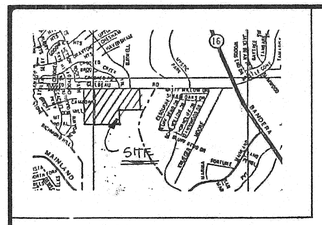
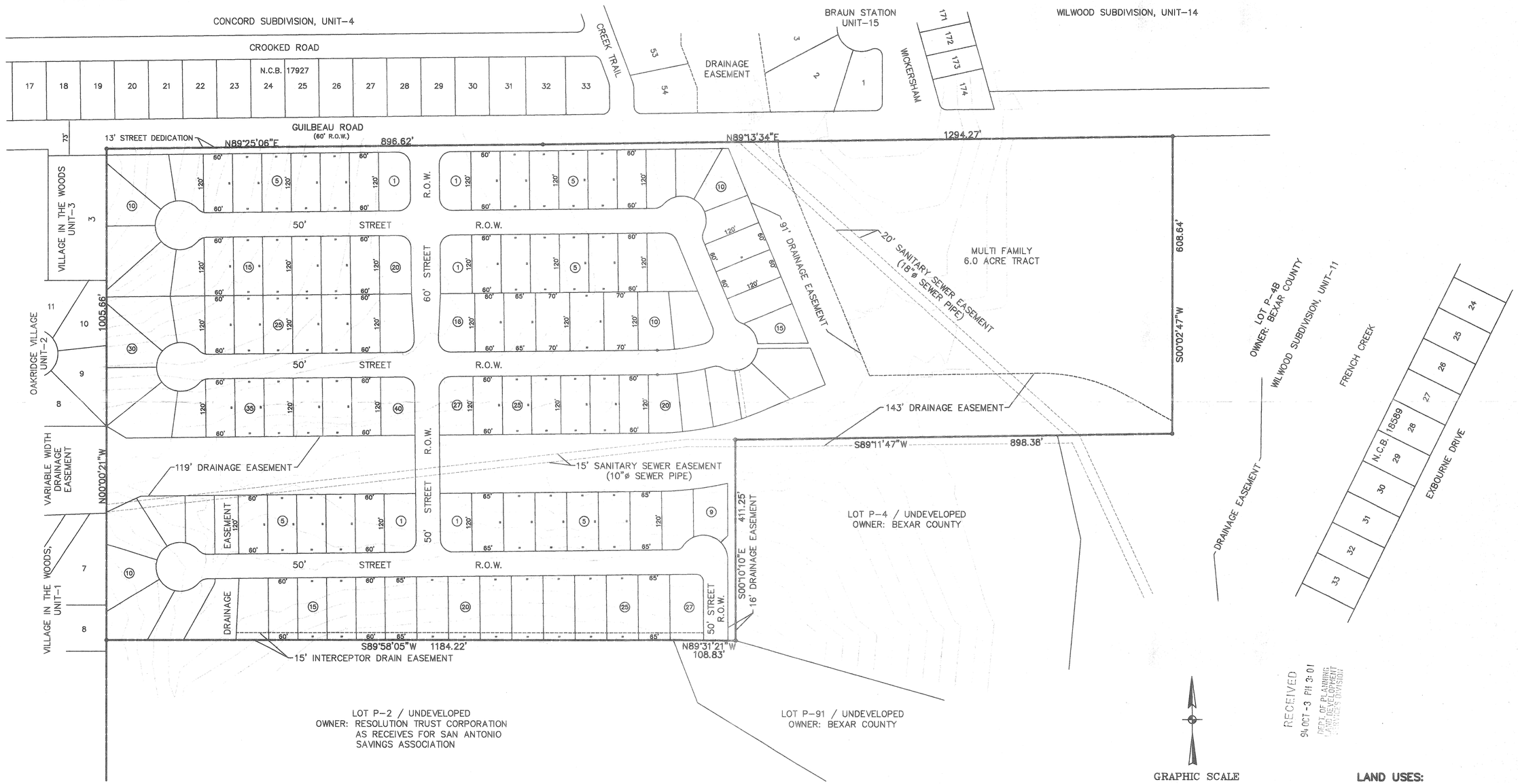


LOCATION MAP



RECEIVED
94 OCT -3 PM 3:01
DEPT. OF PLANNING
DEVELOPMENT
SERVICES DIVISION

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

LAND USES:

GUILBEAU ROAD DEDICATION	0.151 AC.
PROPOSED DRAINAGE R.O.W.	8.600 AC.
MULTI-FAMILY/COMMERCIAL	6.000 AC.
SINGLE FAMILY RESIDENTIAL	27.816 AC.
TOTAL AREA	42.567 AC.

DEVELOPER: GUILBEAU ROAD 42 ACRE VENTURE
P.O. BOX 17386
SAN ANTONIO, TX. 78217

REVISIONS

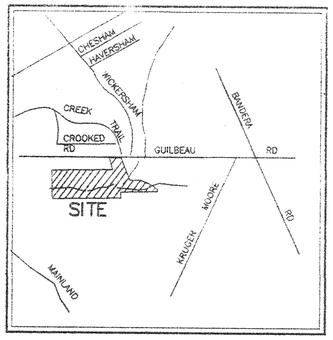
OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN BRAUN HOLLOW SUBDIVISION

DRAWN BY: RDG
CHECKED BY:
DATE ISSUED: OCT. 3, 1994
PROJECT: 0049.00
DRAWING:

PLAT NO: 940166

OVERBY DESCAMPS ENGINEERS
1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599



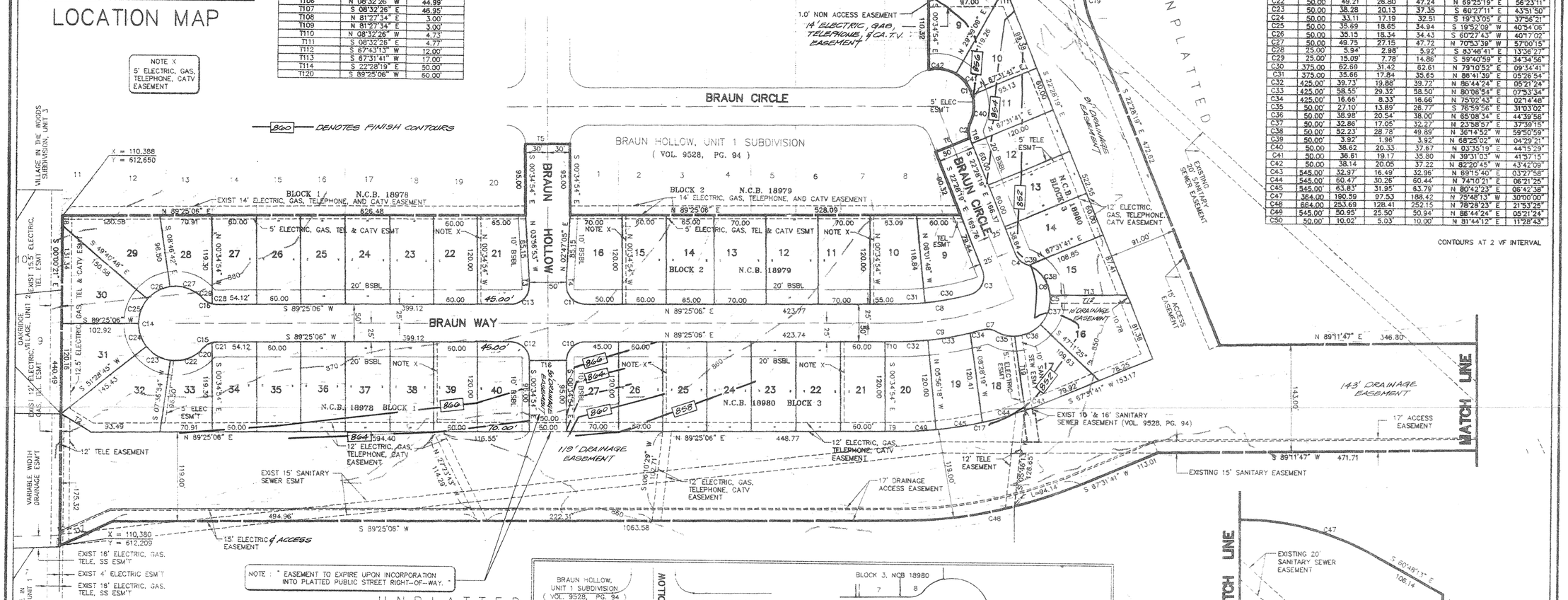
LOCATION MAP

LINE DATA		
TANGENT	DIRECTION	DISTANCE
T2	S 58°34'39" E	46.88
T3	S 00°34'54" E	10.00
T4	S 00°34'54" E	10.00
T5	N 89°25'06" E	60.00
T6	S 67°31'41" W	50.00
T7	S 00°46'26" E	5.53
T8	N 00°00'21" W	13.67
T9	N 89°25'06" E	18.77
T10	N 89°25'06" E	18.74
T11	N 89°13'34" E	12.26
T12	N 89°24'59" E	108.52
T13	N 89°24'59" E	104.51
T14	S 00°02'47" W	26.17
T15	S 12°46'37" E	15.33
T16	N 89°25'06" E	50.00
T17	S 65°32'33" W	77.75
T18	S 22°28'19" E	7.72
T19	S 08°32'26" E	99.94'
T100	S 22°28'19" E	90.32'
T101	S 67°31'41" W	50.00'
T102	S 22°28'19" E	40.36'
T103	S 67°31'41" W	5.00'
T104	S 22°28'19" E	172.25'
T105	N 22°28'19" W	170.29'
T106	N 08°32'26" W	44.99'
T107	S 08°32'26" E	46.95'
T108	N 81°27'34" E	3.00'
T109	N 81°27'34" E	3.00'
T110	N 08°32'26" W	4.73'
T111	S 08°32'26" E	4.77'
T112	S 67°31'41" W	12.00'
T113	S 67°31'41" W	17.00'
T114	S 22°28'19" E	50.00'
T120	S 89°25'06" W	60.00'

