green and Hideaway Green)	**OCL**	**484 B-1**
E. 070481	**South Rim, Unit 1** (Northwest of Vance Jackson and Rim Pass)	**8**	**514 C-3**
F. 070638	**Tex Door** (On the north side of Randolph Blvd; west of Landmark Road)	**10**	**553 B-4**

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 6-11 HELD ABOVE:

6.	**070721**	**Carmona Hills, Unit 4** (East of the intersection of Cenizo Pass and Carmona Pass)	**4**	**679 E-1**
7.	**080218**	**Evetts Fawn Mountain** (On the eastern side of Fawn Mountain; north of Ralph Fair Road)	**OCL**	**447 E-6**
8.	**07-012**	**Threshold Ranch** (continued 6-11-08) (North of the intersection of Bridlewood Trail and Boerne Stage Road)	**OCL**	**446 C-1**
9.	**070398**	**Villages at Bulverde, Unit 12** (North of Bulverde Green and Hideaway Green)	**OCL**	**484 B-1**
10.	**070481**	**South Rim, Unit 1** (Northwest of Vance Jackson and Rim Pass)	**8**	**514 C-3**
11.	**070638**	**Tex Door** (On the north side of Randolph Blvd; west of Landmark Road)	**10**	**553 B-4**

PLATS:

12.	**060588**	**Alamo Ranch, Unit 41D PUD** (Extending Desert Palm eastward from Alamo Ranch, Unit 41C PUD)	**OCL**	**577 D-5**

13.	060608	**Glenloch Farms, Unit 3** (East of the intersection of Maiden Way and Binz Engleman Road)	**OCL**	**586 B-7**
14.	070407	**Westwinds West, Unit 4 Enclave** (Extending Florianne eastward from Westwinds West, Unit 2 Enclave)	**OCL**	**577 B-4**
15.	070409	**Westwinds Lonestar, Unit 2 Enclave** (Northeast of Lone Star Parkway and Wild Pine)	**OCL**	**577 E-4**
16.	070410	**Westwinds Lonestar, Unit 3 Enclave** (Extending Amber Rose westward from Westwinds Lonestar, Unit 1)	**OCL**	**577 E-4**
17.	070450	**FM 471 #1 Elementary School** (At the northwest corner of Stillwater Parkway and Silver Point)	**OCL**	**545 D-7**
18.	070562	**Kinder Parkway, Unit 1** (North of the intersection of Borgfield and Bulverde Road)	**OCL**	**451 C-2**
19.	070586	**Kinder Northeast, Unit 1 PUD** (Near the intersection of Kinder Parkway and Bulverde Road)	**OCL**	**451 C-2**

DEFERRALS:

20.	080228	**Golden Corral Southeast** (Northeast of the intersection of Quintard St. and S. E. Military Dr.)	**3**	**650 F-7**

INDIVIDUAL CONSIDERATION

PLATS:

21.	070647	**Westover Hills, Unit 34** (frontage) (On the eastern side of Rogers Road; north of Wiseman Road)	**6**	**578 C-5**
22.	070713	**Alamo Corner** (dedication) (Southwest of South Alamo and South Flores)	**1**	**616 D-7**
23.	080159	**The Plaza at Encino Commons II** (frontage) (Northeast of Evans and U.S. Highway 281)	**9**	**483 D-6**

VARIANCES and APPEALS:

24.	030540	**Great Faith Temple Apostolic Church** (continued 6-11-08) (Near the intersection of Nacogdoches Road and Topperwein Road)	**10**	**519 C-6**

COMPREHENSIVE MASTER PLANS:

25. 08024 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Nogalitos/S.Zarzamora Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2828-acres located at 801 W. Harlan Avenue from Low Density Residential to Regional Commercial land use. (Planning and Community Development Department by Loretta N. Olison, Senior Planner; Nina Nixon-Mendez, Planning Manager)

26. 08025 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Greater Dellview Area Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.2977 acres located at 3110 NW Loop 410, more specifically described by legal description NCB 10567 BLK 58 Lot 47 from Low Density Residential to Office land use. (Planning and Community Development Department by Gary Edenburn, Senior Planner; Nina Nixon-Mendez, Planning Manager).

27. 08026 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Downtown Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 1.012-acres located at 1202 and 1228 W. Commerce St., more specifically described by legal descriptions: NCB 191 BLK 123 LOT 1&2 & 3 & 4; NCB 191 BLK 123 LOT 5, W 1/2 OF 6; and NCB 191 BLK 123 LOT 7 THRU 11, & E 1/2 OF 6, from Residential to Mixed Use land use. (Planning and Community Development Department by Andrea Gilles, Senior Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

28. Approval of the minutes for the June 11, 2008 Planning Commission meeting

29. Director's report

30. Questions and discussion

31. 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

32. ADJOURNMENT

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A & 6 **June 25, 2008**

CARMONA HILLS UNIT 4 — MAJOR PLAT — 070721
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 679 E-1
OWNER: Fieldstone Homes of Texas, L.L.C., by Ricke Barnett
ENGINEER: TCB, Inc., by Heather E.S. O'Gorman
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 25, 2008

Location: East of the intersection of Cenizo Pass and Carmona Pass

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP 049A-06, Carmona Hills was accepted on February 28, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **12.840** acres consisting of **74** single family lots and **2,180** linear feet of public streets.

DISCUSSION:

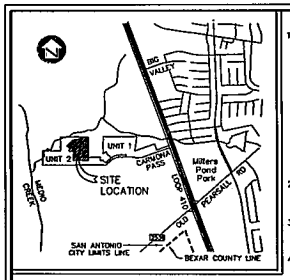
The Planning Commission will hold a public hearing on the proposed replatting of this property on June 25, 2008. Seven notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

It is noted that because plat # 070348, Carmona Hills, Unit 2, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

070721



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES AND LEGEND"

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 G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN 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

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.TV.E.
4.) CLEAR VISION EASEMENT ---------- C.V.E.
5.) PROPOSED FINISHED CONTOUR ---------- 670
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESM'T
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.- O.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. -------- D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ----------
12.) MINIMUM FINISHED FLOOR ELEVATION ---------- F.F. 690.0
14.) COVELL PARTITION PLAT TRACT LINES ----------

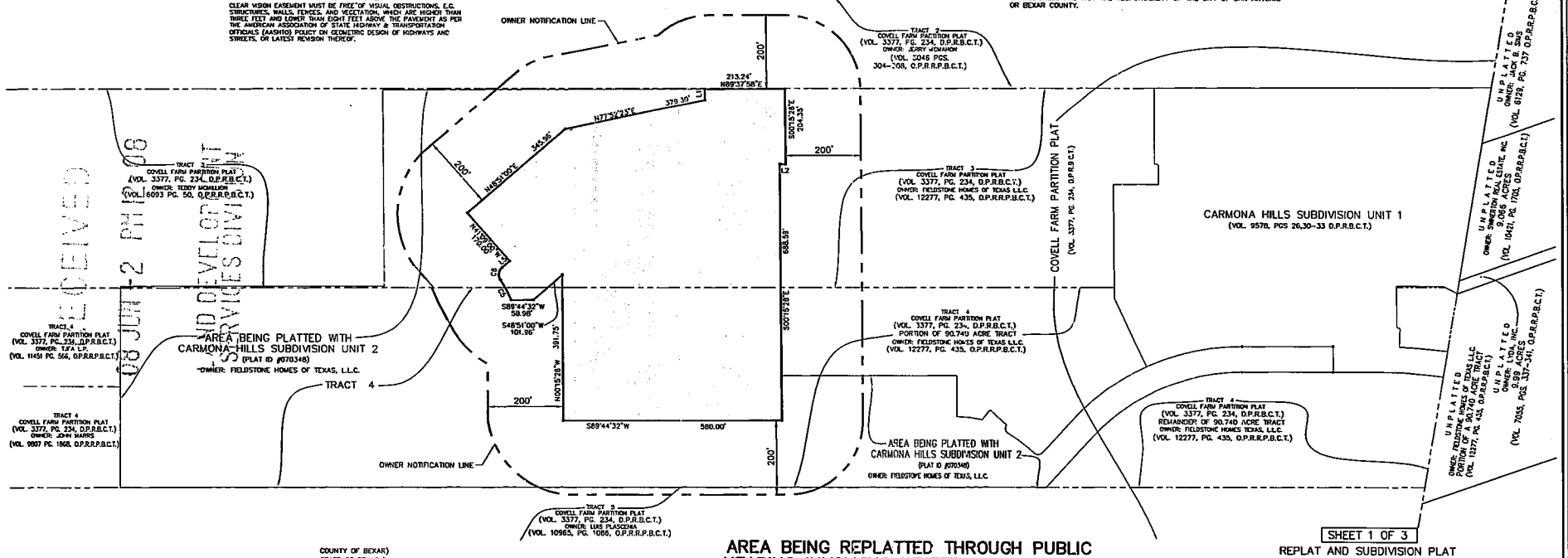
"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN 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.
6.) BASIS OF BEARING - NGS MONUMENTATION.
7.) 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.
8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 4 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16, 1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16, 1996.
9.) LOT 902 BLK 54 IS A PARK SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.
10.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.
11.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

DRAINAGE EASEMENT 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 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.

CLEAR VISION EASEMENT NOTE:
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.



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

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

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.

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60027455

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R. JOB ORDER NO. 60027197 DATE: 08/27/07

COUNTY OF BEXAR)
STATE OF TEXAS)
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED 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 (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.

_____
OWNER

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

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

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY DEED AND PLAT RECORDS.

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

_____
OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF_____, A.D. 2008.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

SHEET 1 OF 3

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 4

A 12.840 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____CARMONA HILLS SUBDIVISION UNIT 4
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

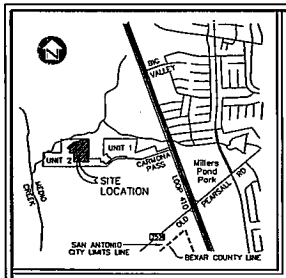
070721

SHEET 2 OF 3

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 4

A 12.840 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 10 50 100 200
(IN FEET)
1 inch = 100 ft.

"C.P.S. NOTES AND LEGEND"

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 G.E.T.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN 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.

CLEAR VISION EASEMENT NOTE:
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.

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.99983

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

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6.) BASIS OF BEARING – NGS MONUMENTATION.

7.) 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.

8.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 4 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16, 1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16, 1996.

9.) LOT 902 BLK 54 IS A PARK SPACE TO BE MAINTAINED BY HOMEOWNERS ASSOCIATION.

10.) 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. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT CONFORM TO THIS REQUIREMENT.

11.) THE MAINTENANCE OF DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, ITS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

DRAINAGE EASEMENT 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 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.

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

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

LEGEND

1.)	BUILDING SETBACK LINE	B.S.L.
2.)	ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT	E.T.T.V.E.
3.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.T.V.E.
4.)	CLEAR VISION EASEMENT	C.V.E
5.)	PROPOSED FINISHED CONTOUR	674
6.)	EXISTING	EXIST.
7.)	EASEMENT	ESM'T
8.)	BLOCK	BLK.
9.)	VEHICULAR NON-ACCESS EASEMENTS	V.N.A.E.
10.)	DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS	O.P.R.R.P.B.C.T.
11.)	DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS	D.P.R.B.C.T.
12.)	PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR	
13.)	MINIMUM FINISHED FLOOR ELEVATION	F.F. 690.0
14.)	COVELL PARTITION PLAT TRACT LINES	

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT – RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2008.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

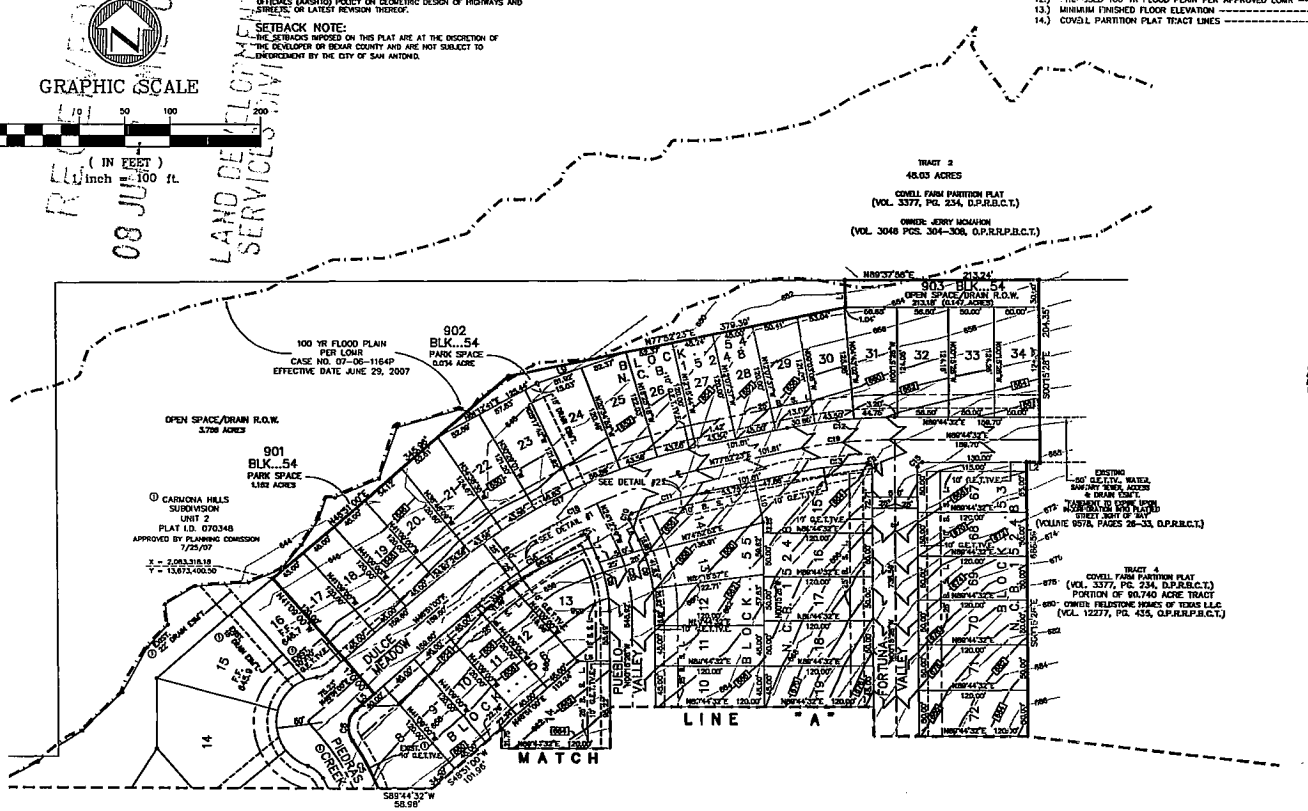
REGISTERED PROFESSIONAL ENGINEER

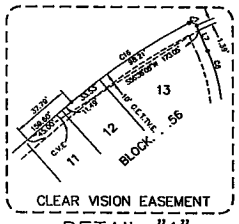
STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

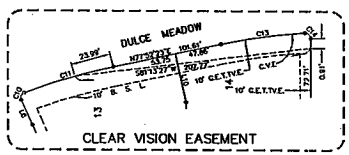
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

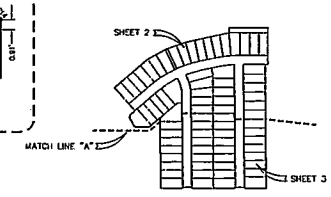




CLEAR VISION EASEMENT
DETAIL "1"
NOT TO SCALE



CLEAR VISION EASEMENT
DETAIL "2"
NOT TO SCALE



INDEX MAP
SCALE: 1" = 500'

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 4 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

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R./R.D. JOB ORDER NO. 60027197 DATE: 08/27/07

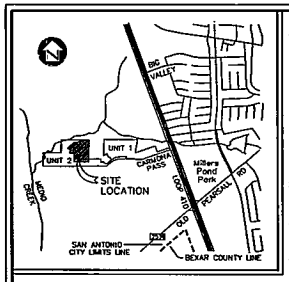
070721

SHEET 3 OF 3

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 4

A 12.840 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, N.C.B. 15248, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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

"C.P.S. NOTES AND LEGEND"

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.
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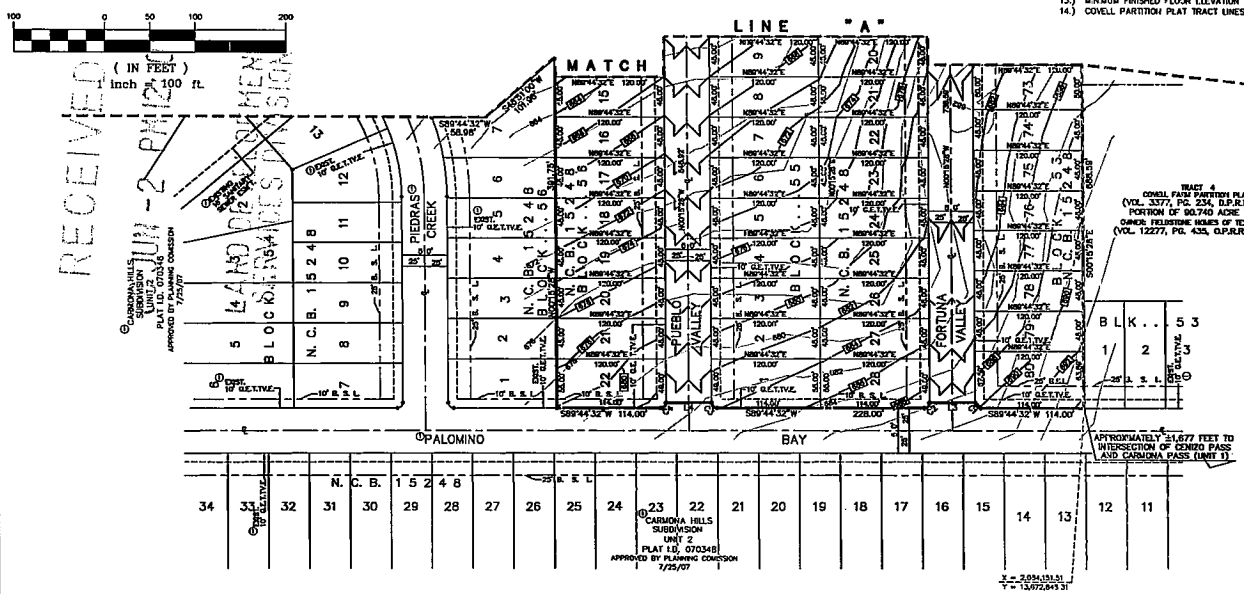
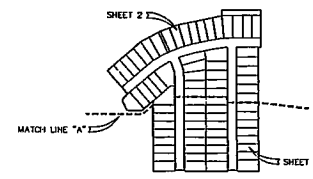
LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.T.V.E.
4.) CLEAR VISION EASEMENT ---------- C.V.E.
5.) PROPOSED FINISHED CONTOUR ---------- 671
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESM'T
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) DENOTES OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.-- O.P.R.R.P.B.C.T.
11.) DENOTES DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. -------- D.P.R.B.C.T.
12.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ----------
13.) MINIMUM FINISHED FLOOR ELEVATION ---------- F.F. 680.0
14.) COVELL PARTITION PLAT TRACT LINES ----------



LINE TABLE		
LINE	LENGTH	BEARING
L1	30.00	N00°22'02"W
L2	15.00	S89°44'32"W
L3	50.00	S89°44'32"W
L4	50.00	S89°44'32"W
L5	26.88	N48°51'00"E
L6	25.57	N24°12'39"W
L7	25.51	S24°12'39"E
L8	35.15	S89°44'32"W
L9	104.29	N69°49'20"E
L10	46.27	N12°07'37"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C2	90°00'00"	6.00'	9.42'	6.00'	8.49'	S44°44'32"W
C3	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C4	90°00'00"	6.00'	9.42'	6.00'	8.49'	S44°44'32"W
C5	13°57'23"	250.00'	60.90'	30.60'	60.75'	N27°53'05"W
C6	83°42'46"	25.00'	36.53'	22.40'	33.38'	N06°59'37"E
C7	93°12'55"	5.00'	8.13'	5.29'	7.27	S70°49'06"E
C8	23°57'11"	150.00'	62.71'	31.82'	62.25'	S12°14'03"E
C9	23°57'11"	200.00'	83.61'	42.43'	83.00'	N12°14'03"W
C10	93°05'44"	5.00'	8.12'	5.28'	7.26'	N22°50'13"E
C11	8°59'17"	550.00'	86.28'	43.23'	86.19'	N73°22'44"E
C12	11°52'09"	575.00'	119.12'	59.77'	118.90'	N83°48'27"E
C13	8°31'44"	525.00'	78.15'	39.15'	78.08'	N82°08'14"E
C14	93°20'26"	5.00'	8.15'	5.30'	7.27'	S46°55'41"E
C15	90°00'00"	5.00'	7.85'	5.00'	7.07'	N44°44'32"E
C16	13°43'26"	550.00'	131.74'	66.19'	131.43'	S55°42'43"W
C17	29°01'23"	600.00'	303.93'	155.30'	300.69'	N63°21'41"E
C18	29°01'23"	575.00'	291.27'	148.83'	288.16'	N63°21'41"E
C19	11°52'09"	550.00'	113.94'	57.17'	113.73'	N83°48'27"E
C20	23°57'11"	175.00'	73.16'	37.12'	72.63'	N12°14'03"W



INDEX MAP
SCALE: 1" = 500'

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OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2008.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
4011
JUAN E. GALVAN
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION UNIT 4 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

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS, L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60023249

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.R./R.D. JOB ORDER NO. 60027197 DATE: 08/27/07

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B & 7 **June 25, 2008**

EVETTS FAWN MOUNTAIN — MINOR PLAT — 080218
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 E-6
OWNER: Max I. & Michelle M. Evetts
ENGINEER: Unintech Consulting Engineers, Inc., by David G. Brown
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 25, 2008

Location: On the eastern side of Fawn Mountain; north of Ralph Fair Road

Services Available: Private Water Well and an On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **4.11** acres consisting of **2** single family lots

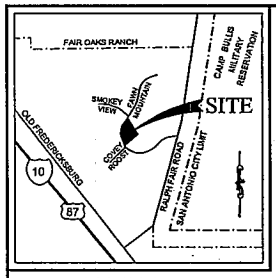
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on June 25, 2008. Ten notices were mailed to the adjacent property owners, as of this writing 3 written oppositions have been submitted.

STAFF RECOMMENDATION:

Approval

080218



LOCATION MAP
NOT TO SCALE

FERGUSON MAP
NO. 447E6

DRAINAGE EASEMENT 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 GRANTORS ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS.

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

FEMA FLOOD NOTE:
BASED ON A MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "C", ON COMMUNITY PANEL NUMBER 48029C 0085 E DATED FEBRUARY 19, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

SETBACK NOTE:
THE SETBACK 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.

NOTES:

1. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
2. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93) AND TIED TO NATIONAL GEODETIC SURVEY STATION SAN ANTONIO R.R.P. PID NO. AY1608.
3. PLAT ESTABLISHING TWO (2) RESIDENTIAL LOTS.
4. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
5. STREETSCAPE SHALL COMPLY AT BUILDING STAGE.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (9) INCHES ABOVE FINAL ADJACENT GRADE.
7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE OWNERS OR THEIR SUCCESSORS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
E.G. = ELECTRIC AND GAS EASEMENT
B.S.L. = BUILDING SETBACK LINE
R.O.W. = RIGHT OF WAY
C.B. = CITY BLOCK

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT JACKSON WOODS SUBDIVISION RECORDED IN VOLUME 8500, PAGES 10-11, 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 (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.

OWNER _____ OWNER _____

SWORN AND SUBSCRIBED BEFORE ME THIS
THE _____ DAY OF _____, 20__.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

SWORN AND SUBSCRIBED BEFORE ME THIS
THE _____ DAY OF _____, 20__.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

SCALE: 1" = 100'

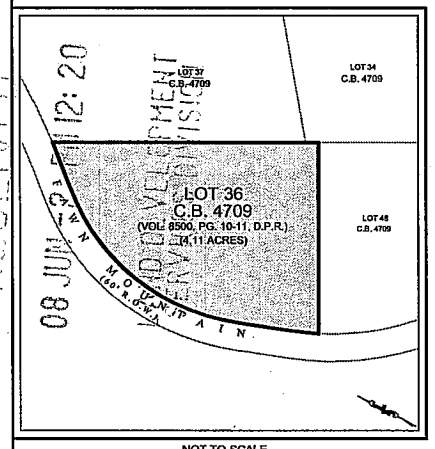
"Wastewater EDU note. The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Water System under the plat number issued by the Development Services Department."

The city of San Antonio are 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 the plat as "Electric Easement", Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installment, 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 area, 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 alteration shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

Note: 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.

Roof overhangs are allowed within the five(5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or exist within those five(5) foot wide easements.

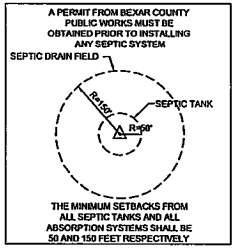


NOT TO SCALE

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE AREA BEING REPLATTED THROUGH LONG PUBLIC HEARING WITH WRITTEN NOTIFICATION HAD BEEN PREVIOUSLY PLATTED AS LOT 36, C.B. 4709, JACKSON WOODS SUBDIVISION, VOLUME 8500, PAGES 10-11, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

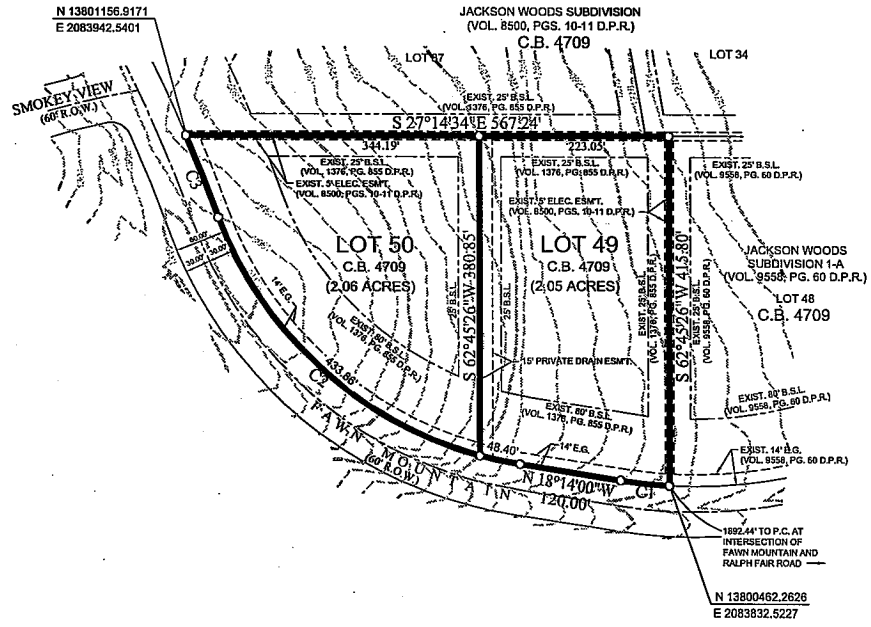
CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	550.70'	57.57'	5°99'21"	N 21°10'41"W	57.54'
C2	450.13'	492.27'	61°23'11"	N 12°27'34"E	459.53'
C3	1787.32'	104.57'	3°21'08"	N 41°28'37"E	104.56'



OWNER/DEVELOPER: MAX L EVETTS & MICHELLE M. EVETTS
3310 STONEY COUNTRY
SAN ANTONIO, TEXAS 78247

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

UNINTECH CONSULTING ENGINEERS, INC.
2431 E. EVANS ROAD
SAN ANTONIO, TEXAS 78258
(210) 641-0303 FAX: (210) 641-8279
WWW.UNINTECH.COM
OFFICE LOCATIONS:
SAN ANTONIO + AUSTIN



REPLAT ESTABLISHING
EVETTS FAWN MOUNTAIN

ESTABLISHING LOT 49 (2.05 ACRES) AND LOT 50 (2.06 ACRES), C.B. 4709, BEING 4.11 ACRES OF LAND OUT OF LOT 36, C.B. 4709, JACKSON WOODS SUBDIVISION, AS RECORDED IN VOLUME 8500, PAGES 10-11 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER
MAX L EVETTS
3310 STONEY COUNTRY
SAN ANTONIO, TEXAS 78247

OWNER
MICHELLE M. EVETTS
3310 STONEY COUNTRY
SAN ANTONIO, TEXAS 78247

SWORN AND SUBSCRIBED BEFORE ME THIS
THE _____ DAY OF _____, 20__.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

SWORN AND SUBSCRIBED BEFORE ME THIS
THE _____ DAY OF _____, 20__.
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES _____

THIS REPLAT OF EVETTS FAWN MOUNTAIN 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. 2006.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS MINOR PLAT OF EVETTS FAWN MOUNTAIN HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES.

DATED THIS _____ DAY OF _____ A.D. 2006.

BY: _____
EXECUTIVE DIRECTOR INFRASTRUCTURE SERVICES

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 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., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS
REGISTERED
TERRY SINGLETARY
4808
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 UNINTECH CONSULTING ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DAVID G. BROWN
53763
REGISTERED
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.

REGISTERED PROFESSIONAL ENGINEER

RECEIVED
08 JUN 23 PM 12:20
DEVELOPMENT SERVICES

PLANNING COMMISSION
PLANNED UNIT DEVELOPMENT
AGENDA ITEM NO: 5G18 **June 25, 2008**

THRESHOLD RANCH SUBDIVISION
SUBDIVISION NAME

PUD 07-012
PLAN #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 C-1
OWNER: Threshold Ranch, L.P. by Robert Bruce
ENGINEER: Briones Consulting & Engineering, LTD. by David Beales, P.E.
CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Location: North of the intersection of Bridlewood Trail and Boerne Stage Road

Land Use: PUD, Planned Unit Development
Single Family Residential and Commercial

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- 51 Single family lots, 3 non-residential lot and 4 commercial lots.
- Approximately 4,720 linear feet of private streets.
- Open space ratio 76.99%
- Is not within 200 ft. of a Neighborhood Association, Community, or Perimeter Plan.

CONDITIONS:

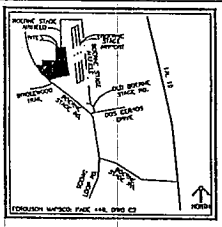
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

DISSCUSION:

A public hearing was held on June 11, 2008 for this Planned Unit Deveolpment. The Planning Commission motioned to continue this item for two weeks; to allow the applicant's engineer time to meet with the adjoining property owners to discuss their concerns.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

SUBDIVISION NAME: THRESHOLD RANCH SUBDIVISION, P.U.D.
CITY PLAN ID NUMBER: 07-012
OWNER/DEVELOPER: THRESHOLD RANCH, LP
ADDRESS: 100 BOERNE STAGE AIRFIELD, BOERNE, TEXAS 78006
DESIGNER/ENGINEER: BRIONES CONSULTING & ENGINEERING LTD. 8118 BROADWAY SAN ANTONIO, TX 78209
LEGAL: Being a 50.993 acre tract out of the Antonio Cruz Survey No. 170, Abstract No. 123, County Block 4880, Bexar County, Texas, consisting of 43.6 acres out of a 43.6 acre tract of land Recorded in Volume 5941, Page 1328 of the Real Property Records of Bexar County, Texas, and 3.835 acres out of a 12.935 acre tract of land recorded in Volume 8139, Page 1931 of the Real Property Records of Bexar County, Texas.
PROPOSED LAND USE: THE PROPOSED LAND USE IS RESIDENTIAL & COMMERCIAL
FLOOD PLAIN: THERE IS NO FLOOD PLAIN ON THE PROPERTY.

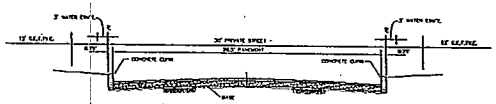
ADJACENT PROPERTY OWNERS: SEE PLAN
E.A.R.Z.: THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER ZONE.
STREET: THE STREET WILL BE A PRIVATE ACCESS LANE. APPROXIMATELY (3.340 ACRES)
GATED STATUS: THE SUBDIVISION WILL BE GATED.
NUMBER OF PHASES: THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE.
BASIS OF BEARING: THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
PROPERTY ZONING: THE PROPERTY IS OUT OF THE CITY LIMITS
TOTAL PROPERTY ACREAGE: 50.993 ACRES
TOTAL NUMBER OF LOTS: 51 RESIDENTIAL LOTS
4 COMMERCIAL LOTS (LOTS 1-4, BLOCK 3)
2 NON-RESIDENTIAL LOTS
1 PARK WITH AMENITIES (LOT 1, BLOCK 4)
PAVED SQUARE FOOTAGE: 137,212 S.F.
TOTAL AREA OF OPEN SPACE: 1,710,277.51 sq.ft. (39.26 AC.) = 76.99%
CALCULATIONS:
DENSITY: 55 LOTS / 50.993 ACRES = 0.93 LOTS PER ACRE
PARK DEDICATION: 51 LOTS / 70 = 0.73 ACRE

NOTES:
1.) BEARINGS SHOWN HEREON ARE REFERENCED TO 43.6 ACRE TRACT RECORDED IN VOLUME 5941, PAGE 1328, OF THE BEXAR COUNTY DEED RECORDS.
2.) PARKING WILL BE PROHIBITED ON ALL PRIVATE STREETS.

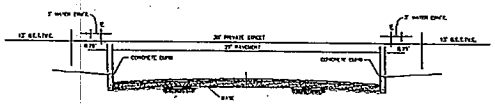
LEGEND
D.R.P. = DEED & PLAT RECORDS
D.R. = DEED RECORDS
C.V.E. = CLEAR VISION EASEMENT
E.B.T.V.E. = ELECTRIC, GAS, TELEPHONE, CABLE T.V. EASEMENT
FND. I.R. = FOUND IRON ROD
V.N.E. = VEHICULAR NON-ACCESS EASEMENT

CURVE TABLE

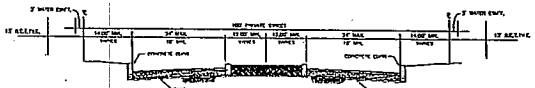
CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	271.37	662.80	23°38'44"	138.76
C2	29.39	100.00	17°03'56"	15.00
C3	41.56	100.00	23°48'43"	21.06
C4	11.77	100.00	6°44'44"	5.89
C5	29.78	100.00	17°03'56"	15.00
C6	41.56	100.00	23°48'43"	21.06
C7	11.77	100.00	6°44'44"	5.89



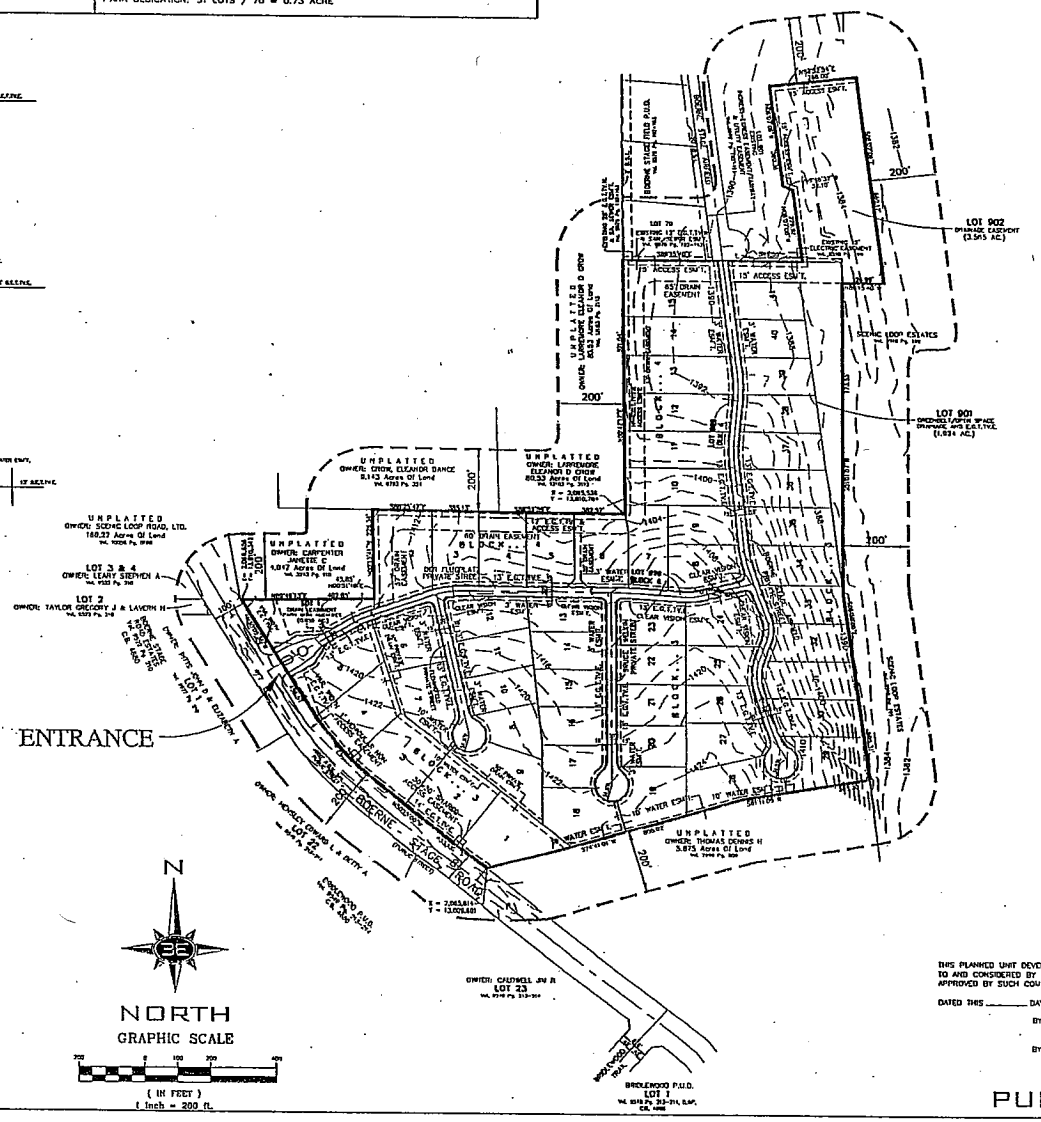
ENTRANCE STREET SECTION
NOT TO SCALE

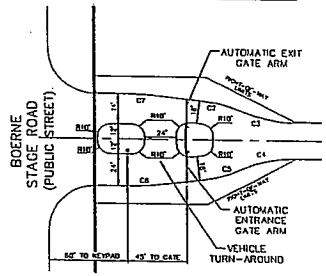


TYPICAL STREET SECTION
NOT TO SCALE

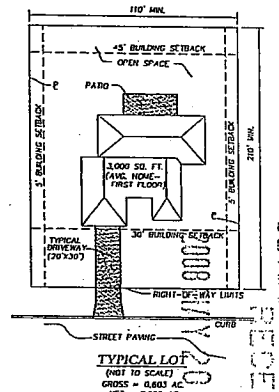


ISLAND DETAIL
STREET SECTION
NOT TO SCALE





ENTRANCE GATE DETAIL
NOT TO SCALE



TYPICAL LOT
(NOT TO SCALE)
GROSS = 0.603 AC.
NET = 0.585 AC.

UTILITY PROVIDERS:
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: GUADALUPE VALLEY TELEPHONE COOPERATIVE
WATER: THRESHOLD RANCH/BOERNE STAGE FIELD WATER SUPPLY SYSTEM

N
NORTH
GRAPHIC SCALE
(IN FEET)
(1 inch = 200 ft.)

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF THRESHOLD RANCH 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., 20____
BY: _____ CHAIRMAN
BY: _____ SECRETARY

PUD PLAN NO. 07-012

REVISIONS

date	description
01/31/07	COSA COMMENTS
02/21/07	REVISED PHOT & LOTS
03/12/07	COSA COMMENTS
03/14/07	COSA COMMENTS
01/23/08	PARK AREA
02/11/08	COSA COMMENTS

BRIONES CONSULTING & ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828-1431
(210) 828 1432 fax

P.U.D. PLAN
FOR
THRESHOLD RANCH SUBDIVISION, P.U.D.
BEXAR COUNTY, TEXAS

DATE: 01-31-07
JOB No. 2007-0

SHEET 1 OF 1

RECEIVED
2008 JAN 4 PM 1:05
CITY CLERK
OFFICIAL RECORDS

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISON PLAT

AGENDA ITEM NO: 5D19 **June 25, 2008**

VILLAGES @ BULVERDE UNIT-12	MAJOR PLAT	070398
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 B-1
OWNER: Centex Homes, by Charles Marsh
ENGINEER: Pape Dawson Engineers, Inc., by Rick Gray, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: June 25, 2008

Location: North of Bulverde Green and Hideaway Green

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 749-A, Indian Springs, accepted August 13, 2004.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **30.07** acres consisting of **148** single family lots, 14 non-single family lots and **5,384** linear feet of public streets.

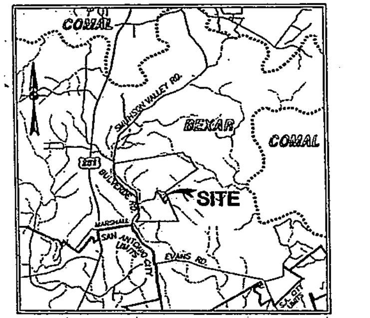
DISCUSSION:

The Department of Development Services and Bexar County Infrastructure Services Department has cited: Section 35-506(f) of the UDC regarding Street Intersections. The applicants engineer has submitted a request for an administrative exception to the requirements. The Development Services Department, Engineering and Bexar County Infrastructure Services Department have granted the administrative exception as indicated in their attached report.

STAFF RECOMMENDATION:

Approval

PLAT No.: 070398



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 484-B1

IMPACT FEE PAYMENT DUE: AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEXAR

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

INDIAN SPRINGS LTD.
(WELL SITE)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June A.D. 20 08

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP.

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER.

BY: CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June A.D. 20 08

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 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
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

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

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

C.P.S. NOTES
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC & GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS & RIGHT-OF-WAY FOR ELECTRIC & GAS DISTRIBUTION & SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," & "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, REMOVING, INSPECTING, PATROLLING, & ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LAND, RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT & RIGHT-OF-WAY AREAS, & 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 & UNDERSTOOD THAT NO BUILDINGS, SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

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

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

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

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

3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

4. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE FACILITIES INCLUDING: STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE AREAS, EASEMENTS & LOTS.

5. LOTS 901-906, BLOCK 57, LOT 901-905, BLOCK 60, LOT 901-902, BLOCK 59 & LOT 901-902, BLOCK 78 CB4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS & VARIABLE WIDTH DRAINAGE, ELEC., GAS, TELE., CA. TV., WATER, & SANITARY SEWER EASEMENTS. LOT 901 & 905, BLOCK 60 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT & A VARIABLE WIDTH DRAINAGE, ELEC., GAS, TELE.,CA. TV., WATER, SANITARY SEWER & WATER QUALITY CONTROL EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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

LINE TABLE

LINE	LENGTH	BEARING
L1	94.36'	S00°00'00"W
L2	97.04'	S09°44'02"W
L3	95.00'	S31°17'53"E
L5	50.00'	S31°17'53"E
L6	50.00'	S44°01'51"E
L7	50.00'	S45°58'09"W
L9	68.08'	N44°01'51"W
L10	118.03'	S58°42'07"W
L11	96.02'	N09°25'23"W
L12	63.51'	N02°27'07"E
L13	13.27'	N08°50'15"W
L14	25.00'	S59°33'47"W
L15	25.00'	N30°26'13"W
L16	34.90'	N59°33'47"E
L17	73.23'	N87°59'07"W
L18	20.74'	S22°08'57"E
L19	30.68'	S67°54'11"W
L20	34.47'	N22°05'49"W
L21	22.69'	N87°59'07"W
L22	50.96'	S23°27'23"E
L23	108.24'	N68°46'47"W
L24	103.40'	N16°03'02"E
L25	46.21'	S18°57'56"W
L26	22.55'	S41°33'49"E
L27	143.29'	S23°27'23"E
L28	6.88'	S83°57'54"E
L29	24.42'	N22°05'49"W

LINE TABLE

LINE	LENGTH	BEARING
L30	30.57'	N67°54'11"E
L31	40.78'	S22°08'57"E
L32	57.95'	S83°57'54"E
L33	50.10'	N08°50'15"W
L34	50.00'	N90°00'00"W
L35	50.00'	N00°00'00"E
L36	50.00'	N90°00'00"E
L37	60.00'	S90°00'00"W
L38	24.00'	N00°00'00"E
L39	79.94'	S83°57'54"E
L40	18.39'	S83°58'12"E
L41	80.71'	S90°00'00"E
L42	4.41'	N66°05'28"E
L43	115.51'	S02°16'30"E
L44	53.52'	N58°42'07"E
L45	110.00'	N58°42'07"E
L46	80.74'	N87°59'07"W
L47	118.68'	S02°16'30"E
L48	40.30'	S00°00'00"W
L49	17.35'	N58°42'07"E
L50	18.77'	N58°42'07"E
L51	26.89'	N08°50'15"W
L52	81.39'	N79°22'49"E
L53	51.71'	S08°50'15"E
L54	50.00'	S31°17'53"E
L55	50.00'	S45°58'09"W
L56	40.00'	N00°00'00"E

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST LINE OF THE 43.02 ACRE TRACT RECORDED IN VOLUME 12075, PAGES 2245-2256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

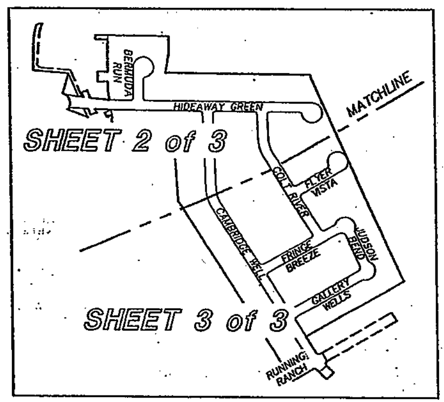
3. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDE) BASED ON NAD83 (CORS96).

SIDEWALK NOTE
IN ACCORDANCE WITH SECTION 35-506(Q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

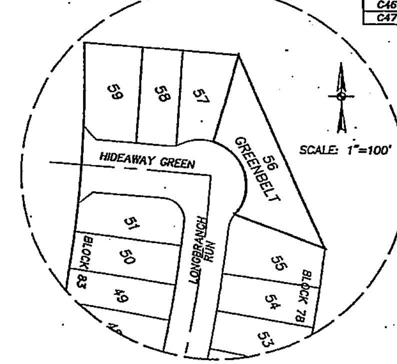
TCEQ/RECHARGE ZONE NOTE
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE & WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE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

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°00'00"E
C2	229.43'	51.00'	63.26'	257°45'12"	79.41'	N51°07'24"W
C3	20.36'	15.00'	12.09'	77°45'12"	18.83'	S38°52'36"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°00'00"E
C5	229.43'	51.00'	63.26'	257°45'12"	79.41'	N38°52'36"E
C6	20.36'	15.00'	12.09'	77°45'12"	18.83'	N51°07'24"W
C7	24.16'	15.00'	15.61'	92°16'30"	21.63'	S43°51'45"W
C8	88.65'	175.00'	45.30'	29°01'23"	87.70'	S16°47'12"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C10	20.36'	15.00'	12.09'	77°45'12"	16.83'	N19°49'31"E
C11	229.43'	51.00'	63.26'	257°45'12"	79.41'	N70°10'29"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S13°42'07"W
C13	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C14	10.70'	15.00'	5.59'	40°52'55"	10.48'	N38°15'40"E
C15	159.84'	51.00'	–	179°34'10"	102.00'	N72°23'43"W
C16	10.70'	15.00'	5.59'	40°52'55"	10.48'	S03°03'05"E
C17	10.21'	15.00'	5.31'	38°59'04"	10.01'	S42°59'05"E
C18	142.56'	51.00'	291.65'	160°09'43"	100.48'	N17°36'15"E
C19	10.21'	15.00'	5.31'	38°59'00"	10.01'	S78°11'37"W
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	S13°42'07"W
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C22	26.90'	15.00'	18.77'	102°43'57"	23.43'	S07°20'08"W
C23	20.23'	15.00'	11.99'	77°16'03"	18.73'	N82°39'52"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N13°42'07"E
C25	111.44'	220.00'	56.94'	29°01'23"	110.25'	S16°47'12"E
C26	22.97'	15.00'	14.42'	87°43'30"	20.79'	N46°08'15"W
C27	23.56'	15.00'	15.00'	90°00'00"	21.21'	N13°42'07"E
C28	22.00'	625.00'	11.00'	02°00'59"	21.98'	S88°59'33"E
C29	25.36'	29.00'	13.55'	50°05'40"	24.56'	S66°57'47"W
C30	103.13'	51.00'	81.40'	115°51'39"	86.44'	N16°01'08"W
C31	93.40'	365.00'	46.96'	14°39'42"	93.15'	N07°19'51"E
C32	0.90'	365.00'	0.45'	00°08'29"	0.90'	N14°43'57"E
C33	41.01'	25.00'	26.80'	93°59'04"	36.56'	N61°47'43"E
C34	12.52'	29.00'	6.36'	24°44'21"	12.42'	S71°35'43"E
C35	36.66'	575.00'	18.34'	03°39'10"	35.65'	S85°47'29"E
C36	24.16'	15.00'	15.61'	92°16'30"	21.63'	S43°51'45"W
C37	22.97'	15.00'	14.42'	87°43'30"	20.79'	N46°08'15"W
C38	113.97'	225.00'	58.24'	29°01'23"	112.76'	S16°47'12"E
C39	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C40	86.11'	170.00'	44.00'	29°01'23"	85.20'	S16°47'12"E
C41	42.68'	25.00'	28.66'	97°48'21"	37.68'	N72°23'43"W
C42	35.86'	25.00'	21.81'	82°11'39"	32.87'	N17°36'17"E
C43	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C44	23.56'	15.00'	15.00'	90°00'00"	21.21'	S13°42'07"W
C45	5.89'	625.00'	2.95'	00°32'25"	5.89'	N88°15'20"W
C46	90.02'	51.00'	62.02'	101°08'14"	78.78'	N08°39'26"W
C47	60.57'	575.00'	30.31'	06°02'06"	60.54'	S86°58'57"E



INDEX MAP
NOT TO SCALE



AREA BEING REPLATTED
THROUGH PUBLIC HEARING

LOT 56, BLOCK 78 HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS INDIAN SPRINGS, UNIT 38 AS RECORDED IN VOLUME 9568, PAGE 15 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER
CENTEX REAL ESTATE
1354 N. LOOP 1604 E., STE. 108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

REPLAT AND SUBDIVISION PLAT
OF
VILLAGES AT BULVERDE, UNIT 12

BEING 30.07 ACRES OF LAND OUT OF A 43.02 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12075, PAGES 2245-2256, SAVING AND EXCEPTING A 0.3587 OF AN ACRE OUT OF THE SAME 43.02 ACRE TRACT CONVEYED TO INDIAN SPRINGS, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11141, PAGES 192-200 AND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VILLAGES AT BULVERDE, UNIT 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ____________, A.D. 20____

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS THE VILLAGES AT BULVERDE, UNIT 38, PLAT NO. 050107, WHICH IS RECORDED IN VOLUME 9568, PAGE 15, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOW ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT 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 RESTRICTIONS APPLICABLE TO THE PLAT.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP.

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER.

BY: CHARLES MARSH
LAND DEVELOPMENT MANAGER

SWORN AND SUBSCRIBED BEFORE ME THIS THE 5th DAY OF June

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 11/24/08

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

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

ON THIS THE ____ DAY OF ____________, 20____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

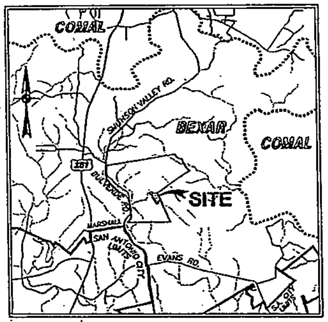
BY: ____________, DEPUTY

SHEET 1 OF 3

DRAWN BY: MD JOB No.: 5020-2

PLAT No.:070398

NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE



LOCATION MAP
NOT–TO–SCALE
FERGUSON MAP GRID NUMBER: 484–B1

<u>SURVEYOR NOTES</u>

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST LINE OF THE 43.02 ACRE TRACT RECORDED IN VOLUME 12075, PAGES 2245–2256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (POE) BASED ON NAD83 (CORS96).

<u>C.P.S. NOTES</u>

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC & GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS & RIGHT-OF-WAY FOR ELECTRIC & GAS DISTRIBUTION & SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," & "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, & ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS & EGRESS OVER GRANTOR'S ADJACENT LAND, RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT & RIGHT-OF-WAY AREAS, & 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 & UNDERSTOOD THAT NO BUILDINGS, SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

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

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

<u>TCEQ/RECHARGE ZONE NOTE</u>

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

<u>GENERAL NOTES</u>

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

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

3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

4. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE FACILITIES INCLUDING: STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE AREAS, EASEMENTS & LOTS.

5. LOTS 901–906, BLOCK 57, LOT 901–905, BLOCK 60, LOT 901–902, BLOCK 59 & LOT 901–902, BLOCK 78 CB4900 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS & VARIABLE WIDTH DRAINAGE, ELEC., GAS, TELE., CA. TV., WATER, & SANITARY SEWER EASEMENTS. LOT 901 & 905, BLOCK 60 SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT & A VARIABLE WIDTH DRAINAGE, ELEC., GAS, CA. TV., WATER, SANITARY SEWER & WATER QUALITY CONTROL EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

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

<u>SIDEWALK NOTE</u>

IN ACCORDANCE WITH SECTION 35–506(Q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS & ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

<u>NOTE FOR PROPOSED CONTOURS</u>

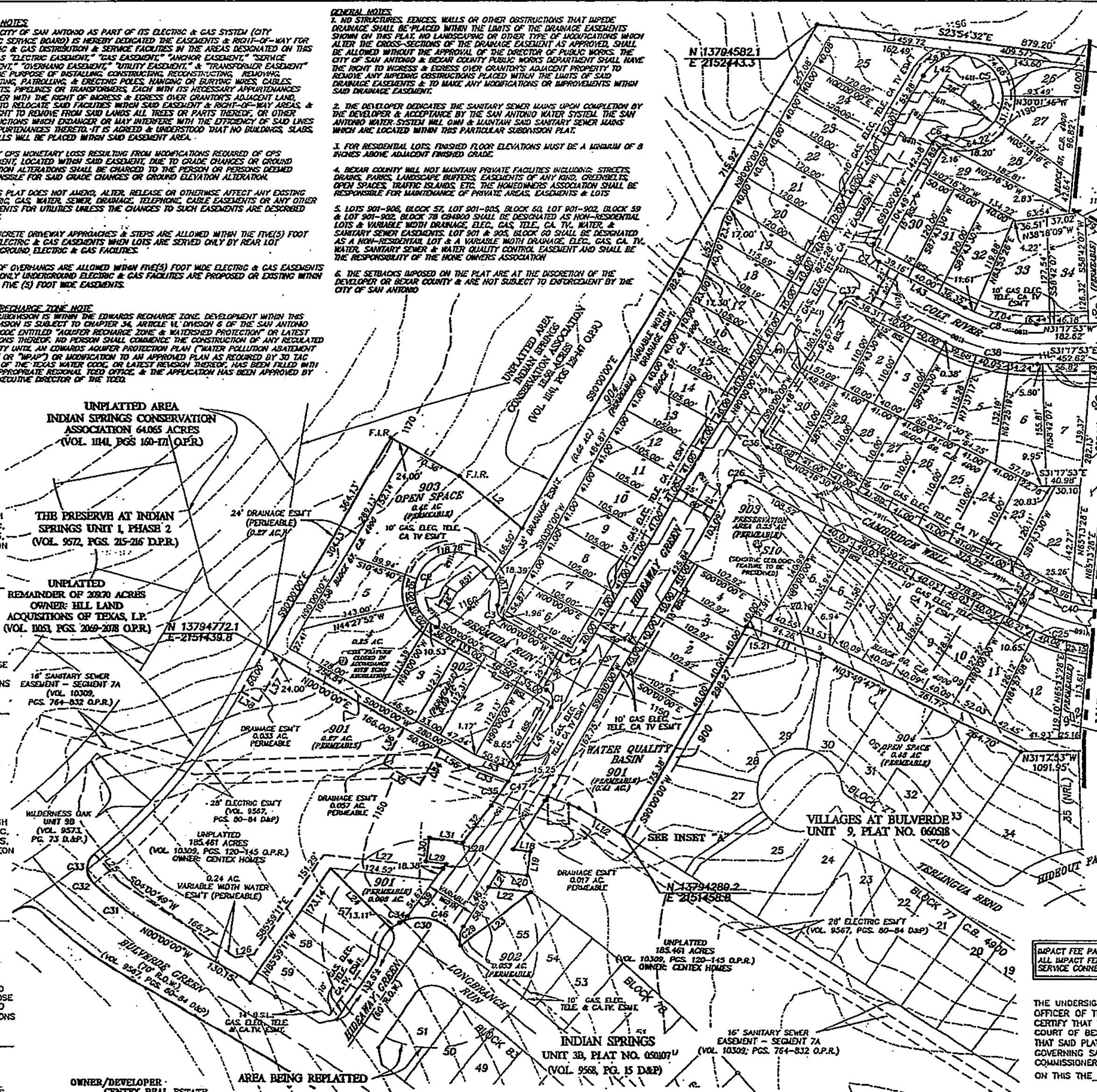
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS & CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

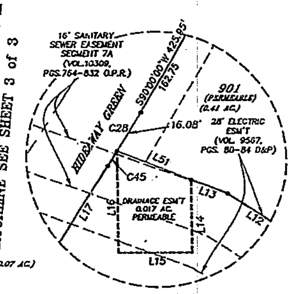
<u>WASTE WATER EDU NOTE</u>

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 DEPARTMENT OF DEVELOPMENT SERVICES.

