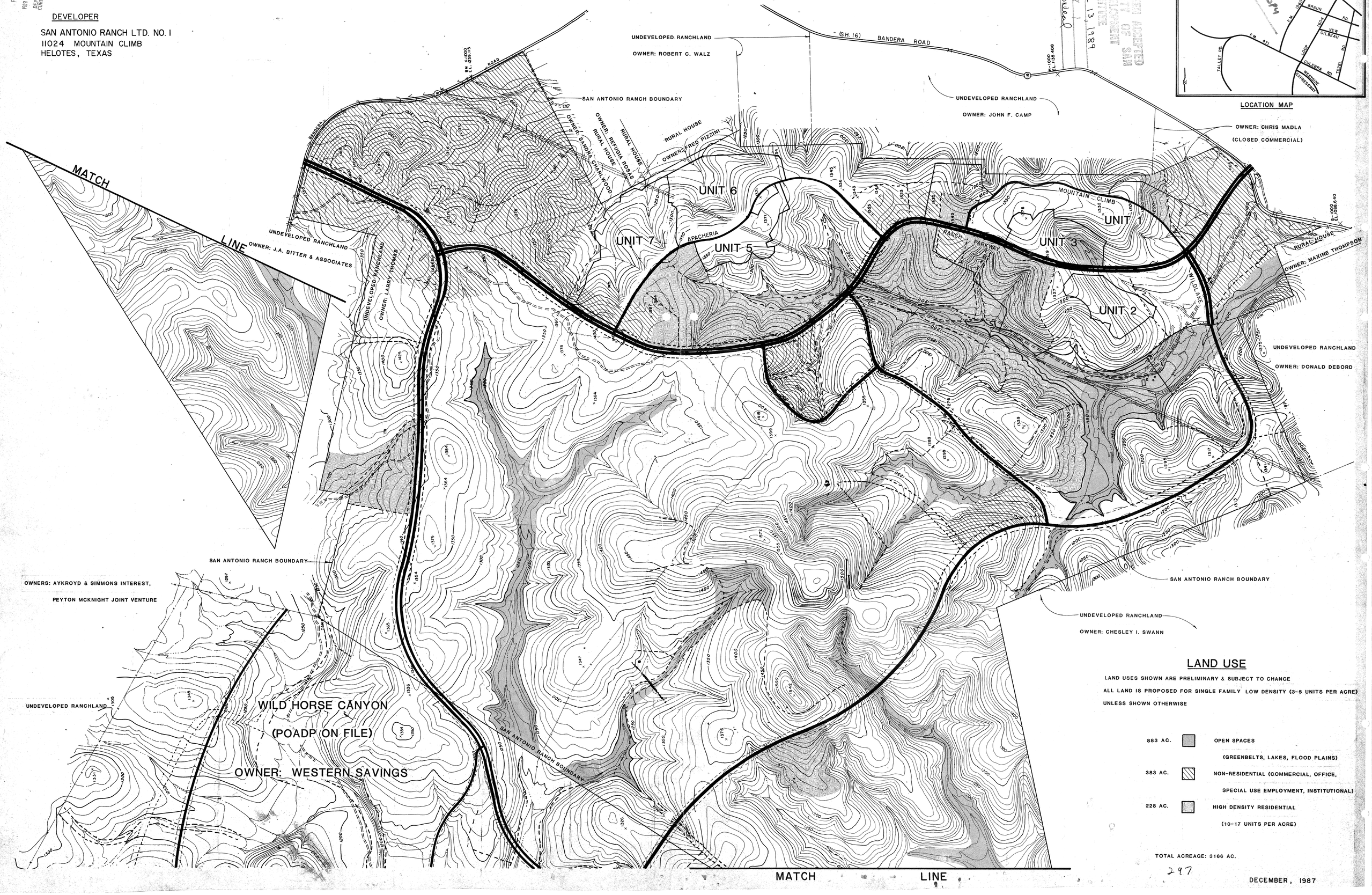
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

SAN ANTONIO RANCH

RECEIVED
1989 MAR -8 P 2:38
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

DEVELOPER

SAN ANTONIO RANCH LTD. NO. 1
11024 MOUNTAIN CLIMB
HELOTES, TEXAS



LAND USE

LAND USES SHOWN ARE PRELIMINARY & SUBJECT TO CHANGE

ALL LAND IS PROPOSED FOR SINGLE FAMILY LOW DENSITY (3-5 UNITS PER ACRE) UNLESS SHOWN OTHERWISE

883 AC.		OPEN SPACES (GREENBELTS, LAKES, FLOOD PLAINS)
383 AC.		NON-RESIDENTIAL (COMMERCIAL, OFFICE, SPECIAL USE EMPLOYMENT, INSTITUTIONAL)
228 AC.		HIGH DENSITY RESIDENTIAL (10-17 UNITS PER ACRE)

TOTAL ACREAGE: 3166 AC.

297

DECEMBER, 1987

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, 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.

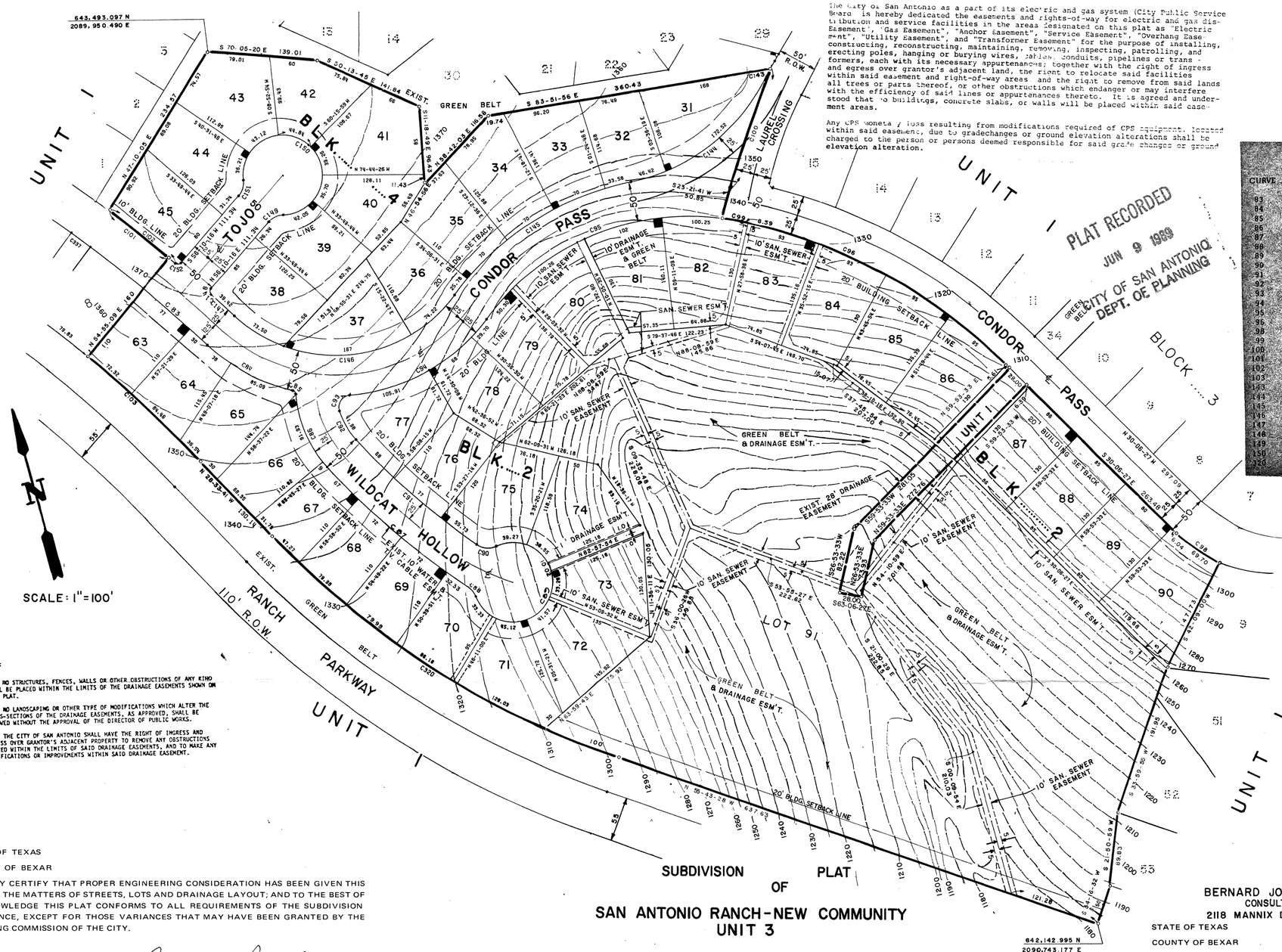
Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

Planning Commission
City of San Antonio

MAY 10 1980

PLAT APPROVED

PLAT RECORDED
JUN 9 1980
CITY OF SAN ANTONIO
DEPT. OF PLANNING



NOTE:

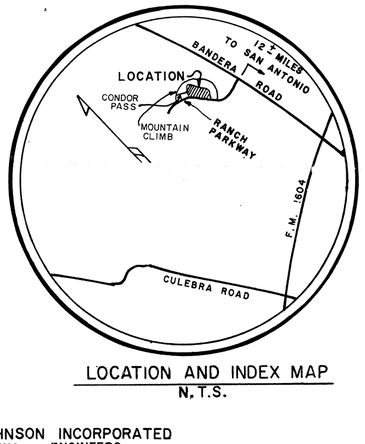
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
83	4-23-21	1818.95	68.52	107.00
84	29-45-27	237.00	62.97	123.09
85	72-47-59	5.00	3.69	6.93
86	39-04-32	148.00	52.52	100.94
87	13-28-35	992.01	117.21	233.33
88	35-34-58	25.00	8.02	15.53
89	274-02-45	50.00	46.59	239.15
90	53-43-49	25.00	14.36	25.06
91	12-12-33	942.01	100.75	200.71
92	24-32-47	98.00	21.32	41.98
93	104-16-57	15.00	19.30	27.30
94	49-13-26	237.00	108.57	203.61
95	65-22-10	318.00	204.03	362.81
96	32-38-41	675.00	197.67	384.99
98	17-44-56	225.00	35.13	69.70
99	03-53-13	318.00	10.79	21.57
100	17-05-12	488.77	73.42	145.76
101	02-58-07	1858.95	48.17	96.31
102	03-17-53	1858.95	53.51	107.01
103	06-31-10	1698.95	96.75	193.32
143	01-43-11	480.77	7.33	14.67
144	51-12-04	245.00	117.39	216.94
145	41-56-15	368.00	141.03	269.36
146	96-25-48	187.00	209.26	314.72
147	1-12-54	1858.95	19.71	39.42
148	89-04-40	5.00	4.92	7.77
149	49-11-23	25.00	11.18	21.03
150	276-22-46	50.00		241.19
151	27-09-47	1102.01	266.23	522.45



LOCATION AND INDEX MAP
N.T.S.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Andrew W. Pazecki
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D., 19 77.