CURVE DATA						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	50.00	113.37	107.02	90.60	N 39°14'23" W	129°54'53"
C2	25.00	21.03	11.18	20.41	S 01°37'22" W	48°11'23"
C3	25.00	42.26	28.19	37.41	N 25°57'36" E	96°51'51"
C4	25.00	21.03	11.18	20.41	S 46°34'00" E	48°11'23"
C5	50.00	10.02	5.03	10.00	N 00°35'01" W	11°28'42"
C6	50.00	165.10	622.26	99.68	N 23°55'56" E	189°11'17"
C7	25.00	19.46	10.25	18.97	N 83°46'33" W	44°36'15"
C8	375.00	98.35	49.46	98.06	N 81°54'19" E	15°01'34"
C9	425.00	114.95	57.83	114.60	N 81°40'13" E	15°29'42"
C10	25.00	39.27	25.00	35.36	S 44°25'06" W	90°00'00"
C11	25.00	39.27	25.00	35.36	S 45°34'54" E	90°00'00"
C12	25.00	39.27	25.00	35.36	N 45°34'54" W	90°00'00"
C13	25.00	39.27	25.00	35.36	N 44°25'06" E	90°00'00"
C14	50.00	241.19	44.72	66.67	S 00°34'54" E	276°22'46"
C15	25.00	21.03	11.18	20.41	S 65°19'25" W	48°11'23"
C16	25.00	21.03	11.18	20.41	S 66°29'13" E	48°11'23"
C17	545.00	208.02	105.40	206.96	N 78°28'23" E	21°53'25"
C19	98.00	37.11	18.78	36.89	S 11°37'22" E	21°41'53"
C20	25.00'	15.09'	7.78'	14.86'	S 58°31'11" W	34°34'56"
C21	25.00'	5.94'	2.98'	5.92'	S 82°36'53" W	13°36'27"
C22	50.00	49.21	26.80	47.24	N 69°25'19" E	56°23'11"
C23	50.00	38.28	20.13	37.35	S 60°27'11" E	43°51'50"
C24	50.00	33.11	17.19	32.51	S 19°33'05" E	37°56'21"
C25	50.00	35.69	18.65	34.94	S 19°52'09" W	40°54'06"
C26	50.00	35.15	18.34	34.43	S 60°27'43" W	40°17'02"
C27	50.00	49.75	27.15	47.72	N 70°53'39" W	57°00'15"
C28	25.00'	5.94'	2.98'	5.92'	S 83°46'41" E	13°36'27"
C29	25.00'	15.09'	7.78'	14.86'	S 59°40'59" E	34°34'56"
C30	375.00	62.69	31.42	62.61	N 79°10'52" E	09°34'41"
C31	375.00	35.66	17.84	35.65	N 86°41'39" E	05°26'54"
C32	425.00'	39.73'	19.88'	39.72'	N 86°44'24" E	05°21'24"
C33	425.00'	58.55'	29.32'	58.50'	N 80°06'54" E	07°53'34"
C34	425.00'	16.66'	8.33'	16.66'	N 75°02'43" E	02°14'48"
C35	50.00'	27.10'	13.89'	26.77'	S 76°59'56" E	31°03'02"
C36	50.00'	38.98'	20.54'	38.00'	N 85°08'34" E	44°39'58"
C37	50.00'	32.86'	17.05'	32.27'	N 23°58'57" E	37°39'15"
C38	50.00'	52.23'	28.78'	49.89'	N 36°14'52" W	59°50'59"
C39	50.00'	3.92'	1.96'	3.92'	N 68°22'02" W	04°29'21"
C40	50.00	38.62	20.33	37.67	N 03°35'19" E	44°15'29"
C41	50.00	36.81	19.17	35.80	N 39°31'03" W	41°57'15"
C42	50.00	38.14	20.05	37.22	N 82°20'45" W	43°42'09"
C43	545.00'	32.97'	16.49'	32.96'	N 69°15'40" E	03°27'58"
C44	545.00'	50.47'	30.26'	50.44'	N 74°10'21" E	06°21'25"
C45	545.00'	63.63'	31.95'	63.79'	N 80°42'23" E	06°42'38"
C47	364.00	190.59	97.53	188.42	N 79°48'13" W	30°00'00"
C48	664.00	253.69	128.41	252.15	N 78°28'23" E	21°53'25"
C49	545.00'	50.95'	25.50'	50.94'	N 86°44'24" E	05°21'24"
C50	50.00'	10.02'	5.03'	10.00'	N 81°44'12" E	11°28'43"

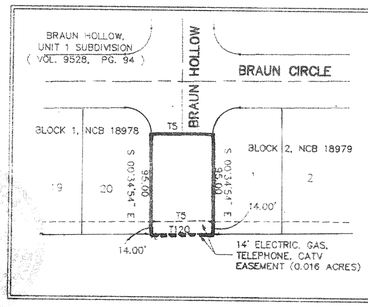
CONTOURS AT 2 VF INTERVAL

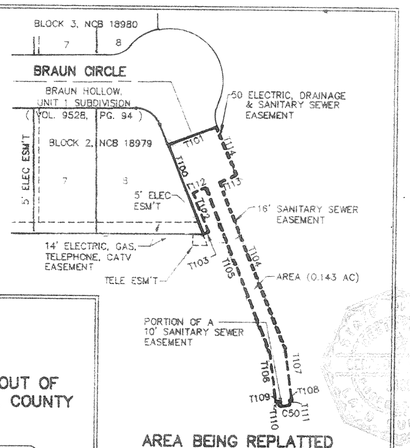
SCALE : 1" = 100'



NOTE X
5' ELECTRIC, GAS, TELEPHONE, CATV EASEMENT

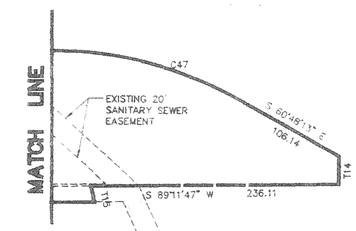
NOTE : " EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY. "





AREA BEING REPLATTED

BEING APORTION OF A 14' ELECTRIC, GAS TELEPHONE, AND CABLE TV EASEMENT (0.016 AC); A 50' ELECTRIC, DRAINAGE, AND SANITARY SEWER EASEMENT, A 5' ELECTRIC EASEMENT, A 16' SANITARY SEWER EASEMENT, AND A PORTION OF A 10' SANITARY SEWER EASEMENT (0.143 AC) AS PLATTED IN BRAUN HOLLOW, UNIT-1 AS RECORDED IN VOLUME 9528, PAGE 94 OF THE DEEDS AND PLAT RECORDS OF 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 THE PLANNING COMMISSION OF THE CITY.

OVERBY DESCAMPS ENGINEERS, INC.
GERALD J. OVERBY, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30TH DAY OF September A.D. 19 98

SHARON K. BURTS
Notary Public State of Texas
My Commission Expires 07/22/98

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, Carlton Church 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.

OWNER

STATE OF TEXAS
COUNTY OF BEXAR

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30TH DAY OF September A.D. 19 98

SHARON K. BURTS
Notary Public State of Texas
My Commission Expires 07/22/98

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

REPLAT AND SUBDIVISION PLAT OF

BRAUN HOLLOW, UNIT 2

BEING 17.701 ACRES OF LAND OUT OF A 42.567 ACRE TRACT OUT OF THE M.G. DE LOS SANTOS SURVEY NO. 82, ABSTRACT NO. 664, COUNTY BLOCK 4446, BEXAR COUNTY, TEXAS.

CPS EASEMENT PLATTING NOTE

The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and Right-of-Way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easements", "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 BRAUN HOLLOW, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS____DAY OF_____A.D., 19____

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.

OVERBY DESCAMPS ENGINEERS, INC.
GERALD J. OVERBY, P.E.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 30TH DAY OF September A.D. 19 98

SHARON K. BURTS
Notary Public State of Texas
My Commission Expires 07/22/98

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I,_____COUNTY CLERK OF SAID COUNTY, DO HEREBY
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

JOB NO: 004902 SHEET NO: 1 OF 1

FILE. 04602PLA.DWG

CITY OF SAN ANTONIO

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

August 17, 1993

Mr. Edwardo Descamps
Overby- Descamps Engineers
1919 Oakwell Farms Parkway
Suite 130
San Antonio, Texas, 78218

RE: Braun Creek Subdivision POADP #374

Mr. Descamps:

The City Staff Development Review Committee has reviewed your Braun Creek Subdivision Preliminary Overall Area Development Plan #374. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

Although your plan was approved, please note that a non-access easement along the south ROW of Guilbeau will be required at the time of plat submittal. Additionally, your entrance street needs to be a collector with sixty feet of ROW when you submit that particular unit. Also, the Traffic Planning Engineer has indicated that your entrance location must be properly placed to ensure adequate sight-distance.

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 plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

OVERBY
DESCAMPS
ENGINEERS

1919 OAKWELL FARMS PKWY.
SUITE 130
SAN ANTONIO, TX 78218
TEL: (210) 828-3520
FAX: (210) 828-3599

August 6, 1993

Mr. Eduardo Guzman
Department of Planning
P. O. Box 839966
San Antonio, Texas, 78283-3966

RECEIVED
93 AUG -6 AM 11:05
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Re: Braun Creek Subdivision

Dear Mr. Guzman:

Attached are six copies of Braun Creek Subdivision's Preliminary Overall Area Development Plan for your review and approval.

Please call me if you have any questions.

Sincerely,
OVERBY DESCAMPS ENGINEERS, INC.

Eduardo J. Descamps, P.E.

Attachments

cc: Cygnet Homes, Inc.

0806-02.ED 0049.00

RECEIVED
93 AUG -6 AM 11:39
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION