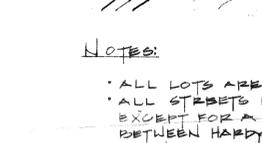
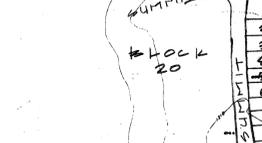
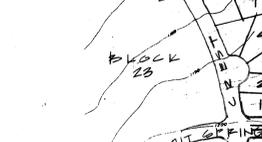
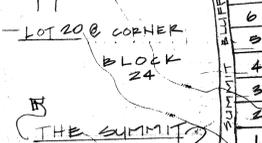
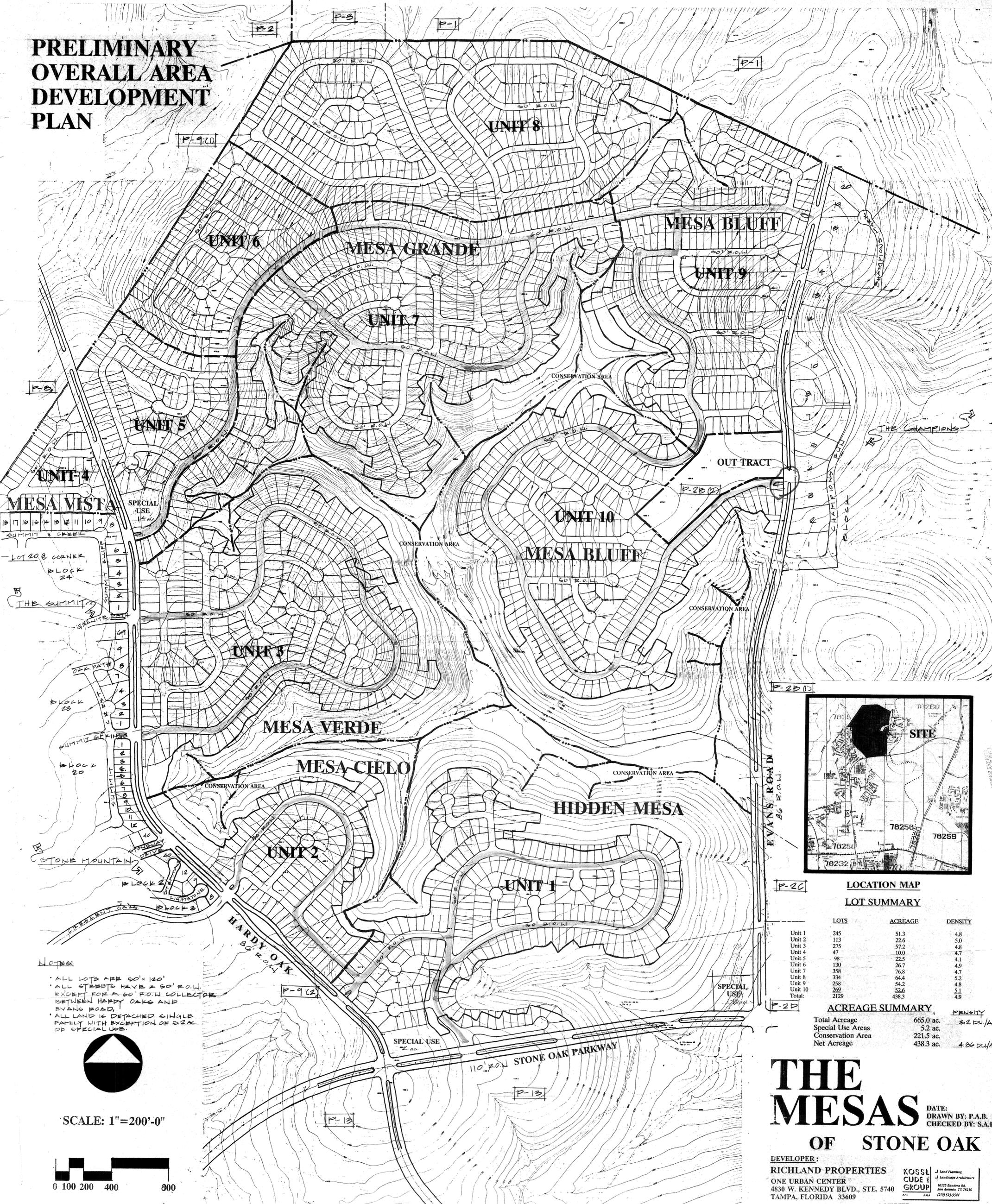


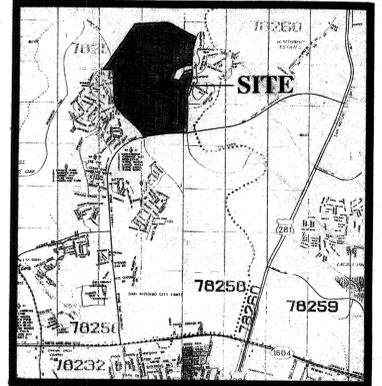
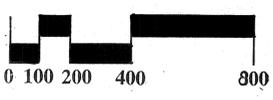
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN



- NOTES:**
- ALL LOTS ARE 50' x 120'
 - ALL STREETS HAVE A 50' R.O.W. EXCEPT FOR A 60' R.O.W. COLLECTOR BETWEEN HARDY OAKS AND EVANS ROAD.
 - ALL LAND IS DETACHED SINGLE FAMILY WITH EXCEPTION OF 5.2 AC. OF SPECIAL USE.



SCALE: 1"=200'-0"



LOCATION MAP
LOT SUMMARY

LOTS	ACREAGE	DENSITY
Unit 1	245	51.3
Unit 2	113	22.6
Unit 3	275	57.2
Unit 4	47	10.0
Unit 5	98	22.5
Unit 6	130	26.7
Unit 7	358	76.8
Unit 8	334	64.4
Unit 9	258	54.2
Unit 10	269	52.6
Total:	2129	438.3

ACREAGE SUMMARY

	ACREAGE	DENSITY
Total Acreage	665.0 ac.	3.2 DU/AC.
Special Use Areas	5.2 ac.	
Conservation Area	221.5 ac.	
Net Acreage	438.3 ac.	4.86 DU/AC.

THE MESAS OF STONE OAK

DEVELOPER:
RICHLAND PROPERTIES
 ONE URBAN CENTER
 4830 W. KENNEDY BLVD., STE. 5740
 TAMPA, FLORIDA 33609

**KOSSEL
 CUDE &
 GROUP**
Landscape Architecture
 10333 Bandera Rd.
 San Antonio, TX 78250
 (210) 523-9544

PLAN HAS BEEN ACCEPTED
 BY THE CITY OF SAN
 ANTONIO DEVELOPMENT
 REVIEW COMMITTEE
 DATE: **November 16, 1993**
 File #: **390 A**
 Sign: *D.G.*

BOOK 09842 PAGE 00952

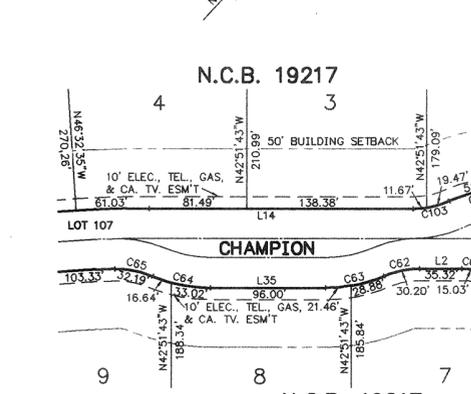
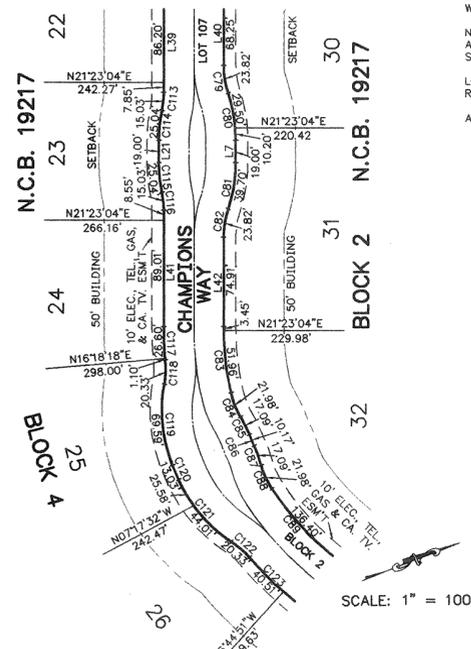
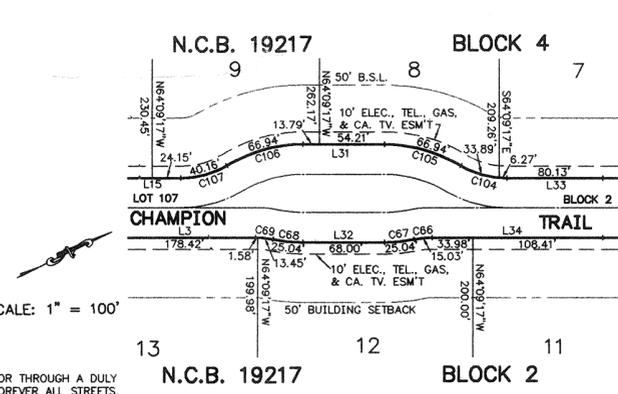
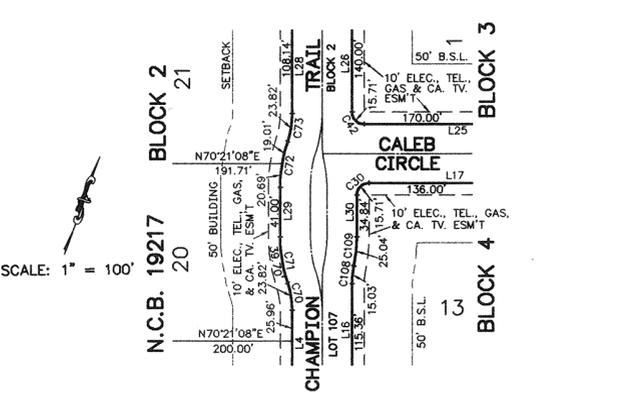
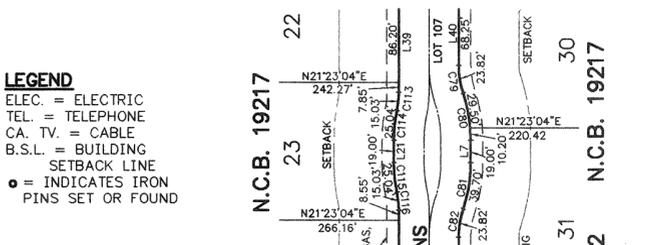
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	10.00'	89°47'14"	9.96'	15.67'
C3	450.00'	33°51'48"	136.99'	265.97'
C4	10.00'	85°38'11"	9.27'	14.95'
C7	200.00'	54°02'31"	102.00'	188.64'
C8	900.00'	19°27'49"	154.35'	305.73'
C9	225.00'	134°30'25"	536.65'	528.21'
C10	225.00'	45°53'41"	85.26'	180.23'
C12	400.00'	24°59'42"	85.54'	168.55'
C13	50.00'	19°21'56"	330.64'	172.09'
C15	400.00'	22°01'02"	77.81'	153.71'
C16	10.00'	93°44'11"	10.67'	16.36'
C17	50.00'	300°00'00"	28.87'	261.80'
C18	10.00'	93°33'52"	11.22'	16.85'
C19	400.00'	13°19'18"	46.71'	93.00'
C21	400.00'	33°06'50"	118.92'	231.18'
C22	450.00'	22°53'46"	91.13'	179.83'
C23	10.00'	79°59'42"	8.39'	13.96'
C24	10.00'	85°38'11"	9.27'	14.95'
C27	150.00'	51°55'24"	73.04'	135.94'
C28	950.00'	21°17'34"	178.58'	353.05'
C29	175.00'	134°30'25"	417.40'	410.83'
C30	10.00'	90°00'00"	10.00'	15.71'
C31	257.76'	39°57'19"	93.70'	179.75'
C32	175.00'	92°30'22"	182.83'	282.54'
C33	375.00'	27°18'16"	91.08'	178.71'
C34	10.00'	87°26'05"	11.39'	17.91'
C35	450.00'	25°02'28"	99.83'	196.67'
C36	25.00'	75°02'28"	19.20'	32.74'
C38	20.00'	104°23'36"	25.78'	36.44'
C39	425.00'	27°52'18"	105.46'	206.74'
C40	125.00'	92°30'22"	130.59'	201.82'
C41	207.76'	39°57'19"	75.53'	144.88'
C42	10.00'	90°00'00"	10.00'	15.71'
C43	175.00'	45°53'41"	74.09'	140.18'
C44	175.00'	15°07'52"	23.33'	46.19'
C45	364.00'	16°07'52"	516.24'	1025.66'
C48	1557.00'	02°56'30"	39.98'	79.94'
C49	450.00'	03°02'56"	11.98'	23.95'
C50	25.00'	87°23'14"	23.89'	38.13'
C51	25.00'	89°29'16"	24.78'	39.05'
C52	75.00'	13°19'48"	8.76'	17.45'
C53	125.00'	24°42'30"	27.38'	53.90'
C54	207.76'	39°57'19"	16.80'	33.52'
C55	125.00'	281°31'17"	31.42'	61.87'
C56	75.00'	08°06'21"	5.31'	10.61'
C57	200.00'	02°35'54"	4.54'	9.07'
C58	75.00'	11°28'42"	7.54'	15.03'
C59	125.00'	11°28'42"	12.56'	25.04'
C60	125.00'	11°28'42"	12.56'	25.04'
C61	75.00'	11°28'42"	7.54'	15.03'
C62	75.00'	23°04'26"	15.31'	30.20'
C63	125.00'	23°04'26"	25.52'	50.84'
C64	125.00'	22°45'53"	25.16'	49.66'
C65	75.00'	24°35'38"	16.35'	32.19'
C66	75.00'	11°28'42"	7.54'	15.03'
C67	125.00'	11°28'42"	12.56'	25.04'
C68	125.00'	11°28'42"	12.56'	25.04'
C69	75.00'	11°28'42"	7.54'	15.03'
C70	75.00'	18°11'42"	12.01'	23.82'
C71	125.00'	18°11'42"	20.02'	39.70'
C72	125.00'	18°11'42"	20.02'	39.70'
C73	75.00'	18°11'42"	12.01'	23.82'
C74	225.00'	16°23'56"	32.42'	64.40'
C75	125.00'	36°47'46"	41.58'	80.28'
C76	75.00'	50°11'37"	35.13'	65.70'
C77	125.00'	54°50'09"	64.84'	119.63'
C78	75.00'	22°41'58"	15.05'	29.71'
C79	75.00'	18°11'42"	12.01'	23.82'
C80	125.00'	18°11'42"	20.02'	39.70'
C81	125.00'	18°11'42"	20.02'	39.70'
C82	75.00'	18°11'42"	12.01'	23.82'
C83	250.00'	12°41'59"	27.82'	55.41'
C84	75.00'	16°47'23"	11.07'	21.98'
C85	125.00'	07°49'52"	8.56'	17.09'
C86	246.00'	02°22'09"	5.09'	10.17'
C87	125.00'	07°49'52"	8.56'	17.09'
C88	75.00'	16°47'23"	11.07'	21.98'
C89	250.00'	31°15'37"	69.94'	136.40'
C90	75.00'	12°49'40"	8.43'	16.79'

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C91	125.00'	12°49'40"	14.05'	27.99'
C92	75.00'	12°49'40"	8.43'	16.79'
C93	125.00'	12°49'40"	14.05'	27.99'
C94	75.00'	20°10'17"	13.34'	26.40'
C95	125.00'	08°47'36"	9.61'	19.18'
C96	143.00'	09°16'44"	11.60'	23.16'
C97	125.00'	07°50'10"	8.56'	17.10'
C98	75.00'	29°09'20"	19.51'	38.16'
C99	150.00'	01°23'39"	1.83'	3.65'
C100	75.00'	25°52'35"	17.23'	33.87'
C101	125.00'	23°45'28"	26.29'	51.83'
C102	125.00'	23°47'39"	26.34'	51.91'
C103	75.00'	23°47'39"	15.80'	31.15'
C104	75.00'	30°41'00"	20.58'	40.16'
C105	125.00'	30°41'00"	34.29'	66.94'
C106	125.00'	30°41'00"	34.29'	66.94'
C107	75.00'	30°41'00"	20.58'	40.16'
C108	75.00'	11°28'42"	7.54'	15.03'
C109	125.00'	11°28'42"	12.56'	25.04'
C110	125.00'	33°22'54"	37.48'	72.83'
C111	75.00'	54°50'09"	38.91'	71.78'
C112	125.00'	22°41'58"	25.09'	49.52'
C113	75.00'	11°28'42"	7.54'	15.03'
C114	125.00'	11°28'42"	12.56'	25.04'
C115	125.00'	11°28'42"	12.56'	25.04'
C116	75.00'	11°28'42"	7.54'	15.03'
C117	300.00'	05°17'27"	13.88'	27.70'
C118	75.00'	15°31'41"	10.23'	20.33'
C119	125.00'	31°53'44"	35.72'	69.59'
C120	315.00'	02°22'09"	6.51'	13.03'
C121	125.00'	31°53'44"	35.72'	69.59'
C122	75.00'	15°31'41"	10.23'	20.33'
C123	300.00'	23°51'04"	63.36'	124.88'

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

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



THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TRRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TRRC.

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

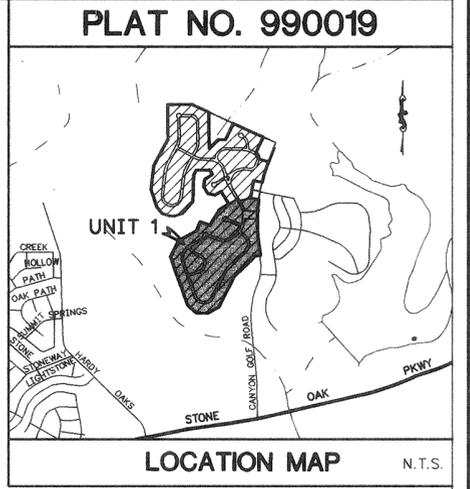
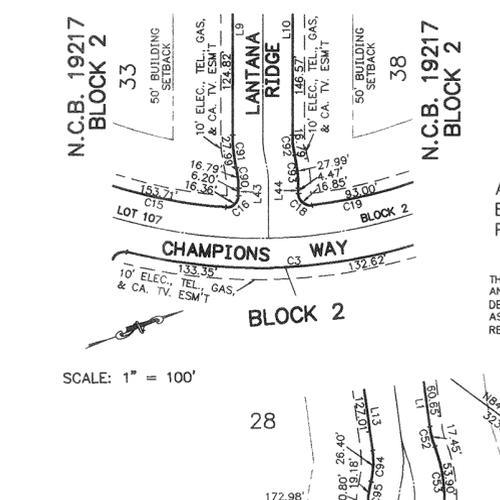
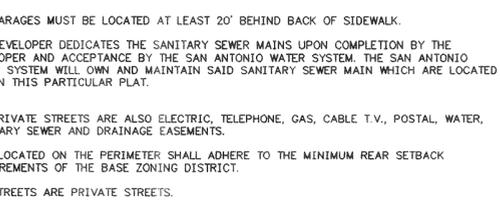
NOTE: ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

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

NOTE: ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

LOTS LOCATED ON THE PERIMETER SHALL ADHERE TO THE MINIMUM REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT.

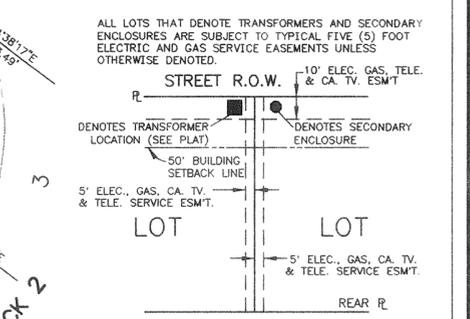
ALL STREETS ARE PRIVATE STREETS.



M.W. CUDE ENGINEERS, L.L.C. CHAMPIONS RIDGE SUBDIVISION UNIT 1 P.U.D.

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

THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN CHAMPIONS RIDGE SUBDIVISION UNIT 1 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.



NOTE: A FIVE (5) FOOT ELECTRIC, GAS, CA. T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF 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.

M. W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, P.E. REGISTERED PROFESSIONAL ENGINEER

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.

M.W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, R.P.L.S. REGISTERED 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.

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.

CHAMPIONS RIDGE SUBDIVISION UNIT 1 PLANNED UNIT DEVELOPMENT

BEING (69.429 ACRES OF LAND) LOTS 1-39, 105, 106, BLOCK 2; LOTS 1-5, BLOCK 3; LOTS 1-28, BLOCK 4; AND A 15'x35' DRAINAGE ESM'T (0.01 Ac.), A 10' DRAINAGE ESM'T. (0.14 Ac.), TWO (2) 20' DRAINAGE AND SEWER ESM'T'S (0.27 Ac. & 0.21 Ac.); N.C.B. 19217, SAN ANTONIO, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF CHAMPIONS RIDGE SUBDIVISION UNIT 1 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 31st DAY OF January A.D. 19 99

CARLOS C. SANDOVAL
Notary Public State of Texas
My Commission Expires August 22, 2002

LINE	LENGTH	BEARING
L1	113.17'	S50°16'28"E
L2	35.32'	S47°08'17"W
L3	213.60'	S25°50'43"W
L4	362.14'	N19°38'52"W
L5	93.48'	N26°14'49"E
L6	15.08'	N61°23°04"E
L7	19.00'	S88°36'56"E
L8	139.04'	N47°08'17"E
L9	274.84'	N68°36'56"W
L10	274.84'	S68°36'56"E
L11	139.59'	N31°36'56"W
L12	139.59'	S31°36'56"E
L13	127.01'	S60°16'28"E
L14	219.86'	S47°08'17"W
L15	151.34'	S25°50'43"W
L16	384.79'	N19°38'52"W
L17	209.13'	N70°21°08"E
L19	124.95'	N62°06'33"W
L20	15.08'	N61°23°04"E
L21	19.00'	S88°36'56"E
L22	139.04'	N47°08'17"E
L23	124.95'	S62°06'33"E
L25	213.13'	S70°21°08"W
L26	285.06'	N19°38'52"W
L27	93.48'	N26°14'49"E
L28	286.45'	N19°38'52"W
L29	41.00'	N19°38'52"W

LINE	LENGTH	BEARING
L30	38.84'	N19°38'52"W
L31	68.00'	S25°50'43"W
L32	68.00'	S25°50'43"W
L33	80.13'	S25°50'43"W
L34	142.39'	S25°50'43"W
L35	96.00'	S47°08'17"W
L36	49.00'	S47°08'17"W
L37	49.00'	S47°08'17"W
L38	38.00'	S47°08'17"W
L39	94.05'	S68°36'56"E
L40	68.25'	S68°36'56"E
L41	97.56'	S68°36'56"E
L42	74.91'	S68°36'56"E
L43	6.20'	N68°36'56"W
L44	4.47'	S68°36'56"E
L45	23.76'	S01°29'54"W
L46	50.26'	S06°54'14"E
L47	50.26'	S06°54'14"E
L48	112.13'	S01°29'54"W
L49	100.00'	N31°23°04"E
L50	175.57'	S38°21'13"E
L51	150.00'	S68°36'56"E
L52	10.00'	S21°30'4"E
L53	71.00'	N58°23°04"E
L54	78.71'	S27°01'27"E
L55	203.27'	S63°35'04"E
L56	10.00'	S26°24'56"W
L57	167.57'	N38°13'31"E

STATE OF TEXAS COUNTY OF BEXAR I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THIS PLAT TO THE MATTERS OF 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.

M. W. CUDE ENGINEERS, L.L.C. MICHAEL W. CUDE, P.E. REGISTERED PROFESSIONAL ENGINEER

CARLOS C. SANDOVAL
Notary Public State of Texas
My Commission Expires August 22, 2002

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.

BOOK 09542 PAGE 00191

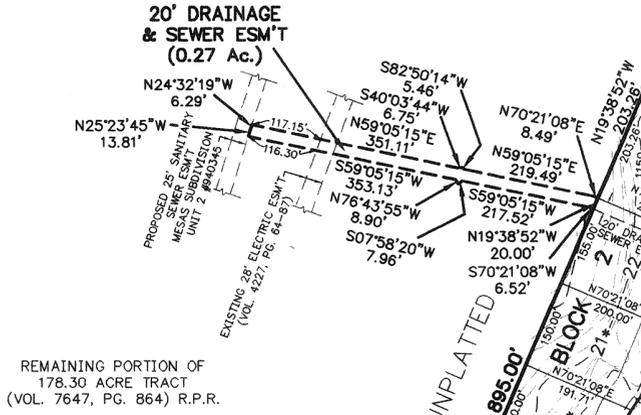
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN CHAMPIONS RIDGE SUBDIVISION UNIT 1 PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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



REMAINING PORTION OF 178.30 ACRE TRACT (VOL. 7647, PG. 864) R.P.R.

10' DRAINAGE ESM'T (0.14 Ac.)

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID A0121.

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.

A PORTION OF:
20' DRAIN & SAN. SEW. ESM'T (0.21 Ac.)
20' DRAIN & SAN. SEW. ESM'T (0.27 Ac.)
10' DRAINAGE ESM'T (0.14 Ac.)

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

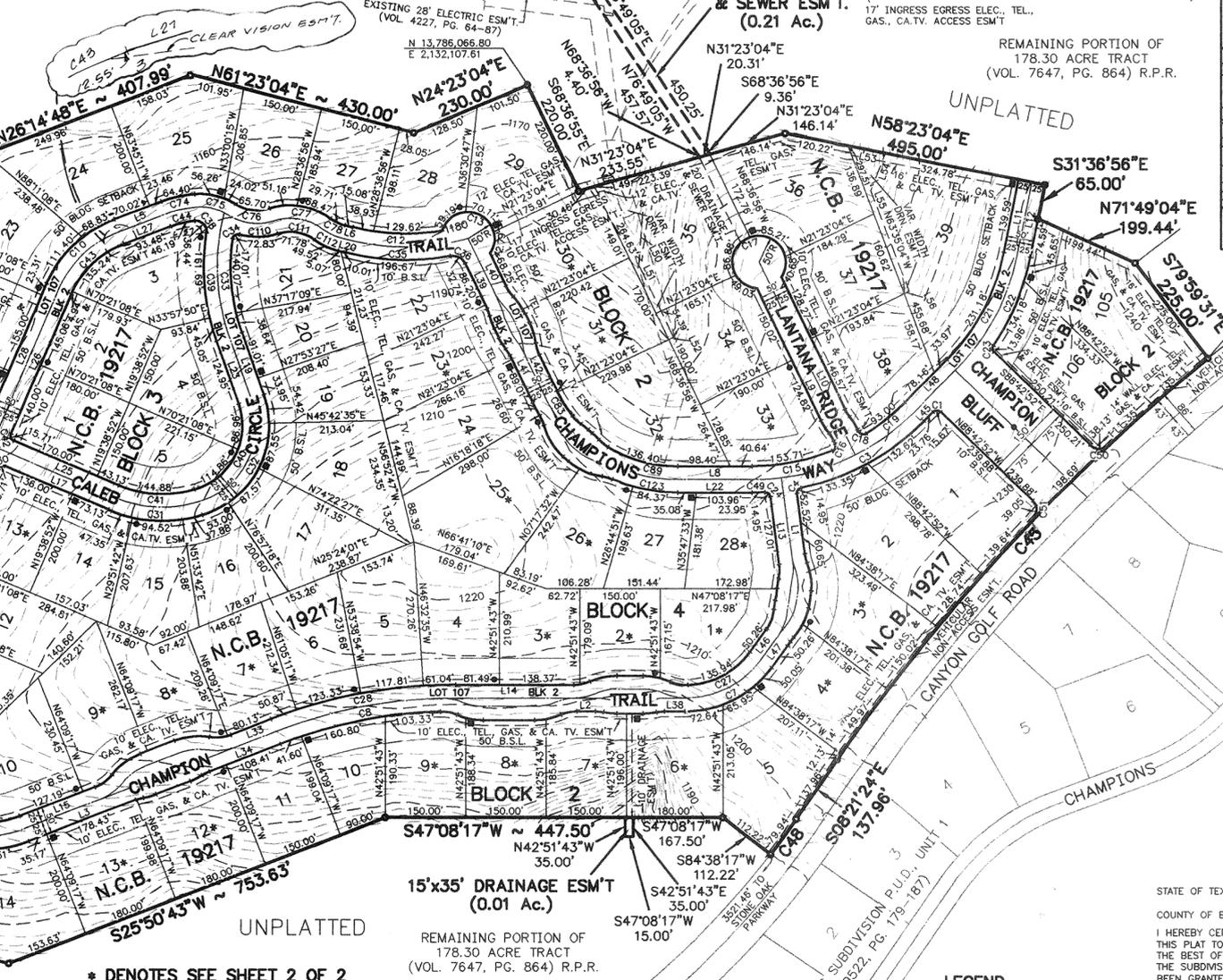
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 23rd DAY OF DECEMBER A.D. 1998

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

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 23rd DAY OF DECEMBER A.D. 1998



* DENOTES SEE SHEET 2 OF 2 FOR FRONT LOT DIMENSIONS

CHAMPIONS RIDGE SUBDIVISION UNIT 1 PLANNED UNIT DEVELOPMENT

BEING (69.429 ACRES OF LAND) LOTS 1-39, 105, 106, BLOCK 2; LOTS 1-5, BLOCK 3; LOTS 1-28, BLOCK 4; AND A 15'x35' DRAINAGE ESM'T (0.01 Ac.), A 10' DRAINAGE ESM'T. (0.14 Ac.), TWO (2) 20' DRAINAGE AND SEWER ESM'TS (0.27 Ac. & 0.21 Ac.); N.C.B. 19217, SAN ANTONIO, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF CHAMPIONS RIDGE SUBDIVISION UNIT 1 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 13th DAY OF January A.D. 19 99

CARLOS C. SANDOVAL
Notary Public State of Texas
My Commission Expires
AUGUST 22, 2002

SUBDIVISION PLAT
ESTABLISHING

REMAINING PORTION OF 178.30 ACRE TRACT (VOL. 7647, PG. 864) R.P.R.

LEGEND
ELEC. = ELECTRIC
TEL. = TELEPHONE
CA. TV. = CABLE
B.S.L. = BUILDING SETBACK LINE
○ = INDICATES IRON PINS SET OR FOUND

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TNRCC.

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

NOTE: ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

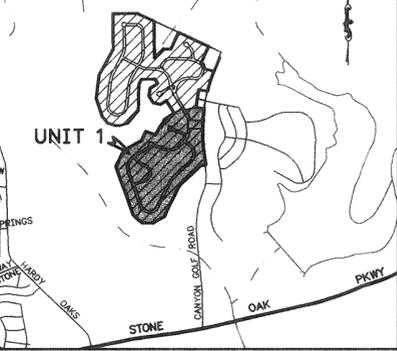
THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAIN WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.

NOTE: ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

LOTS LOCATED ON THE PERIMETER SHALL ADHERE TO THE MINIMUM REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT.

ALL STREETS ARE PRIVATE STREETS.

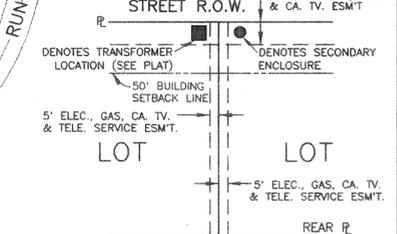
PLAT NO. 990019



M.W. CUDE ENGINEERS, L.L.C.
CHAMPIONS RIDGE SUBDIVISION
UNIT 1 P.U.D.

SCALE: 1" = 200'

ALL LOTS THAT DENOTE TRANSFORMERS AND SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS SERVICE EASEMENTS UNLESS OTHERWISE DENOTED.



NOTE: A FIVE (5) FOOT ELECTRIC, GAS, CA. T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

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.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.
REGISTERED PROFESSIONAL ENGINEER

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.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR
I GERRY RECHARGE COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 17th DAY OF FEB A.D. 1999 AT 11:07 AM AND DULY RECORDED THE 17th DAY OF FEB 1999 AT 12:11 PM IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY IN BOOK VOLUME 9542 ON PAGE 191

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 17th DAY OF Feb A.D. 1999

GERRY RECHARGE
COUNTY CLERK BEXAR COUNTY TEXAS
DEPUTY

1511200 - 66

CARLOS C. SANDOVAL
Notary Public State of Texas
My Commission Expires
AUGUST 22, 2002

CARLOS C. SANDOVAL
Notary Public State of Texas
My Commission Expires
AUGUST 22, 2002

390A

C-32

CERTIFICATE OF APPROVAL

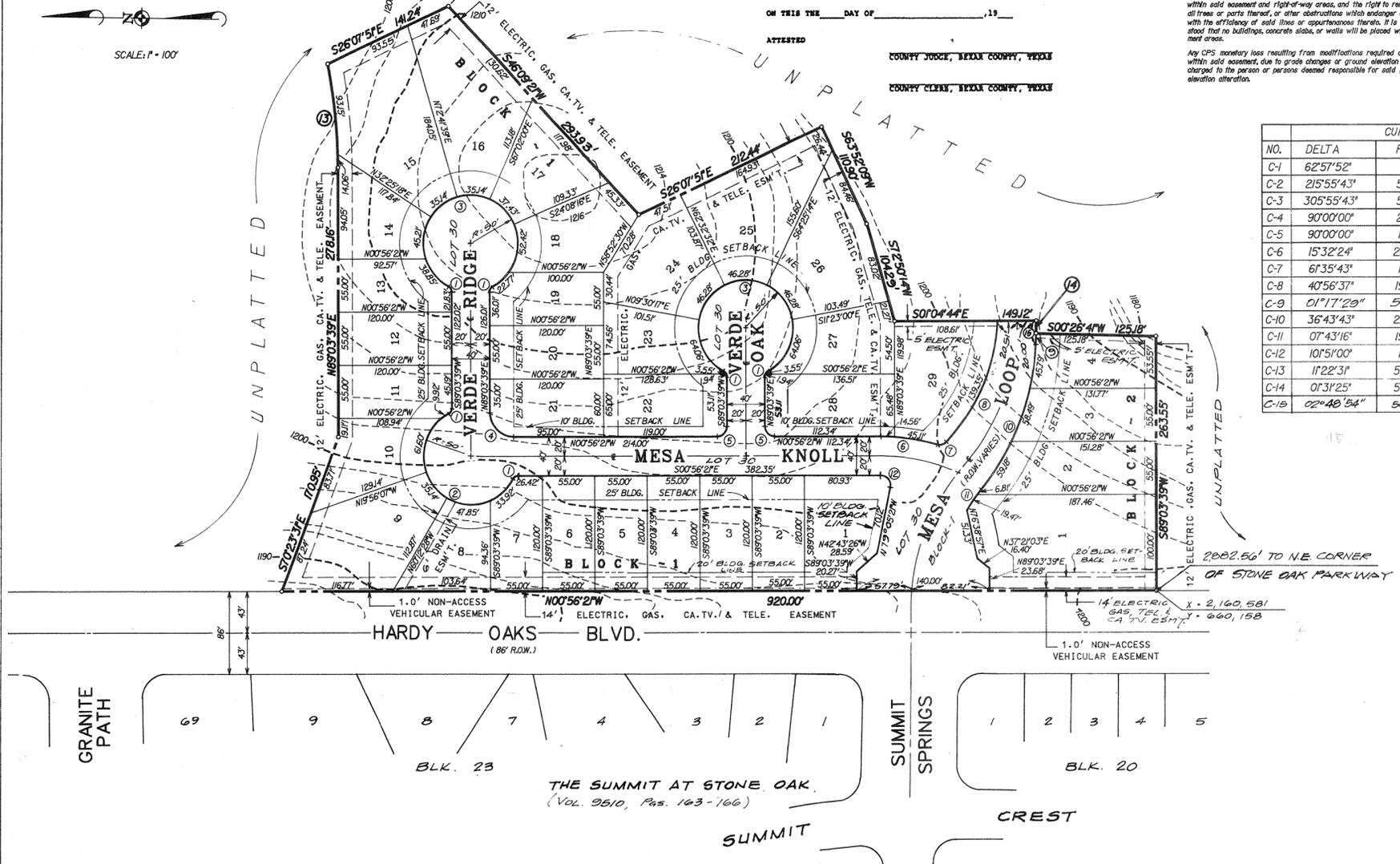
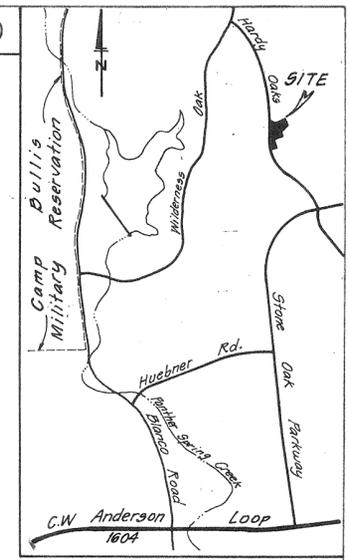
THE UNDERSIGNED, COUNTY JUDGE, OF BEAR COUNTY, TEXAS, AND TREASURER OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR COUNTY TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH 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, BEAR COUNTY, TEXAS
COUNTY CLERK, BEAR COUNTY, TEXAS

The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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, repairing, 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 another'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 thereon. It is agreed and understood that no buildings, concrete slabs, or wells 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.

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TANGENT
C-1	62°57'52"	5.00'	5.49'	3.06'
C-2	215°55'43"	50.00'	188.43'	-
C-3	305°55'43"	50.00'	266.9	-
C-4	90°00'00"	25.00'	39.27'	25.00'
C-5	90°00'00"	10.00'	15.71'	10.00'
C-6	15°32'24"	220.00'	59.67'	30.02'
C-7	67°35'43"	10.00'	10.75'	5.96'
C-8	40°56'37"	195.00'	139.35'	72.80'
C-9	01°17'29"	500.00'	11.27'	5.64'
C-10	36°43'43"	255.00'	163.46'	84.65'
C-11	07°43'16"	195.00'	26.28'	13.16'
C-12	101°51'00"	10.00'	17.78'	12.32'
C-13	11°22'31"	540.00'	107.21'	53.78'
C-14	07°31'25"	500.00'	13.30'	6.65'
C-15	02°48'54"	500.00'	24.57'	12.29'



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

1. ALL PRIVATE STREETS (LOT 30, BLOCK-1) SHOWN HEREON ARE ALSO WATER, ELECTRIC, SEWER, GAS, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENTS.
2. LOT 30, BLOCK-1 INCLUDES ALL PRIVATE STREETS (2.054 AC.)
3. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS AND PRIVATE STREETS OF ANY NATURE WITHIN MESA VERDE UNIT-1 PUD SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEAR COUNTY.

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

STATE OF TEXAS
COUNTY OF BEAR
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

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2ND DAY OF JUNE
A. D. 19 94
Notary Public signature

STATE OF TEXAS
COUNTY OF BEAR
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

OWNER
DULY AUTHORIZED AGENT

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

NOTARY PUBLIC
HILLSBOROUGH COUNTY, FLORIDA

A SUBDIVISION PLAT
ESTABLISHING
MESA VERDE - UNIT 1
PLAN UNIT DEVELOPMENT

BEING (8.280 ACRES OF LAND) LOTS 1 THRU 30, BLOCK -1, AND LOTS 1 THRU 4, BLOCK 2, OUT OF THE RUDOLPH FRIDEL SURVEY No. 6, ABSTRACT No. 927, COUNTY BLOCK 4934, BEAR COUNTY, TEXAS.
ACRES:
LOTS 1-29, BLOCK-1 = 5.696 Acres
LOT 30, BLOCK-1 (PRIVATE STREET) = 1.603 Acres
LOTS 1-4, BLOCK-2 = 0.981 Acres
TOTAL = 8.280 Acres

C.M.W. CUDE & ASSOCIATES, Inc.
CONSULTING ENGINEERS

P.O. BOX 700605
SAN ANTONIO, TEXAS 78270 681-2951

THIS PLAT OF MESA VERDE - UNIT 1 PLAN UNIT DEVELOPMENT 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 BEAR
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.

Michael W. Cude, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2ND DAY OF JUNE
A. D. 1994
Notary Public signature

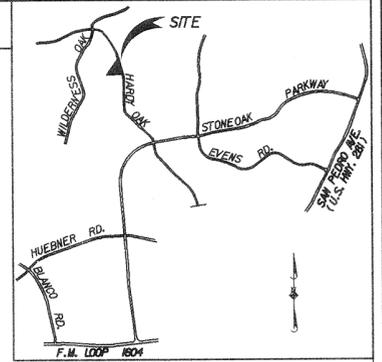
STATE OF TEXAS
COUNTY OF BEAR

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, BEAR COUNTY, TEXAS
BY _____ DEPUTY

98-0008933

BOOK 09539 PAGE 6082

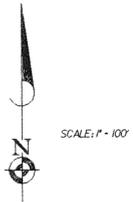
940576



TANGENT DATA		
I.D.	BEARING	DISTANCE
T-1	S73°46'00"W	30.00'

CURVE DATA				
I.D.	DELTA	RADIUS	LENGTH	TANGENT
C-1	90°00'00"	25.00'	39.27'	25.00'
C-2	37°20'27"	30.00'	16.41'	8.42'
C-3	42°21'32"	30.00'	22.18'	11.62'
C-4	06°05'13"	275.00'	29.22'	14.62'
C-6	50°47'03"	30.00'	26.59'	14.24'
C-7	38°02'21"	30.00'	19.92'	10.34'
C-8	12°44'42"	225.00'	50.05'	25.13'
C-9	85°04'03"	10.00'	14.85'	9.17'
C-11	299°33'07"	50.00'	261.41'	-
C-12	39°52'24"	125.00'	86.99'	45.34'
C-13	39°52'24"	75.00'	52.19'	27.20'
C-14	34°50'27"	75.00'	45.61'	23.53'
C-15	34°50'27"	125.00'	76.01'	39.22'
C-16	90°00'00"	10.00'	15.71'	10.00'
C-18	298°06'55"	50.00'	260.16'	-
C-19	90°00'00"	10.00'	15.71'	10.00'
C-20	164°42'51"	50.00'	143.74'	372.60'
C-23	165°17'09"	50.00'	144.24'	387.25'

Filed for Record in
 BEAR COUNTY, TX
 BERRY RECORDS, COUNTY CLERK
 On Jan 21 1998
 Pt. 11:35am
 Record #: 98980
 Doc/Instr #: 23-00
 Doc/Mgmt #: 6-00
 Doc/Map #: 98-0008933
 Deputy - Janie Sanchez



NOTE:
 ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, SANITARY, SEWER, AND DRAINAGE EASEMENT.
 ALL STREETS ARE PRIVATE STREETS.
 ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

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

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

The City of San Antonio as 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", "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 greater or 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 thereon. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any GPS monetary loss resulting from modifications required of GPS 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.

STATE OF TEXAS
 COUNTY OF BEAR

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.

Michael W. Cude, P.E.
 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF JAN. A.D. 19 95
Carla C. Sandrol
 NOTARY PUBLIC
 BEAR COUNTY TEXAS

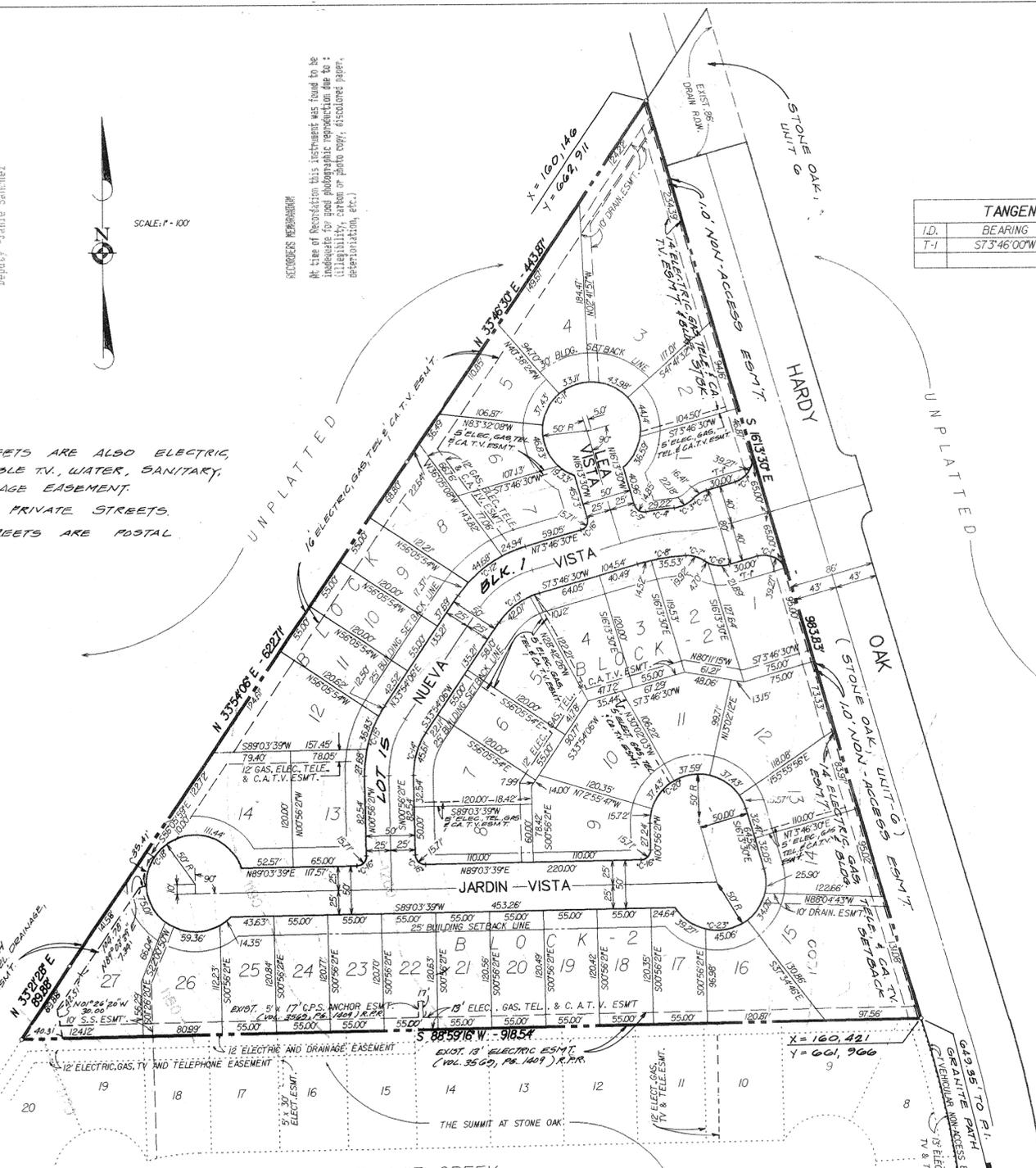
STATE OF TEXAS
 COUNTY OF BEAR

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.

x *Daniel B. Green* / V.P.
 OWNER
 DULY AUTHORIZED AGENT

STATE OF TEXAS
 COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *DANIEL B. GREEN* 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 26TH DAY OF JAN.
 A.D. 1995
Carla C. Sandrol
 NOTARY PUBLIC
 BEAR COUNTY TEXAS



SUMMIT CREEK
 SUBDIVISION PLAT
 OF
MESA VISTA SUBDIVISION, P.U.D.

A 100.01 ACRE TRACT OF LAND OUT OF THE RUDOLPH FROEBEL SURVEY NO. 6, ABSTRACT NO. 927, COUNTY BLOCK 4934, BEING ALL OF THE REAL PROPERTY DESCRIBED IN TRACT "G" AS RECORDED IN VOLUME 5661, PAGE 1346, OF THE DEED RECORDS OF BEAR COUNTY, TEXAS.

M.W. CUDE & ASSOCIATES INC.
 CONSULTING ENGINEERS
 P.O. BOX 700605
 SAN ANTONIO, TEXAS 78270

THIS PLAT OF MESA VISTA SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
 DATED THIS 8 DAY OF FEB A.D. 19 95

By *Robert P. Pomeroy*
 CHAIRMAN
 By *D. P. Palmer*
 SECRETARY

SHEET 1 OF 1

CERTIFICATE OF APPROVAL
 THE UNDERSIGNED, COUNTY JUDGE OF BEAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEAR 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 21 DAY OF Feb, 19 95

ATTESTED
Carla C. Sandrol
 COUNTY CLERK, BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

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.

M.W. CUDE & ASSOCIATES, INC.
 MICHAEL W. CUDE, R.P.L.S.
 REGISTERED PROFESSIONAL LAND SURVEYOR
 SWORN TO AND SUBSCRIBED BEFORE ME THIS 26TH DAY OF JANUARY
 A.D. 1995
Carla C. Sandrol
 NOTARY PUBLIC
 BEAR COUNTY TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

I *GERRY SCHWINE* COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 21 DAY OF JAN A.D. 1995 AT 11:30 AND DULY RECORDED THE 22nd DAY OF JAN A.D. 1995 AT 8:30 IN THE RECORDS OF DEEDS + PLATS OF SAID COUNTY IN BOOK VOLUME 9539 ON PAGE 62
 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS DAY OF 27 JAN A.D. 1995



COUNTY CLERK BEAR COUNTY TEXAS
 By *Edna R. L...* DEPUTY

390A

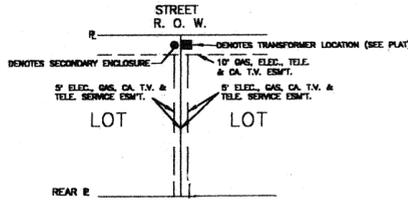
m-27

99-0179246
BOOK 09544
PAGE 00250

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL THRC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE THRC.

ALL LOTS THAT DENOTES TRANSFORMERS OR SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS EASEMENT UNLESS OTHERWISE DENOTED.



NOTE: FIVE (5) FOOT ELECTRIC, GAS, CA. T.V., & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

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

FRONT LOADED
N.T.S.

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

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

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.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF April, A.D. 1999

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.

Louis Kirchofer OWNER
Michael Espensen OWNER

VARIABLE WIDTH OVERHEAD ELECTRIC & SEWER EASEMENT NO. 2 OWNER
H. J. Buckley

VARIABLE WIDTH DRAINAGE, SEWER, WATER, ELECTRIC EASEMENTS NO. 3 OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

No. 1 *Louis Kirchofer*
No. 2 *Michael Espensen*

No. 3 *H. J. Buckley* 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 26th DAY OF April, A.D. 1999

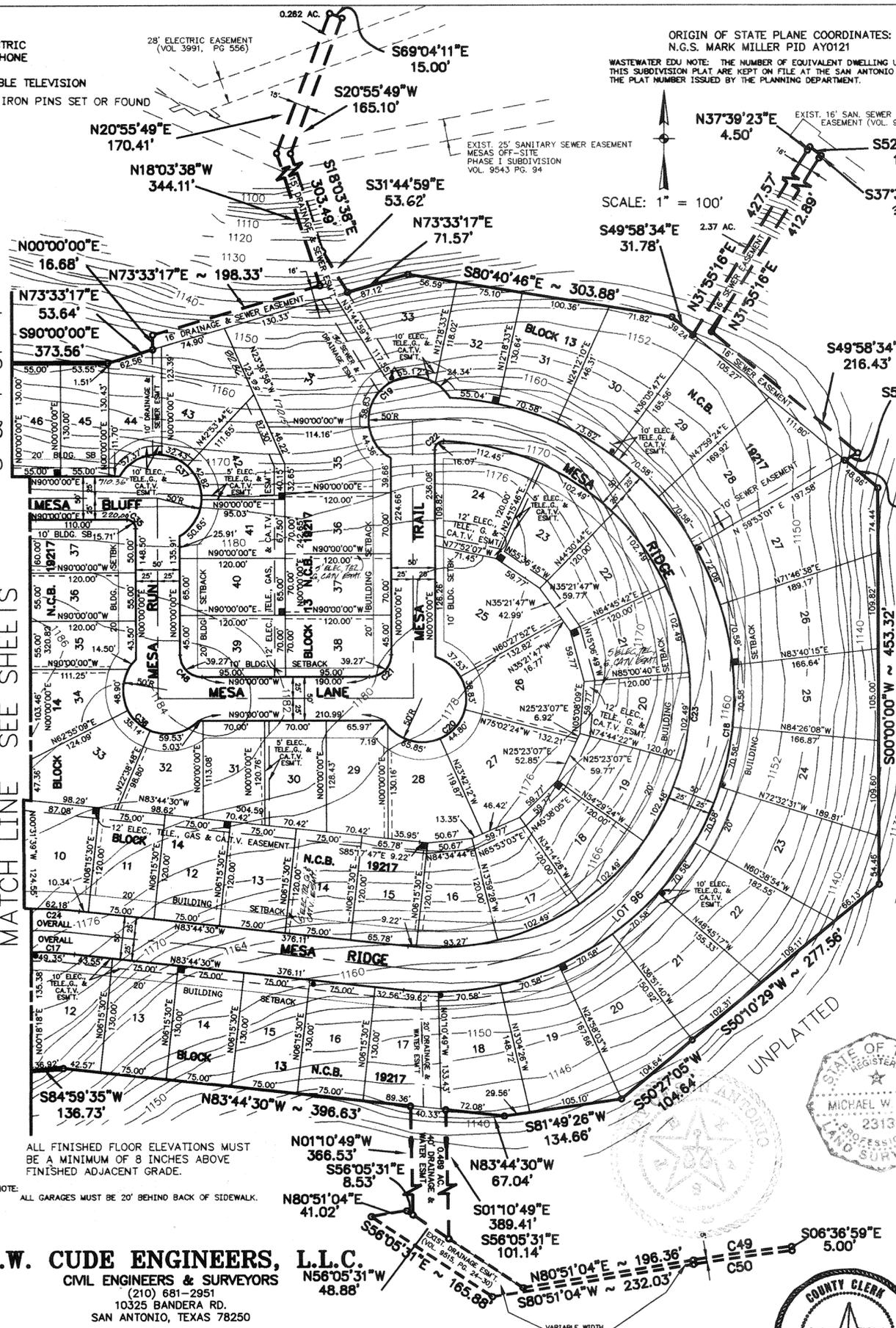
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LEGEND

ELEC. = ELECTRIC
TEL. = TELEPHONE
G = GAS
CA.T.V. = CABLE TELEVISION

○ INDICATES IRON PINS SET OR FOUND

MATCH LINE SEE SHEETS 3 & 4 OF 4



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

NOTE: ALL GARAGES MUST BE 20' BEHIND BACK OF SIDEWALK.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF HIDDEN MESA SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 26th DAY OF May, A.D. 1999

By *Thomas K. Gioia* CHAIRMAN
By *[Signature]* SECRETARY

ORIGIN OF STATE PLANE COORDINATES:
N.G.S. MARK MILLER PID AY0121

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

SCALE: 1" = 100'

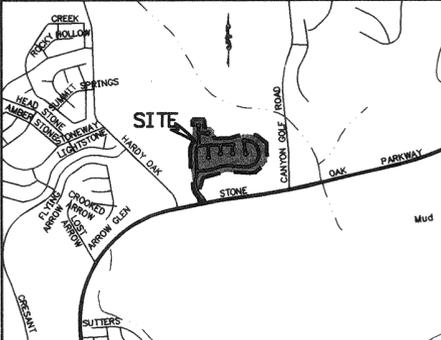
2.37 AC.

EXIST. 25' SANITARY SEWER EASEMENT
MESAS OFF-SITE
PHASE I SUBDIVISION
VOL. 9543 PG. 94

EXIST. 16' SAN. SEWER EASEMENT (VOL. 9518, PGS. 209-214)

EXIST. 25' SANITARY SEWER EASEMENT

PLAT NO. 990027



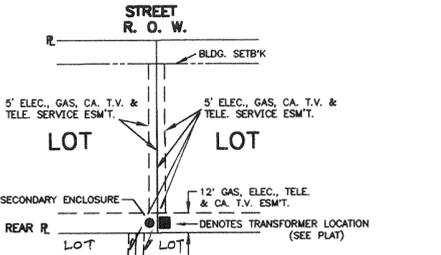
LOCATION MAP N.T.S.

M.W. CUDE ENGINEERS
HIDDEN MESA SUBDIVISION
APRIL 1999
SHEET 4 OF 4

SUBDIVISION PLAT
ESTABLISHING
HIDDEN MESA SUBDIVISION, P.U.D.
PLANNED UNIT DEVELOPMENT

BEING 44.88 ACRES OF LAND OUT OF A 638.918 ACRE TRACT OF LAND DESIGNATED AS TRACT II AS DESCRIBED BY DEED RECORDED IN VOL. 7398, PG. 1738, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE BEATY, SEAL, & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, BLOCK 4933, THE BEATY, SEAL, & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935 AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 9320 COUNTY BLOCK 4936, SAN ANTONIO, BEXAR COUNTY, TEXAS.

ALL LOTS THAT DENOTES TRANSFORMERS OR SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS EASEMENT UNLESS OTHERWISE DENOTED.



NOTE: 1 FIVE (5) FOOT ELECTRIC, GAS, CA. T.V., & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

2 ALL TYPICAL FIVE (5) FOOT ELECTRIC, GAS, CA. T.V., & TELEPHONE SERVICE EASEMENTS TERMINATE AT THE BUILDING SETBACK LINE WHEN LOTS ARE SERVED BY REAR LOT UNDERGROUND ELECTRIC, GAS, CA. T.V. & TELEPHONE FACILITIES, OTHERWISE INDICATED ON PLAT.

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

REAR LOADED
N.T.S.

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.

M. W. CUDE ENGINEERS, L.L.C. *Michael W. Cude, P.E.*
MICHAEL W. CUDE, R. P. L. S. REGISTERED PROFESSIONAL LAND SURVEYOR

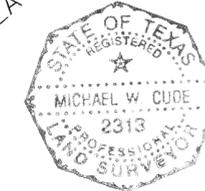
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF April, A.D. 1999

STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerry Nichols*, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 21st DAY OF Sept. A.D. 1999 AT 1:55 PM AND DULY RECORDED THE 22nd DAY OF September A.D. 1999 AT 9:07 AM IN THE RECORDS OF Deed and Plat OF SAID COUNTY IN BOOK VOLUME 9549 ON PAGE 200

IN TESTIMONY WHEREOF I HAVE HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF September, A.D. 1999

COUNTY CLERK BEXAR COUNTY TEXAS
By *Edward V. Lopez* DEPUTY



REVISED: MAY 3 1999
SHEET 4 OF 4

390 A H-25

99-0179245
BOOK 9544
PAGE 60954

NOTE: ALL GARAGES MUST BE 20' BEHIND BACK OF SIDEWALK.

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

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

NOTE: ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

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

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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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.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.
Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

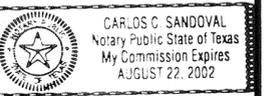
SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF April A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC

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 SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

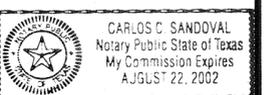
Louis Kirchofer OWNER
Michael Espensen OWNER
VARIABLE WIDTH OVERHEAD ELECTRIC & SEWER EASEMENT NO. 2
Michael Espensen OWNER
VARIABLE WIDTH DRAINAGE, SEWER, WATER, ELECTRIC EASEMENTS NO. 3
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NO. 1 *LOUIS KIRCHOFER*
NO. 2 *MICHAEL ESPENSEN*
NO. 3 *H.J. BUCKLEY* 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 26th DAY OF April A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



Doc/Num: 99-0179245
Doc/Sheet: 50.00
Record #: 56732
HT 12:55pm
On Sep 21 1999
BERRY RICHKOFF, COUNTY CLERK
Filed for Record in BEXAR COUNTY, TX

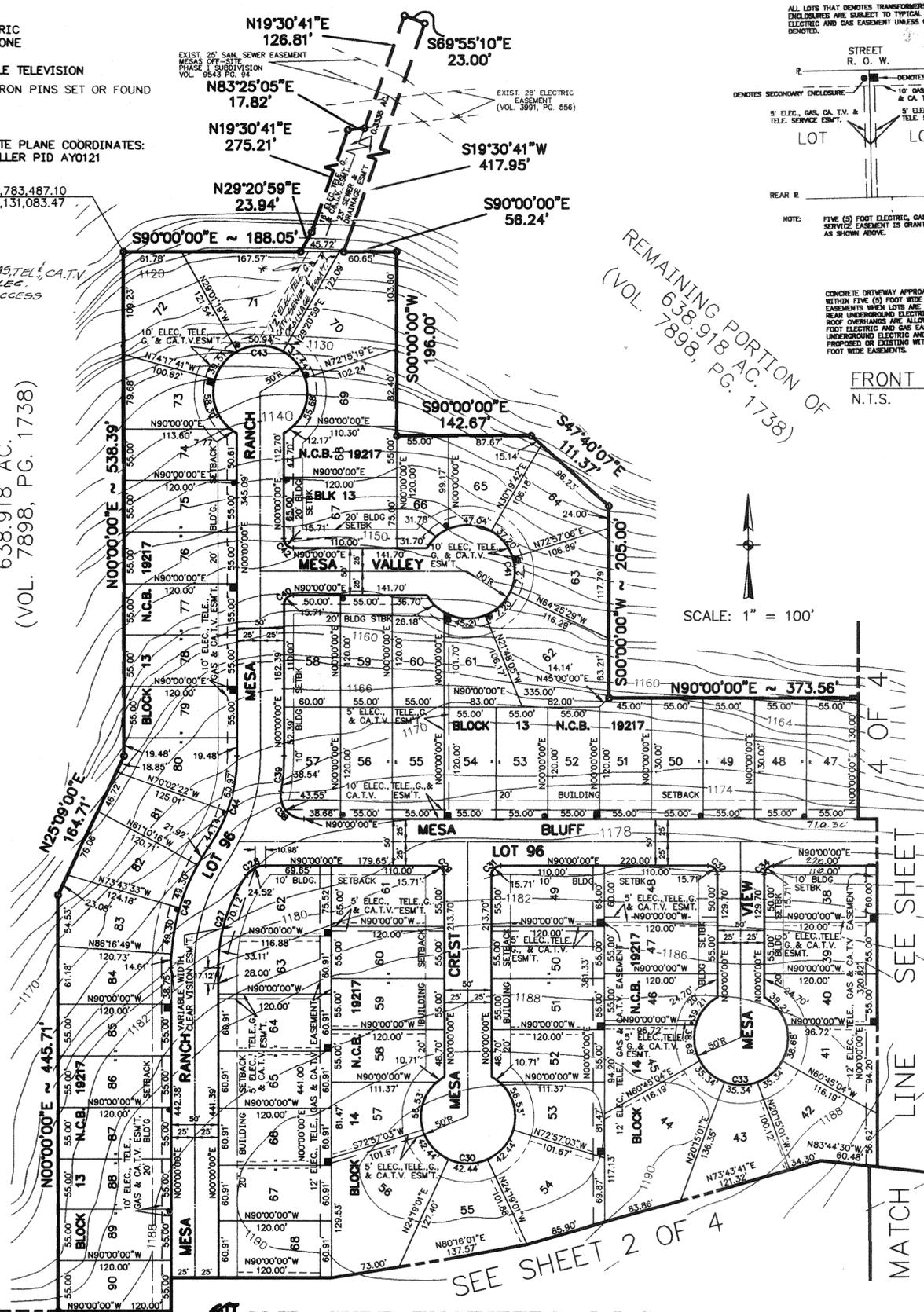


LEGEND
ELEC. = ELECTRIC
TEL. = TELEPHONE
G = GAS
C.A.T.V. = CABLE TELEVISION
O INDICATES IRON PINS SET OR FOUND

ORIGIN OF STATE PLANE COORDINATES:
N.G.S. MARK MILLER PID AYO121
N: 13,783,487.10
E: 2,131,083.47

*16' ELEC, GAS, TEL, C.A.T.V. & GAS & ELEC. PAVED ACCESS ESM'T.