Judy Brinkley
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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SARLCO, INC.
OWNER

Beth Pullen
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF TRAVIS

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6 DAY OF May A.D. 80

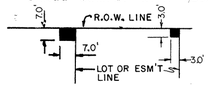
L. Patricia Carter
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 3

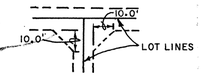
BEING 19.9093 ACRES OF LAND OUT OF THE FOLLOWING SURVEYS: 13.0365 ACRES OF THE J.A. TORRES SURVEY, ABSTRACT 768, 4.1322 ACRES OF THE MANUEL GOMEZ SURVEY, ABSTRACT 1045 AND 2.7548 ACRES OF THE MRS. M.A. SHARP SURVEY, ABSTRACT 1143, BEXAR COUNTY, TEXAS. (C.B. 4556, C.B. 4518, C.B. 4577)

"ALL OF LOT(S) 91 BLK. 2 N.C.B. ____, ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THESE LOTS UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS."

1. PRIMARY GREEN BELT USES:
   OPEN SPACE BUFFER,
   HIKE AND BIKE TRAIL SYSTEM AND ACCESS,
   PLAYGROUND AREAS.
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.



TYPICAL ELECTRIC TRANSFORMER EASEMENT



TYPICAL EASEMENT CUT-OFF●

NOTE: ALL ESM'T. LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

BERNARD JOHNSON INCORPORATED
CONSULTING ENGINEERS
2118 MANNIX DR. SAN ANTONIO, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Andrew W. Pazecki
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D. 1977

Judy Brinkley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUDY BRINKLEY
Notary Public, Bexar County, Texas
My Commission Expires June 30, 1978

THIS PLAT OF SAN ANTONIO RANCH NEW COMMUNITY 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 14 DAY OF MAY A.D. 19 80

BY: Matthew McClure
CHAIRMAN

BY: [illegible]
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

BY: _____ DEPUTY

SHEET 1 OF 1

J.O. # 77050-01 10-4-77 A.C./R.G.

4

297

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C-8	90-00-00	15.00	15.00	23.56
C-9	97-00-20	297.00	335.73	502.84
C-10	60-01-51	247.00	142.69	258.79
C-11	73-45-54	297.00	222.85	382.37
C-12	114-52-06	15.00	23.49	30.07
C-13	249-19-55	50.00	72.30	217.58
C-14	116-21-55	15.00	24.18	30.46
C-15	90-00-00	5.00	5.00	7.85
C-16	48-11-23	25.00	11.18	21.03
C-17	276-22-46	50.00	44.72	241.19
C-21	29-55-35	25.00	6.68	13.06
C-22	272-06-30	50.00	48.19	237.46
C-23	62-10-55	25.00	15.08	27.13
C-25	33-30-28	398.00	119.81	232.76
C-26	87-23-45	5.00	4.78	7.63
C-157	79-55-08	15.00	12.57	20.92
C-158	27-16-16	395.00	95.82	188.01
C-160	34-01-45	211.00	64.57	125.32
C-161	72-00-12	25.00	18.16	31.42
C-162	267-38-31	50.00	52.10	233.56
C-163	25-56-01	25.00	5.76	11.32
C-164	44-19-27	261.00	106.31	201.91
C-166	95-02-47	98.00	107.04	162.57
C-167	112-46-42	15.00	22.58	29.53
C-168	222-06-21	50.00	129.90	193.82
C-169	117-52-14	15.00	24.90	30.86
C-170	35-06-43	345.00	113.45	219.34
C-171	85-00-41	5.00	4.58	7.42
C-173	32-14-24	1195.00	345.37	672.42
C-175	13-32-45	530.00	62.94	125.30
C-177	32-14-24	1245.00	359.82	700.55
C-178	15-19-11	290.00	39.00	77.54
C-179	97-10-51	10.00	11.34	16.96
C-180	85-04-58	5.00	4.59	7.42
C-181	13-48-23	345.00	41.77	83.1[illegible]
C-182	26-18-13	1485.00	346.99	681.74
C-183	7-39-34	347.00	23.23	46.39
C-184	88-52-43	15.00	14.71	23.27
C-185	04-22-42	2020.68	77.56	155.03
C-186	88-52-53	15.00	14.71	23.27
C-187	07-39-34	397.00	26.58	53.07
C-188	26-18-13	1535.00	358.67	704.49
C-189	11-40-09	295.00	30.14	60.08
C-190	97-03-15	10.00	11.31	16.94
C-191	73-45-54	247.00	185.33	315.00
C-192	60-01-51	297.00	171.58	311.18
C-193	97-00-20	247.00	279.21	418.19
C-196	32-51-36	25.00	7.37	14.34
C-197	273-18-00	50.00	47.20	238.50
C-198	60-25-00	25.00	14.56	26.37
C-200	4-22-52	2033.69	77.79	155.51
C-216	4-46-20	1958.69	82.03	163.97
C-217	6-13-38	1953.69	106.82	213.43
C-118	17-48-34	1100.00	172.35	341.92
C-119	15-30-00	1300.00	176.82	351.58
C-307	31-44-27	247.00	70.22	136.83
C-309	08-01-58	428.00	30.05	60.00
C-310	19-28-13	428.00	73.43	145.44
C-329	22-57-53	247.00	50.17	99.00
C-330	13-32-45	470.00	55.82	111.12
C-172	17-30-43	340.00	52.37	103.92

LOCATION AND INDEX MAP
N.T.S.
SHEET 2 OF 2

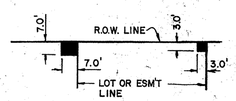
SCALE: 1" = 100'

NOTE: HI-LINE RESTRICTIONS

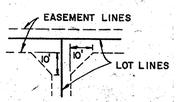
1. NO RESTRICTIONS OUTSIDE OF 60' C.P.S.B. EASEMENT, 30' EITHER SIDE OF CENTER LINE.
2. NOTHING INSIDE OF 60' EASEMENT.
3. NO BUILDING ON EASEMENT.

NOTE: ALL ESM'T LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

NOTE: 10' ELEC. ESM'T. – 5' ON EACH SIDE OF EACH SIDE LOT LINE.



TYPICAL ELECTRIC TRANSFORMER EASEMENT



TYPICAL EASEMENT CUT-OFF

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications equired of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

ALL OF LOTS 10, BLK. 17; LOT 10, BLK. 19, ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THESE LOTS UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

1. PRIMARY GREEN BELT USES:
   OPEN SPACE BUFFER,
   HIKE AND BIKE TRAIL SYSTEM AND ACCESS,
   PLAYGROUND AREAS.
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.

DANNENBAUM ENGINEERING CORPORATION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

GARY M. KYRISH 41935

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF June A.D., 19 82

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

SAN ANTONIO RANCH LTD. No 4
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert G. Hoitts, 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 June A.D. 1982

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH - NEW COMMUNITY UNIT 7

BEING 48.4419 ACRES OF LAND OUT OF THE FOLLOWING SURVEYS, 23.6486 ACRES MRS. M.A. SHARP SURVEY, ABSTRACT 1143, AND 24.7933 ACRES TEXAS CENTRAL R.R. SURVEY, ABSTRACT 1027, BEXAR COUNTY TEXAS (C.B. 4577, C.B. 4517)

THIS PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 7 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 17 DAY OF November A.D. 82

CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND,

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BEXAR

STATE OF TEXAS
AMIL M. BAKER, JR.
1469
REGISTERED PUBLIC SURVEYOR

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17TH DAY OF JUNE 1982.

HENRY A. KUEHLEM
Notary Public, Bexar County, Texas
My Commission Expires 8-31-85

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

297

NOTE: HI-LINE RESTRICTIONS

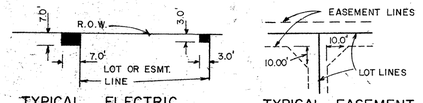
1. NO RESTRICTIONS OUTSIDE OF 60' C.P.S.B. EASEMENT, 30' EITHER SIDE OF CENTER LINE.
2. NOTHING INSIDE OF 60' EASEMENT.
3. NO BUILDING ON EASEMENT.

NOTE: ALL ESM'T. LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications equired of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

NOTE: 10' ELEC. ESM'T., 5' ON EACH SIDE OF EACH SIDE LOT LINE.



TYPICAL ELECTRIC TRANSFORMER ESMT.

TYPICAL EASEMENT CUT - OFF

NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

ALL OF LOTS 10, BLK. 17; LOT 10, BLK. 19, ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THESE LOTS UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS.

1. PRIMARY GREEN BELT USES:
   OPEN SPACE BUFFER.
   HIKE AND BIKE TRAIL SYSTEM AND ACCESS.
   PLAYGROUND AREAS
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.

LOCATION AND INDEX MAP
N.T.S.

SHEET 1 OF 2

Planning Commission
City of San Antonio

NOV 17 1982

PLAT APPROVED

CITY OF SAN ANTONIO
DEPT. OF PLANNING

JUN 9 1989

PLAT RECORDED

NOV 17 1982

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

GARY M. KYRISH 41055 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF June A.D. 19 82

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

SAN ANTONIO RANCH LTD. Nº 4
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert G. Hoats, 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 June A.D. 1982

Pamela Sean Stone
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH - NEW COMMUNITY UNIT 7

BEING 48.4419 ACRES OF LAND OUT OF THE FOLLOWING SURVEYS 23.6486 ACRES MRS. M.A. SHARP SURVEY, ABSTRACT 1143, AND 24.7933 ACRES TEXAS CENTRAL R.R. SURVEY, ABSTRACT 1027, BEXAR COUNTY TEXAS. (C.B. 4577, C.B. 4517)

THIS PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 7 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 17 DAY OF NOVEMBER A.D. 19 82.

BY [signature] CHAIRMAN

BY [signature] SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

AMIL M. BAKER, JR. 1409 REGISTERED PUBLIC SURVEYOR

REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17TH DAY OF JUNE 1982.

HENRY A. KUERTEM
Notary Public, Bexar County, Texas
My Commission Expires 8-31-85

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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

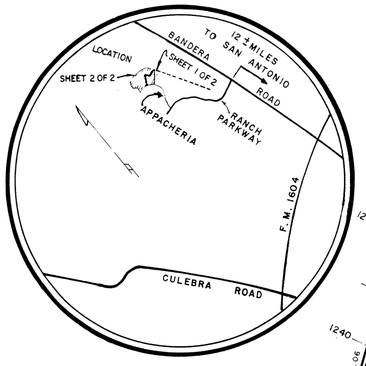
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

DANNENBAUM ENGINEERING CORPORATION

J.O. #3709 10-4-77

BERNARD JOHNSON INCORPORATED
CONSULTING ENGINEERS
2118 MANNIX DR. SAN ANTONIO, TEXAS



LOCATION AND INDEX MAP
N.T.S.
SHEET 2 OF 2

NOTE:
NOTHING 30' EITHER SIDE OF CENTER LINE OF HILINE R.O.W. NOTHING HIGHER THAN 19.2' FROM A POINT 6' OUTSIDE OF R.O.W.

6' OVERHANG EASEMENT COMMENCES 19.2' ABOVE GROUND LEVEL

SCALE 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 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 trans - formers, 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 gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

#34916
Andrew W. Poznecki
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D., 19 77.