<u>LEGEND</u>

F.I.R.	= FOUND 1/2" IRON ROD
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	= RIGHT-OF-WAY
ELEC.	= ELECTRIC
TELE.	= TELEPHONE
CA.TV.	= CABLE TELEVISION
ESM'T.	= EASEMENT
B.S.L.	= BUILDING SETBACK LINE
D&P	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NRL	= NON-RESIDENTIAL LOT
N.C.B.	= NEW CITY BLOCK
C.B.	= COUNTY BLOCK
⊕	= SENSITIVE GEOLOGIC FEATURE TO BE PRESERVED





INSET "A"
SCALE: 1"=30'

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

IMPACT FEE PAYMENT DUE: AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
INDIAN SPRINGS LTD.
(WELL SITE)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr. KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June A.D. 20 08

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP.

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

BY: [signature]
CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

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[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

[signature]
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED G.E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 E., STE. 108
SAN ANTONIO, TEXAS 78232
(210) 496–1985

REPLAT AND SUBDIVISION PLAT
OF

VILLAGES AT BULVERDE, UNIT 12

BEING 30.07 ACRES OF LAND OUT OF A 43.02 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12075, PAGES 2245–2256, 0.3587 OF AN ACRE OUT OF THE SAME 43.02 ACRE TRACT CONVEYED TO INDIAN SPRINGS, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11141, PAGES 192–200 AND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120–145 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VILLAGES AT BULVERDE, UNIT 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS______DAY OF______________, A.D. 20____

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

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

CERTIFICATE OF APPROVAL

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

ON THIS THE_____DAY OF______________, 20____

ATTESTED:

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

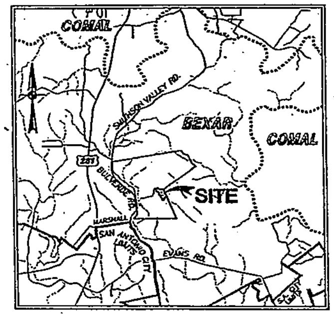
I,______________COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF______A.D._____AT_____M. AND DULY RECORDED THE_____DAY OF______A.D._____AT_____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME______ON PAGE______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____DAY OF______________A.D._____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

DRAWN BY: MD JOB No.: 5020-

PLAT No.: 070398



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 484-B1

SURVEYOR NOTES
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST LINE OF THE 43.02 ACRE TRACT RECORDED IN VOLUME 12075, PAGES 2245-2256 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).

SIDEWALK NOTE
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STATE OF TEXAS
COUNTY OF BEXAR

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INDIAN SPRINGS LTD.
(WELL SITE)

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF June A.D. 20 08

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP.

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION
ITS MANAGING GENERAL PARTNER.

BY: CHARLES MARSH
LAND DEVELOPMENT MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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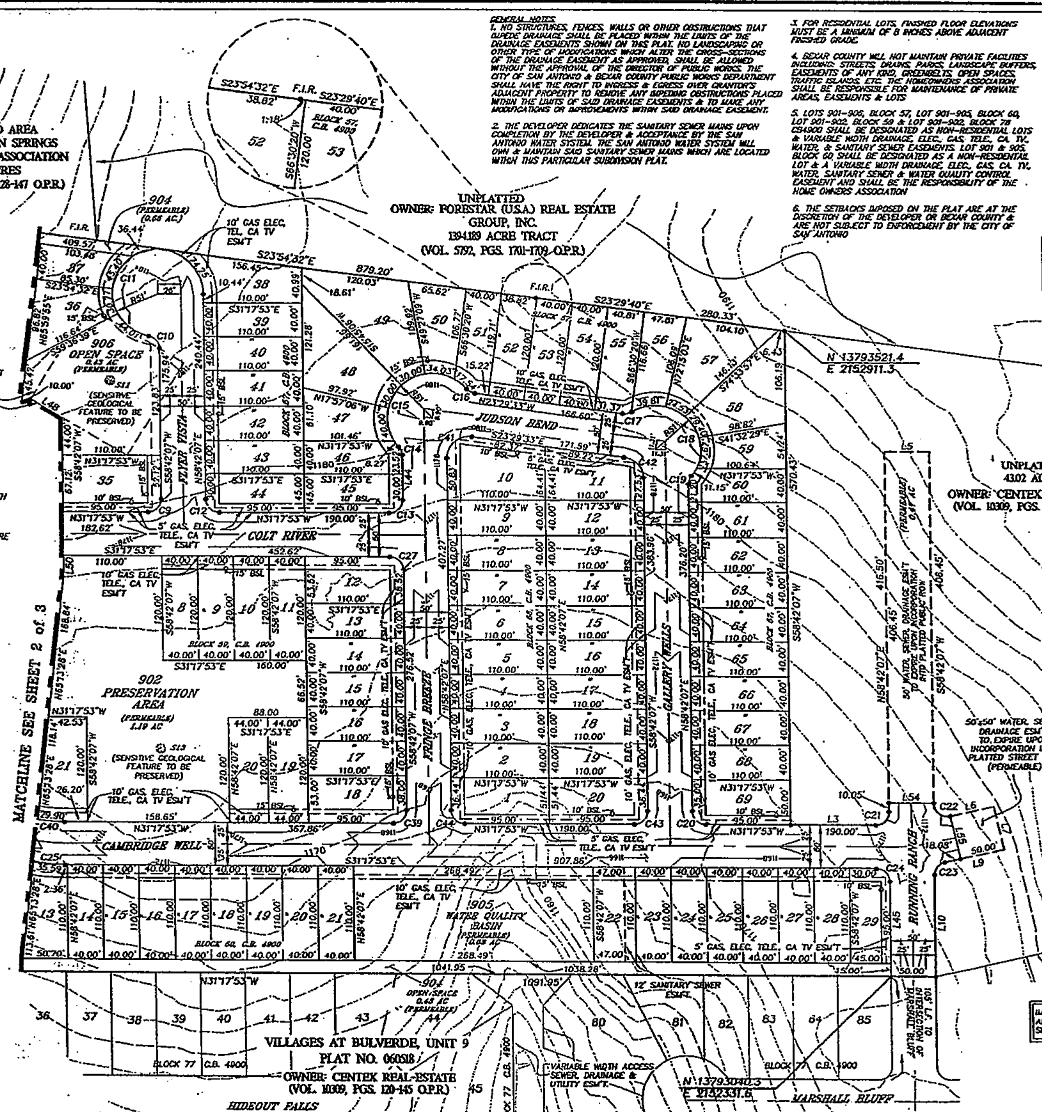
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR



NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE

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

GENERAL NOTES
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO & BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS & EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS & TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER & ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN & MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
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WASTE WATER EDU NOTE
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LEGEND
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C.P.S. NOTES
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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.
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4. CONCRETE DRIVEWAY APPROACHES & STEPS ARE ALLOWED WITHIN THE FIVE(5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC & GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE(5) FOOT WIDE ELECTRIC & GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC & GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE: AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

OWNER/DEVELOPER
CENTEX REAL ESTATE
1354 N. LOOP 1604 E., STE. 108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

REPLAT AND SUBDIVISION PLAT
OF
VILLAGES AT BULVERDE, UNIT 12

BEING 30.07 ACRES OF LAND OUT OF A 43.02 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12075, PAGES 2245-2256, 0.3587 OF AN ACRE OUT OF THE SAME 43.02 ACRE TRACT CONVEYED TO INDIAN SPRINGS, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11141, PAGES 192-200 AND OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VILLAGES AT BULVERDE, UNIT 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

PAPE-DAWSON ENGINEERS

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

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

ON THIS THE ____ DAY OF ____________, 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

SHEET 3 OF 3

DRAWN BY: MD JOB No.: 5020-22

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

07 NOV 15 PM 4: 34

November 15, 2007

LAND DEVELOPMENT SERVICES DIVISION

Administrative Exception / Variance Request Review
c/o Development Services
City of San Antonio
1901 South Alamo
San Antonio, TX 78205

Re: Villages at Bulverde Unit-12
Plat No. 070398
Administrative Exception

To Whom It May Concern:

We are requesting an administrative exception variance for the Villages at Bulverde Unit-12, Plat No. 070398. The Unified Development Code Section 35-506(f) requires a 175 foot separation distance between centerline of street intersections.

The situation encountered in this development is the proximity between a "knuckle" bend in a street and a T-intersection does not meet this criteria, there is approximately 148 feet of separation.

There are numerous issues driving the configuration of the land plan but mainly there is a large "sink hole" located northwest of this intersection that, according to the State of Texas (through TCEQ), must maintain a 200 foot buffered separation from any improvements (see attachments). Colt River is within 202 feet of the feature thus I have no room to modify the location of the roadway. The water, sewer and drainage must interconnect with the facilities within Fringe Breeze and Colt River needs to connect to Fringe Breeze in order to meet connectivity thus, a cul-de-sac at the end of Colt River which would eliminate the intersection cannot be installed.

In the opinion of our traffic engineering staff, a knuckle bend or "elbow" configuration does not constitute an intersection because it does not add any points of conflict to the street, it is essentially one road with a bend, not an intersection. According to the definition of intersection in the UDC "...the lateral boundary lines of two or more roadways...which join each other at or approximately at right angles, or within which vehicles traveling upon different roadways joining at any other angle may come into conflict." According to Section 35-506(I)(11) which discusses horizontal curvature configuration requirements, the "elbow" is an acceptable configuration for a horizontal curve in a street. Thus by definition an elbow is not an intersection.

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

07 NOV 15 PM 4:36

The knuckle bend will however, actually act as a traffic calming device which should slow traffic near the intersection of Colt River and Fringe Breeze. The volume of traffic from Judson Bend should be very minimal since the through traffic will be on Cambridge Well.

Approval of this request should not create any adverse impacts on the public health, safety and public works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another intersection issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to location of sensitive geologic features rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,

Pape-Dawson Engineers, Inc.

Attachment(s)

For Office Use Only: AEVR #: _____ Date Received: _____

City of San Antonio:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

5020\22\Word\Letter\071026a2.doc

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Villages at Bulverde Unit 12
Address:	Near the intersection of Running Ranch and Ashleaf Peacan
A/P #/PPR #/Plat#:	070398
AEVR #:	
AEVR Submittal Date:	November 15, 2007
AEVR Submitted by:	Rick Gray, P.E., Pape-Dawson Engineers
Issue:	Street Intersection Offset – Colt River and Judson Bend off Fringe Breeze
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (f), Street Intersections
By:	Robert G. Brach, P.E. – Development Services Manager

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Gray's letter dated November 15, 2007. At issue is the minimum centerline offset distance of 175' between street intersections. The proposed design location for Colt River is approximately 148' from the proposed street Judson Bend. Both streets intersect with Fringe Breeze. Judson Bend has an elbow configuration in order to provide for a turnaround movement since neither Fringe Breeze nor Judson Bend extend past this intersection. Colt River will contribute an estimated 191 daily trips (20 peak hour trips). Judson Bend will contribute an estimated 96 daily trips (10 peak hour trips). The total expected traffic volume on Fringe Breeze at these two intersections is expected to be 287 daily trips.

The Unified Development Code (UDC) – Article V, Section 35-506 (f), Street Intersections, requires a minimum of 175' between the centerline of intersecting streets. The UDC defines intersections in one of two ways: 1) "**Intersection** -- The area embraced within the prolongation or connection of the lateral curblines, or, if none, then the lateral boundary lines of two or more roadways, including public street, private street, commercial driveway, residential driveway, driveway approach, alley or combination thereof which join one another at, or approximately at, right angles, or the area within which vehicles traveling upon different roadways joining at any other angle may come into conflict.", and 2) "**Street, intersection** -- The area in which two (2) or more streets cross at grade." While 35-506(l)(3) allows for the use of an "elbow" to compensate where the minimum radius of the street type cannot be met, this has been used for changes in street direction when the street name does not change, and where two intersecting streets meet. However, the "elbow" configuration shown in Figure 506-6 does not accommodate for a turnaround movement as defined in the UDC: "**Street, elbow** -- A turn in a minor street that includes extra pavement adequate for a turnaround." The purpose to offset street intersections is to eliminate potential for conflicts between vehicles turning left at the intersections. The 175' distance was established through surveys conducted by

the City of San Antonio Public Works Department to provide an adequate distance to prevent an intersection from being blocked when a vehicle is waiting to turn left onto an intersecting street regardless of the type of intersecting street (e.g. local to local; local to collector, etcetera). However, publications such as the Neighborhood Street Design Guidelines, recommends varying the distance between intersections based on the types of intersecting streets. The 175' recommended by the UDC would be more in line with the intersection of a collector street turning onto a local street. Since this is the intersection of two local streets, a minimum of 125' is recommended between intersections. Additionally, there will be very few left turn movements at the intersection of Fringe Breeze and Judson Bend. The DSD AEVRC agrees with the analysis provided in the applicant's letter for the following reasons:

1. The location of sensitive Edwards Aquifer Recharge features interferes with the applicant from making reasonable use of the property.
2. The topography does offer a challenge in the design due to the location of the sensitive Edwards Aquifer Recharge features.
3. The hardship is unique given the location of the sensitive Edwards Aquifer Recharge features.
4. The hardship is a result of natural occurring recharge features.
5. The approval of this variance will not be injurious to the other property or public health since studies conducted across the country have indicated a minimum offset of 125' is sufficient to protect traffic. Additionally, left turning movements are limited to the homes fronting on the left side of an elbow intersection.

The AEVRC believes the proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: APPROVAL

Robert Brach, P.E.
Development Services Engineer
Bexar County

11/29/07
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Fernando J. De León, P.E.
Assistant Director, DSD
City of San Antonio

12/4/07
Date

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 5E½10 **June 25, 2008**

SOUTH RIM UNIT 1	MAJOR PLAT	070481
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 C-3
OWNER: Fourth Quarter Properties LXV, LP., by Robert Bergmann
ENGINEER: Pape-Dawson Engineers, Inc., by Song Lim Tan
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 25, 2008

Location: Northwest of Vance Jackson and Rim Pass

Services Available: SAWS Water and Sewer

Zoning: MPCD Master Planned Community District
GC-1 Hill Country Gateway Corridor
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP 237D, La Cantera (The Rim) was accepted on May 12, 2006.
MDP 237E, The Rim MPCD was approved June 28, 2007.

Proposed Use: Commercial/ Retail

Major Thoroughfare: IH-10 is a freeway.

APPLICANT'S PROPOSAL:

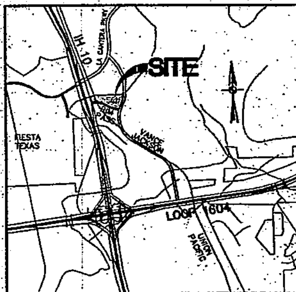
To plat **12.187** acres consisting of **7** non-single family lots.

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



LOCATION MAP

NOT TO SCALE

STATE OF Texas
COUNTY OF Bexar

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS VANCE JACKSON AT THE RIM PHASE-II, WHICH IS RECORDED IN VOLUME 9582, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

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

Amira Kel Provost
NOTARY PUBLIC IN AND FOR THE STATE OF Texas
MY COMMISSION EXPIRES: Sept. 19, 2011

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2011

C.P.S. NOTES:

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

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

FIRE DEPARTMENT CROSS ACCESS EASEMENT 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 OF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

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

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.

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

GENERAL NOTES:
1. THE 100 YEAR FLOOD PLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), (CASE NO. 05-06-1/24R). CONSTRUCTION WITHIN THE FLOOD PLAIN IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOOD PLAIN ADMINISTRATOR.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. 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. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD.
5. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

SAWS HIGH PRESSURE WATER NOTE:
A PORTION OF THE TRACT IS BELOW THE GROUND ELEVATION OF 1,040 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO I.H. 10.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

STATE OF TEXAS
COUNTY OF BEXAR

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
SONG LIM TAN
79798
LICENSED PROFESSIONAL ENGINEER

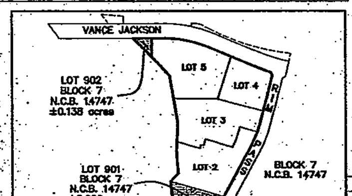
STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

Date: Feb 15, 2008, 3:55pm User ID: R. Gonzalez
File: P:\66\74\20-SR U-1 PLAT\Design\Civil\PL667420.dwg

CURVE TABLE					
CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	657.00'	22°59'13"	S 13°57'13" W	261.82'	263.59'
C2	1243.00'	05°59'24"	S 22°27'08" W	129.89'	129.95'
C3	670.00'	12°17'56"	N 66°23'45" W	143.54'	143.82'
C4	580.00'	44°27'27"	N 82°28'30" W	438.83'	450.04'
C5	580.00'	01°22'54"	S 78°13'44" W	13.99'	13.99'

RADIAL BEARING TABLE			
LINE	BEARING	LENGTH	DELTA
RB1	S20°50'46"W	580.00'	33°18'29"
RB2	S29°43'38"W	580.00'	08°52'51"

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 63°16'43" W	21.52'
L2	S 75°17'46" W	26.29'
L3	N 73°54'39" E	71.04'
L4	N 08°56'01" W	36.60'
L5	N 15°51'14" W	16.89'
L6	S 08°56'01" E	49.40'
L7	S 48°13'10" E	66.59'
L8	S 81°03'59" W	16.00'
L9	S 87°04'51" E	2.50'
L10	S 02°55'09" W	25.00'
L11	N 87°04'51" W	25.00'
L12	N 02°55'09" E	13.78'
L13	N 17°27'17" E	9.96'
L14	N 08°56'01" W	28.97'



LEGEND

(1030)	PROPOSED MASS GRADING
---1035---	EXISTING CONTOURS
ESM'T	EASEMENT
F.I.R.	FOUND 1/2" IRON ROD
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS VANCE JACKSON @ THE RIM, PHASE II, LOT 901 AND 902, BLOCK 7, N.C.B. 14747, AS RECORDED IN VOLUME 9582, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

REPLAT AND SUBDIVISION PLAT OF

SOUTH RIM, UNIT-1

BEING A 12.187 ACRE TRACT OF LAND OUT OF LOTS 901 AND 902, BLOCK 7, NEW CITY BLOCK 14747, OF THE VANCE JACKSON AT THE RIM, PHASE-II SUBDIVISION PLAT RECORDED IN VOLUME 9582, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A 148.8 ACRE TRACT AS CONVEYED TO FOURTH QUARTER PROPERTIES LXV, L.P. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12136, PAGES 1263-1296 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 41.77 ACRE TRACT AS CONVEYED TO FOURTH QUARTER PROPERTIES LXII, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11391, PAGES 228-356 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 5.100 ACRE TRACT CONVEYED TO CONCORD INDEX SAN ANTONIO RIM PASS HOTEL IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13146, PAGES 270-276 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL OF LOTS 901 AND 902, BLOCK 7, NEW CITY BLOCK 14747 OF THE VANCE JACKSON @ THE RIM, PHASE II SUBDIVISION, RECORDED IN VOLUME 9582, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE WILHELM KERCHNER SURVEY NUMBER 340 1/4, ABSTRACT 408, COUNTY BLOCK 4763, AND OUT OF THE C.W. BECKMAN SURVEY NUMBER 2/24, ABSTRACT 995, COUNTY BLOCK 4777, NOW IN NEW CITY BLOCK 14747, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

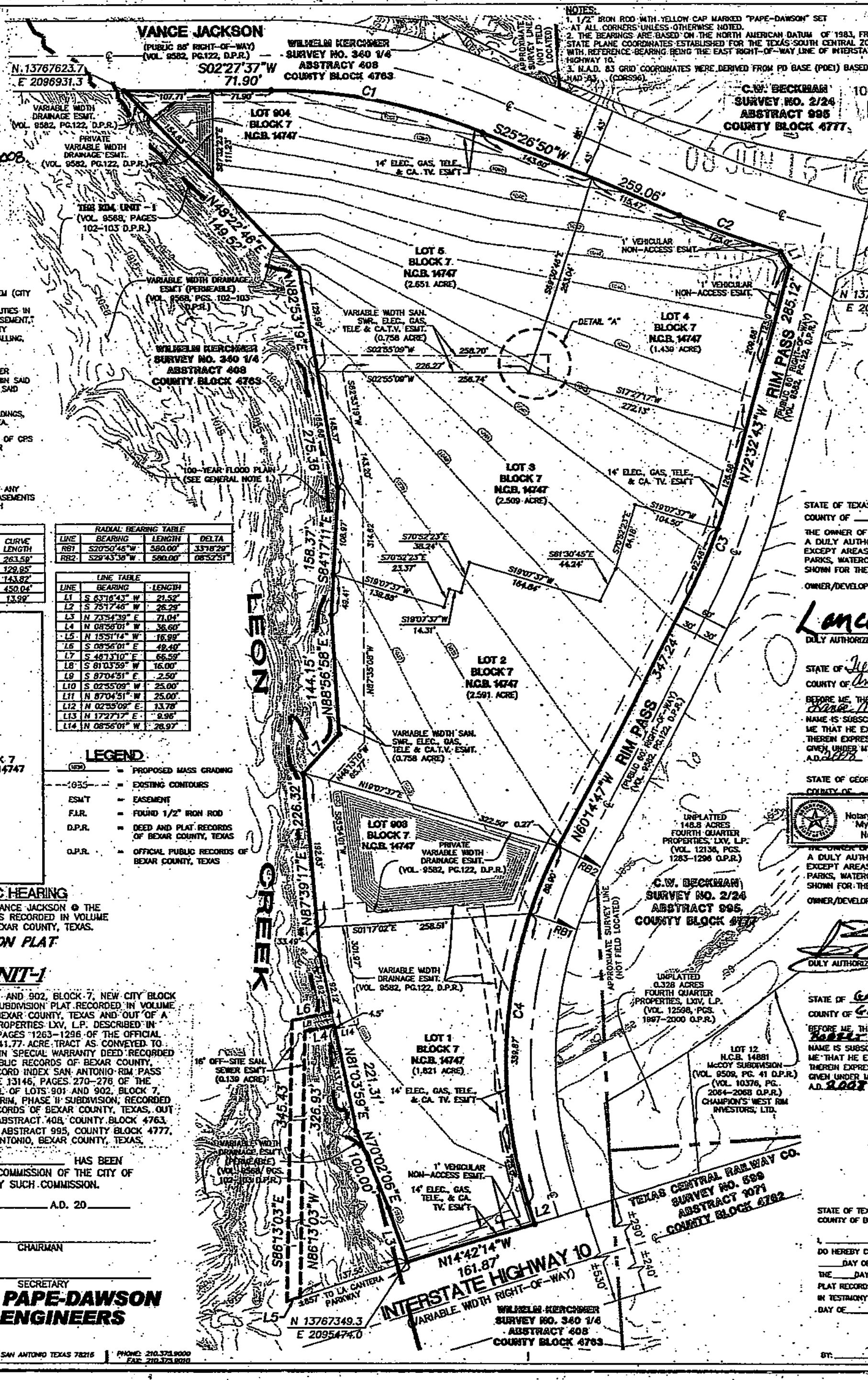
THIS PLAT OF SOUTH RIM, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______
CHAIRMAN

BY: ______
SECRETARY

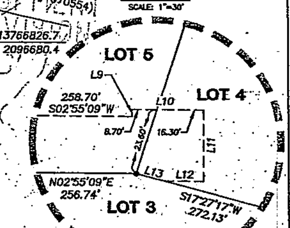
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010



PLAT NO. 070481

SCALE 1" = 100'
100 0 100 200
(SCALE IN FEET)

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 10.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).



STATE OF TEXAS
COUNTY OF ______

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

OWNER/DEVELOPER: CONCORD INDEX SAN ANTONIO RIM PASS HOTEL, L.L.C.
P.O. BOX 150512
LUFKIN, TEXAS 75915-0512

Lance McFadden
DULY AUTHORIZED: CONCORD INDEX SAN ANTONIO RIM PASS HOTEL, L.L.C. (LOT 2 AND LOT 3, BLOCK 7 ONLY)

STATE OF Texas
COUNTY OF Angelina

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lance McFadden, 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 19th DAY OF February A.D. 2008

TERRIE RILEY
Notary Public, State of Texas
My Commission Expires
November 19, 2008

NOTARY PUBLIC, Angelina County, TX

STATE OF GEORGIA
COUNTY OF ______

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

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

DULY AUTHORIZED: THOMAS ENTERPRISES, INC.

STATE OF Georgia
COUNTY OF Gwinnett

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible], KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 25th DAY OF Feb. A.D. 2008

Kathleen A. Fedyk
NOTARY PUBLIC ______ COUNTY

KATHLEEN A FEDYK
Notary Public, Gwinnett County, GA
My commission expires May 20, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ DEPUTY

08 JUN 16 [illegible] 3:20

San Antonio Water System

DEVELOPMENT SERVICES RECEIVED

2008 MAY 22 PM 4:37

DEVELOPMENT SERVICES RECEIVED

2008 JUN -6 AM 11:43

December 4, 2007

Mr. Song L. Tan, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0709029 - Request for review of **South Rim, Unit-1 Subdivision, Plat No. 070481** located on northwest corner of the intersection of Vance-Jackson and Rim Pass

Dear Mr. Tan:

On November 20, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 12.027 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1671. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 26, 2007. Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) Plan was submitted to the 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 South Rim, Unit-1 Subdivision, Plat No. 070481.

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

RECEIVED
08 JUN -2 PM 3:14
LAND DEVELOPMENT SERVICES DIVISION

KMN:GDJ:pzg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5F & 11 June 25, 2008

TEX DOOR SUBDIVISION — MINOR PLAT — 070638
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 553 B-4
OWNER: Matt Hutzler
ENGINEER: G E Reeves Engineering, Inc., by Gaylord E. Reaves
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 25, 2008

Location: On the north side of Randolph Blvd; west of Landmark Road

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial District
C-2 Commercial District

Proposed Use: Warehouse

Major Thoroughfare: Randolph Blvd is a primary arterial, Type A, minimum R.O.W. 120 feet.

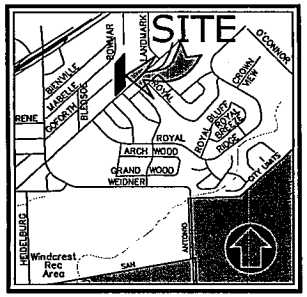
APPLICANT'S PROPOSAL:

To plat **3.023** acres consisting of **1** non-single family lot

STAFF RECOMMENDATION:

Approval

PLAT NO. 070638



LOCATION MAP

NOT TO SCALE

NOTES:

1.) FOUND 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.

4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH PROPERTY LINE BEING S30°07'57"W.

5.) COORDINATES SHOWN ARE DERIVED FROM NAD 83

6.) STREET SCAPE STANDARDS WILL BE COMPLIED WITH AT THE BUILDING PERMIT STAGE.

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 LANDSCAPE OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTION 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 WITHIN SAID DRAINAGE EASEMENTS.

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

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 DEPT.

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.

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.

ANTHONY T. RECINE III, P.E.
LICENSED PROFESSIONAL ENGINEER No. 94575

LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

RECEIVED
08 JUN 13 AM 8:05

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, Tx. 78279-1793
(210) 490-4506 Fax 490-4812

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

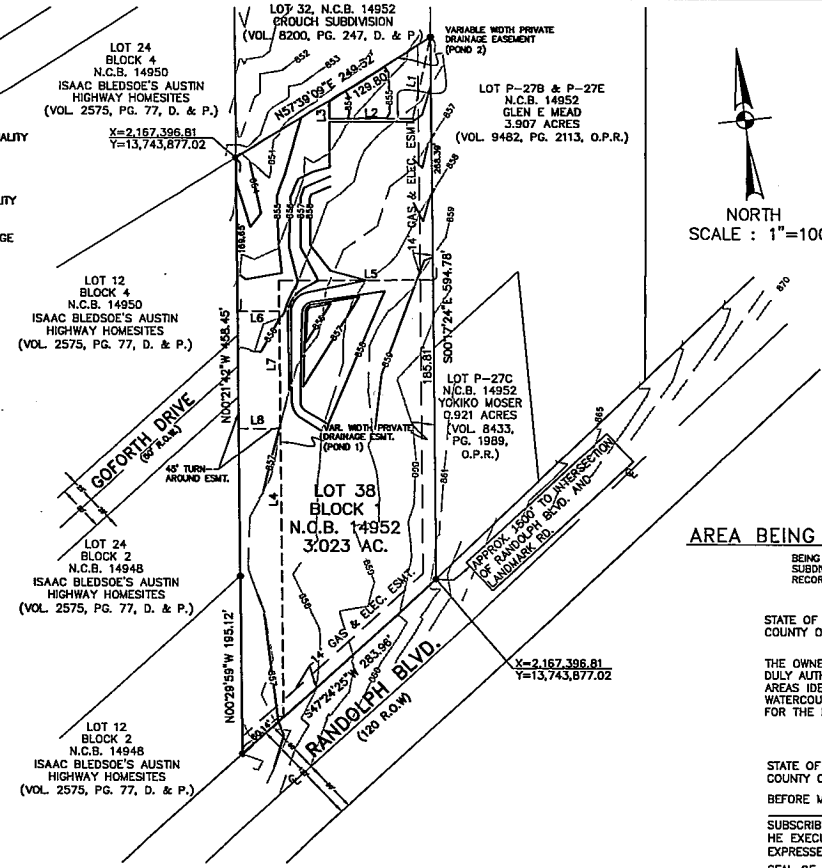
ALL AREAS WITHIN THE VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (POND 1) SHALL REMAIN PERVIOUS.

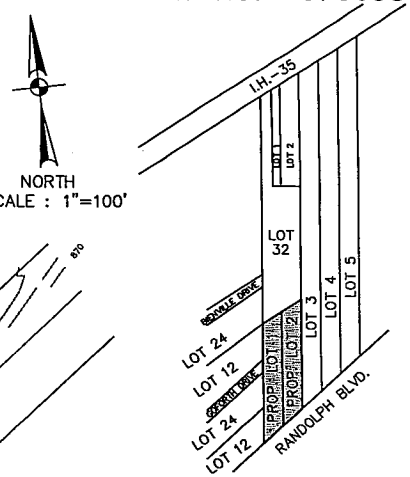
LINE TABLE		
LINE	CHORD BEARING	LENGTH
L1	S12°21'03"W	91.50'
L2	S89°38'18"W	89.99'
L3	N00°17'24"W	20.49'
L4	N00°21'42"W	477.04'
L5	N89°42'36"E	166.14'
L6	N89°38'07"E	45.00'
L7	S00°21'42"E	128.04'
L8	S89°38'18"W	45.00'

LEGEND

753 PROPOSED CONTOURS

753 EXISTING CONTOURS





AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING PORTIONS OF LOTS 1 & 2, BLK. 1, N.C.B. 14952, OTTO LIMBURGER SUBDIVISION, AS RECORDED IN VOLUME 980, PAGE 171, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

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.

MATT HUTZLER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20_____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OTTO LIMBURGER SUBDIVISION WHICH IS RECORDED IN VOLUME_____, PAGE_____, 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_____DAY OF _____, _____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:_____.

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 _____DEED AND PLAT_____ 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. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

REPLAT ESTABLISHING

TEX DOOR SUBDIVISION

BEING 3.023 ACRES OF LAND ESTABLISHING LOT 38, BLOCK 1, NEW CITY BLOCK 14952, OUT OF PORTIONS OF LOTS 1 AND 2 BLOCK 1, NCB 14952, OTTO LIMBURGER SUBDIVISION RECORDED IN VOLUME 980, PAGE 171, OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS 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:

THIS PLAT OF TEX DOOR 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

OWNER/DEVELOPER:
MATT HUTZLER
11202 BOMAR LANE
SAN ANTONIO, TX 78233
(210) 657-2978

GRE JOB NO.: 01-1656D
DATE: 4/18/08
SHEET: 1 OF 1

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 **June 25, 2008**

ALAMO RANCH, U-41D PUD — MAJOR PLAT — 060588
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of Texas, L.P., by Christopher Lindhorst
ENGINEER: Pape-Dawson Engineers, Inc., by Shawna L. Weaver
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 11, 2008

Location: Extending Desert Palm eastward from Alamo Ranch, U-41C PUD

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 808A, Alamo Ranch was accepted on October 5, 2005.
PUD 06-023, Alamo Ranch Del Webb PH 2 was approved on November 8, 2006.

Proposed Use: Residential

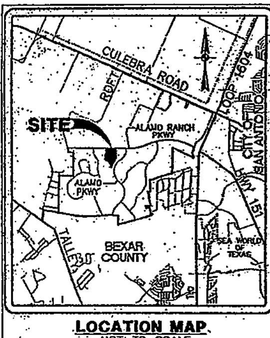
APPLICANT'S PROPOSAL:

To plat **37.37** acres consisting of **128** single family lots and **2** non-single family lots and **4,342** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060588

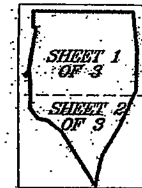


LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

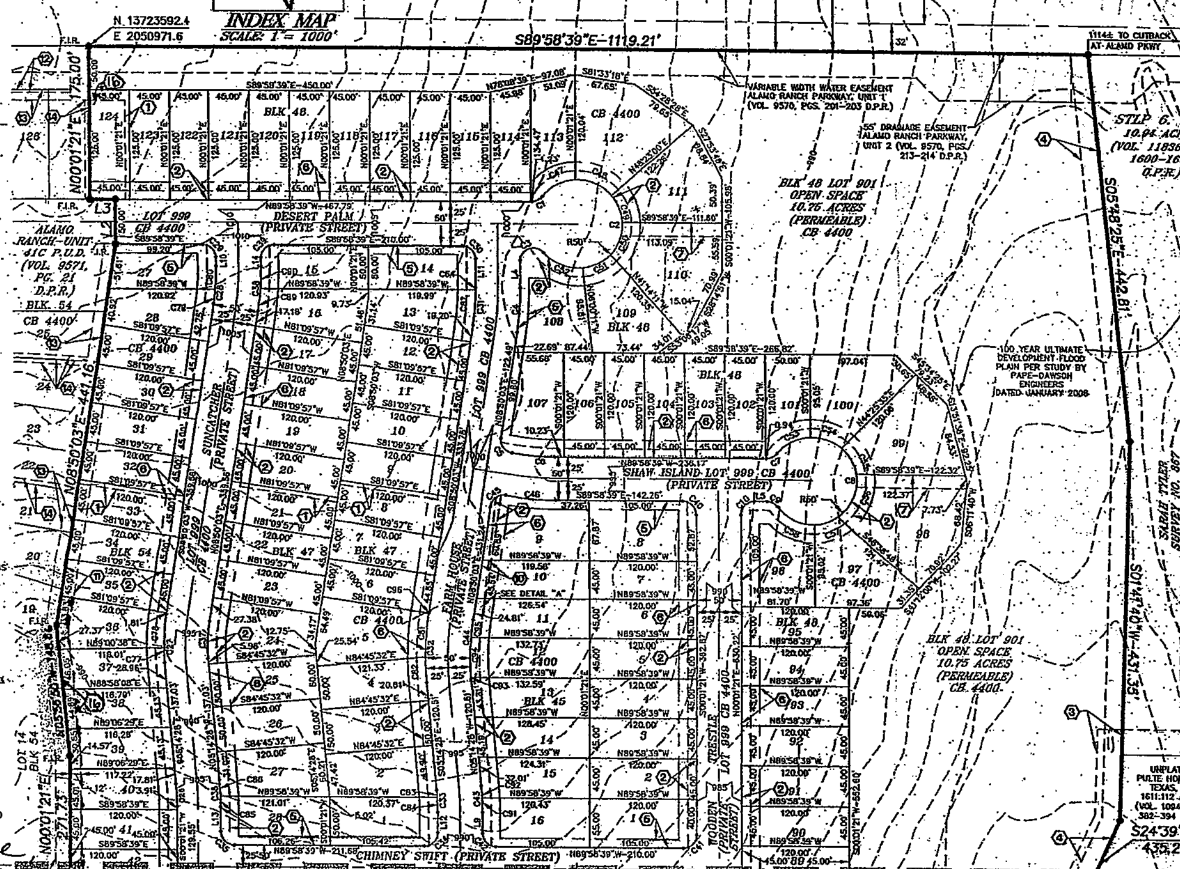
LEGEND

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
BLK	BLOCK
—1140—	EXISTING 10' CONTOURS
—1140—	EXISTING 2' CONTOURS
—1140—	PROPOSED 5' CONTOURS
— — —	100 YEAR FLOODPLAIN

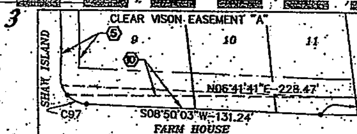


INDEX MAP
SCALE: 1" = 1000'

SHEET 3 OF 3 LINE AND CURVE TABLES



MATCHLINE – SEE SHEET 2 OF 3



CLEAR VISION EASEMENT DETAIL "A"
SCALE: 1" = 50'

GENERAL NOTES:

1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-36, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS; PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 WHICH SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 999, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEDED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

CPS NOTES:

1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric 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 alterations.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas 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.

WASTE WATER EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTERWATER SERVICE CONNECTION.

SETBACK NOTE:

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.

TREE NOTE:

THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP #1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:

STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

CLEAR VISION NOTE:

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-506 (d)(5).

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.680
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972830.031
AF8480 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH; A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY. U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE 101
SAN ANTONIO, TX 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Laurie Darnell, 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 01 DAY OF April A.D. 20 08

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

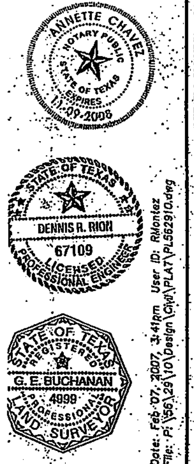
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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



Date: Feb 07, 2007, 3:41pm User ID: RMontez
File: P:\56\29\10\Design\Civil\PLAT\PL562910.dwg

KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
6. 20' SETBACK LINE
7. 15' DRAINAGE EASEMENT
8. 25' SANITARY SEWER AND DRAINAGE EASEMENT
9. 16' SANITARY SEWER EASEMENT
10. CLEAR VISION EASEMENT
11. 14' DRAINAGE EASEMENT
12. ALAMO RANCH UNIT 41C P.U.D. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9571, PG. 21 D.P.R)
13. ALAMO RANCH UNIT 41C P.U.D. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
14. ALAMO RANCH UNIT 41C P.U.D. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
15. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
16. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 41D, P.U.D.
(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 41D, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______ 20____.

ATTESTED: ______

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

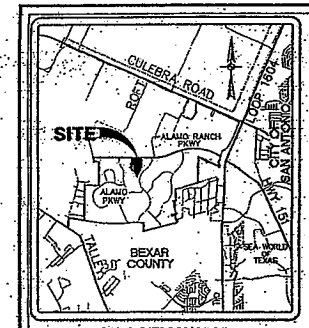
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE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

SHEET 1 OF 3 BY: ______, DEPUTY

JOB NO. 5629-10

MATCHLINE - SEE SHEET 1 OF 3

PLAT NO. 060588



LOCATION MAP
NOT-TO-SCALE

1 INCH = 100 FT.

LEGEND

D.R. - DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. - RIGHT OF WAY
C.B. - COUNTY BLOCK
BLK - BLOCK
— —1140— — EXISTING 10' CONTOURS
— —1140— — EXISTING 2' CONTOURS
—1140— PROPOSED 5' CONTOURS
— — — — 100 YEAR FLOODPLAIN

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

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN HEREIN.

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4377 TXAN SAN ANTONIO RRP2 CORS ARP	N282928.343
W098345.880	
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP	N274428.854
W097263.011	
AF9468 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049
W097032.219	

4. DIMENSIONS SHOWN ARE SURFACE.

5. COMBINED SCALE FACTOR USED IS 0.99983.

6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH, A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY, U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 498-2066

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 01 DAY OF April A.D. 20 08

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.

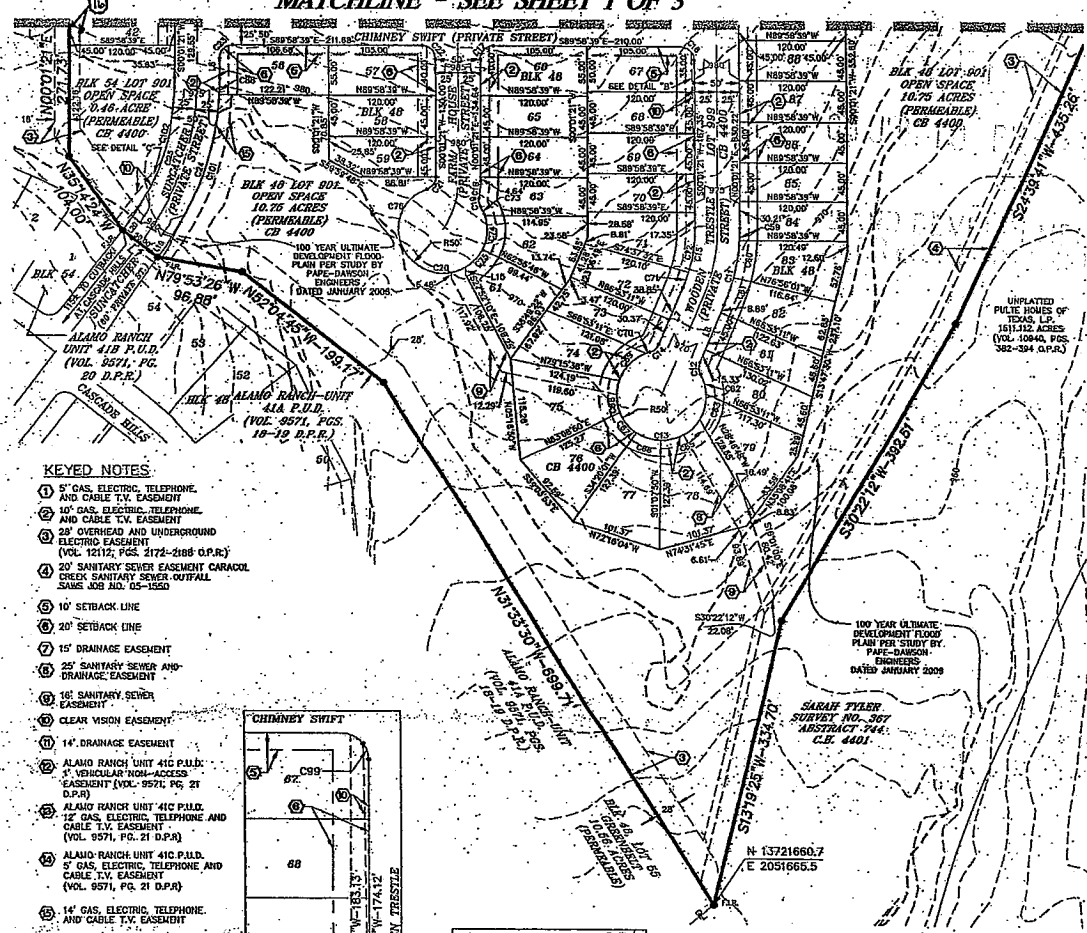
LICENSED PROFESSIONAL ENGINEER

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

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



KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 28' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
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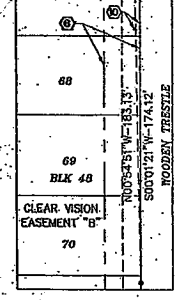
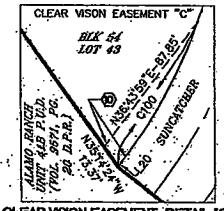


CLEAR VISION EASEMENT DETAIL "B"
SCALE: 1" = 50'



CLEAR VISION EASEMENT DETAIL "C"
SCALE: 1" = 50'

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE ANY TRAFFIC ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR, THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-36, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE 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 UPCOMING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 999, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS; THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

CPS NOTES:
1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements, or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within these five (5) foot wide easements.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within these five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas 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.

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

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

SETBACK NOTE:
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-506 (d)(5).

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____ 20 _____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: _____ DEPUTY

SHEET 2 OF 3

SUBDIVISION PLAT OF ALAMO RANCH UNIT 41D, P.U.D.

(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ ALAMO RANCH UNIT 41D, P.U.D. _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____ CHAIRMAN

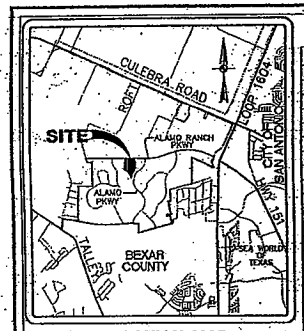
BY: _____ SECRETARY

ALAMO RANCH UNIT 41D. P.U.D.

JOB NO. 5629-10

Date: Feb 07, 2007, 3:42pm User: ID Montez
File: P:\5629\10\Design\Plat\PLAT_562910.dwg

PLAT NO. 060588



LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.O. COUNTY BLOCK
BLK BLOCK
— —1140— — EXISTING 10' CONTOURS
— —1140— — EXISTING 2' CONTOURS
——1140—— PROPOSED 5' CONTOURS
— — — — 100 YEAR FLOODPLAIN

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

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343
W993435.860
DF4377 TXCC CORPUS CHRISTI R3 CORS ARP N274428.854
W972530.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049
W970332.219

4. DIMENSIONS SHOWN ARE SURFACE.

5. COMBINED SCALE FACTOR USED IS 0.99983.

6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE SOUTH RIGHT-OF-WAY LINE OF ALAMO RANCH, A 250-FOOT RIGHT-OF-WAY OF ALAMO RANCH PKWY, U-2 RECORDED IN VOLUME 9570, PAGES 213-214 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 WARDMAN DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 495-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Louis Dawson, 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 01 DAY OF April A.D. 20 08

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ANNETTE CHAVEZ MY COMMISSION EXPIRES 11-09-2009

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST ASHBY | SAN ANTONIO, TEXAS 78173 | PHONE: 210.375.9000 FAX: 210.375.8013

BUCHANAN 4999 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

Date: Feb 07, 2007, 3:43pm User ID: RMartinez
File: P:\55\29\01\Design Civil\PLAT\PL55291D.dwg

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N52°04'45"W
L2	50.00'	N00°01'21"E
L3	28.44'	N89°58'39"W
L4	31.04'	S00°01'21"W
L5	13.90'	N89°58'39"W
L6	69.22'	S23°08'49"W
L7	69.22'	N23°08'49"E
L8	21.35'	S00°01'21"W
L9	23.31'	N00°01'21"E
L10	10.44'	N00°01'21"E
L11	32.79'	S00°01'21"W
L12	23.31'	S00°01'21"W
L13	28.20'	N00°01'21"E
L14	10.44'	N00°01'21"E
L15	8.53'	N00°01'21"E
L16		NOT USED
L17		
L18		
L19	3.20'	S37°55'15"W
L20	3.20'	N37°55'15"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	13.62'	15.00'	7.32'	52°01'12"	13.16'	N64°00'45"E
C2	246.14'	50.00'	40.45'	282°03'37"	62.89'	N00°58'03"W
C3	36.88'	15.00'	41.26'	140°02'24"	28.16'	S70°02'33"W
C4	49.98'	325.00'	25.04'	08°48'42"	49.93'	N04°25'42"E
C5	23.21'	15.00'	14.65'	88°38'43"	20.96'	S38°25'18"E
C6	48.80'	275.00'	24.46'	10°09'59"	48.73'	S84°53'40"E
C7	13.62'	15.00'	7.32'	52°01'12"	13.16'	S64°00'45"W
C8	247.87'	50.00'	39.04'	284°02'25"	61.54'	N00°01'21"E
C9	13.62'	15.00'	7.32'	52°01'12"	13.16'	S63°58'03"E
C10	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C11	90.68'	225.00'	45.96'	23°05'28"	90.07'	N11°34'05"E
C12	13.62'	15.00'	7.32'	52°01'12"	13.16'	N02°53'47"W
C13	247.87'	50.00'	39.04'	284°02'25"	61.54'	S65°53'11"E
C14	13.62'	15.00'	7.32'	52°01'12"	13.16'	S49°07'25"W
C15	70.53'	175.00'	35.75'	23°05'28"	70.05'	N11°34'05"E
C16	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C17	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C18	20.17'	125.00'	10.11'	09°14'37"	20.14'	N04°38'39"E
C19	10.62'	15.00'	5.54'	40°34'11"	10.40'	N11°01'08"W
C20	245.15'	50.00'	41.27'	280°55'33"	63.68'	S70°50'27"E
C21	18.22'	15.00'	10.43'	69°35'59"	17.12'	N34°49'20"E
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C24	214.97'	325.00'	111.58'	37°53'54"	211.07'	N18°58'18"E
C25	181.90'	275.00'	94.42'	37°53'54"	178.60'	N18°58'18"E
C26	25.26'	275.00'	12.64'	05°15'49"	25.25'	N02°38'34"W
C27	55.27'	225.00'	27.78'	14°04'31"	55.14'	S01°47'47"W
C28	42.29'	275.00'	21.19'	08°48'42"	42.25'	N04°25'42"E
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C30	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C31	42.29'	275.00'	21.19'	08°48'42"	42.25'	N04°25'42"E
C32	79.84'	325.00'	40.12'	14°04'31"	79.64'	S01°47'47"W
C33	25.26'	275.00'	12.64'	05°15'49"	25.25'	N02°36'34"W
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°01'21"W
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°58'39"W
C36	29.86'	325.00'	14.94'	05°15'49"	29.85'	N02°38'34"W
C37	42.99'	175.00'	21.60'	14°04'31"	42.88'	N01°47'47"E
C38	49.98'	325.00'	25.04'	08°48'42"	49.93'	N04°25'42"E
C39	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C40	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C41	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°01'21"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°58'39"E
C43	29.86'	325.00'	14.94'	05°15'49"	29.85'	N02°36'34"W
C44	67.56'	275.00'	33.95'	14°04'31"	67.39'	S01°47'47"W
C45	23.83'	15.00'	15.27'	91°02'09"	21.40'	N54°21'08"E
C46	55.86'	325.00'	28.00'	09°50'52"	55.79'	S85°03'13"E
C47	42.93'	50.00'	22.89'	49°11'45"	41.62'	S62°36'01"W
C48	45.52'	50.00'	24.47'	52°09'44"	43.98'	N86°43'14"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C49	32.88'	50.00'	17.06'	37°40'55"	32.29'	N21°47'55"W
C50	40.13'	50.00'	21.21'	45°58'58"	39.06'	N20°02'01"E
C51	35.78'	50.00'	18.68'	40°58'20"	35.00'	N63°30'39"E
C52	48.93'	50.00'	26.62'	56°03'57"	47.00'	S62°58'13"E
C53	43.22'	50.00'	23.07'	49°31'53"	41.88'	S62°46'05"W
C54	37.89'	50.00'	19.91'	43°25'08"	36.99'	N70°45'25"W
C55	35.29'	50.00'	18.42'	40°26'34"	34.59'	N28°49'33"W
C56	55.92'	50.00'	31.29'	64°05'01"	53.05'	N23°26'14"E
C57	28.58'	50.00'	14.69'	32°45'13"	28.20'	N71°51'21"E
C58	46.66'	50.00'	25.37'	53°48'35"	45.25'	S64°51'44"E
C59	14.80'	225.00'	7.40'	03°46'05"	14.79'	N01°54'23"E
C60	42.99'	225.00'	21.56'	10°56'49"	42.92'	N09°15'50"E
C61	32.89'	225.00'	16.48'	08°22'34"	32.86'	N18°55'32"E
C62	23.10'	50.00'	11.76'	26°28'09"	22.88'	N15°40'19"W
C63	29.37'	50.00'	15.12'	33°39'27"	28.95'	N14°23'29"E
C64	2.21'	275.00'	1.11'	00°27'40"	2.21'	S00°15'11"W
C65	52.28'	50.00'	28.82'	59°54'38"	49.93'	N61°10'31"E
C66	28.98'	50.00'	14.91'	33°12'11"	28.57'	S72°16'04"E
C67	30.15'	50.00'	15.55'	34°33'10"	29.70'	S38°23'24"E
C68	35.83'	50.00'	18.72'	41°03'37"	35.07'	S00°35'06"E
C69	43.84'	50.00'	23.44'	50°14'13"	42.45'	S45°03'55"W
C70	04.32'	50.00'	02.16	04°56'59"	04.32'	S72°39'32"W
C71	18.64'	175.00'	09.33'	06°06'06"	18.63'	S20°03'46"W
C72	51.89'	175.00'	26.14'	16°59'22"	51.70'	S08°31'02"W
C73	11.13'	50.00'	5.59'	12°45'22"	11.11'	N24°55'32"W
C74	39.79'	50.00'	21.02'	45°36'05"	38.75'	N04°15'11"E
C75	28.37'	50.00'	14.58'	32°30'52"	27.99'	N43°18'40"E
C76	165.85'	50.00'	568.44'	190°03'13"	99.62'	S25°24'17"E
C77	16.93'	225.00'	8.47'	04°18'43"	16.93'	S03°05'07"E
C78	38.34'	225.00'	19.22'	09°45'48"	38.29'	S03°57'09"W
C79	16.70'	275.00'	8.35'	03°28'45"	16.70'	S07°05'40"W
C80	25.59'	275.00'	12.81'	05°19'57"	25.58'	S02°41'19"W
C81	49.95'	325.00'	25.03'	08°48'28"	49.91'	S04°21'06"W
C82	29.44'	325.00'	14.73'	05°11'21"	29.43'	S02°38'48"E
C83	8.57'	275.00'	4.28'	01°47'04"	8.56'	S04°20'56"E
C84	16.70'	275.00'	8.35'	03°28'45"	16.70'	S01°43'02"E
C85	11.81'	325.00'	5.90'	02°04'52"	11.80'	N01°01'05"W
C86	18.05'	325.00'	9.03'	03°10'57"	18.05'	N03°39'00"W
C87	40.08'	275.00'	20.08'	08°21'02"	40.04'	S04°39'32"W
C88	18.66'	325.00'	9.33'	03°17'24"	18.66'	N01°40'03"E
C89	25.40'	325.00'	12.71'	04°28'42"	25.40'	N06°35'42"E
C90	24.58'	325.00'	12.30'	04°20'00"	24.57'	N02°11'21"E
C91	16.70'	325.00'	8.35'	02°56'36"	16.69'	N01°26'57"W
C92	13.16'	325.00'	6.58'	02°19'13"	13.16'	N04°04'52"W
C93	1.88'	275.00'	0.94'	0°23'33"	1.88'	N05°02'42"W
C94	45.05'	275.00'	22.58'	09°23'10"	45.00'	N00°09'21"W
C95	20.62'	275.00'	10.32'	04°17'48"	20.62'	N06°41'08"E
C96	0.44'	325.00'	0.22'	00°04'44"	0.45'	S08°47'41"W
C97	12.05'	15.00'	6.37'	46°02'46"	11.73'	S31°51'26"E
C98	67.56'	275.00'	33.95'	14°04'31"	67.39'	N01°47'47"E
C99	9.64'	15.00'	4.99'	36°48'34"	9.48'	S18°23'26"E
C100	90.71'	275.00'	45.46'	18°46'51"	89.71'	S28°31'59"W
C101	196.31'	325.00'	101.25'	34°36'30"	193.34'	N20°37'00"E
C102	181.60'	275.00'	94.42'	37°53'54"	178.60'	S18°58'18"W

KEYED NOTES

1. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. 25' OVERHEAD AND UNDERGROUND ELECTRIC EASEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
4. 20' SANITARY SEWER EASEMENT CARACOL CREEK SANITARY SEWER OUTFALL SAWS JOB NO. 05-1550
5. 10' SETBACK LINE
6. 20' SETBACK LINE
7. 15' DRAINAGE EASEMENT
8. 25' SANITARY SEWER AND DRAINAGE EASEMENT
9. 16' SANITARY SEWER EASEMENT
10. CLEAR VISION EASEMENT
11. 14' DRAINAGE EASEMENT
12. ALAMO RANCH UNIT 41C P.U.D. 1' VEHICULAR NON-ACCESS EASEMENT (VOL. 9571, PG. 21 D.P.R)
13. ALAMO RANCH UNIT 41C P.U.D. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
14. ALAMO RANCH UNIT 41C P.U.D. 5' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT (VOL. 9571, PG. 21 D.P.R)
15. 14' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
16. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-506 (d)(5).

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH, UNIT 41D P.U.D. FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL GREENBELTS, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH, UNIT 41D P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 54, LOT 901, BLK 48, AND 14' DRAINAGE EASEMENT ON LOTS 31-36, BLOCK 54.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS, 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 APPROVED OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 901, BLK 54 AND LOT 901, BLK 48 OF CB: 4400 SHALL BE DESIGNATED AS LANDSCAPE, DRAINAGE AND PEDESTRIAN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 902, CB: 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

CPS NOTES:
1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric 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, revoke or otherwise offset any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the change to such easements are described below and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within these five (5) foot wide easements.
6. City/Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas 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.

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

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

SETBACK NOTE:
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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1032162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____ 20____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

SUBDIVISION PLAT OF ALAMO RANCH UNIT 41D, P.U.D.

(PLANNED UNIT DEVELOPMENT)

A 37.37 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394, OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 397, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 41D, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 3 OF 3

BY: _____ DEPUTY

JOB NO. 5629-10

ALAMO RANCH UNIT 41D, P.U.D.