REMAINING PORTION OF 638,918 AC. (VOL. 7898, PG. 1738)



MATCH LINE

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF HIDDEN MESA SUBDIVISION, P.U.D. WAS PREPARED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION DATED THIS 26 DAY OF May A.D. 1999

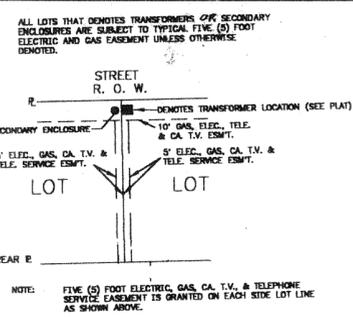


Sharon K. Gilman CHAIRMAN
Carl J. Gilman SECRETARY

REVISED MAY 3 1999
SHEET 3 OF 4



COUNTY CLERK BEXAR COUNTY TEXAS
Edward V. Lopez DEPUTY

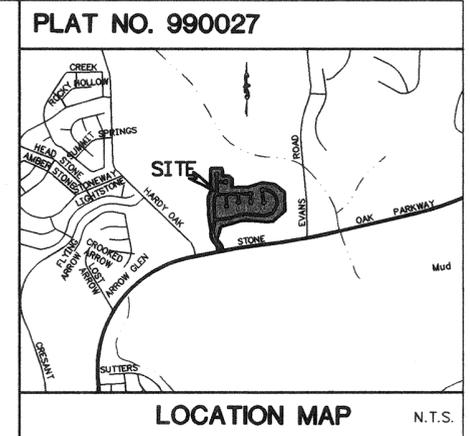


NOTE: FIVE (5) FOOT ELECTRIC, GAS, C.A.T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

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

FRONT LOADED
N.T.S.

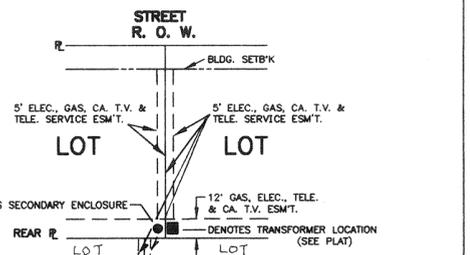
SCALE: 1" = 100'



PLAT NO. 990027
M.W. CUDE ENGINEERS
HIDDEN MESA SUBDIVISION
APRIL 1999
SUBDIVISION PLAT
ESTABLISHING
HIDDEN MESA SUBDIVISION, P.U.D.
PLANNED UNIT DEVELOPMENT

BEING 44.88 ACRES OF LAND OUT OF A 638,918 ACRE TRACT OF LAND DESIGNATED AS TRACT II AS DESCRIBED BY DEED RECORDED IN VOL. 7398, PG. 1738, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE BEATY, SEALE, & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, BLOCK 4933, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935 AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 9320 COUNTY BLOCK 4936, SAN ANTONIO, BEXAR COUNTY, TEXAS.

ALL LOTS THAT DENOTES TRANSFORMERS OR SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS EASEMENT UNLESS OTHERWISE DENOTED.



NOTE: 1) FIVE (5) FOOT ELECTRIC, GAS, C.A.T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE AND SHOWN HEREON.
2) ALL TYPICAL FIVE (5) FOOT ELECTRIC, GAS, C.A.T.V. & TELEPHONE SERVICE EASEMENTS TERMINATE AT THE BUILDING SETBACK LINE WHEN LOTS ARE SERVED BY REAR LOT UNDERGROUND ELECTRIC, GAS, C.A.T.V. & TELEPHONE FACILITIES UNLESS OTHERWISE INDICATED ON PLAT.
3) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

REAR LOADED
N.T.S.

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.

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S.
Michael W. Cude
REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS 26th DAY OF April A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, *Carry Richkoff* COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 21st DAY OF Sept. A.D. 1999 AT 2:55 P.M. AND DULY RECORDED THE 22nd DAY OF September A.D. 1999 AT 9:07 A.M. IN THE RECORDS OF *Deed and Plat* OF SAID COUNTY IN BOOK VOLUME *9544* ON PAGE *199* IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF September A.D. 1999

99-0179244
Book 05544 Page 00158

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

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

NOTE: ALL GARAGES MUST BE 20' BEHIND BACK OF SIDEWALK.

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

ORIGIN OF STATE PLANE COORDINATES: N.G.S. MARK MILLER PID AY0121

NOTE: ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	25.00'	90°00'00"	25.00'	39.27'
C2	25.00'	90°00'00"	25.00'	39.27'
C3	235.00'	14°47'01"	30.49'	60.64'
C4	40.00'	32°47'05"	11.77'	22.89'
C5	40.00'	18°55'48"	6.67'	13.22'
C7	325.00'	50°36'45"	153.67'	287.09'
C8	40.00'	35°03'07"	12.63'	24.47'
C9	40.00'	21°17'51"	7.48'	14.80'
C10	115.00'	14°47'01"	14.92'	29.87'
C11	225.00'	17°02'57"	33.73'	68.95'
C12	30.00'	21°15'00"	5.63'	11.13'
C13	30.00'	21°15'00"	5.63'	11.13'
C14	1025.00'	09°38'59"	86.52'	172.63'
C15	10.00'	88°35'30"	9.76'	15.46'
C16	1025.00'	18°41'05"	168.63'	334.26'
C17	475.00'	22°31'49"	94.61'	186.78'
C18	340.00'	18°31'25"	108.27'	218.27'
C19	50.00'	209°18'49"	182.66'	354.20'
C20	50.00'	222°32'33"	194.20'	374.20'
C21	25.00'	90°00'00"	25.00'	39.27'
C22	10.00'	92°02'48"	10.36'	16.07'
C23	290.00'	18°41'24"	93.26'	186.52'
C24	525.00'	22°31'49"	104.57'	209.14'
C25	975.00'	18°41'05"	160.40'	317.96'
C26	10.00'	87°35'14"	9.59'	15.29'
C27	175.00'	33°47'52"	53.17'	103.23'
C28	25.00'	56°12'08"	13.35'	24.52'
C29	10.00'	90°00'00"	10.00'	15.71'
C30	50.00'	300°00'00"	10.00'	15.71'
C31	10.00'	90°00'00"	10.00'	15.71'
C32	10.00'	90°00'00"	10.00'	15.71'
C33	50.00'	300°00'00"	10.00'	15.71'
C34	10.00'	90°00'00"	10.00'	15.71'
C35	10.00'	90°00'00"	10.00'	15.71'
C36	50.00'	181°08'48"	158.08'	316.16'
C37	50.00'	210°00'00"	183.26'	366.52'
C38	25.00'	99°48'51"	29.70'	43.55'
C39	225.00'	09°48'51"	19.32'	38.64'
C40	10.00'	90°00'00"	10.00'	15.71'
C41	50.00'	300°00'00"	10.00'	15.71'
C42	10.00'	90°00'00"	10.00'	15.71'
C43	50.00'	300°00'00"	10.00'	15.71'
C44	175.00'	34°24'41"	54.19'	105.10'
C45	225.00'	34°24'41"	69.67'	135.13'
C46	975.00'	13°28'14"	115.15'	229.23'
C47	24.00'	30°00'00"	6.43'	12.57'
C48	25.00'	90°00'00"	25.00'	39.27'
C49	2550.00'	02°31'57"	56.48'	113.94'
C50	2550.00'	02°31'57"	56.48'	113.94'

LINE TABLE

LINE NO.	BEARING	DISTANCE
L 1	N09°08'56"W	2.34'
L 2	N79°24'28"W	134.92'
L 3	N64°48'22"W	4.67'
L 4	S43°20'56"W	25.82'
L 5	N46°39'04"W	5.00'
L 6	N43°20'56"E	24.18'
L 7	N64°48'22"W	415.69'
L 8	S43°20'56"W	25.60'
L 9	N46°39'04"W	5.00'
L 10	N43°20'56"E	25.00'
L 11	N10°38'56"W	85.78'
L 12	N10°36'04"E	16.34'
L 13	N10°38'56"W	8.02'
L 14	N40°38'56"W	16.79'
L 15	S78°31'48"E	7.16'
L 16	N78°32'47"W	47.49'
L 17	N78°32'47"W	58.57'

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.
Michael W. Cude, P.E.
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF April, 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAN 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.

Louis Kirchofer FLAIR/JAMPHET JOINT VENTURE NO. 1 OWNER
Michael Espensen VARIABLE WIDTH OVERHEAD ELECTRIC & SEWER EASEMENT NO. 2 OWNER
H.I. Buckley VARIABLE WIDTH DRAINAGE, SEWER, WATER, ELECTRIC EASEMENTS NO. 3 OWNER

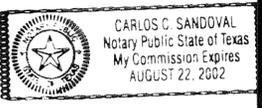
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

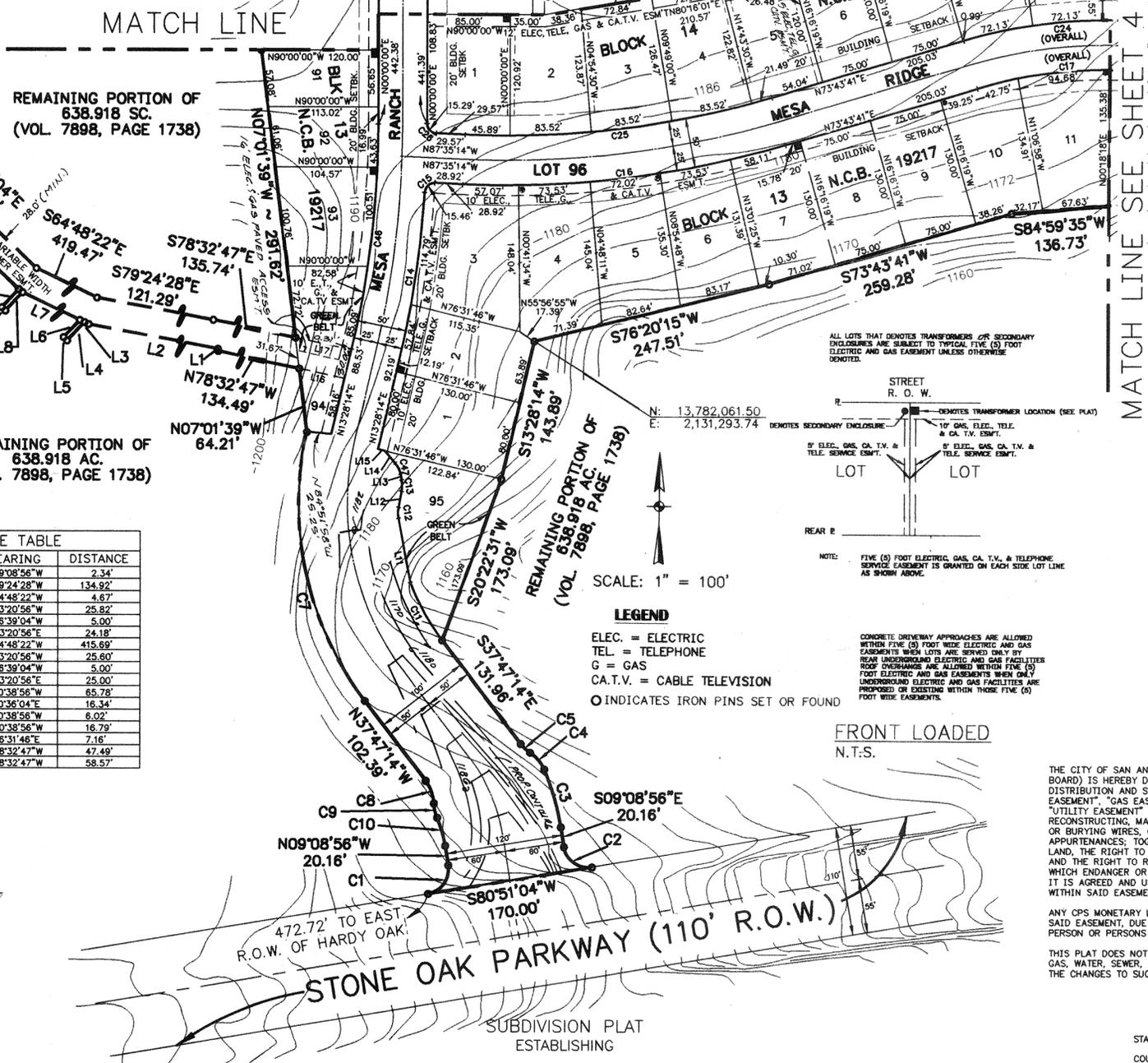
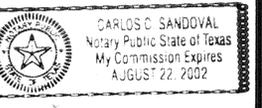
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NO. 1 *LOUIS KIRCHOFER*
NO. 2 *MICHAEL ESPENSEN*
NO. 3 *H.I. BUCKLEY* 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 26th DAY OF April, A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY, TEXAS



RECORDING INFORMATION
RECORDING NUMBER: 99-0179244
RECORDING DATE: 09/22/99
RECORDING TIME: 12:55pm
FILED FOR RECORD IN: BEXAR COUNTY, TEXAS
FILED BY: BERRY RICHMOND, COUNTY CLERK



HIDDEN MESA SUBDIVISION, P.U.D.
PLANNED UNIT DEVELOPMENT

BEING 44.88 ACRES OF LAND OUT OF A 638.918 ACRE TRACT OF LAND DESIGNATED AS TRACT II AS DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1738, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, BLOCK 4933, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935 AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 9320, COUNTY BLOCK 4936, SAN ANTONIO, BEXAR COUNTY, TEXAS.

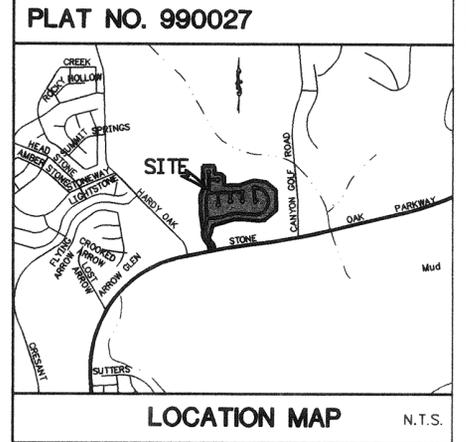
M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250



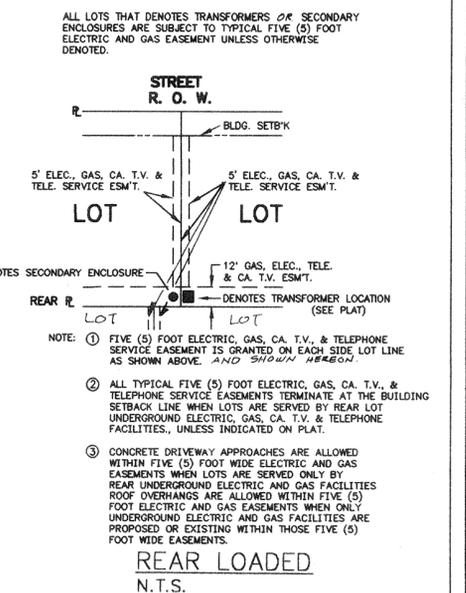
THIS PLAN OF HIDDEN MESA SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 26th DAY OF May, A.D. 1999

By *Thomas K. Givens*
CHAIRMAN
By *Michael W. Cude*
SECRETARY

REVISED: MAY 3, 1999
SHEET 2 OF 4



M.W. CUDE ENGINEERS
HIDDEN MESA SUBDIVISION
APRIL 1999
SHEET 2 OF 4



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

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

STATE OF TEXAS
COUNTY OF BEXAR

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

M. W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S.
Michael W. Cude
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

BEFORE ME THIS THE 26th DAY OF April, A.D. 1999
Carlos C. Sandoval
NOTARY PUBLIC
BEXAR COUNTY TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

I, *Gerry Kichoff*, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAN WAS FILED FOR MY RECORD IN MY OFFICE ON THE 21st DAY OF Sept, A.D. 1999, 12:53 PM AND DULY RECORDED THE 22nd DAY OF September, A.D. 1999, 12:07 PM IN THE RECORDS OF Deed and Plat OF SAID COUNTY IN BOOK VOLUME 9544 ON PAGE 198

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF September, A.D. 1999

COUNTY CLERK BEXAR COUNTY TEXAS
By *Edward V. Lopez* DEPUTY

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR THE LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE DIRECTOR OF THE TNRCC.

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

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 GRANOR'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 THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

LEGEND

- ELEC. = ELECTRIC
TEL. = TELEPHONE
G = GAS
CA.T.V. = CABLE TELEVISION
O INDICATES IRON PINS SET OR FOUND

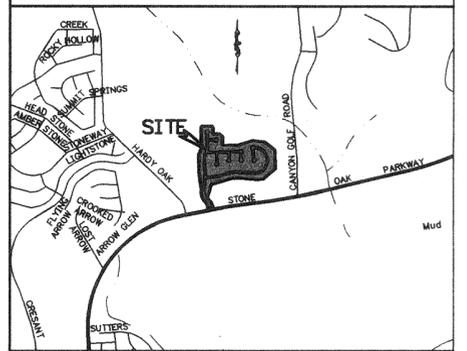
NOTE: ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENTS.

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

NOTE: ALL GARAGES MUST BE 20' BEHIND BACK OF SIDEWALK.

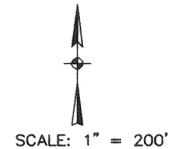
GRAND OF STATE PLANE COORDINATES: NAD 83 MARK MILLER PFD AVOID!

PLAT NO. 990027



LOCATION MAP N.T.S.

M.W. CUDE ENGINEERS
HIDDEN MESA SUBDIVISION
APRIL 1999
SHEET 1 OF 4



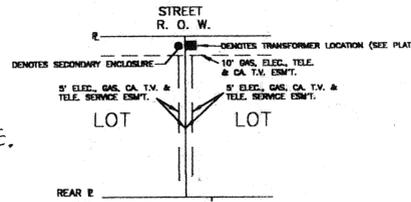
SHEET 3 OF 4

SHEET 2 OF 4

SHEET 4 OF 4

INDEX SHEET

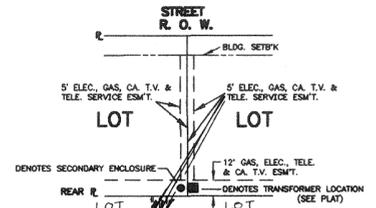
ALL LOTS THAT DENOTES TRANSFORMERS OR SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS EASEMENT UNLESS OTHERWISE DENOTED.



NOTE: FIVE (5) FOOT ELECTRIC, GAS, CA. T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE.

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

ALL LOTS THAT DENOTES TRANSFORMERS OR SECONDARY ENCLOSURES ARE SUBJECT TO TYPICAL FIVE (5) FOOT ELECTRIC AND GAS EASEMENT UNLESS OTHERWISE DENOTED.



- NOTE: 1. FIVE (5) FOOT ELECTRIC, GAS, CA. T.V. & TELEPHONE SERVICE EASEMENT IS GRANTED ON EACH SIDE LOT LINE AS SHOWN ABOVE AND SHOWN HEREIN.
2. ALL TYPICAL FIVE (5) FOOT ELECTRIC, GAS, CA. T.V. & TELEPHONE SERVICE EASEMENTS TERMINATE AT THE BUILDING SETBACK LINE WHEN LOTS ARE SERVED BY REAR LOT UNDERGROUND ELECTRIC, GAS, CA. T.V. & TELEPHONE FACILITIES UNLESS OTHERWISE INDICATED ON PLAT.
3. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

REAR LOADED 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.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, P.E.

Signature of Michael W. Cude, P.E., Registered Professional Engineer

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF April, A.D. 1999
Notary Public signature and name: Carlos C. Sandoval

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.

- OWNER: LOUIS KIRCHOFER
OWNER: MICHAEL EPPENSEN
OWNER: H.J. BUCKLEY
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

- NO. 1 LOUIS KIRCHOFER
NO. 2 MICHAEL EPPENSEN
NO. 3 H.J. BUCKLEY
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 26th DAY OF April, A.D. 1999
Notary Public signature and name: Carlos C. Sandoval

FRONT LOADED N.T.S.

SUBDIVISION PLAT ESTABLISHING
HIDDEN MESA SUBDIVISION, P.U.D.
PLANNED UNIT DEVELOPMENT

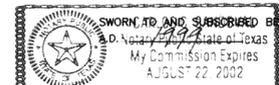
BEING 44.88 ACRES OF LAND OUT OF A 638.918 ACRE TRACT OF LAND DESIGNATED AS TRACT II AS DESCRIBED BY DEED RECORDED IN VOLUME 7398, PAGE 1738, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE BEATY, SEALE & FORWOOD SURVEY NO. 9, ABSTRACT NO. 112, BLOCK 4933, THE BEATY, SEALE & FORWOOD SURVEY NO. 3, ABSTRACT NO. 115, COUNTY BLOCK 4935 AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 9320, COUNTY BLOCK 4936, SAN ANTONIO, BEXAR COUNTY, TEXAS.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
(210) 681-2951
10325 BANDERA RD.
SAN ANTONIO, TEXAS 78250

THIS PLAT OF HIDDEN MESA SUBDIVISION, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION
DATED THIS 26th DAY OF May, A.D. 1999

Signature of Sherrie K. Gielme, Chairman
Signature of [Name], Secretary

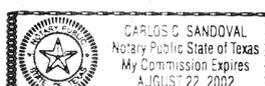
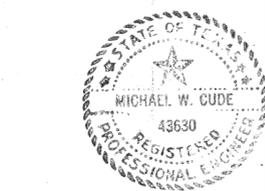
REVISED MAY 3, 1999
SHEET 1 OF 4



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.
M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R. P. L. S.
Signature of Michael W. Cude, R.P.L.S., Registered Professional Land Surveyor

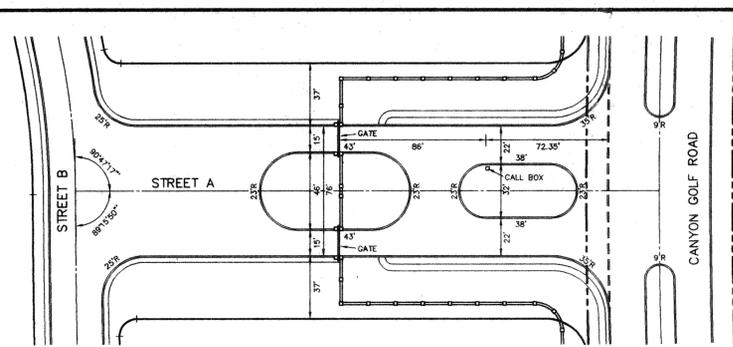
STATE OF TEXAS
COUNTY OF BEXAR
I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR MY RECORD IN MY OFFICE ON THE 21st DAY OF Sept. A.D. 1999 AT 2:55 PM AND DULY RECORDED THE 22nd DAY OF September A.D. 1999 AT 9:07 AM IN THE RECORDS OF Deed and Plat of SAID COUNTY IN BOOK VOLUME 9544 ON PAGE 179 IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF September, 1999
COUNTY CLERK BEXAR COUNTY TEXAS
Signature of Edward V. Lopez, Deputy

99-0179243
Book 9514 Page 1450



FILED FOR RECORD IN BEXAR COUNTY, TEXAS
RECORDED IN BOOK 9544 PAGE 179
DATE RECORDED: 9/22/99
RECORDED BY: GERRY RICKHOFF, COUNTY CLERK
RECEIVED: 9/22/99
Doc/Num: 99-0179243
Doc/Sheet: 6/00
Recording: 20.00
Receipt #: 265272
On Sep 21 1999

390 A H-25



ENTRY GATE DETAIL
SCALE: 1"=50'

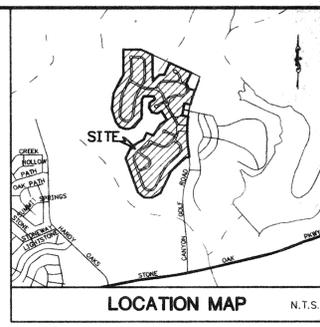
ENVIRONMENTAL RECOMMENDATIONS

- The following are recommendations put forth to address the environmental concerns raised by the construction of this development on the Edward Aquifer Recharge Zone.
- Prior to release of any building permits the owner/operator of any Category 2 property shall obtain a Letter of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
- All land uses shall be in conformance with the table of permitted uses at the time the zoning is approved by City Council. If the proposed use is listed on requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use. If the land use is listed as prohibited, that land use will not be permitted.
- For areas using on-site sewage facilities, the owner, prior to installation, is required to obtain approval of a site specific design (which meets Bexar County On-Site Sewage Regulation) for conditions unique to that lot. The on-site sewage facilities will be installed and maintained properly.
- On-Cow, Bear-Cow, Hornet's Last Laugh Pfl and Preadium Pfl shall remain open with a buffer zone designed according to the criteria contained in Sec. 34-920 (b) of Ordinance No. 01491 or other approved criteria. The calculations for determining the buffer zone around the cows shall be submitted to and approved by SANS prior to the commencement of construction. The cows may be buffered by having the cows surrounded by a greenbelt and/or conservation easement.
- SANS Aquifer Studies staff will work with the INRCC and the owner/operator of the Texas located at Stone Oak Parkway and Hunter Road in an effort to bring the site into compliance with the INRCC approval letter dated December 21, 1995.
- All abandoned wells or improperly plugged wells shall be plugged in accordance with the San Antonio Water Code.
- All properties containing any portion of the 100-year floodplain, which have not been plotted shall have a 60 foot buffer zone adjacent to and outside the 100-year floodplain. The buffer zone shall consist of a no-build zone and should be left in a natural condition.
- Prior to the release of any building permits for additional developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System:
 - A Water Pollution Abatement Plan shall be submitted for each particular development/use within the area being considered for re-zoning.
 - A set of site specific plans which must have a signed Engineers Seal from the State of Texas, C.A. letter from the Texas Natural Resource Conservation Commission approving each Water Pollution Abatement Plan.
 - A copy of the approved Water Pollution Abatement Plan.
- Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants). The owner/operator of this development and each purchaser or occupant of an individual lot within this development shall be informed in writing about best management practices of pesticide and fertilizer application. Preventing Groundwater Pollution, A Practical Guide to Pest Control, available from the Edwards Aquifer Authority (210)223-2204, or equivalent information produced by recognized authorities such as the Soil Conservation Service, Texas Department of Agriculture, U.S. Department of Agriculture, etc. shall be used.
- The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal Law.
- The City of San Antonio shall inspect all future construction of septic laterals and sewer mains for proper construction according to State and City Regulations and Code.
- If any solution openings, caves, sinkholes, or wells are found during the excavation, construction or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3296 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7392.
- The Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.

REMAINING PORTION OF 638.918 ACRE TRACT DESIGNATED AS TRACT II (VOLUME 7398, PAGE 1738) R.P.R.

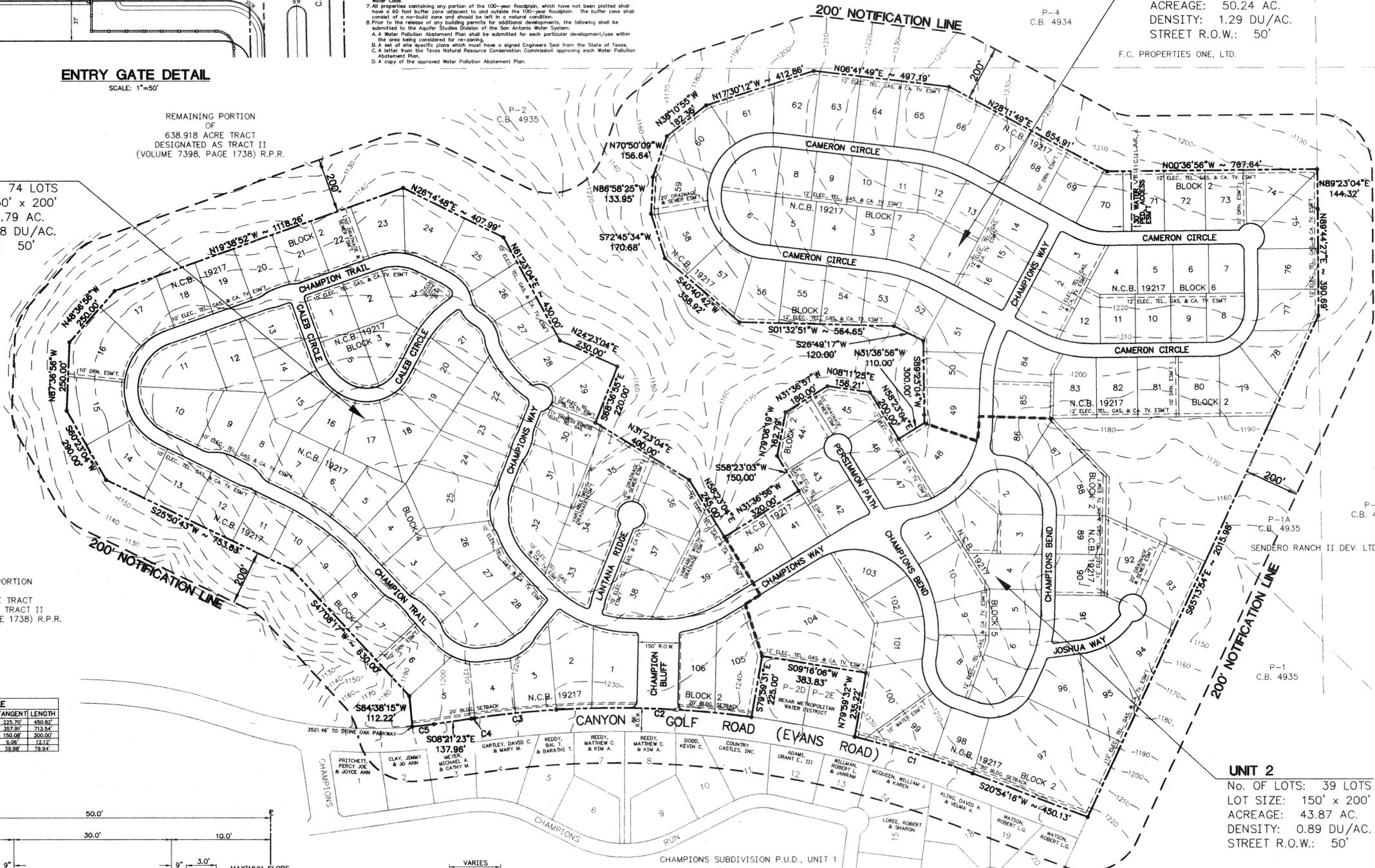
UNIT 3
No. OF LOTS: 65 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 50.24 AC.
DENSITY: 1.29 DU/AC.
STREET R.O.W.: 50'

SCALE: 1" = 200'



UNIT 1
No. OF LOTS: 74 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 68.79 AC.
DENSITY: 1.08 DU/AC.
STREET R.O.W.: 50'

REMAINING PORTION OF 638.918 ACRE TRACT DESIGNATED AS TRACT II (VOLUME 7398, PAGE 1738) R.P.R.



CLEAR VISION AREA

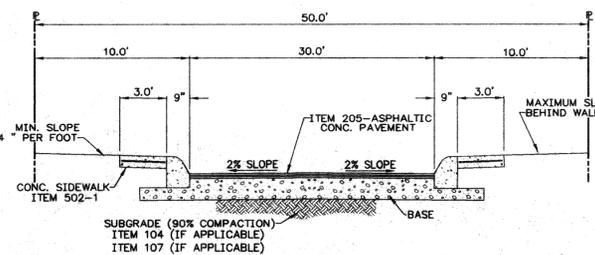
- TYPICAL 30' x 30' INTERSECTION**
- TWO WAY - EQUATION D
 $R_1 = 0.65(1SD_2) - (W/2 + K_0)$
 $1SD_2 = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_0 = 2$
 $R_1 = 178 \text{ L.F.}$
 CURB LENGTH = R₁
- TWO WAY - EQUATION A
 $L_1 = 13(1SD_1)/(13 + (W/2) + K_1) - 4$
 $1SD_1 = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_1 = 7$
 $L_1 = 108 \text{ L.F.}$
 CURB LENGTH = L₁
- TYPICAL 30' x 76' INTERSECTION (W=30')**
- TWO WAY - EQUATION D
 $R_1 = 0.65(1SD_2) - (W/2 + K_0)$
 $1SD_2 = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_0 = 2$
 $R_1 = 178 \text{ L.F.}$
 CURB LENGTH = R₁
- TWO WAY - EQUATION A
 $L_1 = 13(1SD_1)/(13 + (W/2) + K_1) - 4$
 $1SD_1 = 300 \text{ L.F.}$
 $W = 30 \text{ L.F.}$
 $K_1 = 7$
 $L_1 = 108 \text{ L.F.}$
 CURB LENGTH = L₁
- TYPICAL 30' x 76' INTERSECTION (W=76')**
- TWO WAY - EQUATION D
 $R_1 = 0.65(1SD_2) - (W/2 + K_0)$
 $1SD_2 = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_0 = 2$
 $R_1 = 155 \text{ L.F.}$
 CURB LENGTH = R₁
- TWO WAY - EQUATION A
 $L_1 = 13(1SD_1)/(13 + (W/2) + K_1) - 4$
 $1SD_1 = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_1 = 7$
 $L_1 = 64 \text{ L.F.}$
 CURB LENGTH = L₁
- TYPICAL 76' x 86' INTERSECTION (W=76')**
- TWO WAY - EQUATION D
 $R_1 = 0.65(1SD_2) - (W/2 + K_0)$
 $1SD_2 = 480 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_0 = 2$
 $R_1 = 272 \text{ L.F.}$
 CURB LENGTH = R₁
- TWO WAY - EQUATION A
 $L_1 = 13(1SD_1)/(13 + (W/2) + K_1) - 4$
 $1SD_1 = 300 \text{ L.F.}$
 $W = 76 \text{ L.F.}$
 $K_1 = 7$
 $L_1 = 64 \text{ L.F.}$
 CURB LENGTH = L₁
- TYPICAL 76' x 86' INTERSECTION (W=86')**
- TWO WAY - EQUATION D
 $R_1 = 0.65(1SD_2) - (W/2 + K_0)$
 $1SD_2 = 300 \text{ L.F.}$
 $W = 86 \text{ L.F.}$
 $K_0 = 2$
 $R_1 = 150 \text{ L.F.}$
 CURB LENGTH = R₁
- TWO WAY - EQUATION A
 $L_1 = 13(1SD_1)/(13 + (W/2) + K_1) - 4$
 $1SD_1 = 480 \text{ L.F.}$
 $W = 86 \text{ L.F.}$
 $K_1 = 7$
 $L_1 = 96 \text{ L.F.}$
 CURB LENGTH = L₁

DENSITY AND OPEN SPACE

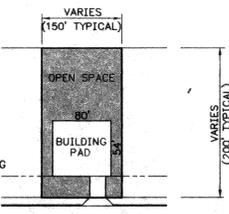
BASE ZONING DISTRICT:	P1, R1
MAXIMUM DENSITY ALLOWED:	8 UNITS / ACRE
PROPOSED DENSITY:	1.09 UNITS / ACRE
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE ALLOWED:	35%
PROPOSED PERCENTAGE OF OPEN SPACE:	77.4%
TOTAL SPACE:	162.90 ACRES (7,095,852 S.F.)
STREET / SAFETY LANE R.O.W.:	622,694 S.F.
DRIVEWAY:	200,250 S.F.
DRAINAGE R.O.W.:	11,575 S.F.
OUTDOOR STORAGE AREA:	0 S.F.
MECHANICAL EQUIPMENT:	0 S.F.
HOUSE SLABS:	788,960 S.F.
(80' x 54' = 4,320 S.F.)	
OCCUPIED OPEN SPACE:	1,603,479 S.F. (26.19 ACRES)
NET OPEN SPACE:	5,492,373 S.F. (162.72 ACRES)
TOTAL SPACE:	7,095,852 S.F. (162.90 ACRES)
OPEN SPACE PERCENTAGE:	77.4%

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT LENGTH
C1	3643.00'	07°05'24"	225.70'
C2	3643.00'	11°32'00"	287.91'
C3	3643.00'	04°43'36"	150.06'
C4	3643.00'	06°11'27"	6.06'
C5	1557.00'	02°58'30"	39.98'



TYPICAL STREET SECTION
N.T.S.



TYPICAL LOT
N.T.S.

SUMMARY:
No. OF LOTS: 178 lots
ACREAGE: 162.90 Ac.
AVG. DENSITY: 1.09 DU/AC.

DEVELOPER:
CHAMPIONS RIDGE, LTD.
150 NE LOOP 1604 EAST, STE. 202
SAN ANTONIO, TEXAS 78232
(210) 491-0420

- NOTES:**
- 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.
 - ALL CORNER LOTS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.
 - ALL INTERIOR PRIVATE STREETS ARE 50' RIGHT-OF-WAY WITH 30' PAVEMENT.

UNIT 2
No. OF LOTS: 39 LOTS
LOT SIZE: 150' x 200'
ACREAGE: 43.87 AC.
DENSITY: 0.89 DU/AC.
STREET R.O.W.: 50'

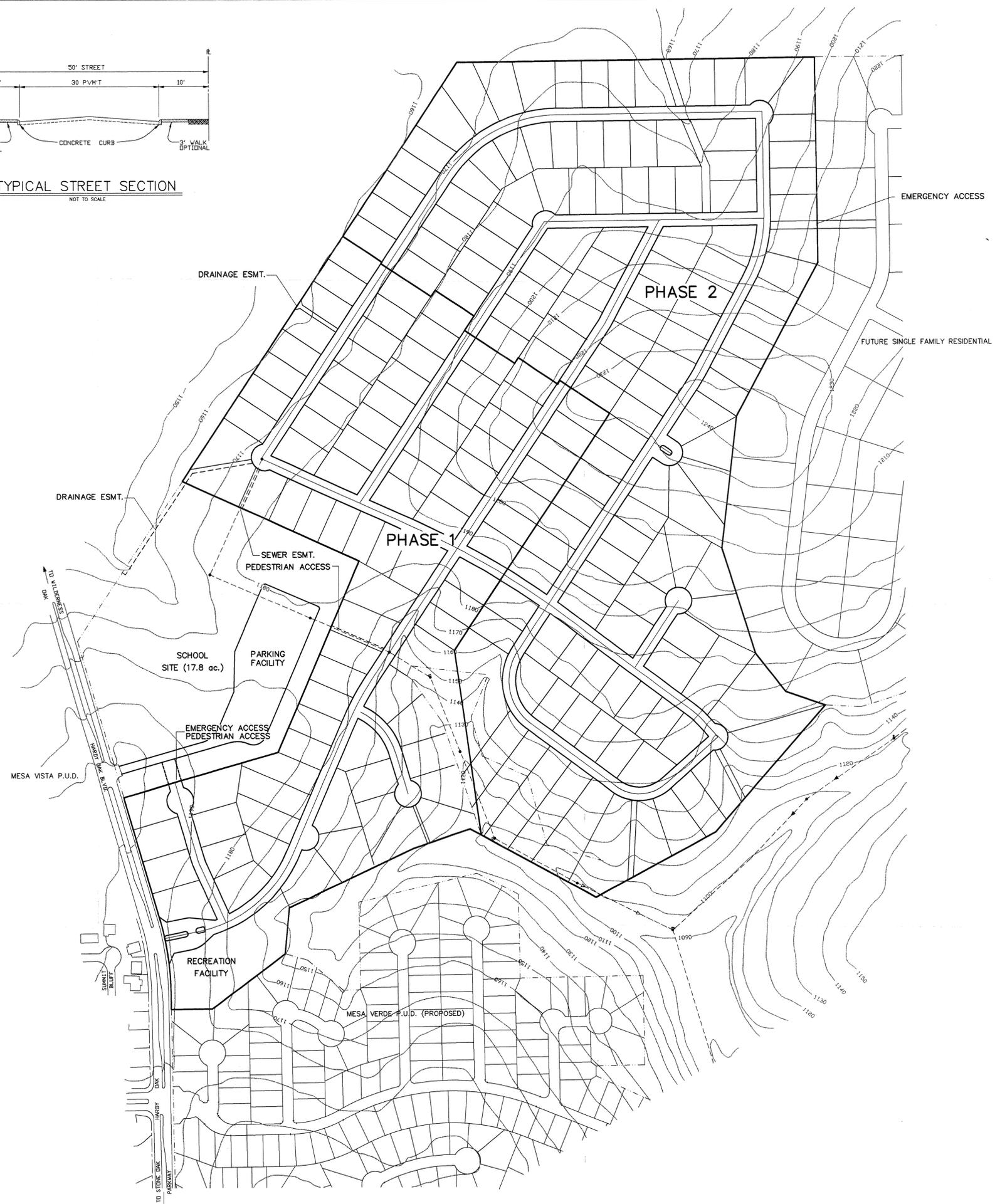
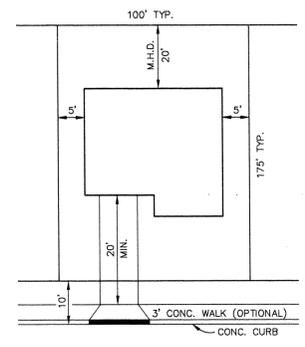
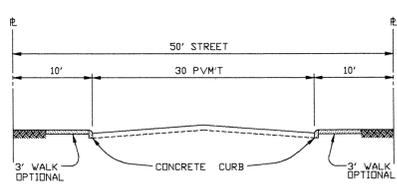
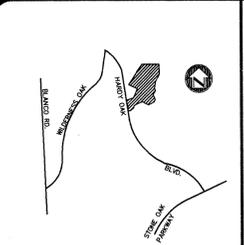
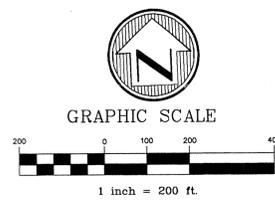
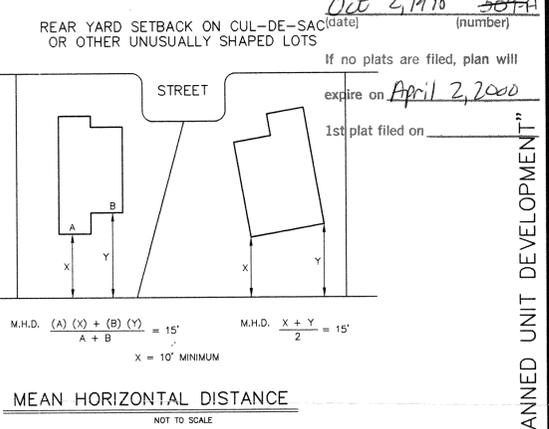
ODPM ENG. PUD# 99-003 APPR. 1-13-99

		CHAMPIONS RIDGE SUBDIVISION	
		P.O.A.D.P. AND P.U.D.	
DATE	DESCRIPTION		
M.W. CUDE ENGINEERS, L.L.C. CIVIL ENGINEERS & SURVEYORS (210) 681-2951			
MAILING ADDRESS: 10325 BANBERA RD., SAN ANTONIO, TEXAS 78250		LOCATION: 10325 BANBERA RD., SAN ANTONIO, TEXAS 78250	
DRAWN BY: J.C.C.	DATE: 12/28/98		
CHECKED BY: C.C.S.	JOB NO.: 119760		
		SHEET 1 OF 1	

COSA *[Signature]*
Oct 2, 1998 (date)
307-A (number)

390-A
for
MESA GRANDE #390-A

"A PLANNED UNIT DEVELOPMENT"



- 222 RESIDENTIAL UNITS, 1 RECREATION SITE
- TOTAL ACREAGE 129.5 ACRES
127.1 ACRE RESIDENTIAL, 2.4 ACRE RECREATION SITE
PHASE 1 = 52.1 ACRES, PHASE 2 = 77.4 ACRES
- MIN. TWO (2) OFF-STREET PARKING SPACES TO BE PROVIDED FOR EACH RESIDENTIAL UNIT.
- LOT 1, BLOCK 1 IS A PRIVATE STREET.
- SCHOOL SITE 17.8 ACRES (NOT INCLUDED)
- STREET LENGTH APPROXIMATELY 15,500 FT.
- NO PORTION OF THIS PADP IS WITHIN A FEMA FLOOD ZONE.

DEVELOPER:
MASONWOOD DEVELOPEMENT
8716 N. MOPAC SUITE 201
AUSTIN, TEXAS 78759
PHONE: (512) 794-8545

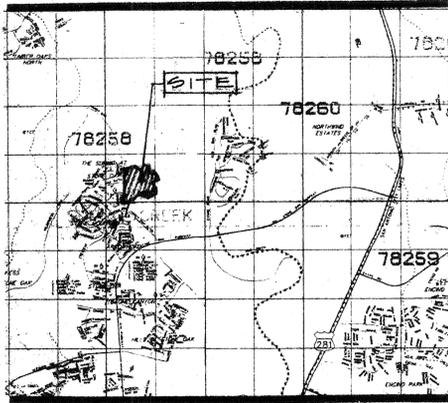
REVISIONS:
08/25/98

JOB NO. _____
FILE: _____
DATE: 8/18/98
DESIGN: _____
DRAWN: P.W.D.
CHECKED: _____
SHEET 1 OF 1

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
1099 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351



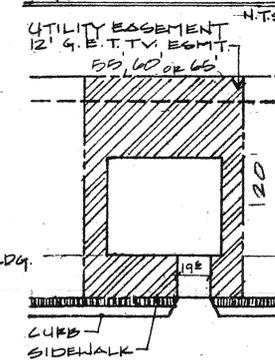
390 A parcel shot



LOCATION MAP
SEE ADDITIONAL ENCLOSED STATE OF TEXAS MAP

UNIT - 2
13 @60'x120'
(2.84 ACRES)

TYPICAL LOT

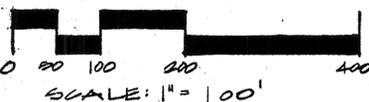
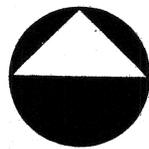


THE SUMMIT
AT
STONE OAK

NOTE:

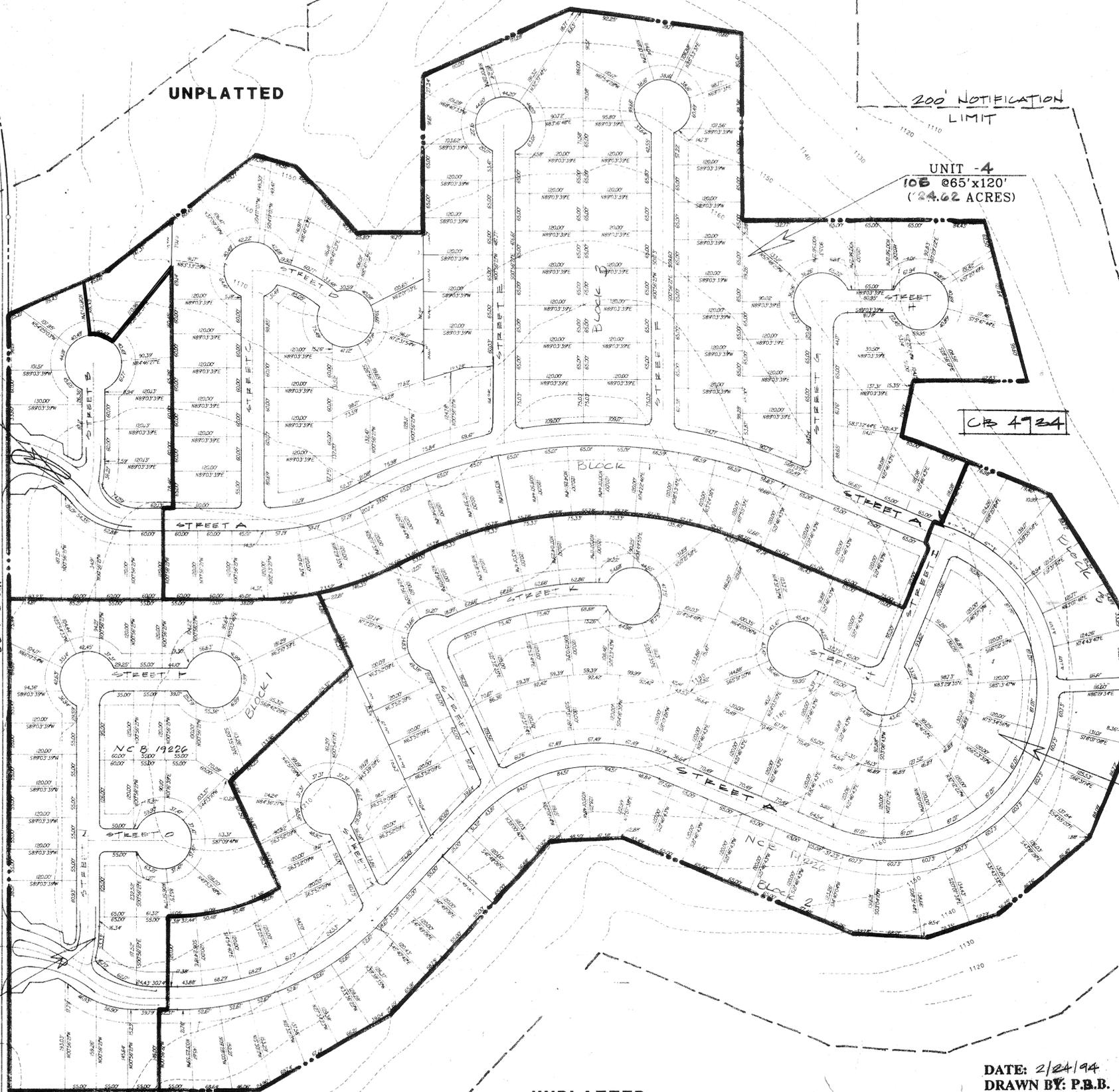
ALL PROPERTY TO THE NORTH,
EAST AND SOUTH OF MESA
VERDE IS OWNED BY RICHLAND
PROPERTIES.

CB 4934 - A



UNIT - 1-A
35 @55'x120'
(8.105 ACRES)

DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPA, FLORIDA 33609



200' NOTIFICATION
LIMIT

UNIT - 4
105 @65'x120'
(24.62 ACRES)

CB 4934

CLEAR VISION AREA

Curb Length:	LT	=	Equation A
	L	=	$13(1SD)/(13 + (W/2 + K_0) - 4)$
		=	$13(300)/(13 + (24/2 + 7) - 4)$
		=	$3900/(13 + 7) - 4$
		=	130' Street A - Street P

Curb Length:	RT	=	Equation D
	R	=	$0.65(1SD) - (W/2 + K_0)$
		=	$0.65(300) - (24/2 + 7)$
		=	$195 - 12.5$
		=	182' Street A - Street P

Curb Length:	RT	=	Equation D
	R	=	$0.65(1SD) - (W/2 + K_0)$
		=	$0.65(480) - (60/2 + 2)$
		=	$312 - 22$
		=	290' HARDY OAK

Curb Length:	LT	=	Equation A
	L	=	$13(1SD)/(13 + (W/2 + K_0) - 4)$
		=	$13(480)/(13 + (60/2 + 7) - 4)$
		=	$6240/(13 - 4)$
		=	120' HARDY OAK

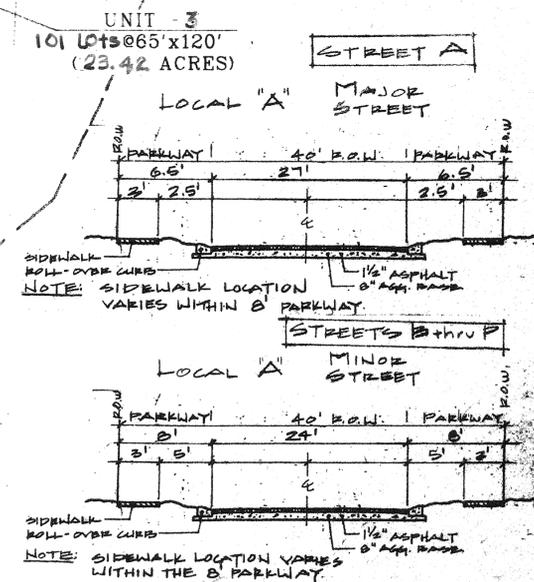
UNPLATTED

Density and Open Space Ratio

Base Zoning District	P-1, R-1
Max Density Allowed	8.0 units per acre
Proposed Density	250 units/acre
Minimum Required Percentage of open space allowed	4.82 units per acre
Proposed percentage of open space	35%
Total Space	55%
Total Space	2,569,430 sq ft
	58,788 ac.

209,750	Street/safety lane R.O.W.
124,312	Driveway 19.5 x 25 x 200
8,880	Drainage R.O.W.
0	Outdoor Storage Area
0	Mechanical Equipment
714,000	House Slabs

Occupied Open Space	= 1,156,942 sq ft
Net Open Space	= 1,412,488 sq ft
Open Space Percentage	= 250,430 sq ft
	35%



DATE: 2/24/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.
Rev.: 7/6/99

PLANNED UNIT DEVELOPMENT MESA VERDE OF STONE OAK

390A

KOSSEL & CUDE GROUP
10325 Bandera Rd., San Antonio, TX 78250
MAILING ADDRESS: P.O. BOX 8005, SAN ANTONIO, TX 78210
(210) 523-9544

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
LOCATION: 10325 BANDERA RD., SAN ANTONIO, TX 78250

**CITY OF SAN ANTONIO
POADP APPLICATION**

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: _____ Name of POADP: MESA GRANDE

Owners: MASONWOOD DEVELOPMENT Consulting Firm: W.F. Castella and Associates, Inc.

Address: 8716 MORAL, STE. 201 Address: 1039 W. Hildebrand
AUSTIN, TX 78759 San Antonio, Texas 78201

Phone: (512) 794-8545 Phone: (210) 734-5351

Existing zoning: P-1; R-1 Proposed zoning: P-1; R-1

Texas State Plane Coordinates: X: 160,421 Y: 661,906

Site is over/within/includes: San Antonio City Limits? Yes No
Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 2 Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	<u>222</u>	<u>127.1</u>
Multi-family (MF)	_____	_____
Commercial and non-residential	<u>1</u>	<u>2.4</u>

Is there a previous POADP for this Site? Name THE MEGAS - STONE OAK No. 390

Is there a corresponding PUD for this site? Name N/A No. _____

Plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: GEORGE PELK Signature: 

Date: 9/13/98 Phone: (210) 734-5351 Fax: (210) 734-5363

- ✓ name of the POADP and the subdivision;
- ✓ indication of development phases on the POADP
- ✓ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- ✓ north arrow and scale of the map;
- ✓ proposed land use by location, type and acreage;
- ✓ delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- ✓ contour lines at intervals no greater than ten (10) feet;
- ✓ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- ✓ existing adjacent or perimeter streets;
- ✓ one hundred year flood plain limits;
- ✓ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- ✓ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- ✓ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- ✓ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- ✓ the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- ✓ The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: GEORGE PECK Signature: 

If you have any questions please call Elizabeth Carol at 207-7900



CITY OF SAN ANTONIO

October 20, 1999

M. W. Cude & Assoc.
Mike Cude, PE
10325 Bandera Rd.
San Antonio, TX 78250

*THIS WAS APPROVED
AS IS
390-13
OIC*

Re: The Mesas of Stone Oak

POADP # 390A

Dear Mr. Cude,

The City Staff Development Review Committee has reviewed The Mesas of Stone Oak Revisions for the Preliminary Overall Area Development Plan # 390A. The revisions have been tentatively accepted to allow the scheduling of the following plats affected by this POADP:

- # 940554 Mesa Verde Unit 3
- # 990143 Mesa Commercial (by Hallenberger Engineering)

A complete acceptance letter for the entire site covered by the revisions of POADP # 390A will be sent to you as soon as staff has been able to address all of the concerns. The plats mentioned above will be scheduled for the October 27, 1999 Planning Commission meeting.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms.J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

cc: Andrew J. Ballard, P. E., City Engineer



FAX COVER SHEET

DATE: 10-20-99

TO: Sandy-Cude / Nico Hallenberger

PHONE # _____

FAX # 5237112 / 349-1549

NUMBER OF PAGES INCLUDING THIS COVER 2

- | | |
|--|---------------------------------------|
| <input type="checkbox"/> For Your Review | <input type="checkbox"/> FYI |
| <input type="checkbox"/> Reply ASAP | <input type="checkbox"/> Directions |
| <input type="checkbox"/> At Your Request | <input type="checkbox"/> Instructions |
| <input type="checkbox"/> Need Additional Information | <input type="checkbox"/> Urgent |

All attached, will drop original
in mail to Cude today.



FROM: J. JAY - PLANNER II
phone # 210-207-7889
fax # 210-207-4441
e-mail: jeanjay@ci.sat.tx.us

Jay



CITY OF SAN ANTONIO

October 2, 1998

George Peck
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Mesa Grande

3902C
POADP # ~~309~~-A

Dear Mr. Peck:

The City Staff Development Review Committee has reviewed Mesa Grande Subdivision Preliminary Overall Area Development Plan # 309 - A. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

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. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Monciayas AIA, AICP
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., City Engineer

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1281524

AMT ENCLOSED _____

AMOUNT DUE 370.00
INVOICE DATE 9/17/1998
DUE DATE 9/17/1998

50-04-5573
MASONWOOD DEVELOPMENT CORP.
8716 N. MOPAC, STE. 201
AUSTIN TX 78759

PHONE: 000 - 0000

MESA GRANDE POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 9/17/1998 INVOICE 1281524 ACCOUNT 50-04-5573 DUE DATE 9/17/1998 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	370.00

↓

PAID SATO MB-3
SEP 18 1998

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 09/16/1998 CK# 1294 MESA GRANDE
END 09/16/1998

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	370.00	370.00	370.00

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1

↓

Code: 35-410J

Street layout shall be devised for the most advantageous development of the entire neighborhood development.

35-4103

November 15, 1999

Michael W. Cude, P. E.
Cude Engineers
10325 Bandera Rd.
San Antonio, TX 78250

Re: Mesas of Stone Oak POADP
Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Mesas of Stone Oak proposed Preliminary Overall Area Development Plan. The plan cannot be accepted at this time although a tentative acceptance letter dated Oct. 20, 1999 was provided to you. That letter allowed two plats to move forward for approval to the Planning Commission. The conflict outlined below does not affect the areas covered by the plats that have moved forward.

A fax transmittal sent to you on October 15 addressed concerns voiced by city staff. One of the concerns called for a connection between Champions Ridge Unit 3 and Mesa Grande Unit 3. In your response to this concern, your letter dated October 18, 1999 indicated that a 30' utility, water and pedestrian access easement connected the two developments. The connection that should be between these two developments is a vehicular connection. This is in keeping with the Master Plan Policies that calls for circulation between neighborhood centers and to encourage street patterns that promote multiple pedestrian and vehicular access.

Staff has concurred with your views concerning connections between Mesa Grande and Mesa Verde and we acknowledge the condition of the rough terrain in the area. Public Works has indicated they are satisfied with any traffic requirements.

Although two plats out of this POADP have moved forward, the connection mentioned above between Champions Ridge Unit 3 and Mesa Grande Unit 3 will be required before any more plats can be submitted to the Planning Commission.

If you have any questions or comments regarding this matter, please contact Ms. J. Jay, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

He will claim the 30' easement was already approved in POAPP # 390A. What rebuttal?

mentions "PEDESTRIAN" traffic only

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Streets and Traffic Engineering Division

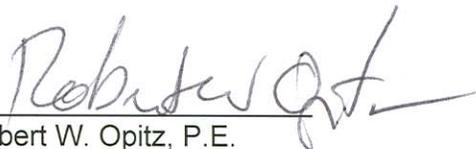
COPIES TO: File

SUBJECT: Mesa Grande P.U.D. - Level I T.I.A.

Date: September 16, 1998

The Streets and Traffic Engineering Division has reviewed the Level-1 Traffic Impact Analysis for the Mesa Grande P.U.D. It is in compliance with the Traffic Impact Analysis Ordinance 84917 by virtue of simply identifying the traffic impacts.

The proposed development is located along Hardy Oak Boulevard, southeast of the intersection of Wilderness Oak and Hardy Oak (*Ferguson Map #482 D-3*). Based on the information provided by W.F. Catella & Associates, Inc., the 129.5 acres will contain 222 residential units with a recreational center. According to the 6th edition of the ITE Trip Generation Manual, it is estimated to generate 160 peak hour trips. These trips are proposed to be distributed through one access point onto Hardy Oak. Provision for two emergency access locations have also been provided.



Robert W. Opitz, P.E.
Chief Engineer
Development Review and Drainage

Approved by:



Andrew J. Ballard, P.E.
City Engineer



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners

September 18, 1998
Project No. 46629.00

City of San Antonio Planning Dept.
P.O. Box 839966
San Antonio, Texas 78283-3966
Attn: Elizabeth Carol

Re: Mesa Grande Subdivision P.O.A.D.P.

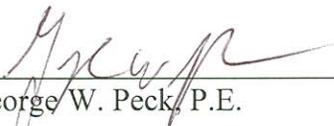
Dear Ms. Carol;

The purpose of this letter is to advise you of the changes proposed by the Mesa Grande P.O.A.D.P. to the existing P.O.A.D.P. #390 known as The Mesas of Stone Oak. The Mesa Grande P.O.A.D.P. is only modifying a 129.5 acre portion of the original 665 acres. The revisions are as follows:

1. Typical lot size was changed from 50' x 120' to 100' x 175'.
2. A 17.8 acre tract was removed and will be used for a future school site.
3. Street and lot configuration was changed.
4. The collector street which was originally proposed to connect Hardy Oak and Evans Road will no longer be constructed. The subdivision will have a single entry onto Hardy Oak with several emergency access points which will connect to adjacent subdivisions.
5. A 2.4 acre recreation site has been annotated.

Please call if you have any questions or if you need additional information.

Sincerely;
W.F. CASTELLA & ASSOCIATES, INC.



George W. Peck, P.E.

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RECEIVED
98 SEP 21 PM 3:56
LAND REVELATION
SERVICES DIVISION