Judy Brinkley
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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SAN ANTONIO RANCH LTD.
OWNER

STATE OF TEXAS
COUNTY OF TRAVIS

Beth Pullen
DULY AUTHORIZED AGENT

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BETH PULLEN, 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 1st DAY OF May A.D. 80

L. Patricia Contreras
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 6

BEING 37.7377 ACRES OF LAND OUT OF THE FOLLOWING SURVEY:
MRS. M.A. SHARP SURVEY, ABSTRACT 1143, BEXAR COUNTY, TEXAS. (C.B. 4577)

THIS PLAT OF SAN ANTONIO RANCH NEW COMMUNITY UNIT 6 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 4th DAY OF May A.D. 80

BY: Paul H. McMahan
CHAIRMAN

BY: [illegible]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

#34916
Andrew W. Poznecki
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D. 1977

Judy Brinkley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ 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

BY: _____ DEPUTY

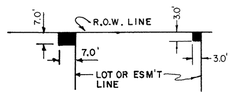
NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

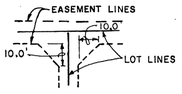
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

"ALL OF LOT(S) 31 BLK. 13 , ~~N.C.B.~~ _____ , ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THESE LOTS UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS."



TYPICAL ELECTRIC TRANSFORMER EASEMENT



TYPICAL EASEMENT CUT-OFF

NOTE: ALL ESM'T. LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

1. PRIMARY GREEN BELT USES: OPEN SPACE BUFFER, HIKE AND BIKE TRAIL SYSTEM AND ACCESS, PLAYGROUND AREAS.
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.

A.C./R.G.

SHEET 2 OF 2

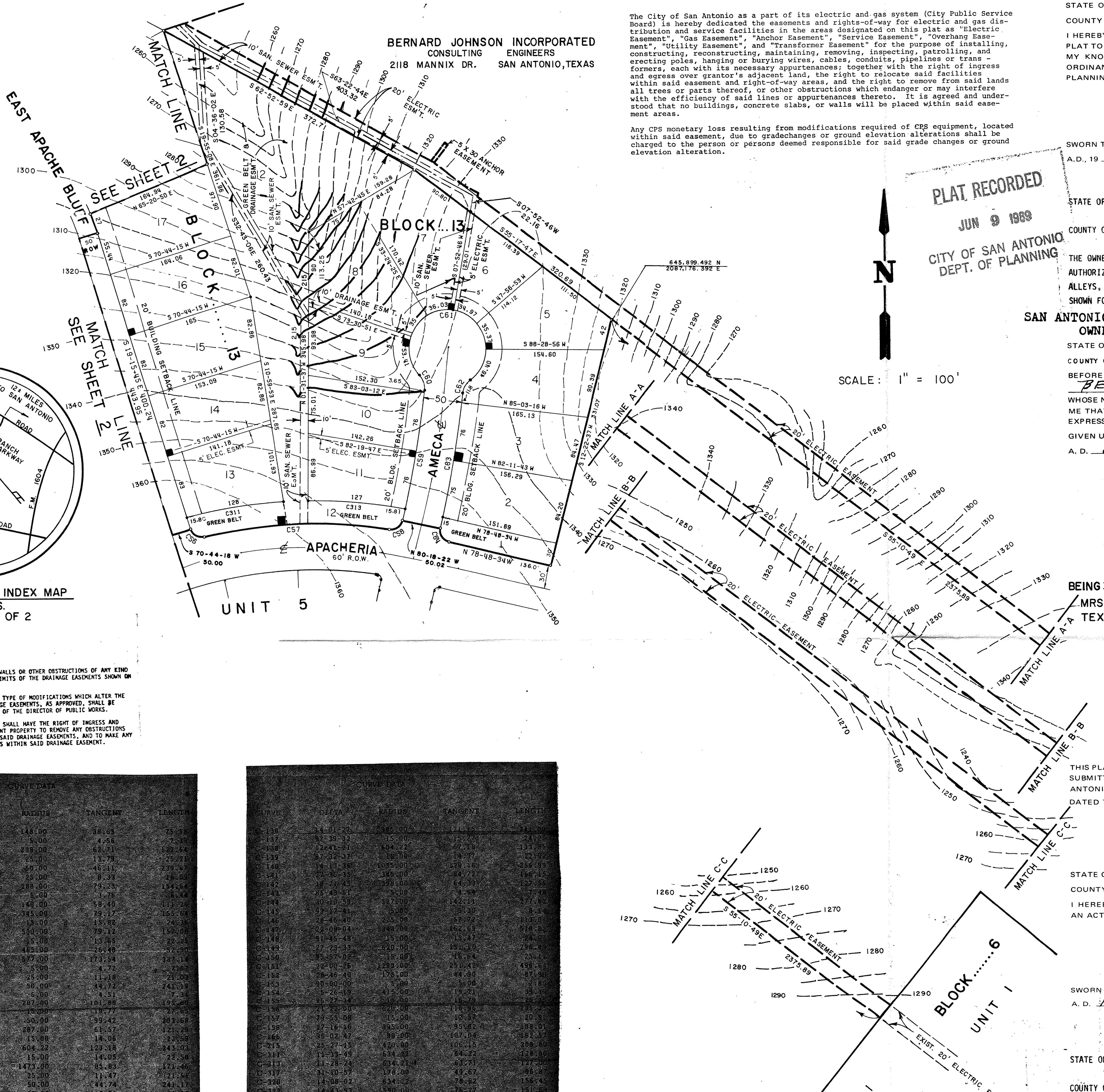
10

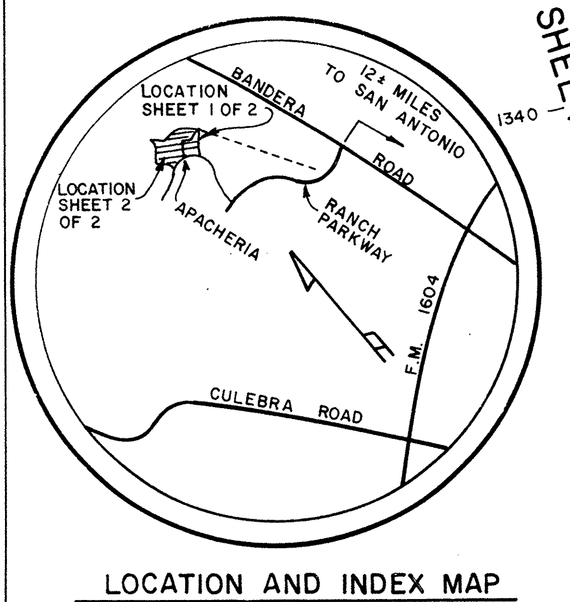
297

BERNARD JOHNSON INCORPORATED
CONSULTING ENGINEERS
2118 MANNIX DR. SAN ANTONIO, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress 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 gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.





LOCATION AND INDEX MAP
N.T.S.
SHEET 1 OF 2

NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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.

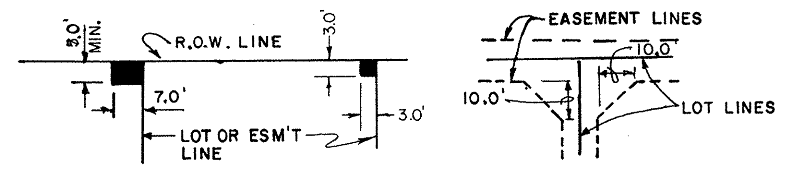
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C-31	29-15-29	148.00	38.63	75.58
C-32	84-41-18	5.00	4.56	7.39
C-33	29-31-23	238.00	62.71	122.64
C-34	57-46-09	25.00	13.79	25.21
C-35	274-38-20	50.00	46.11	239.67
C-36	36-52-12	25.00	8.33	16.09
C-37	47-58-15	288.00	79.23	154.64
C-38	26-26-07	5.00	3.76	6.44
C-39	43-04-16	148.00	58.40	111.26
C-40	25-50-50	345.00	79.17	155.64
C-41	93-01-55	15.00	15.82	24.36
C-42	16-58-52	500.00	79.12	157.08
C-43	84-37-14	15.00	13.65	22.15
C-44	6-31-07	465.00	26.48	52.90
C-45	33-28-40	577.00	173.54	337.14
C-46	86-42-07	5.00	4.72	7.57
C-47	48-11-23	25.00	11.18	21.03
C-48	276-22-46	50.00	44.72	241.19
C-50	84-06-11	5.00	4.51	7.34
C-51	39-05-20	287.00	101.89	195.80
C-52	105-36-41	15.00	19.77	27.65
C-53	233-23-42	50.00	99.42	203.68
C-55	24-12-53	287.00	61.57	121.29
C-56	86-17-47	15.00	14.06	22.59
C-57	23-02-44	604.22	123.18	243.03
C-58	86-14-43	15.00	14.05	22.58
C-59	6-40-09	1473.00	85.83	171.46
C-60	49-17-11	25.00	11.47	21.51
C-61	276-21-42	50.00	44.74	241.17
C-62	47-08-48	25.00	10.91	20.57
C-63	6-41-24	1523.00	89.01	177.83
C-64	90-00-00	15.00	15.00	23.56
C-132	94-40-16	237.00	257.15	391.60
C-133	95-01-04	5.00	5.46	8.29
C-134	17-36-50	348.00	53.92	106.98
C-135	27-35-35	395.00	97.00	190.23

CURVE DATA

CURVE	DELTA	RADIUS	TANGENT	LENGTH
C-136	14-01-27	985.00	121.15	241.09
C-137	92-39-32	15.00	15.77	24.2[illegible]
C-138	12-41-21	604.22	67.18	133.81
C-139	87-32-37	15.00	14.37	22.92
C-140	14-13-36	1035.00	129.16	256.99
C-141	22-35-35	385.00	84.72	166.15
C-142	18-21-45	398.00	64.33	127.55
C-143	85-43-51	5.00	4.64	7.48
C-144	30-10-59	527.00	142.11	277.62
C-145	93-17-41	5.00	5.30	8.14
C-146	28-46-40	225.00	57.72	113.0[illegible]
C-147	22-08-04	1340.00	262.69	518.8[illegible]
C-148	91-45-48	15.00	15.47	24.0[illegible]
C-149	27-23-33	620.00	151.10	296.4[illegible]
C-150	95-57-02	15.00	16.64	25.1[illegible]
C-151	22-00-26	1290.00	251.42	496.6[illegible]
C-152	28-46-40	175.00	44.90	87.90
C-153	90-00-00	5.00	5.00	7.8[illegible]
C-154	5-26-19	415.00	19.71	39.3[illegible]
C-155	96-27-34	15.00	16.79	[illegible]
C-156	21-22-00	620.00	116.96	231.2[illegible]
C-157	79-53-08	15.00	12.57	20.9[illegible]
C-158	27-16-16	395.00	95.82	188.01
C-166	95-02-47	90.00	107.04	162.57
C-215	25-27-15	470.00	106.15	208.80
C-311	11-33-49	634.22	64.22	128.00
C-313	11-28-24	634.22	63.71	127.00
C-317	31-10-57	178.00	49.67	96.87
C-320	14-08-02	634.22	78.62	156.45
C-322	14-43-53	590.00	76.27	151.69
C-323	16-43-31	507.00	74.53	148.0[illegible]
C-325	20-17-22	527.00	94.30	186.6[illegible]
C-326	6-42-02	590.00	34.54	69.0[illegible]



TYPICAL ELECTRIC TRANSFORMER EASEMENT

TYPICAL EASEMENT CUT-OFF

NOTE: ALL ESM'T. LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

"ALL OF LOT(S) 31 BLK. 13 , ~~N.C.B.~~ , ARE HEREBY DESIGNATED AS DRAINAGE EASEMENT. NO BUILDING PERMITS OR UTILITY CONNECTIONS WILL BE ISSUED ON THESE LOTS UNTIL THE DRAINAGE EASEMENT HAS BEEN REMOVED OR LIMITS REVISED BY REPLATTING IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS."

1. PRIMARY GREEN BELT USES:
   OPEN SPACE BUFFER,
   HIKE AND BIKE TRAIL SYSTEM AND ACCESS,
   PLAYGROUND AREAS.
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.

J.O. # 77050-01

10-4-77 A.C./R.G.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

#34716
Andrew W. Poznecki
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August
A.D., 19 77 .

Judy Brinkley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUDY BRINKLEY
Notary Public, Bexar County, Texas
My Commission Expires June 30, 1979

PLAT RECORDED
JUN 9 1989
CITY OF SAN ANTONIO
DEPT. OF PLANNING

Planning Commission
City of San Antonio
MAY 10 1980
PLAT APPROVED

STATE OF TEXAS

COUNTY OF BEXAR

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

SAN ANTONIO RANCH LTD.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BETH PULLEN , 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 1st DAY OF May
A.D. 80

L Patricia Contees
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 6

BEING 37.7377 ACRES OF LAND OUT OF THE FOLLOWING SURVEY:
MRS. M.A. SHARP SURVEY, ABSTRACT 1143, BEXAR COUNTY, TEXAS. (C.B. 4577)

THIS PLAT OF SAN ANTONIO RANCH NEW COMMUNITY UNIT 6 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 24 DAY OF MAY A.D., 19 80

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Andrew W Poznecki
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August
A.D. 1977

Judy Brinkley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

#34716

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. ________.

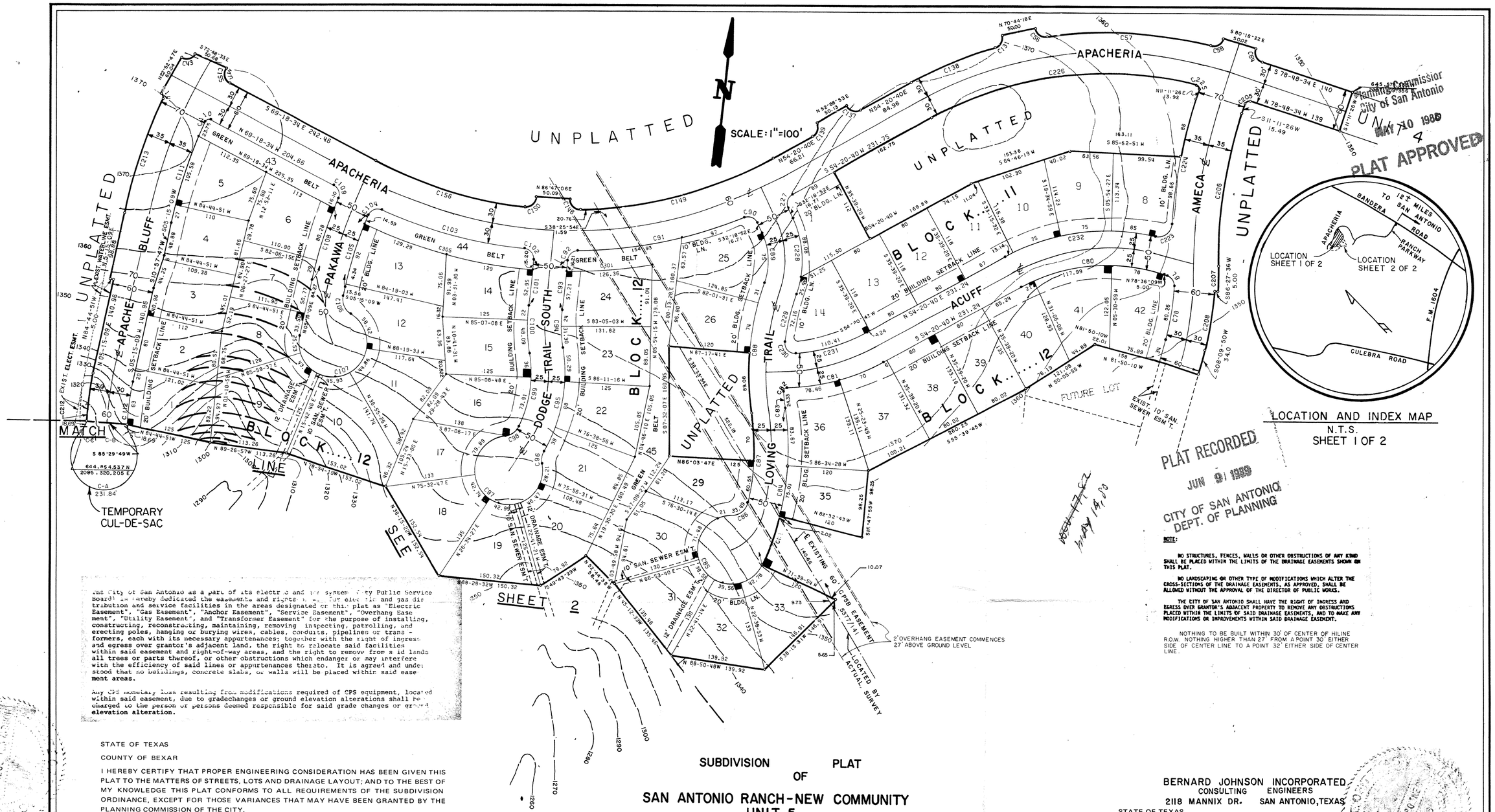
COUNTY CLERK, BEXAR COUNTY

BY: ______________________ DEPUTY

SHEET 1 OF 2

9

297



The City of San Antonio as a part of its electric and gas system (City Public Service Board) hereby dedicates the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances; together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to gradechanges or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT; AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Andrew W. Poznecki
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D., 19 77.

Judy Brinkley
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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SARLCO, INC.
OWNER

Beth Pulleh
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BETH PULLEH, 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 14 DAY OF May A.D. 80

L. Patricia Cantu
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

SUBDIVISION PLAT OF SAN ANTONIO RANCH-NEW COMMUNITY UNIT 5

BEING 18.4751 ACRES OF LAND OUT OF THE FOLLOWING SURVEYS, 18.0740 ACRES MRS. M.A. SHARP, ABSTRACT 1143, 0.4011 ACRES MANUEL GOMEZ SURVEY, ABSTRACT 1045, BEXAR COUNTY, TEXAS. (C.B. 4577, C.B. 4518)

THIS PLAT OF SAN ANTONIO RANCH NEW COMMUNITY UNIT-5 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

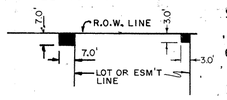
DATED THIS 14 DAY OF MAY A.D., 19 80

BY: Rodney McClendon
CHAIRMAN

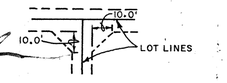
BY: Alex Bruni
SECRETARY

J.O. # 77050-01 10-4-77 A.C./R.G.

1. PRIMARY GREEN BELT USES: OPEN SPACE BUFFER, HIKE AND BIKE TRAIL SYSTEM AND ACCESS, PLAYGROUND AREAS.
2. GREEN BELT AND MEDIAN MAINTENANCE SHALL BE PROVIDED BY OWNER OF GREEN BELTS.
3. ANY STRUCTURE ERECTED ON GREEN BELT LOTS SHALL COMPLY WITH ADJACENT SETBACK REQUIREMENTS.



TYPICAL ELECTRIC TRANSFORMER EASEMENT



TYPICAL EASEMENT CUT-OFF

NOTE: ALL ESM'T. LINES ARE PARALLEL TO PROPERTY LINE UNLESS OTHERWISE NOTED.

BERNARD JOHNSON INCORPORATED
CONSULTING ENGINEERS
2118 MANNIX DR. SAN ANTONIO, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Andrew W. Poznecki
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF August A.D. 1977

Judy Brinkley
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
JUDY BRINKLEY
Notary Public, Bexar County, Texas
My Commission Expires June 30, 1978

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

BY: _____ DEPUTY

SHEET 1 OF 2

297

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. #297
(To be assigned by the Planning Dept.

SAN ANTONIO RANCH
P.O.A.D.P. NAME

NAME OF DEVELOPER/SUBDIVIDER | ADDRESS | PHONE NO.

SAN ANTONIO RANCH LTD. NO. 1
NAME OF CONSULTANT

11024 MOUNTAIN CLIMB, HOLOTOS TEXAS.
ADDRESS | PHONE NO.

GENERAL LOCATION OF SITE _____

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE	PROPOSED LAND USE	PROPOSED SEWER SERVICE
( ) City Water Board	( ) Single Family	( ) City of San Antonio
( ) Other District _____ Name	( ) Duplex	( ) Other System _____ Name
	( ) Multi-Family	
( ) Water Wells	( ) Business	( ) Septic Tank(s)
	( ) Industrial	

DATE FILED March 8, 1989

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE _____
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

✓ (a) Perimeter property lines;
✓ (b) Name of the plan and the subdivisions;
✓ (c) Scale of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
✓ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
✓ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
✓ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
✓ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

Roy

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO, TEXAS 78285

March 13, 1989

Mr. Alan D. Lindskog, P.E.
Dannenbaum Engineering Corporation
7400 Blanco, Suite 130
San Antonio, Texas 78216

RE: San Antonio Ranch POADP #297

Dear Mr. Lindskog:

The Development Review Committee has reviewed and accepted your proposed plan for San Antonio Ranch. The plan has been assigned File #297 for future reference. The proposed 110' thoroughfare shown on your plan in a northerly direction located between Culebra Road and Bandera Road is designated on the Major Thoroughfare Plan as a secondary arterial requiring only an 86' right-of-way. (see attached plan)

Please note that this action does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. Additionally, this action does not confer any vested rights to plat under the existing Unified Development Code. Any platting will have to comply with the regulations in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7900.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm
Attachment

"AN EQUAL OPPORTUNITY EMPLOYER"

DANNENBAUM ENGINEERING CORPORATION

7400 BLANCO SUITE 130 SAN ANTONIO, TEXAS 78216 (512) 340-8022

March 8, 1989

RECEIVED
1989 MAR -8 P 2:37
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Mike O'Neal
Planning Administration
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Re: POADP San Antonio Ranch

Dear Mr. O'Neal:

On behalf of San Antonio Ranch Ltd. we are submitting six copies of the POADP for the San Antonio Ranch Development.

Should you have any questions or need further information please call.

Yours Very Truly,

DANNENBAUM ENGINEERING CORPORATION

Alan Lindskog

Alan D. Lindskog, P.E.
Manager

ADL/elj

cc: DECH
San Antonio Ranch

262201/02

RECEIVED BY CITY OF SAN ANTONIO: L Lara

DATE: 3/8/89