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **June 25, 2008**

GLENLOCH FARMS UNIT 3 — MAJOR PLAT — 060608
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 B-7
OWNER: Tenotex Partners, Inc., by Israel Fogiel
ENGINEER: Jacobs, Carter Burgess, by Ishtiaque Saleh
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: June 9, 2008

Location: East of the intersection of Maiden Way and Binz Engleman Road.

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 812, Binz Engleman was accepted on March 2, 2005.

Proposed Use: Residential

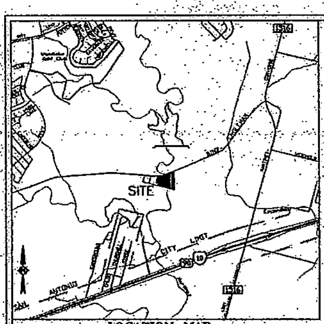
Major Thoroughfare: Binz Engleman is a secondary arterial, type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **88.494** acres consisting of **140** single family lots and **5,491** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

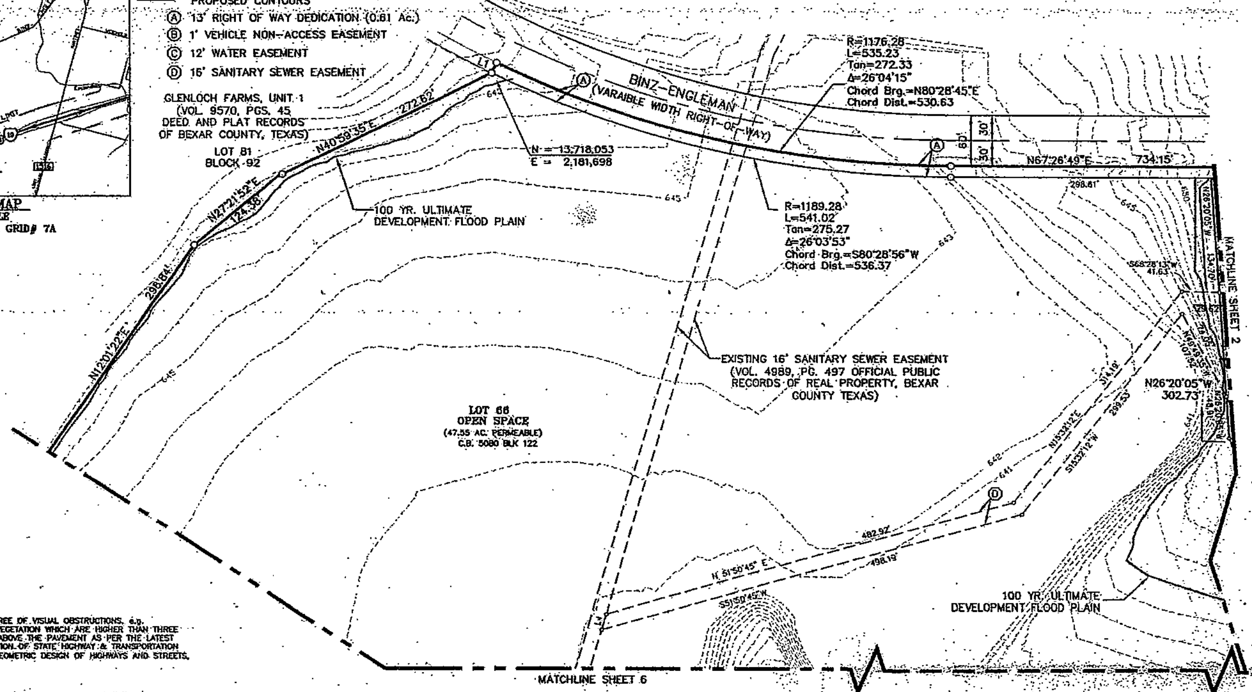


LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	4.67'	N24°52'33"E
L3	14.14'	N45°23'10"E
L4	18.88'	N06°04'44"W
L5	18.27'	S71°30'08"E
L6	19.52'	N21°30'08"W
L7	6.71'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°30'44"E
L11	13.85'	N89°30'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'15"E
L15	39.47'	N46°30'22"W
L16	49.63'	N85°14'00"E
L17	42.27'	S85°14'00"W
L18	17.47'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	47.36'	S34°37'33"W
L24	19.61'	N54°22'27"W
L25	42.48'	N34°37'33"E
L26	13.81'	S56°42'06"W
L27	17.85'	S56°42'06"W

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT



1"=100'

CLEAR VISION NOTE:

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

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

7) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, 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 OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) 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.

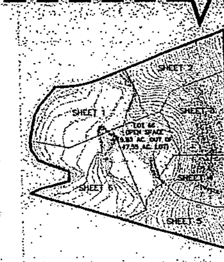
17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

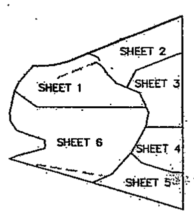
SANITARY SEWER NOTE:

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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



SHEET INDEX
SCALE: 1" = 1,000'



SHEET INDEX
NOT TO SCALE

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services.
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax(210)494-4525
© COPYRIGHT 2008 Carter and Burgess, Inc.
DATE: 05/28/2008 JOB NO. 310171.072

08 JUN 16 PM 2:13
DEVELOPMENT SERVICES DIVISION
RECEIVED

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogiel, 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 June A.D., 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEIS
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ________, 2008.

ATTESTED ____________________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ________, A.D., 20 __

BY: ____________________
CHAIRMAN

BY: ____________________
SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO.

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
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.

06/09/08

ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

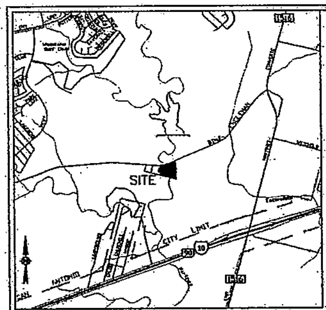
I, ____________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______, A.D., 20 __

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\31017102PL.dwg Jun 05, 2008 - 10:13am



LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
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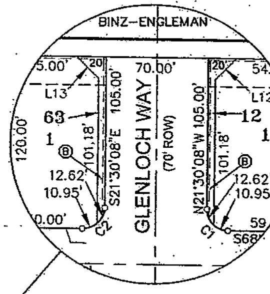
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 10' WATER EASEMENT.
- (G) 12' E,G,T,CA,TV EASEMENT
- (H) 5' E,G,T,CA,TV EASEMENT
- (I) VARIABLE WIDTH DRAINAGE EASEMENT
- (J) 20' E,G,T,CA,TV EASEMENT



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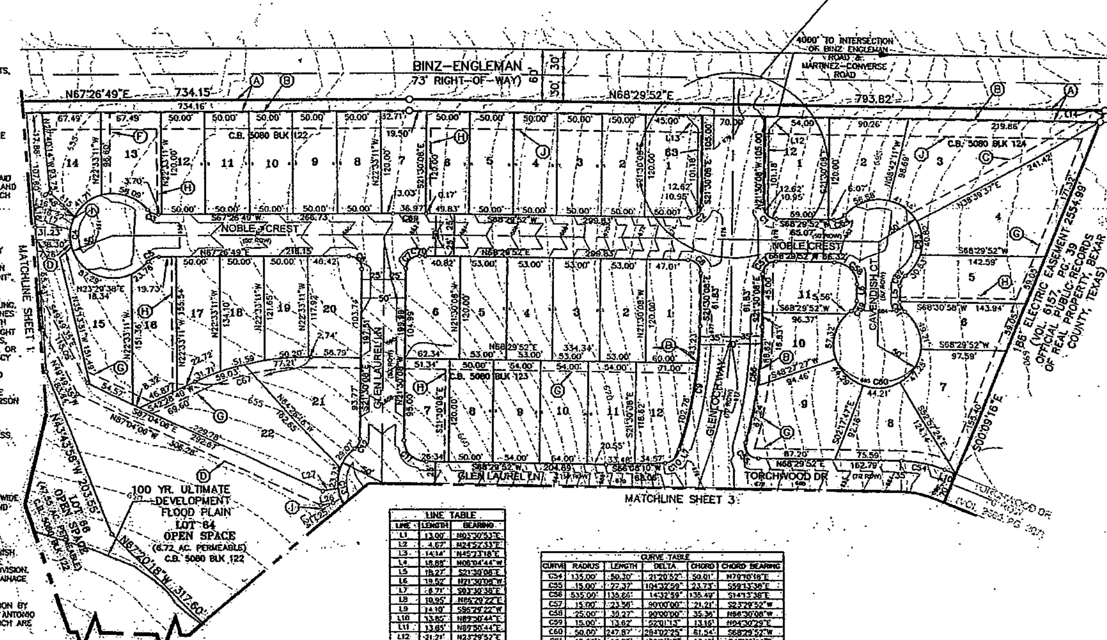
11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N05°30'53"E
L2	4.67'	N24°57'33"E
L3	14.14'	N45°23'18"E
L4	18.88'	N08°04'44"W
L5	18.27'	S21°30'08"E
L6	19.52'	N21°30'08"W
L7	8.71'	S03°30'38"E
L8	10.95'	N65°29'22"E
L9	14.10'	S56°29'22"W
L10	13.85'	N69°30'44"E
L11	13.85'	N69°30'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	38.47'	N66°30'22"W
L16	49.63'	N85°14'00"E
L17	42.22'	S85°14'00"W
L18	17.42'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N28°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N55°27'22"W
L25	42.48'	N34°32'33"E
L26	13.87'	S56°47'06"W
L27	17.65'	S58°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C54	135.00'	50.30'	21°20'52"	50.01'	N79°10'18"E
C55	15.00'	27.37'	104°32'59"	23.73'	S59°13'38"E
C56	535.00'	135.86'	14°32'59"	135.49'	S14°13'38"E
C57	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C58	25.00'	39.27'	90°00'00"	35.36'	N66°30'08"W
C59	15.00'	13.62'	52°01'13"	13.16'	N04°30'29"E
C60	50.00'	247.87'	284°02'25"	61.54'	S68°29'52"W
C61	15.00'	13.62'	52°01'12"	13.16'	S47°30'44"E
C62	15.00'	13.62'	52°01'35"	13.16'	S04°30'40"W
C63	50.00'	169.38'	194°03'10"	99.27'	S66°30'08"E
C64	15.00'	13.62'	52°01'35"	13.16'	N42°29'05"E
C65	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C67	300.00'	136.24'	26°01'13"	135.07'	S55°29'16"W
C68	1975.00'	7.32'	0°12'44"	7.32'	S73°10'48"E
C69	2025.00'	37.14'	1°03'03"	37.14'	S67°58'21"W
C70	1975.00'	6.57'	0°11'26"	6.57'	N68°24'09"E

16) 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.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	15.00'	23.56'	90°00'00"	21.21'	S66°30'08"E
C2	15.00'	23.56'	90°00'00"	21.21'	S23°29'52"W
C3	15.00'	13.62'	52°01'12"	13.16'	N86°32'35"W
C4	50.00'	247.87'	284°02'24"	61.54'	S22°33'11"E
C5	15.00'	13.62'	52°01'12"	13.16'	N41°26'13"E
C6	15.00'	23.84'	91°03'03"	21.41'	S67°01'39"E
C7	15.00'	23.51'	89°48'34"	21.18'	N23°24'09"E
C8	15.00'	23.56'	90°00'00"	21.21'	S66°30'08"E
C9	465.00'	146.02'	17°59'30"	145.42'	S12°30'23"E
C10	15.00'	18.23'	69°38'48"	17.13'	S31°18'48"W
C11	25.00'	39.27'	90°00'00"	35.36'	N66°30'08"W
C12	15.00'	13.62'	52°01'13"	13.16'	S04°30'29"W
C13	50.00'	169.33'	194°02'25"	99.25'	N68°30'08"W

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2008 Carter and Burgess, Inc.

DATE: 05/28/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D. 20 08

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2006.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED ______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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: CARTER AND BURGESS.

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
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.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

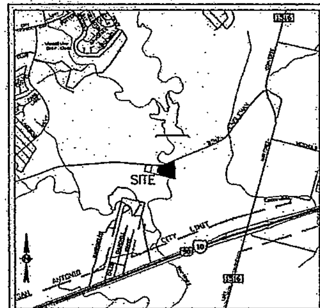
______, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20 ___ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20 ___ AT ____ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______, A.D., 20 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am



LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- O SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- - - - EXISTING CONTOURS
- —— PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT
- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 17' DRAINAGE EASEMENT
- (G) 12' E,G,T,CA,TV EASEMENT
- (H) 5' E,G,T,CA,TV EASEMENT
- (I) VARIABLE WIDTH DRAINAGE EASEMENT

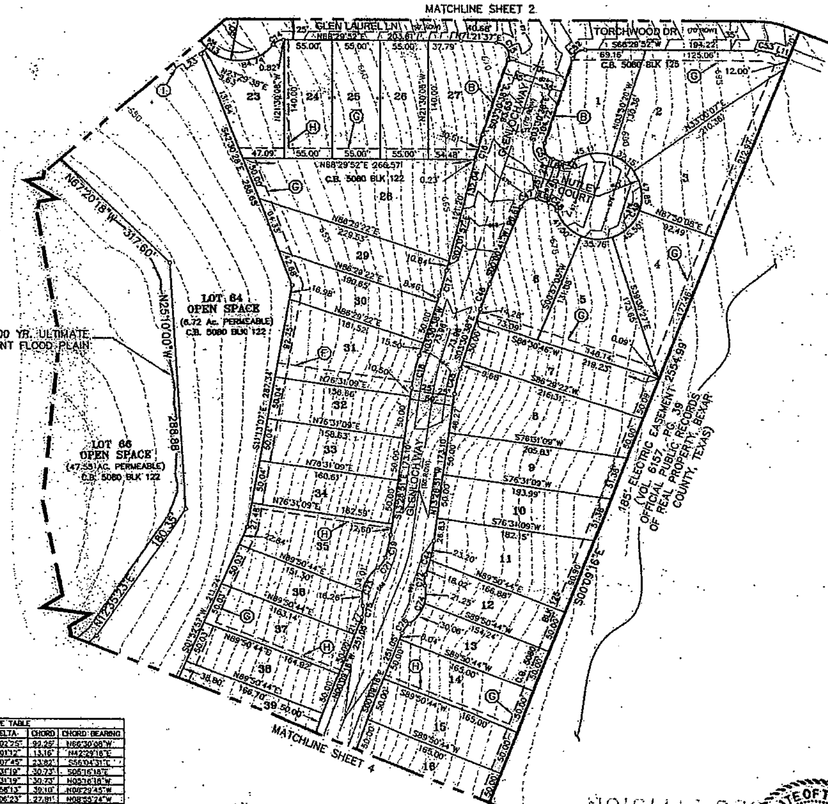
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

PLAT NO. 060608

0 50 100 150 200
1"=100'

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	4.67'	N24°52'35"E
L3	14.14'	N45°23'18"E
L4	18.86'	N06°04'44"W
L5	18.27'	S21°30'08"E
L6	12.52'	N21°30'08"W
L7	8.71'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.90'	S00°09'16"E
L15	39.47'	N66°30'22"W
L16	48.63'	N85°14'00"E
L17	42.22'	S85°14'00"W
L18	17.47'	N26°20'05"W
L19	19.69'	S73°04'28"E
L20	20.37'	S73°04'26"E
L21	14.89'	S48°57'31"W
L22	11.91'	N28°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°47'06"W
L27	17.65'	S56°47'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C13	50.00'	169.33'	194°02'25"	99.25'	N66°30'08"W
C14	15.00'	13.62'	52°01'12"	13.16'	N42°29'16"E
C15	15.00'	27.52'	105°07'45"	23.82'	S56°04'31"E
C16	500.00'	30.73'	3°31'19"	30.73'	S05°16'18"E
C17	500.00'	30.73'	3°31'19"	30.73'	N05°16'18"W
C18	225.00'	39.15'	9°58'13"	39.10'	N08°29'45"W
C19	175.16'	27.84'	9°06'23"	27.81'	N08°55'24"W
C44	225.00'	41.21'	10°29'41"	41.16'	S08°14'01"E
C45	175.00'	30.45'	9°58'13"	30.41'	S08°29'45"E
C46	500.00'	30.73'	3°31'18"	30.73'	S01°44'59"E
C47	15.00'	22.64'	86°26'41"	20.55'	S43°15'01"W
C48	15.00'	13.62'	52°01'12"	13.16'	N67°30'02"W
C49	50.00'	247.87'	284°02'25"	61.54'	S03°30'38"E
C50	15.00'	13.62'	52°01'13"	13.18'	N60°28'46"E
C51	15.00'	23.56'	90°00'00"	21.21'	S48°30'38"E
C52	15.00'	18.85'	72°00'30"	17.64'	S32°29'37"W
C53	65.00'	24.22'	21°20'52"	24.08'	S79°10'16"W
C69	2025.00'	37.14'	1°03'03"	37.14'	S87°58'21"W
C70	1975.00'	6.57'	0°11'26"	6.57'	N68°24'09"E
C71	24.51'	15.59'	36°27'02"	15.33'	N13°51'16"E
C72	24.51'	13.02'	30°25'35"	12.86'	S18°11'58"E
C73	44.22'	50.27'	85°18'16"	47.61'	N00°29'19"W
C74	44.51'	51.31'	66°03'07"	48.52'	S00°23'12"E
C75	24.51'	14.03'	32°47'38"	13.84'	N16°33'05"W
C76	24.51'	14.03'	32°47'38"	13.84'	S16°14'33"W

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

7) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, 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 OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

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18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
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8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED __________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D. 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF __________, 2006.

ATTESTED ______________________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS – UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF __________, A.D. 20 ___

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
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.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, __________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______, A.D. , 20 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

RECEIVED
08 JUN 16 PM
DEVELOPMENT SERVICES DIVISION

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525

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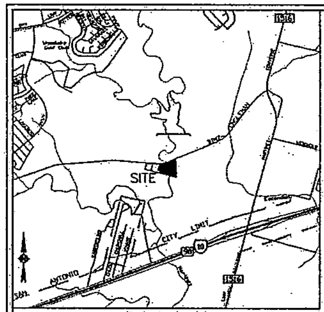
DATE: 05/28/2008 JOB NO. 310171.072

Drawing Name: H:\310171.072-Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 – 10:12am

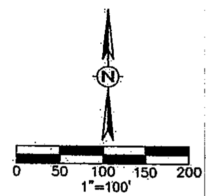


LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 588 GRID# 7A

LEGEND

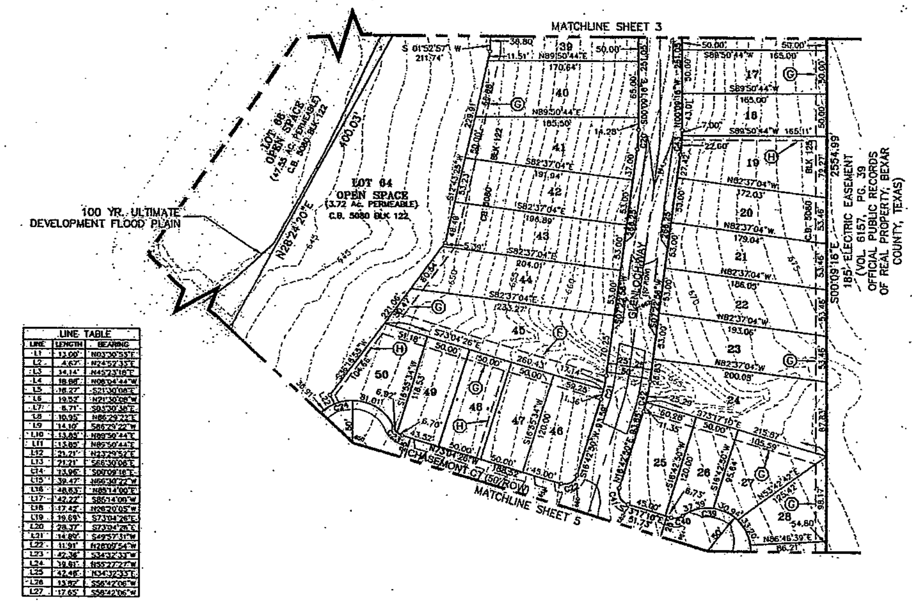
- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- Ⓐ 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- Ⓑ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓒ 12' WATER EASEMENT
- Ⓓ 16' SANITARY SEWER EASEMENT
- Ⓔ VARIABLE WIDTH CLEAR VISION EASEMENT
- Ⓕ 16' DRAINAGE EASEMENT
- Ⓖ 12' E,G,T,CA,TV EASEMENT
- Ⓗ 5' E,G,T,CA,TV EASEMENT

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



SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'55"E
L2	4.67'	N24°57'35"E
L3	14.14'	N45°23'16"E
L4	18.88'	N08°04'44"W
L5	18.27'	S21°30'08"E
L6	19.52'	N21°30'08"W
L7	8.71'	S03°30'38"E
L8	10.95'	N86°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	39.47'	N66°30'22"W
L16	48.63'	N85°14'00"E
L17	42.22'	S85°14'00"W
L18	17.42'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N26°09'54"W
L23	42.36'	S34°32'33"W
L24	19.81'	N55°27'27"W
L25	42.46'	N34°32'33"E
L26	13.87'	S56°42'06"W
L27	17.65'	S58°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C20	175.00'	23.07'	7°32'12"	23.00'	N03°36'50"E
C21	175.00'	28.50'	9°19'54"	28.47'	N12°02'53"E
C22	15.00'	23.67'	90°17'44"	21.25'	N61°49'12"E
C23	15.00'	13.62'	52°01'12"	13.16'	N47°03'50"W
C24	50.00'	169.35'	194°02'25"	99.25'	S61°55'34"W
C39	50.00'	164.58'	188°34'06"	99.72'	S31°01'20"E
C40	15.00'	13.62'	52°01'13"	13.16'	N80°42'13"E
C41	15.00'	23.56'	90°00'00"	21.21'	S28°17'10"E
C42	225.00'	36.65'	9°19'54"	36.60'	S12°02'53"W
C43	225.00'	29.60'	7°32'12"	29.58'	S03°36'50"W

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

7) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, 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 OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 68 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 68, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) 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.

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°28'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter & Burgess
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(210)494-0088 Fax (210)494-4525
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DATE: 05/28/2008 JOB NO. 310171.072

RECEIVED
08 JUN 16 PM
DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ________, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 20 08

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ________ DAY OF ________, 2006.

ATTESTED ________
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UINT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF ________, A.D., 20 ___

BY: ________ CHAIRMAN

BY: ________ SECRETARY

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: CARTER AND BURGESS.

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
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.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS
ISHTIAQUE SALEH
86805
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. 20 AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. 20 ___ AT ____ M. IN THE RECORDS OF ____ AND ____ OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____.

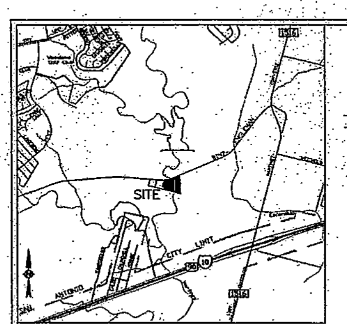
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________, A.D., 20 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am

PLAT NO. 060608



LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

LEGEND

- ● IRON PIN FOUND (UNLES OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
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- (E) VARIABLE WIDTH CLEAR VISION EASEMENT
- (F) 11' DRAINAGE RIGHT OF WAY
- (G) 12' E,G,T,CA,TV EASEMENT
- (H) 5' E,G,T,CA,TV EASEMENT

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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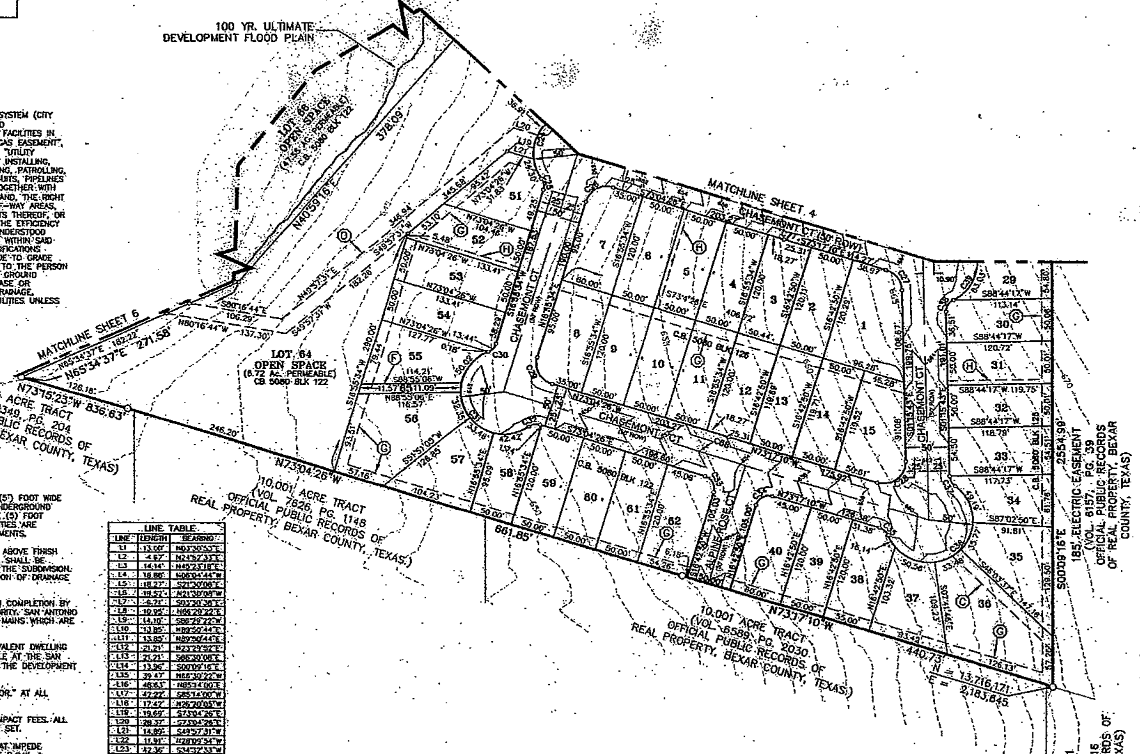
0 50 100 150 200
1"=100'

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



NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

7) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, 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 OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12, BLOCK 124 AND LOTS 63, 64 AND 66 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 66, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) 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.

LINE TABLE		
LINE	LENGTH	BEARING
L1	13.00'	N03°30'53"E
L2	4.67'	N24°57'33"E
L3	14.14'	N45°23'18"E
L4	16.86'	N06°04'44"W
L5	18.27'	S21°30'08"E
L6	19.57'	N21°30'09"W
L7	6.71'	S03°30'30"E
L8	10.95'	N66°29'22"E
L9	14.10'	S86°29'22"W
L10	13.85'	N89°50'44"E
L11	13.85'	N89°50'44"E
L12	21.21'	N23°29'52"E
L13	21.21'	S66°30'08"E
L14	13.96'	S00°09'16"E
L15	39.47'	N66°30'22"W
L16	46.63'	N85°14'00"E
L17	47.22'	S85°14'00"W
L18	17.47'	N26°20'05"W
L19	19.69'	S73°04'26"E
L20	28.37'	S73°04'26"E
L21	14.89'	S49°57'31"W
L22	11.91'	N78°09'54"W
L23	42.36'	S34°32'33"W
L24	19.61'	N53°27'27"W
L25	42.48'	N34°32'33"E
L26	13.82'	S56°42'06"W
L27	17.65'	S56°42'06"W

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C24	50.00'	169.33'	194°02'25"	99.25'	S61°55'34"W
C25	15.00'	13.62'	52°01'13"	13.16'	S09°05'02"E
C26	25.00'	39.27'	90°00'00"	35.36'	N61°55'34"E
C27	25.00'	31.43'	72°01'27"	29.40'	S37°16'26"E
C28	25.00'	47.11'	107°58'33"	40.44'	S52°43'34"W
C29	25.00'	39.27'	90°00'00"	35.36'	N28°04'26"W
C30	15.00'	13.62'	52°01'12"	13.16'	N42°58'10"E
C31	50.00'	169.33'	194°02'25"	99.25'	N28°04'26"W
C32	15.00'	13.62'	52°01'13"	13.16'	S80°54'59"W
C33	15.00'	23.51'	89°47'16"	21.17'	N28°10'48"W
C34	15.00'	23.56'	90°00'00"	21.21'	S61°42'50"W
C35	15.00'	13.62'	52°01'12"	13.16'	N47°16'34"W
C36	50.00'	185.13'	212°08'45"	96.09'	S52°39'30"W
C37	15.00'	13.65'	52°09'00"	13.19'	S27°20'13"E
C38	15.00'	16.89'	64°31'28"	16.01'	S31°00'00"W
C39	50.00'	164.56'	188°34'06"	99.72'	S31°01'20"E
C68	1975.00'	7.32'	0°12'44"	7.32'	S73°10'48"E
C77	1735.00'	6.43'	0°12'44"	6.43'	S73°10'48"E

17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49"E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

RECEIVED
08 JUN 16 PM
LAND DEVELOPMENT SERVICES DIVISION

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 05/26/2008 JOB NO. 310171.072

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PATNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D. 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISKE
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-2010

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2006.

ATTESTED ______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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 CARTER AND BURGESS.

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS · DREW A. MAWYER · 5348 · REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS · ISHTIAQUE SALEH · 86805 · LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ______, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

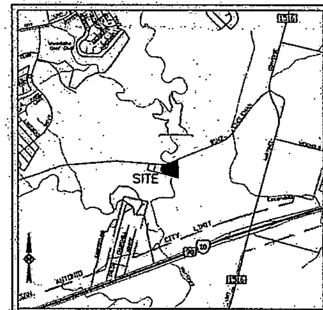
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______, A.D., 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms\Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am

PLAT NO. 060608



LOCATION MAP
NOT TO SCALE
FERGUSON MAP# 586 GRID# 7A

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

SANITARY SEWER NOTE:
SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE GROUND OR BELOW GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

7) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & EASEMENT, 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 OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

8) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

9) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/R.O.W. OR 100 YEAR FLOOD PLAIN.

10) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

11) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

12) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

13) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 12 BLOCK 124 AND LOTS 63, 64 AND 68 BLOCK 122). THE MAINTENANCE OF THE AFOREMENTIONED AREAS SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, H.O.A. AND THEIR SUCCESSORS OR ASSIGNS.

14) 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.

15) OPEN SPACE (LOT 64 AND 68, BLOCK 122) MAY BE USED AS A DRAINAGE EASEMENT.

16) 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.

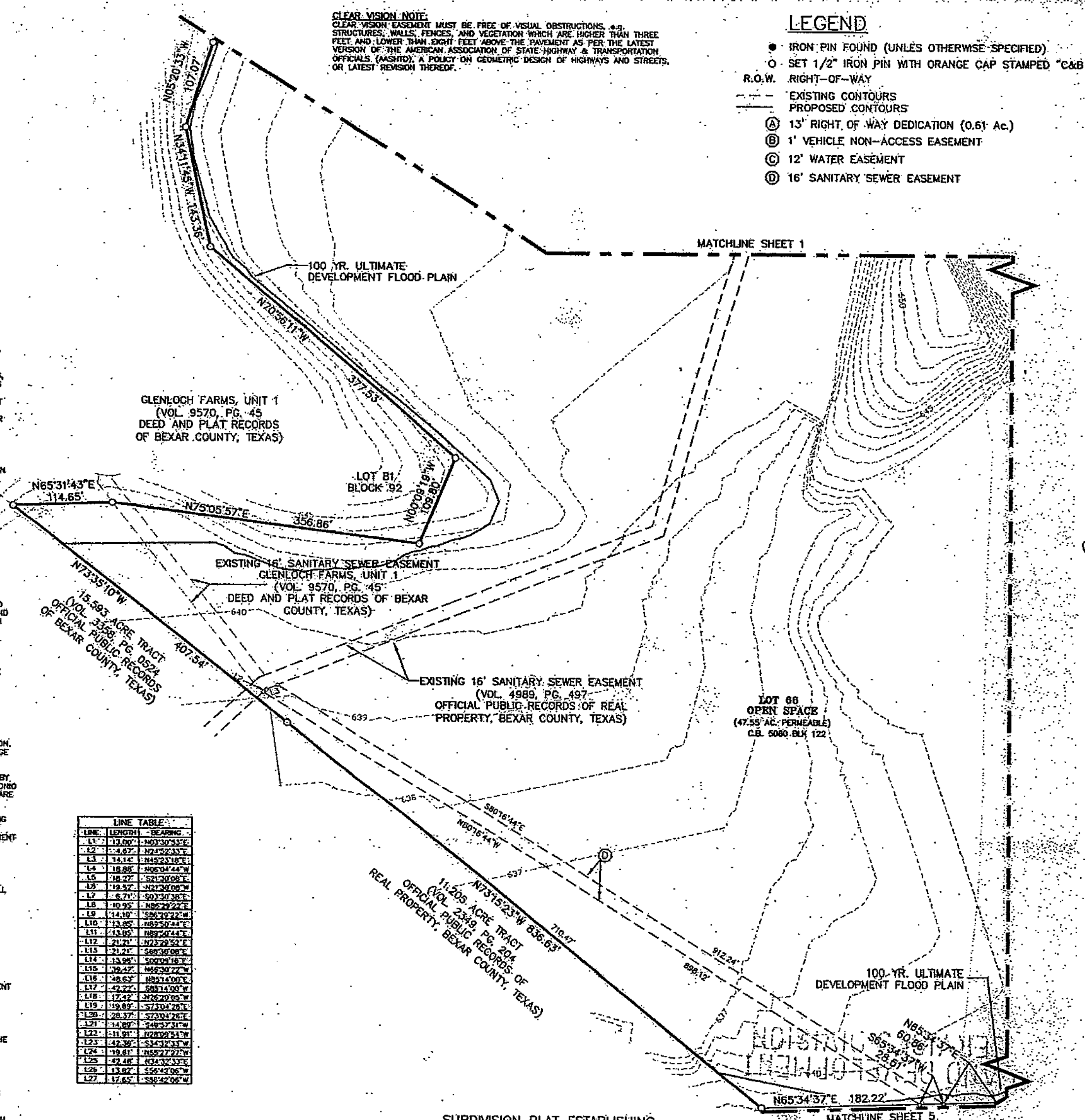
17) ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH A 1/2" IRON ROD WITH ORANGE CAP STAMPED "C&B PROP. COR." (UNLESS OTHERWISE NOTED).

18) BEARINGS ARE BASED ON DEED RECORDED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND BASED ON N67°26'49E LOCATED IN THE SOUTHEAST RIGHT-OF-WAY LINE OF BINZ-ENGLEMAN ROAD.

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

LEGEND

- ● IRON PIN FOUND (UNLESS OTHERWISE SPECIFIED)
- ○ SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR."
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 13' RIGHT OF WAY DEDICATION (0.61 Ac.)
- (B) 1' VEHICLE NON-ACCESS EASEMENT
- (C) 12' WATER EASEMENT
- (D) 16' SANITARY SEWER EASEMENT



LINE TABLE		
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L7	6.71'	S03°30'38"E
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L9	14.10'	S86°29'22"W
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L18	17.42'	N26°20'05"W
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L20	28.37'	S73°04'26"E
L21	14.80'	S49°57'31"W
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L23	42.36'	S34°32'33"W
L24	19.81'	N55°27'27"W
L25	42.48'	N34°32'33"E
L26	13.92'	S56°42'06"W
L27	17.65'	S56°42'06"W

SUBDIVISION PLAT ESTABLISHING

GLENLOCH FARMS - UNIT 3

BEING 88.494 ACRES TRACT OF LAND LOCATED IN BEXAR COUNTY, TEXAS, OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND BEING OUT OF A 138.417 ACRE TRACT OF LAND AS DESCRIBED IN VOLUME 11614, PAGE 1102 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

Carter::Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 05/28/2008 JOB NO. 310171.072

RECEIVED ... 16 PM 2:13

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

ISRAEL FOGIEL
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ______ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9 DAY OF June A.D., 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

JENNIFER R MEISH
NOTARY PUBLIC
State of Texas
Comm. Exp. 10-05-20

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 STATUES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THE PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS ______ DAY OF ______, 2008.

ATTESTED ______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF GLENLOCH FARMS - UNIT 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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: CARTER AND BURGESS

DREW MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 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.

Ishtiaque Saleh 06/09/08
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

STATE OF TEXAS ISHTIAQUE SALEH 86805 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I, ______, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______, A.D., 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Drawing Name: M:\310171.072 Glenloch Farms, Unit 3\dwg\310171072PL.dwg Jun 05, 2008 - 10:12am

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **June 25, 2008**

WESTWINDS WEST, UNIT 4 ENCLAVE	MAJOR PLAT	070407
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 B-4
OWNER: ALT Development, Inc., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 10, 2008

Location: Extending Florianne eastward from Westwinds West, U-2 Enclave

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 808E, Westwinds was accepted on September 11, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

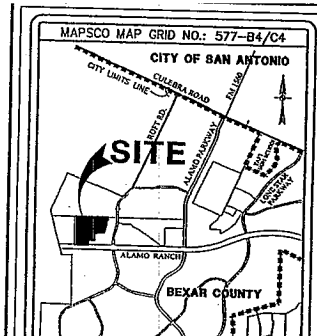
To plat **36.95** acres consisting of **115** single family lots and **6,573** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070407

MAPSCO MAP GRID NO.: 577-B4/C4



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST, UNIT-4, (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, COUNTY BLOCK 4413 AND ALL GREENBELTS LOTS 901 & 902, BLOCK 40, LOTS 901, 902, 903, BLOCK 50, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS IN ANY NATURE WITHIN WESTWINDS WEST, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOTS 901 & 902, BLOCK 40, LOTS 901, 902, 903, BLOCK 50, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ACCESS EASEMENT.

8. LOT 901, BLOCK 40 & LOT 901, BLOCK 50, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS A PEDESTRIAN EASEMENT.

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

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: ALT DEVELOPMENT, INC.
A. BRADFORD CALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD CALO, 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 14th DAY OF MAY A.D. 2010

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

ALFONSO R. CHUA, JR.
84556
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RANDOLPH | SAN ANTONIO TEXAS 78215 | PHONE: 210.375.9000 FAX: 210.375.9010

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES EASEMENT AREA.

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

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

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

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

LEGEND

ELEC.	= ELECTRIC
TELE.	= TELEPHONE
CA.TV.	= CABLE TELEVISION
ESM'T	= EASEMENT
B.S.L.	= BUILDING SETBACK LINE
F.I.R.	= FOUND 1/2" IRON ROD
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG.	= RADIAL BEARING
SAN.SWR.	= SANITARY SEWER
C.V.	= CLEAR VISION
5' ESM'T.	= 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
10' ESM'T.	= 10' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
14' ESM'T.	= 14' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
FF=	= MINIMUM FINISHED FLOOR FOR SEWER

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE WEST LINE OF WESTWINDS WEST UNIT 2 (ENCLAVE) AS RECORDED IN VOLUME 9575, PAGES 150-151 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM FD BASE (PDEI) BASED ON NAD 83 (CORS96).

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

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

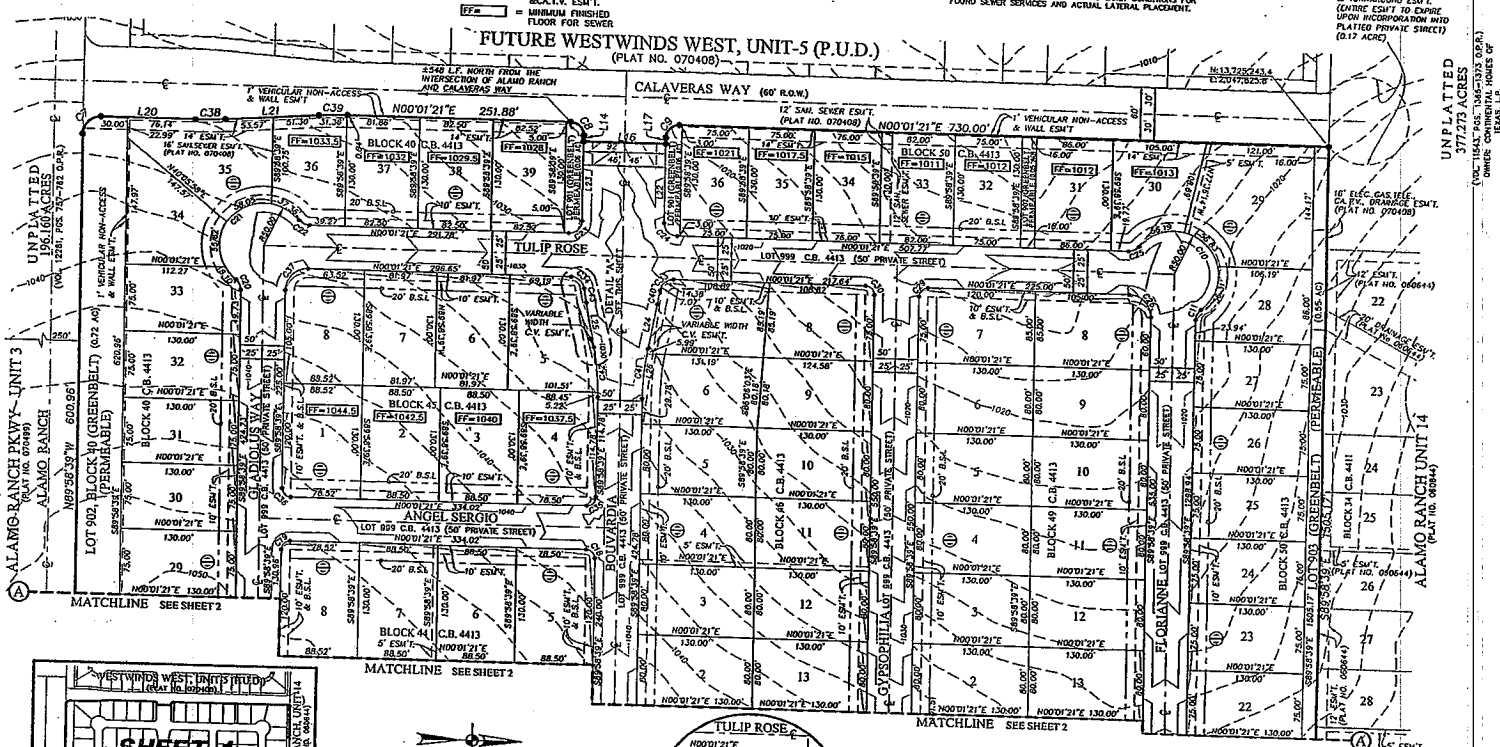
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

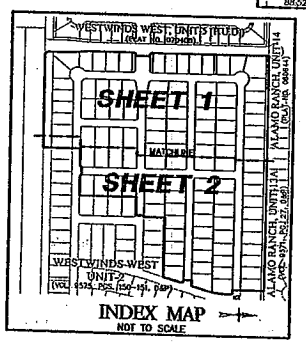
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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

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

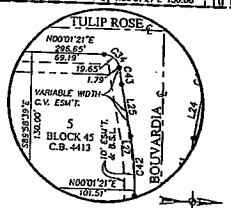




INDEX MAP
NOT TO SCALE

SCALE : 1"=100'

0' 100' 200'



DETAIL "A"
NOT TO SCALE

SUBDIVISION PLAT OF
WESTWINDS WEST, UNIT-4 (ENCLAVE)

A 36.95 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER:
ALT DEVELOPMENT, INC.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

THIS PLAT OF WESTWINDS WEST, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

WESTWINDS WEST, UNIT-4 (ENCLAVE) SHEET 1 OF 2

JOB NO. 6123-26

Date: Apr 21, 2008, 1:14pm User ID: Chenn-Allman
File: P:\61\23\26\Design\Civil\Plat\PL612326.dwg

PLAT NO. 070407

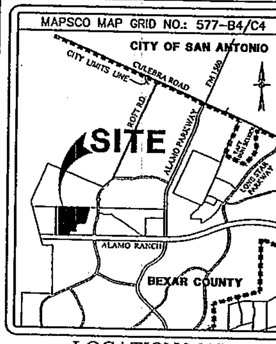
NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

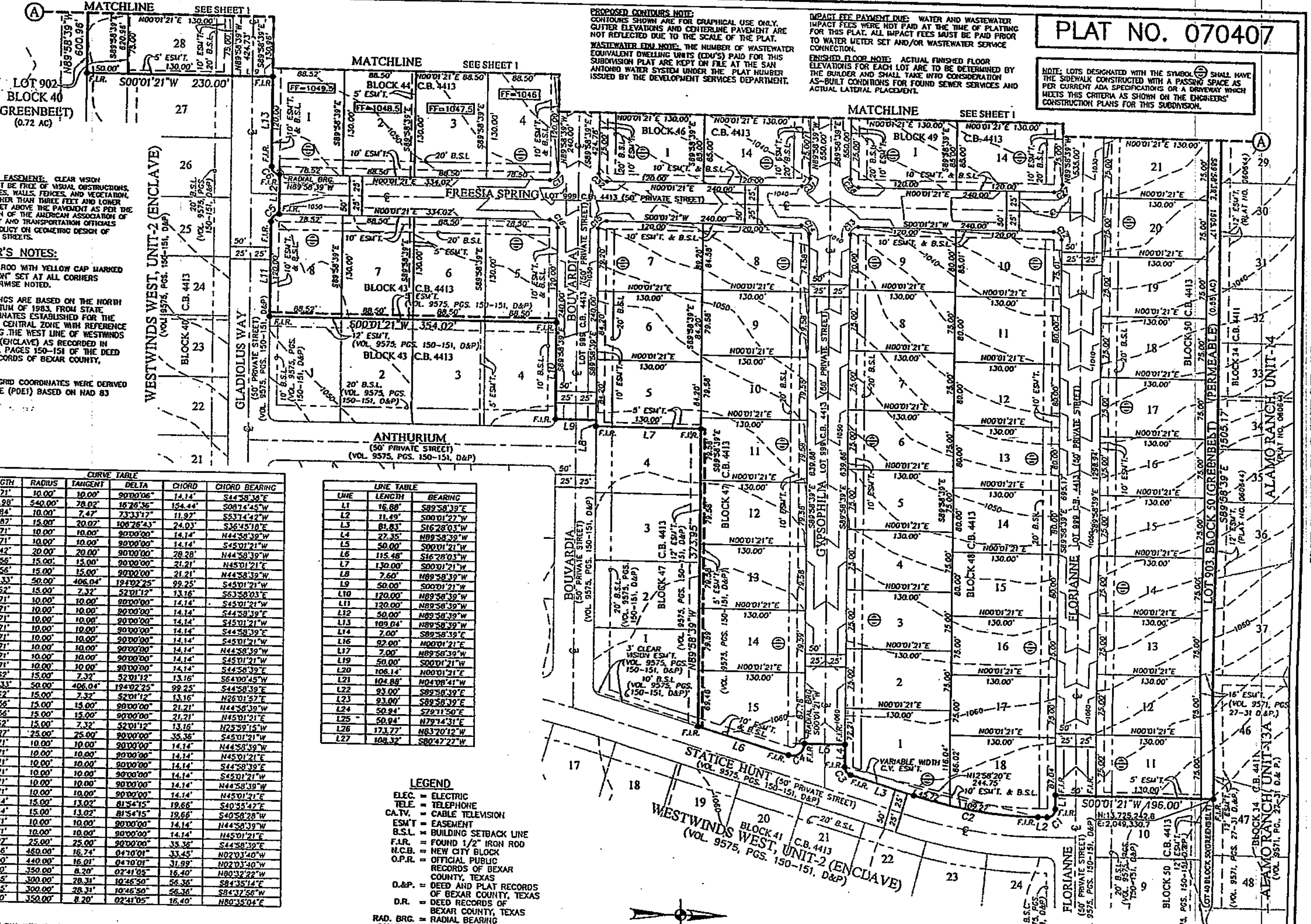
PROPOSED CONTOURS NOTE: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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



LOCATION MAP

NOT TO SCALE



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SURVEYOR'S NOTES:

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

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GENERAL NOTES:

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST, UNIT-4, (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, COUNTY BLOCK 4413 AND ALL GREENBELTS LOTS 901 & 902, BLOCK 40, LOTS 901, 902, 903, BLOCK 50, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST, UNIT-4, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	15.71'	10.00'	10.00'	90°00'06"	14.14'	S44°58'38"E
C2	154.98'	540.00'	78.02'	16°26'36"	154.44'	S08°14'45"W
C3	12.84'	10.00'	7.47'	73°33'17"	11.97'	S53°14'42"W
C4	27.87'	15.00'	20.07'	106°26'43"	24.03'	S36°45'18"E
C5	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C6	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C7	31.42'	20.00'	20.00'	90°00'00"	28.28'	N44°58'39"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C9	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°58'39"W
C10	169.33'	50.00'	406.04'	194°02'25"	99.25'	S45°01'21"W
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'	S63°58'03"E
C12	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C13	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°58'39"E
C14	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C15	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°58'39"E
C16	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C17	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C18	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C19	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°58'39"E
C20	13.62'	15.00'	7.32'	52°01'12"	13.16'	S64°00'45"W
C21	169.33'	50.00'	406.04'	194°02'25"	99.25'	S44°58'39"E
C22	13.62'	15.00'	7.32'	52°01'12"	13.16'	N26°01'57"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°58'39"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°01'21"E
C25	13.62'	15.00'	7.32'	52°01'12"	13.16'	N25°59'15"W
C26	39.27'	25.00'	25.00'	90°00'00"	35.36'	S45°01'21"W
C27	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C28	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°01'21"E
C29	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°58'39"E
C30	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C31	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C32	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°01'21"E
C33	21.44'	15.00'	13.02'	81°54'15"	19.66'	S40°55'47"E
C34	21.44'	15.00'	13.02'	81°54'15"	19.66'	S40°58'28"W
C35	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C36	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°01'21"E
C37	39.27'	25.00'	25.00'	90°00'00"	35.36'	S44°58'39"E
C38	33.46'	460.00'	16.74'	04°10'01"	33.45'	N02°03'40"W
C39	32.00'	440.00'	16.01'	04°10'01"	31.99'	N02°03'40"W
C40	16.40'	350.00'	8.20'	02°41'05"	16.40'	N80°32'22"W
C41	56.45'	300.00'	28.31'	10°46'50"	56.36'	S84°35'14"E
C42	56.45'	300.00'	28.31'	10°46'50"	56.36'	S84°37'56"W
C43	16.40'	350.00'	8.20'	02°41'05"	16.40'	N80°35'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.88'	S89°58'39"E
L2	11.49'	S00°01'27"W
L3	81.83'	S16°28'03"W
L4	27.35'	N89°58'39"W
L5	50.00'	S00°01'21"W
L6	115.48'	S16°28'03"W
L7	130.00'	S00°01'21"W
L8	7.60'	N89°58'39"W
L9	50.00'	S00°01'21"W
L10	120.00'	N89°58'39"W
L11	120.00'	N89°58'39"W
L12	50.00'	N89°58'39"W
L13	109.04'	N89°58'39"W
L14	7.00'	S89°58'39"E
L16	92.00'	N00°01'21"E
L17	7.00'	N89°58'39"W
L19	50.00'	S00°01'21"W
L20	106.14'	N00°01'21"E
L21	104.88'	N04°08'41"W
L22	93.00'	S89°58'39"E
L23	93.00'	S89°58'39"E
L24	50.94'	S79°11'50"E
L25	50.94'	N79°14'31"E
L26	173.77'	N83°20'12"W
L27	108.32'	S80°47'27"W

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
SAN.SWR. = SANITARY SEWER
5' ESM'T. = 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
10' ESM'T. = 10' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
12' ESM'T. = 12' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
FF= = MINIMUM FINISHED FLOOR FOR SEWER
C.V. = CLEAR VISION

C.P.S. NOTE:

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

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

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

X ____________________
OWNER: ALT DEVELOPMENT, INC.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF MAY A.D. 20 08

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
ALT DEVELOPMENT, INC.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF WESTWINDS WEST, UNIT-4 (ENCLAVE)

A 36.95 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS WEST, UNIT-4 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

SHEET 2 OF 2

JOB NO. 6123-26

Date: Apr 21, 2008, 1:14pm User ID: CMena-Allmon

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **June 25, 2008**

WESTWINDS LONESTAR UNIT 2 ENCLAVE — MAJOR PLAT
SUBDIVISION NAME

070409
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-4
OWNER: Laredo S., Ltd., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso R. Chua, Jr.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 11, 2008

Location: Northeast of Lone Star Parkway and Wild Pine

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 808-E, Westwinds was accepted on September 11, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **34.69** acres consisting of **114** single family lots and **5,756** linear feet of private streets.

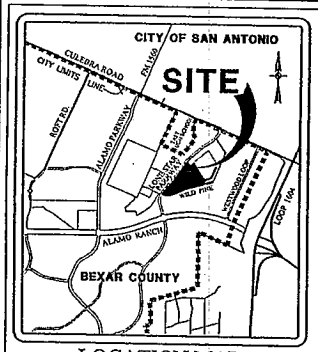
DISCUSSION:

It is noted that because plat 060583, Westwinds Unit 10A, plat 070112, Westwinds Lonestar Unit 1 Enclave and plat 070126, Westwinds Wild Pine provide access to

this development, one of these plats must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID: 577E4

GENERAL NOTES:

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, AND ALL GREENBELTS LOT 900, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), SHALL BE THE RESPONSIBILITY OF THE WESTWINDS LONESTAR SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 900, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

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

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

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: LAREDO S., LTD.
A. BRADFORD CALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD CALO, 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 14TH DAY OF MAY A.D. 2008

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

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE 210.375.9000 FAX 210.375.3010

C.P.S. NOTE:
1. THE CITY OF SAN ANTONO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE OR/CPS) 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 EASEMENTS", "GAS EASEMENTS", "ANCHOR EASEMENTS", "SERVICE EASEMENTS", "OVERHANG EASEMENTS", "UTILITY EASEMENTS" AND "TRANSFORMER EASEMENTS" 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 PRUNE FROM SAID LANDS ALL TREES OR PARTS THEREOF, THE GROWTH OF WHICH SHALL BE DEEMED TO INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. 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 BY CPS COMPANY, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE ENDORSED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

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

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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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

LEGEND

ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
FF= MINIMUM FINISHED FLOOR
5' ESM'T. = 5' ELEC., GAS, TELE. & CATV. ESM'T.
10' ESM'T. = 10' ELEC., GAS, TELE. & CATV. ESM'T.
14' ESM'T. = 14' ELEC., GAS, TELE. & CATV. ESM'T.
C.V. = CLEAR VISION
SAN. SWR. = SANITARY SEWER

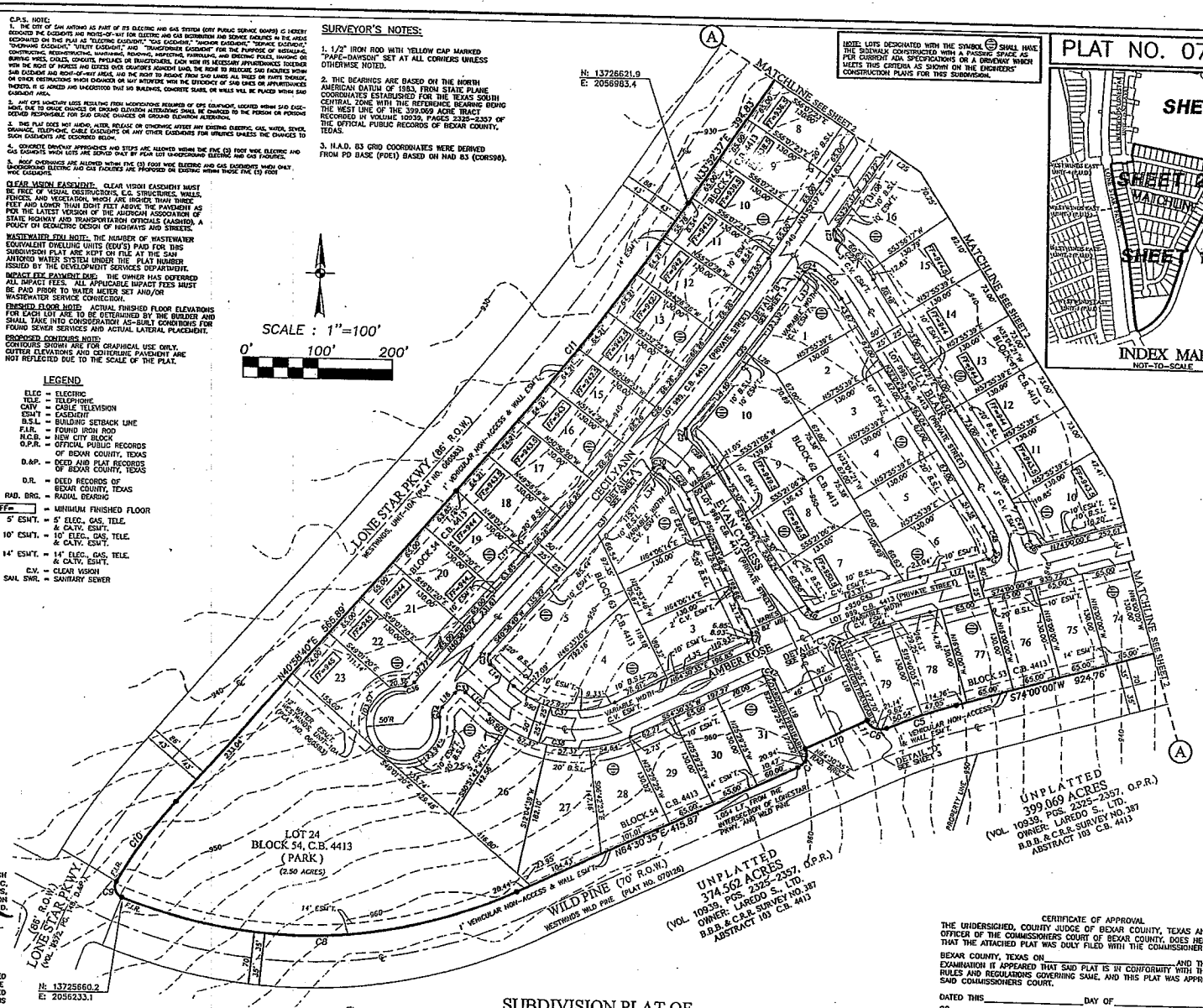
SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 399.069 ACRE TRACT RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

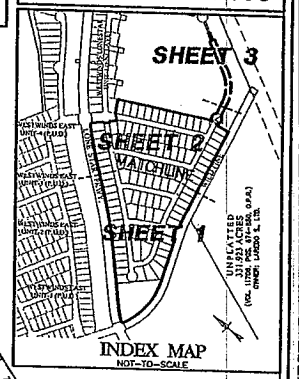
3. H.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

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



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

PLAT NO. 070409



INDEX MAP
NOT-TO-SCALE

SUBDIVISION PLAT OF WESTWINDS LONESTAR, UNIT-2

(ENCLAVE)

A 34.69 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT AND OUT OF A 374.562 ACRE TRACT, BOTH CONVEYED TO LAREDO S., LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 10939 , PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE) 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

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: (210) 497-3385

PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.
DATED THIS _____ DAY OF _____ A.D. 20_____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 3

JOB NO. 6123-29

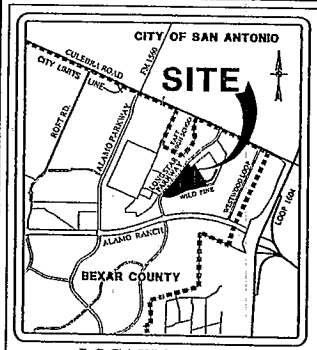
Date: Apr 21, 2008, 1:21pm User ID: Cerna-Allman
File: P:\6123\128\Westpin\Final\Plat-Plat\6128-2.dwg

WESTWINDS LONESTAR, UNIT-2 (ENCLAVE) SHEET 1 OF 3

DOS C. SANDOVAL
Notary Public
State of Texas
Exp. 08-22-2010

CHUA, JR.
56

PLAT NO. 070409



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID: 577E4

GENERAL NOTES:

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITY AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, AND ALL GREENBELTS LOT 906, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), SHALL BE THE RESPONSIBILITY OF THE WESTWINDS LONESTAR SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 906, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENTS.

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

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

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: LAREDO S., LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF MAY A.D. 2008

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

C.P.S. NOTE:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "GUYWARING EASEMENT", "SPLITE EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, MAKING OR WIRE, 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 THEREIN. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

2. ANY CPS MONTHLY 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 ENROACH UPON ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

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

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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 399.069 ACRE TRACT RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDEI) BASED ON NAD 83 (CORS96).

LEGEND

ELEC =	ELECTRIC
TELE. =	TELEPHONE
CATV =	CABLE TELEVISION
ESM'T =	EASEMENT
B.S.L. =	BUILDING SETBACK LINE
F.I.R. =	FOUND IRON ROD
N.C.B. =	NEW CITY BLOCK
O.P.R. =	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. =	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. =	DEED RECORDS OF BEXAR COUNTY, TEXAS
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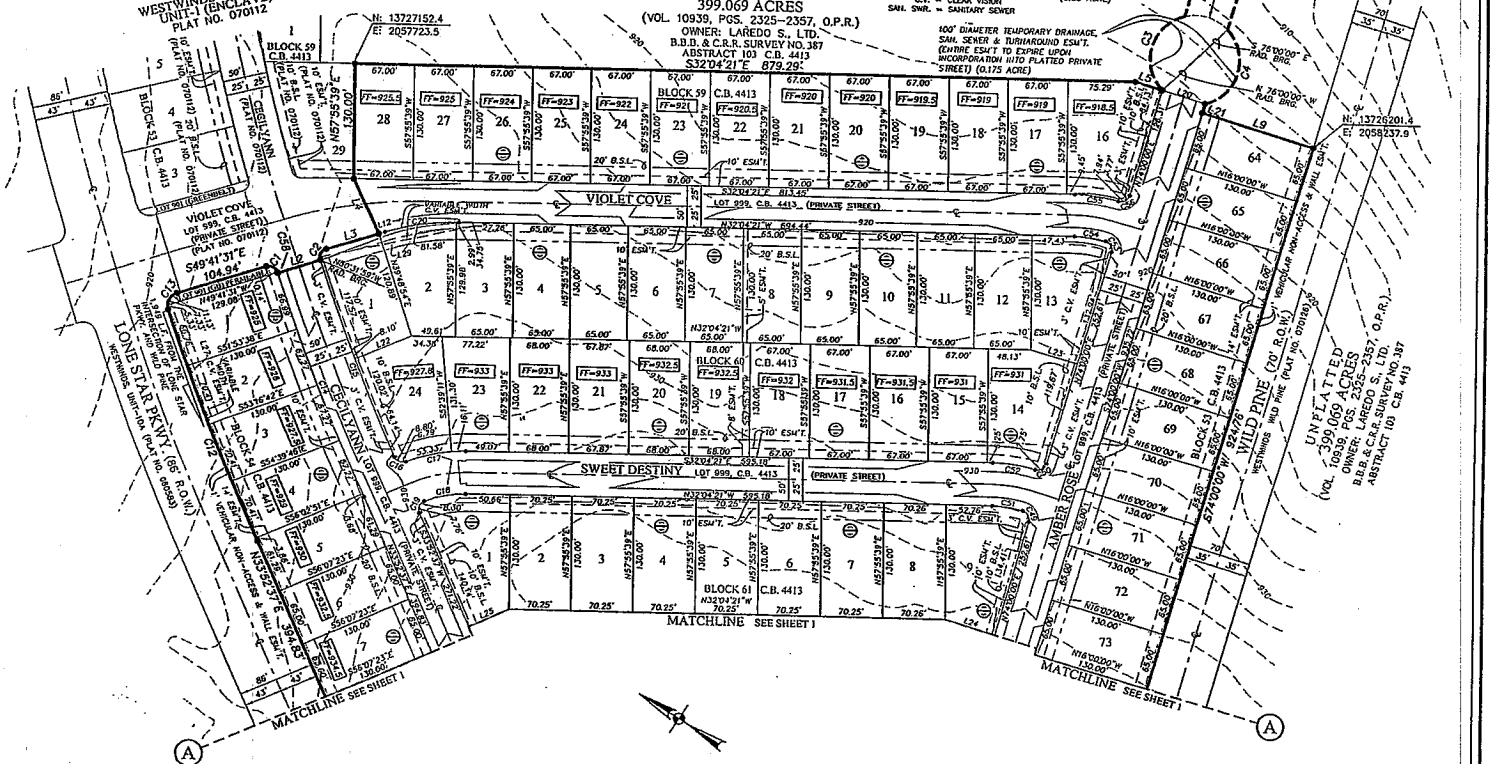

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: (210) 497-3385

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

SUBDIVISION PLAT OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE)

A 34.69 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT AND A 374.562 ACRE TRACT, BOTH CONVEYED TO LAREDO S., LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 3

JOB NO. 6123-29

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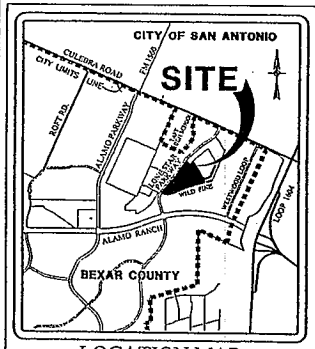


LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID: 577E4

GENERAL NOTES:

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 902, AND ALL GREENBELTS LOT 908, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS LONESTAR, UNIT-2 (ENCLAVE), SHALL BE THE RESPONSIBILITY OF THE WESTWINDS LONESTAR SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 906, BLOCK 53, LOTS 901 & 902, BLOCK 54, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

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

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

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "GUYWIRE EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING ON SUCH POLES, 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 REDUCE THE EASEMENTS 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 DANGER OR MAY INTERFERE WITH THE OPERATION OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

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

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

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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF THE 399.069 ACRE TRACT RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

LEGEND

ELEC = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD, BRG. = RADIAL BEARING
FF= = MINIMUM FINISHED FLOOR
5' ESM'T. = 5' ELEC., GAS, TELE. & CATV. ESM'T.
10' ESM'T. = 10' ELEC., GAS, TELE. & CATV. ESM'T.
14' ESM'T. = 14' ELEC., GAS, TELE. & CATV. ESM'T.
C.V. = CLEAR VISION
SAN. SWR. = SANITARY SEWER

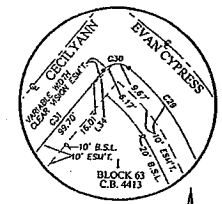
NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS ON A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	15.56'	10.00'	9.86'	89°10'47"	14.04'	S05°06'07"E
C2	15.85'	10.00'	10.16'	90°20'29"	14.25'	N84°33'15"E
C3	104.72'	50.00'	86.60'	120°00'00"	86.60'	N24°00'00"E
C4	104.72'	50.00'	86.60'	120°00'00"	86.60'	S74°00'00"W
C5	97.59'	735.00'	48.87'	07°36'27"	97.52'	S70°11'47"W
C6	30.76'	20.00'	19.35'	88°07'01"	27.82'	N69°32'56"W
C7	31.42'	20.00'	20.00'	90°00'00"	28.28'	S19°30'35"W
C8	545.86'	685.00'	289.38'	47°01'52"	530.67'	S88°01'31"W
C9	25.75'	15.00'	17.36'	88°20'38"	23.20'	N19°17'14"W
C10	136.89'	707.00'	68.66'	11°05'36"	136.67'	N15°25'52"E
C11	506.41'	4086.00'	253.53'	07°06'04"	506.08'	N37°25'38"E
C12	281.88'	2914.00'	141.04'	05°32'31"	281.75'	N36°38'52"E
C13	23.79'	15.00'	15.23'	90°53'22"	21.38'	N84°51'49"E
C14	271.62'	2784.00'	135.92'	05°35'24"	271.51'	N36°40'19"E
C15	237.58'	2234.00'	118.87'	04°58'44"	237.51'	S36°58'38"W
C16	15.59'	10.00'	9.88'	89°17'46"	14.06'	S10°09'37"E
C17	69.44'	175.00'	35.18'	22°44'09"	68.99'	N43°26'26"W
C18	48.02'	125.00'	24.31'	22°00'45"	47.73'	S43°04'44"E
C19	16.06'	10.00'	10.36'	92°02'17"	14.39'	N29°33'45"E
C20	84.57'	275.00'	42.62'	17°37'09"	84.23'	N40°52'50"W
C21	15.71'	10.00'	10.00'	90°00'00"	14.14'	S11°07'23"E
C22	73.46'	175.00'	37.28'	24°03'02"	72.92'	N44°05'52"W
C23	52.47'	125.00'	26.63'	24°03'02"	52.08'	N44°05'52"W
C24	15.71'	10.00'	10.00'	90°00'00"	14.14'	S78°52'37"W
C25	257.72'	4266.00'	128.90'	03°27'41"	257.68'	N35°16'22"E
C26	522.52'	4216.00'	261.59'	07°06'04"	522.18'	N37°25'38"E
C27	15.49'	10.00'	9.79'	88°45'38"	13.99'	S07°02'31"E
C28	51.23'	125.00'	25.80'	16°46'26"	51.05'	N43°02'07"W
C29	54.62'	125.00'	27.78'	25°03'25"	54.23'	N38°25'29"W
C30	15.84'	10.00'	10.14'	90°46'14"	14.24'	S03°39'42"W
C31	201.14'	4266.00'	100.59'	02°42'05"	201.12'	N39°37'38"E
C32	15.71'	10.00'	10.00'	90°00'00"	14.14'	S04°01'20"E
C33	15.71'	10.00'	10.00'	90°00'00"	14.14'	S85°58'40"W
C34	13.62'	15.00'	7.32'	52°01'12"	13.16'	S14°58'04"W
C35	247.87'	50.00'	39.04'	284°03'25"	-61.54'	N49°01'20"W
C36	13.62'	15.00'	7.32'	52°01'12"	13.16'	N66°59'17"E
C37	145.01'	125.00'	81.90'	66°28'06"	137.02'	S82°15'22"E
C38	203.02'	125.00'	114.67'	66°28'06"	191.82'	N82°15'22"W
C39	15.78'	10.00'	10.07'	90°24'21"	14.19'	N19°18'25"E
C40	14.05'	10.00'	8.47'	80°30'58"	12.93'	S74°54'23"E
C41	15.86'	10.00'	10.17'	90°59'32"	14.26'	S20°00'21"W
C42	15.71'	10.00'	10.00'	90°00'00"	14.14'	N70°29'25"W
C43	146.35'	915.00'	73.33'	09°09'51"	146.19'	S69°25'04"W
C44	128.29'	865.00'	64.27'	08°29'53"	128.18'	S69°45'04"W
C45	15.71'	10.00'	10.00'	90°00'00"	14.14'	N29°00'00"E
C46	15.71'	10.00'	10.00'	90°00'00"	14.14'	S61°00'00"E
C47	49.09'	125.00'	24.71'	16°04'21"	48.93'	N24°02'11"W
C48	35.06'	125.00'	17.65'	16°04'21"	34.95'	N24°02'11"W
C49	15.71'	10.00'	10.00'	90°00'00"	14.14'	N29°00'00"E
C50	15.71'	10.00'	10.00'	90°00'00"	14.14'	S61°00'00"E
C51	35.06'	125.00'	17.65'	16°04'21"	34.95'	N24°02'11"W
C52	49.09'	125.00'	24.71'	16°04'21"	48.93'	S24°02'11"E
C53	15.71'	10.00'	10.00'	90°00'00"	14.14'	N29°00'00"E
C54	35.06'	125.00'	17.65'	16°04'21"	34.95'	N24°02'11"W
C55	49.09'	175.00'	24.71'	16°04'21"	48.93'	S24°02'11"E
C56	15.71'	10.00'	10.00'	90°00'00"	14.14'	S61°00'00"E
C57	201.80'	50.00'	28.82'	300°00'00"	50.00'	N18°00'00"W
C58	1.02'	2784.00'	0.51'	00°01'16"	1.02'	S39°28'38"W
C59	287.02'	325.00'	153.63'	50°35'58"	277.78'	N48°42'01"E
C60	331.17'	375.00'	177.26'	50°35'58"	320.52'	S48°42'01"W

LINE TABLE

LINE	LENGTH	BEARING
L2	50.00'	S50°31'59"E
L3	61.93'	S49°41'31"E
L4	71.20'	N34°02'14"E
L5	31.18'	S16°00'00"E
L6	116.33'	N74°00'00"E
L7	116.33'	S74°00'00"W
L8	16.00'	S66°35'58"E
L9	130.00'	S16°00'00"E
L10	92.00'	S64°30'35"W
L11	8.41'	N25°29'25"W
L12	7.28'	N49°41'31"W
L13	12.62'	N33°53'37"E
L14	42.95'	N49°01'20"W
L15	42.95'	N49°01'20"W
L16	26.39'	S40°58'40"W
L17	94.20'	N74°00'00"E
L18	99.82'	S25°28'25"E
L19	100.00'	N25°28'25"W
L20	50.00'	S16°00'00"E
L21	10.96'	S74°00'00"W
L22	69.04'	S57°10'00"W
L23	54.19'	S16°00'00"E
L24	59.31'	S16°00'00"E
L25	50.14'	N56°07'23"W
L26	49.65'	N54°28'01"W
L27	288.91'	S37°47'20"W
L28	NOT USED	
L29	192.15'	S44°47'28"E
L30	NOT USED	
L31	NOT USED	
L32	NOT USED	
L33	22.60'	N38°52'01"E
L34	21.88'	S43°11'44"W
L35	213.99'	N63°36'14"E
L36	110.89'	N65°45'00"E
L37	NOT USED	
L38	NOT USED	
L39	NOT USED	
L40	NOT USED	
L41	NOT USED	
L42	12.00'	S66°35'58"E
L43	17.00'	S66°35'58"E



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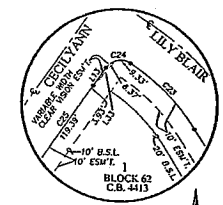

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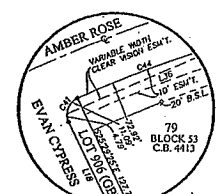

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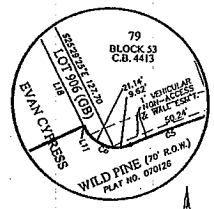

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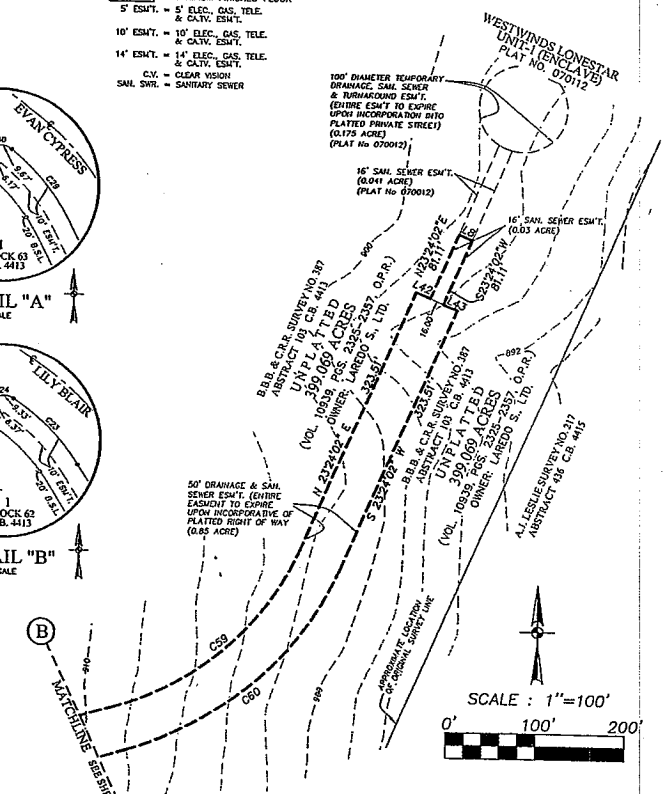


SUBDIVISION PLAT OF
WESTWINDS LONESTAR, UNIT-2
(ENCLAVE)

A 34.69 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT AND A 374.562 ACRE TRACT, BOTH CONVEYED TO LAREDO S., LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 10939 , PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS LONESTAR, UNIT-2 (ENCLAVE) 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, 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: LAREDO S., LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF MAY A.D. 20 08

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

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: (210) 497-3385

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

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

WESTWINDS LONESTAR, UNIT-2 (ENCLAVE) SHEET 3 OF 3

JOB NO. 8123-29

Date: Apr 21, 2008, 1:20pm User ID: Chiang-Allmon
File: P:\81\23\29\Design\Civil\Plat\PL812329.dwg

S C. SANDOVAL
Notary Public
State of Texas
mm. Exp. 08-22-2010
R. CHUA, JR.
556
CHANAN
SURVEYOR

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **June 25, 2008**

WESTWINDS LONESTAR
UNIT 3 ENCLAVE
SUBDIVISION NAME

MAJOR PLAT

070410
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-4
OWNER: Laredo S, LTD, by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 9, 2008

Location: Extending Amber Rose westward from Unit 1

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 808E, Westwinds was accepted on September 11, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **25.55** acres consisting of **100** single family lots, **1** non-single family lot and **4,010** linear feet of private streets.

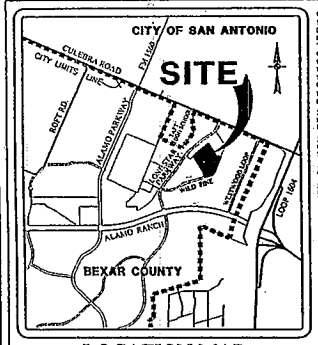
DISCUSSION:

It is noted that because plat # 060583, Westwinds, Unit 10A & 070112 Westwinds Lonestar Unit 1, provide access to this development, they must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070410



LOCATION MAP

NOT TO SCALE

FERGUSON MAP GRID: 577E3

C.P.S. NOTE:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "TELEPHONE EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING ON BUYING 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 PRUNING 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 ALTERATIONS.

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

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

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

GENERAL NOTES:

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS LONESTAR, UNIT-3 (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE AT THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, C.B. 4413, LOTS 904 & 905, BLOCK 53, C.B. 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS LONESTAR, UNIT-3 (ENCLAVE), SHALL BE THE RESPONSIBILITY OF THE WESTWINDS LONESTAR SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOTS 904 & 905, BLOCK 53, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

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

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

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

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

12. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: LAREDO S., LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19TH DAY OF MAY A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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
REGISTERED
ALFONSO R. CHUA, JR.
84556
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

G.E. BUCHANAN
REGISTERED
4999
PROFESSIONAL
LAND SURVEYOR

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH REFERENCE BEARING BEING THE WEST LINE OF THE 399.069 ACRE TRACT RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

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

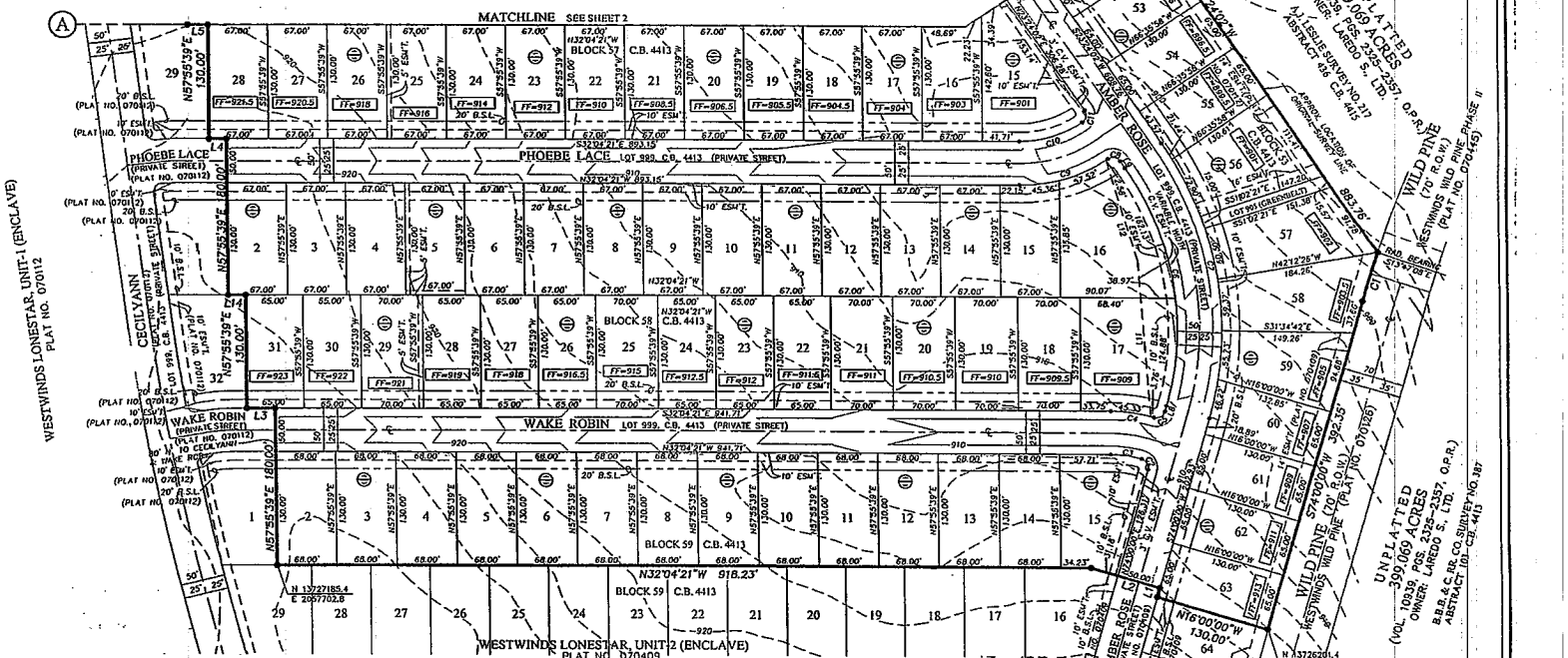
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

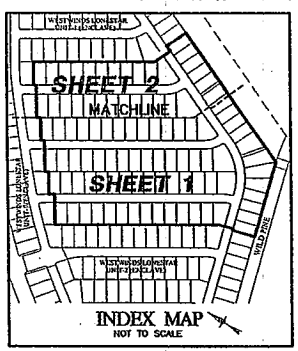
IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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

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





INDEX MAP
NOT TO SCALE

LEGEND

ELEC	= ELECTRIC
TELE	= TELEPHONE
CATV	= CABLE TELEVISION
ESM'T	= EASEMENT
B.S.L.	= BUILDING SETBACK LINE
F.I.R.	= FOUND 1/2" IRON ROD
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
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5' ESM'T.	= 5' ELEC.,GAS,TELE. & CA.T.V. ESM'T.
10' ESM'T.	= 10' ELEC.,GAS,TELE. & CA.T.V. ESM'T.
14' ESM'T.	= 14' ELEC.,GAS,TELE. CA.T.V. &OIL ESM'T.
16' ESM'T.	= 16' ELEC.,GAS,TELE. & CA.T.V. ESM'T.
C.V.	= CLEAR VISION

SCALE : 1"=100'

0' 100' 200'

SUBDIVISION PLAT OF
WESTWINDS LONESTAR, UNIT-3
(ENCLAVE)

A 25.55 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT CONVEYED TO LAREDO S., LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS LONESTAR, UNIT-3 (ENCLAVE) 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

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

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

SHEET 1 OF 2

JOB NO. 6123-30

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

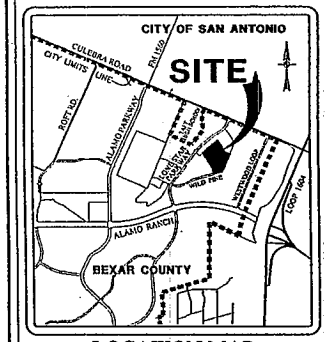
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLAT NO. 070410

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



LOCATION MAP

NOT TO SCALE

FERGUSON MAP GRID: 577E3

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

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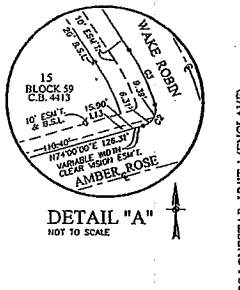
C.V. = CLEAR VISION

SCALE : 1"=100'

0' 100' 200'

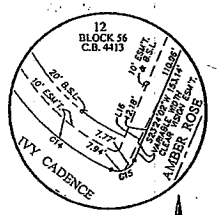
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	59.33'	1535.00'	29.67'	02°12'52"	59.32'	S75°06'26"W
C2	15.71'	10.00'	10.00'	90°00'00"	14.14'	N29°00'00"E
C3	35.08'	125.00'	17.65'	16°04'21"	34.95'	N24°02'11"W
C4	49.09'	175.00'	24.71'	16°04'21"	48.93'	S24°02'11"E
C5	15.71'	10.00'	10.00'	90°00'00"	14.14'	S61°00'00"E
C6	267.02'	325.00'	153.63'	50°35'58"	277.78'	N48°42'01"E
C7	331.17'	375.00'	177.26'	50°35'58"	320.52'	S48°42'01"W
C8	15.71'	10.00'	10.00'	90°00'00"	14.14'	N21°35'58"W
C9	105.46'	175.00'	54.38'	34°31'37"	103.87'	N49°20'10"W
C10	75.33'	125.00'	38.85'	34°31'37"	74.19'	S49°20'10"E
C11	15.71'	10.00'	10.00'	90°00'00"	14.14'	N68°24'02"E
C12	15.71'	10.00'	10.00'	90°00'00"	14.14'	N21°35'58"W
C13	105.46'	175.00'	54.38'	34°31'37"	103.87'	N49°20'10"W
C14	75.33'	125.00'	38.85'	34°31'37"	74.19'	S49°20'10"E
C15	15.71'	10.00'	10.00'	90°00'00"	14.14'	N68°24'02"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.96'	N74°00'00"E
L2	81.18'	N16°00'00"W
L3	32.04'	N32°04'21"W
L4	19.56'	N32°04'21"W
L5	22.89'	N32°04'21"W
L6	14.10'	N32°04'21"W
L7	34.80'	N23°24'02"E
L8	6.63'	N74°00'00"E
L9	9.35'	N23°24'02"E
L10	56.61'	S66°35'58"E
L11	179.50'	S53°38'39"W
L12	121.27'	S41°19'48"W
L13	49.27'	S26°44'15"W
L14	19.68'	N32°04'21"W



DETAIL "A"

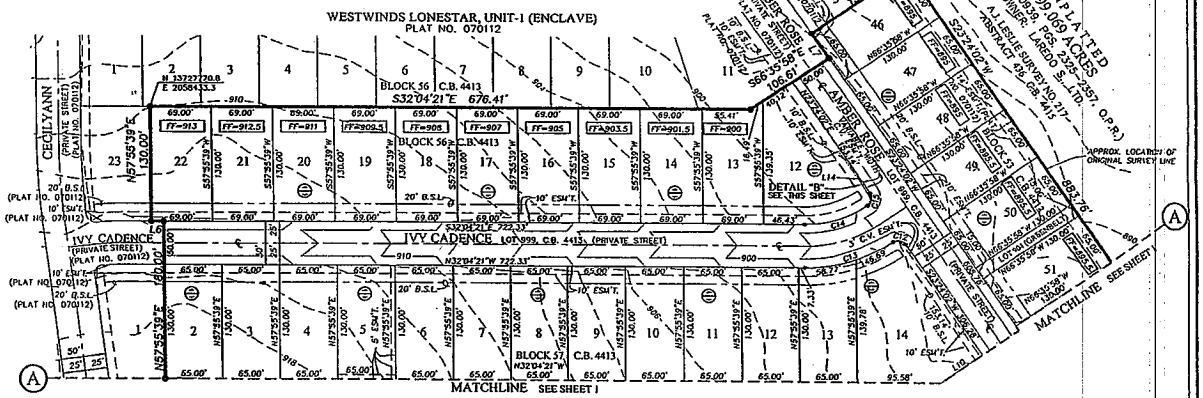
NOT TO SCALE



DETAIL "B"

NOT TO SCALE

WESTWINDS LONESTAR, UNIT-1 (ENCLAVE)
PLAT NO. 070112



STATE OF TEXAS

COUNTY OF BEXAR

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X OWNER: LAREDO S., LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 9TH DAY OF MAY A.D. 20 08

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 AND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS

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

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, SUITE 100
SAN ANTONIO, TEXAS 78216
PHONE: (210) 497-3385

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

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

STATE OF TEXAS
G.E. BUCHANAN
4999
REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF
WESTWINDS LONESTAR, UNIT-3
(ENCLAVE)

A 25.55 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT CONVEYED TO LAREDO S., LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS LONESTAR, UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 2

JOB NO. 6123-30

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 17 **June 25, 2008**

FM 471 #1 ELEMENTARY SCHOOL — MAJOR PLAT — 070450
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 D-7
OWNER: Culebra Valley 2004, LTD., by Shannon Livingston
ENGINEER: M W Cude Engineers, LLC, by Rolando Ramirez
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 10, 2008

Location: At the northwest corner of Stillwater Parkway and Silver Pointe

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP 840, Culebra Valley Ranch was accepted on September 9, 2005.

Proposed Use: Elementary School

APPLICANT'S PROPOSAL:

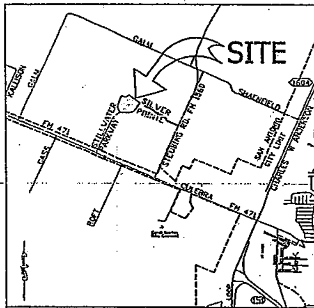
To plat **18.428** acres consisting of **1** non-single family lot

DISCUSSION:

It is noted that because plat # 070285, Stillwater Ranch, Unit 15 provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT TO SCALE

545/D7

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121. ALL CORNERS ARE FOUND 1/2" IRON PINS UNLESS OTHERWISE NOTED.

OWNER/DEVELOPER

NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS RD.
SAN ANTONIO, TX 78238
TEL: (210) 397-1213
FAX: (210) 397-1212

LEGEND

——974——	=	PROPOSED CONTOUR
– –974– –	=	EXISTING CONTOUR
E.G.T.CA. ESM'T.	=	ELECTRIC, GAS, TELEPHONE, & CABLE T.V. ESM'T.
R.O.W	=	RIGHT OF WAY.
O.P.R.	=	OFFICIAL PUBLIC RECORDS
B.S.L.	=	BUILDING SETBACK LINE
SAN. SEW.	=	SANITARY SEWER

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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 TELEVISION EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS AND RIGHTS-OF-WAY, 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 RIGHTS-OF-WAY AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHTS-OF-WAY.

FLOODPLAIN NOTE: PORTIONS OF LOT 1, BLOCK 141 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0238F, DATED JANUARY 4, 2002. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOODPLAIN STUDY, (NO. 07-08-686R), HAS BEEN PREPARED BY CARTER & BURGESS AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOT IS 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 LOT, ELEVATION CERTIFICATES FOR STRUCTURES CONSTRUCTED SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

FINISHED FLOOR NOTE:

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.

STREETSCAPE NOTE: STREETSCAPE SHALL BE DONE WITH CONSTRUCTION OF RIGHT OF WAY.

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

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

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

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.

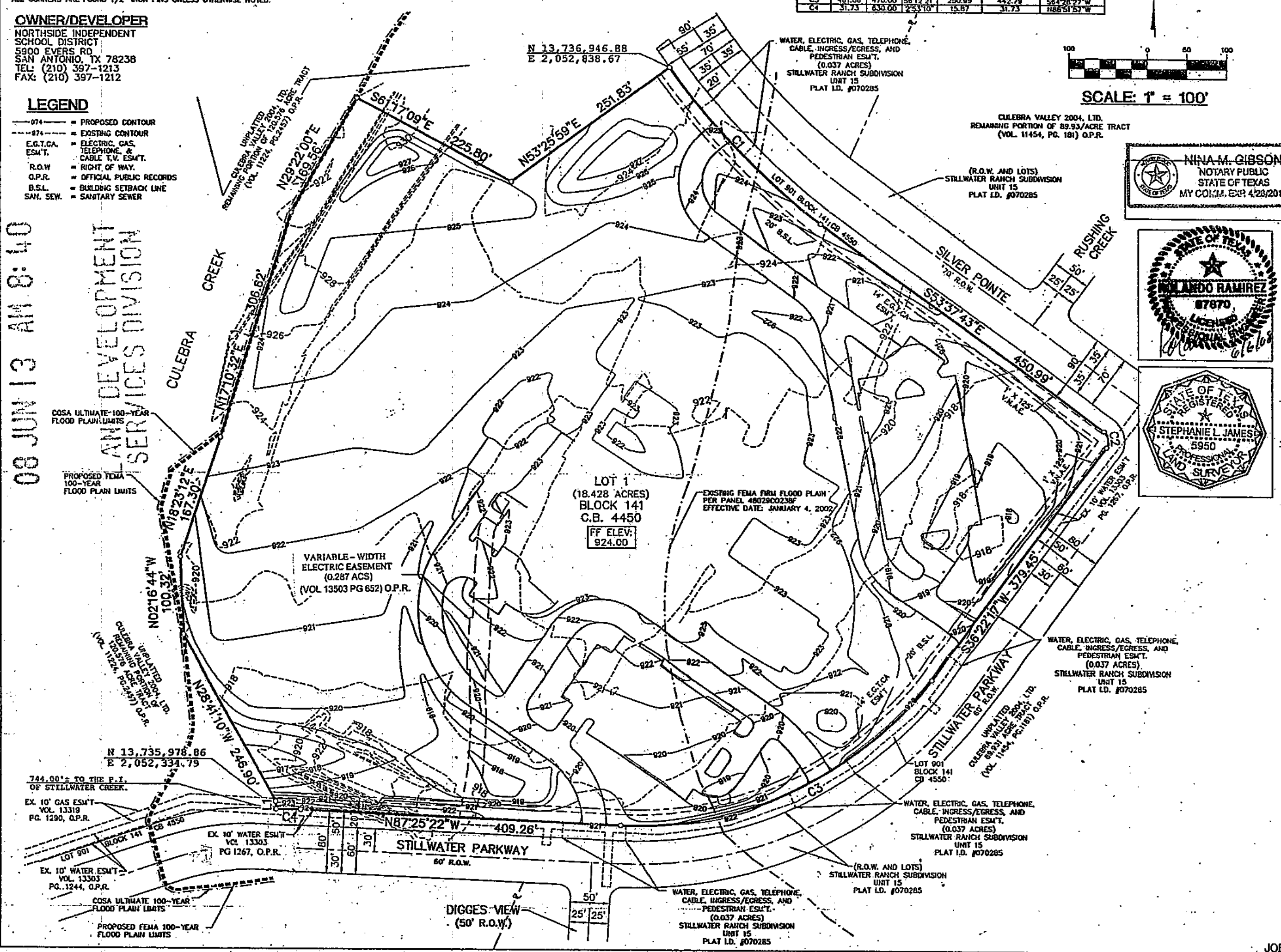
LINE TABLE

LINE	LENGTH	BEARING
L1	10.17	N02°07'01"W

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CH. LENGTH	CH. BEARING
C1	282.30	835.00	19°22'15"	142.51	280.96	S43°56'36"E
C2	23.56	15.00	90°00'00"	15.00	21.21	S08°37'43"E
C3	461.06	470.00	56°12'21"	250.99	442.79	S64°28'27"W
C4	31.73	630.00	2°53'10"	15.87	31.73	N88°51'57"W

SCALE: 1" = 100'



RECEIVED
08 JUN 13 AM 8:40
LAND DEVELOPMENT SERVICES DIVISION

PLAT NO. 070450

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT: ROLANDO RAMIREZ P.E.

SUBDIVISION PLAT
ESTABLISHING

FM 471 #1 ELEMENTARY SCHOOL

18.428 ACRES OF LAND OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450 BEING ALL OF THE SAME REAL PROPERTY DESCRIBED BY DEED RECORDED IN VOLUME 12868, PAGE 1857 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

John M. Folks
OWNER

NORTHSIDE I.S.D.
5900 EVERS ROAD
SAN ANTONIO, TX. 78238
PHONE: (210) 397-1213
FAX: (210) 397-1212
CONTACT PERSON: DR. J. FOLKS

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN M. FOLKS 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 June, A.D. 2008.

NINA M. GIBSON
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 4/28/2012

Nina M. Gibson
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.

STATE OF TEXAS
ROLANDO RAMIREZ
87670
LICENSED PROFESSIONAL ENGINEER
6/6/08

M.W. CUDE ENGINEERS L.L.C.
ROLANDO RAMIREZ, P.E.

Rolando R., P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

M.W. CUDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.P.L.S.

Stephanie L. James
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF FM 471 #1 ELEMENTARY SCHOOL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND 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 ______, A.D. ______

ATTESTED ______ COUNTY JUDGE, BEXAR COUNTY, TEXAS

______ COUNTY CLERK, 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 DEED AND AND PLAT 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

JOB #: 223501 JUNE 2008 SHEET 1 OF 1

R:\North Side ISD\Elementary School\223501 - FM471\Drawings\03_plat.dwg 2008/06/06 5:01pm

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 18 June 25, 2008

KINDER PARKWAY UNIT-1 — MAJOR PLAT — 070562
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 C-2
OWNER: SA Kinder Partnership No.1 Ltd., by Lloyd A. Denton, Jr.
ENGINEER: Pape Dawson Engineers, by Calbe Chanace, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: June 4, 2008

Location: North of the intersection of Borgfeld and Bulverde Road.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 824A, Kinder Ranch was accepted on May 15, 2008
PUD 08-004, Kinder Northeast was accepted on June 11, 2008.

Proposed Use: Right-of-Way

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

APPLICANT'S PROPOSAL:

To plat **24.11** acres consisting of **1** non-single family lot and **5,560** linear feet of public streets.

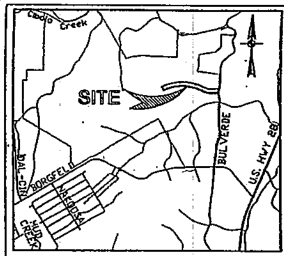
DISCUSSION:

The Bexar County Public Works Department has cited: Section 35-506 (d) (3) (A), of the UDC regarding Cross Section and Construction Standards, Grade, 35-506 (p) (8) Pavement Standards-Curb and Gutter, and Section 35-506 (p) (10), Pavement Standards, Parkways. The applicant's engineer has submitted a request an Administrative Exception to the requirement. The Bexar County Director and the Development Service Director have granted an administrative exception to Section 35-506 (d) (3) (A), of the UDC regarding Cross Section and Construction Standards, Grade, 35-506 (p) (8) Pavement and Section 35-506 (p) (10) Pavement Standards, Parkways.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070562



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID 451C2

STATE OF TEXAS
COUNTY OF BEXAR

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

Alan Bass
OWNER: BASS PROPERTIES, L.P.
(20' SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Bass, 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 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON MY COMMISSION EXPIRES August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER (SA KINDER RANCH NO. 1, LTD.)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON MY COMMISSION EXPIRES August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS RESIDENTIAL NO. 1, LP.
(PORTION OF LOT 901, BLOCK 7, CB 4855)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON MY COMMISSION EXPIRES August 2, 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.

Rik Wood
LICENSED PROFESSIONAL ENGINEER

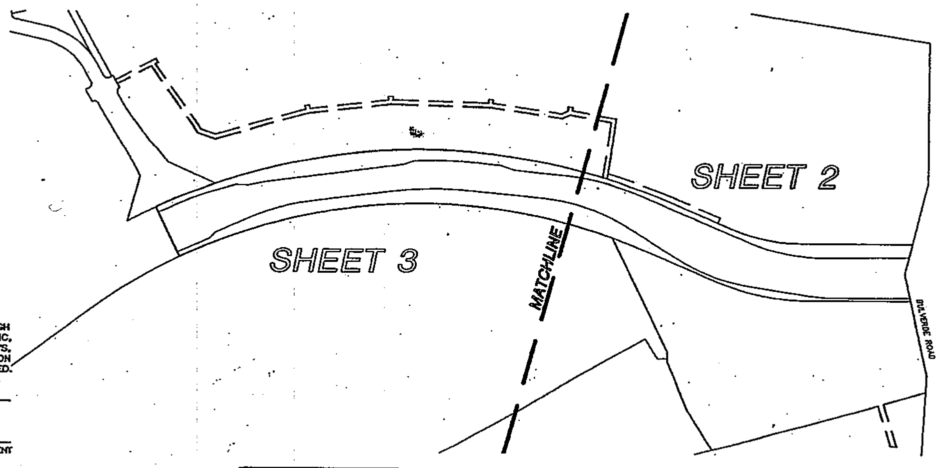
STATE OF TEXAS — W.R. WOOD — 65364 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — BUCHANAN — 4999 — PROFESSIONAL SURVEYOR



LINE TABLE		
LINE	LENGTH	BEARING
L1	114.52'	S14°28'31"W
L2	62.65'	S11°27'05"E
L3	58.10'	S03°55'15"W
L4	35.11'	N00°04'41"E
L5	21.33'	N85°40'39"W
L6	200.50'	S66°00'49"E
L7	20.00'	S23°59'11"W
L8	53.11'	S66°00'49"E
L51	103.43'	S86°15'24"E
L52	111.08'	N71°39'48"E
L53	100.65'	N69°18'06"E
L54	113.67'	N77°19'07"E
L70	199.24'	N09°14'17"E
L71	148.32'	N79°25'52"W
L72	31.14'	S65°12'03"W
L73	64.88'	N71°50'31"W
L74	135.77'	S61°59'34"W
L75	16.00'	N28°00'26"W
L76	162.88'	N61°59'34"E
L77	16.00'	S28°00'26"E
L78	10.99'	S61°59'34"W
L79	54.68'	S71°50'31"E
L80	12.72'	N10°03'35"W
L81	18.00'	N79°56'25"E
L82	12.49'	S10°03'35"E
L83	12.98'	N00°52'20"E
L84	16.00'	S89°07'40"E
L85	12.10'	S00°52'20"W
L86	12.94'	N08°43'47"E
L87	16.00'	S81°16'13"E
L88	11.97'	S08°43'47"W
L89	24.71'	N85°12'03"E
L90	15.81'	N09°56'21"E
L91	16.00'	S80°03'39"E
L92	12.09'	S09°56'21"W
L93	158.59'	S79°25'52"E
L94	197.03'	S09°14'17"W
L101	128.65'	S47°03'08"E
L102	160.48'	S88°12'54"W
L103	112.49'	S50°02'22"E
L104	102.34'	N66°11'16"W
L105	123.43'	N66°11'16"W
L106	271.93'	S63°52'38"E
L107	97.97'	S18°46'24"W
L108	47.05'	S81°18'43"E
L109	635.16'	N89°27'59"W
L110	4.90'	S01°41'39"E
L111	81.84'	N79°22'37"E
L112	82.76'	S30°43'50"E
L113	50.54'	N67°10'37"E
L114	57.22'	N82°17'28"E
L115	372.37'	S71°55'08"W
L116	52.58'	N89°29'19"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1585.83'	1949.67'	839.73'	46°36'13"	1542.48'	S87°09'10"W
C2	1632.38'	2149.67'	857.81'	43°30'30"	1593.44'	N85°46'55"E
C3	231.00'	2169.67'	115.61'	06°06'01"	230.90'	S69°03'50"E
C4	250.65'	600.00'	127.18'	23°56'07"	248.83'	S77°58'52"E
C41	1874.39'	2149.67'	1001.46'	49°57'31"	1815.57'	N89°00'25"E
C42	1706.02'	1949.67'	911.95'	50°08'08"	1652.11'	S88°55'07"W
C43	334.20'	800.00'	169.57'	23°56'07"	331.77'	N77°58'52"W
C44	120.19'	1949.67'	60.11'	03°31'55"	120.17'	S87°46'46"E
C51	225.83'	2149.67'	113.02'	06°01'09"	225.73'	N69°01'24"W
C52	28.54'	1949.67'	14.27'	00°50'20"	28.54'	S69°07'34"E
C53	16.18'	2149.67'	8.09'	00°25'52"	16.18'	S72°14'54"E
C101	20.04'	15.00'	11.83'	76°32'20"	18.58'	N58°38'18"E
C102	92.19'	712.00'	46.16'	7°25'08"	92.13'	S86°48'07"E
C103	23.89'	787.00'	11.85'	01°43'30"	23.69'	N67°03'01"W
C104	26.04'	26.00'	14.23'	57°22'46"	24.96'	N39°13'23"W
C105	22.05'	20.00'	12.30'	63°10'35"	20.95'	S81°16'06"W
C106	27.78'	712.00'	13.89'	02°14'07"	27.78'	N68°15'40"W
C107	7.83'	5.00'	4.98'	89°45'22"	7.06'	S43°11'02"W
C108	75.73'	1169.00'	37.88'	03°42'42"	75.72'	S86°12'22"W
C109	59.04'	300.00'	29.62'	11°16'36"	58.95'	N72°48'55"E
C110	79.57'	1188.00'	39.80'	03°50'16"	79.56'	N80°22'21"E
C111	21.87'	15.00'	13.40'	83°32'22"	19.98'	N25°50'30"E
C112	89.28'	1176.00'	44.66'	04°21'00"	89.28'	N69°47'11"E
C113	25.05'	300.00'	12.53'	04°47'04"	25.04'	N69°34'09"E

OWNER/DEVELOPER:
SA KINDER RANCH NO. 1, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

SUBDIVISION PLAT OF
KINDER PARKWAY UNIT-1

A 24.11 ACRE TRACT OUT OF A 4.633 & 0.3899 (LIFT STATION) ACRE TRACT CONVEYED TO BASS RESIDENTIAL NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGE 2204-2215, OUT OF A 150.73 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, OUT OF 241.93 ACRE TRACT CONVEYED TO S.A. KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, F. LEESCH SR. SURVEY NUMBER 1, ABSTRACT 970, COUNTY BLOCK 4858, THE F. LEESCH SURVEY NUMBER 192 1/3, ABSTRACT 459, COUNTY BLOCK 4858, AND GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 ALL IN BEXAR COUNTY, TEXAS

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

THIS PLAT OF KINDER PARKWAY UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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

SURVEYOR NOTES:
1. 1/2" IRON 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.

INDEX MAP
NOT TO SCALE

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
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
840 = FINISHED CONTOURS

STREETSCAPE NOTE
STREETSCAPE REQUIREMENTS SHALL BE MET BY PRESERVATION OF EXISTING TREES: A 15-FOOT EXISTING VEGETATION BUFFER ALONG THE RIGHT-OF-WAY LINE IS REQUIRED FOR THIS OPTION.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said ease-ment, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES
1. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
3. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 901 & 902, BLOCK 7, LOT 901, BLOCK 8), KINDER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
4. 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.
5. NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.
6. LOT 902, BLOCK 7, & LOT 901 BLOCK 8 SHALL BE DESIGNATED AS COMMON AREA/GREENBELT (PERMEABLE) AND AS A SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.
7. LOT 901, BLOCK 7 SHALL BE DESIGNATED AS COMMON AREA.

CERTIFICATE OF APPROVAL

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

DATED THIS ____ DAY OF ______, 20__

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. ____ AT ____ M. IN THE 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

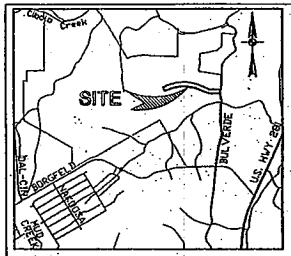
BY: ______, DEPUTY

Date: May 22, 2008, 3:46pm User ID: JAdkins
File: P:\59\53\20\Design\Civil\Plat\PL595320.dwg
JOB NO. 5953.20

DRAWN BY: RJA

KINDER PARKWAY UNIT-1

PLAT NO. 070562



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID 451C2

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS PROPERTIES, L.P.
(20' SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN BASS, 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 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER (SA KINDER RANCH NO.1, LTD.)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DUATMA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS RESIDENTIAL NO.1, LP.
(PORTION OF LOT 901, BLOCK 7, CB 4855)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DUATMA, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

Sarah E. Carrington
NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

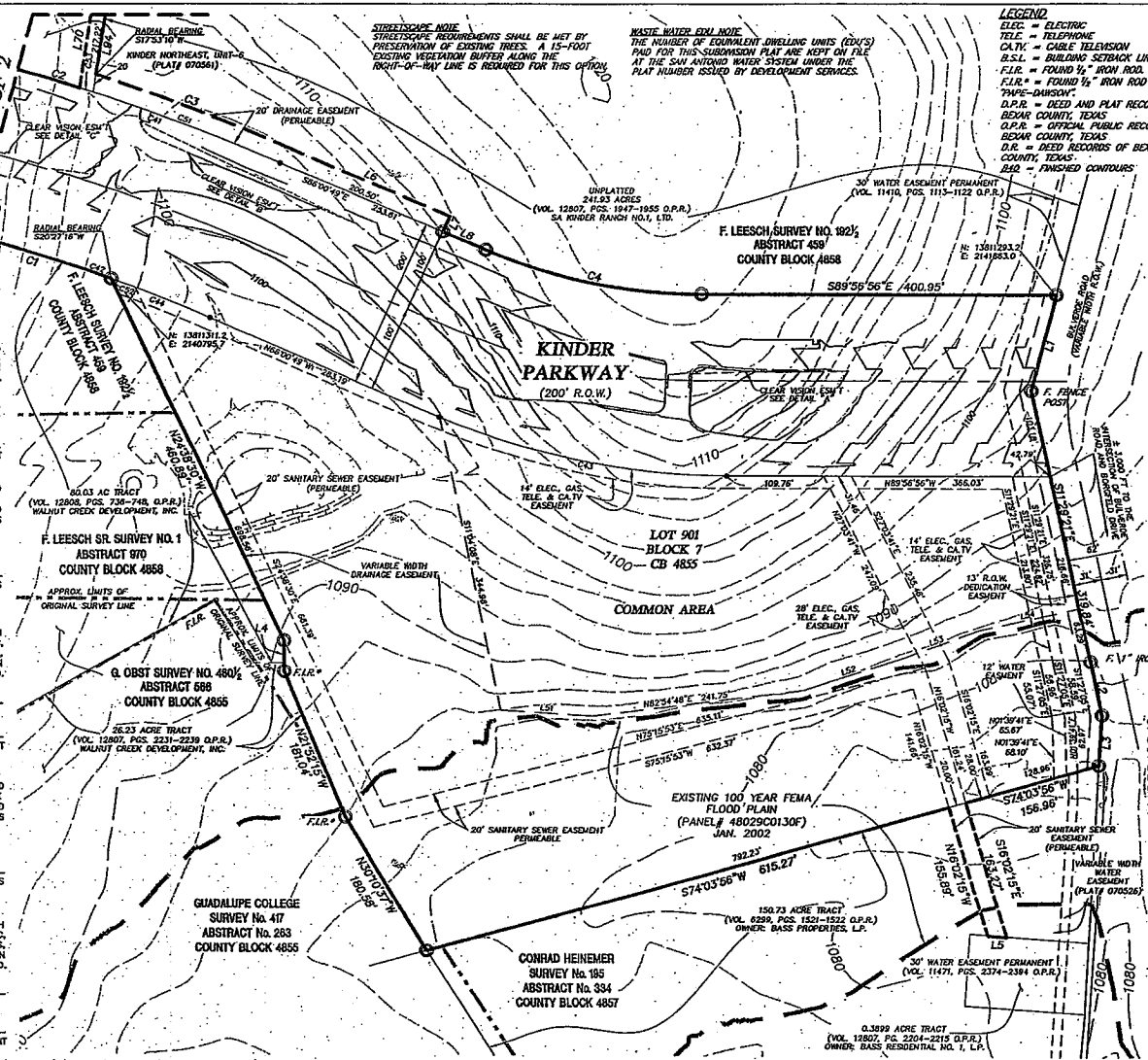
STATE OF TEXAS
COUNTY OF BEXAR

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
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR



STREETSCAPE NOTE
STREETSCAPE REQUIREMENTS SHALL BE MET BY PRESERVATION OF EXISTING TREES. A 15-FOOT EXISTING VEGETATION BUFFER ALONG THE RIGHT-OF-WAY LINE IS REQUIRED FOR THIS OPTION.

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

LEGEND
ELEC. = ELECTRIC
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F.I.R. = FOUND ½" IRON ROD
F.I.R.* = FOUND ½" 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
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840 = FINISHED CONTOURS

SURVEYOR 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 P061.
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.

GENERAL NOTES

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

2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

3. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 901 & 902, BLOCK 7, LOT 901, BLOCK 8) KINDER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

4. 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.

5. NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

6. LOT 902, BLOCK 7, & LOT 901 BLOCK 8 SHALL BE DESIGNATED AS COMMON AREA/GREENBELT (PERMEABLE), AND AS A SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

7. LOT 901, BLOCK 7 SHALL BE DESIGNATED AS COMMON AREA.

SCALE: 1"= 100'

0' 100' 200' 300'

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

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3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL:

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

DATED THIS _____ DAY OF _____, 20___.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE 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

SUBDIVISION PLAT OF
KINDER PARKWAY UNIT-1

A 24.11 ACRE TRACT OUT OF A 4.633 & 0.3899 (LIFT STATION) ACRE TRACT CONVEYED TO BASS RESIDENTIAL NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGE 2204-2215, OUT OF A 150.73 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, OUT OF 241.93 ACRE TRACT CONVEYED TO S.A. KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, F. LEESCH SR. SURVEY NUMBER 1, ABSTRACT 970, COUNTY BLOCK 4858, THE F. LEESCH SURVEY NUMBER 192 ½, ABSTRACT 459, COUNTY BLOCK 4858, AND GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 IN BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
SA KINDER RANCH NO. 1, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

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

THIS PLAT OF KINDER PARKWAY UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20_____

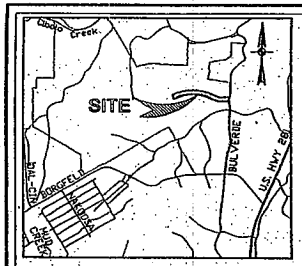
BY: _____
CHAIRMAN

BY: _____
SECRETARY

Date: May 22, 2008, 3:45pm User ID: JAdkins
File: P:\59\53\20\Design\Civil\Plat\PL595320.dwg
JOB NO. 5953.20

DRAWN BY: RJA

PLAT NO. 070562



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID 451C2

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS PROPERTIES, L.P.
(20' SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN BASS, 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 23 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER (SA KINDER RANCH NO.1, LTD.)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS RESIDENTIAL NO.1, LP.
(PORTION OF LOT 901, BLOCK 7, CB 4855)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DENTON, JR., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 28 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 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

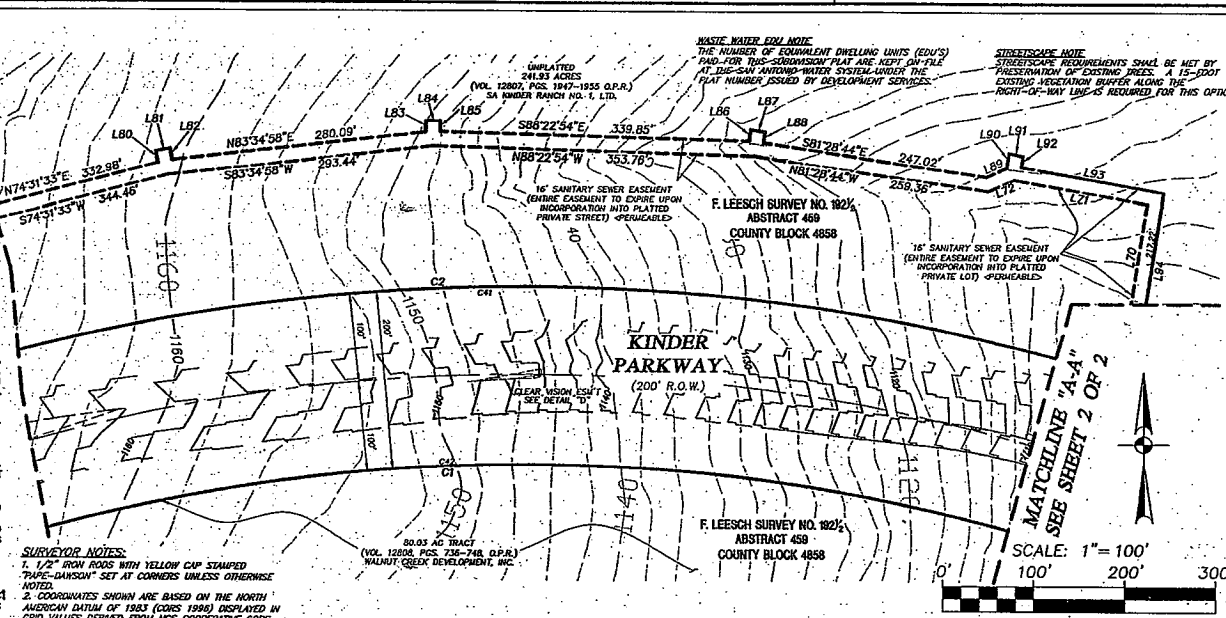
STATE OF TEXAS
COUNTY OF BEXAR

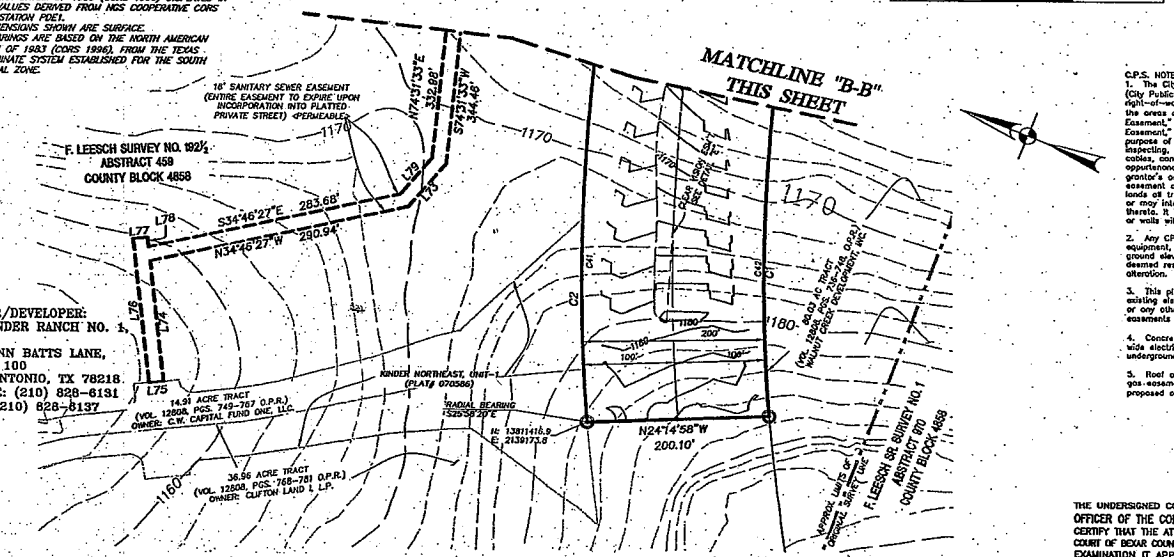
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS
REGISTERED
J. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR





OWNER/DEVELOPER:
SA KINDER RANCH NO. 1, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218.
PHONE: (210) 828-6131
FAX: (210) 828-8137

SURVEYOR 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 PO61.
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.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD.
C.I.R.* = FOUND ½" 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
840 = FINISHED CONTOURS

GENERAL NOTES

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

2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

3. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 901 & 902, BLOCK 7, LOT 901, BLOCK 8). KINDER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

4. 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.

5. NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

6. LOT 902, BLOCK 7, & LOT 901 BLOCK 8 SHALL BE DESIGNATED AS COMMON AREA/GREENBELT (PERMEABLE), AND AS A SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

7. LOT 901, BLOCK 7 SHALL BE DESIGNATED AS COMMON AREA.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said ease-ment, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

SUBDIVISION PLAT OF KINDER PARKWAY UNIT-1

A 24.11 ACRE TRACT OUT OF A 4.633 & 0.3899 (LIFT STATION) ACRE TRACT CONVEYED TO BASS RESIDENTIAL NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGE 2204-2215, OUT OF A 150.73 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6398, PAGES 1521-1522, OUT OF 241.93 ACRE TRACT CONVEYED TO S.A. KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE CONRAD HEINEKER SURVEY NUMBER 193, ABSTRACT 334, COUNTY BLOCK 4857, F. LEESCH SR. SURVEY NUMBER 1, ABSTRACT 970, COUNTY BLOCK 4858, THE F. LEESCH SURVEY NUMBER 192 ½, ABSTRACT 459, COUNTY BLOCK 4858, AND GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 353, COUNTY BLOCK 4855 ALL IN BEXAR COUNTY, TEXAS

THIS PLAT OF KINDER PARKWAY UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

CERTIFICATE OF APPROVAL

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

DATED THIS _____ DAY OF _____, 20____

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE 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

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

SHEET 3 OF 4

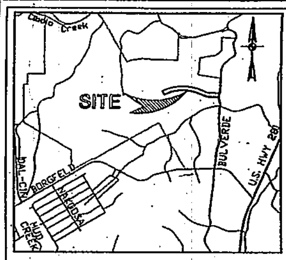
Date: May 22, 2008, 3:45pm User ID: JAdkins
File: P:\59\53\20\Design\Civil\Plat\PL595320.dwg

JOB NO. 5953.20

DRAWN BY: RJA

KINDER PARKWAY UNIT 1

PLAT NO. 070562



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID 451C2

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS PROPERTIES, L.P.
(20' SANITARY SEWER EASEMENT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Bass, 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 23 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER (SA KINDER RANCH NO. 1, LTD.)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: BASS RESIDENTIAL NO. 1, LP.
(PORTION OF LOT 901, BLOCK 7, CB 4855)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 22 DAY OF May A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 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
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

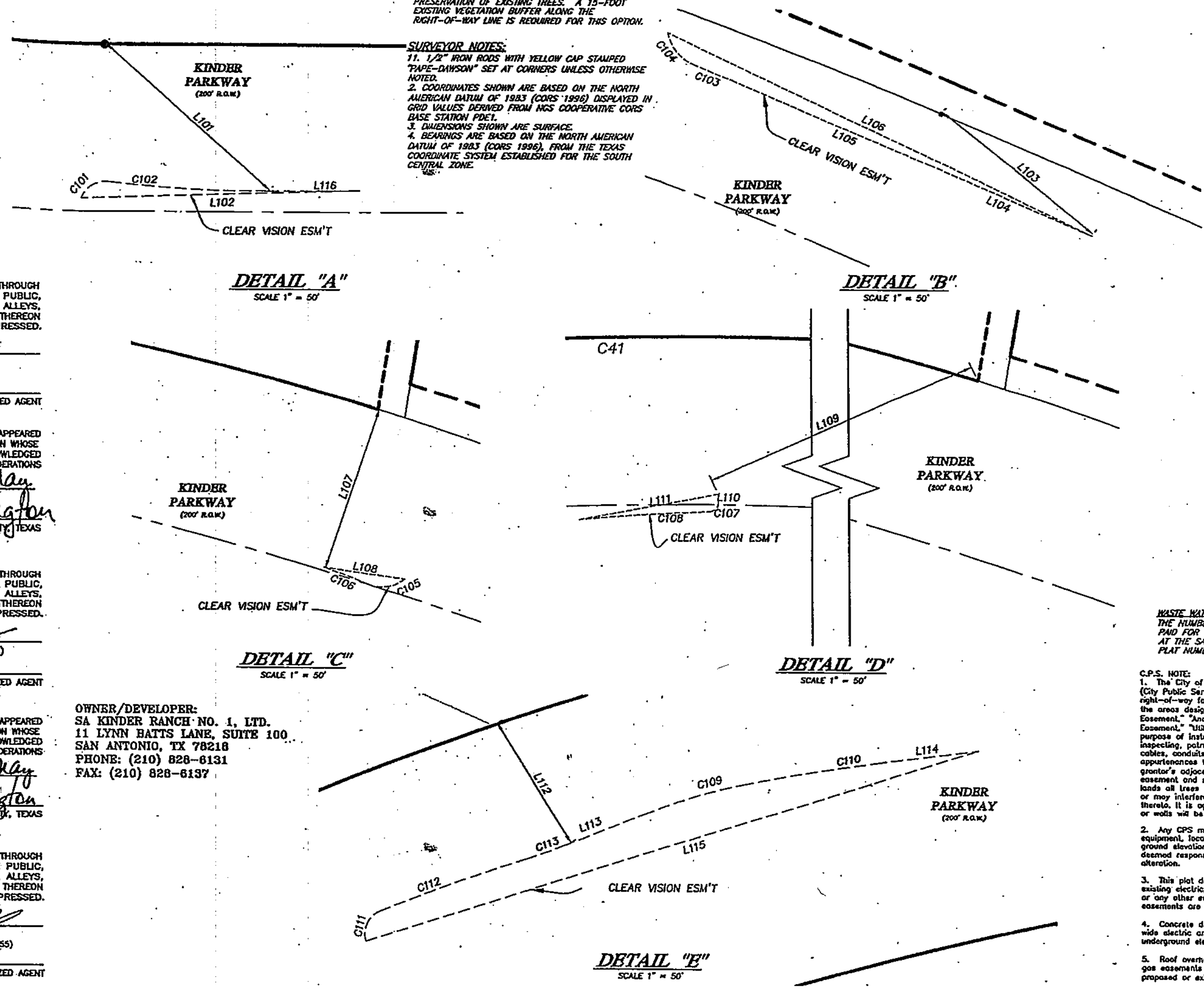
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

STREETSCAPE NOTE
STREETSCAPE REQUIREMENTS SHALL BE MET BY PRESERVATION OF EXISTING TREES. A 15-FOOT EXISTING VEGETATION BUFFER ALONG THE RIGHT-OF-WAY LINE IS REQUIRED FOR THIS OPTION.

SURVEYOR NOTES:
11. 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.



OWNER/DEVELOPER:
SA KINDER RANCH NO. 1, LTD.
11 LYNN BATTS LANE, SUITE 100
SAN ANTONIO, TX 78218
PHONE: (210) 828-6131
FAX: (210) 828-6137

SUBDIVISION PLAT OF
KINDER PARKWAY UNIT-1

A 24.11 ACRE TRACT OUT OF A 4.633 & 0.3899 (LIFT STATION) ACRE TRACT CONVEYED TO BASS RESIDENTIAL NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGE 2204-2215, OUT OF A 150.73 ACRE TRACT CONVEYED TO BASS PROPERTIES, L.P. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6299, PAGES 1521-1522, OUT OF 241.93 ACRE TRACT CONVEYED TO S.A. KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE CONRAD HEINEMER SURVEY NUMBER 195, ABSTRACT 334, COUNTY BLOCK 4857, F. LEESCH SR. SURVEY NUMBER 1, ABSTRACT 970, COUNTY BLOCK 4858, THE F. LEESCH SURVEY NUMBER 192 ½, ABSTRACT 459, COUNTY BLOCK 4858, AND GUADALUPE COLLEGE SURVEY NUMBER 417, ABSTRACT 263, COUNTY BLOCK 4855 ALL IN BEXAR COUNTY, TEXAS

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

THIS PLAT OF KINDER PARKWAY UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD.
F.I.R.* = FOUND ½" 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
840 = FINISHED CONTOURS
GENERAL NOTES

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

2. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

3. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (LOT 901 & 902, BLOCK 7, LOT 901, BLOCK 8), KINDER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

4. 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.

5. NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT.

6. LOT 902, BLOCK 7, & LOT 901 BLOCK 8 SHALL BE DESIGNATED AS COMMON AREA/GREENBELT (PERMEABLE), AND AS A SANITARY SEWER, WATER, DRAINAGE, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT.

7. LOT 901, BLOCK 7 SHALL BE DESIGNATED AS COMMON AREA.

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

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL

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

DATED THIS ______ DAY OF ______, 20__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE 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

KINDER PARKWAY UNIT-1

SHEET 4 OF 4

Date: May 22, 2008, 3:43pm User ID: JAdkins
File: P:\59\53\20\Design\Civil\Plat\PL595320.dwg

JOB NO. 5953.20

DRAWN BY: RJA

08-IV-003

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

RECEIVED
08 JAN 23 PM 2:59
LAND DEVELOPMENT SERVICES DIVISION

January 22, 2008

Administrative Exception/Variance Request Review
c/o Ms. Donna Schueling
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Kinder Parkway Unit-1
Plat No. 070562 (ETJ)
UDC Article 35-506(p)(10) and 35-506(d)(3)(A)
Administrative Exception

Dear Ms. Schueling:

We hereby request an Administrative Exception from the following sections of the UDC: Article 35-506(p)(10) and Article 35-506(d)(3)(A). We are also requesting to use a more aesthetic curb section than the City of San Antonio standard curb.

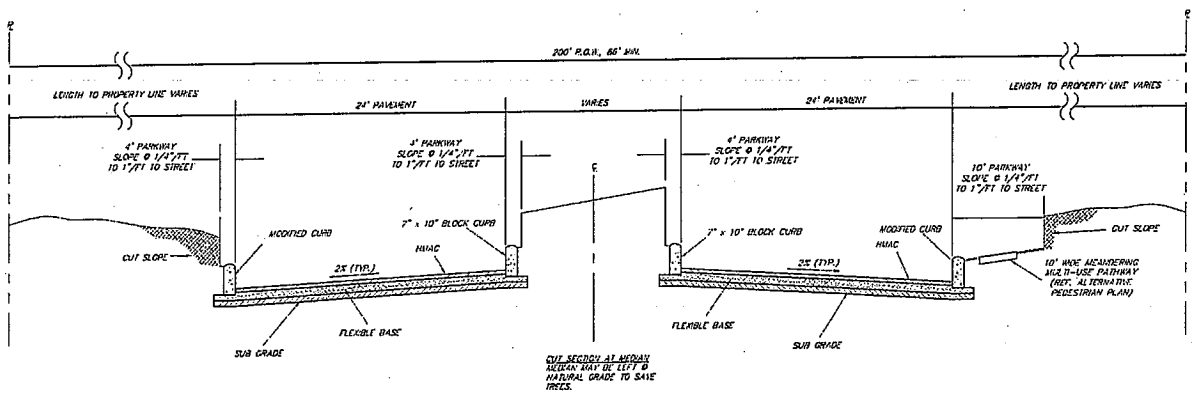
Kinder Parkway is a secondary arterial road, which runs through the Kinder Ranch MDP connecting from Bulverde Road to Borgfeld Road. Based on the traffic counts it was determined a secondary arterial would be required, even though Kinder Parkway is not on the major thoroughfare plan. The Developer is trying to create a road which compliments the existing topography and natural features similar to a Rogers Ranch Parkway. In order to accomplish this, the Developer has set aside 200-feet of right-of-way, as opposed to the required 86-foot right-of-way, in order to be able to save existing trees and reduce street grades by meandering the lanes within the right-of-way. In addition, an alternative pedestrian circulation plan was submitted and approved for Kinder Ranch to allow for a 10-foot multi-use pathway for pedestrian and bike traffic in lieu of standard sidewalks adjacent to the curbs. The overall purpose of the Developer to provide additional right-of-way and a 10-foot multi-use pathway in order to save as much natural vegetation and topography as possible to provide a natural atmosphere for the main roadway in Kinder Ranch.

At the beginning design stages of the project, the Developer and Pape-Dawson Engineers, Inc. met with the City of San Antonio and Bexar County to discuss the design plan of this road. Since this road was going to incorporate unique design traits, we felt it was important to get both the City's and County's input during the design stage. While the main focus of this meeting was the road slopes being greater than 5% due to the topography, the entire vision of the parkway,

split centerlines of the lanes, saving trees, and aesthetic curb designs were discussed. The response from the City and County was favorable to the proposed design ideas being proffered used with Kinder Parkway. The County's response pertaining to street grades has been attached as an example of the support we received. Although the design considerations were agreed to in principle, it was determined in this meeting that an Administrative Exception would be required for each plat associated with Kinder Parkway.

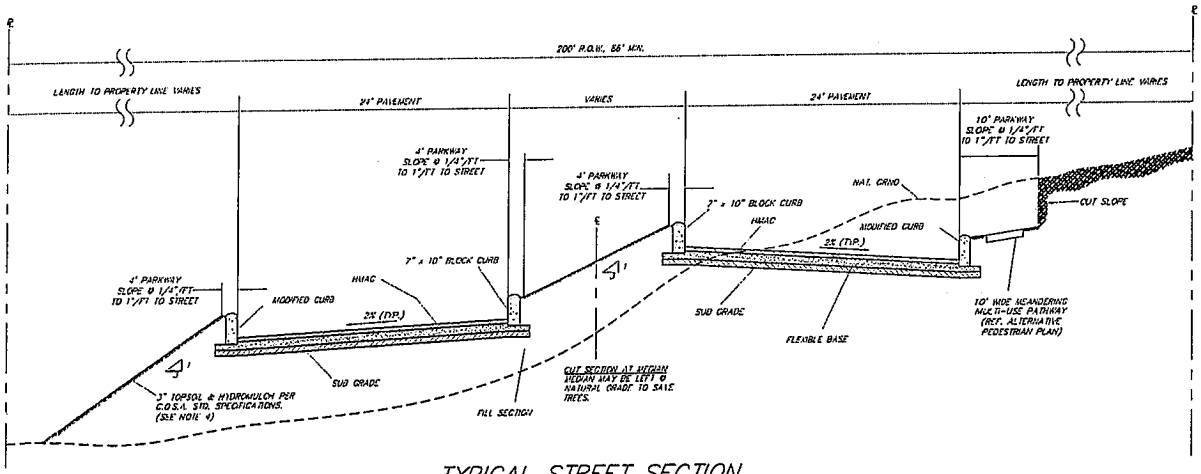
The alignment of Kinder Parkway was designed to avoid steep grades where possible and minimize the areas of topographic adjustment which cannot be avoided. Due to the street topography of Kinder Ranch, small portions of the road were unable to meet the UDC requirement of 5% maximum grades. The maximum slope of Kinder Parkway is 7% to follow the natural slopes and is isolated to short sections of roadway, as discussed in our prior meeting.

This request is also asking for an Administrative Exception for the parkway slopes along Kinder Parkway. The design cross sections of the roadway call for 4-foot parkway graded at 2% at the medians and the outside curb of the eastbound land and a 10-foot parkway graded at 2% on the outside of the westbound lane for utilities, as shown in Figure 1, below. The remainder of the 200-foot granted right-of-way is set aside to preserve existing trees and vegetation and provide area for the 10-foot wide multiuse pathway. Grading the entire 200-foot right-of-way at a 2% slope would cause mass destruction to existing trees and vegetation. As with the roadway grades, effort was made to reduce the cross slope cuts along Kinder Parkway; however, some of the natural cross slopes in the parkway are greater than the standard 2% parkway slope. While the natural parkways are within the allowable limits for streets in heavy cuts (one inch per foot) some vertical cuts will be needed at the designed parkways listed above to preserve the natural landscape.



TYPICAL STREET SECTION

NOT-TO-SCALE

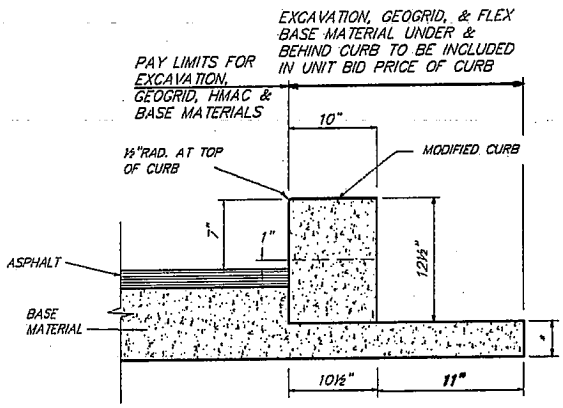


TYPICAL STREET SECTION

NOT-TO-SCALE

Figure 1

The Developer also requests an Administrative Exception from using COSA standard curb details, in order to install a more aesthetic curb section as detailed in the construction plans. The proposed aesthetic curb better matches and compliments the design efforts to preserve a more natural feel for the roadway. A curb section similar to these has been used on Rogers Ranch Parkway. These curb sections are still the same height as the City's standard curb, and therefore will maintain the same drainage characteristics. Details of the curb sections have been included below in Figure 2 and Figure 3.



7"X10" BLOCK CURB DETAIL

NOT-TO-SCALE

* DISTANCE VARIES BASED ON STREET TYPE AND PAVEMENT SECTION USED. (SEE STREET SECTIONS THIS SHEET)

Figure 2

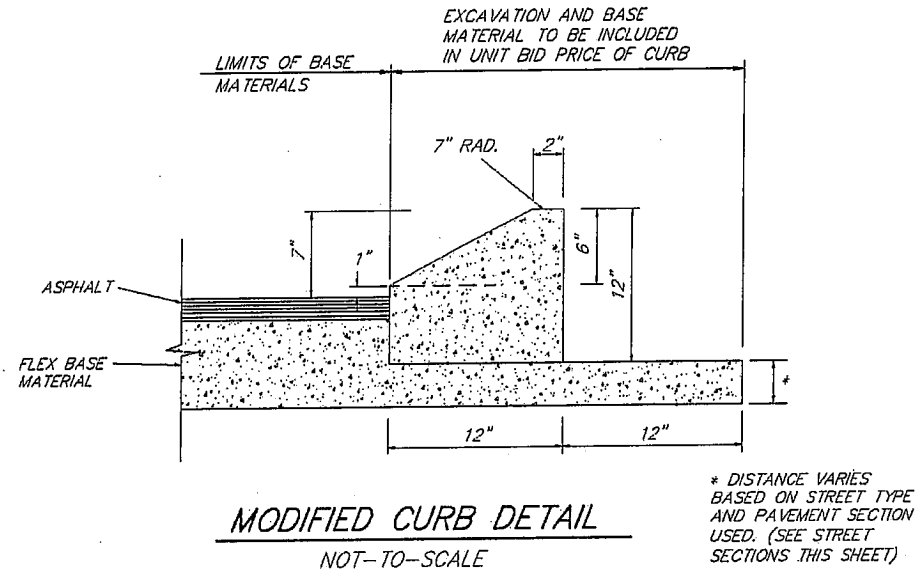


Figure 3

Approval of this request should not create any adverse impacts on the Public Health Safety and Public Works.

In addition, the following items must be addressed as required by the UDC for variances:

- If we comply strictly with this regulation, having the various restrictions associated with this property, another sight issue arises which is possibly a worse condition.
- This hardship applies to the development of the land and not to personal circumstances.
- This hardship is unique due to the existing natural topography rather than one shared by many surrounding properties.
- This hardship is not the result of our actions.
- The granting of this variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.

In our opinion, this administrative exception variance request remains in harmony with the spirit of the ordinances and it will not adversely affect the health, safety or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Caleb Chance, P.E.
Project Manager

Attachment(s)

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

5953\20\Word\Letters\080114a1.doc

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Kinder Parkway Subdivision plat totaling 24.09 acre with no residential lots to create ROW for the construction of a public road
Address:	Approximately 3,000 feet North of the intersection of Bulverde Road and Borgfeld Drive Ferguson Map Grid 451/C-2
A/P #/PPR #/Plat #:	070562
AEVR #:	
AEVR Submittal Date:	01/23/08
AEVR Submitted by:	Caleb Chance, P.E., Pape-Dawson Engineers, Inc.
Issue:	Street Grades, Block Curbs, and Parkway Slopes
Code Sections:	2007 Unified Development Code (UDC), Section 35-506(d)(3)(A) – Cross Section and Construction Standards – Grade; Section 35-506 (p)(8) – Pavement Standards – Curb and Gutter; and Section 35-506 (p)(10) – Pavement Standards – Parkways,
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Mr. Chance's letter dated January 22, 2008. At issue are: the proposed street grades of the arterial street; construction of curbs; and parkway slopes within Kinder Parkway Unit 1.

The street grades exceed 5% in the following areas: Station 00+80 to Station 04+75 (eastbound); Station 01+50 to Station 04+75 (westbound); Station 13+50 to Station 20+00 (eastbound and westbound); and Station 25+50 to Station 28+30 (eastbound).

Block curb is to be used throughout the development.

In the parkways, cut slopes will not exceed a height of 2.75 feet within the clear vision areas outside of the 4-foot parkway graded at 2% in the medians and outside curb of the eastbound lane, and the 10-foot parkway graded at 2% on the outside curb of the westbound lane. Additionally, the clear vision areas will be evaluated after the street is constructed to determine if any vegetative clearing or thinning will be required or if the cut slope height may need to be reduced.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?***
   a. Street grades. The proposed street grades are equivalent, if not better, than by strictly complying with the code. The code does not define the maximum run that the maximum slope can be used. Overall, if the maximum slope were to be used over the entire run of the road, traffic would be more impacted by the uniform grade than it is by the staggering of the grades which requires some runs to exceed the maximum grade.
   b. Block curb. The proposed change will enhance the aesthetics of the development and will not affect the functionality of the pavement system. Since the proposed items are not of standard design, it is expected that these items will require a higher degree of maintenance, staff training, and the use of materials that are not available at the Service Centers.
   c. Parkway slopes. Due to the large width of the medians and the depth of some of the cuts to be made for the roadway and the use of an alternative pedestrian plan, additional clearing in these areas is not necessary. The modifications within the parkway slopes will save existing trees within the right-of-way (ROW). Public health, safety, and welfare will be protected through the establishment and evaluation of the clear vision areas outside the horizontal clear zones.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has taken steps to minimize any adverse impacts on the public health, safety, and welfare. In addition, the applicant will be creating a ROW agreement indicating who will be responsible for maintaining non-standard items used in the ROW and will participate in the evaluation of the project once the street is constructed to identify areas may require removal or thinning of vegetation or reducing the height of the cut slope to ensure the public health, safety, and welfare are protected. Within the agreement, provisions will address emergency repair in order to protect public health, safety and welfare.

3. ***Does the public interest underlying the exceptions outweigh the public interest of the particular regulations?*** In this case, the public benefit is not only an enhanced aesthetic value to the development that is not available through the standard design, but also allows for preservation of the natural vegetation.

4. ***Do the proposed exceptions comply with all other applicable standards of 35-432(e)?*** Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

Robert Brach, P.E.
Development Services Engineer
Bexar County

5/15/08
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

5/15/08
Date

Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

5/15/08
Date

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 19 **June 25, 2008**

KINDER NORTHEAST UNIT 1 P.U.D. MAJOR PLAT 070586
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 C-2
OWNER: C.W. Capital Fund One, LLC, by John Cork
ENGINEER: Pape-Dawson Engineers, Inc. by Rick Wood, P.E.
CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Date filed with Planning Commission: June 6, 2008

Location: Near the intersection of Kinder Parkway and Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP 824-A, Kinder Ranch, accepted May 15, 2008.
P.U.D. 08-004, Kinder Northeast, June 11, 2008

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **18.37** acres consisting of **46** single family lots, **2** non-single family lots, and **2,987** linear feet of private streets.

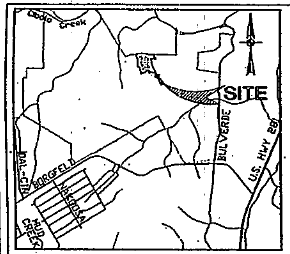
DISCUSSION:

It is noted that because plat # 070562, Kinder Parkway Unit 1 provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval

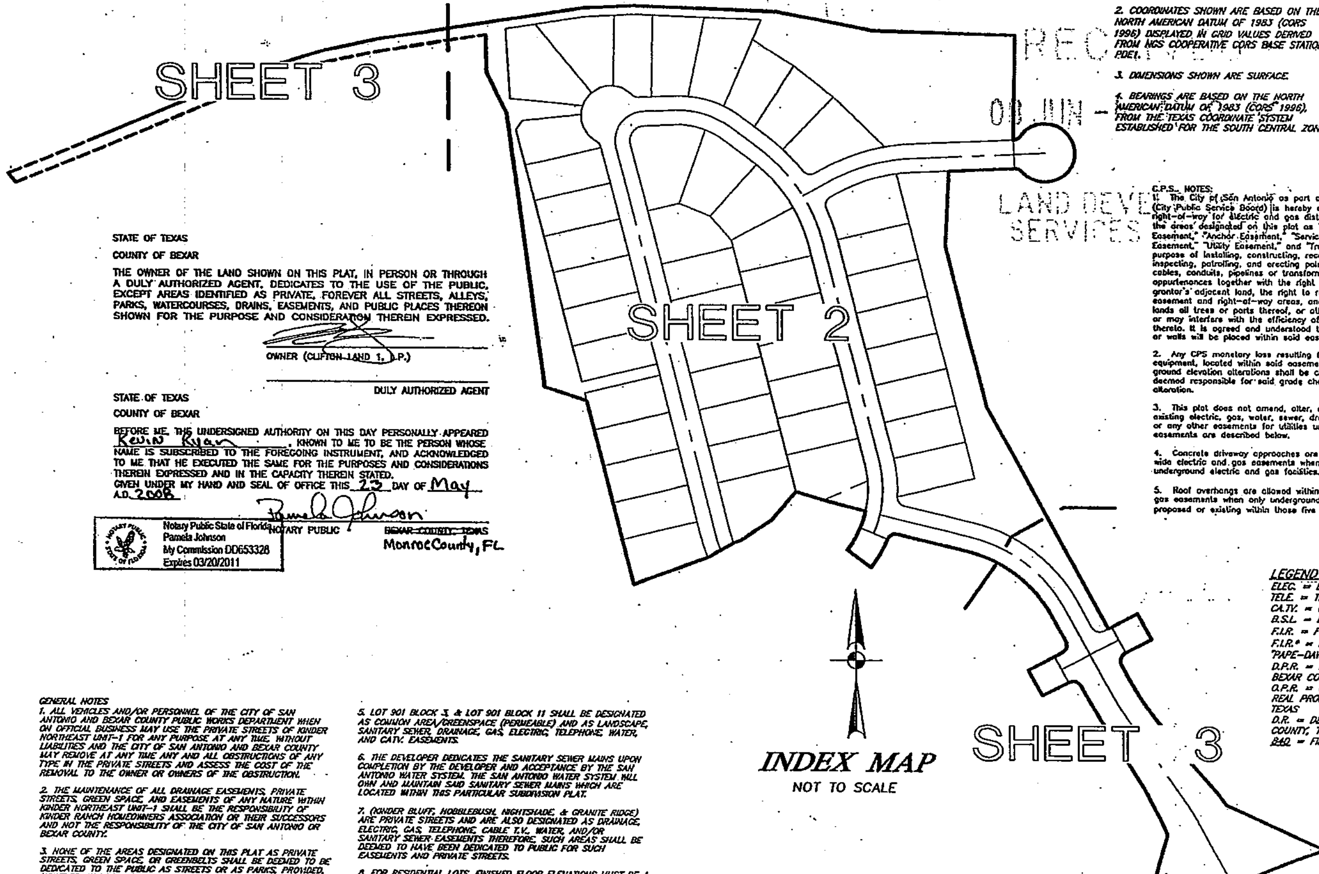
PLAT NO. 070586



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID 451C2

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.

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



INDEX MAP
NOT TO SCALE

SURVEYOR 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.

REC'D 08 JUN – LAND DEVELOPMENT SERVICES

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
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 REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: THE KINDER PARTNERSHIP, LTD.
(PORTION OF 2[illegible] ELEC., GAS, TELE. & CATV ESMT)
[signature]
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21th DAY OF May A.D. 2008

[signature: Mary Gimon]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: SA KINDER RANCH NO.1, LTD.
(PORTION OF KINDER BLUFF, LOT 901, BLOCK 3, & LOT 901 BLOCK 11)
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21th DAY OF May A.D. 2008

[signature: Mary Gimon]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: CW CAPITAL FUND ONE, LLC
(PORTION OF KINDER BLUFF)
DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ Arizona
COUNTY OF ~~BEXAR~~ Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Cork, 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 21st DAY OF May A.D. 2008

[signature: Judith A. Colman]
NOTARY PUBLIC ~~BEXAR~~ Maricopa COUNTY, ~~TEXAS~~ Arizona

JUDITH A. COLMAR
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
OCTOBER 11, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature: Rick Wood]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER (CLIFTON LAND 1, LP.)
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kevin Ryan, 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 23 DAY OF May A.D. 2008

[signature: Pamela Johnson]
NOTARY PUBLIC ~~BEXAR COUNTY, TEXAS~~ Monroe County, FL

Notary Public State of Florida
Pamela Johnson
My Commission DD653328
Expires 03/20/2011

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

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN KINDER NORTHEAST UNIT-1 SHALL BE THE RESPONSIBILITY OF KINDER RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

5. LOT 901 BLOCK 3 & LOT 901 BLOCK 11 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

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

7. (KINDER BLUFF, HOBBLEBUSH, NIGHTSHADE, & GRANITE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

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

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

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 11 & 12, BLOCK 10.

OWNER/DEVELOPER:
CW CAPITAL FUND ONE, LLC
8655 S PRIEST DR
TEMPE, AZ 85284
PHONE: (480) 820-0977
FAX: (480) 839-5859

SUBDIVISION PLAT OF
KINDER NORTHEAST UNIT-1
(PLANNED UNIT DEVELOPMENT)

AN 18.37 ACRE TRACT OF LAND OUT OF A 14.91 ACRE TRACT CONVEYED TO CW CAPITAL FUND ONE, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 749-767, OUT OF A 36.96 ACRE TRACT CONVEYED TO CLIFTON LAND I, LP DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 768-781, OUT OF A 241.93 ACRE TRACT CONVEYED TO SA KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955 AND OUT OF A 774.4 ACRE TRACT CONVEYED TO THE KINDER PARTNERSHIP, LTD. IN WARRANTY DEED RECORDED IN VOLUME 8125, PAGES 1601-1610 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL BEING OUT OF THE ROMPEL & OBST SURVEY NUMBER 191 1/3, ABSTRACT 1172, COUNTY BLOCK 5185, AND THE F. LEESCH SURVEY NUMBER 192 1/3, ABSTRACT 459, COUNTY BLOCK 4858, BEXAR COUNTY TEXAS.

THIS PLAT OF *KINDER NORTHEAST UNIT-1* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

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

DATED THIS ____ DAY OF ______, 20__.

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

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

KINDER NORTHEAST UNIT-1

Date: May 20, 2008, 3:23pm User ID: JAdkins JOB NO. 5953.32
File: P:\59\53\32\Design\Civil\Plat\PL595332A1.dwg

DRAWN BY:CRG

PLAT NO. 070586

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.

KEY NOTES

1. 7' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. 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 walks will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

WASTE WATER EDU NOTE

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

LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID 451C2

GENERAL NOTES

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

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN KINDER NORTHEAST UNIT-1 SHALL BE THE RESPONSIBILITY OF KINDER RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

5. LOT 901 BLOCK 3, & LOT 901 BLOCK 11 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

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

7. (KINDER BLUFF, HOBBLEBUSH, NIGHTSHADE, & GRANITE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS THEREFORE; SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

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

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

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 11 & 12, BLOCK 10.

SURVEYOR NOTES:

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

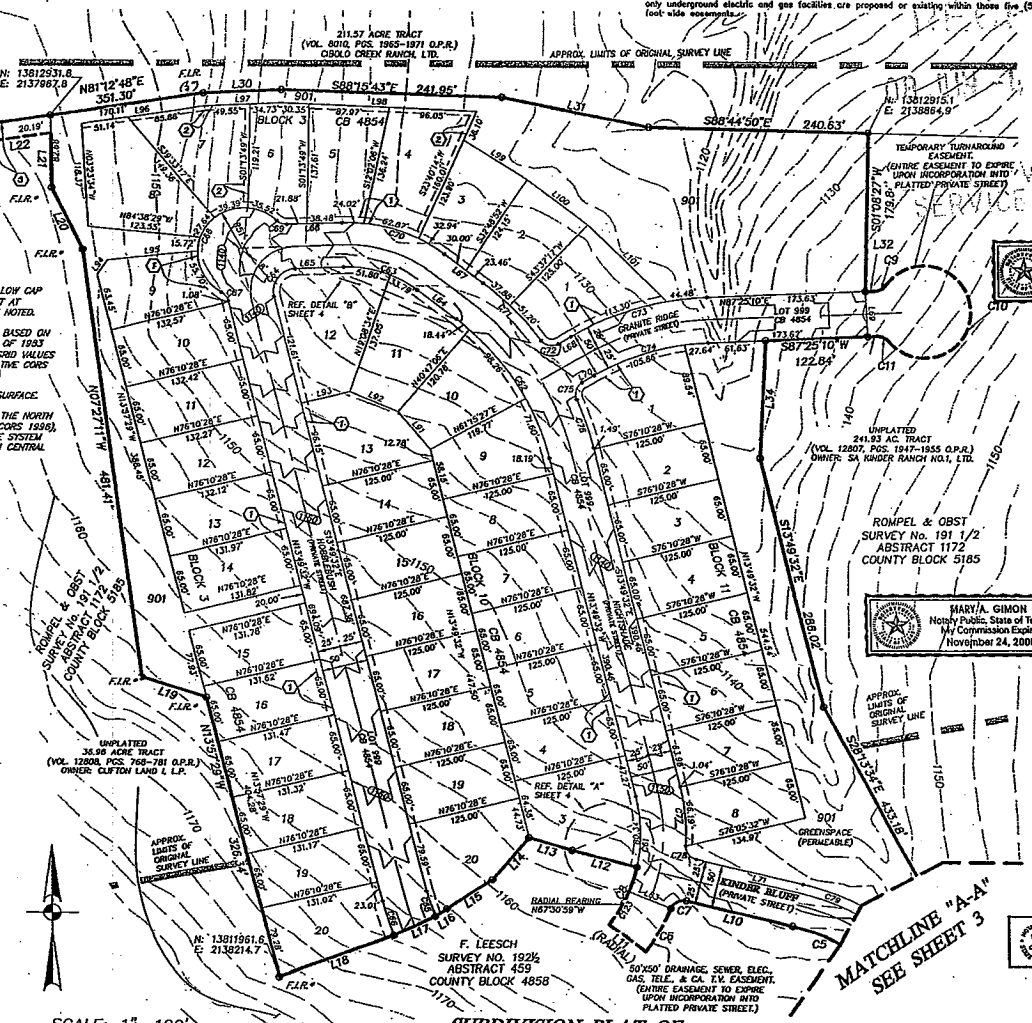
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PDE1.

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.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD.
F.I.R.* = FOUND 1/2" IRON ROD WARRED "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
840 = FINISHED CONTOURS



SCALE: 1"= 100'

0' 100' 200' 300'

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: SA KINDER RANCH NO.1, LTD. (PORTION OF KINDER BLUFF, LOT 901, BLOCK 3, & LOT 901 BLOCK 11)

DULY AUTHORIZED AGENT

AM 9:06

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DAWSON, 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 2TH DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: THE KINDER PARTNERSHIP, LTD. (PORTION OF 20' ELEC., GAS, TELE., & CATV ESMT)

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LINDA A. DAWSON, 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 2TH DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER (CLIFTON LAND I, L.P.)

DULY AUTHORIZED AGENT

STATE OF FLORIDA

COUNTY OF MONROE

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN NAY, 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 23 DAY OF May A.D. 2008

NOTARY PUBLIC — MONROE COUNTY, FL

Notary Public State of Florida
Pamela Johnson
My Commission DD653328
Expires 03/20/2011

CERTIFICATE OF APPROVAL:

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

DATED THIS _____ DAY OF _____, 20__.

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

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER: CW CAPITAL FUND ONE, LLC (PORTION OF KINDER BLUFF)

DULY AUTHORIZED AGENT

JUDITH A. COLMAR
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
OCTOBER 11, 2009

STATE OF TEXAS Arizona

COUNTY OF BEXAR Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Cork, 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 21st DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS Maricopa Arizona

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

OWNER/DEVELOPER:
CW CAPITAL FUND ONE, LLC
8655 S PRIEST DR
TEMPE, AZ 85284
PHONE: (480) 820-0977
FAX: (480) 839-5859

PAPE-DAWSON ENGINEERS

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

SUBDIVISION PLAT OF KINDER NORTHEAST UNIT-1

(PLANNED UNIT DEVELOPMENT)

AN 18.37 ACRE TRACT OF LAND OUT OF A 14.91 ACRE TRACT CONVEYED TO CW CAPITAL FUND ONE, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 749-767, OUT OF A 36.96 ACRE TRACT CONVEYED TO CLIFTON LAND I, LP DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 768-781, OUT OF A 241.93 ACRE TRACT CONVEYED TO SA KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955 AND OUT OF A 774.4 ACRE TRACT CONVEYED TO THE KINDER PARTNERSHIP, LTD. IN WARRANTY DEED RECORDED IN VOLUME 8125, PAGES 1601-1610 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL BEING OUT OF THE ROMPEL & OBST SURVEY NUMBER 191 1/2 ABSTRACT 1172, COUNTY BLOCK 5185, AND THE F. LEESCH SURVEY NUMBER 192 1/2 ABSTRACT 459, COUNTY BLOCK 4858, BEXAR COUNTY TEXAS.

THIS PLAT OF _____ KINDER NORTHEAST UNIT-1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

SHEET 2 OF 4

Date: May 20, 2008, 3:24pm User ID: JAdkins
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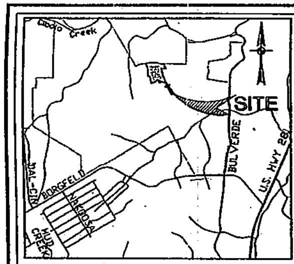
JOB NO. 5953.32

DRAWN BY: CRG

KINDER NORTHEAST UNIT-1

PLAT NO. 070586



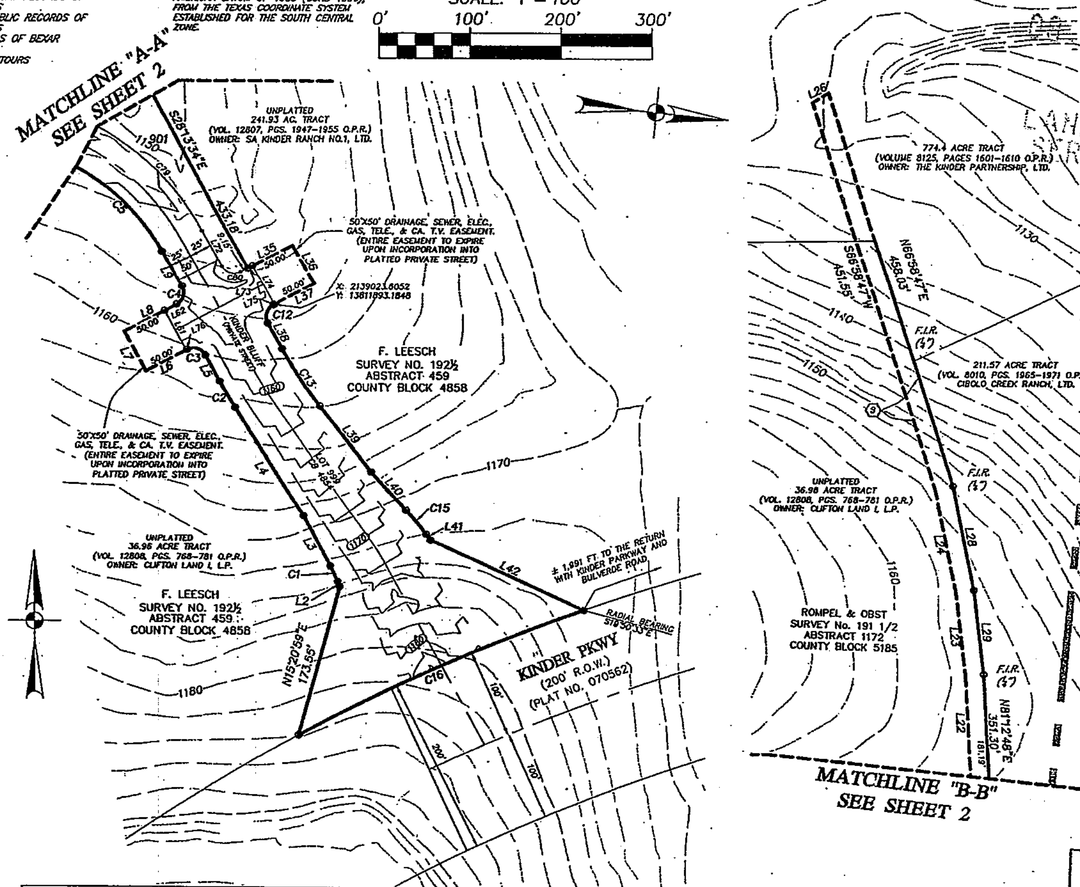
LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID 451C2

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

LEGEND
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 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
- 840 = FINISHED CONTOURS

SURVEYOR 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.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.



GENERAL NOTES
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF KINDER NORTHEAST UNIT-1 FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN KINDER NORTHEAST UNIT-1 SHALL BE THE RESPONSIBILITY OF KINDER RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS, GREEN SPACE, OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. LOT 901 BLOCK 3 & LOT 901 BLOCK 11 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.
6. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. (KINDER BLUFF, HOBBLEBUSH, NIGHTSHADE, & GRANITE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT
10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.
11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 11 & 12, BLOCK 10.

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

OWNER: THE KINDER PARTNERSHIP, LTD.
(PORTION OF 20' ELEC., GAS, TELE., & CATV ESMT)
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF May A.D. 2008
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

OWNER: SA KINDER RANCH NO.1, LTD.
(PORTION OF KINDER BLUFF, LOT 901, BLOCK 3, & LOT 901 BLOCK 11)
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton, Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF May A.D. 2008
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

OWNER: CW CAPITAL FUND ONE, LLC
(PORTION OF KINDER BLUFF)
DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ Arizona
COUNTY OF ~~BEXAR~~ Maricopa
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Cork, 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 21st DAY OF May A.D. 2008
Judith A. Colman
NOTARY PUBLIC, BEXAR COUNTY, TEXAS Maricopa Arizona

JUDITH A. COLMAR
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
OCTOBER 11, 2009

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

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.

OWNER/DEVELOPER:
CW CAPITAL FUND ONE, LLC
8655 S PRIEST DR
TEMPE, AZ 85284
PHONE: (480) 820-0977
FAX: (480) 839-5859

KEY NOTES
1. 7' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
2. 5' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT
3. 20' ELECTRIC, GAS, TELEPHONE, & CABLE T.V. EASEMENT

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

SUBDIVISION PLAT OF
KINDER NORTHEAST UNIT-1
(PLANNED UNIT DEVELOPMENT)

AN 18.37 ACRE TRACT OF LAND OUT OF A 14.91 ACRE TRACT CONVEYED TO CW CAPITAL FUND ONE, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 749-767, OUT OF A 36.96 ACRE TRACT CONVEYED TO CLIFTON LAND I, LP DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 768-781, OUT OF A 241.93 ACRE TRACT CONVEYED TO SA KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955 AND OUT OF A 774.4 ACRE TRACT CONVEYED TO THE KINDER PARTNERSHIP, LTD. IN WARRANTY DEED RECORDED IN VOLUME 8125, PAGES 1601-1610 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL BEING OUT OF THE ROMPEL & OBST SURVEY NUMBER 191 1/2, ABSTRACT 1172, COUNTY BLOCK 5185, AND THE F. LEESCH SURVEY NUMBER 192 1/2, ABSTRACT 459, COUNTY BLOCK 4858, BEXAR COUNTY TEXAS.

THIS PLAT OF KINDER NORTHEAST UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ____ A.D. 20__

BY: ____ CHAIRMAN

BY: ____ SECRETARY

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

OWNER (CLIFTON LAND 1, L.P.)
DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ FLORIDA
COUNTY OF ~~BEXAR~~ MONROE
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN RYAN, 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 23 DAY OF May A.D. 2008
NOTARY PUBLIC, ~~BEXAR COUNTY, TEXAS~~ Monroe Cnty, Florida

Notary Public State of Florida
Pamela Johnson
My Commission DD653328
Expires 03/20/2011

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

DATED THIS ____ DAY OF ____, 20__.

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

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

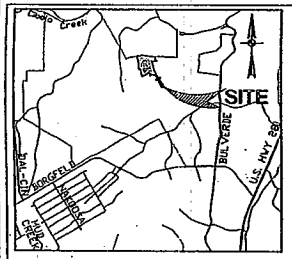
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY

Date: May 20, 2008, 3:24pm User ID: JAdkins
File: P:\59\53\32\Design\Civil\Plat\PL595332A1.dwg
JOB NO. 5953.32

DRAWN BY:GRG

PLAT NO. 070586



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID 451C2

WASTE WATER EDU NOTE

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

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD.
F.I.R.* = FOUND ½" 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
FND = FINISHED CONTOURS

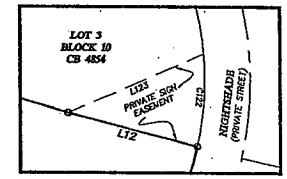
SURVEYOR NOTES:

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 POE1.
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.

LINE TABLE		
LINE	LENGTH	BEARING
L2	5.75'	N21°25'21"W
L3	64.73'	N26°34'03"W
L4	142.45'	N31°34'59"W
L5	33.00'	N28°00'26"W
L6	51.00'	S81°59'34"W
L7	50.00'	N28°00'26"W
L8	65.00'	N81°59'34"E
L9	46.07'	N28°00'26"W
L10	119.37'	N76°25'36"W
L11	50.00'	N53°11'33"W
L12	73.40'	N22°12'52"W
L13	49.41'	N72°59'47"W
L14	63.95'	S32°31'00"W
L15	60.94'	S55°32'32"W
L16	16.09'	S54°25'36"W
L17	50.15'	S84°32'10"W
L18	134.31'	S69°35'05"W
L19	74.23'	N72°04'40"W
L20	78.38'	N25°36'10"W
L21	62.49'	N00°54'54"W
L22	177.85'	S81°12'48"W
L23	93.28'	S77°54'08"W
L24	118.63'	S37°23'01"W
L25	20.71'	N38°01'00"W
L26	120.73'	N73°23'01"E
L27	95.14'	N77°54'08"E
L28	85.76'	N87°19'31"E
L31	164.49'	S78°27'05"E
L32	10.85'	N87°25'10"E
L33	10.84'	S87°25'10"W
L34	131.82'	S02°49'48"W
L35	55.85'	N61°59'34"E
L36	50.00'	S28°00'26"E
L37	51.00'	S61°59'34"W
L38	33.00'	S28°00'26"E
L39	52.43'	S37°27'29"E
L40	57.39'	S41°27'29"E
L41	7.83'	S34°34'33"E
L42	185.01'	S85°04'08"E
L61	50.00'	N28°00'26"W
L62	15.00'	N61°59'34"E
L63	50.00'	N87°30'59"W
L64	53.46'	N53°03'23"W
L65	53.46'	S87°42'41"W
L66	60.37'	N87°42'41"E
L67	53.46'	S53°03'23"E
L68	15.66'	N59°38'16"E
L69	50.00'	S28°24'50"E
L70	15.38'	S59°38'16"W
L71	120.32'	S76°25'36"E
L72	46.07'	S28°00'26"E
L73	15.00'	N61°59'34"E
L74	50.00'	S28°00'26"E
L75	1.00'	S61°59'34"W
L76	1.00'	S61°59'34"W
L91	55.00'	N40°01'07"W
L92	56.99'	N67°10'10"W
L93	55.00'	S76°10'28"W
L94	19.71'	N34°58'09"E
L95	99.66'	N83°53'46"E
L96	137.00'	N81°10'11"E
L97	84.28'	N87°17'23"E
L98	214.37'	S82°44'05"E
L99	82.50'	S57°12'22"E
L100	84.75'	S81°46'55"E
L101	121.45'	S45°27'46"E
L121	17.76'	N87°42'41"E
L122	153.34'	N87°56'45"W
L123	81.59'	N66°01'27"E

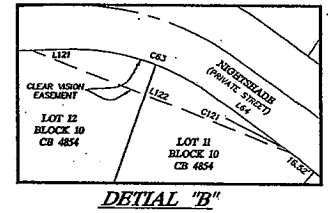
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	19.41'	203.00'	9.71'	05°28'42"	19.40'	N24°09'42"W
C2	33.64'	339.00'	16.83'	05°41'33"	33.63'	N29°47'43"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N73°00'26"W
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N16°59'34"E
C5	190.14'	225.00'	101.16'	48°23'10"	184.53'	N52°13'01"W
C6	58.25'	225.00'	29.27'	14°19'26"	58.10'	S29°38'44"W
C7	21.23'	15.00'	12.83'	81°05'23"	19.50'	S63°01'43"W
C8	74.31'	175.00'	37.73'	24°19'51"	73.76'	N24°38'32"E
C9	13.78'	15.00'	7.43'	52°41'34"	13.31'	N81°04'15"E
C10	254.03'	51.00'	38.86'	285°22'23"	61.82'	S02°34'30"E
C11	13.80'	15.00'	7.43'	52°41'41"	13.31'	N66°14'00"W
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S16°59'34"W
C13	26.04'	461.00'	38.11'	09°27'03"	75.93'	S37°43'58"E
C15	38.68'	207.00'	17.86'	06°52'56"	38.63'	S38°01'01"E
C16	344.84'	2149.67'	172.79'	09°11'28"	344.47'	S63°33'43"W
C61	110.90'	175.00'	57.38'	36°18'33"	109.05'	N04°19'45"E
C62	188.30'	275.00'	98.01'	39°13'54"	184.64'	N33°26'28"W
C63	88.59'	125.00'	44.55'	39°13'53"	86.93'	N72°40'22"W
C64	44.30'	25.00'	30.62'	101°32'10"	38.73'	S36°56'35"W
C65	30.80'	275.00'	15.42'	06°25'01"	30.78'	S17°02'02"E
C66	40.97'	325.00'	20.51'	07°13'26"	40.94'	N12°26'11"W
C67	12.31'	15.00'	6.52'	47°00'59"	11.97'	N37°19'57"W
C68	173.97'	51.00'	376.11'	195°26'39"	101.09'	N36°52'56"E
C69	12.26'	15.00'	6.51'	46°53'34"	11.94'	S68°50'31"E
C70	119.83'	175.00'	62.37'	39°13'53"	117.50'	S72°40'22"E
C71	89.00'	125.00'	44.82'	15°21'19"	88.80'	S45°17'17"E
C72	21.74'	15.00'	13.28'	83°02'54"	19.89'	S78°52'27"E
C73	157.77'	325.00'	80.47'	27°48'53"	156.23'	N73°30'43"E
C74	133.50'	275.00'	68.09'	27°48'53"	132.18'	S73°30'43"W
C75	21.85'	15.00'	13.37'	83°26'40"	19.97'	S17°52'56"W
C76	56.81'	325.00'	28.48'	10°00'52"	56.73'	S18°59'58"E
C77	67.23'	225.00'	33.87'	17°07'10"	66.98'	S05°15'56"E
C78	20.87'	15.00'	12.52'	79°43'14"	19.23'	S36°33'59"E
C79	232.40'	275.00'	123.65'	48°25'10"	225.54'	S52°13'01"E
C80	23.56'	15.00'	15.00'	90°00'00"	21.21'	S73°00'26"E
C121	1.92'	275.00'	0.96'	00°23'58"	1.92'	S55°51'28"E
C122	52.18'	125.00'	26.29'	17°05'03"	51.99'	S03°56'05"W
C123	43.75'	125.00'	21.99'	14°18'26"	43.64'	N29°38'44"E

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.



DETIAL "A"

SCALE: 1" = 50'



DETIAL "B"

SCALE: 1" = 50'

C.P.S. NOTES:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES

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

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN KINDER NORTHEAST UNIT-1 SHALL BE THE RESPONSIBILITY OF KINDER RANCH HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

5. LOT 901 BLOCK 3, & LOT 901 BLOCK 11 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PRIVATE/PUBLIC) AND AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, AND CATV. EASEMENTS.

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

7. (KINDER BLUFF, HOBBLEBUSH, NIGHTSHADE, & GRANITE RIDGE) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS DRAINAGE, ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

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

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

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOTS 11 & 12, BLOCK 10.

STATE OF TEXAS
COUNTY OF BEXAR

OWNER: THE KINDER PARTNERSHIP, LTD.
(PORTION OF 28' ELEC., GAS, TELE., & CATV ESMT)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

MARY A. GIMON
Public, State of Texas
Commission Expires
ember 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: SA KINDER RANCH NO.1, LTD.
(PORTION OF KINDER BLUFF, LOT 901, BLOCK 3, & LOT 901 BLOCK 11)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lloyd A. Denton Jr., KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: CW CAPITAL FUND ONE, LLC
(PORTION OF KINDER BLUFF)

DULY AUTHORIZED AGENT

STATE OF TEXAS Arizona
COUNTY OF BEXAR: Maricopa

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John Cook, 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 21st DAY OF May A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS Maricopa Arizona

JUDITH A. COLMAR
Notary Public - Arizona
MARICOPA COUNTY
Commission Expires
OCTOBER 11, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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

OWNER/DEVELOPER:
CW CAPITAL FUND ONE, LLC
8655 S PRIEST DR
TEMPE, AZ 85284
PHONE: (480) 820-0977
FAX: (480) 839-5859

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

SUBDIVISION PLAT OF
KINDER NORTHEAST UNIT-1
(PLANNED UNIT DEVELOPMENT)

AN 18.37 ACRE TRACT OF LAND OUT OF A 14.91 ACRE TRACT CONVEYED TO CW CAPITAL FUND ONE, LLC DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 749-767, OUT OF A 36.96 ACRE TRACT CONVEYED TO CLIFTON LAND I, LP DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12808, PAGES 768-781, OUT OF A 241.93 ACRE TRACT CONVEYED TO SA KINDER RANCH NO. 1, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12807, PAGES 1947-1955 AND OUT OF A 774.4 ACRE TRACT CONVEYED TO THE KINDER PARTNERSHIP, LTD. IN WARRANTY DEED RECORDED IN VOLUME 8125, PAGES 1601-1610 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALL BEING OUT OF THE ROMPEL & OBST SURVEY NUMBER 191 1/2 ABSTRACT 1172, COUNTY BLOCK 5185, AND THE F. LEESCH SURVEY NUMBER 192 1/2 ABSTRACT 459, COUNTY BLOCK 4858, BEXAR COUNTY TEXAS.

THIS PLAT OF KINDER NORTHEAST UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER (CLIFTON LAND I, LP.)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED KEVIN KLAI, 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 7th DAY OF May A.D. 2008

Notary Public State of Florida
Pamela Johnson
My Commission DD653328
Expires 03/20/2011

NOTARY PUBLIC — BEXAR COUNTY, TEXAS Monroe Caty, FL

CERTIFICATE OF APPROVAL

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

DATED THIS ____ DAY OF _____, 20__.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 4 OF 4

Date: May 20, 2008, 3:25pm User ID: JAdkins
File: P:\59\53\32\Design\Civil\Plat\PL595332A1.dwg

JOB NO. 5953.32

DRAWN BY: GRG

KINDER NORTHEAST UNIT-1

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 20 **June 25, 2008**

GOLDEN CORRAL SOUTHEAST
SUBDIVISION NAME:

080228
PLAT #:

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 650 F-7
OWNER: GC Development Corp., by Frank H. Ernest
ENGINEER: Macina, Bose, Copeland & Assoc. Inc., by Dawn Robinson, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Location: Northeast of the intersection of Quintard St. and S.E. Military Dr.

Zoning: C-3 General Commercial District

Proposed use: Restaurant

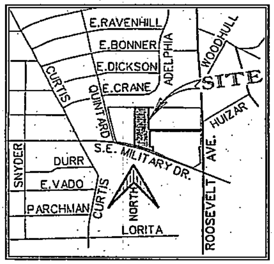
APPLICANT'S PROPOSAL:

To plat **2.610** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

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

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.
3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral requests shall become null and void.



LOCATION MAP

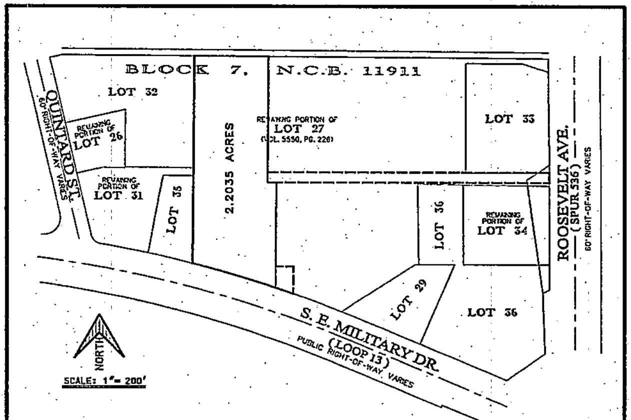
NOT TO SCALE

NORTH

SCALE: 1" = 100'

0' 50' 100' 200'

BEARINGS BASED ON THE CHORD FOR THE NORTHEAST RIGHT-OF-WAY LINE OF S.E. MILITARY DR. AS BEING SXX° XX'XX"E BETWEEN CONTROL MONUMENTS 1 AND 2.



AREA BEING REPLATTED

BEING A 2.627 ACRE TRACT OUT OF THE REMAINING PORTION OF LOT 27, BLOCK 7, NEW CITY BLOCK 11911, RAVENHILL SUBDIVISION, AS RECORDED IN VOLUME 5580, PAGE 226, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

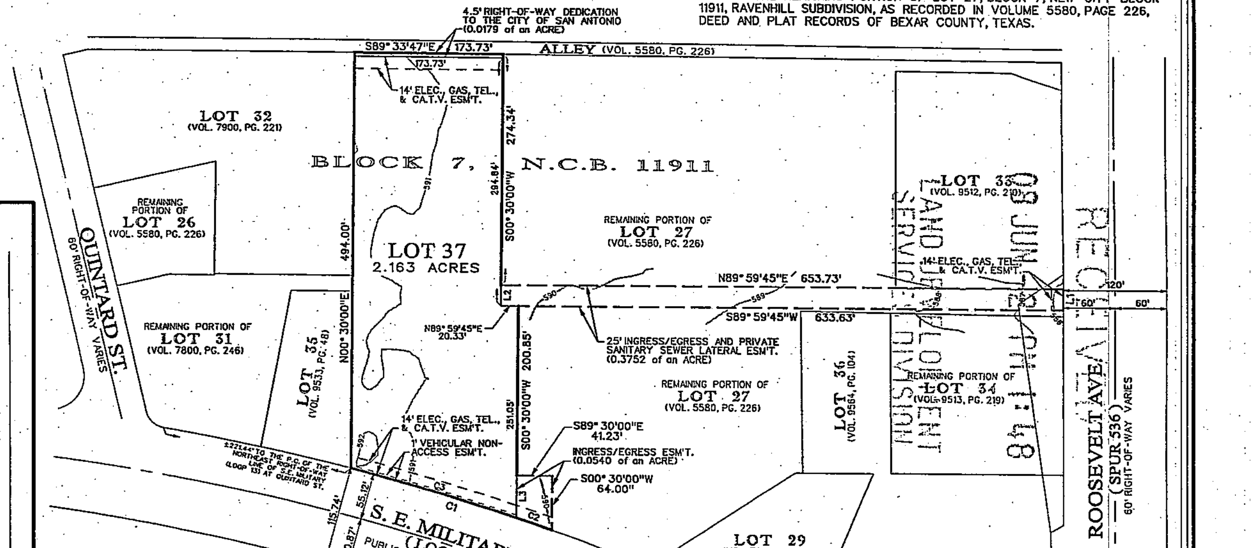
REPLAT ESTABLISHING GOLDEN CORRAL SOUTHEAST

080228

BEING A 2.610 ACRE TRACT ESTABLISHING LOT 37 (2.163 ACRES), A 0.0179 OF AN ACRE RIGHT-OF-WAY DEDICATION TO THE CITY OF SAN ANTONIO, A 0.3752 OF AN ACRE INGRESS/EGRESS AND PRIVATE SANITARY SEWER LATERAL EASEMENT AND A 0.0540 OF AN ACRE INGRESS/EGRESS EASEMENT OUT OF THE REMAINING PORTION OF LOT 27, BLOCK 7, NEW CITY BLOCK 11911, RAVENHILL SUBDIVISION, AS RECORDED IN VOLUME 5580, PAGE 226, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.



LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	S00° 02'00"E	25.00'
L2	S00° 30'00"W	25.00'
L3	S00° 30'00"W	50.20'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	2919.79'	04° 49'03"	122.82'	245.50'	N72° 58'17"W	245.43'
C2	2919.79'	00° 51'11"	21.74'	43.48'	N70° 59'21"W	43.48'
C3	2919.79'	03° 57'52"	101.05'	202.02'	N73° 23'58"W	201.98'

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT RAVENHILL SUBDIVISION WHICH IS RECORDED IN VOLUME 5580, PAGE 226, BEXAR COUNTY PLAT AND DEED RECORDS. I, THE OWNER OF THE PROPERTY SHOWN ON THIS PLAT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHERS 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.

LOT 37
OWNER/DEVELOPER:
GC DEVELOPMENT CORP.
5151 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27612

OWNER

DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS ____ DAY OF ________, A.D. 20___.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED, 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.

LOT 37
OWNER/DEVELOPER:
GC DEVELOPMENT CORP.
5151 GLENWOOD AVENUE
RALEIGH, NORTH CAROLINA 27612

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ________, A.D. 20___.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED, 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.

25' INGRESS/EGRESS AND PRIVATE SANITARY SEWER LATERAL EASEMENT (0.3752 of an ACRE) AND A 0.0540 of an ACRE INGRESS/EGRESS EASEMENT

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ________ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ________, A.D. 20___.

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER/OWNER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/ OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. THE DEVELOPER/OWNER 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 ONE (1) ACCESS POINT ALONG LOOP 13, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 245.50'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TxDOT.

GENERAL NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN ZONE "X" (UNSHADED) ON MAP NUMBER 48029C0630 F DATED JUNE 18, 2007, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
3. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).
4. OWNER SHALL PROVIDE CLEAR VISION AREA AT ALL ACCESS DRIVEWAYS IN ACCORDANCE WITH U.D.C. 35-506(d)(5).

STATE OF TEXAS ★ DAWN M. ROBINSON 95808 LICENSED PROFESSIONAL ENGINEER

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

C.P.S. NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (E.D.U.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.

mbc ENGINEERS

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

29901-1367

THIS PLAT OF GOLDEN CORRAL SOUTHEAST HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ____ DAY OF ________, A.D. 20___

BY: ________
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

SHEET 1 OF 1

DRAWN BY: BRIAN WOERNER

8:00:43 AM 6/2/2008 bwoerner
P:\1367\29901-GoldenCorralSE\Design\9901PL.dgn

golden corral®

Golden Corral Corporation

April 17, 2008

RECEIVED
APR 2 5 2008
MBC ENGINEERS

Ms. Elizabeth Carol
City of San Antonio Development Services
PO Box 839966
San Antonio, Texas 78283-3699

Re: Golden Corral Restaurant
S.E. Military
San Antonio, Texas

Dear Ms. Carol:

By copy of this letter I am respectfully requesting a plat deferral on the above-captioned project. The restaurant project will cost over Four Million Dollars ($4,000,000.00) and must be started by **July 1, 2008**. The financing, equity, and land purchase contract that have been arranged are contingent solely upon the authorization to begin on-site work as quickly as possible. In addition to the unusually fast purchase and financing arrangements, management personnel have already been hired. If the platting process takes too long, it is possible that the project will be abandoned, and that would be a loss not only for Golden Corral Corporation but also for the south San Antonio community, who we feel would be patrons of our restaurant.

The purpose of this request for plat deferral is to allow the project to close and for construction to begin and for the restaurant to open prior to the end of 2008. Your support of this request is greatly appreciated.

Sincerely,

Lamar Bell
Sr. Vice President of Finance and Development

LB/baw

RECEIVED
08 JUN -2 PM 1:48
LAND DEVELOPMENT
SERVICES DIVISION

P.O. Box 29502 ▪ Raleigh, NC 27626 ▪ Phone (919) 781-9310 ▪ Fax (919) 881-4485

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 21 **June 25, 2008**

WESTOVER HILLS, UNIT 34 — MAJOR PLAT — 070647
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 C-5
OWNER: Charles Martin Wender
ENGINEER: Pape-Dawson Engineers, Inc., by Dennis Rion
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: June 9, 2008

Location: On the eastern side of Rogers Road; north of Wiseman Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District

Plat is in accordance with:
MDP 110, Westover Hills was accepted on May 17, 1991.

Proposed Use: Data Center

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

APPLICANT'S PROPOSAL:

To plat **37.26** acres consisting of **2** non-single family lots.

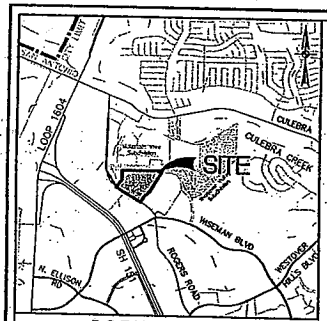
DISCUSSION:

The Department of Development Services has cited: Section 35-515(c)(4) of the UDC regarding Lot Frontage. The applicants engineer has submitted a request for variance to the requirement. The Development Services Department, Engineering has no objection to the granting of the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to this variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends **approval** of the variance and plat.

PLAT NO. 070647



LOCATION MAP
NOT-TO-SCALE

GENERAL 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. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT A FENCE WITHIN AN EASEMENT WITHIN 100-YEAR FLOODPLAIN.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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.

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

C.P.S. NOTES:

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

NOTES:

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

2) THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF WESTOVER HILLS MEDICAL OFFICE RECORDED IN VOLUME 9568, PAGE 225 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MUST BE ROTATED 00°14'03" CLOCKWISE TO MATCH N.A.D. 83. THE REFERENCE BEARING BEING THE NORTHEAST LINE OF LOT 1, BLOCK 48 OF THE AFOREMENTIONED WESTOVER HILLS MEDICAL OFFICE.

4) DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.99993.

5) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0950332.219

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

DETENTION POND NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

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

RECEIVED
08 JUN -5 PM 2:29

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER:
LOT 2/BLK 48

FRED A. JAMES, SENIOR DIRECTOR
CPS ENERGY
ELECTRICAL ENGINEERING & TECHNICAL SERVICES
P.O. BOX 1771
SAN ANTONIO, TX 78296
PHONE: (210) 353-2987

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Fred A. 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 DAY OF 6/5 A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER:
LOT 3/BLK 48 AND 0.1116 ACRE SANITARY SEWER EASEMENT AND 0.2864 ACRE SANITARY SEWER EASEMENT

CHARLES MARTIN WENDER
WOH HOLDINGS, INC.
8023 VANTAGE ROAD, SUITE 200
SAN ANTONIO, TX 78230
PHONE: (210) 342-2255

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Charles Martin Wender
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 6/5 A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

STATE OF TEXAS

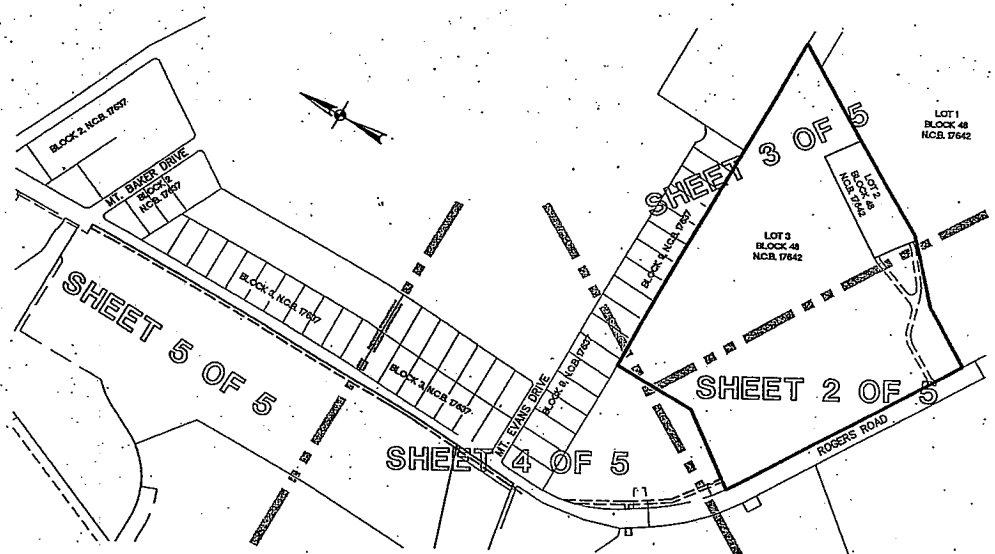
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS

Date: Jun 05, 2008, 11:51am User: JWarren
File: P:\69\06\00\DESIGN\CIVIL\PLAT\PL69060D.dwg



INDEX MAP
SCALE: 1"=400'

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT - 34

A 37.26 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 213.95 ACRE TRACT CONVEYED TO WOH HOLDINGS, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6835, PAGES 1085-1105, OUT OF A 2.335 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13393, PAGES 901-904, OUT OF A 43.95 ACRE TRACT CONVEYED TO STONE OAK PARK II, LTD. IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12100, PAGES 2050-2061, OUT OF A 155.727 ACRE TRACT BEING THE REMAINDER OF A 160.776 ACRE TRACT CONVEYED TO 160 CULEBRA LTD., IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2707, PAGES 1304-1309 AND OUT OF A 0.2535 ACRE TRACT CONVEYED TO WESTOVER HILLS DEVELOPMENT PARTNERS, LP IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13500, PAGES 2045-2052, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT 825, COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 17642 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER HILLS, UNIT-34 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER:
0.0195 ACRE SANITARY SEWER EASEMENT

CARLOS FIS
STONE OAK PARK II, LTD.,
A TEXAS LIMITED PARTNERSHIP
19230 STONE OAK PARKWAY, SUITE 250
SAN ANTONIO, TEXAS 78258
PHONE: (210) 885-9080

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Carlos Fis
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 6/5 A.D. 2008

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER:
0.7083 ACRE SANITARY SEWER EASEMENT

STANLEY SCHOENBAUM
GENERAL PARTNER
160 CULEBRA, LTD., A TEXAS LIMITED PARTNERSHIP
10101 REUNION PLACE, SUITE 750
SAN ANTONIO, TEXAS 78216
PHONE: (210) 224-4491

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS DAY OF _____ A.D. _____

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

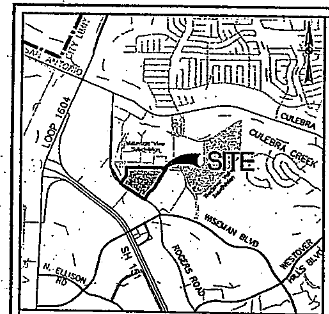
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 5

JOB NUMBER 6006-00

PLAT NO. 070647



LOCATION MAP
NOT-TO-SCALE

GENERAL 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. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT A FENCE WITHIN AN EASEMENT WITHIN 100-YEAR FLOODPLAIN.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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.

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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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.

NOTES:

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

2) THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF WESTOVER HILLS MEDICAL OFFICE RECORDED IN VOLUME 9568, PAGE 225 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MUST BE ROTATED 00°14'03" CLOCKWISE TO MATCH N.A.D. 83. THE REFERENCE BEARING BEING THE NORTHEAST LINE OF LOT 1, BLOCK 46 OF THE AFOREMENTIONED WESTOVER HILLS MEDICAL OFFICE.

4) DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.99983.

5) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880 DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011 AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275016.049 W0903332.219

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

DETENTION POND NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

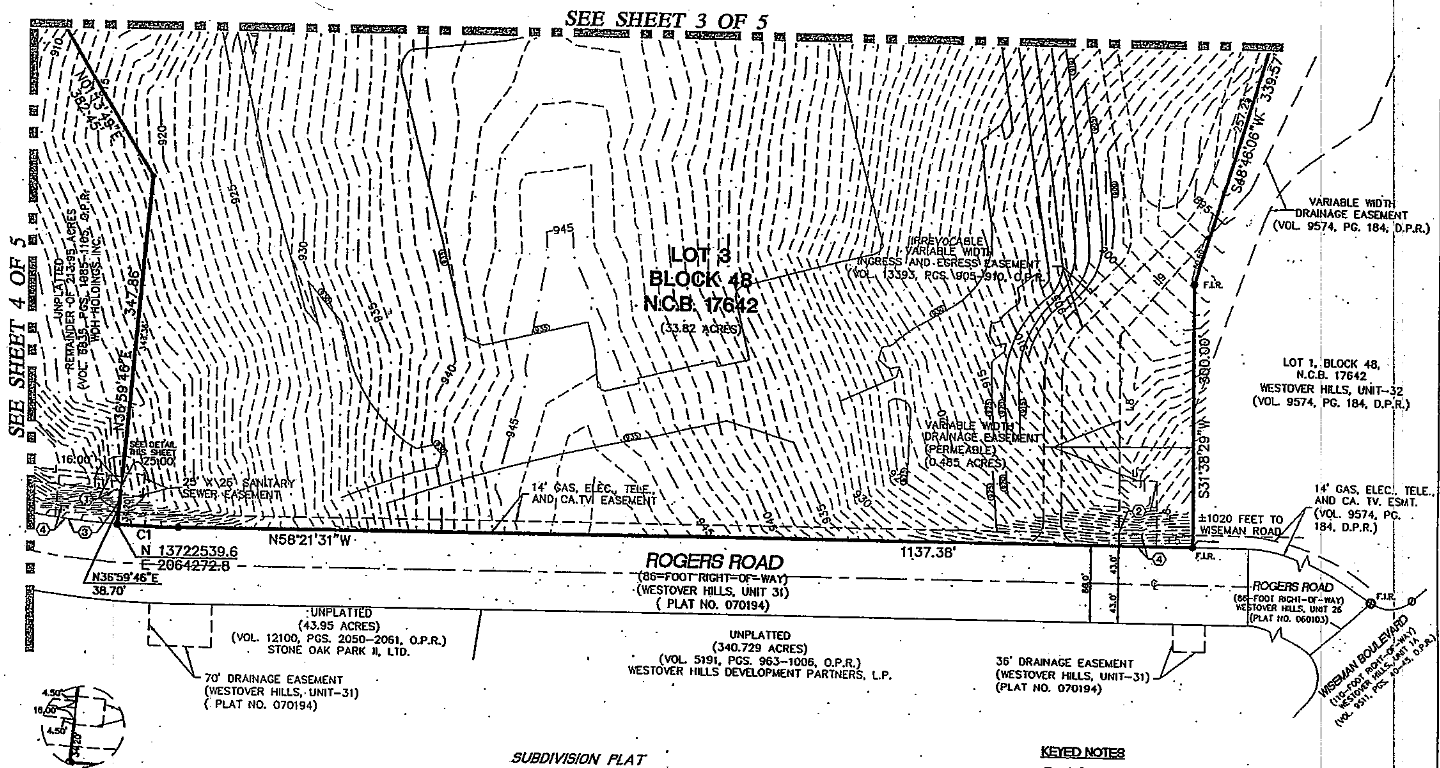
WASTEWATER EDU NOTE:
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND

--920--	=	EXISTING CONTOUR
(900)	=	PROPOSED CONTOUR
F.I.R.	=	FOUND 1/2" IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA.TV.	=	CABLE TELEVISION
N.C.B.	=	NEW CITY BLOCK
R.O.W	=	RIGHT-OF-WAY

RECORDED '08 JUN 14 2:29
LAND DEVELOPMENT SERVICES DIVISION

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



STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]

OWNER/DEVELOPER:
LOT 2/BLK 48

FRED A. JAMES, SENIOR DIRECTOR
CPS ENERGY
ELECTRICAL ENGINEERING & TECHNICAL SERVICES
P.O. BOX 1771
SAN ANTONIO, TX 78296
PHONE: (210) 353-2967

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Fred A. 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 6/5 DAY OF ______ A.D. 2008

Tiffany Sanders
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]

OWNER/DEVELOPER:
LOT 3/BLK 48 AND 0.1116 ACRE SANITARY SEWER EASEMENT AND 0.2664 ACRE SANITARY SEWER EASEMENT

CHARLES MARTIN WENDER
WOH HOLDINGS, INC.
8023 VANTAGE ROAD, SUITE 200
SAN ANTONIO, TX 78230
PHONE: (210) 342-2255

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Martin Wender
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 6/5 DAY OF ______ A.D. 2008

Tiffany Sanders
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

Date: Jun 05, 2008, 1:05pm User ID: JWarren
File: P:\69\06\00\DESIGN\CIVIL\PLAT\PL690600.dwg

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT - 34

A 37.26 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 213.95 ACRE TRACT CONVEYED TO WOH HOLDINGS, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6835, PAGES 1085-1105, OUT OF A 2.335 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13393, PAGES 901-904, OUT OF A 43.95 ACRE TRACT CONVEYED TO STONE OAK PARK II, LTD. IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12100, PAGES 2050-2061, OUT OF A 155.727 ACRE TRACT BEING THE REMAINDER OF A 160.776 ACRE TRACT CONVEYED TO 160 CULEBRA LTD., IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2707, PAGES 1304-1309 AND OUT OF A 0.2535 ACRE TRACT CONVEYED TO WESTOVER HILLS DEVELOPMENT PARTNERS, LP IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13500, PAGES 2045-2052, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT 825, COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 17642 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF *WESTOVER HILLS, UNIT-34* 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

KEYED NOTES

1. VARIABLE WIDTH SANITARY SEWER EASEMENT (0.2664 ACRES)
2. 42' DRAINAGE EASEMENT (WESTOVER HILLS, UNIT 31) (PLAT NO. 070194)
3. DRAINAGE EASEMENT WESTOVER HILLS, UNIT 31 (PLAT NO. 070194)
4. 14' ELEC., GAS, TELE. & CA. TV. ESMT. (PLAT NO. 070194)

STATE OF TEXAS

COUNTY OF BEXAR

I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ________ A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________ A.D. ____

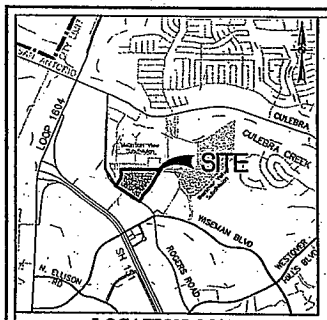
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

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

JOB NUMBER 6906-00

PLAT NO. 070647



LOCATION MAP

NOT-TO-SCALE

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

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

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

DETENTION POND NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: FRED A. JAMES, SENIOR DIRECTOR
LOT 2/BLK 48 CPS ENERGY
ELECTRICAL ENGINEERING & TECHNICAL SERVICES
P.O. BOX 1771
SAN ANTONIO, TX 78296
PHONE: (210) 353-2867

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Fred A. 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 DAY OF 6/5 A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER: CHARLES MARTIN WENDER
LOT 3/BLK 48 AND 0.1416 ACRE WOH HOLDINGS, INC.
SANITARY SEWER EASEMENT AND 0.2664 8023 VANTAGE ROAD, SUITE 200
ACRE SANITARY SEWER EASEMENT SAN ANTONIO, TX 78230
PHONE: (210) 342-2255

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Martin Wender

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 6/5 A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

GENERAL 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. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT A FENCE WITHIN AN EASEMENT WITHIN 100-YEAR FLOODPLAIN.

2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

G.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

NOTES:

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

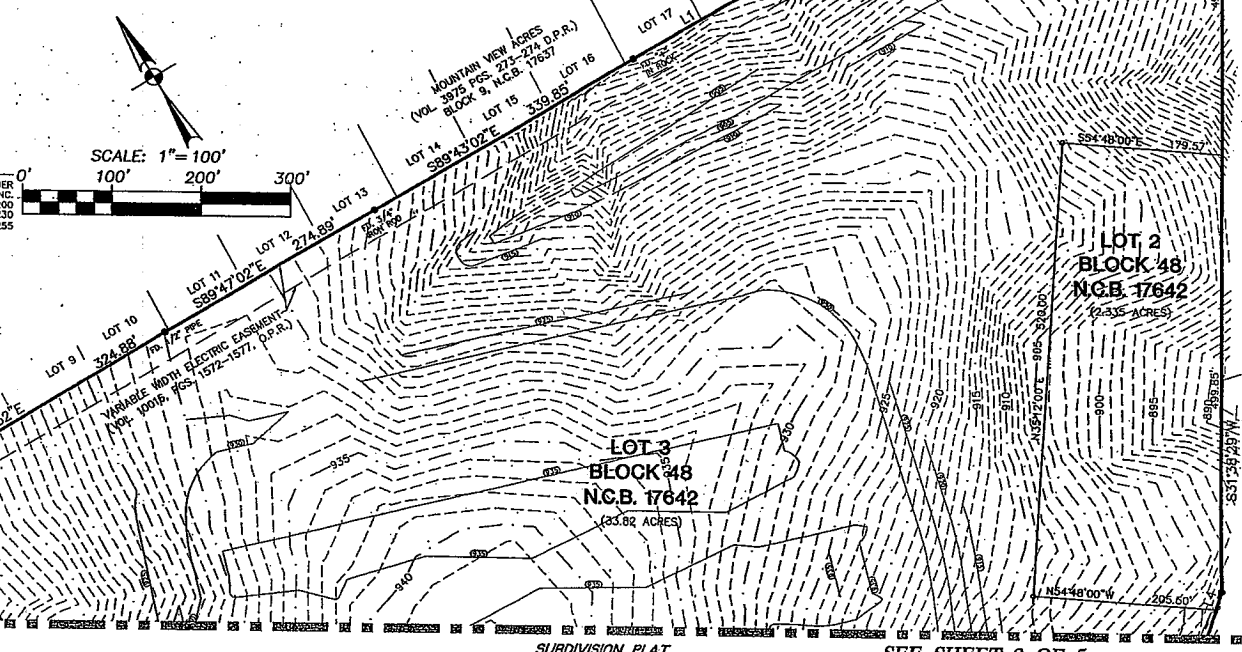
2) THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF WESTOVER HILLS MEDICAL OFFICE RECORDED IN VOLUME 9568, PAGE 225 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MUST BE ROTATED - 00°14'03" CLOCKWISE TO MATCH N.A.D. 83. THE REFERENCE BEARING BEING THE NORTHEAST LINE OF LOT 1, BLOCK 48 OF THE AFOREMENTIONED WESTOVER HILLS MEDICAL OFFICE.

4) DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.99983.

5) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TRAN SAN ANTONIO RRP2 CORS ARP N292328.343 W0983435.880 DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.017 AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275016.049 W0963332.218

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



SUBDIVISION PLAT OF

WESTOVER HILLS, UNIT - 34

SEE SHEET 2 OF 5

A 37.26 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 213.95 ACRE TRACT CONVEYED TO WOH HOLDINGS, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6835, PAGES 1085-1105, OUT OF A 2.335 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13393, PAGES 901-904, OUT OF A 43.95 ACRE TRACT CONVEYED TO STONE OAK PARK II, LTD. IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12100, PAGES 2050-2061, OUT OF A 155.727 ACRE TRACT BEING THE REMAINDER OF A 160.776 ACRE TRACT CONVEYED TO 160 CULEBRA LTD., IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2707, PAGES 1304-1309 AND OUT OF A 0.2535 ACRE TRACT CONVEYED TO WESTOVER HILLS DEVELOPMENT PARTNERS, LP IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13500, PAGES 2045-2052, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT 825, COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 17642 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND

--920--	= EXISTING CONTOUR	ELEC.	= ELECTRIC
(920)	= PROPOSED CONTOUR	TELE.	= TELEPHONE
F.I.R.	= FOUND 1/2" IRON ROD	CA.TV.	= CABLE TELEVISION
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	N.C.B.	= NEW CITY BLOCK
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS	R.O.W.	= RIGHT-OF-WAY

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
REGISTERED
DENNIS R. RION
67109
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

THIS PLAT OF WESTOVER HILLS, UNIT-34 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PAPE-DAWSON ENGINEERS

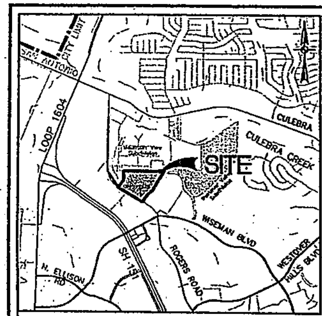
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 3 OF 5

JOB NUMBER 6906-00

Date: Jun 05, 2008, 11:59am User ID: JWarren
File: P:\69\06\DESIGN\CIVIL\PLAT\PL650500.dwg

PLAT NO. 070647



LOCATION MAP
NOT-TO-SCALE

GENERAL 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. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT A FENCE WITHIN AN EASEMENT WITHIN 100-YEAR FLOODPLAIN.
2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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.

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

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

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

2) THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF WESTOVER HILLS MEDICAL OFFICE RECORDED IN VOLUME 9568, PAGE 225 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MUST BE ROTATED 00°14'03" CLOCKWISE TO MATCH N.A.D. 83. THE REFERENCE BEARING BEING THE NORTHEAST LINE OF LOT 1, BLOCK 46 OF THE AFOREMENTIONED WESTOVER HILLS MEDICAL OFFICE.

4) DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.99983.

5) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292828.343 W0983435.860
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W090332.219

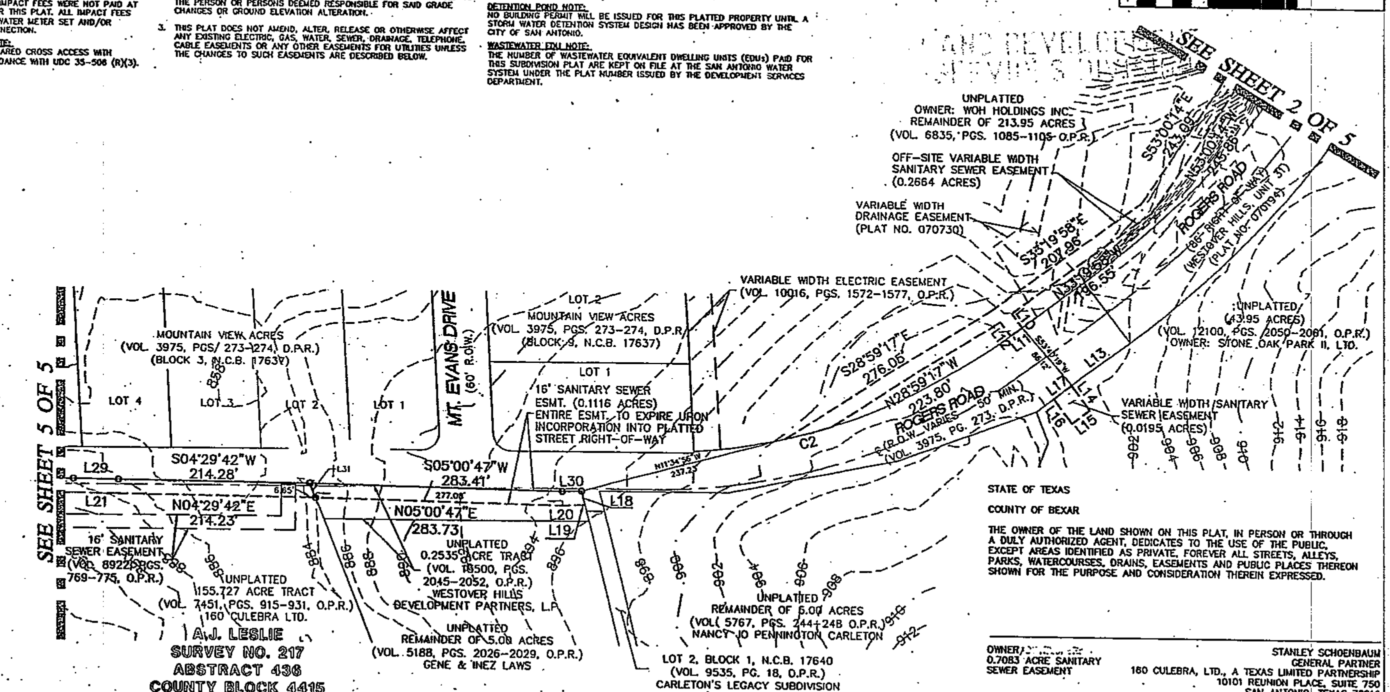
CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

DETENTION POND NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

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

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

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



STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]

OWNER/DEVELOPER:
0.0195 ACRE SANITARY SEWER EASEMENT

CARLOS FIS
STONE OAK PARK II, LTD.,
A TEXAS LIMITED PARTNERSHIP
19230 STONE OAK PARKWAY, SUITE 250
SAN ANTONIO, TEXAS 78258
PHONE: (210) 865-9080

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Carlos Fis

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 6/5 A.D. 2008

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]

OWNER/DEVELOPER:
LOT 3/BLK 48 AND 0.116 ACRE SANITARY SEWER EASEMENT AND 0.2664 ACRE SANITARY SEWER EASEMENT

CHARLES MARTIN WENDER
WOH HOLDINGS, INC.
8023 VANTAGE ROAD, SUITE 200
SAN ANTONIO, TX 78230
PHONE: (210) 342-2255

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Martin Wender

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 6/5 A.D. 2008

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

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 ★ DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED G.E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

Date: Jun 05, 2008, 11:59am User ID: JWarren
File: P:\69\06\00\DESIGN\CIVIL\PLAT\PL690600.dwg

SUBDIVISION PLAT OF

WESTOVER HILLS, UNIT - 34

A 37.26 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 213.95 ACRE TRACT CONVEYED TO WOH HOLDINGS, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6835, PAGES 1085-1105, OUT OF A 2.335 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13393, PAGES 901-904, OUT OF A 43.95 ACRE TRACT CONVEYED TO STONE OAK PARK II, LTD. IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12100, PAGES 2050-2061, OUT OF A 155.727 ACRE TRACT BEING THE REMAINDER OF A 160.776 ACRE TRACT CONVEYED TO 160 CULEBRA LTD., IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2707, PAGES 1304-1309 AND OUT OF A 0.2535 ACRE TRACT CONVEYED TO WESTOVER HILLS DEVELOPMENT PARTNERS, LP IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13500, PAGES 2045-2052, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT 825, COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 17642 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER HILLS, UNIT-34 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/ [illegible]
0.7083 ACRE SANITARY SEWER EASEMENT

STANLEY SCHOENBAUM
GENERAL PARTNER
160 CULEBRA, LTD., A TEXAS LIMITED PARTNERSHIP
10101 REUNION PLACE, SUITE 750
SAN ANTONIO, TEXAS 78216
PHONE: (210) 224-4491

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS DAY OF ______ A.D. ______

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

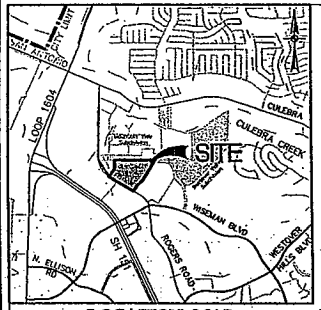
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NUMBER 6906-00

PLAT NO. 070647



LOCATION MAP
NOT-TO-SCALE

GENERAL 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. A FLOODPLAIN DEVELOPMENT PERMIT WILL BE REQUIRED TO CONSTRUCT A FENCE WITHIN AN EASEMENT WITHIN 100-YEAR FLOODPLAIN.

2. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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.

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

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

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

NOTES:

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

2) THE BASIS OF MONUMENTATION ARE THOSE SHOWN FOUND.

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE PLAT OF WESTOVER HILLS MEDICAL OFFICE RECORDED IN VOLUME 9568, PAGE 225 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND MUST BE ROTATED 00°14'03" CLOCKWISE TO MATCH N.A.D. 83. THE REFERENCE BEARING BEING THE NORTHEAST LINE OF LOT 1, BLOCK 46 OF THE AFOREMENTIONED WESTOVER HILLS MEDICAL OFFICE.

4) DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.99983.

5) N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (P007) REFERENCED TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TKAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.860
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274428.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N375018.049 W0963332.219

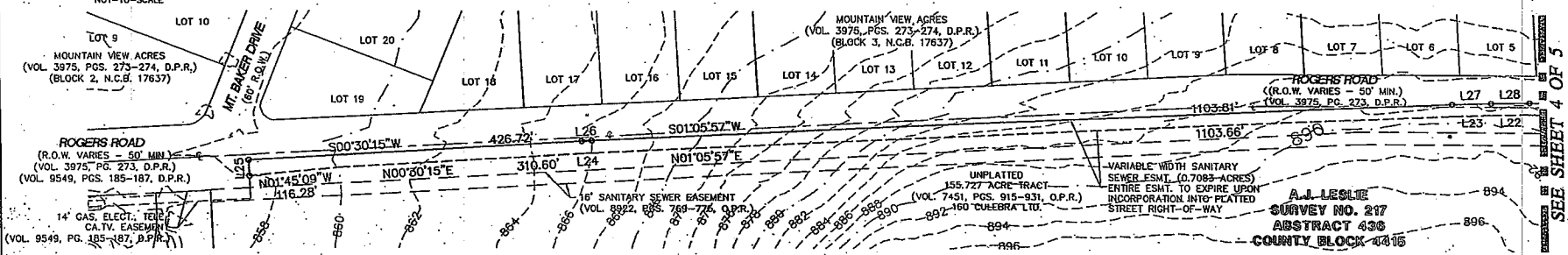
CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

DETENTION POND NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

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

RECEIVED
00 JUN -6 PM 2:29
AND DEVELOPMENT SERVICES DIVISION

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



LINE TABLE		
LINE	LENGTH	BEARING
L1	152.94'	S89°19'32"E
L2	165.92'	N89°55'18"E
L3	80.68'	S89°28'32"E
L4	21.72'	S48°46'06"W
L5	40.82'	N58°21'33"W
L6	74.50'	N31°38'45"E
L7	42.00'	N58°21'31"W
L8	166.43'	N31°38'45"E
L9	154.32'	N72°20'59"E
L10	19.50'	S56°40'02"W
L11	16.00'	N33°19'58"W
L12	19.59'	N56°40'02"E
L13	82.38'	N33°19'31"W
L14	34.00'	S56°40'02"W
L15	25.00'	N33°19'58"W
L16	34.00'	N56°40'02"E
L17	25.00'	S33°19'58"E
L18	16.45'	S80°23'32"W
L19	3.60'	N03°49'30"E
L20	21.79'	N02°13'53"E
L21	50.18'	N04°40'34"E
L22	49.83'	N02°40'14"E
L23	50.56'	N01°45'27"E
L24	12.76'	N00°43'11"E
L25	20.57'	S89°14'26"E
L26	12.84'	S00°43'11"W
L27	50.78'	S01°45'27"W
L28	50.24'	S02°40'14"W
L29	50.44'	S04°40'34"W
L30	21.63'	S02°13'53"W
L31	17.35'	N72°14'01"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	68.36'	985.99'	34.20'	03°58'21"	68.35'	N56°22'20"W
C2	54.08'	657.00'	27.06'	04°42'59"	54.07'	N11°46'29"W

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER/DEVELOPER:
LOT 3/BLK 48 AND 0.1118 ACRE SANITARY SEWER EASEMENT AND 0.2664 ACRE SANITARY SEWER EASEMENT

CHARLES MARTIN WENDER
WOH HOLDINGS, INC.
8023 VANTAGE ROAD, SUITE 200
SAN ANTONIO, TX 78230
PHONE: (210) 342-2255

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Charles Martin Wender
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 6/5 A.D. 2008

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
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
G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT
OF
WESTOVER HILLS, UNIT - 34

A 37.26 ACRE TRACT OF LAND, BEING OUT OF THE REMAINDER OF A 213.95 ACRE TRACT CONVEYED TO WOH HOLDINGS, INC. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6835, PAGES 1085-1105, OUT OF A 2.335 ACRE TRACT CONVEYED TO THE CITY OF SAN ANTONIO IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13393, PAGES 901-904, OUT OF A 43.95 ACRE TRACT CONVEYED TO STONE OAK PARK II, LTD. IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12100, PAGES 2050-2061, OUT OF A 155.727 ACRE TRACT BEING THE REMAINDER OF A 160.776 ACRE TRACT CONVEYED TO 160 CULEBRA LTD., IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 2707, PAGES 1304-1309 AND OUT OF A 0.2535 ACRE TRACT CONVEYED TO WESTOVER HILLS DEVELOPMENT PARTNERS, LP IN GENERAL WARRANTY DEED RECORDED IN VOLUME 13500, PAGES 2045-2052, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NO. 217, ABSTRACT 436, COUNTY BLOCK 4415 OF BEXAR COUNTY, TEXAS, AND OUT OF THE THOMAS YORK SURVEY NO. 201 ½, ABSTRACT 825, COUNTY BLOCK 4400 OF BEXAR COUNTY, TEXAS, NEW CITY BLOCK 17642 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF *WESTOVER HILLS, UNIT-34* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS

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

STATE OF TEXAS

COUNTY OF BEXAR

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

OWNER:
0.7083 ACRE SANITARY SEWER EASEMENT

STANLEY SCHOENBAUM
GENERAL PARTNER
160 CULEBRA, LTD., A TEXAS LIMITED PARTNERSHIP
10101 REUNION PLACE, SUITE 750
SAN ANTONIO, TEXAS 78216
PHONE: (210) 224-4491

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE

THIS DAY OF. _____ A.D. _____

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 5 OF 5

JOB NUMBER 6906-00

Date: Jun 05, 2008, 11:59am User ID: JWarren
File: P:\69\06\00\DESIGN\CIVIL\PLAT\PLAT06060.dwg

April 23, 2008

Mr. Fernando De Leon
Assistant Development Services Director
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Westover Hills, Unit-34
Plat Number 070647
Administrative Exception/Variance Request to UDC 35-515 (c) (4) Pertaining to Lot Frontage

Dear Mr. De Leon:

Kindly consider this letter as a formal request for an Administrative Exception/Variance to UDC 35-515 (c) (4) "Lot Frontage." We believe that this is a reasonable request and while not in full compliance with the UDC, we believe this specific request adheres to its spirit and intent and is in the public interest.

The proposed project is a commercial development located approximately 1,020 feet west of the intersection of Rogers Road and Wiseman Blvd., and is currently undeveloped. The site is currently being platted as Lots 2 and 3, Block 48, NCB 17642.

The Development Services Building Permit Department has reviewed the proposed plat and indicated an Administrative Exception/Variance to UDC Section 35-515 (c) (4) "Lot Frontage" of the City of San Antonio UDC will be required prior to plat approval of this proposed subdivision.

UDC 35-515 (c) (4) indicates that all lots shall front on a public or private street and shall have a minimum frontage as defined in UDC 35-310. By this Administrative Exception/Variance Request, we are requesting that access to the lots, which do not have direct frontage onto a public street, be allowed to obtain access to a public street by way of platted irrevocable ingress/egress easements across adjacent platted lots. Lot 2 and associated ingress/egress easements are shown on the attached exhibit.

It is our understanding that the Development Services staff & TAC have recommended approval of the "PAC-2" changes to the UDC which include revisions to 35-430 Applicability & General Rules (a) Subdivisions subject to this Section (1)...."For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street, or an irrevocable ingress/egress easement".

We are requesting to utilize an irrevocable ingress/egress easement to access Lots 2 as shown on the attached exhibit. We believe this method to provide access is in accordance with City staff and TAC recommendations.

1.) *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.*

Given strict compliance with UDC 35-515 and without approval of this variance, very unnatural platting limits must be provided which serve no purpose and materially complicate the routing of access roads and utilities. The platting limits would likely restrict buildable area within the subdivision.

2.) *The hardship relates to the applicant's land, rather than personal circumstance.*

Lot No. 2 is a CPS Energy Substation, access to this lot will be for maintenance purposes and CPS Energy use only.

3.) *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.*

The development of this property is unique to the configuration of the property. Lot 2 is a CPS Energy electric substation that will serve parts of the expanding development in the Westover Hills.

4.) *The hardship is not the result of the applicant's own actions.*

The hardship is based on the topography and configuration of the lots.

5.) *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

The granting of this variance will not affect any other property and will not prevent the orderly subdivision of other property.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Dennis R. Rion, P.E.
Executive Vice President

Attachments

P:\69\06\00\WORD\LETTERS\080423A1.DOC

For Office Use Only: AEVR#:_____ Date Received:_____

DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____
_____
_____

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Westover Hills Unit 34
Address:	
A/P #/PPR #/Plat#:	Plat# 070647
AEVR #:	
AEVR Submittal Date:	4/30/2008
AEVR Submitted by:	Dennis Rion, P.E., Executive Vice President
Issue:	Lot Frontage
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Juan M. Ramirez, P.E.

The Development Services Department (DSD) staff has reviewed the information presented in Mr. Rion's letter dated April 23, 2008. The proposed plat is located along Rogers Road and near Wiseman Blvd.

Response to Section 35-515(c) (4) Lot Frontage - Variance: The proposed development consists of 2 commercial lots on 38 acres. The site is currently being platted as Lot 2 and 3. The proposed site is located approximately 1,020 feet west of the intersection of Rogers Road and Wiseman Blvd., and is currently undeveloped. The site is located in District 6 within the City of San Antonio City Limits.

The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street and shall have a minimum frontage width as indicated in section 35-310. Currently, the applicant does not meet these requirements. DSD staff agrees with the applicants' analysis for the following reason:

The applicant is planning to plat an irrevocable ingress/egress easement that would serve as a means of access to the land lock portion in question (Lot 2).

The DSD staff believes the proposed variance **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF VARIANCE:

Juan M. Ramirez, P.E. 5/6/08 Date
Engineer
DSD – Land Development Engineering

Agree/Disagree:

Thomas Carrasco, P.E. 5/16/08 Date
Chief Engineer
Development Services Department

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 22 **June 25, 2008**

ALAMO CORNER — MINOR PLAT — 070713
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 D-7
OWNER: Alamo Corner, LP., by David W. Monnich
ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Greg Smith
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: June 12, 2008

Location: Southwest of South Alamo and South Flores

Services Available: SAWS Water and Sewer

Zoning: IDZ Infill Development Zone

Proposed Use: Mixed Use

Major Thoroughfare: S. Alamo is a secondary arterial, type A, minimum R.O.W. 86 feet. S. Flores is a secondary arterial, type B, minimum R.O.W. 70 feet.

APPLICANT'S PROPOSAL:

To plat **1.062** acres consisting of **1** non-single family lot.

DISCUSSION:

The Department of Development Services has cited: Section 35-506 (g) (2) of the UDC regarding Dedication of Arterial. The applicant's engineer has submitted a request for variance to the requirement. The Development Services Department,

Engineering has no objection to the granting of the variance as indicated in their attached report.

The Development Services Department has cited: Section 35-506 (r) (7) of the UDC regarding Spacing and Location on Major Thoroughfares. The applicant's engineer has submitted a request for an Administrative Exception to the requirement. The Development Services Director has granted an administrative exception as indicated in the attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance and administrative exception. Staff concurs with the applicant's justification for both items, therefore, the Director of Development Services recommends approval of the variance and plat.

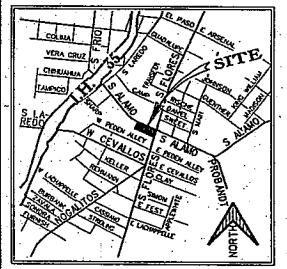
SUBDIVISION PLAT
ESTABLISHING
ALAMO CORNER

070713

ESTABLISHING LOT 44, NEW CITY BLOCK 1009, AS DEEDED IN VOLUME 13238, PAGE 1737, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	35.00'	82°13'31"	30.55'	50.23'	S24°29'25"E	46.03'



LOCATION MAP
NOT TO SCALE

LEGEND:

EXIST.	----	EXISTING
ELEC.	----	ELECTRIC
TEL.	----	TELEPHONE
CA.T.V.	----	CABLE TELEVISION
SAN. SWR.	----	SANITARY SEWER
ESM'T.	----	EASEMENT
R.O.W.	----	RIGHT-OF-WAY
BLDG.	----	BUILDING
N.C.B.	----	NEW CITY BLOCK
BLK.	----	BLOCK
VOL.	----	VOLUME
PG.	----	PAGE
SQ. FT.	----	SQUARE FEET
V.N.A.E.	----	VEHICULAR NON-ACCESS ESM'T.

GENERAL NOTES:

1.) BASED ON A MAP-TO-MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON MAP NUMBER 48029C0440F, DATED JUNE 18, 2007, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

ZONE X (UNSHADED)- AREAS OUTSIDE 500-YEAR FLOODPLAIN.

2.) MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.

3.) ROTATE BEARINGS 00°16'08" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

4.) OWNER SHALL PROVIDE SHARED ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(c)(3).

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

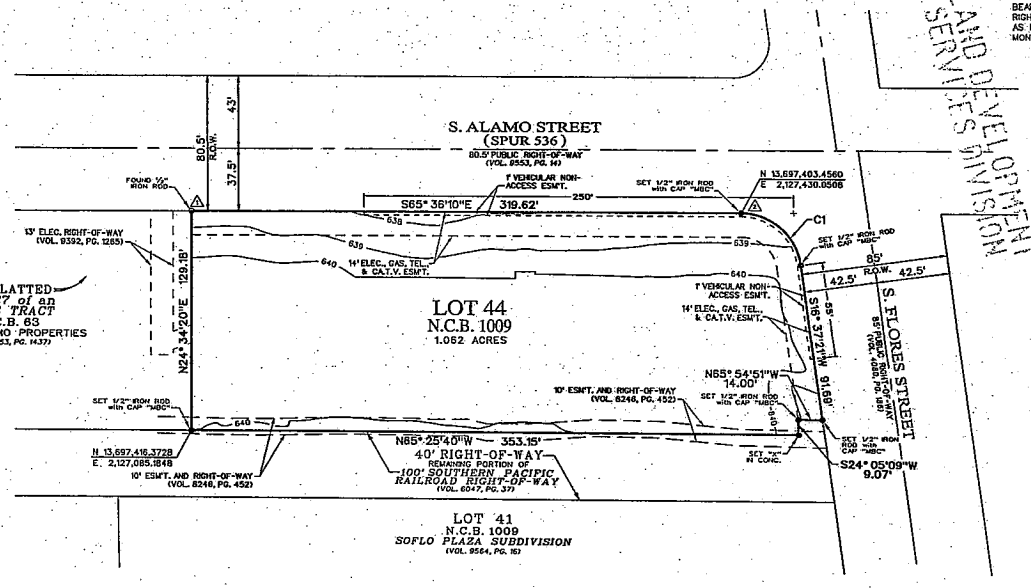
TxDOT NOTES:

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

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

3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAYS 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 POINT TO SPUR 536, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 350.17'.

4.) 8' 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.



NORTH

SCALE: 1" = 50'

0' 25' 50' 100'

BEARINGS ARE BASED ON THE SOUTHWEST RIGHT-OF-WAY LINE OF SOUTH ALAMO STREET AS BEING S65° 36'10"E BETWEEN CONTROL MONUMENTS A AND A

LAND DEVELOPMENT SERVICES DIVISION

RECEIVED
11 PM 3:51

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER:
ALAMO CORNER, LP
P.O. BOX 450451
SAN ANTONIO, TEXAS 78245

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID W. MCNULTY 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 CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4TH DAY OF JUNE A.D. 2008.

Fernando Saenz
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010

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.

G. C. Smith, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
GREG C. SMITH
88645
LICENSED
PROFESSIONAL ENGINEER

08 JUN -5 PM 3:02

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. 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.

WASTEWATER E.D.U. NOTE:

THE NUMBER OF WATEWATER EQUIVALENT DWELLING UNITS (E.D.U.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.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-822 Fax (210) 545-9302
www.mbcengineers.com
29786-1269

THIS PLAT OF ALAMO CORNER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ CHAIRMAN BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1
DRAWN BY: BRIAN WOERNER

8/5/23 JJJ 6/4/2008 BWoerner
P:\1269\29786\SouthAlamo\DWG\Design\ST8Sol.dgn

5/11/2008

Administrative Exception / ***Variance Request Review***
C/o Development Services Staff
Development Services Dept.
City of San Antonio
1901 S. Alamo
San Antonio Texas 78204

RE 1962 S. Alamo, "ALAMO CORNER"
Plat # 2007000713
Request for VARIANCE to Required Dedications for ROW

Dear Sirs,

I am writing to follow up on a request made as part of a meeting I and my consultants had with City Staff (Bill Telford, Richard Chamberlain, Christina H. De La Cruz, Jacob Sanchez and Alex Garcia) on 11/30/2007. At that time we met to discuss the following specific "holds" on the approval of plat #2007000713:

City Comments -
STREET & MDP review requests - MDP requested a dedication of 5.5' along Alamo and a 6" dedication along South Flores.

Response to City Comments and Reason for Request of Administrative Exception -

Dedications Requested -
As can be noted by reviewing the attached pictures and site plans, even though S. Alamo is a secondary arterial type A, it is also under the auspices of TxDot. It will never be feasible to obtain right of way along the length of S. Alamo to allow for the street to be expanded to an 86ft ROW due to the location of buildings (see Salvation Army building at the SEC of Alamo & S. Flores as well as others all along Alamo going east/northeast towards Probandt). South Alamo is already a five lane thoroughfare.

Also note that, although the property in question is zoned IDZ and thus there are no specific parking requirements in place, it still is in the best interest of all parties involved to work together to maximize parking and any dedication along Alamo will only cause the redevelopment to lose valuable parking spaces.

RECEIVED
08 JUN -5 PM 3:02
LAND DEVELOPMENT SERVICES DIVISION
LAND DEVELOPMENT SERVICES DIVISION
08 JUN 11

DEVELOPMENT STRATEGIES INC. David W. Monnich, President
Mailing Address: P.O.Box 460481, San Antonio, Texas 78246-0481
Delivery Address: 3100 Nacogdoches, Suite 105; San Antonio, Texas 78217
Off.Tel:(210) 829-0242 Fax:(210) 829-4905 Cell.: (210) 912-9489 Home:(210) 828-3128
Email - DWM49@texasdevelopment.com Web Page: www.texasdevelopment.com

The request for a 6" dedication along S. Flores also makes no sense, especially in light of the fact that a new redevelopment zone is being proposed to the city that would include the narrowing of S. Flores, conversion of all overhead lines to underground, and addition of "front in" street parking similar to what is already in place at the Salvation Army building.

If the dedications are put in place, the reasonable redevelopment of the property will not be viable. The hardships presented by enforcement of the requested dedications would specifically limit, if not stop the redevelopment of this specific property. And the hardships are specific to this property alone due to the fact that is was originally developed prior to 1962 and the dedications are specific to this property due to its unique position of being located on both S. Alamo and S. Flores. Such hardships are not the result of the applicants actions, rather they are the result of a broad ruling being applied to a specific location where the reasons for the original requirement for dedication are not and should not be specifically applicable.

Overall, the dedications requested by the city as part of the plat review are in direct conflict with the ideas behind why there is an IDZ designation - to promote Urban Redevelopment - and it is important in this case to recognize that the reasons for typically asking for such limitations are not present in this case. The request for a variance whereby the proposed dedications would be waived remains in harmony with the spirit and intent of the UDC, in harmony with the adjacent properties, and specifically with the IDZ designation, as it will not adversely affect the health, safety or welfare of the public.

Therefore, I respectfully request that a VARIANCE be granted whereby the requested Right of Way dedications be waived for this specific plat # 2007000713. .

Sincerely,

David W. Monnich, sole & managing partner of Alamo Corner One, LLC
GP for Alamo Corner, LP; owner of 1962 S. Alamo

Attachment
- Proposed Site & Grading Plan
- Aerial Photos
- Plat Review Comments Received to Date

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08 JUN -5 PM 3:02
LAND DEVELOPMENT SERVICES DIVISION

LAND DEVELOPMENT SERVICES DIVISION
08 JUN 11 PM 3:01

DEVELOPMENT STRATEGIES INC. David W. Monnich, President
Mailing Address: P.O.Box 460481, San Antonio, Texas 78246-0481
Delivery Address: 3100 Nacogdoches, Suite 105; San Antonio,Texas 78217
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Email - DWM49@texasdevelopment.com Web Page: www.texasdevelopment.com

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

RECEIVED
08 JUN -5 PM 3:02
LAND DEVELOPMENT SERVICES DIVISION

DEVELOPMENT STRATEGIES INC. David W. Monnich, President
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Alamo Corner
Address:	1962 S. Alamo
A/P #/PPR #/Plat#:	Plat# 070713
AEVR #:	
AEVR Submittal Date:	05/11/08
AEVR Submitted by:	David W. Monnich, sole and managing partner of Alamo Corner One, LLC
Issue:	Dedication of R.O.W. on Arterial
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (g)(2)
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated May 11, 2008 from the engineer representing the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506(g) (2) (dedication on all existing streets) is made. The proposed development consists of 1 commercial lot on 1.06 acres and is located at the intersection of Flores and Alamo.

Response to Section 35-506(g) (2) (Dedication on Existing Street) Variance Exception: The Unified Development Code (UDC) – Article V, Section 35-506 (g) (2) all existing Streets: All Existing Streets. Where subdivisions are adjacent to existing arterial streets and right-of-way widths of those existing arterial streets are less than the minimum right-of-way widths as set out in this chapter for all streets, the subdivider shall be required to dedicate on the plat one-half (1/2) of the right-of-way width required adjacent to the land being platted to bring the existing arterial streets to the right-of-way widths in accordance with the major thoroughfare plan.

The applicant is requesting a variance to the dedication requirements of the UDC. The applicant would like to be exempt from the dedication requirement due to the limited developable area.

The DSD Staff believes the proposed variance request **does** meet the intent of the UDC and is therefore approved.

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08 JUN -5 PM 3:02
LAND DEVELOPMENT SERVICES DIVISION

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08 JUN 11 PM 3:41
LAND DEVELOPMENT SERVICES DIVISION

RECOMMEND APPROVAL OF VARIANCE: Agree/Disagree:

Pablo G. Martinez, P.E... 5/23/08 Date
Sr. Engineer
DSD – Land Development Engineering

Thomas L. Carrasco, P.E. 5/23/08 Date
Development Services Engineer
DSD – Land Development Engineering

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

RECEIVED
08 JUN 11 PM 3:41
LAND DEVELOPMENT
SERVICES DIVISION

5/11/2008

Administrative Exception / Variance Request Review
C/o Development Services Staff
Development Services Dept.
City of San Antonio
1901 S. Alamo
San Antonio Texas 78204

RE 1962 S. Alamo, "ALAMO CORNER"
Plat # 2007000713
Request for Administrative Exception to Required Vehicular Non Access Easement

Dear Sirs,

I am writing to follow up on a request made as part of a meeting I and my consultants had with City Staff (Bill Telford, Richard Chamberlain, Christina H. De La Cruz, Jacob Sanchez and Alex Garcia) on 11/30/2007. At that time we met to discuss the following specific "holds" on the approval of plat #2007000713:

City Comments -
STREETS requested that no access be allowed along S. Flores.

Response to City Comments and Reason for Request of Administrative Exception -

Access Limitation -
The site currently has access to both S. Alamo and S. Flores. We are willing to work with the city concerning limiting access to one location for Flores and Alamo. But we do not think it makes any sense to try to limit ingress/egress to just one point along S. Alamo due to traffic safety, fire access and proper circulation issues. Visitors should be allowed to freely travel to both streets at the locations noted on the attached site plan.

If the access limitation is put in place, the reasonable redevelopment of the property will not be viable. The hardships presented by enforcement of the requested access limitation would specifically limit, if not stop the redevelopment of this specific property. And the hardships are specific to this property alone due to the fact that is was originally developed prior to 1962 and the limitations are specific to this property due to its unique position of being located on both S. Alamo and S. Flores. Such hardships are not the result of the applicants actions, rather they are the result of a broad ruling being applied to a specific location where the reasons for the original requirement for access limitation are not and should not be specifically applicable.

DEVELOPMENT STRATEGIES INC. David W. Monnich, President
Mailing Address: P.O.Box 460481, San Antonio, Texas 78246-0481
Delivery Address: 3100 Nacogdoches, Suite 105; San Antonio,Texas 78217
Off.Tel:(210) 829-0242 Fax:(210) 829-4905 Cell.: (210) 912-9489 Home:(210) 828-3128
Email - DWM49@texasdevelopment.com Web Page: www.texasdevelopment.com

Overall, the limitations requested by the city as part of the plat review are in direct conflict with the ideas behind why there is an IDZ designation - to promote Urban Redevelopment - and it is important in this case to recognize that the reasons for typically asking for such limitations are not present in this case. The request for an administrative variance whereby the proposed access limitation would be waived remains in harmony with the spirit and intent of the UDC, in harmony with the adjacent properties, and specifically with the IDZ designation, as it will not adversely affect the health, safety or welfare of the public.

Therefore, I respectfully request that an Administrative Exception be granted whereby the requested Access Limitation be waived for this specific plat # 2007000713. .

Sincerely,

David W. Monnich, sole & managing partner of Alamo Corner One, LLC
GP for Alamo Corner, LP, owner of 1962 S. Alamo

Attachment

Proposed Site & Grading Plan
Aerial Photos
Plat Review Comments Received to Date

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

RECEIVED
08 JUN 11 PM 3:41
LAND DEVELOPMENT SERVICES DIVISION

DEVELOPMENT STRATEGIES INC. David W. Monnich, President
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Alamo Corner
Address:	1962 S. Alamo
A/P #/PPR #/Plat#:	Plat# 070713
AEVR #:	
AEVR Submittal Date:	05/11/08
AEVR Submitted by:	David W. Monnich, sole and managing partner of Alamo Corner One, LLC
Issue:	Spacing and Land Location on Major Thoroughfares
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (r)(7)(b)
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated May 11, 2008 from the engineer representing the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506 (r)(7)(b) (spacing on Major Thoroughfares Plan) is made. The proposed development consists of 1 commercial lot on 1.06 acres and is located at the intersection of Flores and Alamo.

Response to Section 35-506(r)(7)(b) (Spacing and Land Location on Major Thoroughfares) Exception: Section (r)(7)(b) Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed.

The applicant is requesting an exception to the UDC. The applicant would like to be exempt from providing the 125 feet non vehicular access easement on the plat due to the limited frontage along Flores St. The applicant is willing to plat 55.00 feet of non vehicular access easement along Flores St.

The DSD Staff believes the proposed exception request **does** meet the intent of the UDC and is therefore supported.

RECEIVED
08 JUN 5 PM 3:40 02
LAND DEVELOPMENT SERVICES DIVISION

RECOMMEND APPROVAL OF EXCEPTION: Agree/Disagree:

Pablo G. Martinez, P.E... 5/21/08 Date
Sr. Engineer
DSD – Land Development Engineering

Thomas L. Carrasco, P.E. 5/22/08 Date
Development Services Engineer
DSD – Land Development Engineering

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

RECEIVED
08 JUN 11 PM 3:41
LAND DEVELOPMENT
SERVICES DIVISION

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 23 **June 25, 2008**

THE PLAZA AT ENCINO COMMONS II **SUBDIVISION NAME**	MINOR PLAT	080159 **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 D-6
OWNER: North Bexar, L.P., by Scot Krieger
ENGINEER: Pape Dawson Engineers, INC., by Tammara Miller, P.E.
CASE MANAGER: Larrry Odis, Planner (207-0210)

Date filed with Planning Commission: May 29, 2008

Location: Northeast of Evans and U.S. Highway 281

Services Available: SAWS Water and Sewer

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

Plat is in accordance with:
MDP 268-C, Encino Commons at Encino Park, accepted October 30, 2000.

Proposed Use: Restaurant and Retail

Major Thoroughfare: U.S. Highway 281 is a freeway.

APPLICANT'S PROPOSAL:

To plat **5.693** acres consisting of **4** non single-family lots.

DISCUSSION:

The Department of Development Services has cited: Section 35-515(c)(4) of the UDC regarding Lot Layout Regulations. The applicants engineer has submitted a request for a variance to the requirement. The Development Services Department, Engineering has no objection to the granting of the variance as indicated in their attached report.

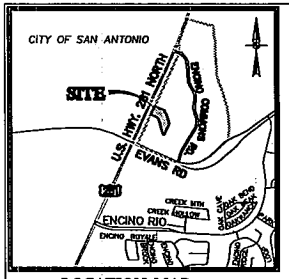
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for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

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends **approval** of the variance and plat.

PLAT NO. 080159

THE PLAZA AT ENCINO COMMONS II



LOCATION MAP
NOT TO SCALE
MAPSCO GRID: 483D6

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

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 TO US 281, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 434.93'.
4. 6' SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

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 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.

SURVEY 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 PBCL.

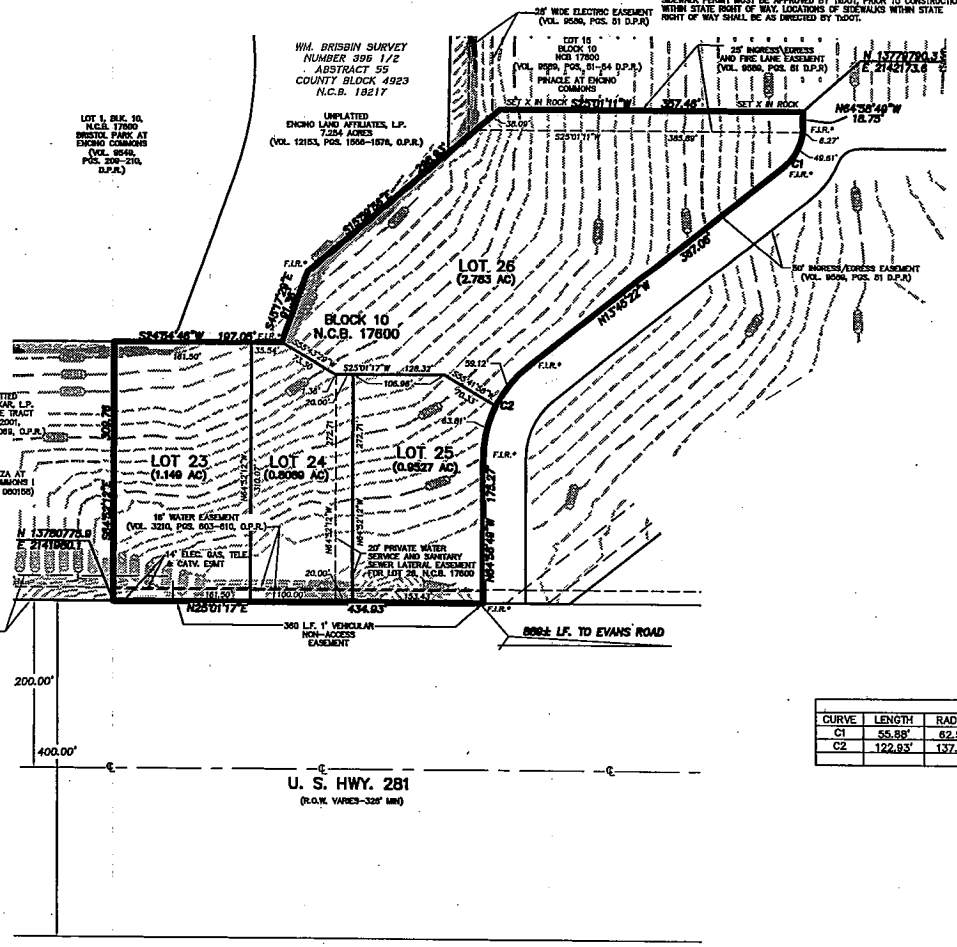
3. DIMENSIONS SHOWN ARE SURFACE.

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

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.

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.



LEGEND

ELEC.	= ELECTRIC
TELE.	= TELEPHONE
CA.TV.	= CABLE TELEVISION
ESM'T.	= EASEMENT
B.S.L.	= BUILDING SETBACK LINE
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
~~	= EXISTING CONTOURS

0 100 200
SCALE: 1"= 100'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	55.88'	62.50'	29.98'	51°13'27"	54.03'	N39°22'05"W
C2	122.93'	137.50'	65.91'	51°13'27"	118.88'	N39°22'05"W

DEVELOPMENT SERVICES RECEIVED
MAY 23 PM 4:20

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

OWNER: NORTH BEXAR, L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

NOTARY PUBLIC 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 THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF THE PLAZA AT ENCINO COMMONS II

A 5.693 ACRE TRACT OF LAND OUT OF AN 8.897 ACRE TRACT OF LAND CONVEYED TO NORTH BEXAR, L.P. DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12001, PAGES 2060-2069 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE WM. BRISBIN SURVEY NUMBER 396 1/2, ABSTRACT 55, COUNTY BLOCK 4923, NOW IN NEW CITY BLOCK 17600, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE PLAZA AT ENCINO COMMONS II 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

OWNER/DEVELOPER:
NORTH BEXAR, L.P.
901 RIO GRANDE
AUSTIN, TX 78701

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

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 1 OF 1

JOB NO. 4873-52

Date: May 23, 2008, 2:49pm User ID: HWright
File: P:\48\73\52\Design\civil\Plat\PL4873S2 II.dwg

San Antonio Water System

April 1, 2008

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

RE: File No. 0803010 - Request for review of **The Plaza at Encino Commons II, Plat No. 080159** located approximately 1,000 feet north of Evans and US Highway 281 North

Dear Ms. Miller:

On March 25, 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 5.710 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1697. 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) and an Organized Sewage Collection System (SCS) Plan has been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ**.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Plaza at Encino Commons II, Plat No. 080159.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

April 11, 2008

DEVELOPMENT SERVICES RECEIVED
2008 APR 11 PM 4:20

Mr. Fernando De Leon
Assistant Development Services Director
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: The Plaza at Encino Commons II
Plat Number 080159
Administrative Exception/Variance Request to UDC 35-515 (c) (4) Pertaining to Lot Frontage

Dear Mr. De Leon:

Kindly consider this letter as a formal request for an Administrative Exception/Variance to The Unified Development Code (UDC) 35-515 (c) (4) "Lot Frontage." We believe that this is a reasonable request and while not in full compliance with the UDC, we believe this specific request adheres to its spirit and intent and is in the public interest.

The proposed site is located on the east side of US 281, approximately 1,000 feet north of Evans Rd. and is currently undeveloped. The site is currently being platted as Lot 23 through 26, Block 10, N.B.C. 17600 of The Plaza at Encino Commons II subdivision (see attached exhibit).

The Development Services Building Permit Department has reviewed the proposed plat and indicated an Administrative Exception/Variance to UDC Section 35-515 (c) (4) "Lot Frontage" of the City of San Antonio UDC will be required prior to plat approval of this proposed subdivision.

UDC 35-515 (c) (4) indicates that all lots shall front on a public or private street and shall have a minimum frontage as defined in UDC 35-310. By this Administrative Exception/Variance Request, we are requesting that access to Lot 26, which does not have direct frontage onto a public street, be allowed to obtain access to a public street by way of platted irrevocable ingress/egress easement along Lots 25 and 26. Lot 26 and associated ingress/egress easement is shown on the attached plat.

SAN ANTONIO / AUSTIN
WWW.PAPE-DAWSON.COM
555 East Ramsey San Antonio, Texas 78216 P 210.375.9000 F 210.375.9010

It is our understanding that the Development Services staff and the Technical Advisory Committee (TAC) have recommended approval of the "PAC-2" changes to the UDC which include revisions to 35-430 Applicability & General Rules (a) Subdivisions subject to this Section (1)...."For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street, or an irrevocable ingress/egress easement".

We are requesting to utilize an irrevocable ingress/egress easement to access Lot 26 as shown on the attached exhibit. We believe this method to provide access is in accordance with City staff and TAC recommendations.

DEVELOPMENT SERVICES
RECEIVED
2008 APR 11 PM 4:20

1.) *If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property.*

Given strict compliance with UDC 35-515 and without approval of this variance, very unnatural platting limits must be provided which serve no purpose and materially complicate the routing of access roads and utilities. The platting limits would likely restrict buildable area within the subdivision.

2.) *The hardship relates to the applicant's land, rather than personal circumstance.*

The configuration of the land requires internal lots.

3.) *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners.*

The development of this property is unique to the configuration of the property and its use as a commercial development intended to serve the expanding Encino Park area.

4.) *The hardship is not the result of the applicant's own actions.*

The hardship is based on the configuration of the land.

5.) *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

The granting of this variance will not affect any other property and will not prevent the orderly subdivision of other property.

In our professional opinion, this proposed Administrative Exception Request remains in harmony with the spirit and intent of the UDC, as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,
Pape-Dawson Engineers, Inc.

Tammara L. Miller, P.E.
Project Manager

Attachments

P:\48\73\52\Word\Letter\080410a1.doc

DEVELOPMENT SERVICES
RECEIVED
2008 APR 11 PM 4: 20

For Office Use Only: AEVR#:_____ Date Received:_____

DSD – Director Official Action:

___ APPROVED ___ APPROVED W/ COMMENTS ___ DENIED

Signature: _____ Date: _____
Printed Name: _____ Title: _____
Comments: _____

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	The Plaza at Encino Commons II
Address:	
A/P #/PPR #/Plat#:	Plat# 080159
AEVR #:	
AEVR Submittal Date:	4/11/2008
AEVR Submitted by:	Tammy Miller, Sr. Project Engineer
Issue:	Lot Frontage
Code Sections:	2007 Unified Development Code (UDC), Section 35-515 (C)(4)
By:	Juan M. Ramirez, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Ms. Miller's letter dated April 11, 2008. The proposed plat is located along US 281 and near Evans Road.

Response to Section 35-515(c) (4) Lot Frontage - Variance: The proposed development consists of 4 commercial lots on 5.693 acres. The site is currently being platted as Lot 23 through 26. The proposed site is located on the east side of US 281, approximately 1,000 feet north of Evans Rd. and is currently undeveloped. The site is located in District 9 within the City of San Antonio City Limits.

The Unified Development Code (UDC) – Article V, Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street and shall have a minimum frontage width as indicated in section 35-310. Currently, the applicant does not meet these requirements. DSD AEVRC agrees with the applicants' analysis for the following reason:

The applicant is planning to plat an irrevocable ingress/egress easement that would serve as a means of access to the land lock portion in question (Lots 26).

The AEVRC believes the proposed variance **does** meet the intent of the UDC and is therefore supported.

RECOMMEND APPROVAL OF VARIANCE:

Juan M. Ramirez, P.E. 4/23/08 Date
Engineer
DSD – Land Development Engineering

Agree/Disagree:

Thomas Carrasco, P.E. 5/5/08 Date
Chief Engineer
Development Services Department

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

PLANNING COMMISSION
VARIANCE REQUEST

AGENDA ITEM NO: 24 **June 25, 2008**

GREAT FAITH TEMPLE APOSTOLIC CHURCH — 030540
PROJECT NAME — **PLAN #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 519 C-6
OWNER: Douglas Thompson
CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Date filed with Planning Commission: May 23, 2008

Location: Near the intersection of Nacogdoches Road and Toepperwein Road

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family
PUD Planned Unit Developmet

Proposed Use: Non-single Family

APPLICANT'S PROPOSAL:

The applicant is requesting the variance to the Unified Development Code (UDC), Section 35-506(d)(9)(A) (Substandard Existing Street).

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and do not object to the granting of the variance.

This item has been continued from the June 11, 2008 Planning Commission meeting.

STAFF RECOMMENDATION:

Staff **does not** recommend the approval of proposed variance request. The recommendation is based upon:

- The above reference section of the UDC states where the subdvision within the city limits are adjacent to existing streets and right-of-way widths of those existing street are less than the mimium right-of-way widths as set out in the above referenced section for all streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required abutting the development.
- Curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on substandard width existing streets at the time of building permit.
- DSD Staff believes believes the proposed variance request does not meet the intent of the UDC.

Book 9562
Page 137
Date 2004042805266
Filed & Recorded
Official Public Record
BEXAR RICHARD RIOS COUNTY CLERK

25.00
5.00
1.00

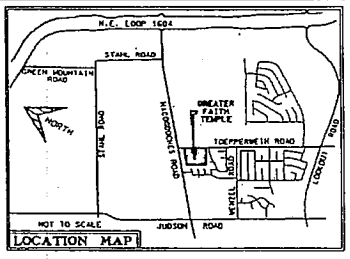
BEXAR COUNTY
RICHARD RIOS
RECORDS ARCHIVE
RECORDS MANAGEMENT
COURTHOUSE SECURITY

SUBDIVISION PLAT OF GREATER FAITH TEMPLE

PLANNED UNIT DEVELOPMENT

BEING A 11.8087 ACRE TRACT OF LAND OUT OF THE JAMES CONN SURVEY No. 196, ABSTRACT No. 121, COUNTY BLOCK 5072, AND THE JOSE O. CARRION SURVEY No. 279, ABSTRACT No. 149, COUNTY BLOCK 5039, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NOTES:
1. ONE COMMERCIAL LOT ESTABLISHED.
2. NO ADDITIONAL BUILDING PERMIT WILL BE ISSUED OF THIS PLATTED PROPERTY UNTIL DETENTION BASIN No. 2 DESIGN HAS BEEN APPROVED BY DSD STREETS & DRAINAGE.



LOCATION MAP

NORTH

SCALE: 1"=100'

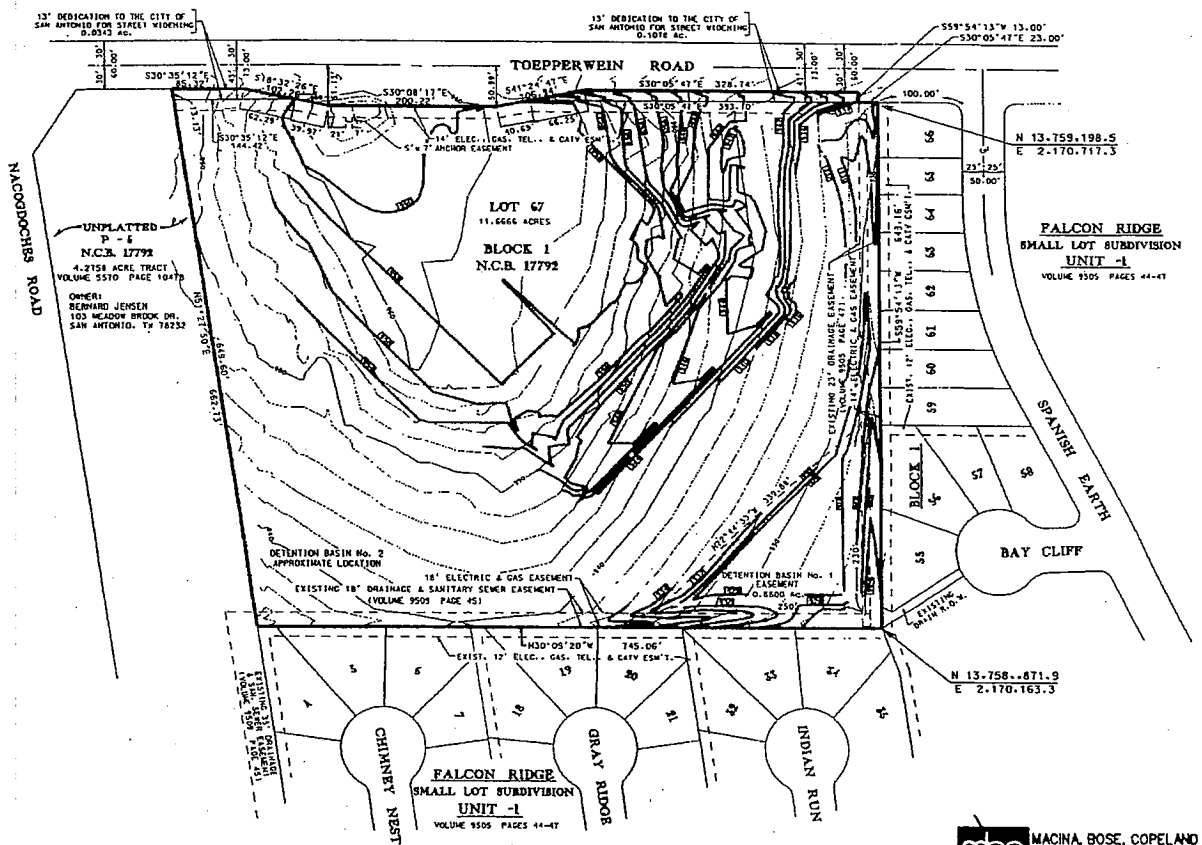
BEARINGS BASED ON THE NORTHWEST PROPERTY LINE OF FALCON RIDGE, SMALL LOT SUBD., UNIT-1 AS BEING N89°54'13"E

LEGEND:

EXIST.	-------	EXISTING
ELEC.	-------	ELECTRIC
TEL.	-------	TELEPHONE
CATV	-------	CABLE TELEVISION
SAN. SEW.	-------	SANITARY SEWER
ESM'T.	-------	EASEMENT
R.O.W.	-------	RIGHT-OF-WAY
BLDG.	-------	BUILDING
N.C.B.	-------	NEW CITY BLOCK
BLK.	-------	BLOCK
E.G.T.V.& CATV ESM'T.	-------	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
940		EXISTING CONTOUR
1050		PROPOSED FINISH CONTOUR

DEVELOPER / OWNER:
GREATER FAITH TEMPLE APOSTOLIC CHURCH
1731 EAST HOUSTON
SAN ANTONIO, TEXAS 78207
Tel. No. (210) 271-3795

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S59°28'12"W 643.16'
NOTE: BEARINGS ON THIS PLAT DO NOT MATCH MAPS BEARINGS.



FALCON RIDGE
SMALL LOT SUBDIVISION
UNIT -1
VOLUME 9505 PAGES 44-47

UDC 35-512) STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

IMPACT FEE PAYMENT DUE: NO FEES HAS BEEN ASSESSED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.

DRAINAGE NOTES: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF OBSTRUCTIONS, THAT IN ALL OR IN PART THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR BELOW RIGHT-OF-WAYS, AS NOTED, 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 RIGHT-OF-WAYS AND TO MAKE ANY NECESSARY IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. LIMITS FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 1.00 INCHES ABOVE FINAL ADJACENT GRADE.

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "MANHOLE EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "DRAINAGE EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECUTING POLES, MANHOLES OR MANTING 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 WITH ENCROACH ON OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR POLES SHALL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

ANY CPS MONETARY LOSS RESULTING FROM HOLDY LOCATIONS REQUIRED BY CPS ENCROACH, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR ORIGINAL ELEVATION ALTERATIONS SHALL BE ENGAGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR ORIGINAL 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 EXPRESS TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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 THOSE PORTIONS AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER
STATE OF TEXAS
COUNTY OF BEXAR
DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOUGLAS THOMPSON 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 15th DAY OF April A.D. 20 04
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
LACEY A. KEUHE
Notary Public, State of Texas
My Comm. exp. 07/13/2006

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, EXCEPTION 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: SAMUEL B. BLEDSOE
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
ROBERT A. LIESMAN
44131
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
SAMUEL B. BLEDSOE III
3112
PROFESSIONAL
LAND SURVEYOR

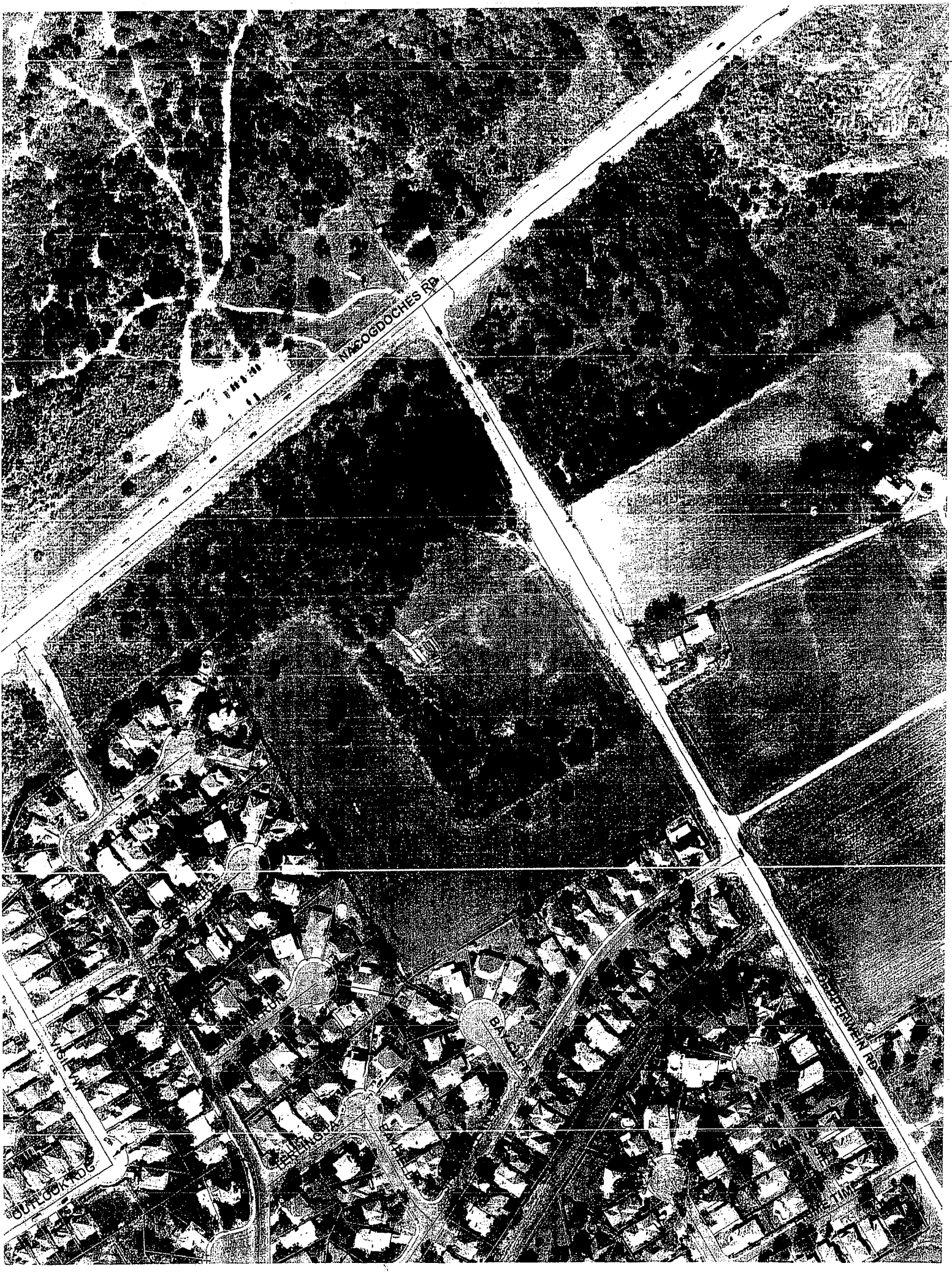
CITY OF SAN ANTONIO

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
1-8706 TEL. No. (210) 545-1122

THIS PLAT OF GREATER FAITH TEMPLE HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS REGULATING AS INDICATED BELOW.
FOR AND HEREBY PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES
DATED THIS 23 DAY OF October A.D. 20 04
BY: DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 30 DAY OF September A.D. 20 04 AT 3:24 p.m. AND DULY RECORDED THE 28 DAY OF September A.D. 20 04 AT 11:00 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9562 ON PAGE 137
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28 DAY OF September A.D. 20 04
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

COUNTY CLERK BEXAR COUNTY, TEXAS


NACOGDOCHES RD
OUTLOOK RDG

030540

Greater Faith Temple Apostolic Church

1731 East Houston Street • San Antonio, Texas 78202 • (210) 271-3795
District Elder Douglass Thompson, Pastor

May 8, 2008

Mr. F. Deleon
City of San Antonio
Development Services Department
1901 S. Alamo
San Antonio, Texas 78204

Re: VARIANCE REQUEST

Dear Mr. Deleon,

Please find our submission of Variance Request application to the Planning Commission. We want to thank you for all your help and assistance with this project. This is a most trying time for our church. I can be reached at (210) 854-4288 if you or anyone other party need to speak with me. We will anxiously wait to hear from the appropriate authority on this issue.

Again, thank you in advance for your services.

Sincerely,

Douglass Thompson
Pastor

"Where your God given uniqueness is valued"

030540

VARIANCE REQUEST

This Variance is requested with regard to Subdivision Ordinance Article 35-506 (d) (9) which stipulates that for commercial and multi-family developments the Developer shall provide "pavement improvements" on/for adjacent streets having existing sub-standard pavement width.

The Greater Faith Temple Apostolic Church purchased and platted as a single lot an 11.8 acre site abutting Toepperwein Road. Subsequently, the Church had an architect develop an ultimate-use site plan followed by a first phase site plan which utilized perhaps 50% of the 11.8 acre lot. Plans were submitted for building permit on or about August 30, 2004 and those plans were approved on or about December 27, 2004 with no requirement for (nor request for) the construction of addition of pavement for the abutting Toepperwein Road. (Which seemed appropriate since this Christian Church is neither a Commercial nor a multi-family development.) The Church then secured construction and permanent loans for construction based on City-approved plans. The project was delayed for financial reasons until January 2007. The Original permit was reactivated on August 23, 2006 with an extension to expire on March 20, 2007. Construction and permanent loan was reactivated and approved on March 14, 2007. Contract to commence construction was released on March 14, 2007. In the interim between December 2004 and August 23, 2006, the Church initiated a minor change to the plan which shifted the building and parking location a bit but made no change in the scope of the first phase project.

In response to the submittal of this minor revision on February 4, 2008, Development Services "added-on" a Toepperwein Road pavement widening requirement. It is this "added-on" requirement for pavement widening which is the subject of the Variance. It should be noted that the Church did give to the public by plat dedication a 13 ft. wide, 0.14 acre strip of property along the frontage of the lot.

At this late period in the construction stage, the addition of such a pavement widening requirement all along the 820-LF frontage of the 11.8 acre lot imposes a real and significant hardship to this Church with its contribution-based, limited resources. [The Church's engineer has discussed with D.S. staff an alternate pavement and turn lane improvement whose cost turned out to be about the same as a full-length, near-side pavement add-on.] The Church is ultimately willing to contribute appropriately to improvements to the fronting public roadway, but takes issue with such a requirement being imposed at this point in the project construction stage. The Church would be willing to accept as a condition for the Commission's approval of the Variance Request that no subsequent new building permit, unrelated to this current project, would be issued without concurrent construction of Toepperwein pavement widening consistent with the language of the Code.

Hence, our requests for a Variance to allow the deferral of pavement improvement of the abutting roadway until subsequent permit application (s) are processed.

030540

Continuing with regard to some of the language on the Variance Request form, we would assert that not arbitrarily adding-on an isolated segment of extra pavement at this time will have virtually no effect at all on safety or public welfare. Ours is now a fairly small congregation, and other than a Sunday morning our people will have little effect on traffic. We would be prepared to make some reasonable, limited changes to our typical driveway entry configuration if the City believes such would enhance public safety.

If the Commission will excuse us, our Church Variance request does not fit neatly into the "bullet point" procedure noted on the form, so we shall not try to force it to. We are not a Developer attempting to cut expenses and maximize profits; we are a church looking only to defer an unexpected expense until our congregation is large enough to bear the expense.

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Greater Faith Temple Apostolic Church
Address:	
A/P #/PPR #/Plat#:	Plat# 030540
AEVR #:	
AEVR Submittal Date:	05/08/08
AEVR Submitted by:	Douglass Thompson, Pastor
Issue:	Substandard Existing Streets
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (d)(9)(A)
By:	Juan M. Ramirez, P.E.

The Development Services Department - Engineering received and reviewed a letter dated May 8, 2008 from the owner of subject property, wherein a request for a variance exception to the Unified Development Code (UDC), Section 35-506(d) (9) (A) (Substandard Existing Street) is made. The proposed development consists of 1 non single family 11.80 acres and is located near the intersection of Nacogdoches Rd. and Toepperwein Rd.

Response to Section 35-506(d) (9) (A) (Substandard Existing Street) Variance Exception: The Unified Development Code (UDC) – Article V, Section 35-506 (d) (9) (A) Substandard Existing Street: Where subdivisions within the city limits are adjacent to existing streets and right-of-way widths of those existing streets are less than the minimum right-of-way widths as set out in this chapter for all streets, no building permits shall be granted until the right-of-way widths have been dedicated to the minimum widths required by this chapter abutting the development. In addition, curb, sidewalk and pavement improvements adjacent to the development for multi-family and commercial developments shall be provided on sub-standard width existing streets at the time of building permit.

The applicant is requesting a variance to the pavement improvements in front of their property. The applicant is willing to accept as a condition for the Planning Commission approval of the Variance Request that no subsequent new building permit, unrelated to this current project, would be issued without the proper pavement improvements.

The DSD Staff believes the proposed variance request **does not** meet the intent of the UDC and is therefore denied.

RECOMMEND DENIAL OF VARIANCE:

Juan M. Ramirez, P.E.
Engineer
DSD – Land Development Engineering

5-15-08
Date

Agree/Disagree:

Thomas L. Carrasco, P.E.
Development Services Engineer
DSD – Land Development Engineering

5/22/08
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

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

Agenda Item #25

Plan Amendment Application Case No.: 08024

Council District: **5** City Council Meeting Date: **06/25/2008**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Nogalitos/ S. Zarzamora Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential to Regional Commercial**

Background Information:

Applicant: Heather Miller
Owner: Avel and Idelia Garcia
Property Location: 801 W. Harlan Avenue
Acreage: 0.2828
Current Land Use of site: Low Density Residential
Adjacent Land Uses:
N: Low Density Residential
E: Interstate Highway 35
S: Low Density Residential
W: Low Density Residential and Public Institutional

Issue:

LAND USE ANALYSIS:

The existing land uses surrounding the subject property include Low Density Residential and Public Institutional. Low Density Residential uses include single-family houses on individual lots and/or detached accessory dwelling units. The neighborhood is made up of predominantly single family residential homes located on the same block to the north of the site; and an adjacent block to the south and west. A Public Institutional use, Stonewall-Flanders Elementary School, is located immediately northwest of the property.

The requested land use of the site located at 801 W. Harlan is Regional Commercial. The Regional Commercial development includes land uses that are of high commercial intensity and that draw their customer base from a larger region, thus bringing more traffic and parking needs. The design of Regional Commercial developments should incorporate well-defined entrances, shared internal circulation, limited curb cuts to arterial streets, trees that shade ample sidewalks and parking lots, and monument signage. Regional Commercial uses should be located at nodes formed by highways and major arterials, or two major arterials, and are typically 20 acres or greater in size. Some examples of Regional Commercial uses are shopping malls, large hotels, home improvement centers, automotive repair shops, and automobile sales.

Regional Commercial use is too intense for this area, which is within an existing Low Density Residential neighborhood. Regional Commercial use is more appropriate at the nodes of major intersections. The plan calls for Regional Commercial at S. W. Miltary Drive and IH-35. The size of this site does not lend itself to Regional Commercial, since it is a small parcel, and is not adjacent to an existing Regional Commercial node. A Regional Commercial use at this location would be incompatible due to potential nuisances such as noise, increased traffic, 24-hour business operations and lack of a transitional use that could potentially buffer the neighborhood.

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

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: IH- 35 (Freeway)
Other streets: Harlan Avenue, Commercial Avenue, and Stonewall Avenue are local streets.
Comments: Traffic from the ambulance service could potentially cut through residential areas on Stonewall, Harlan, or Commercial in order to use the Division Avenue to IH 35 or Southcross entrances through the residential neighborhood.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Stonewall-Flanders Elementary School
Comments: The site's proposed function as an ambulance dispatch center is not appropriate for this location. Stonewall-Flanders elementary school exists at the corner of Stonewall and Commercial and is only 150 feet from the site. Regional Commercial uses are inappropriate this close to the school. Because Stonewall-Flanders Elementary School is located to the west of the site, children are at risk. Children walking home or taking the bus will compete with ambulances entering and leaving Harlan Street, Commercial Street and Stonewall Avenue

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☒ Denial ☐ Alternate Recommendation:
Comments: Changing the land use of the subject parcel from Low Density Residential to Regional Commercial would pose safety, mobility, land compatability and traffic concerns.

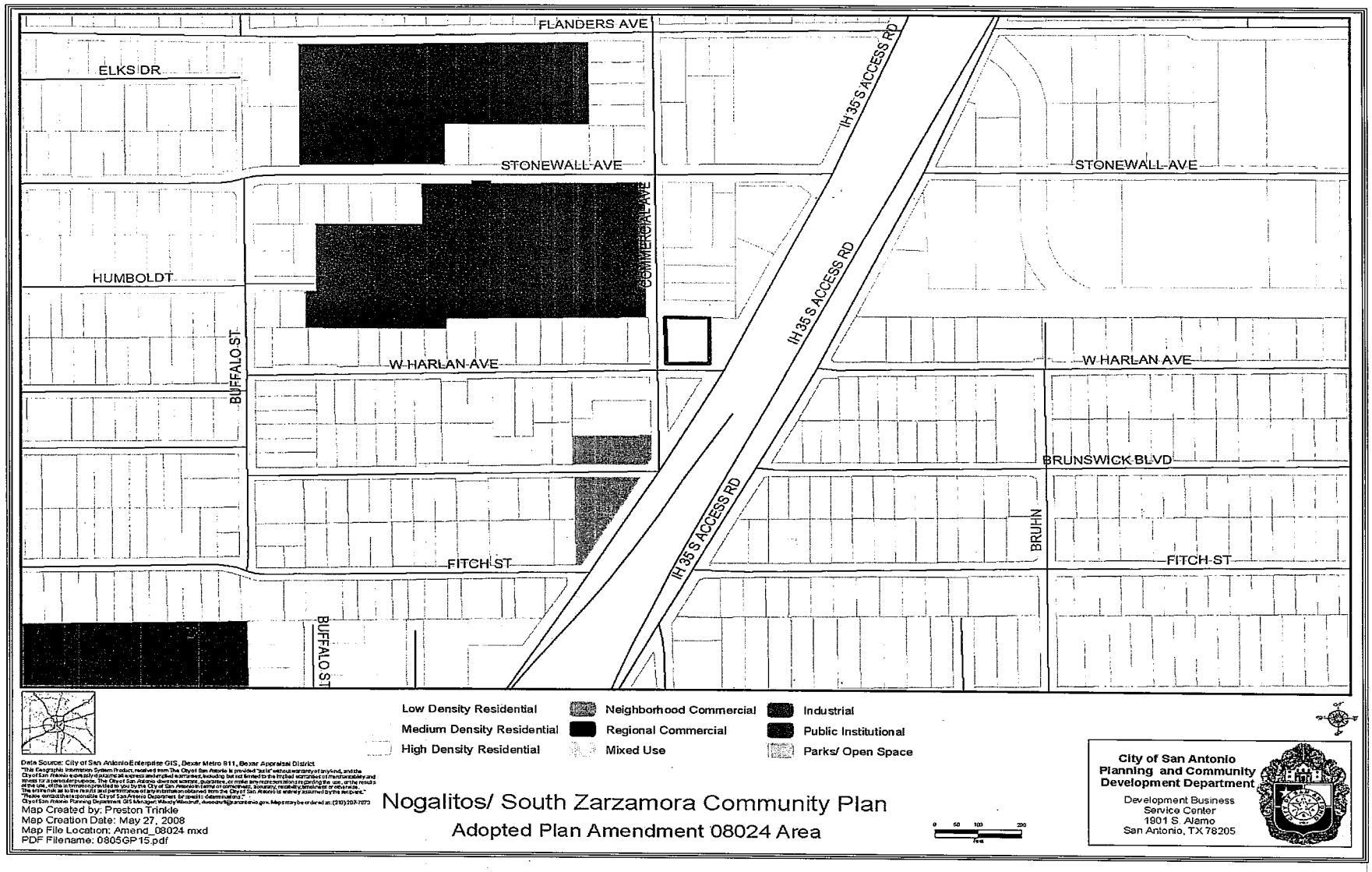
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: June 25, 2008
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: June 6, 2008
No. Notices mailed 10 days prior to Public Hearing: 55
Registered Neighborhood Association(s) Notified: Palm Heights NA, Tierra Linda NA, Quintana Community NA, and Collins Garden NA
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2008145
Current zoning district: R-4 Proposed zoning district: C-2 CD
Zoning Commission Public Hearing Date: July 1, 2008
☐ Approval ☐ Denial

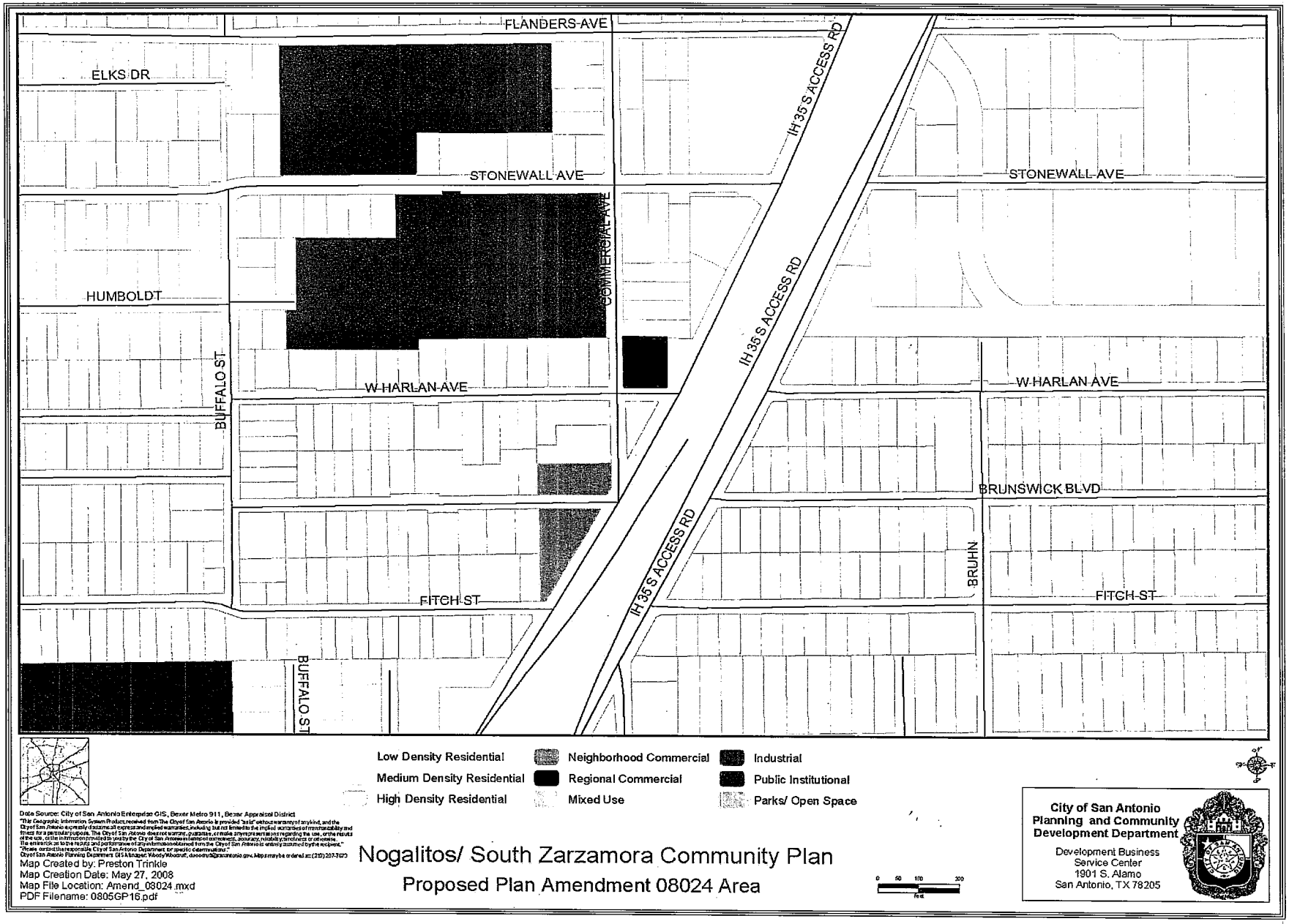
Planning Department Staff:

Patrick Howard	Assistant Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Loretta N. Olison	Senior Planner	Phone No.: 207-7919

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM OPEN SPACE/PARK LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 4-ACRES LOCATED AT THE SOUTHWESTERN CORNER OF 4701 DIETRICH ROAD.

WHEREAS, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 2003; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on June 9, 2008 and **APPROVED / DENIED** the amendment on June 9; and

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

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

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

PASSED AND APPROVED ON THIS 9th DAY OF JUNE 2008.

Attest:

_____

Executive Secretary
San Antonio Planning Commission

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Master Plan Amendment 08024
Nogalitos/S. Zarzamora
Community Plan

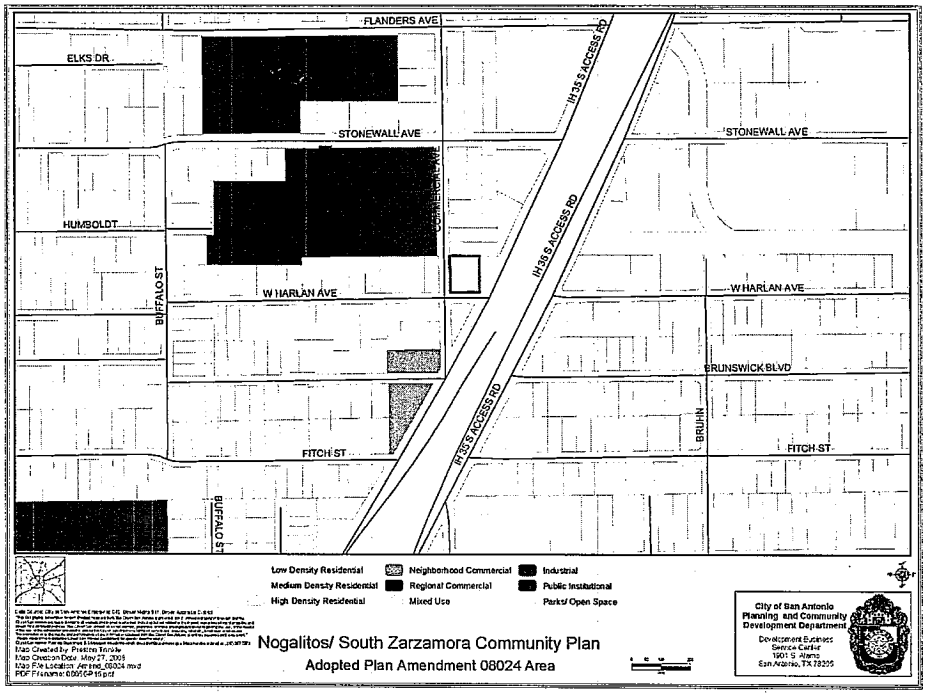
Planning Commission

June 25, 2008

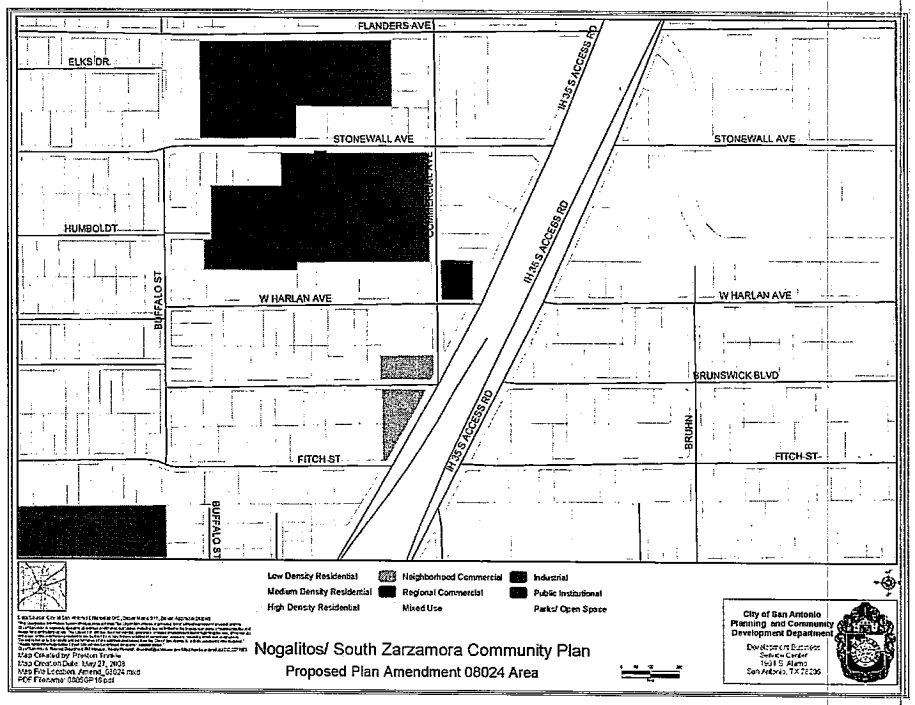
Agenda Item No.

Amendment 05002

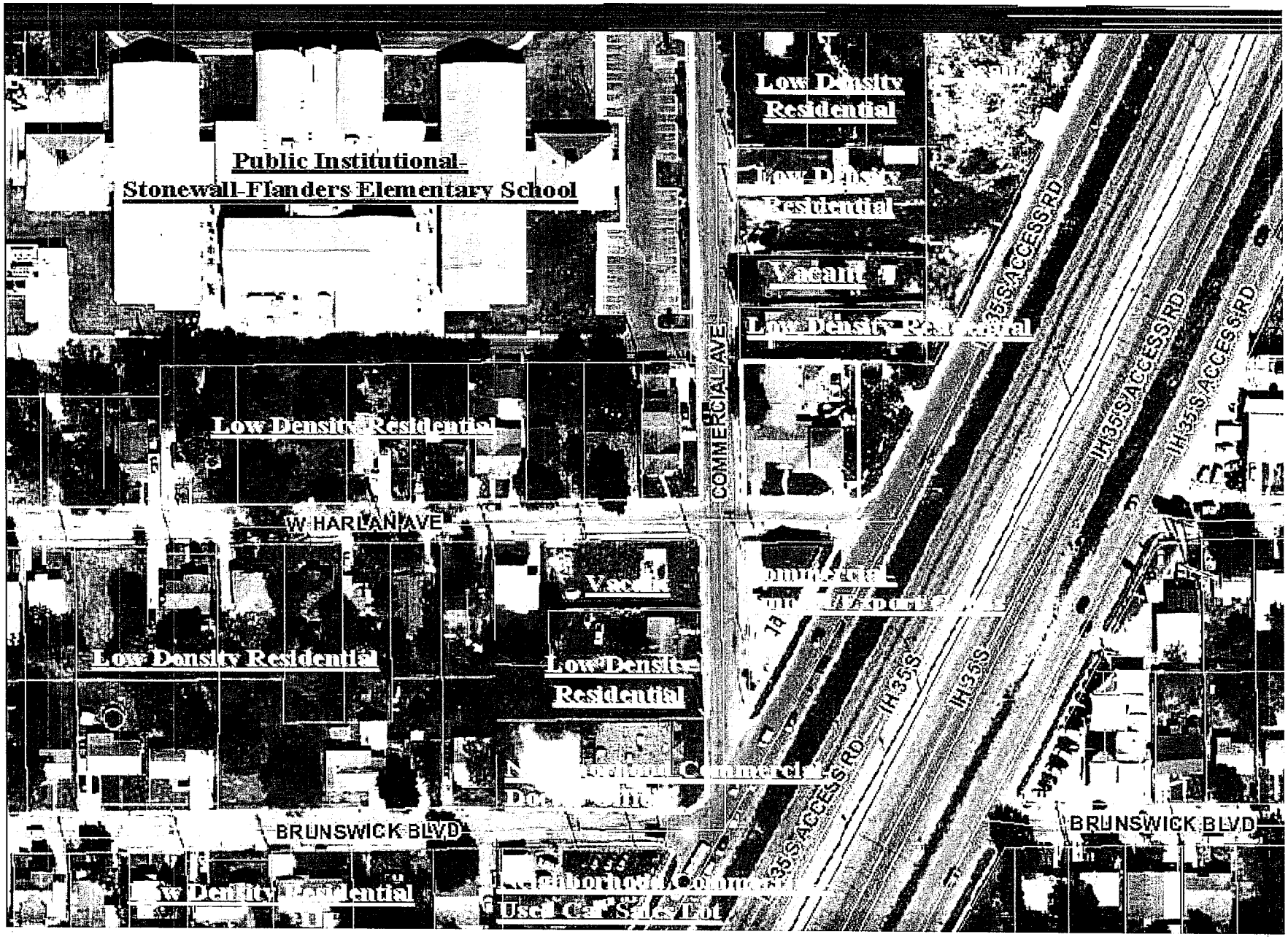
Plan as adopted:



Proposed amendment:

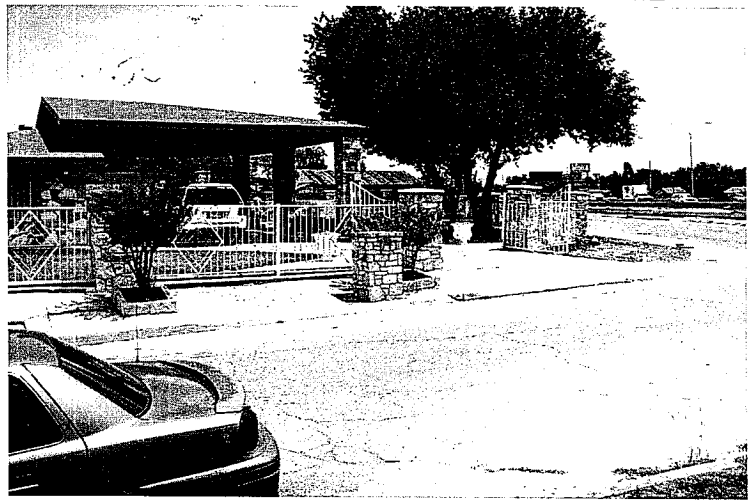


Land Use

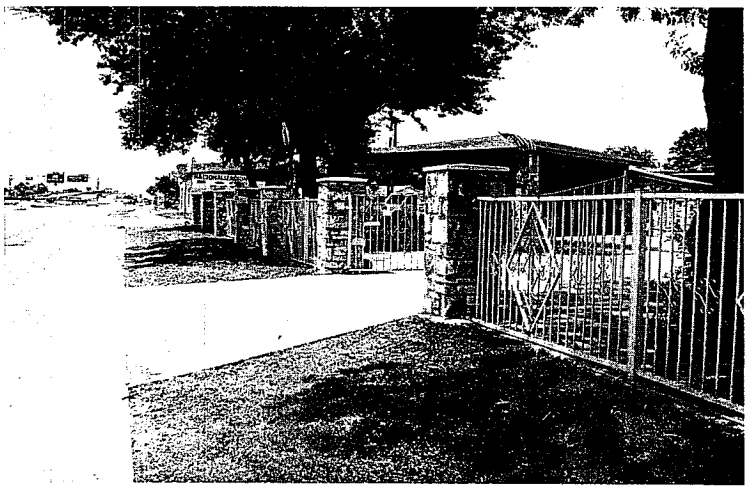


Public Institutional-
Stonewall-Flanders Elementary School
Low Density Residential
Low Density Residential
Vacant
Low Density Residential
Low Density Residential
Low Density Residential
Low Density Residential
Vacant
Low Density Residential
Low Density Residential
W HARLAN AVE
COMMERCIAL AVE
BRUNSWICK BLVD
BRUNSWICK BLVD
IH35S ACCESS RD
IH35S ACCESS RD
IH35S ACCESS RD
IH35S ACCESS RD
IH35S
IH35S

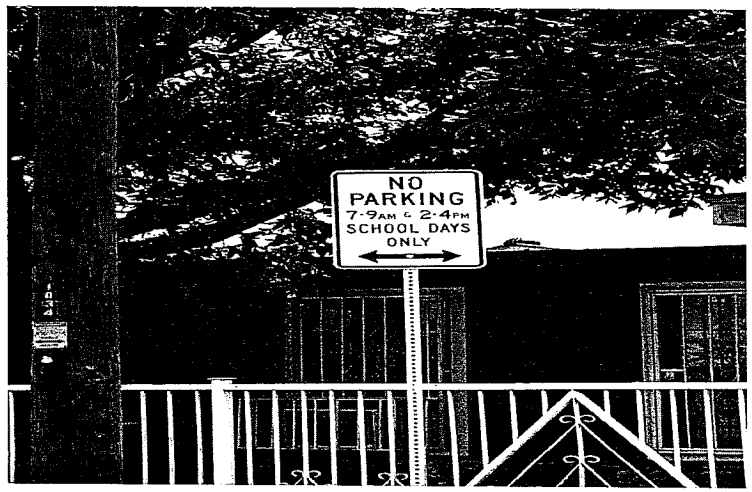
Amendment 08024



Property Site at 801 W. Harlan Avenue

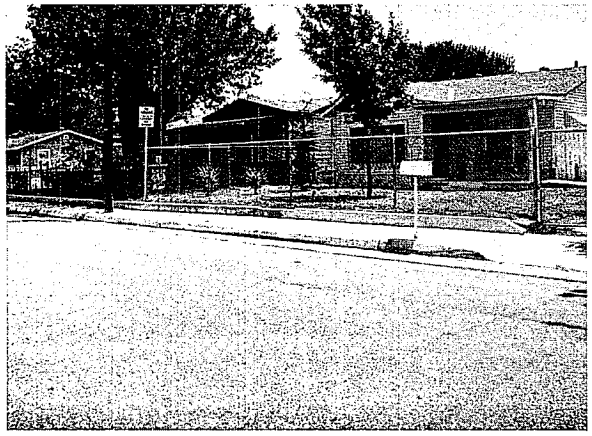


Property Site at IH-35



No Parking Sign west of property

Amendment 08024



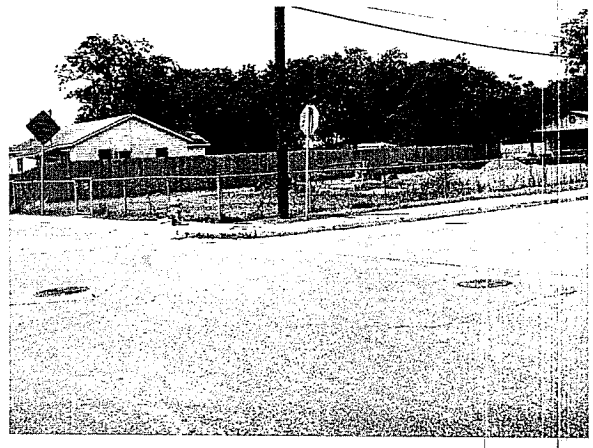
North of property-Single Family Lot

East of property- Hwy I-35

South of property- Commercial Site

Northwest of property –Elem. School

West of property-Single Family Lot



Southwest of property-vacant lot

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

Agenda Item # 26

Plan Amendment Application Case No.: 08025

Council District: **1** City Council Meeting Date: **8/7/2008**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Greater Dellview Area Neighborhood Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Office.**

Background Information:

Applicant: Earl & Associates, P.C.
Owner: Shirley Evans
Property Location: 3110 N.W. Loop 410
Acreage: +/- .2977 acres
Current Land Use of site: Residential/ Home

Adjacent Land Uses:

N: Loop 410	(access road)
E: Single Family Residence	(low density residential neighborhood)
S: Light Industrial	(low density residential neighborhood)
W: Loop 410	(access road)

Issue:

DEFINITIONS:

Low Density Residential Use: The Greater Dellview Community Plan identifies this category as allowing "for low density, single-family residential homes on individual lots. Growth under this category of land use should be oriented away from rights of way with high traffic frequencies, centralized to the core of neighborhoods, and ideally be within walking distance of elementary schools, and neighborhood commercial uses."

Office Use: Extracted from the Greater Dellview Community Plan, this category "provides for medium intensity professional, personal, business, and non-profit uses that provide services to the local community, or house small to medium sized administrative functions for regional or national companies. Examples of offices include attorney's offices, dentist's or physician offices, administrative offices of construction or engineering firms, computer training centers, or local non-profit housing provider headquarters. Office uses should be found on, or adjacent to, arterials."

"Refuse containers should be found behind the principal structure, and should be screened from adjacent residential uses. Appropriate buffering such as a buffer yard, fences and/or landscaping should form a screen between this category and any residential uses."

LAND USE ANALYSIS:

The subject property is a +/- .2977 acre parcel located at the corner of the Loop 410 access road and Fennel Street; a predominantly low density residential neighborhood. Ingress and egress is achieved from the Loop 410 access road, and the existing circular driveway is not accessible from Fennel Street.

The Loop 410 access road extends immediately to the west and north of the property, while residential homes are to the east and south. An alley separates the subject property from the southernmost

residential properties, and a wooden privacy fence along the rear of the perimeter provides adequate buffering from adjacent residential homes.
Traffic from the interior neighborhood will be achieved from Cherry Ridge Drive. This residential street currently serves as a collector, and provides a bridge overpass over the Loop 410 highway. Traffic at this intersection is managed by a traffic light.

The Greater Dellview Neighborhood Plan encourages low density residential land uses "to be oriented away from rights of way with high traffic frequencies." Staff recognizes that this land use request is located at the periphery of a predominantly low density residential area. However, with immediate proximity to Loop 410, professional office uses may provide a more appropriate use than the existing low density residential use.

Based on the location of the property and recommendations found in the adopted Greater Dellview Neighborhood Plan, staff supports the request from Low Density Residential to Office land use. Additionally, encroachment of non-residential uses within the interior of the neighborhood is highly discouraged.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Parking for the proposed business is achieved by utilizing the existing circular drive and parking surface area.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities:
Comments: Subject property is located along the NW Loop 410 access road

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:

Comments: Based on the location of the subject property and the immediate proximity to Loop 410, the proposed Land Use change request from Low Density Residential to Office is consistent with the objectives of the Greater Dellview Community Plan. Non Residential Land Uses are discouraged from encroachment into the interior of the neighborhood where primary ingress/egress is achieved from residential streets.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: June 25, 2008
☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: 6/5/2008
No. Notices mailed 10 days prior to Public Hearing: 49
Registered Neighborhood Association(s) Notified: Dellview Area

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

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2008063

Current zoning district: R-4 Proposed zoning district: O-1

Zoning Commission Public Hearing Date: 6/17/2008

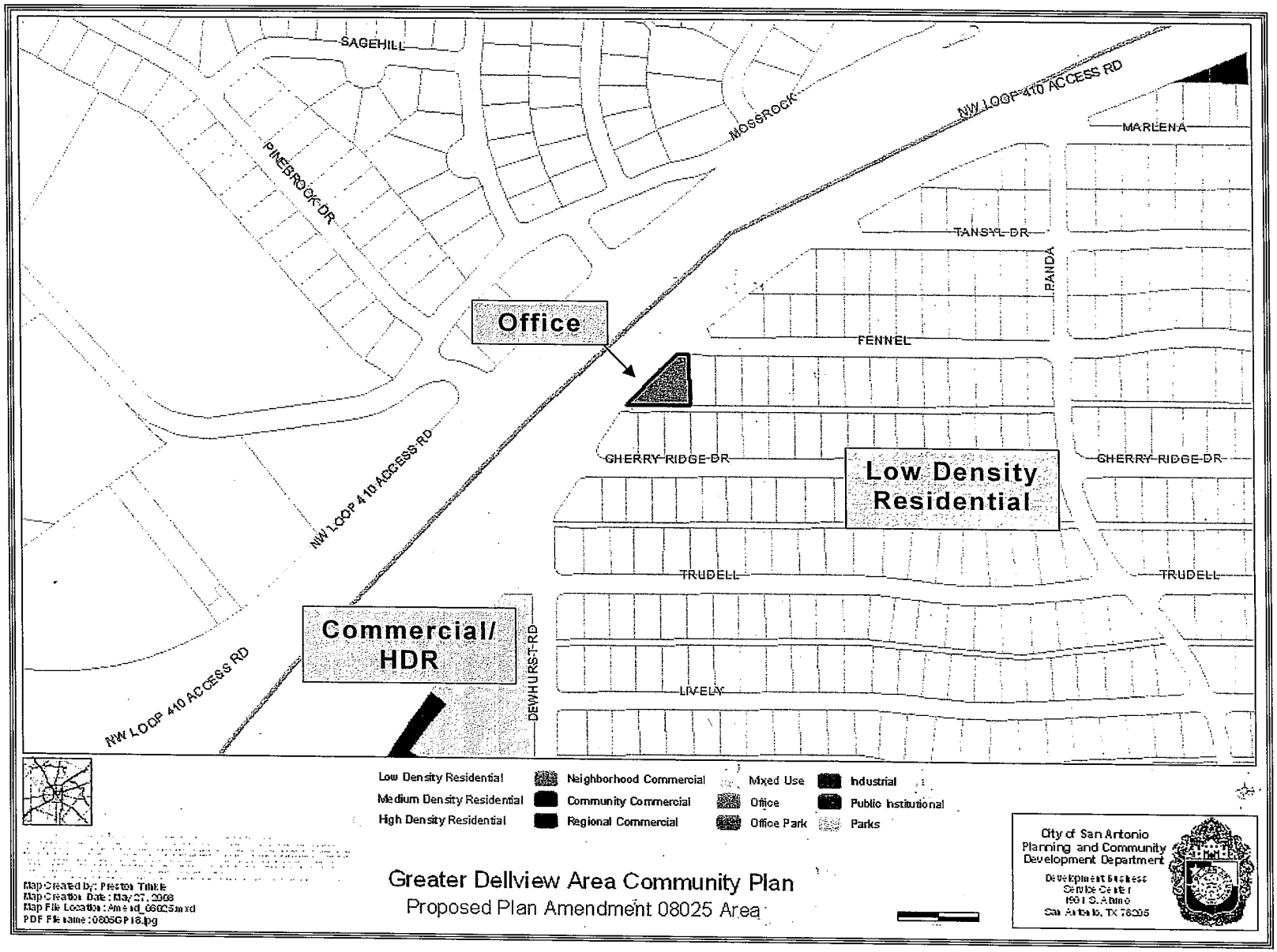
☐ Approval ☐ Denial

Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager

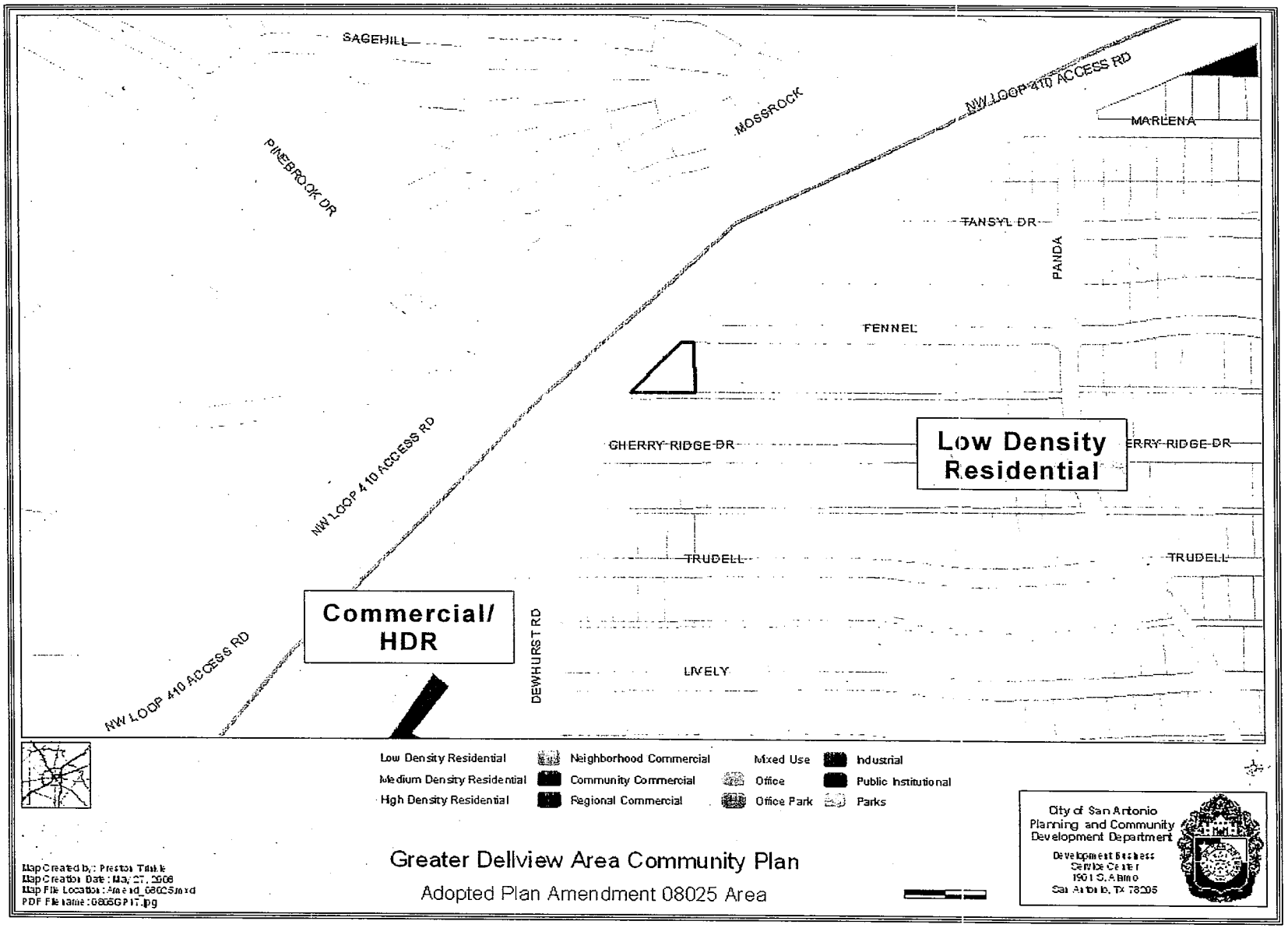
Case Manager: Gary Edenburn Senior Planner Phone No.: 207-0139

Proposed Amendment:



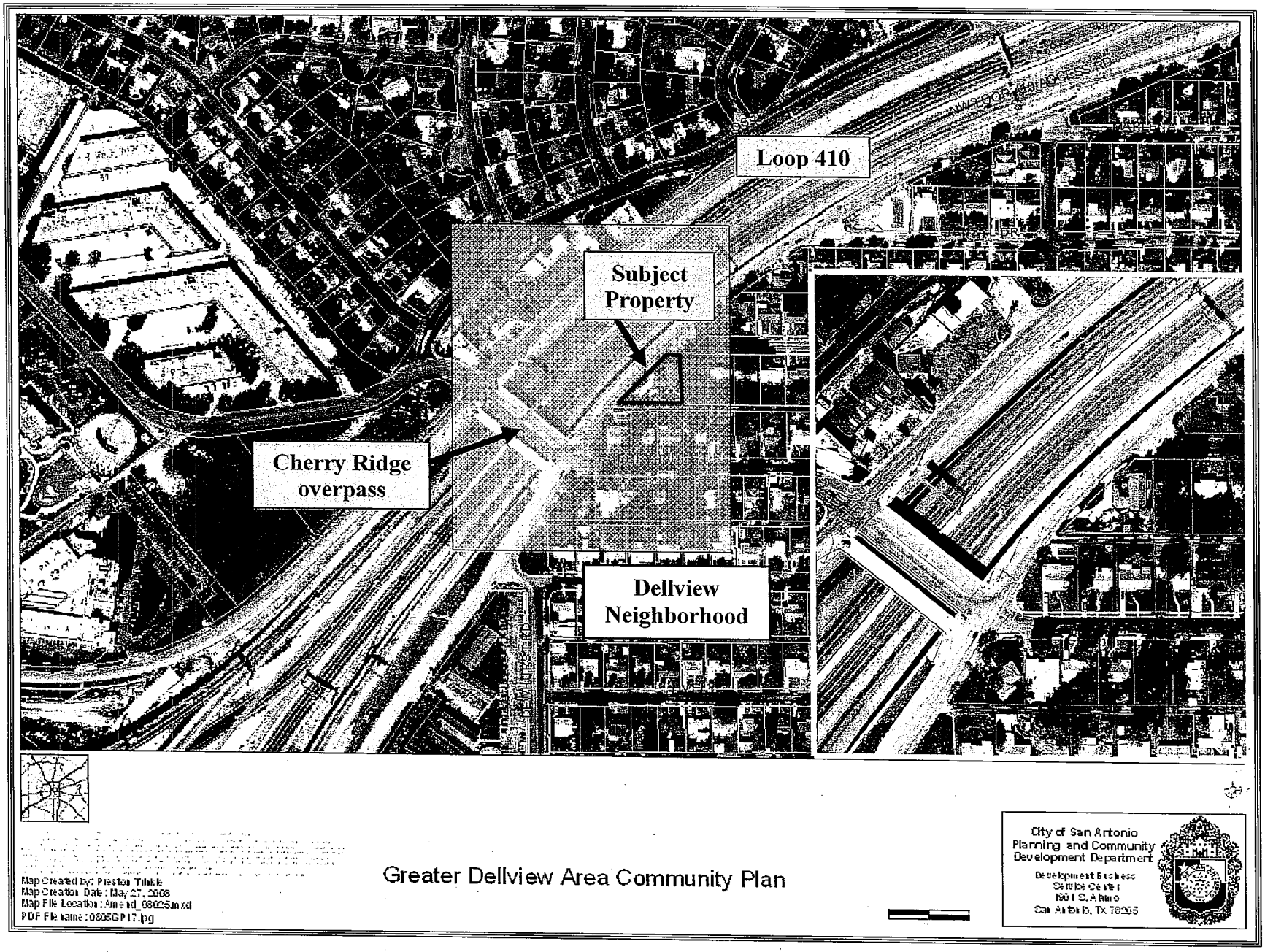
Attachment 1

Land Use Plan as Adopted:



Greater Dellview Area Community Plan

Adopted Plan Amendment 08025 Area


Loop 410
Subject Property
Cherry Ridge overpass
Dellview Neighborhood
Map Created by: Preston Tibbits
Map Creation Date: May 27, 2008
Map File Location: Amended_080225.mxd
PDF File name: 0805GP17.jpg
Greater Dellview Area Community Plan
City of San Antonio
Planning and Community Development Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE GREATER DELLVIEW AREA NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO OFFICE USE LAND USE FOR AN AREA OF APPROXIMATELY .2977 ACRES LOCATED AT 3110 N.W. LOOP 410.

WHEREAS, City Council approved the Dellview Neighborhood Plan as an addendum to the Master Plan on September 29, 2005; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on June 25, 2008 and **APPROVED / DENIED** the amendment on June 25; and

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

_____; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JUNE 2008.

Approved:

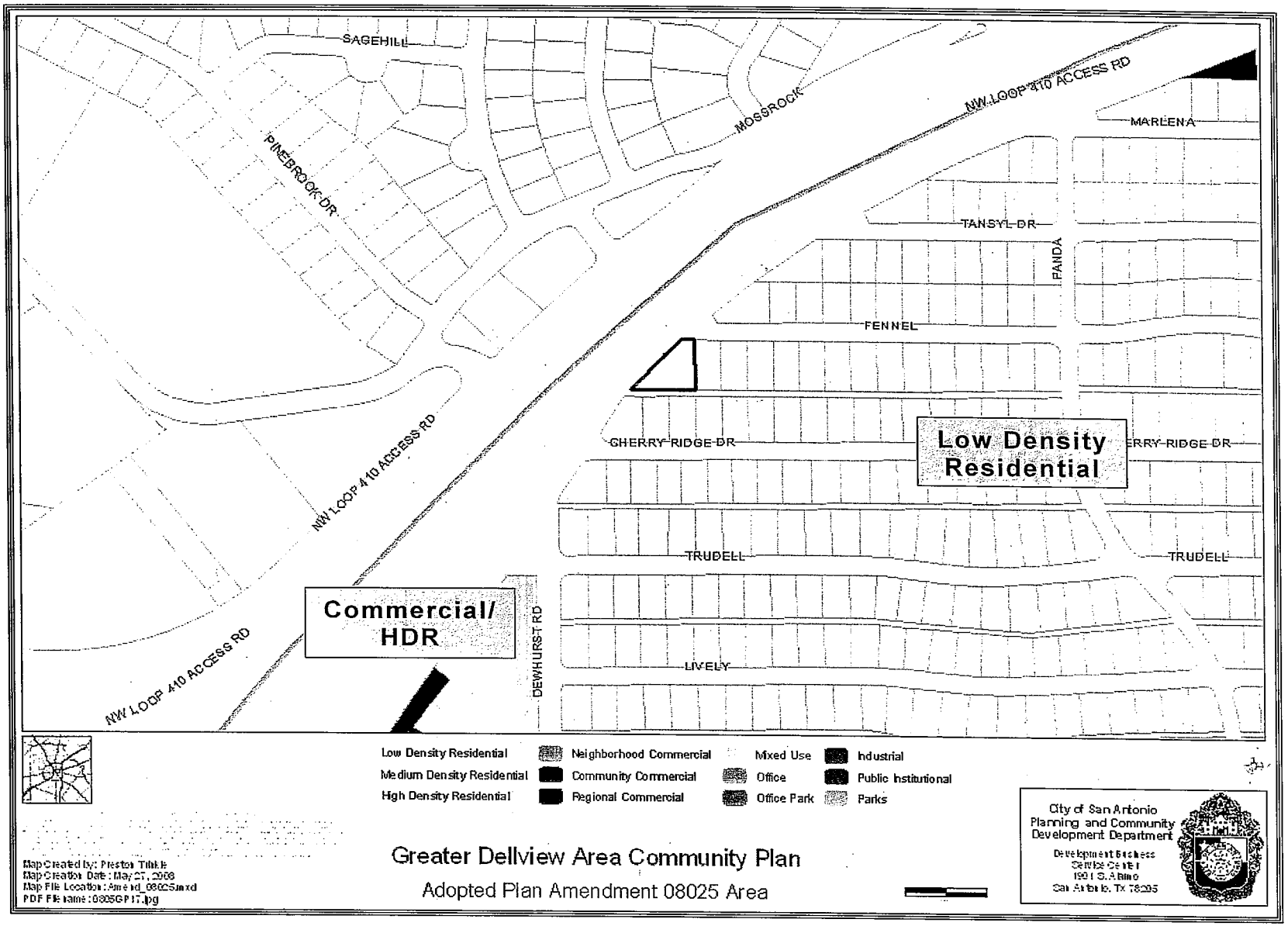
_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

Attachment 1

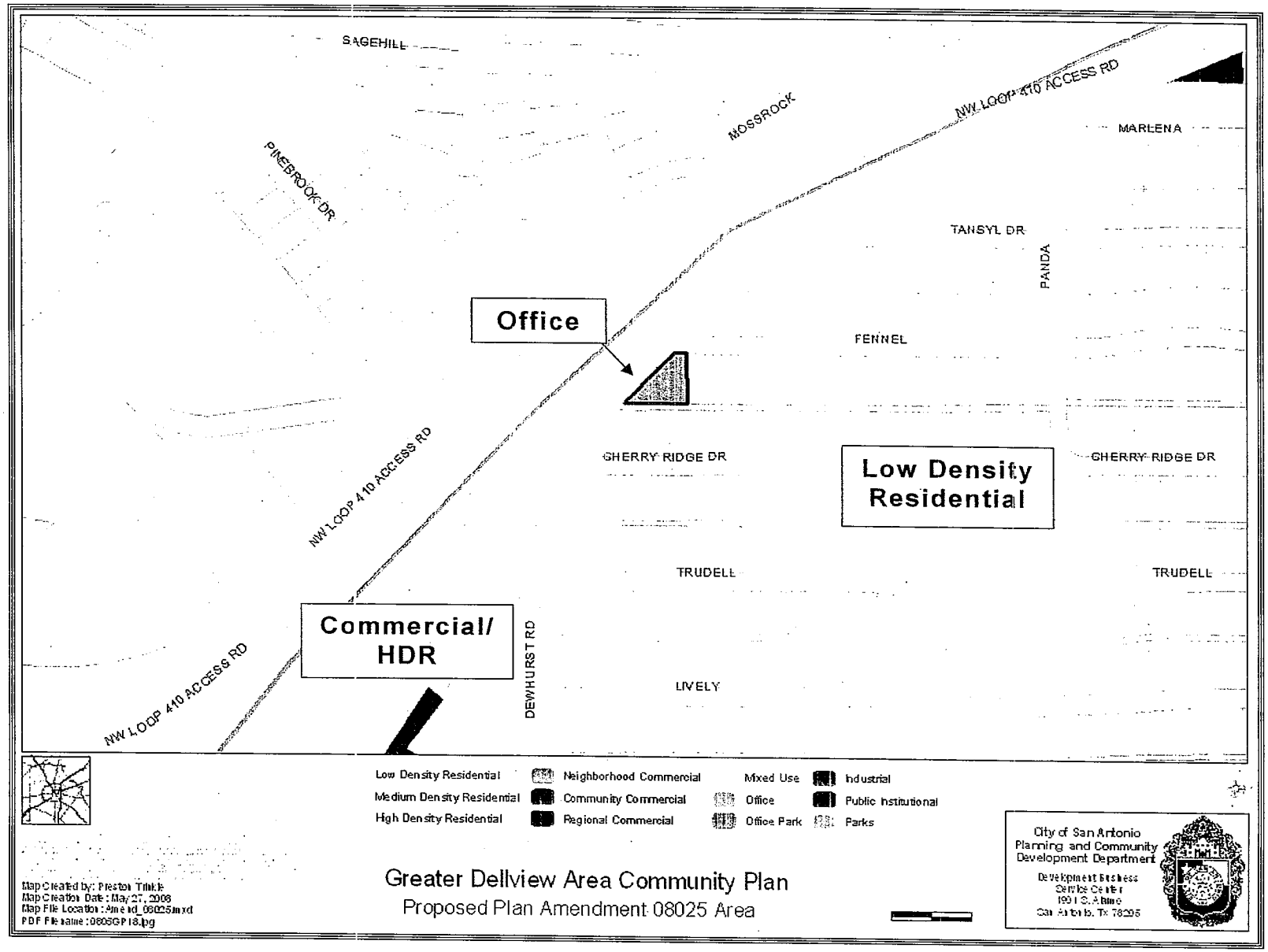
Land Use Plan as Adopted:

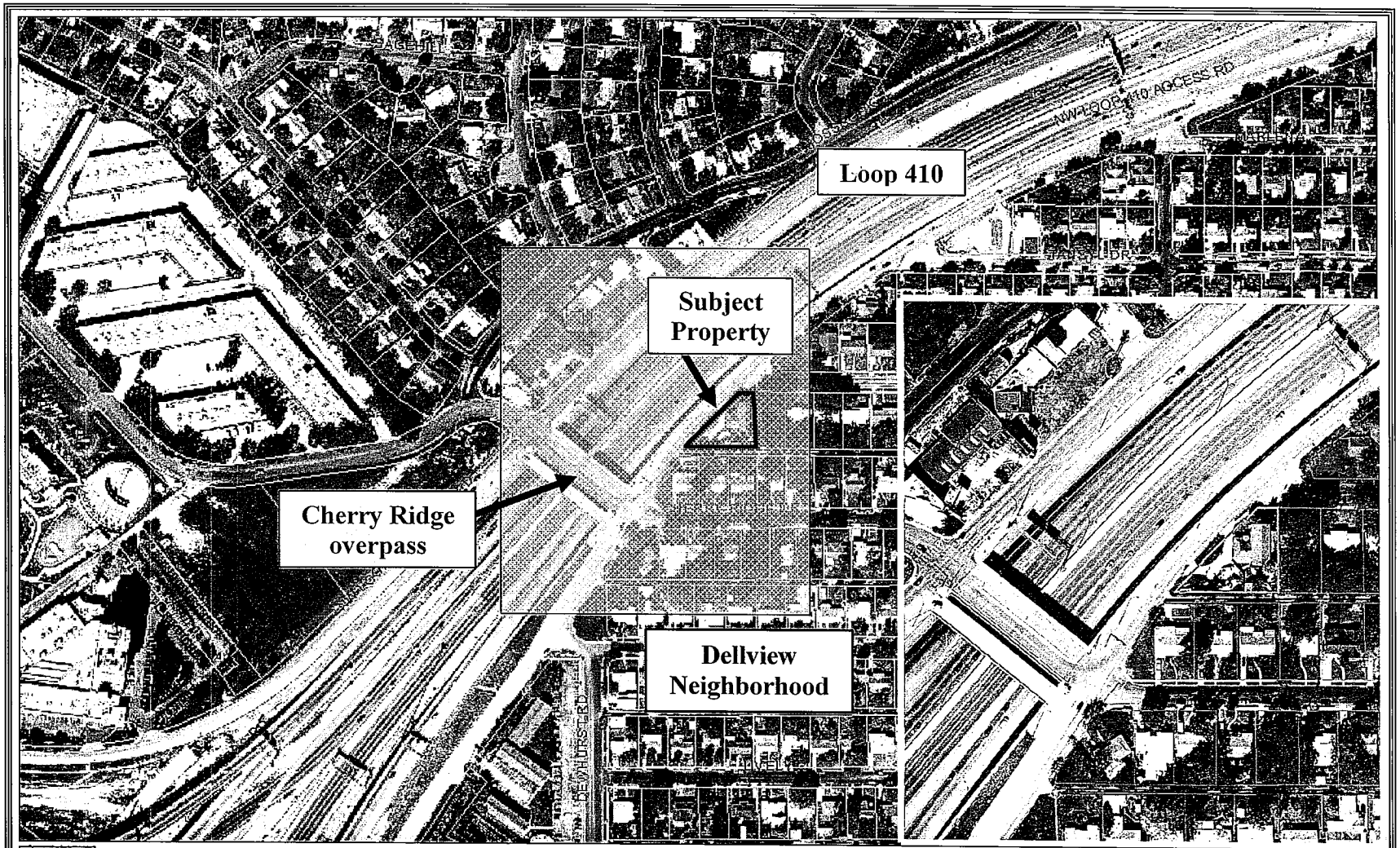


Greater Dellview Area Community Plan

Adopted Plan Amendment 08025 Area

Proposed Amendment:





Map Created by: Preston Tinkle
Map Creation Date: May 27, 2008
Map File Location: Amend_08025.mxd
PDF File name: 0805GP17.jpg

Greater Dellview Area Community Plan

City of San Antonio
Planning and Community Development Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

Master Plan Amendment 08025
Greater Dellview Neighborhood Plan

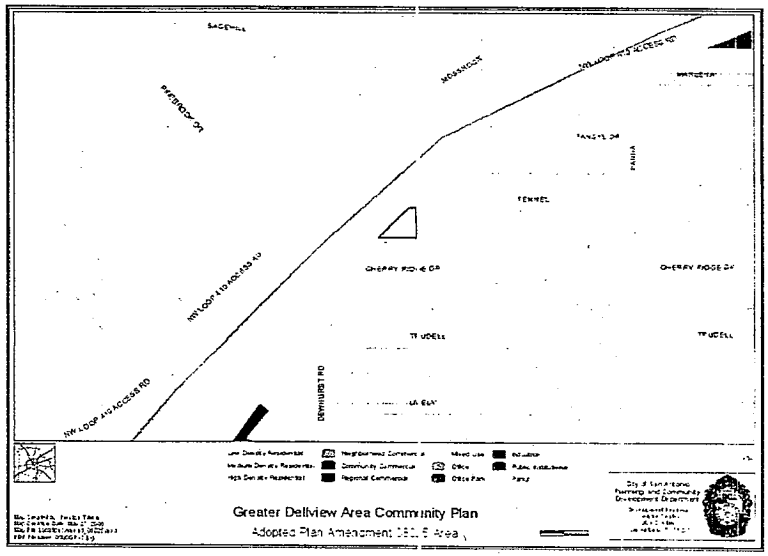
Planning Commission

June 25, 2008

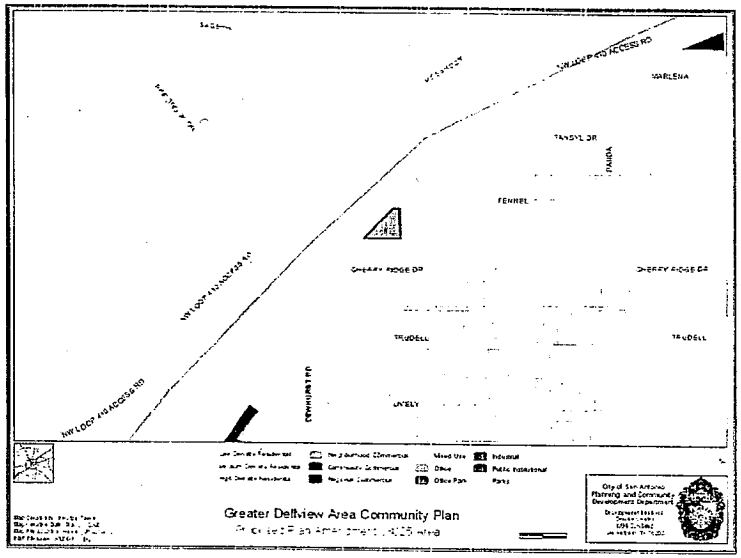
Agenda Item No.

Amendment 08025

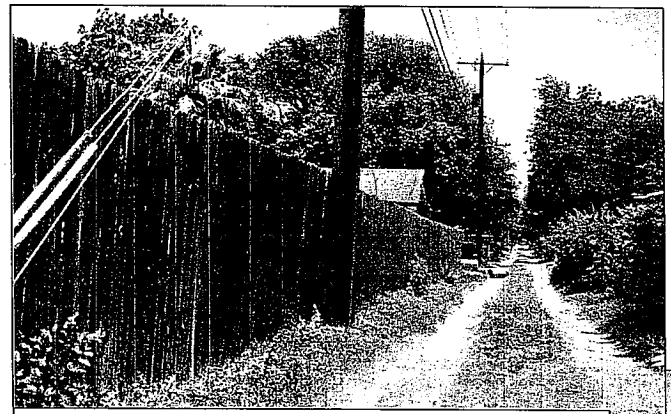
Plan as adopted:



Proposed amendment:

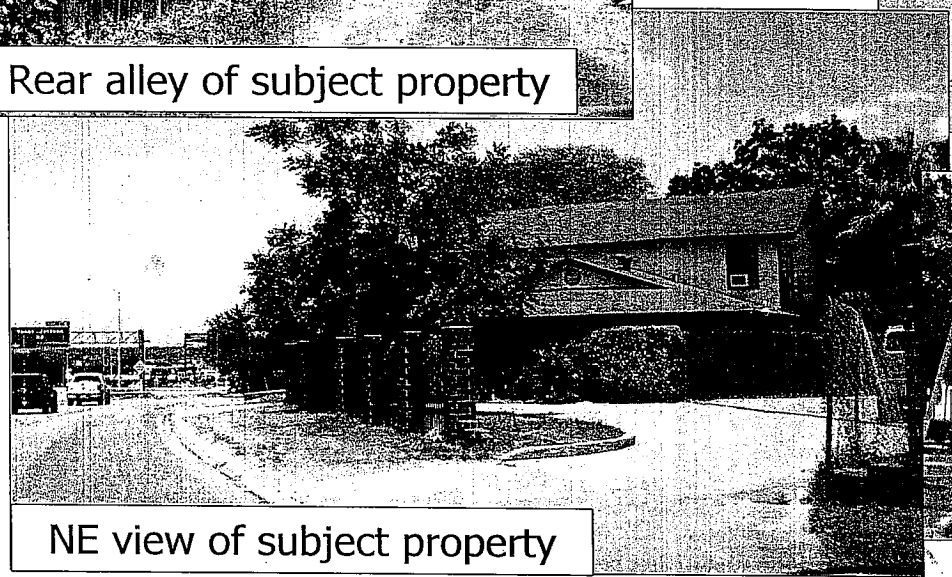


Amendment 08025

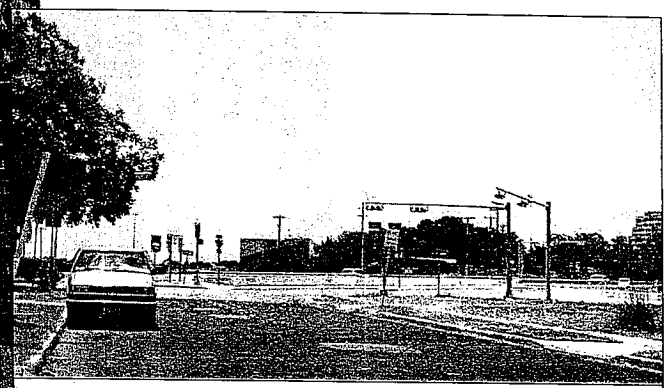


Rear alley of subject property

SW view of subject property

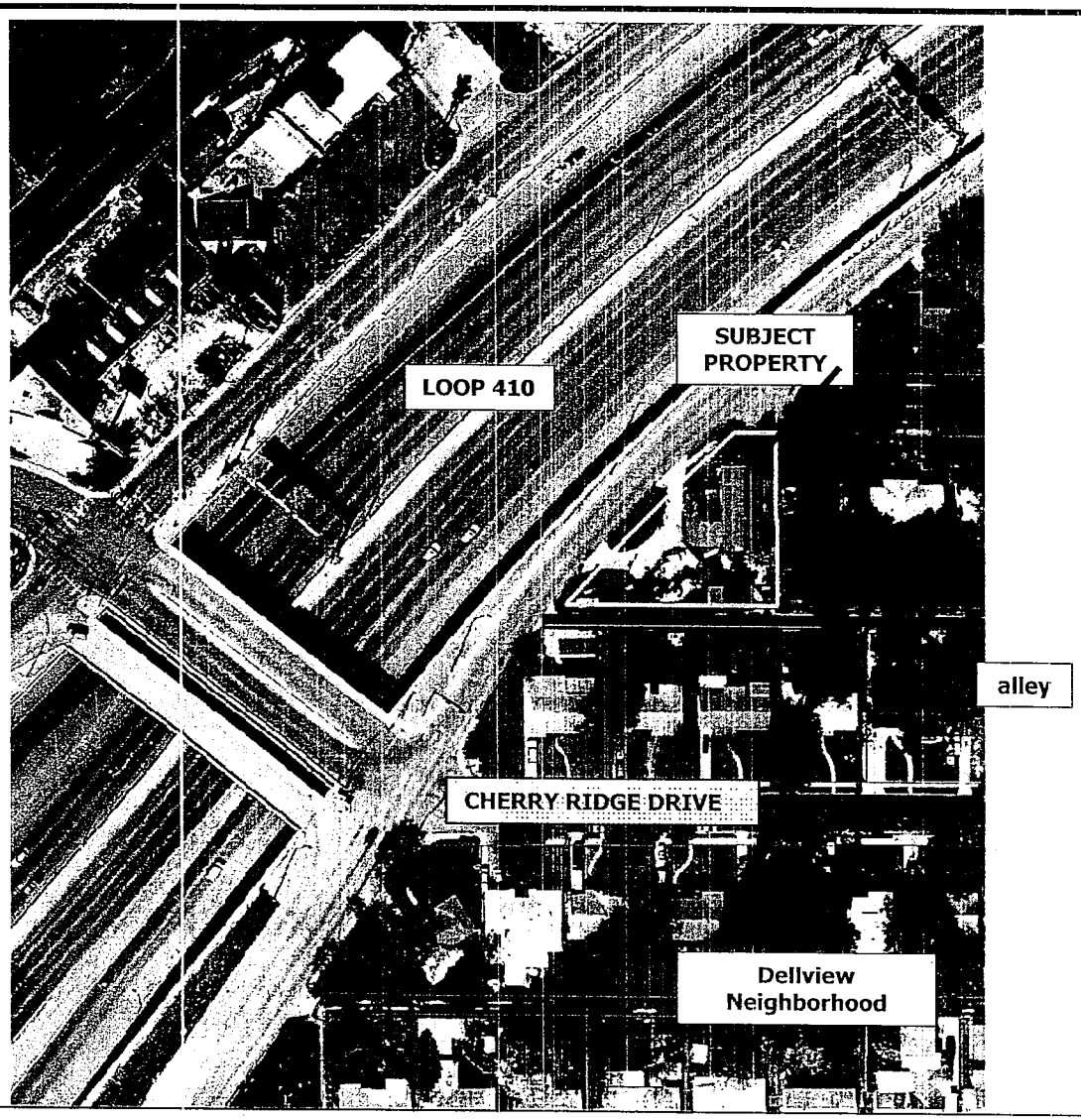


NE view of subject property



Intersection of Cherry Ridge and Loop 410

Land Use


LOOP 410
SUBJECT PROPERTY
alley
CHERRY RIDGE DRIVE
Dellview Neighborhood

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

Agenda Item #27

Plan Amendment Application Case No.: 08026

Council District: **5** City Council Meeting Date: **8/7/2008**

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

Summary:

Neighborhood/Community/Perimeter Plan: **Downtown Neighborhood Plan**
The applicant requests to amend the Land Use Plan designation from: **Residential to Mixed Use**

Background Information:

Applicant: William B. Kingman
Owner: Fredo Properties, Inc.
Property Location: 1202 and 1228 W. Commerce Street
Acreage: 1.012
Current Land Use of site: Office (Bail Bond Co.), Vacant
Adjacent Land Uses:
N: Vacant, Industrial, Commercial, Public Institutional (Bexar County Probation Expansion area)
E: Office (Bail Bond Company), Industrial (King Koil)
S: Vacant, Low Density Residential, Industrial
W: Low Density Residential (Single Family Homes)

Issue:

LAND USE ANALYSIS:

The subject properties, located adjacent to the W. Commerce Street bridge, are located in the 'P' District of the Downtown Neighborhood Plan which, when the plan was adopted in 1999, was categorized as the Colorado Street/Prospect Hill district with the goal of infilling and rehabilitating the existing single family neighborhood "to maintain existing neighborhood integrity and character" (pg. 10). District P is currently designated Residential on the Plan's Land Use map.

Since Plan adoption, significant transition has begun throughout the surrounding area; much to do with the proposed County Jail expansion directly adjacent to the north, the proposed Westside Multimodal project to the east and the pending Haven for Hope development to the north. For decades, industrial uses have held a strong presence throughout this area however; many of those buildings are now vacant and being readapted for other uses. In addition, although single family homes do continue to exist within this district, many have been converted to office or commercial buildings, particularly along N. San Marcos Street, which will front the County Detention Center after expansion. Given these changing conditions, staff is currently analyzing the Downtown Plan for a potential plan update, and is in the process of formulating recommendations.

The current request is to amend the land use to Mixed Use. Plan objectives do support Mixed Use land uses along Commerce. Within the Urban Design Guidelines section of the Plan (pg. 20), it states, "Commerce Street is seen as a low-to-mid-rise mixed use corridor". There are several other references to the promotion of a Mixed Use environment in this area; for example, a mixed-use parking garage near Commerce and IH-35, promoting pedestrian linkages and streetscaping on and around Commerce St. and creating a gateway along Commerce St., west of Frio (pg. 28).

Given the intensity and diversity of the surrounding uses, a Mixed Use land use may be more appropriate for this location than Residential uses. The subject property is situated along W. Commerce Street, a Primary Arterial Type B, which could support the requested higher intensity Mixed Use Land

Use. Furthermore, such a highly trafficked arterial is generally an inappropriate location for residential uses.

Taking into consideration the subject parcel's location, Neighborhood Plan objectives, the pending future development for the general area, and the transitioning uses to date, a Mixed Use Land Use is more appropriate for the subject parcel.

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

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: W. Commerce is a Primary Arterial Type B

Other streets: The subject properties are situated along W. Commerce St. between the corners of S. Comal and S. San Marcos Streets. The Bexar County jail complex and other support service uses, including law offices, are located along S. Comal and S. San Marcos Streets.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:

Nearby Public Facilities: Bexar County Detention Center Complex and proposed expansion area is located directly to the north of the subject parcels. The proposed multi-modal site is located within walking distance to the east.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐Alternate Recommendation:

Comments: Given the subject parcel's location along a Primary Arterial, Neighborhood Plan objectives that promote Commerce St. as a mixed use corridor, the pending future development for the general area, and the transitioning uses to date, a Mixed Use Land Use is more appropriate for the subject parcel.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: June 25, 2008

☐ Approval ☐ Denial ☐Resolution Attached

Newspaper Publication Date of Public Hearing: June 6, 2008

No. Notices mailed 10 days prior to Public Hearing: 152

Registered Neighborhood Association(s) Notified: Government Hill Alliance, Historic Gardens HOA, Dignowity Hill NA, Downtown Residents Assoc., St. Paul Square Owners Assoc., Prospect Hill Neighborhood Assoc., Nevada Street NA, King William NA

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2008186

Current zoning district: I-2 Proposed zoning district: IDZ w/uses permitted in C-2

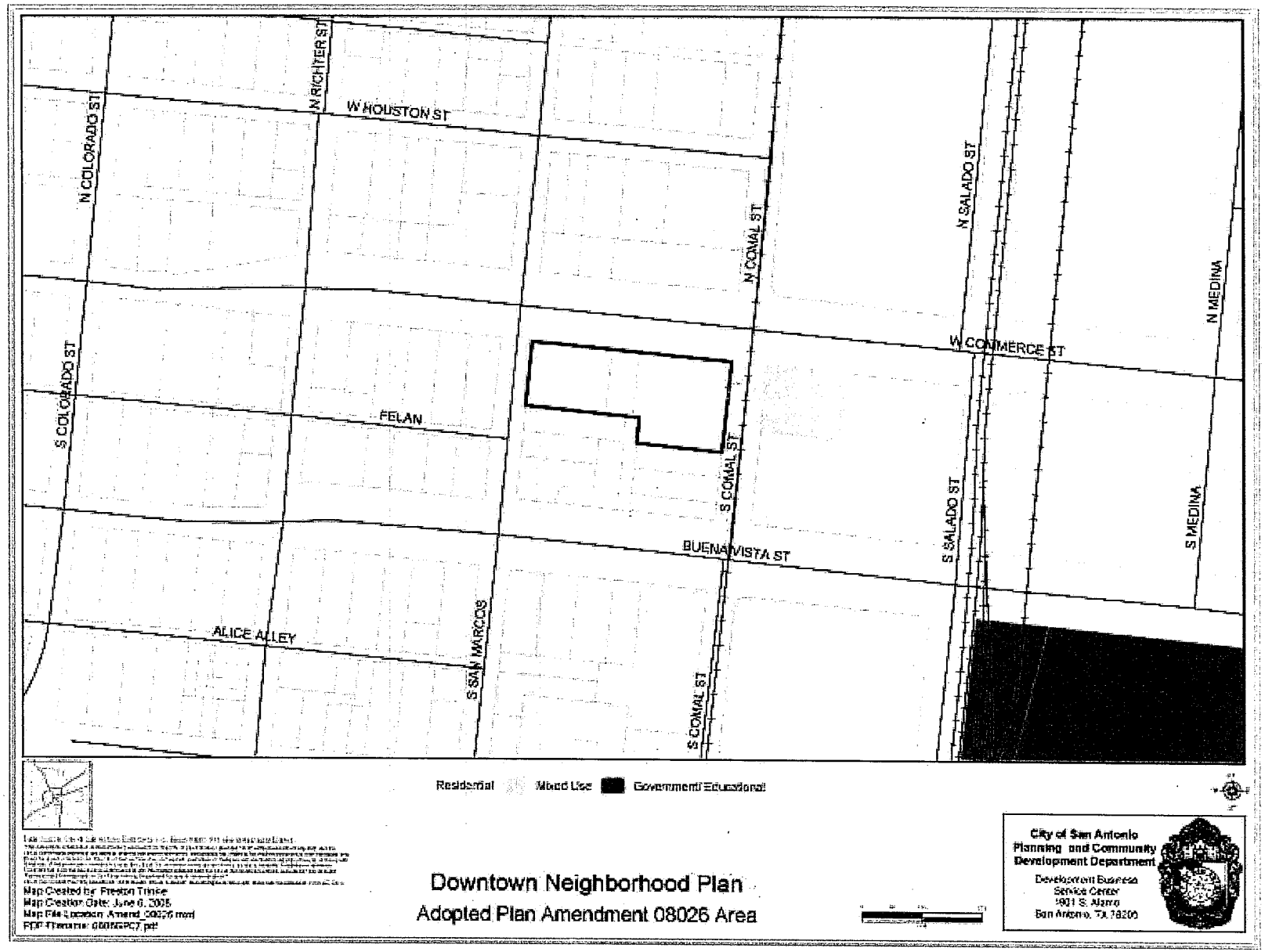
Zoning Commission Public Hearing Date: July 15, 2008

☐ Approval ☐ Denial

Planning Department Staff:

T.C. Broadnax	Interim Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Andrea Gilles	Senior Planner	Phone No.: 207-2736

Land Use Plan as adopted:



Proposed Amendment:

W HOUSTON ST
N RICHTER ST
S RICHTER ST
N SAN MARCOS
Industrial
Bexar County
Proposed
Expansion Area
Public/Institutional
Bexar County
Detention Center
Low Density Residential
Bail Bonds
Low
Density
Residential
Industrial
Industrial /
King Koil
S SALADO ST
BUENA VISTA ST

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE DOWNTOWN NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM RESIDENTIAL TO MIXED USE LAND USE FOR AN AREA OF APPROXIMATELY 1.012-ACRES LOCATED AT 1202 AND 1228 W. COMMERCE, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS: NCB 191 BLK 123 LOT 1&2 & 3 & 4; NCB 191 BLK 123 LOT 5, W 1/2 OF 6; and NCB 191 BLK 123 LOT 7 THRU 11, & E 1/2 OF 6

WHEREAS, City Council approved the Downtown Neighborhood Plan as an addendum to the Master Plan on May 13, 1999; and

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

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

WHEREAS, the San Antonio Planning Commission held a public hearing on June 25, 2008 and **APPROVED / DENIED** the amendment on June 25; and

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

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

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

PASSED AND APPROVED ON THIS 25th DAY OF JUNE 2008.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

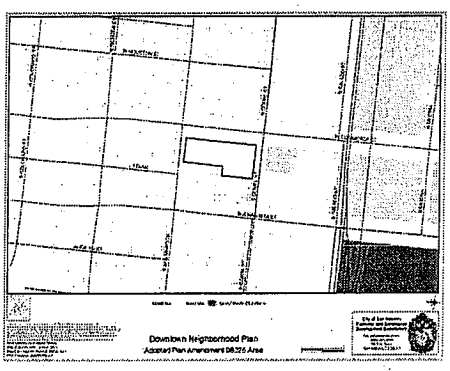
Executive Secretary
San Antonio Planning Commission

Master Plan Amendment 08026
Downtown Neighborhood Plan

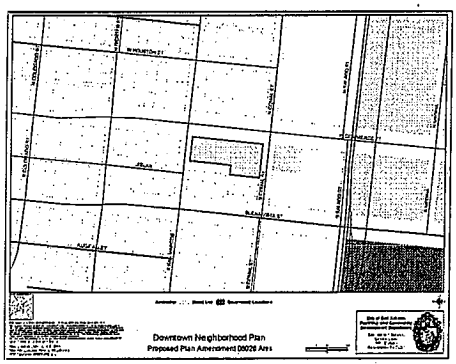
Planning Commission
June 25, 2008
Agenda Item No.

Amendment 08026

Plan as adopted:

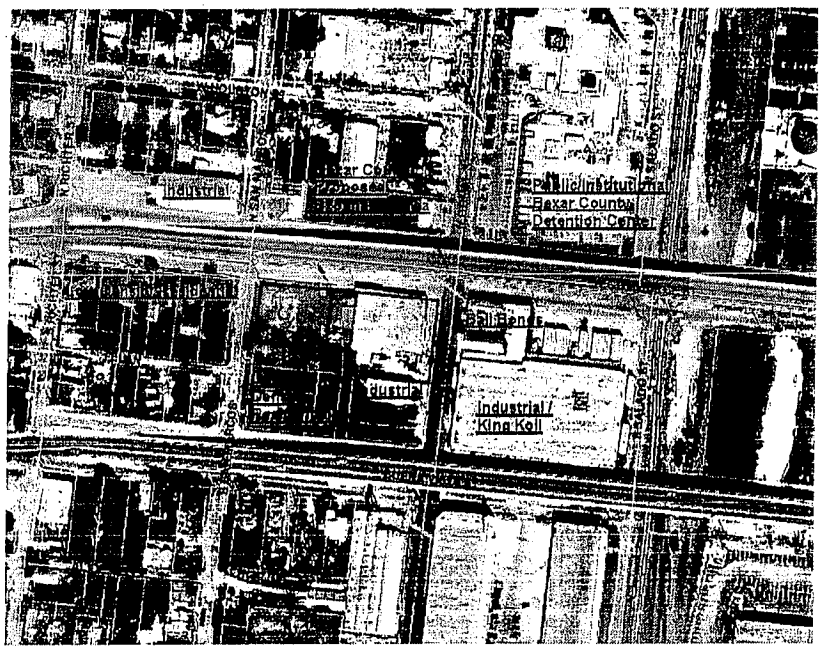
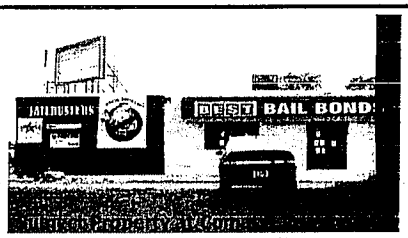


Proposed amendment:



2

Land Use



Amendment 08026