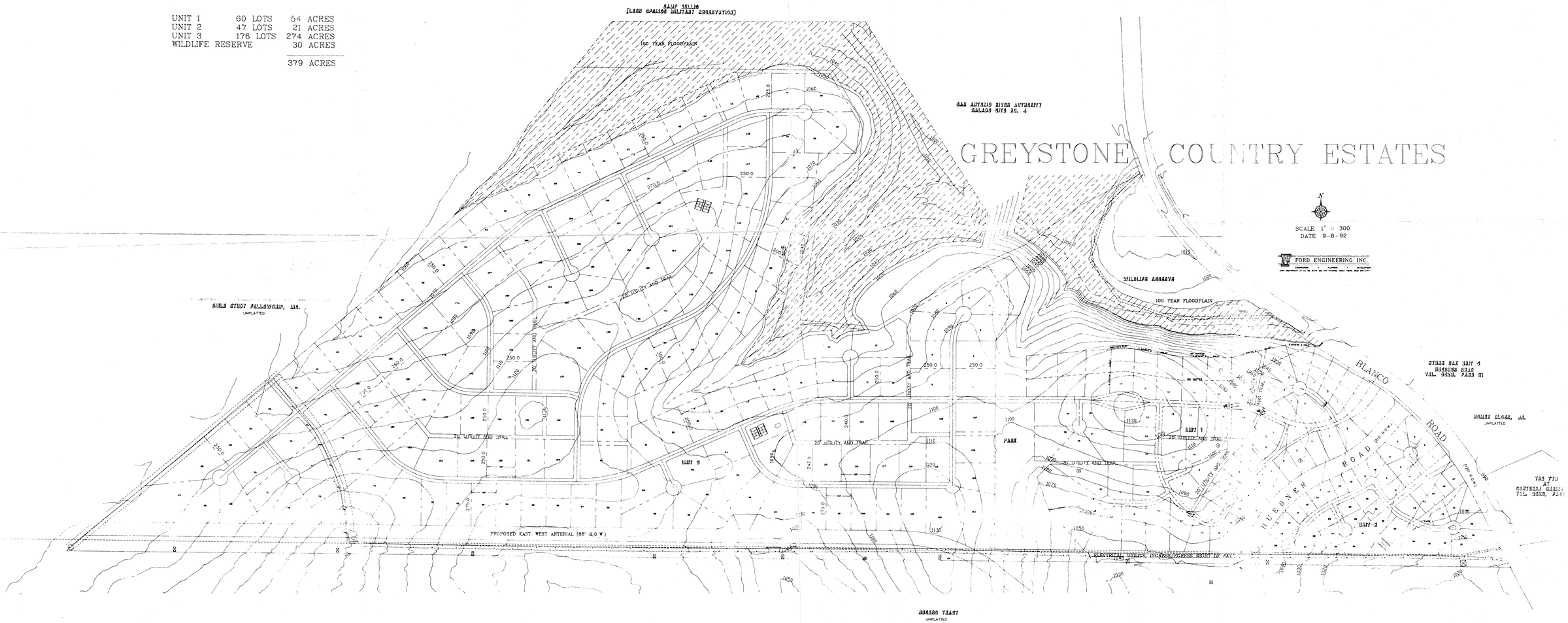
FN

AN HAS BEEN ACCEPTED
THE CITY OF SAN
TONIO DEVELOPMENT
VIEW COMMITTEE
e: September 29, 1992
332
ned: D. Cox

GREYSTONE COUNTRY ESTATES
(RESIDENTIAL PLANNED UNIT DEVELOPMENT)

UNIT 1	60 LOTS	54 ACRES
UNIT 2	47 LOTS	21 ACRES
UNIT 3	176 LOTS	274 ACRES
WILDLIFE RESERVE		30 ACRES
		379 ACRES



GENERAL NOTES:

THE GENERAL PLAN IS TO PROVIDE LARGE RESIDENTIAL COUNTRY STYLE LOTS MAXIMIZING OPENSPACE AND TREES.

THE PRIMARY ENTRANCES, WITH PRIVATE ENTRY, SHALL BE LOCATED AT BLANCO ROAD.

ALL INTERNAL STREETS SHALL BE PRIVATE STREETS WITH PAVEMENT WIDTHS TYPICAL 30' EXCEPT AT ENTRIES. PROPERTY LINES WILL BE 5' BEHIND FACE OF CURB OR PAVEMENT EDGE, WITH A 10' UTILITY EASEMENT ADJACENT ON EACH EDGE.

AN EXISTING 65' ELECTRIC/INGRESS/EGRESS EASEMENT WITH AN PARALLEL 10' INGRESS/EGRESS EASEMENT IS LOCATED ALONG THE SOUTHERN PROPERTY LINE. A NON EXCLUSIVE PRIVATE ROAD SERVES THE BIBLE STUDY FELLOWSHIP.

SECONDARY EMERGENCY INGRESS/EGRESS SHALL UTILIZE EXISITING NON-EXCLUSIVE PRIVATE ROAD ALONG SOUTH PROPERTY LINE.

INTERNAL PEDESTRIAN CIRCULATION SHALL UTILIZE NATURE TRAILS LOCATED AT MANY REAR LOTS ALONG WITH STREETS TO ACCESS PARKS, GREENBELTS, AND WILDLIFE RESERVE AREAS.

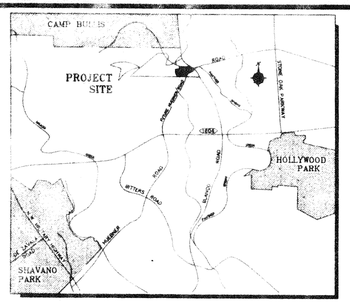
A SAN ANTONIO WATER SYSTEM 21" SEWER IS LOCATED WITHIN THE NORTHEAST CREEK AREA.

OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(512) 492-6932

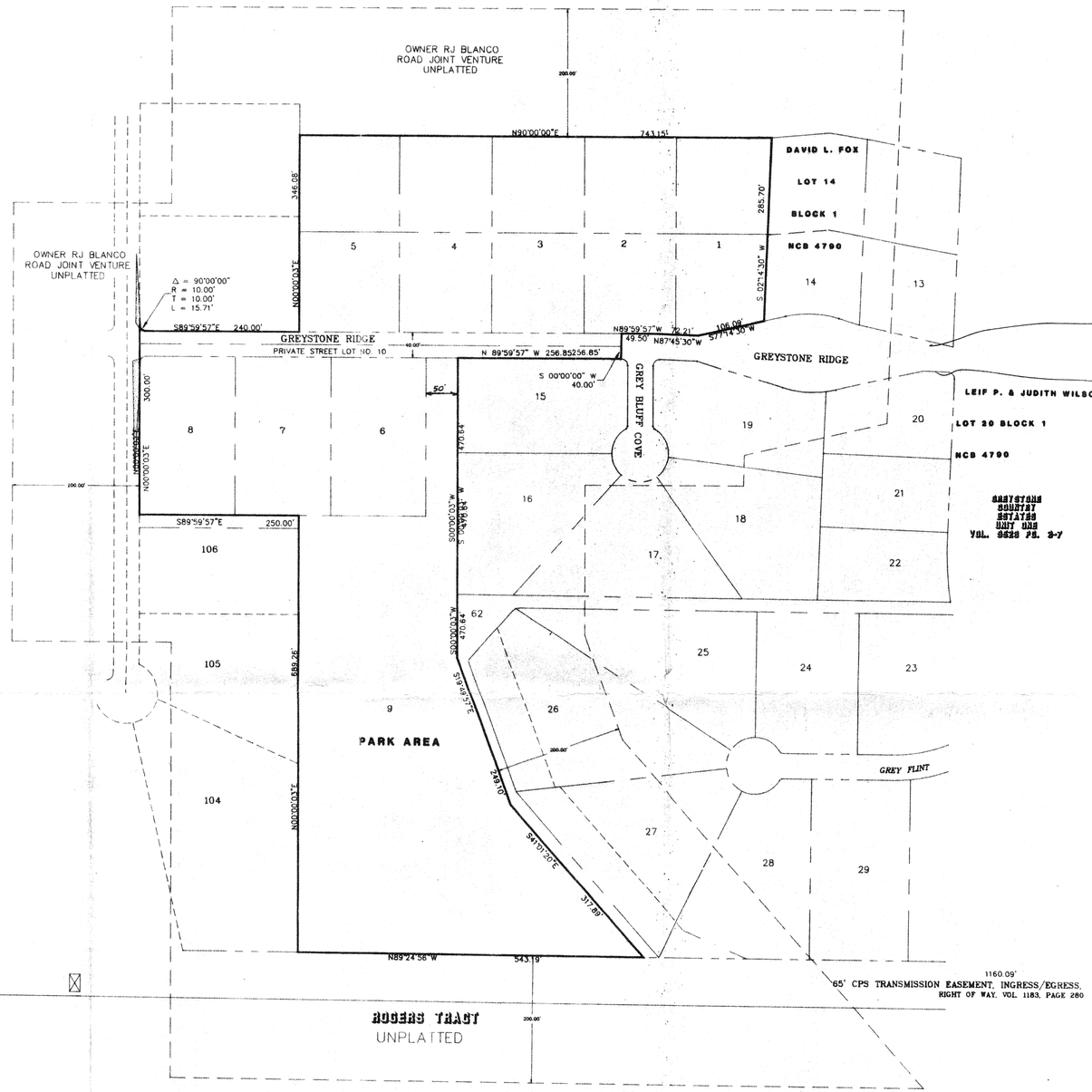
332

GREYSTONE COUNTRY ESTATES
UNIT 1A PUD PLAN

#332



LOCATION MAP



GREYSTONE COUNTRY ESTATES - UNIT 1 CLEAR VISION AREA	LENGTH OF CLEAR VISION
LOCAL "A" = STREET 1 TWO WAY TRAFFIC FLOW LOCAL "A" = STREET 2 TWO WAY TRAFFIC FLOW	
R = 0.65 (300) - (30 / 2 + 2) = 195 - 17 = 178	L = 13 (300) / (13 + 30 / 2) + 7) - 4 = 3900 / (28 + 7) - 4 = 107.4 OR 108'

ENVIRONMENTAL RECOMMENDATIONS

The following are recommendations put forth to address the environmental concerns raised by the construction of a residential subdivision on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:

   A. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.

   B. A letter from the Texas Natural Resource Conservation Commission approving a Water Pollution Abatement Plan (WPAP) for the site.

   C. A copy of the approved Water Pollution Abatement Plan.

2. A Stage 2 Stormwater Abatement Facility design shall be submitted to and approved by the Aquifer Studies Division before the release of any building permits.

3. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimize water needs (i.e. use of native plants).

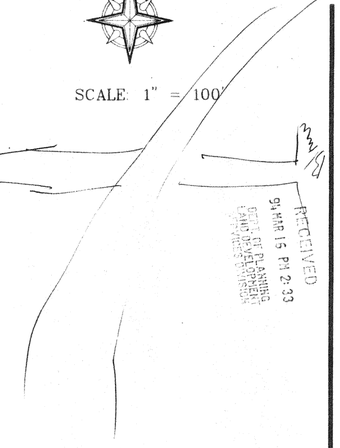
4. There will be no storage of hazardous chemicals on this tract.

5. That the City of San Antonio shall inspect all future construction of private service laterals for proper construction according to State and City Regulations and Code. No pre-blasting for utility lines should be permitted prior to submission and approval of an organized sewer prior to submission and approval of an organized Sewer Collection System Plan.

6. If any solution openings, caves, sinkholes, or water wells are found during excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Department of Water Resources of the San Antonio Water System at (210) 225-7461 Ext. 1303

N

SCALE: 1" = 100'



FORD ENGINEERING, INC.

Density and Open Space Ratings			
Maximum Density Allowed	=	8	units per acre
Proposed Density	=	0.65	units per acre
Minimum Required Percentage of Open Space	=	0.35	
Proposed Percentage of Open Space	=	0.83	
Total Space	=	607,662 S.F.	
Occupied 105,200 S.F.	30,274 S.F.	Exclude Street R.O.W.'s	
	5,760 S.F.	Driveway (18 x 40) 60	
	N/A	Outdoor Storage Areas	
	N/A	Mechanical Equipment	
	10,363 S.F.	Park Parking	
	28,000 S.F.	House Slabs(includes garage)3500x60	
	30,803 S.F.	Park Driveway	
Net Open Space	=	502,462 S.F.	
Open Space Ratio	=	0.83	

Notes:

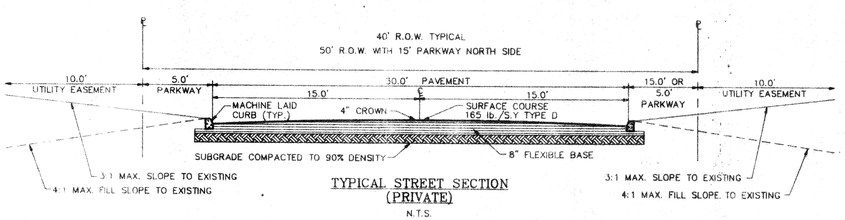
1. If access to a garage or carport is provided from the front or side of a lot, then the garage/carport shall maintain a twenty (20) foot setback from the back of the sidewalk, or curb if there is no sidewalk, as measured along the centerline of the driveway.

2. All corner lots shall comply with the clear vision area requirements of Section 35-3339 of the Unified Development Code.

(RESIDENTIAL PLANNED UNIT DEVELOPMENT)
UNIT 1

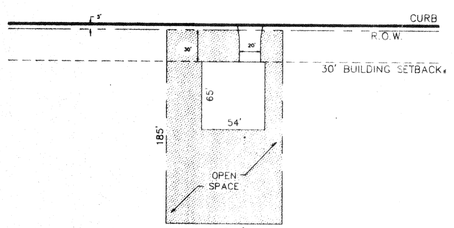
OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(210) 492-6932

1 COMMUNITY PARK LOT
8 SINGLE FAMILY RESIDENTIAL LOTS
110'x 185' TYPICAL LOT
13.95 ACRES

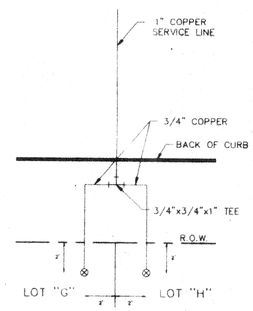


TYPICAL STREET SECTION (PRIVATE)
N.T.S.

Approved



TYPICAL LOT



SINGLE SERVICE LINE
DUAL METERS

TYPICAL SERVICE ARRANGEMENT

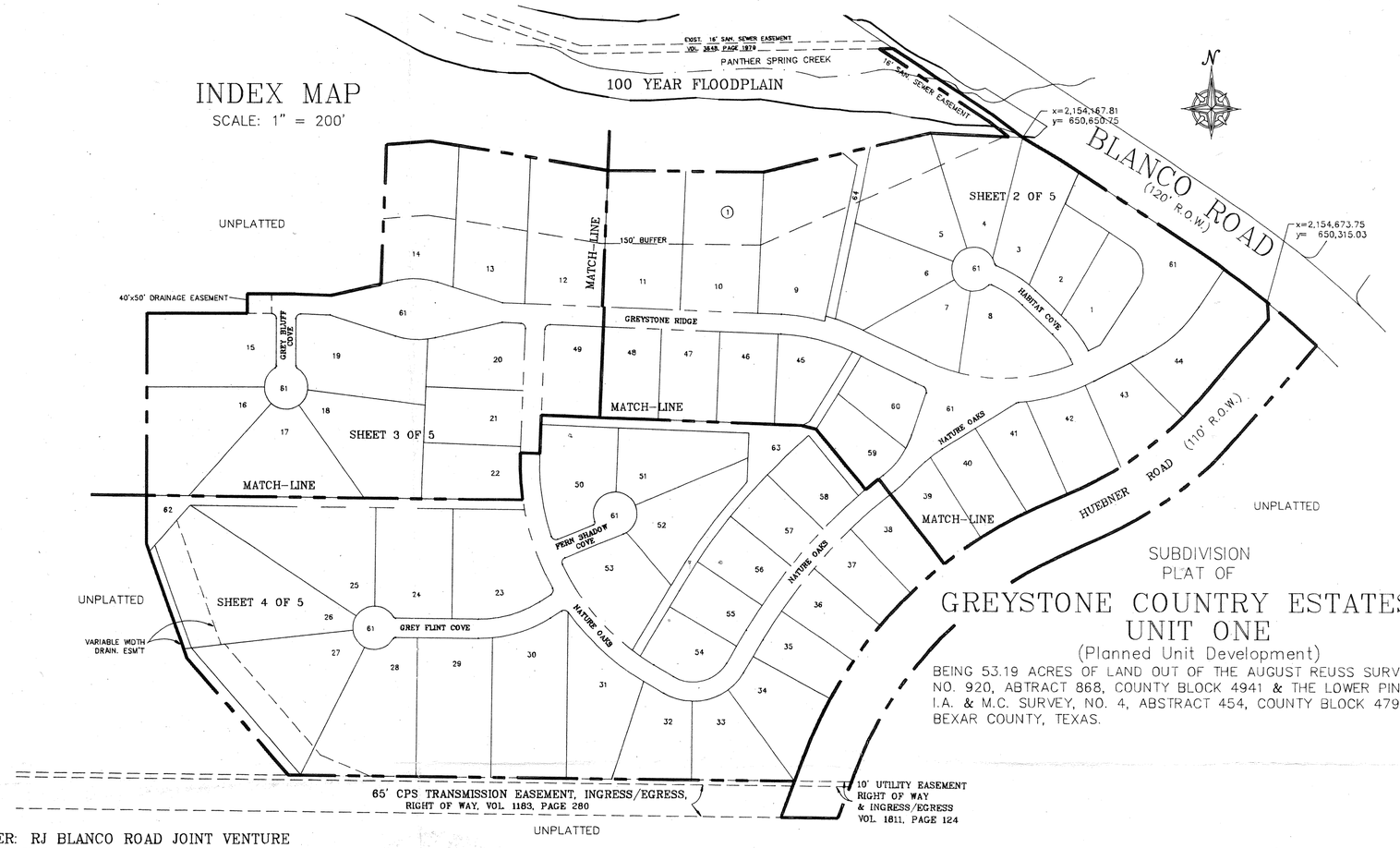
PROJECT: 1890.12
REVISED 3/11/94

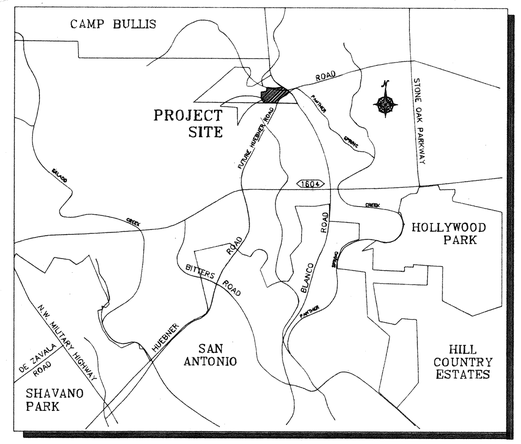
DATE: 3-11-94

PLAT NUMBER 930054

INDEX MAP

SCALE: 1" = 200'





LOCATION MAP

SUBDIVISION
PLAT OF

GREYSTONE COUNTRY ESTATES UNIT ONE

(Planned Unit Development)

BEING 53.19 ACRES OF LAND OUT OF THE AUGUST REUSS SURVEY, NO. 920, ABTRACT 868, COUNTY BLOCK 4941 & THE LOWER PINTO I.A. & M.C. SURVEY, NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, BEXAR COUNTY, TEXAS.

OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(210) 492-6932

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 PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL.

Paul W. Jenkins
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September. A. D. 1993

Audrey C. Holland
BEXAR COUNTY, TEXAS NOTARY PUBLIC

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 SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN REITMEYER, 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 THE OFFICE THIS 22 DAY OF SEPT A.D. 1993

Pat Martin
BEXAR COUNTY, TEXAS NOTARY PUBLIC

PAT MARTIN
Notary Public
State of Texas
Comm. Exp. 01-12-97

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 SAID COMMISSIONERS COURT.

ON THIS THE 1 DAY OF December A. D. 1993.

ATTESTED

Cynthia Kitchen
COUNTY JUDGE, BEXAR COUNTY, TEXAS

Dorothy Flores
COUNTY CLERK, BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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 OF GREYSTONE COUNTRY ESTATES, UNIT ONE 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 8 DAY OF SEPTEMBER A. D. 1993.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

1. All vehicles and/or personnel of the City of San Antonio when on official business may use the safety lanes of the Greystone Country Estates PUD 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 safety lanes and assess the cost of the removal to the Owner or Owners of the obstruction.
2. The maintenance of the all drainage R.O.W. and easement of any nature within Greystone Country Estates PUD shall be the responsibility of the Greystone Country Estates Homeowner's Association or their successors and not the responsibility of the City of San Antonio.
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 TV, water and/or sanitary sewer easements or as safety lanes, then such areas shall be deemed to have been dedicated to the public for such easements and safety lanes.
4. No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on the plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, 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.
5. Lots 62, 63, 64 are designated as greenbelts and also as gas, electric, telephone, water, sanitary sewer, cable TV and drainage easements.
6. Lot 61 (private streets) shall be designated as a sanitary sewer, drainage, gas, electric, telephone, water and cable TV easement.
7. The abbreviations Elec. shown hereon shall mean electric.
8. The abbreviations Tel. shown hereon shall mean telephone.
9. The abbreviations San. Swr. shown hereon shall mean Sanitary Sewer.
10. The abbreviations Esmt. shown hereon shall mean Easement.
11. The abbreviations Ca TV shown hereon shall mean Cable TV
12. Minimum finished floor elevation on lots 1 through 5 and 44 shall be 1004.10.

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.

Fred McMichael
REGISTERED PROFESSIONAL LAND SURVEYOR # 3632

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September. A. D. 1993

Audrey C. Holland
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 THE _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 WEST DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
PROJECT 1990.02 NOVEMBER 3, 1992

332

SUBDIVISION
PLAT OF

GREYSTONE COUNTRY ESTATES UNIT ONE

(Planned Unit Development)

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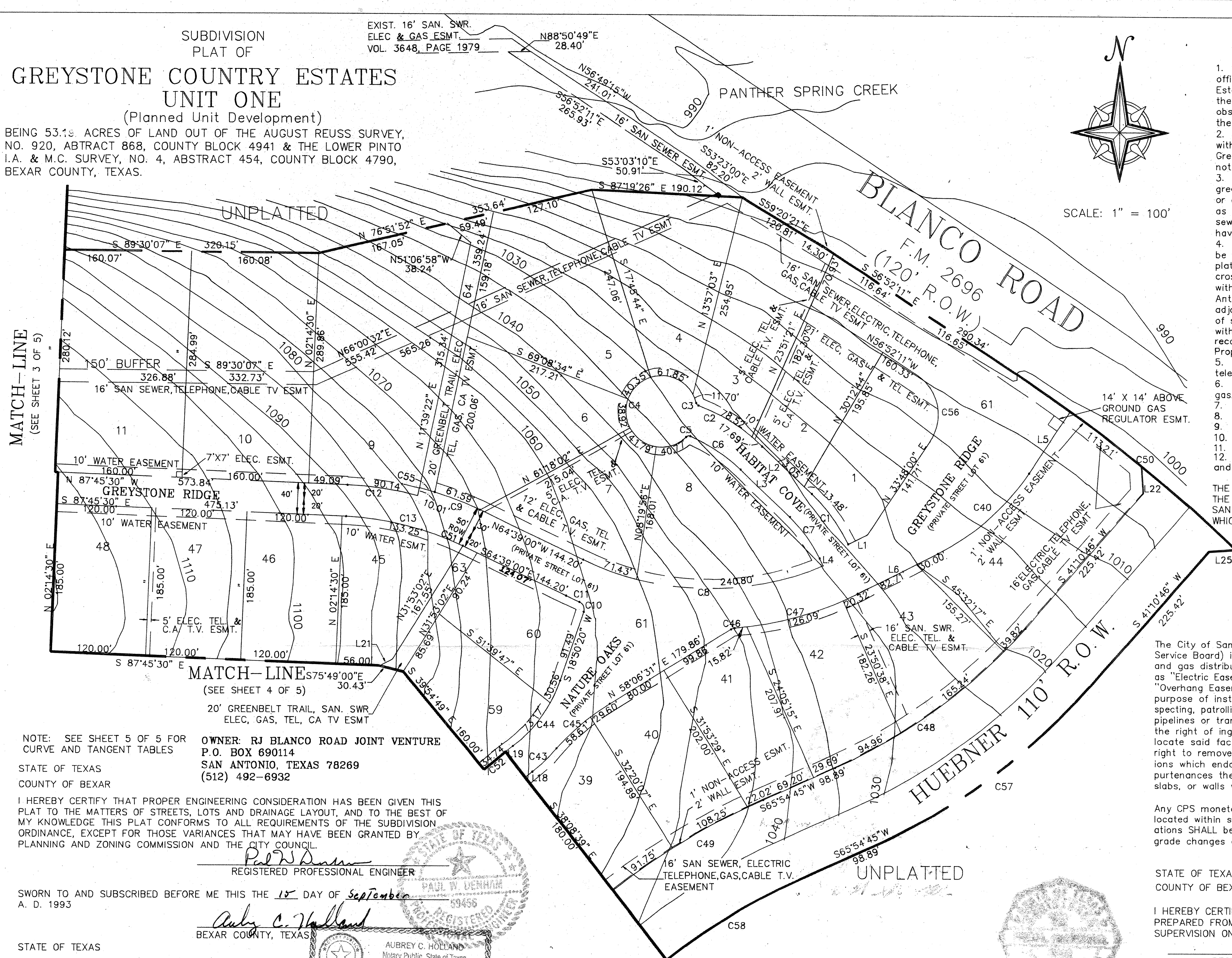

NOTE: SEE SHEET 5 OF 5 FOR CURVE AND TANGENT TABLES

OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(512) 492-6932

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STATE OF TEXAS
COUNTY OF BEXAR

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Paul W Denham
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS PAUL W. DENHAM 59456 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September A. D. 1993

Aubrey C. Holland
BEXAR COUNTY, TEXAS

AUBREY C. HOLLAND Notary Public, State of Texas My Comm. Expires 08-10-96

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 SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

[signature]
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Norman Reitmeyer, 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 THE OFFICE THIS 22 DAY OF Sept A.D. 1993

Pat Martin
BEXAR COUNTY, TEXAS NOTARY PUBLIC

PAT MARTIN Notary Public State of Texas Comm. exp. 01-12-97

THIS PLAT OF GREYSTONE COUNTRY ESTATES, UNIT ONE 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 8 DAY OF September A. D. 1993.

BY : [signature]
CHAIRMAN

BY : [signature]
SECRETARY

AUBREY C. HOLLAND Notary Public, State of Texas My Comm. Expires 08-10-96

CITY OF SAN ANTONIO 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 SAID COMMISSIONERS COURT.

ON THIS THE 1 DAY OF December A. D. 1993.

ATTESTED

Cyndi T Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

[signature]
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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Fred McMichael
REGISTERED PROFESSIONAL LAND SURVEYOR # 3682

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Aubrey C. Holland
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 THE ____ DAY OF ______ A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ , DEPUTY

FORD ENGINEERING INC.
ENGINEERING * PLANNING * DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
PROJECT 1890.02 * NOVEMBER 2, 1992

SUBDIVISION
PLAT OF

GREYSTONE COUNTRY ESTATES UNIT ONE

(Planned Unit Development)

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OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
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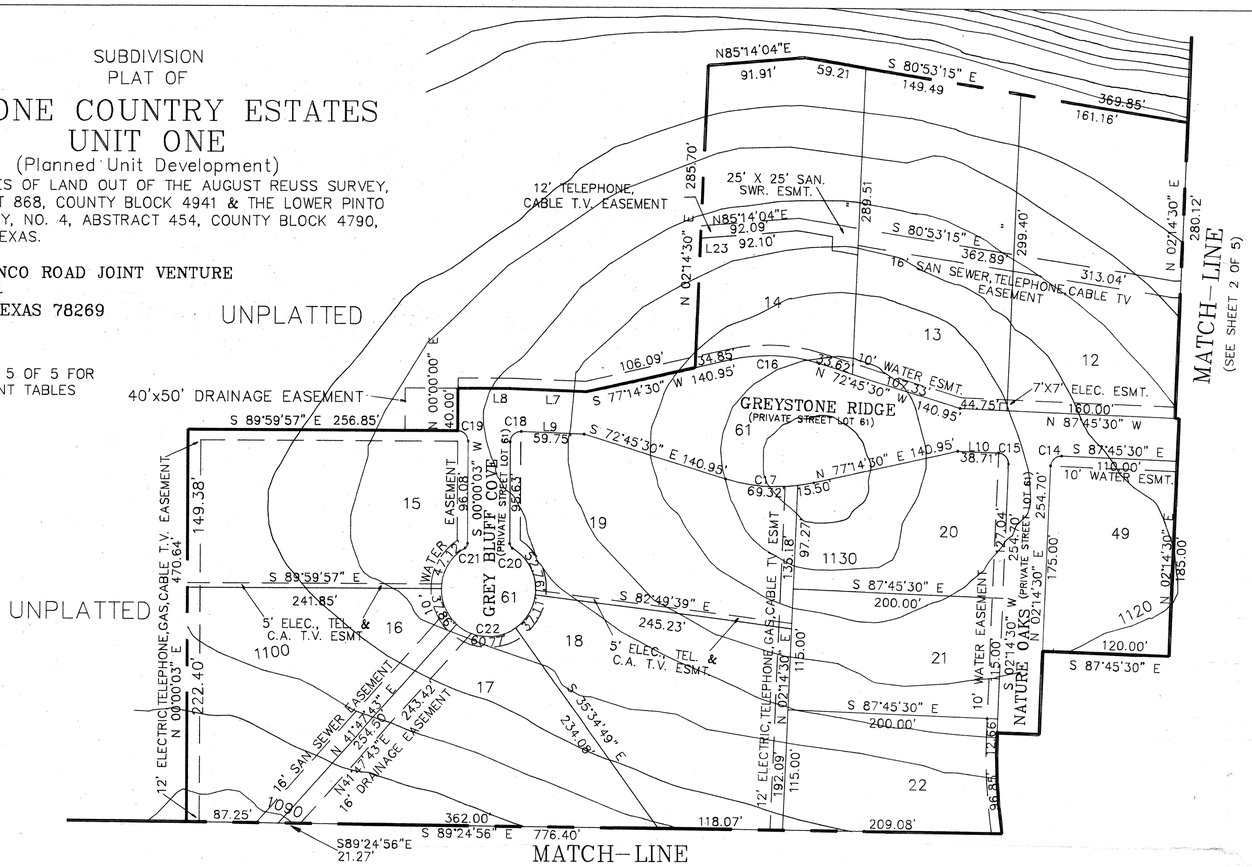
NOTE: SEE SHEET 5 OF 5 FOR CURVE AND TANGENT TABLES



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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 TV, water and/or sanitary sewer easements or as safety lanes, then such areas shall be deemed to have been dedicated to the public for such easements and safety lanes.

4. No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on the plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, 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.

5. Lots 62, 63, 64 are designated as greenbelts and also as gas, electric, telephone, water, sanitary sewer, cable TV and drainage easements.

6. Lot 61 (private streets) shall be designated as a sanitary sewer, drainage, gas, electric, telephone, water and cable TV easement.

7. The abbreviations Elec. shown hereon shall mean electric.

8. The abbreviations Tel. shown hereon shall mean telephone.

9. The abbreviations San. Swr. shown hereon shall mean Sanitary Sewer.

10. The abbreviations Esmt. shown hereon shall mean Easement.

11. The abbreviations Ca TV shown hereon shall mean Cable TV.

12. Minimum finished floor elevation for lots 1 through 5 and 44 shall be 1004.10.

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 SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

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 SAID COMMISSIONERS COURT.

ON THIS THE 1 DAY OF December A. D. 1993.

ATTESTED

Cynthia Kruse
COUNTY JUDGE, BEXAR COUNTY, TEXAS

Roland D. Green
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

Paul W Dunham
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September. A. D. 1993

Aubrey C. Holland
BEXAR COUNTY, TEXAS NOTARY PUBLIC

AUBREY C. HOLLAND
Notary Public, State of Texas
My Comm. Expires 09-10-96

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 SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN KEITMEYER, 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 THE OFFICE THIS 22 DAY OF SEPT. A.D. 1993

Pat Martin
BEXAR COUNTY, TEXAS NOTARY PUBLIC

PAT MARTIN
Notary Public
State of Texas
Comm. exp. 01-12-97

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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 OF GREYSTONE COUNTRY ESTATES, UNIT ONE 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 8 DAY OF SEPTEMBER A. D. 1993.

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.

Fred McMichael
REGISTERED PROFESSIONAL LAND SURVEYOR # 3682

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September A. D. 1993

Aubrey C. Holland
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 THE

_____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10927 NYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
PROJECT 1890.02 • NOVEMBER 22, 1992

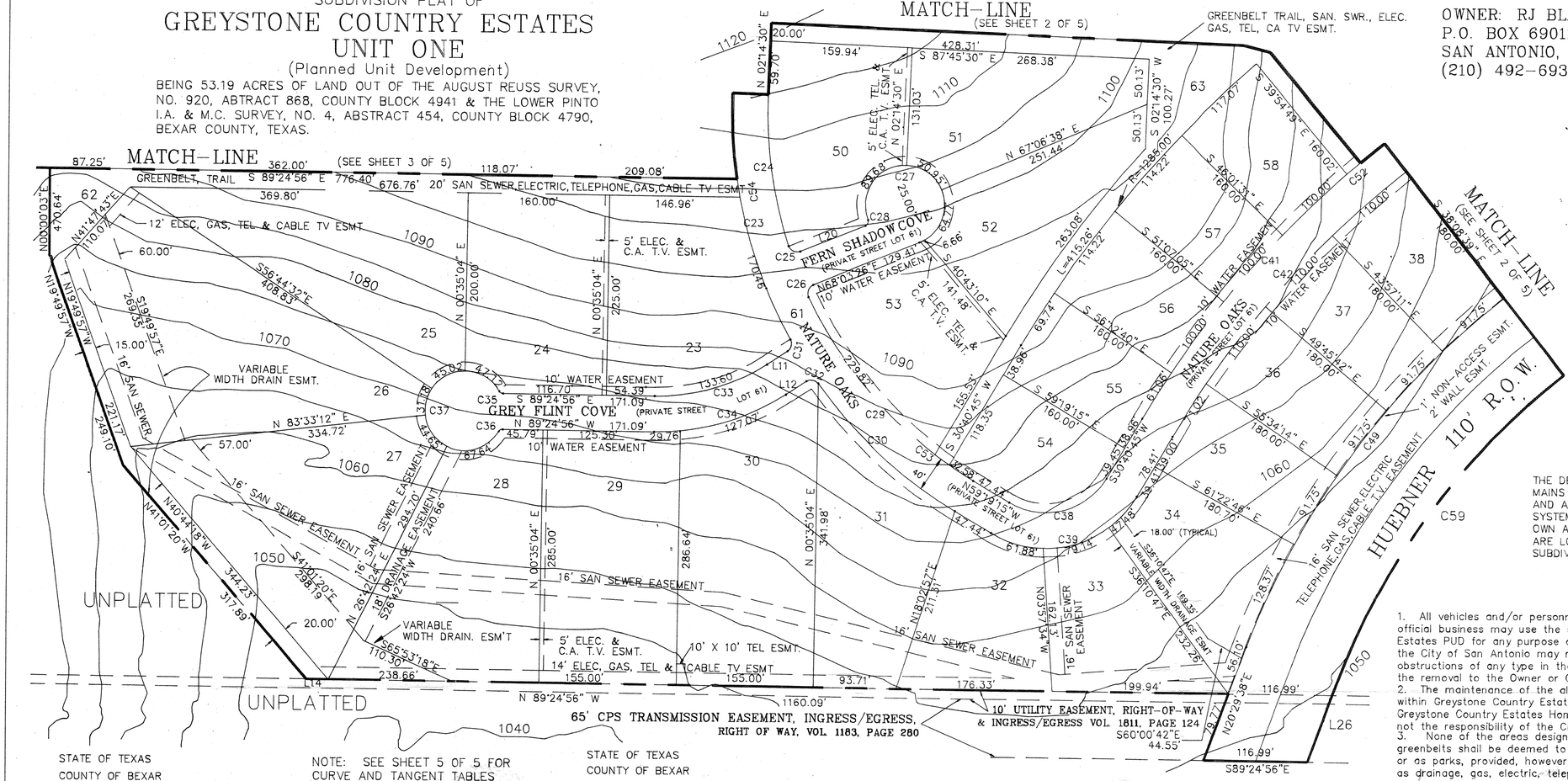
SUBDIVISION PLAT OF

GREYSTONE COUNTRY ESTATES UNIT ONE

(Planned Unit Development)

BEING 53.19 ACRES OF LAND OUT OF THE AUGUST REUSS SURVEY, NO. 920, ABTRACT 868, COUNTY BLOCK 4941 & THE LOWER PINTO I.A. & M.C. SURVEY, NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, BEXAR COUNTY, TEXAS.

OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(210) 492-6932



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 SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

1. All vehicles and/or personnel of the City of San Antonio when on official business may use the safety lanes of the Greystone Country Estates PUD 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 safety lanes and assess the cost of the removal to the Owner or Owners of the obstruction.
2. The maintenance of the all drainage R.O.W. and easement of any nature within Greystone Country Estates PUD shall be the responsibility of the Greystone Country Estates Homeowner's Association or their successors and not the responsibility of the City of San Antonio.
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 TV, water and/or sanitary sewer easements or as safety lanes, then such areas shall be deemed to have been dedicated to the public for such easements and safety lanes.
4. No structures, fences, walls or other obstructions of any kind shall be placed within the limits of the drainage easements shown on the plat. No landscaping or other type of modifications which alter the cross-sections of the drainage easement, 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.
5. Lots 62, 63, 64 are designated as greenbelts and also as gas, electric, telephone, water, sanitary sewer, cable TV and drainage easements.
6. Lot 61 (private streets) shall be designated as a sanitary sewer, drainage, gas, electric, telephone, water and cable TV easement.
7. The abbreviations Elec. shown hereon shall mean electric.
8. The abbreviations Tel. shown hereon shall mean telephone.
9. The abbreviations San. Swr. shown hereon shall mean Sanitary Sewer.
10. The abbreviations Esmt. shown hereon shall mean Easement.
11. The abbreviations Ca TV shown hereon shall mean Cable TV.
12. Minimum finished floor elevation for lots 1 through 5 and 44 shall be 1004.10.

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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 OF GREYSTONE COUNTRY ESTATES, UNIT ONE 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 8 DAY OF SEPTEMBER A. D. 1993.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS 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 PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL.

Paul W. Dishon
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September A. D. 1993

Aubrey C. Holland
BEXAR COUNTY, TEXAS NOTARY PUBLIC

AUBREY C. HOLLAND Notary Public, State of Texas My Comm. Expires 05-10-96

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 SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN KEITMEYER 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 THE OFFICE THIS 22 DAY OF SEPT A.D. 1993

Pat Martin
BEXAR COUNTY, TEXAS NOTARY PUBLIC

PAT MARTIN Notary Public State of Texas Comm. Exp. 01-12-97

NOTE: SEE SHEET 5 OF 5 FOR CURVE AND TANGENT TABLES

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.

Fred Roe Michael
REGISTERED PROFESSIONAL LAND SURVEYOR #3682

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September, A. D. 1993

Aubrey C Holland
NOTARY PUBLIC ~ BEXAR COUNTY TEXAS

AUBREY C. HOLLAND Notary Public, State of Texas My Comm. Expires 05-10-96

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 THE _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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 SAID COMMISSIONERS COURT.

ON THIS THE 1 DAY OF December A. D. 1993.

ATTESTED

Cynthia Kirby
COUNTY JUDGE, BEXAR COUNTY, TEXAS

Susan Flores
COUNTY CLERK, BEXAR COUNTY, TEXAS

FORD ENGINEERING INC.
ENGINEERING * PLANNING * DEVELOPMENT
10927 WYE DRIVE, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-1977
PROJECT 1890.02 NOVEMBER 2, 1992

LINE	DIRECTION	DISTANCE
L1	S 63°48'00" W	26.74'
L2	N 46°31'09" W	86.53'
L3	S 46°31'09" E	86.53'
L4	S 26°05'55" E	10.45'
L5	N 33°48'00" E	93.77'
L6	N 63°23'04" E	112.71'
L7	N 87°45'30" W	72.21'
L8	N 89°59'57" W	49.50'
L9	S 87°45'30" E	59.75'
L10	S 87°45'30" E	38.71'
L11	S 57°18'16" W	27.54'
L12	N 57°18'16" E	27.54'
L13	N 00°35'04" E	76.30'
L14	N 89°24'56" W	37.84'
L18	N 51°51'21" E	11.52'
L19	S 51°51'21" W	11.52'
L20	S 68°03'26" W	79.41'
L21	S 62°14'30" W	17.78'
L22	S 03°49'14" E	34.19'
L23	N 02°14'30" E	12.09'
L24	S 02°14'30" W	8.06'
L25	N 86°10'46" E	34.19'
L26	S 20°29'38" W	96.73'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	220.00'	78.41'	39.62'	77.99'	N 36°18'32" W	20°25'13"
C2	245.00'	96.21'	48.73'	95.60'	N 57°46'09" W	22°30'01"
C3	5.00'	4.79'	2.60'	4.61'	S 41°34'09" E	54°54'01"
C4	45.00'	235.38'				299°41'25"
C5	5.00'	5.76'	3.25'	5.45'	S 79°12'21" W	66°01'50"
C6	205.00'	76.07'	38.48'	75.63'	N 57°08'56" W	21°15'35"
C7	180.00'	64.15'	32.42'	63.81'	N 36°18'32" W	20°25'13"
C8	370.00'	312.23'	166.09'	303.05'	N 88°49'30" W	48°21'00"
C9	430.00'	81.65'	40.95'	81.52'	N 70°05'23" W	10°52'45"
C10	10.00'	15.01'	9.33'	13.64'	S 24°09'39" E	85°59'58"
C11	420.00'	18.40'	9.20'	18.40'	S 65°54'19" E	02°30'38"
C12	420.00'	90.14'	45.24'	89.96'	N 81°36'37" W	12°17'46"
C13	380.00'	153.26'	77.69'	152.22'	S 76°12'15" E	23°06'30"
C14	10.00'	15.71'	10.00'	14.14'	N 47°14'30" E	90°00'00"
C15	10.00'	15.71'	10.00'	14.14'	S 42°45'30" E	90°00'00"
C16	162.00'	84.82'	43.41'	83.86'	N 87°45'30" W	30°00'00"
C17	162.00'	84.82'	43.41'	83.86'	S 87°45'30" E	30°00'00"
C18	10.00'	16.10'	10.40'	14.42'	S 46°07'17" W	92°14'27"
C19	10.00'	15.71'	10.00'	14.14'	N 44°59'57" W	90°00'00"
C20	5.00'	5.24'	2.89'	5.00'	S 29°59'57" E	60°00'00"
C21	5.00'	5.24'	2.89'	5.00'	N 30°00'03" E	60°00'00"
C22	45.00'	235.62'				300°00'00"
C23	520.00'	287.63'	147.60'	283.98'	S 13°36'16" E	31°41'33"
C24	480.00'	171.95'	86.91'	171.03'	N 08°01'14" W	20°31'29"
C25	10.00'	16.35'	10.66'	14.59'	N 65°06'46" W	93°39'35"
C26	10.00'	16.35'	10.66'	14.59'	N 21°13'39" E	93°39'35"
C27	45.00'	212.06'				270°00'00"
C28	5.00'	7.85'	5.00'	7.07'	S 23°03'26" W	90°00'00"
C29	480.00'	282.48'	145.46'	278.42'	N 42°27'42" W	33°43'07"
C30	520.00'	212.19'	107.59'	210.72'	S 47°37'51" E	23°22'49"
C31	10.00'	15.14'	9.45'	13.74'	S 13°55'36" W	86°45'18"
C32	10.00'	15.14'	9.45'	13.74'	S 79°19'05" E	86°45'18"
C33	230.00'	133.60'	68.74'	131.72'	S 73°56'40" W	33°16'48"
C34	270.00'	156.83'	80.70'	154.63'	N 73°56'40" E	33°16'48"
C35	5.00'	5.24'	2.89'	5.00'	N 59°24'56" W	60°00'00"

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C36	5.00'	5.24'	2.89'	5.00'	N 60°35'04" E	60°00'00"
C37	45.00'	235.62'				300°00'00"
C38	80.00'	125.66'	80.00'	113.14'	N 75°40'45" E	90°00'00"
C39	120.00'	188.50'	120.00'	169.71'	N 75°40'45" E	90°00'00"
C40	300.00'	154.90'	79.22'	153.19'	N 48°35'32" E	29°35'04"
C41	1125.00'	415.80'	210.30'	413.44'	S 41°16'03" W	21°10'36"
C42	1085.00'	401.02'	202.82'	398.74'	N 41°16'03" E	21°10'36"
C43	220.00'	41.78'	20.95'	41.71'	N 46°24'57" E	10°52'49"
C44	180.00'	103.73'	53.35'	102.30'	S 35°20'50" W	33°01'01"
C45	295.00'	88.21'	44.44'	87.88'	S 49°32'31" W	17°07'59"
C46	10.00'	4.78'	2.44'	4.74'	N 71°48'43" E	27°24'25"
C47	420.00'	162.23'	82.14'	161.22'	N 74°26'59" E	22°07'51"
C48	695.00'	300.01'	152.38'	297.69'	N 53°32'45" E	24°43'59"
C49	905.00'	717.40'	378.74'	698.76'	S 43°12'11" W	45°25'07"
C50	1962.20'	354.86'	177.91'	354.37'	N 51°41'20" W	10°21'42"
C51	380.00'	20.01'	10.01'	20.01'	N 66°09'31" W	03°01'01"
C52	1125.00'	20.00'	10.00'	20.00'	S 49°34'37" W	01°01'07"
C53	480.00'	20.08'	10.04'	20.08'	S 54°13'59" E	02°23'49"
C54	520.00'	20.32'	10.16'	20.32'	S 09°32'57" E	02°14'19"
C55	430.00'	20.05'	10.03'	20.05'	N 74°11'35" W	02°40'20"
C56	60.00'	94.95'	60.71'	85.35'	N 11°32'06" W	90°40'11"
C57	805.00'	347.50'	176.50'	344.80'	S 53°32'45" W	24°43'59"
C58	795.00'	195.04'	98.01'	194.55'	N 58°53'03" E	14°03'24"
C59	795.00'	435.16'	223.18'	429.75'	S 36°10'29" W	31°21'43"

SUBDIVISION
PLAT OF

GREYSTONE COUNTRY ESTATES
UNIT ONE

(Planned Unit Development)

BEING 53.19 ACRES OF LAND OUT OF THE AUGUST REUSS SURVEY, NO. 920, ABTRACT 868, COUNTY BLOCK 4941 & THE LOWER PINTO I.A. & M.C. SURVEY, NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, BEXAR COUNTY, TEXAS.

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 SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

MINIMUM FINISHED FLOOR ELEVATION FOR LOTS 1 THROUGH 5 AND 44 SHALL BE 1004.10.

OWNER: RJ BLANCO ROAD JOINT VENTURE
P.O. BOX 690114
SAN ANTONIO, TEXAS 78269
(210) 492-6932

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 PLANNING AND ZONING COMMISSION AND THE CITY COUNCIL.

Paul W Dunham
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September A. D. 1993

Aubrey C. Holland
BEXAR COUNTY, TEXAS NOTARY PUBLIC

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 SHOW FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN REITMEYER, 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 THE OFFICE THIS 22 DAY OF SEPT A.D. 1993

Pat Martin
BEXAR COUNTY, TEXAS NOTARY PUBLIC

PAT MARTIN
Notary Public
State of Texas
Comm. exp. 01-12-97

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 SAID COMMISSIONERS COURT.

ON THIS THE 1 DAY OF December A. D. 1993.

ATTESTED

Cyndy I Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

M. Dorian Flores
COUNTY CLERK, BEXAR COUNTY, TEXAS

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating 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 OF GREYSTONE COUNTRY ESTATES, UNIT ONE 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 8 DAY OF SEPTEMBER A. D. 1993.

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.

Fred Mc Michael
REGISTERED PROFESSIONAL LAND SURVEYOR # 3682

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15 DAY OF September A. D. 1993

Aubrey C. Holland
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 THE

_____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FORD ENGINEERING INC.
ENGINEERING • PLANNING • DEVELOPMENT
10077 W. IH 10, SUITE 104, SAN ANTONIO, TEXAS 78217, (210) 590-4777
PROJECT 1890.02 NOVEMBER 2, 1992

CITY OF SAN ANTONIO

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

September 29, 1992

Mr. Paul W. Denham, P.E.
Ford Engineering Inc.
11900 Crownpoint
Suite 180
San Antonio, Texas 78233

RE: Greystone Country Estates Subdivision POADP, Plan #332

Mr. Denham:

The Development Review Committee has reviewed and accepted your Greystone Country Estates Subdivision Preliminary Overall Development Plan #332. You may now submit subdivision plats for any of the area covered by this plan.

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 Subdivision regulations. Any platting will have to comply with the Unified Development Code at the time of platting.

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

D. Pasley

David W. Pasley,AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

"AN EQUAL OPPORTUNITY EMPLOYER"

FORD ENGINEERING INC.

ENGINEERING • PLANNING • DEVELOPMENT

RECEIVED
92 SEP 16 PM 2:33
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

September 16, 1992
Project No. 1890.02

City of San Antonio
Main Plaza Building
114 W. Commerce
San Antonio, TX 78205

Re: Greystone Estates

Department of Planning

Please find attached six(6) a copies of the BOAT for the Greystone Estates. The plan shows the overall development plan for the 379 acre tract of land. Three units are proposed. The development is within the E.T.J. of the City and within the Edwards Recharge Zone. We have been working closely with the Texas Water Commission on all requirements on this project and soon will receive approval of the Water Pollution Abatement Plan.

I look forward to working with San Antonio on this project. If there are any questions, please call.

Sincerely,

Paul W. Denham

Paul W. Denham, P.E.
PWD/ag

11900 CROWNPOINT AT I.H. 35, SUITE 180, SAN ANTONIO, TEXAS 78233 (512) 590-4777 FAX: 590-4940

SUPPLEMENTAL SPECIAL CONDITIONS

These supplemental special conditions amend the general conditions and special conditions of this contract by addition or deletion of certain provisions. The paragraph numbers for supplementary special conditions correspond with the affected paragraph numbers of the general conditions and/or special conditions. All other paragraphs of the definition of terms, general conditions and special conditions remain unaltered.

GENERAL CONDITIONS, Section 4, Page 7

Add the following paragraphs to Section 4:

A responsive bid shall consist of the following:

a. Base Bid - All items in the Base Bid.

b. Additive Alternate #1

c. Additive Alternate #2

d. San Antonio Water System - All items in the San Antonio Water System Bids.

In determining a low bidder, the County shall consider the lowest total of the following bid components:

a. Base Bid

b. Additive Alternate #1

c. Additive Alternate #2

d. San Antonio Water System work

ESTIMATE FOR RAINBOW HILLS STREETS ~ PHASE I
DESIGN PHASE

MAY 15, 1992
REVISED JUNE 15, 1992
REVISED JULY 27, 1992
REVISED SEPT. 16, 1992

ITEM	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	TOTAL PRICE
:100	MOBILIZATION	L.S.	1.0	11%	$124,371.09
:101	PREPARING RIGHT-OF-WAY	L.S.	1.0	4%	$45,225.85
:103A	REMOVE CONCRETE CURB	L.F.	8,311.0	$0.92	$7,646.12
:103B	REMOVE CONC. SIDEWALKS AND DRIVEWAYS	S.F.	13,247.0	$0.53	$7,020.91
:105	CHANNEL EXCAVATION	C.Y.	750.0	$5.57	$4,177.50
:106	BOX CULVERT EXCAVATION AND BACKFILL	C.Y.	2,310.0	$5.77	$13,328.70
:108A	LIME TREATMENT FOR SUBGRADE	S.Y.	48,038.0	$1.10	$52,841.80
:108B	LIME	TON	480.4	$62.73	$30,134.24
:203	TACK COAT	GAL	4,333.0	$1.28	$5,546.24
:205D	HOT MIX ASPHALTIC PAVEMENT, TYPE D	TON	3,306.0	$26.74	$88,402.44
:300A	CONCRETE, CLASS A (INLETS)	C.Y.	31.0	$314.78	$9,758.18
:300A	CONCRETE, CLASS A (JUNCTION BOX)	C.Y.	5.0	$343.18	$1,715.90
:301	REINFORCING STEEL	LBS	4,661.0	$0.49	$2,283.89
:306	STRUCTURAL EXCAVATION	C.Y.	60.0	$8.50	$510.00
:309	5'x2' PRECAST REINF. CONC. BOX CULVERT	L.F.	410.0	$144.38	$59,195.80
:309	7'x2' PRECAST REINF. CONC. BOX CULVERT	L.F.	605.0	$187.23	$113,274.15
:401A	15.5"x26" STORM DRAINAGE PIPE (ARCH) LATERAL	L.F.	52.0	$33.76	$1,755.52
:401A	18" STORM DRAINAGE PIPE (R.C.P.) LATERAL	L.F.	11.0	$26.85	$295.35
:401A	18"x28.5" STORM DRAINAGE PIPE (ARCH) LATERAL	L.F.	26.0	$33.76	$877.76
:403	STORM SEWER MANHOLES (STAGE II CONSTRUCTION)	V.F.	4.0	$92.31	$369.24
:409	CAST IRON CASTING	LBS.	1,940.0	$0.80	$1,552.00
:410B	GRAVEL SUBGRADE FILLER	C.Y.	130.0	$10.49	$1,363.70
:501	MACHINE LAID CURB	L.F.	23,699.0	$2.68	$63,513.32
:502A	CONCRETE SIDEWALKS	S.Y.	10,007.0	$12.55	$125,587.85
:502B	CONCRETE DRIVEWAYS	S.Y.	4,427.0	$15.82	$70,035.14
:503A	ASPHALTIC CONCRETE DRIVEWAYS	S.Y.	30.0	$17.03	$510.90
:503B	GRAVEL DRIVEWAYS	S.Y.	30.0	$12.54	$376.20
:505	CONCRETE RIP-RAP	S.Y.	1,164.0	$23.78	$27,679.92
:508	RELOCATING CHAIN LINK FENCE	L.F.	758.0	$7.61	$5,768.38
:510	TIMBER GUARD POSTS	EA.	13.0	$38.00	$494.00
:512A	ADJUSTING EXISTING MANHOLES	EA.	7.0	$266.93	$1,868.51
:512B	RECONSTRUCTING EXISTING MANHOLES	EA.	3.0	$690.82	$2,072.46
:513	REM. AND REL. MAIL BOXES	EA.	66.0	$30.20	$1,993.20
:515	TOPSOIL	C.Y.	2,135.0	$8.67	$18,510.45
:516	SODDING	S.Y.	13,347.0	$2.73	$36,437.31
:802	REMOVE AND RELOCATE OR REPLACE FENCE OTHER TH	L.F.	42.0	$30.00	$1,260.00
				BASE TOTAL	$927,754.01

ADDITIVE ALTERNATE #1

:104	STREET EXCAVATION	C.Y.	29,700.0	$4.04	$119,988.00
:200A	FLEXIBLE BASE (12" COMPACTED DEPTH)	S.Y.	40,077.0	$5.46	$218,820.42
:200A	FLEXIBLE BASE (8" COMPACTED DEPTH)	S.Y.	3,247.0	$3.77	$12,241.19
:202	PRIME COAT	GAL	8,665.0	$1.35	$11,697.75
:280	POLYMER GRID REINFORCEMENT	S.Y.	3,635.0	$2.68	$9,741.80
				ALTERNATE TOTAL:	$372,489.16

ADDITIVE ALTERNATE #2

:104	STREET EXCAVATION	C.Y.	20,814.0	$4.04	$84,088.56
:206	ASPHALT TREATED BASE	TON	11,914.0	$22.05	$262,703.70
				ALTERNATE TOTAL:	$346,792.26

TOTAL BASE+ADDITIVE ALTERNATE #1 $1,300,243.17

TOTAL BASE+ADDITIVE ALTERNATE #2 $1,274,546.27

NOTE: ITEM 100+101= 15% BASE + HIGHER ADDITIVE ALT.