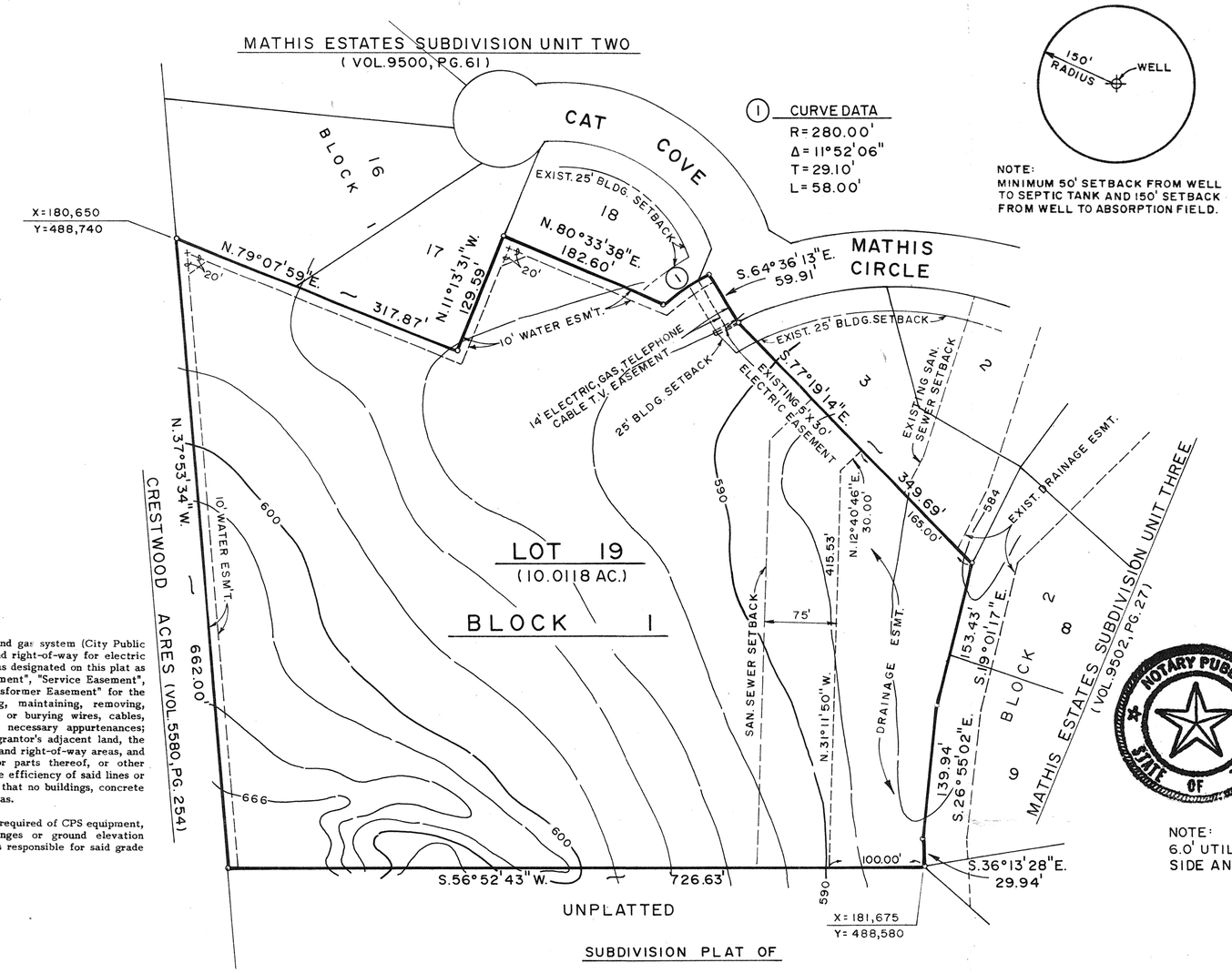
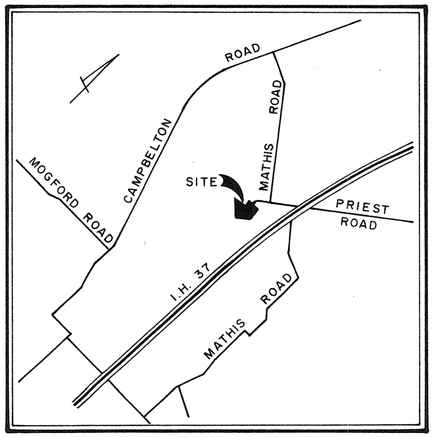
PLAT NO. 900190



SCALE: 1" = 100'

(1) CURVE DATA
R=280.00'
Δ=11°52'06"
T=29.10'
L=58.00'

NOTE:
MINIMUM 50' SETBACK FROM WELL TO SEPTIC TANK AND 150' SETBACK FROM WELL TO ABSORPTION FIELD.



LOCATION MAP

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 responsible for said grade changes or ground elevation alteration.

I hereby certify to the best of my knowledge that at the time of planning commission approval, a potable ground water supply which meets the current standards as established by the Texas Department of Health for drinking water underlies each lot and such water is of sufficient quantity to supply the domestic needs of the improvements to be constructed on the individual lots within the subdivision. Each individual property owner is responsible for the construction of an individual water well that is in compliance with the rules and regulation of the Texas Department of Health.

Thomas Flores
Registered Professional Engineer

Sworn and subscribed before me this the 22nd day of AUG. A.D. 1990.

Burnell R. Dietrich
BURNELL R. DIETRICH Notary Public
Bexar County, Texas
COMMISSION EXPIRES 9/15/92

NOTARY PUBLIC STATE OF TEXAS

NOTE:
6.0' UTILITY AND ELECTRIC EASEMENT AROUND ALL FRONT, SIDE AND BACK LOT LINES.

SUBDIVISION PLAT OF

MATHIS ESTATES SUBDIVISION

UNIT FOUR

BEING 10.0118 ACRES OUT OF A 83.994 ACRE TRACT OUT OF A 100 ACRE TRACT AS RECORDED IN VOLUME 2231, PAGES 131 AND 132 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE WILLIAM BODE SURVEY NO. 20 1/2, ABSTRACT 921, COUNTY BLOCK 4130, BEXAR COUNTY, TEXAS.

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

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.

Thomas Flores
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11TH. DAY OF JULY A. D. 19 90

Burnell R. Dietrich
BURNELL R. DIETRICH NOTARY PUBLIC
BEXAR COUNTY, TEXAS
COMMISSION EXPIRES 9/15/92

STATE OF TEXAS
THOMAS FLORES
45299
REGISTERED PROFESSIONAL ENGINEER

NOTARY PUBLIC STATE OF 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 STREET, ALLEYS, PARKS, WATERCOURSES, DRIANS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Guadalupe S. Mojica
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUADALUPE S. MOJICA, 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 11TH. DAY OF JULY A. D. 1990

Burnell R. Dietrich
BURNELL R. DIETRICH NOTARY PUBLIC
BEXAR COUNTY, TEXAS
COMMISSION EXPIRES 9/15/92

NOTARY PUBLIC STATE OF TEXAS

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_____, 19____

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF MATHIS ESTATES SUBDIVISION UNIT FOUR HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY THE DIRECTOR OF PLANNING IN ACCORDANCE WITH V.T.C.A., LOCAL GOVERNMENT CODE SECTION 212.0065.

DATED THIS_____DAY OF_____, A.D., 19_____.

BY: _____
DIRECTOR OF PLANNING

STATE OF TEXAS
THOMAS FLORES
2238
PROFESSIONAL LAND SURVEYOR

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.

Thomas Flores
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11TH. DAY OF JULY A. D. 1990

Burnell R. Dietrich
BURNELL R. DIETRICH NOTARY PUBLIC
BEXAR COUNTY, TEXAS
COMMISSION EXPIRES 9/15/92

NOTARY PUBLIC STATE OF 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_____

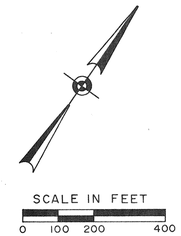
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS____ DAY OF_____ A. D._____

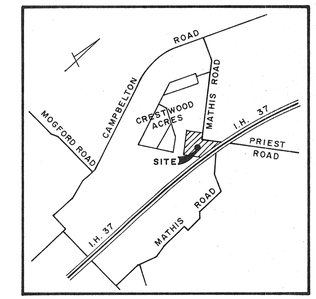
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____, DEPUTY

307

BRUNING 44-142 65





LOCATION MAP

OWNER: CROWNLAND CORP.
P.O. BOX 34028
SAN ANTONIO, TX. 78265
(512) 657-6009

83.9940 Ac. (TOTAL ACRES)

UNIT ONE	4 RESIDENTIAL LOTS	2.9742 AC.
UNIT TWO	21 RESIDENTIAL LOTS	21.9589 AC.
UNIT THREE	14 RESIDENTIAL LOTS	14.2284 AC.
UNIT FOUR	1 RESIDENTIAL LOT	10.0118 AC.
UNIT FIVE	1 RESIDENTIAL LOT	23.0± AC.
UNIT SIX	COMMERCIAL LOTS	12.0± AC.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: 10-2-90
File # P 307
Signed: McNeal

POADP NO. P 307

PLAT NO. 900190

Revisions:

MATHIS ESTATES SUBDIVISION
PRELIMINARY OVERALL DEVELOPMENT PLAN

FLORES & COMPANY
Consulting Engineers
3740 Colony Drive, Suite 254
San Antonio, Texas 78230
512/699-9747

Date: AUG., 1990
Project No. 0425.00
Sheet

INFORMATION SHEET FOR
PRELIMENARY OVERALL AREA DEVELOPMENT PLAN

FILE NO. #307 MATHIS ESTATES P.O.A.D.P.
P.O.A.D.P. NAME

THE CROWNLAND CORP.
NAME OF DEVELOPER/SUBDIVIDER

P.O. BOX 34028
ADDRESS

S.A., TX. 78265
CITY ZIP CODE

657-6009
PHONE NO.

TOM FLORES
NAME OF CONSULTANT

3740 COLONY DR. SUITE 254
ADDRESS

S.A. TEX. 78230
CITY ZIP CODE

699-9747
PHONE NO.

GENERAL LOCATION _____

DATE FILED 8/16/90 RESPONSE WITHIN 20 WORKING DAYS _____

REVISIONS _____ RESPONSE WITHIN 15 WORKING DAYS _____

RESPONSE _____ EXPIRATION OF PLAN 18 MONTHS _____

REQUIRED INFORMATION ON PLAN:

PERIMETER PROPERTY LINES	✓
NAME OF PLAN/SUBDIVISIONS	✓
SCALE OF PLAN	✓
LAND USE/LOCATION/TYPE/ACREAGE	✓
CONTOUR LINES/10' INTERVALS	✓
EXISTING PERIMETER STREETS	✓
LIMITS OF THE 100 YR. FLOOD PLAIN	✓
NAME & ADDRESS OF DEVELOPER	✓
LOCATION MAP/2 THOROUGHFARES	✓
COLLECTORS/ARTERIAL/LOCAL STREETS CLEARLY IDENTIFIED ON PLAN	
ALTERNATIVE PEDESTRIAN CIRCULATION SYSTEM	

COMENTS: _____

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

October 2, 1990

Mr. Thomas Flores, P.E.
Flores Engineering Co.
3740 Colony Dr.
San Antonio, Texas 78230

Re: Mathis Estates POADP
Plan # 307

Dear Mr. Flores:

The Development Review Committee has accepted your plan for Mathis Estates. However, the duplication of street names could create problems for future home owners and we suggest that the streets be designated as West Mathis Circle and South Mathis Circle to minimize confusion.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. 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 Unified Development Code in force at the time of platting.

If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

MCOneal

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

RR/MCO

"AN EQUAL OPPORTUNITY EMPLOYER"

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

September 10, 1990

Mr. Thomas Flores, P.E.
Flores Engineering Co.
3740 Colony Dr.
San Antonio, Texas 78230

Re: Mathis Estates POADP
plan # 307

Dear Mr. Flores:

The Development Review Committee reviewed your proposed plan for Mathis Estates and determined not to accept it at this time. Numerous questions have surfaced with the review of this plan, primarily with the street system and utilities. If Mathis Circle is not to be extended as originally proposed, the duplication of street names must be address.

The plan will be held in abeyance pending a resolution to the status of the streets in the plan. According to Bexar County, the streets have not been accepted for maintenance and there is no evidence of an acceptance letter for the streets. Also, Windy's Water Works, has raised their concerns in a letter addressed to you with copies to us, dated August 27, 1990, in reference to the developher's reluctance to commit to the original agreement to loop the water main across to the pump station in Crestwood Acres. Because of this, the proposed development may not be allowed to tie into the system, for fear of future connections onto the 4 inch line will create a water pressure problem in the area.

The plan has been assigned #307 for future reference. If you have any questions, please contact Roy Ramos at 299-7920.

Sincerely

MCONeal

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

RR/MCO

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
1990 AUG 16 AM 10:02

August 15, 1990

Director of Planning
Attn: Ms. Rebecca O. Cedillo
City of San Antonio
P. O. Box 839966
San Antonio, Texas 78283-3966

Re: Mathis Estates
POADP

Dear Ms. Cedillo:

The Crownland Corporation, P. O. Box 34028, San Antonio, Texas, 78265, has retained our company to prepare the POADP and process subsequent unit developments. Prior to inclusion of this land within the ETJ of the City of San Antonio, three units were platted in Bexar County.

In compliance with the unified development code, we are transmitting six (6) copies of the Preliminary Overall Area Development Plan.

If you have any questions, please do not hesitate to call our office.

Sincerely,

Tom Flores

THOMAS FLORES

RECEIVED
AUG 16 P 3:26
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION