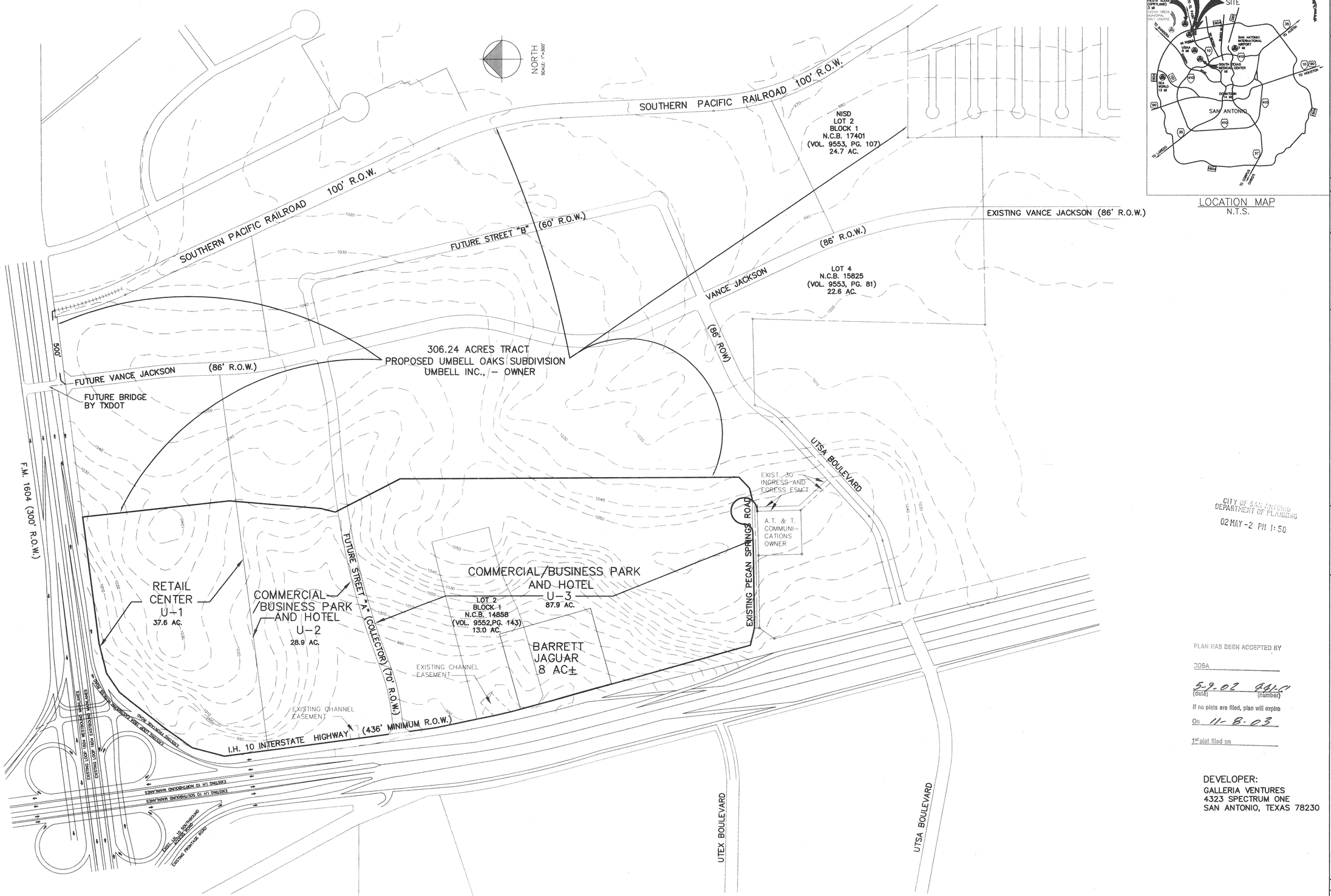
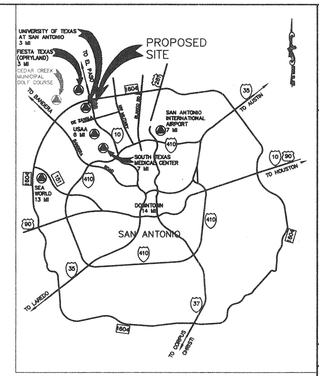




LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -2 PM 1:50

PLAN HAS BEEN ACCEPTED BY

DOSA

5-2-02 (date) 9916 (number)

If no plats are filed, plan will expire

On 11-8-03

1st plat filed on

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

NO	DESCRIPTION	DATE
3	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT	05/01/02
2	UPDATE FOR STREET "A" ALIGNMENT CHANGE	03/04/02
1	REMOVE PORTION OF PECAN SPRINGS/QUIT CLAIM	1/23/97

REVISIONS

DRAWN BY:
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION

VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio,Texas 78216
Telephone: (210)349-3271

PREPARED FOR:
GALLERIA VENTURES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
FIESTA NORTHWEST CROSSING SUBDIVISION
SAN ANTONIO, TEXAS
159.39 ACRE TRACT

COPYRIGHT©1994

DATE: DEC. 5, 1994

SCALE
Vertical 1"= N/A
Horizontal 1"= 300'
0 150' 300' 450

SHEET 1 OF 1

PROJ NO.

DRAWING FILE:

PLAT NO. 940765

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

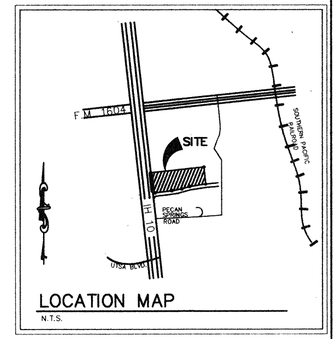
1. – FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. – OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. – MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 431.21'
4. – ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

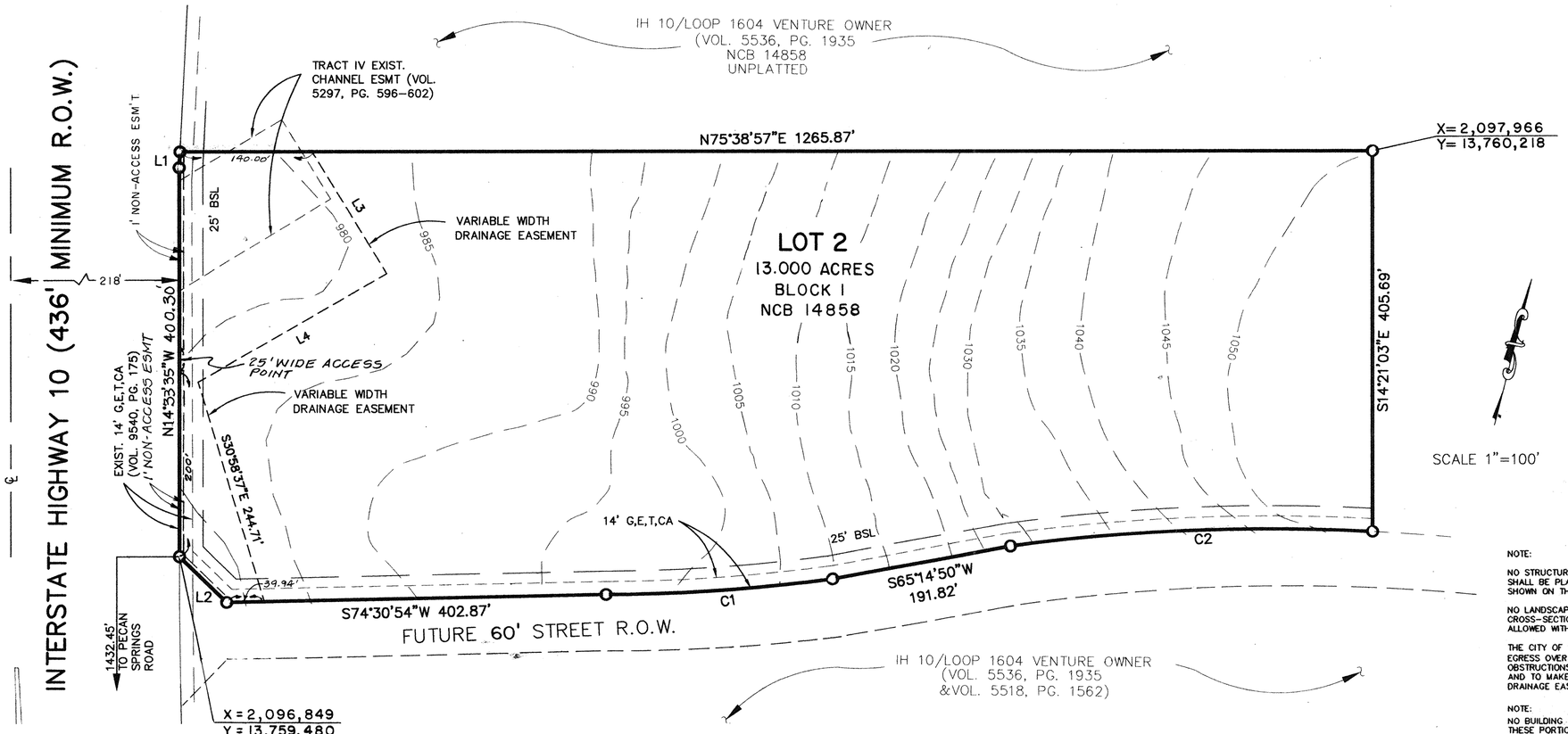
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	241.40	1814.56	07°37'21"	120.88	241.23	S71°40'39"W
C2	385.41	2072.86	10°39'11"	193.26	384.85	S73°22'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	31.71'	N11°27'30"W
L2	69.06'	N59°58'12"W
L3	152.19	S45°40'39"E
L4	230.70	S45°45'08"W

LOCATION MAP
N.T.S.





SCALE 1"=100'

LEGEND

O	IRON PIN SET
— —	EXISTING CONTOURS
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
ESMT	EASEMENT
BSL	BUILDING SETBACK LINE
EXIST.	EXISTING

NOTE:

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

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

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

NOTE:

NO BUILDING PERMITS OR UTILITY CONNECTIONS SHALL BE ISSUED ON THESE PORTIONS OF LOT 2, BLOCK 1, N.C.B. 14858 UNTIL ADEQUATE ALL-WEATHER STRUCTURES, APPROVED BY THE DEPARTMENT OF PUBLIC WORKS, ARE CONSTRUCTED TO PROVIDE ACCESS ACROSS THE DRAINAGE EASEMENT TO THESE PORTIONS OF THE LOT.

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 THAT 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.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF November, A.D. 19 98

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

FIESTA VENTURE IN TEXAS LIMITED PARTNERSHIP,
GENERAL PARTNER
FIESTA VENTURES, INC.,
GENERAL PARTNER
BY: MORANDO BERRETTINI
PRESIDENT

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Morando Berrettini, 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 9th DAY OF September, A.D. 19 98

NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING

FIESTA NORTHWEST CROSSING UNIT 1

13.000 ACRES OF LAND BEING OUT OF NCB 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOLUME 5518, PAGE 1562 AND VOLUME 5536, PAGE 1935 OF THE OFFICIAL PUBLIC RECORDS, OF REAL PROPERTY BEXAR COUNTY, TEXAS.

THIS PLAT OF FIESTA NORTHWEST CROSSING UNIT 1 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 25th DAY OF November A.D. 1998

BY: Theresa K. Frolinia
CHAIRMAN

BY: Bill Head Jr.
SECRETARY

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 9th DAY OF November, A.D. 19 98

NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS

COUNTY OF BEXAR

I Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF November A.D. 2001 AT 1:36 P.M. AND DULY RECORDED THE 27th DAY OF November A.D. 2001 AT 2:40 P.M. IN THE RECORDS OF Deed & Plats OF SAID COUNTY, IN BOOK VOLUME 9562 ON PAGE 143
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF November A.D. 2001.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Daniel Vela, DEPUTY

CITY OF SAN ANTONIO
DEPT. OF PLANNING
DIVISION
RECEIVED
NOV 03 5 - 1998
PM 12:51

SHEET 1 OF 1

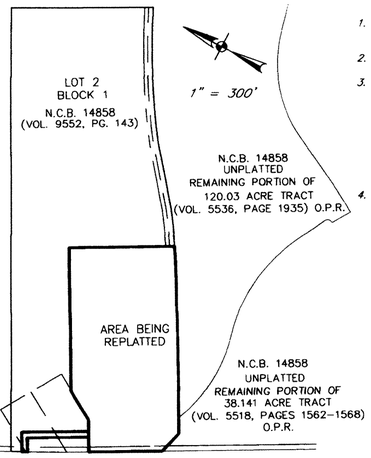
JOB No. 0547-048-051

4411 C

M:\SDSKPROJ\0547-034\DWG\OPLAT01
7-28-98

Doc# 20020035871
Book: 9554
Page: 147
Filed & Recorded
06/21/2002 02:59:19 PM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING
RECORDS MANAGEM
COURTHOUSE SECU
25.00
5.00
1.00

PLAT NO. 010168



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (FIESTA NORTH WEST CROSSING UNIT-1, PLAT NO. 940765) WHICH IS RECORDED IN VOLUME 9552, PAGE 143, BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER: N.P. REAL ESTATE HOLDINGS, LTD.
CHARLES T. BARRETT, JR.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23 DAY OF APR A.D. 2002

DIANE C. DONOGHUE NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 08-27-2004

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GALLERIA VENTURES, LTD.
OWNER:

OWNER'S DULY AUTHORIZED AGENT:
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April A.D. 2002

LINDA F. POPE Notary Public State of Texas My Comm. Exp. 08-18-2004

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

1.2661 AC. – VARIABLE WIDTH DRAINAGE EASMENT
0.1037 AC. – VARIABLE WIDTH SANITARY SEWER AND DRAINAGE EASMENT
0.0844 AC. – 16' SANITARY SEWER EASEMENT

GALLERIA VENTURES, LTD.
OWNER:

OWNER'S DULY AUTHORIZED AGENT
ALAN SACHS

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF April A.D. 2002

LINDA F. POPE Notary Public State of Texas My Comm. Exp. 08-18-2004

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: N.P. REAL ESTATE HOLDINGS, LTD.
CHARLES T. BARRETT, JR.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CHARLES T. BARRETT JR., 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 23 DAY OF APR A.D. 2002.

DIANE C. DONOGHUE NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 08-27-2004

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

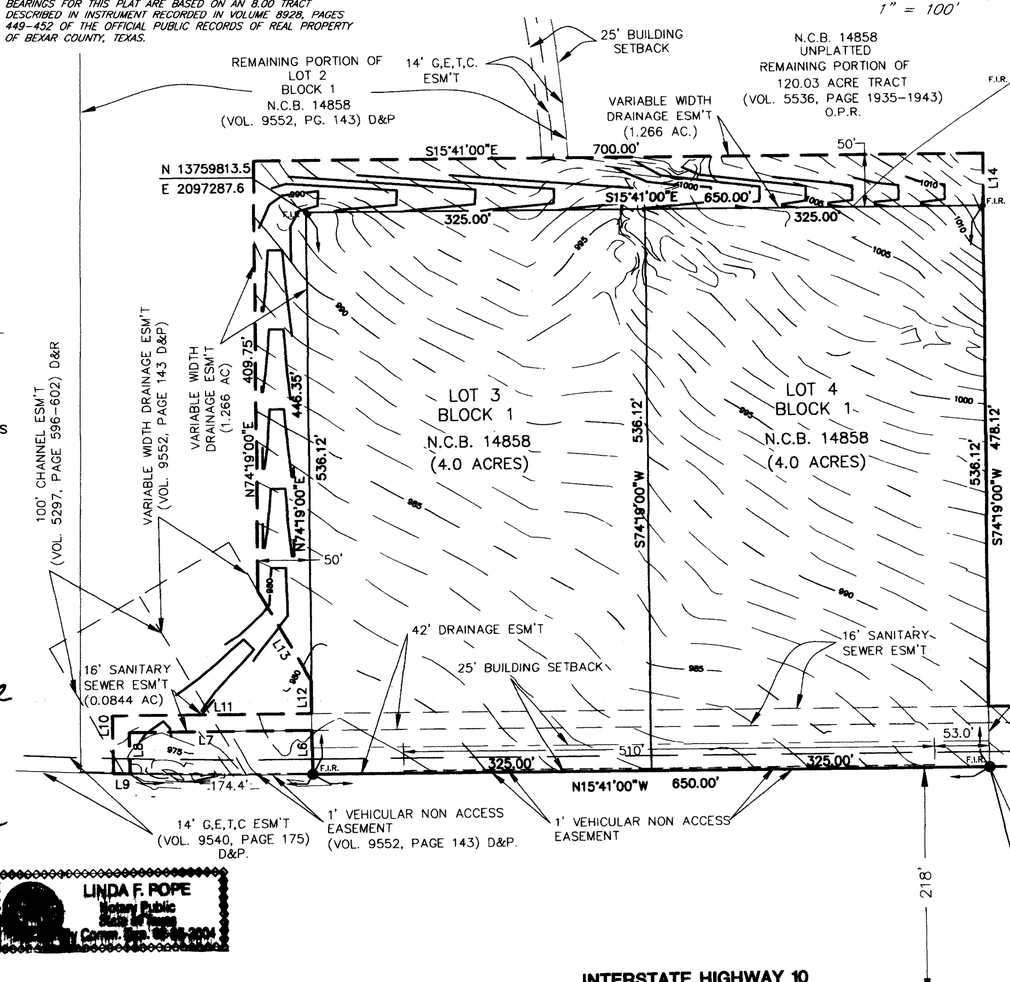
NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04), REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR 1953 (P.I.D.#AY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (PID#AY1961) N:13731295.2612 E:2127038.6019, AND BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2745 E:2129377.7379. DIMENSIONS SHOWN ARE SURFACE AND COMBINED SCALE FACTOR USED IS 0.9998514. BEARINGS MUST BE ROTATED 00°15'05" COUNTERCLOCKWISE TO MATCH N.A.D. 83
4. BEARINGS FOR THIS PLAT ARE BASED ON AN 8.00 TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 8928, PAGES 449-452 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

TXDOT NOTES:

1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 650'.
4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

LINE TABLE		
LINE	LENGTH	BEARING
L1	68.31	S15°41'00"E
L2	16.00	S74°19'00"W
L3	23.12	N15°41'00"W
L4	84.00	S14°19'00"W
L5	117.93	N15°41'00"W
L6	42.00	N74°19'00"E
L7	174.45	N15°41'00"W
L8	39.51	S74°19'00"W
L9	16.01	N13°55'48"W
L10	55.02	N74°19'00"E
L11	190.45	S15°41'00"E
L12	31.77	N74°19'00"E
L13	100.00	N44°19'00"E
L14	50.00	S74°19'00"W



LOCATION MAP
N.T.S.

LEGEND

D&P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORD OF BEXAR COUNTY, TEXAS
G,E,T,C = GAS, ELECTRIC, TELEPHONE CABLE T.V.
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"

WASTEWATER EDU NOTES

THE NUMBER OF WASTEWATER 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 DEVELOPMENT SERVICES DEPARTMENT.

NOTE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

C.P.S. NOTE:

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

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said ease- ment, 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.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

REPLAT AND SUBDIVISION PLAT ESTABLISHING
NORTH POINT WEST SUBDIVISION

A 9.454 ACRE TRACT OF LAND COMPRISED OF 4.027 ACRES OF LAND OUT OF LOT 2, BLOCK 1, NEW CITY BLOCK 14858, FIESTA NORTH WEST CROSSING, UNIT1 AS RECORDED IN VOLUME 9552, PAGE 143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS; AND 0.3421 ACRE OF LAND OUT OF A 120.03 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5536, PAGES 1935-1943, 0.2176 ACRE OF LAND OUT OF A 38.141 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5518, PAGES 1562-1568 AND 4.867 ACRES OUT OF AN 8.000 ACRE TRACT DESCRIBED IN INSTRUMENT IN VOLUME 8928, PAGES 449-452 ALL BEING OUT OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT NUMBER 574, NEW CITY BLOCK 14858, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF NORTH POINT WEST SUBDIVISION 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 11th DAY OF May A.D. 2002

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOHN K. RINEHART 60375 LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

JOHN NOEL NICHOLLS 4402 REGISTERED PROFESSIONAL LAND SURVEYOR STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 21st DAY OF June A.D. 2002 AT 2:59 P.M. AND DULY RECORDED THE 24th DAY OF June A.D. 2002 AT 8:10 A.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9554 ON PAGE 147

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF June A.D. 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SHEET 1 OF 1

JOB NO. 5110-02

Date: Apr 17, 2002, 2:45pm User ID: asalls
File: P:\511\02\Design\civil\p\511002.dwg

Doc # 20020026643
Book 9553 Page 107
Filed & Recorded
01/22/2002 03:37:06 PM
COUNTY CLERK
BEXAR COUNTY, TEXAS
FEES
RECORDING 23.00
COURTHOUSE FUND 1.00

PLAT NO. 020040

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 5 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, 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.

THE CITY OF SAN ANTONIO AS A PART OF IT'S 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, PEDESTALS OR TRANSFORMERS, EACH WITH IT'S 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 ENDANGER, OR 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'S 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.

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 DEVELOPMENT SERVICES.

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

OWNER: NORTHSIDE INDEPENDENT SCHOOL DISTRICT
5900 EVERS ROAD
SAN ANTONIO, TEXAS 78238

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CH. BEARING	CHORD
C1	2864.00'	20°01'40"	505.21'	1000.80'	N80°43'43"W	995.60'
C2	1687.01'	20°01'40"	297.39'	589.74'	S80°43'43"E	586.80'
C3	2242.01'	11°51'38"	232.82'	464.06'	S70°22'08"E	463.19'
C4	15.00'	91°11'38"	14.82'	23.87'	S24°34'49"W	21.42'
C5	65.00'	300°00'48"	-	340.36'	S0°28'18"W	64.89'
C6	15.00'	88°48'08"	14.46'	23.40'	S48°53'49"E	14.73'
C7	308.45'	12°14'17"	33.34'	65.79'	N72°28'29"W	65.67'
C8	573.52'	69°20'42"	46.88'	92.54'	S53°58'59"W	93.64'
C9	65.00'	133°18'08"	158.17'	151.31'	N82°48'12"W	120.24'
C10	1687.01'	03°50'09"	113.00'	226.02'	S20°22'38"E	225.45'
C11	2242.01'	02°36'12"	50.17'	102.01'	S24°51'34"E	102.00'

LINE TABLE

LINE	LENGTH	BEARING
L1	98.82'	N17°21'16"W
L2	17.04'	S84°40'23"E
L3	127.48'	S84°40'23"E
L4	148.92'	N18°35'37"W
L5	77.31'	N89°38'38"W
L6	73.13'	S84°13'28"W
L7	30.05'	S17°35'14"E
L8	2.13'	S17°21'16"E
L9	18.00'	S20°18'51"E
L10	12.00'	S80°18'23"E

LEGEND

⊙	= INDICATES IRON PINS SET OR FOUND
—ELEV—	= PROPOSED CONTOUR
ELEC.	= ELECTRIC
TEL.	= TELEPHONE
CA.T.V.	= CABLE TELEVISION
ESM'T	= EASEMENT
	SETBACK LINE
DRN.	= DRAINAGE
SAN. SEW.	= SANITARY SEWER
R.P.R.	= REAL PROPERTY RECORDS

ORIGIN OF STATE PLANE COORDINATES. NGS MARK MILLER PID AY0121.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Ed Rawlinson
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ed Rawlinson 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 25th DAY OF Jan. A.D. 2002

(SUBDIVISION DATE)

NOT: 82234 Susan M. Moye
ED Rawlinson NOTARY PUBLIC

SUSAN M. MOYE
Public State of Texas
10-01-02

STATE OF TEXAS
COUNTY OF BEXAR

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

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

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 28th DAY OF Jan. A.D. 2002

Deborah Kay Davis
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

DEBORAH KAY DAVIS
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-10-2004

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: M.W. CUDE ENGINEERS, L.L.C.

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28th DAY OF Jan. A.D. 2002

Deborah Kay Davis
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

DEBORAH KAY DAVIS
NOTARY PUBLIC
State of Texas
Comm. Exp. 04-10-2004

STATE OF TEXAS
COUNTY OF BEXAR

I, Geery Rickhoff COUNTY CLERK OF SAID COUNTY, CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 21st DAY OF Feb. A.D. 2002 AT 3:37 P.M. AND DULY RECORDED THE 22nd DAY OF Feb. A.D. 2002 AT 3:34 P.M. IN THE RECORDS OF Deed & Plats OF SAID COUNTY IN THE BOOK VOLUME 9553 ON PAGE 107

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 22nd DAY OF Feb. A.D. 2002

COUNTY CLERK BEXAR COUNTY, TEXAS
BY Daniel Ortiz DEPUTY

SITE

LOCATION MAP N.T.S.

SCALE: 1" = 100'

M.W. CUDE ENGINEERS, L.L.C.
ED RAWLINSON MIDDLE SCHOOL

LOT 2
BLOCK 1
N.C.B. 17401
(24.868 AC.)

GALLERIA VENTURES LIMITED
UNPLATTED
N.C.B. 15825
(VOL. 8775, PG. 613, R.P.R.)

N 84°30'09" E ~ 1001.63'

16' RETAINING WALL ESM'T.

PRIVATE DETENTION POND EASEMENT 0.059 ACRES

PRIVATE DETENTION & POND EASEMENT 0.934 ACRES

SOUTHERN PACIFIC RAILROAD (WIDTH VARIES)

20' GAS, ELEC., TEL. CA. T.V. & SAN. SEW. ESM'T (VOL. 8775, PG. 613 R.P.R.)

VANCE JACKSON ST. R.O.W.

UNIVERSITY OAKS, UNIT-4 PLAT NO. 9509

N 13,797,311.42
E 2,160,690.37

N 13,797,034.08
E 2,161,479.28

N 85°52'22" W ~ 516.15'

10' BLDG. SETBACK (VOL. 7700, PG. 90)

N 85°51'25" W ~ 182.97'

39' ANCHOR ESM'T (VOL. 7700, PG. 90)

12' GAS, ELECTRIC & TELEPHONE ESM'T (VOL. 7700, PG. 90)

20' ELEC ESM'T (VOL. 7700, PG. 90)

25' BLDG. SETBACK (VOL. 7700, PG. 90)

N 85°41'17" W 82.57'

UNIVERSITY OAKS, UNIT-4 (VOL. 7780, PG. 90)

BLOCK 11 N.C.B. 16147

BLOCK 14 N.C.B. 16190

BABSON

SYRACUSE

SUBDIVISION PLAT ESTABLISHING

ED RAWLINSON MIDDLE SCHOOL

24.868 ACRES OUT OF A 25.004 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 8775, PAGE 613, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS BEING OUT OF THE G. F. A. WREDE SURVEY NO. 292, COUNTY BLOCK 4774 AND THE WM. J. LOCKE SURVEY NO. 323, COUNTY BLOCK 4770, N.C.B. 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

S 00°51'43" E ~ 509.38'

10' DRAINAGE ESM'T (VOL. 7700, PG. 90)

UNIVERSITY OAKS, UNIT-4 BLOCK 10 N.C.B. 16146 (VOL. 7700, PG. 90)

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

THIS PLAT OF ED RAWLINSON MIDDLE SCHOOL 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 13 DAY OF February A.D. 2002

BY Heidi Herr CHAIRMAN

BY Robert D. Hoyt SECRETARY

N 13,796,311.42
E 2,160,690.37

S 88°50'21" W ~ 465.35'

10' DRAINAGE ESM'T (VOL. 9512, PG. 12)

25' BLDG. SETBACK (VOL. 9512, PG. 12)

LOT 1, BLOCK 1
N.C.B. 17401
NEELY-VANCE JACKSON SUBDIVISION UNIT 1
(VOL. 9512, PG. 12)

VANCE JACKSON

JANUARY 2002 SHEET 1 OF 1

PLAT NO. 030442

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. 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.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

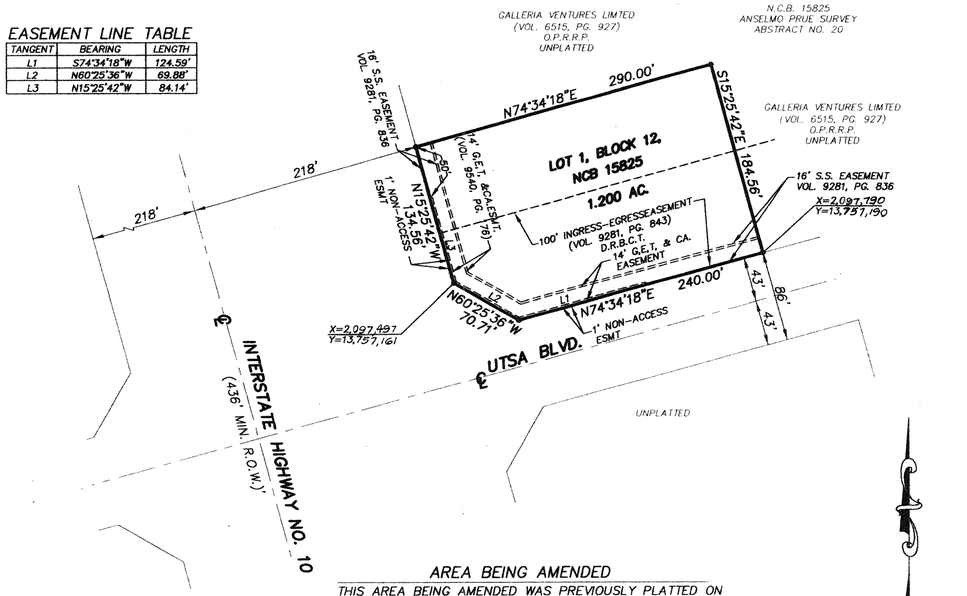
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

UDC STREETSCAPE TREE REQUIREMENTS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT.

TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 134.56'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

EASEMENT LINE TABLE

TANGENT	BEARING	LENGTH
L1	S74°34'18"W	124.59'
L2	N60°25'36"W	69.88'
L3	N15°25'42"W	84.14'



AREA BEING AMENDED

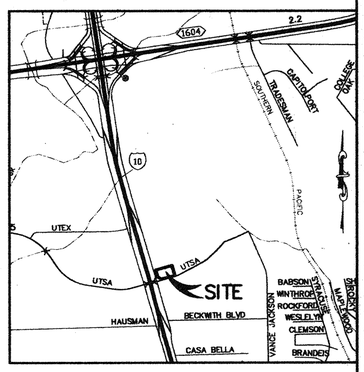
THIS AREA BEING AMENDED WAS PREVIOUSLY PLATTED ON PLAT NO. 030040 SOUTHTRUST I.H. 10 ADDITION WHICH IS RECORDED IN VOL. 9556, PG. 180 OF THE DEED PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0 50 100

SCALE: 1"=100'

0 50 100



LOCATION MAP

NOT TO SCALE

LEGEND

•	FOUND ½" IRON ROD WITH BURY PARTNERS CAP
G,E,T,&CA.	GAS, ELECTRIC, TELEPHONE, AND CABLE TV
SS	SANITARY SEWER
—740—	EXISTING CONTOURS
■	FOUND ½" IRON ROD WITH VICKREY & ASSOCIATES CAP

NOTE:

THIS PLAT WAS AMENDED PER SECTION 35-440(a)(6) OF THE UNIFIED DEVELOPMENT CODE. AMENDMENT AS FOLLOWS:

⚠ *TO CORRECT ANY OTHER TYPE OF SCRIVENER OR CLERICAL ERROR OR OMISSION ON PRIOR PLAT. REMOVED 100' INGRESS EGRESS EASEMENT*

NOTE: OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS.

CITY OF SAN ANTONIO OFFICE OF PLANNING
03 MAY -6 AM 10:22

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER
SOUTHTRUST BANK
5430 LBJ FREEWAY, STE 1260
DALLAS, TEXAS 75240

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Heaney 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 4th DAY OF July, A.D. 2003

NOTARY PUBLIC BEXAR COUNTY, TEXAS

LINDA F. POPE
Notary Public
State of Texas
My Comm. Exp. 02-25-2004

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES INC.
BY: HAL B. LANE III, R.P.L.S. Hal B. Lane III
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
HAL B. LANE III
4690
PROFESSIONAL LAND SURVEYOR

07/30/03

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

VICKREY & ASSOCIATES INC.
BY: ROBERT J. SCHROEDER, P.E. Robert J. Schroeder
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
ROBERT J. SCHROEDER
80076
REGISTERED
PROFESSIONAL ENGINEER

7/30/03

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210)349-3271

AMENDING PLAT FOR
SOUTHTRUST I.H. 10 ADDITION
THIS PLAT AMENDS THE PLAT PREVIOUSLY RECORDED IN VOLUME 9556, PAGE 180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AMENDING PLAT FOR
SOUTHTRAST BANK
THIS PLAT OF _____ HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.
DATED THIS 6th DAY OF August A.D. 2003
BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF Aug. A.D. 2003 AT 2:02PM. AND DULY RECORDED THE 11th DAY OF Aug. A.D. 2003 AT 11:35AM IN THE RECORDS OF Deeds & Plats OF SAID COUNTY, IN BOOK VOLUME 9558 ON PAGE 149
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY OF August A.D. 2003.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SHEET 1 OF 1

JOB No. 0547-077-051

M:\0547-077\DWG\SH_PLAT.DWG
7-09-03

Page 1 of 3
Fees & Recorded
00/00/2003 02:05:26 PM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING $ 25.00
RECORDS MANAGEM $ 5.00
COURTHOUSE SECU $ 1.00

PLAT No. 970393

X=2,098,120
Y=13,762,705

UMBELL OAKS SUBDIVISION
UTILITY EASEMENT

S06°09'59"E
14.00'

150'
20'
℄

PECAN SPRINGS
ROAD CLOSED BY
ORDINANCE NO. 83176

EDWARDS
RECHARGE
ZONE

SCALE: 1"=100'

893.85'
836.34'

F.M. 1604
(300' MINIMUM R.O.W.)

N82°42'34"E
S82°42'34"W

1010'

UNPLATTED
N.C.B. 14858

six-sided exception

T4 T3 T2 T1

14' G,E,T,CA ESMT

N75°54'59"E
209.34'

S75°54'59"W
206.05'

MATCHLINE A

MATCHLINE A

SCALE: 1"=100'

S56°00'14"W
154.92'
N56°00'14"E
159.57'

(300' F.M. 1604
MINIMUM R.O.W.)

UNPLATTED
N.C.B. 14858

EDWARDS
RECHARGE
ZONE

S38°15'47"W
397.43'
N38°15'47"E
400.00'

14' G,E,T,CA ESMT

S35°05'46"W
224.95'
N35°05'46"E
227.86'

S14°39'33"W
222.70'
N14°39'33"E
227.94'

S07°19'00"E
N07°19'00"W

MATCHLINE B

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

SCALE: 1"=100'

MATCHLINE B

14' G,E,T,CA ESMT

TRACT III EXISTING CHANNEL
EASEMENT (VOL. 529, PG. 596-602)

1076.15'
1078.93'

S07°51'20"E
393.02'
N07°51'20"W
393.52'

MATCHLINE C

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

243'

℄

SCALE: 1"=100'

MATCHLINE C

TRACT IV EXISTING CHANNEL
EASEMENT (VOL. 5297, PG. 596-602)

14' G,E,T,CA ESMT

S11°27'30"E
404.68'
N11°27'30"W
405.48'

S14°33'35"E
535.02'
N14°33'35"W
535.59'

MATCHLINE D

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

243'

℄

SCALE: 1"=100'

MATCHLINE D

14' G,E,T,CA ESMT

UNPLATTED
N.C.B. 14858

S15°29'06"E
1288.19'
N15°29'06"W
1296.45'

INTERSTATE HIGHWAY NO. 10
(486' MINIMUM R.O.W.)

243'

℄

X=2,097,248
Y=13,758,113

S89°02'28"W
55.13'

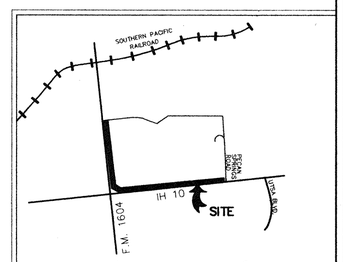
S76°14'54"E
166.99'

N76°14'54"W
121.87'

17.50'

PECAN SPRINGS ROAD
(VARIABLE WIDTH R.O.W.)

LINE TABLE		
LINE	DIRECTION	DISTANCE
T1	S82°42'34"W	51.40'
T2	N 07°17'26"W	36.00'
T3	S82°42'34"W	5.00'
T4	S07°17'26"E	36.00'



LEGEND

o	IRON PINS SET AT ALL PROPERTY CORNERS
~~	EXISTING CONTOURS
14' G,E,T,CA ESMT	14' GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT

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

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

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

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 COUNCIL AT ITS MEETING ON THE 9th DAY OF NOVEMBER A.D. 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD RIGHT OF WAY (ORDINANCE 83176).

1. – FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. – OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. – MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF FIVE ACCESS POINTS ON LOOP 1604, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1103.19' AND FOURTEEN ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 3708.97'.
4. – ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

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
REGISTERED
HAL B. LANE III
4690
PROFESSIONAL
LAND SURVEYOR

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S. — REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 19 97

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

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 THAT 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.

STATE OF TEXAS
JOHN M. ELORRIAGA
64351
REGISTERED
PROFESSIONAL ENGINEER

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E. — REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 19 97

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO
B
A
S
E

THIS PLAT OF FIESTA NORTHWEST CROSSING UTILTY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24 DAY OF June, A.D. 19 98

BY: Theresa K. Gjolma — CHAIRMAN

BY: Bill Talley — SECRETARY

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

IH10/LOOP 1604 JOINT VENTURE — Fiesta Venture In Texas, General Partner
By: Morando Berrettini, Pres. — OWNER

DULY AUTHORIZED AGENT

STATE OF ILLINOIS

COUNTY OF DEKALB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MORANDO BERRETTINI, 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 29th DAY OF SEPT., A.D. 19 97.

OFFICIAL SEAL
BARBARA E. MYERS
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires Jan. 21, 2001

Barbara E. Myers
NOTARY PUBLIC

SUBDIVISION PLAT ESTABLISHING

FIESTA NORTHWEST CROSSING UTILITY EASEMENT

1.919 ACRES OF LAND BEING OUT OF N.C.B. 14858, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN V. 5518 & V. 5536, P 1935 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY TEXAS, AND A PORTION OF PECAN SPRINGS ROAD CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

GERRY RICHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY June A.D. 1998 AT 1:39P M. AND DULY RECORDED THE 30th DAY OF June, A.D. 1998 AT 4:03P M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 175

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Elton Rhodes, DEPUTY

SHEET 1 OF 1

JOB No.0547-039-055

441C

M:\sdskproj\0547-039\dwg\Oplot01.dwg
8JUL97

20000- 00046576 P 09546 002004
Filed for Record in:
HARRY FLICKHOFF, COUNTY CLERK
On Mar 23 2000
at 1:15pm
Receipt #: 317160
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 20000- 00046576
Deputy -Deborah Brenner

PLAT NO. 980177

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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.

1. – FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. – OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. – MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
4. – IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

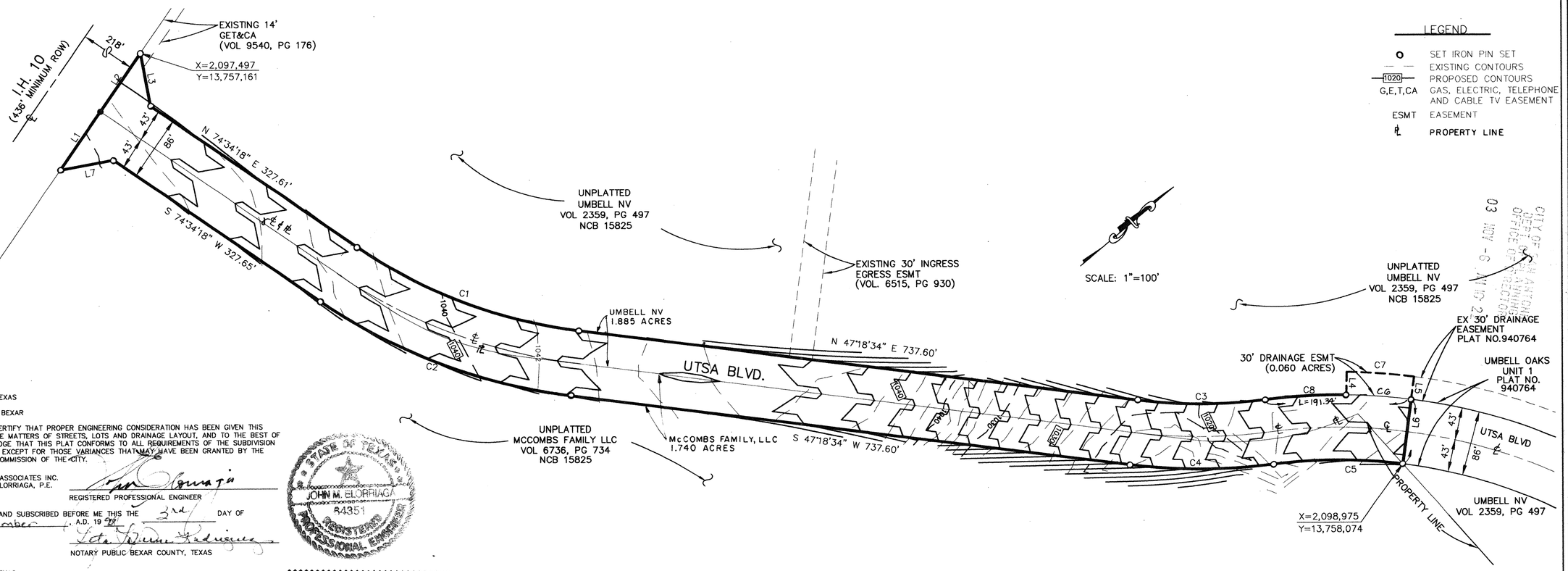
CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	312.61'	657.00'	27°15'44"	159.32'	309.67'	N60°56'26"E
C2	353.53'	743.00'	27°15'44"	180.18'	350.20'	S60°56'26"W
C3	167.29'	657.00'	14°35'20"	84.10'	166.84'	N40°00'54"E
C4	189.19'	743.00'	14°35'20"	95.11'	188.67'	S40°00'54"W
C5	169.19'	657.00'	14°45'18"	85.07'	168.73'	S40°05'53"W
C6	85.12'	743.00'	06°33'50"	42.61'	85.08'	S44°11'37"W
C7	88.48'	773.00'	06°33'29"	44.29'	88.43'	N44°11'48"E
C8	106.22'	743.00'	08°11'27"	53.20'	106.13'	N36°48'58"E

LINE TABLE

LINE	LENGTH	BEARING
1	92.92'	N15°22'32"W
2	93.08'	N15°25'30"W
3	70.71'	S60°25'36"E
4	30.00'	N48°56'03"W
5	30.00'	S42°31'28"E
6	86.00'	S42°31'28"E
7	70.74'	S29°35'53"W

LOCATION MAP
N.T.S.



SCALE: 1"=100'

LEGEND

o	SET IRON PIN SET
— —	EXISTING CONTOURS
1020	PROPOSED CONTOURS
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
ESMT	EASEMENT
℄	PROPERTY LINE

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 THAT 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.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E. _____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 19 99

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF JOHN M. ELORRIAGA 84351 REGISTERED PROFESSIONAL ENGINEER

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC/PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BART KOONTZ, DULY AUTHORIZED AGENT FOR McCOMBS FAMILY LLC

OWNER

ALAN SACHS, DULY AUTHORIZED AGENT FOR UMBELL NV

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, 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 3rd DAY OF December, A.D. 19 99

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED BART C. KOONTZ, 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 25th DAY OF January, A.D. 19 99

Ruth Lynn Birdsall
NOTARY PUBLIC BEXAR COUNTY, TEXAS

RUTH LYNN BIRDSALL
Notary Public, State of Texas
My Commission Expires
01-22-2001

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING

LONE STAR BUSINESS PARK UNIT 2

3.684 ACRES OF LAND BEING OUT OF NCB 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, AND THE B.B.B. & C. R.R. CO. SURVEY NO. 21, ABSTRACT NO. 104, ALSO DESCRIBED BY DEEDS RECORDED IN VOL 2359, PG 497 & VOL 6736, PG 734 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LONE STAR BUSINESS PARK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 10th DAY OF February A.D. 1999

BY: Robert A. Mandujano
VICE CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S Robert H. Leininger
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 19 98

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF ROBERT H. LEININGER 4407 REGISTERED PROFESSIONAL LAND SURVEYOR

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
COUNTY OF BEXAR

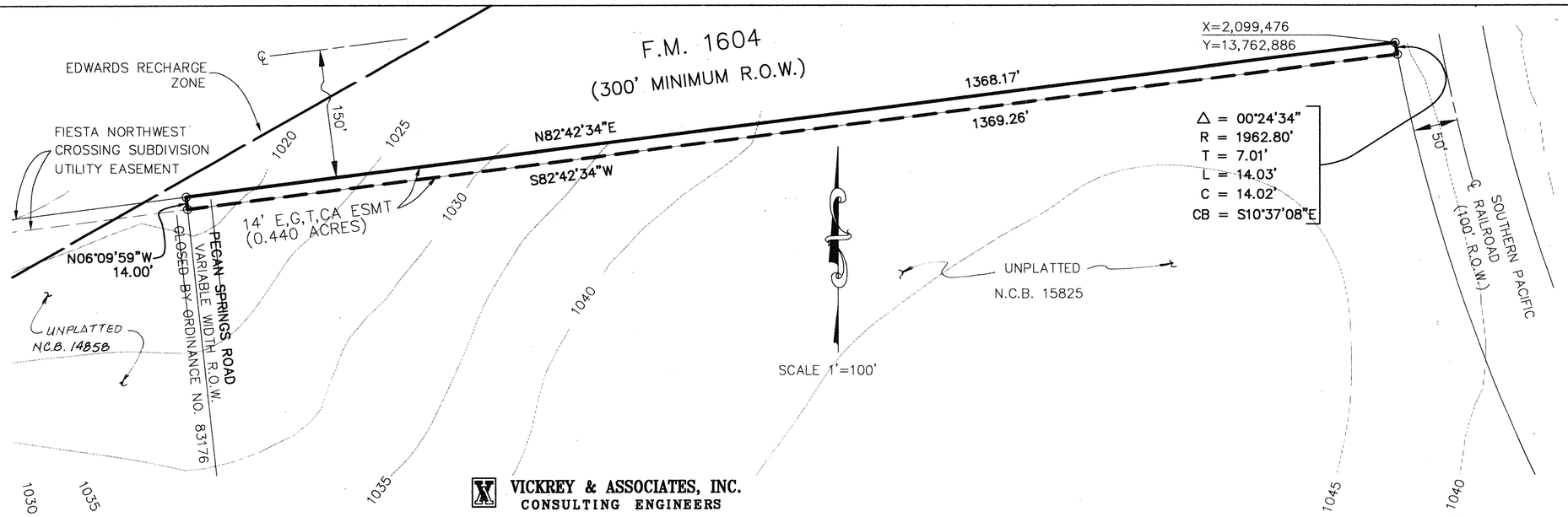
Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 23rd DAY OF March A.D. 2000 AT 1:31P M. AND DULY RECORDED THE 24th DAY OF March A.D. 2000 AT 5:44P M. IN THE RECORDS OF Deed & Plats OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 204 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF March A.D. 2000.

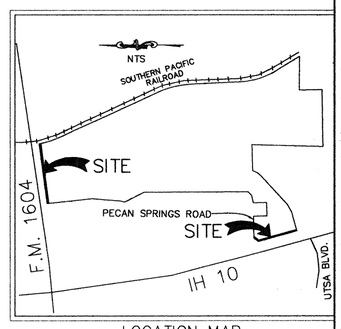
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Sylvia A. Flores, DEPUTY

SHEET 1 OF 1

PLAT No. 970400

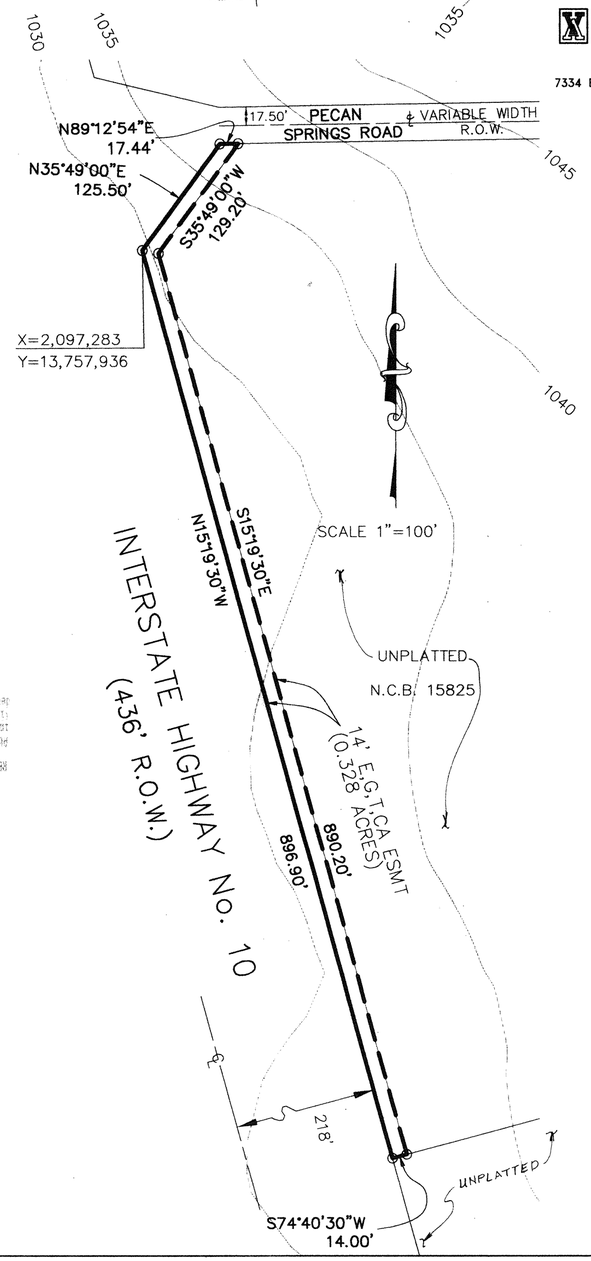




LOCATION MAP

LEGEND

○	IRON PINS SET AT ALL PROPERTY CORNERS
~~ ~~~	EXISTING CONTOURS
14' E,G,T,CA ESMT	ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS

7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

1 – FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2 – OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

3 – MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF SIX ACCESS POINTS ON LOOP 1604, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 1368.17' AND FOUR ACCESS POINTS ON I.H. 10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 896.90'.

4 – ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY.

THE CITY COUNCIL AT ITS MEETING OF THE 9th DAY OF NOVEMBER A.D., 1995 ABANDONED A PORTION OF PECAN SPRINGS ROAD R.O.W. ORDINANCE NO. 83176.

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

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

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

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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.

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 THAT 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.

VICKREY & ASSOCIATES, INC.
BY: JOHN ELORRIAGA, P.E. _____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
JOHN M. ELORRIAGA
64351
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 10th DAY OF September, A.D. 19 97.

_____
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp 02-25-2001

THIS PLAT OF UMBELL OAKS UTILITY EASEMENT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 24 DAY OF June A.D. 19 98

BY: Theresa K. Giolma
CHAIRMAN

BY: _____
SECRETARY

CITY OF SAN ANTONIO
EXAS

SUBDIVISION PLAT ESTABLISHING

UMBELL OAKS UTILITY EASEMENT

0.768 ACRES OF LAND BEING OUT OF N.C.B. 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN Vol. 2359, Pg. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS

COUNTY OF BEXAR

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

UMBELL, INC. _____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALAN SACHS, 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 5th DAY OF June, A.D. 19 98

_____
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS
REGISTERED
HAL B. LANE III
4690
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.

VICKREY & ASSOCIATES, INC.
BY: HAL B. LANE, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19th DAY OF September, A.D. 19 97.

_____
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
Comm. exp. 02-25-2001

STATE OF TEXAS

COUNTY OF BEXAR

GERRY RICKHOFF COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY A.D. JUNE, 1998 AT 1:39P M. AND DULY RECORDED THE 30th DAY OF JUNE, A.D. 1998 AT 4:30P M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 176

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF June A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Elton R. Lust, DEPUTY

SHEET 1 OF 1

JOB No.0547-040-055

m:\sdskproj\0547-040\0plat02.dwg
7-8-97

PLAT NO. 940764

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

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

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDER-GROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

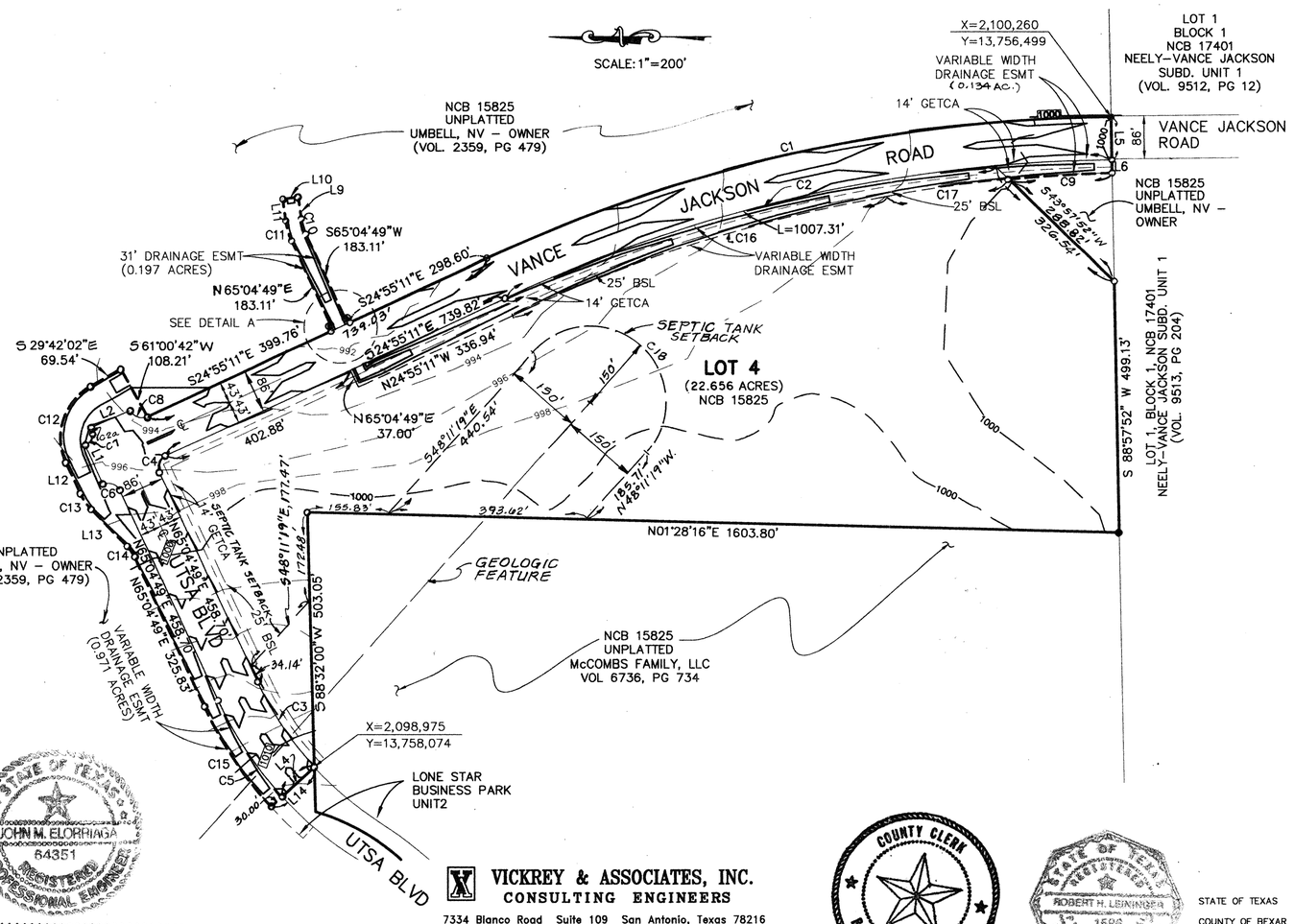
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

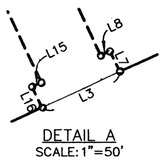
LINE TABLE		
LINE	LENGTH	BEARING
1	86.00	N65°34'56"E
2	86.00	N23°35'27"W
3	40.67	N24°55'11"W
4	86.00	N42°31'28"W
5	86.00	S.88°57'52"W
6	25.00	S.89°06'20"W
7	11.00	S65°04'49"W
8	4.83	S24°55'11"E
9	42.90	S82°21'10"W
10	31.00	S07°38'50"E
11	42.90	N 82°21'10"E
12	67.98	N65°04'49"E
13	102.25	N 46°20'18"E
14	116.00	N 42°31'28"W
15	4.83	S.24°55'11"E
16	11.00	N 65°04'49"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD DIRECTION
C1	1274.22'	2993.00'	24°23'34"	646.92'	1264.63'	S12°43'24"E
C2a	3.13'	3043.00'	00°03'32"	1.56'	3.13'	S66°22'47"W
C2	1238.38'	2907.00'	24°24'29"	628.73'	1229.04'	N12°42'57"W
C3	201.87'	657.00'	17°36'17"	101.74'	201.07'	N56°16'41"E
C4	39.27'	25.00'	90°00'00"	25.00'	35.36'	S.89°55'11"E
C5	228.29'	743.00'	17°36'17"	115.05'	227.40'	N56°16'41"E
C6	39.27'	25.00'	90°00'00"	25.00'	35.36'	N20°04'49"E
C7	38.72'	25.00'	88°43'48"	24.45'	34.96'	S69°17'05"E
C8	39.85'	25.00'	91°19'44"	25.59'	35.76'	S20°44'41"W
C9	204.40'	2870.00'	04°04'50"	102.24'	204.35'	N03°29'16"W
C10	31.50'	104.50'	17°16'21"	15.87'	31.38'	S73°42'59"W
C11	40.85'	135.50'	17°16'21"	20.58'	40.69'	N73°42'59"E
C12	175.51'	118.00'	85°13'09"	108.54'	159.77'	S.72°18'36"E
C13	38.60'	118.00'	18°44'31"	19.47'	38.43'	N55°42'34"E
C14	26.17'	80.00'	18°44'31"	13.20'	26.05'	N55°42'34"E
C15	237.51'	773.00'	17°36'17"	119.70'	236.58'	N.56°16'41"E
C16	745.74'	2870.00'	14°53'16"	374.98'	743.65'	N17°15'06"W
C17	245.85'	2870.00'	04°54'29"	123.00'	245.78'	N07°58'55"W
C18	471.24'	150.00'	180°00'00"	———	300.00'	S 41°48'41"W

LOCATION MAP
NTS

SCALE: 1"=200'

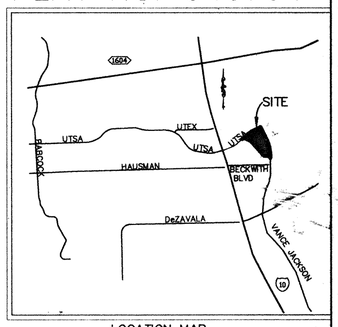




DETAIL A
SCALE: 1"=50'

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- EXISTING CONTOURS
- 1000 PROPOSED CONTOURS
- G,E,T,CA GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ESMT EASEMENT
- BSL BUILDING SETBACK LINE
- EXIST. EXISTING



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 THAT 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.

VICKREY & ASSOCIATES INC.
BY: JOHN ELORRIAGA, P.E.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN M. ELORRIAGA
84351
REGISTERED
PROFESSIONAL ENGINEER

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

UMBELL, N.V.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Alan Sachs, 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 3rd DAY OF December, A.D. 1998

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

SUBDIVISION PLAT ESTABLISHING

UMBELL OAKS SUBDIVISION UNIT 1

29.611 ACRES OF LAND BEING OUT OF N.C.B 15825, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING OUT OF THE ANSELMO PRU SURVEY NO. 20, AND THE R.C. HAWKINS SURVEY NO. 337, ALSO BEING OUT OF THE 304.560 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOL 2359, PG. 497 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF UMBELL OAKS UNIT 1 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 10th DAY OF February A.D. 1999

BY: Edward J. Wendrich
VICE CHAIRMAN

BY: [illegible]
SECRETARY

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
REGISTERED
ROBERT H. LEININGER
1586
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.

VICKREY & ASSOCIATES INC.
BY: ROBERT H. LEININGER, R.P.L.S

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF December, A.D. 1998

Leta LaVerne Rodriguez
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LETA LaVERNE RODRIGUEZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2001

STATE OF TEXAS

COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 8th DAY OF February A.D. 2002 AT 10:51 A.M. AND DULY RECORDED THE 8th DAY OF February A.D. 2002 AT 3:31 P.M. IN THE RECORDS OF Deed & Plats OF SAID COUNTY, IN BOOK VOLUME 9563 ON PAGE 81 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8th DAY OF February A.D. 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

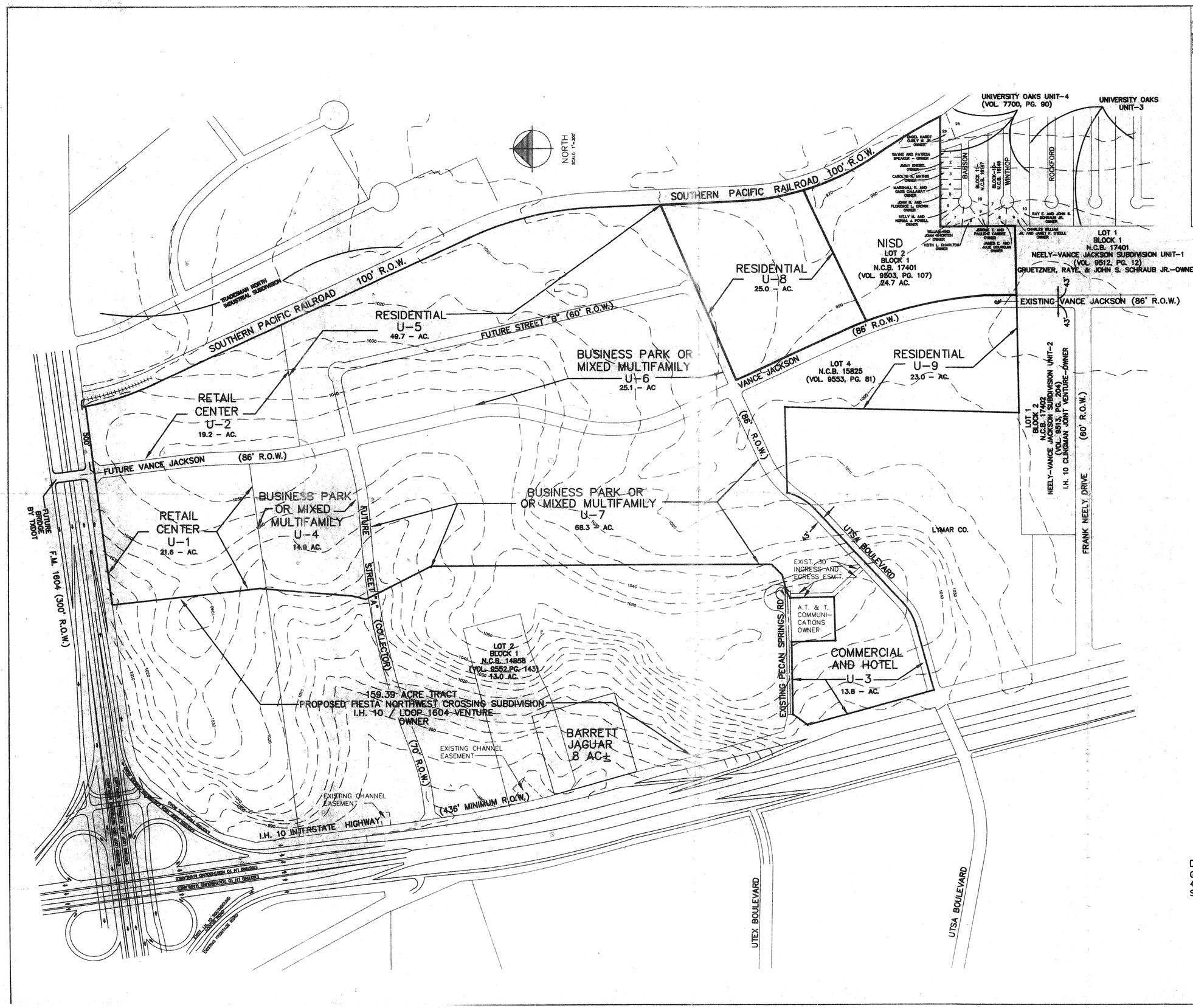
BY: [illegible], DEPUTY

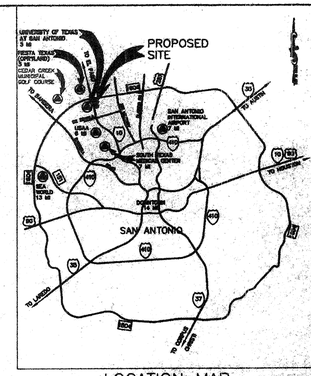
CITY OF SAN ANTONIO
PLANNING DEPARTMENT
APPROVED
SUBJECTS TO COMMENTS
PRINTED
03 AUG 22 AM 9:40

SHEET 1 OF 1

JOB No. 0547-044-015

M:\SDSKPROJ\0547-044\DWG\0PLAT01.DWG
8-3-98





LOCATION MAP
N.T.S.

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAY -8 AM 11:28

DEVELOPER:
GALLERIA VENTURES
4323 SPECTRUM ONE
SAN ANTONIO, TEXAS 78230

RECEIVED
MAY 14 2002

DATE	NO	DESCRIPTION
05/01/02	3	CHANGED STREET "A" CLASSIFICATION MODIFIED STREET "B" ALIGNMENT
03/04/02	2	UPDATE FOR STREET "A" ALIGNMENT CHANGE
1/23/97	1	REMOVE PORTION OF PECAN SPRINGS/QUIT CLAIM

REVISIONS

DRAWN BY: JVG/VW
CHECKED BY:
APPROVED BY:
FILE NO.
FILE LOCATION

VICKREY & ASSOCIATES, INC
CONSULTING ENGINEERS
7334 Blanco Road Suite 109 San Antonio, Texas 78216
Telephone: (210)349-3271

PREPARED FOR: GALLERIA VENTURES

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
UMBELL OAKS SUBDIVISION
SAN ANTONIO, TEXAS
306.24 ACRE TRACT

03 NOV -6 AM 10:22
COPYRIGHT 1994

DATE: DEC. 5, 1994
SCALE
Vertical 1"= N/A
Horizontal 1"= 1"=300'
0 150' 300' 450'

SHEET 1 OF 1

PROJ NO. 0547-066

m:\0547-066\dwg\sh_newfiesta2

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION

Date Submitted: 3/29/02	Project ID Number: 441-C

Project Name: Fiesta Northwest Crossing

Owner/Agent: Galleria Ventures Phone: 696-5400 Fax: 696-8899

Address: 4323 Spectrum One S.A., TX Zip code: 78230

Engineer/Surveyor: Vickrey & Associates Phone: 349-3271 Fax: 349-2561

Address: 7334 Blanco, Suite 109 S.A., TX Zip code: 78216

Existing legal Description (PUD Only): _____

Existing zoning: C-2, C-3 Proposed zoning: N/A

(PUD Only) Linear feet of street _____ ☐ Private ☐ Gated ☐ Attached ☐ Public ☐ Un-Gated ☐ Detached

(PUD Only) Number of lots: _____ divided by acreage: _____ = Density: _____

(PUD Only) Total open space: _____ divided by total acreage: _____ = Open space _____ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): _____

(PUD Only) Construction start date: _____

(PUD Only) X/Y coordinates at major street entrance: X: _____ Y: _____

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 MAR 29 PM 4:07

Site is over/within/includes:

Edwards Aquifer Recharge Zone: ☒ Yes ☐ No

San Antonio City Limits? ☒ Yes ☐ No

Projected # of Phases: 5

Council District: 8 School District: NISD Ferguson map grid: 514-D5, D6

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
APPLICATION
(Continued)

Is there a previous Master Development Plan (a.k.a.POADP) for this Site?
Name Fiesta Northwest Crossing No. 441-B

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

Plats associated with this Master Development Plan (a.k.a.POADP) or site?
Name Fiesta NW Crossing Unit Esm't No. 970393
Name Fiesta NW Crossing U-1 No. 940765
Name _____ No. _____

Contact Person and authorized representative:

Print Name: Stephen Horvath Signature: Stephen Horvath

Date: 3/29/02 Phone: 349-3271 Fax: 349-2561

Master Development Plan and P.U.D.
Technical Review

- ☒ Name of the Master Development Plan or P.U.D. and the subdivision;
- ☒ City assigned Plan ID number;
- ☒ Name and address of owner of record, developer and engineer;
- ☒ The name names of all adjacent property owners as shown on current tax records;
- ☐ Certificate of agency or power of attorney if other than owner;
- ☐ Signature blocks for the chairperson and secretary (Planning director or assignee);
- ☐ (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- ☐ Two points identified by Texas Planes Coordinates;
- ☐ Basis of bearing used and a north point;
- ☒ Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- ☒ (MDP ONLY) topographic contour lines no greater than ten (10) feet;

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

☐ (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;

☒ Date of preparation;

☒ Graphic and written scale and north arrow;

☒ A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;

☒ Total area of property;

☒ All existing easements or right-of-way with street names impacting the development area, their nature and width;

☒ The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;

☐ (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);

☐ (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)

☐ (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;

☐ The location and dimension of all proposed adjacent roadways, whether existing or proposed;

☐ (PUD ONLY) The location and dimension of all proposed or existing lots.

☐ The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.

☐ A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.

☐ The schematic of all existing and proposed streets, as well as proposed access points.

☐ The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.

☐ **(Conservation Subdivisions Only)** A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.

☐ A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.

☐ The location, acreage, category and type of improvements if any for active and passive open space, including greenblet and active recreation space areas, private recreational areas.

City of San Antonio
NEW U.D.C.
Master Development Plan and P.U.D.
Technical Review
(Continued)

☐ (PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:
(a) square footage of all buildings and structures
(b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

☐ A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:
(a) total number of dwelling units, by development phase.
(b) Residential density and units per acre.
(c) (PUD Only) Total floor area ratio for each type of use.
(d) Total area in passive open space.
(e) Total area in active developed recreational open space.
(f) Total number of off-street parking and loading spaces.

☒ Traffic Impact Analysis (section 35-502).

☐ (PUD Only) Utilities plan.

☒ (M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

☐ (PUD Only) Lots numbered as approved by the City.

☐ (PUD Only) Layout shall show where lot setbacks as required.

☒ Location and size in acres of school sites, as applicable.

☐ The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

☐ A stormwater management plan (section 35-B119)

I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Stephen Horvath Signature: Stephen Horvath Date: 3/29/02

If you have any questions please call Michael O. Herrera at 207-7038
APPLICATION REVISED August 17, 2001

CITY OF SAN ANTONIO

May 9, 2002

Mr. Robert Schroeder, P.E.

Vickrey & Associates, Inc.
7334 Blanco Road, Suite 109
San Antonio, TX 78216-4978

Re: Fiesta Northwest Crossing (Amendment) POADP # 441-C

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Fiesta Northwest Crossing Subdivision Master Development Plan M.D.P. (formerly POADP) Preliminary Overall Area Development Plan # 441-C. Please find enclosed a signed copy for your files. Your plan was accepted however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- Any access and R.O.W. issues along state facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

- Public Works, Storm Water Engineering Section has indicated the following and will be required prior to final plat approval:

    1) A complete Storm Water Management Plan at the time of platting will be required as per the Unified Development Code (UDC).

        a) Will the low water crossing downstream at Utex Blvd. be put into the "unsafe" side of the chart in the UDC as a result of the additional runoff from this development? If "Yes" detention will be required.
        b) The existing TxDot Structures will have to be analyzed for capacity.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

- Development Services, Engineering Section has indicated the following shall be required prior to final plat approval:

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent and approval for the internal street plan. Reduced number of driveways and common access between the commercial lots are encouraged in order to provided safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- **(If Applicable)** This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

- **(If Applicable)** It will be expected that you will plat all of the property depicted in your Master Development Plan (M.D.P.) (formerly POADP), to include: flood plains, 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 Master Development Plan M.D.P. (formerly POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

cc: Bob Opitz, P. E., Chief Engineer Development Services
Richard De La Cruz, P.E. Senior Engineer Development Services

CITY OF SAN ANTONIO

November 20, 2003

Mr. Stephen Horvath, P.E., R.P.L.S.

Vickrey & Associates, Inc.
12940 Country Parkway
San Antonio, TX 78216

Re: POADP # 463 B, Umbell Oaks & POADP # 441 Fiesta Northwest

Dear Mr. Horvath:

The Planning Department has completed its analysis on the subject POADPs for validity. Please be advised subject POADPs have satisfied the provisions entitled Scope of Approval of the City of San Antonio Unified Development Code (UDC) under Article 4, (h), (1) a.:
"The Master Development shall expire unless a final plat is approved within eighteen (18) months from the approval of the Master Development Plan that Plats, at least twenty (20) acres or eight (8) percent of the net area of the Master development Plan area or that requires at least five hundred dollars ($500,00.00) in infrastructure expenses if thee Master development Plan is one thousand (1,000) acres or less or at least one million dollars ($ 1,000,000.00) if the Master Development Plan is more than one thousand (1,000) acres.

A copy of this letter will be placed in the file.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director, Planning Department

EM/MH. Jr.

PLANNING DEPARTMENT • P.O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7911 FAX: (210) 207-4441

Traffic Impact Analysis (TIA) Threshold Worksheet

Complete this form as an aid to determine if your project requires a Traffic Impact Analysis, as per City Code, Section 19-69.

Project Name: Fiesta Northwest Crossing
Location: SE Corner Junction IH-10 & Loop 1604
Applicant: Galleria Ventures ☒ Owner or ☐ Agent
Address: 4323 Spectrum One, San Antonio, TX 78230 Phone Number: (210) 696-5400

Permit Type (check one):

☐ Zoning, N.C.B. _____ ☒ POADP # 441-B ☐ Plat # _____ ☐ Bldg. Plan # _____ ☐ Other: _____

Box A (Original TIA) *RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Number of Units	Peak Hour? (e.g., 5-6 pm, Wkday)	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
					ITE Code: other:

Box B (Original TIA) *NON-RESIDENTIAL DEVELOPMENT*

Anticipated Land Use	Project Size			Peak Hour?	Peak Hour Trip Rate	Peak Hour Trips	Trip Rate Source
	Acres	GFA	other*				ITE Code: other:

*specify: _____

Box C (Updated TIA) If property already has a TIA on file, complete Box C; if not ignore Box C.

Peak Hour Trips Projected in *Current* TIA	Peak Hour Trips (from Box A or B) Projected in *Updated* Development Plan	Increase in Peak Hour Trips (if over 100 additional trips, a new TIA is required)
See Original TIA Dated February, 1997		

Box D (Information Regarding the Person/Agency, who prepared the TIA)

Prepared by: Vickrey & Associates by Robert Dehmer Date: 3/29/02
Comments: Submitted as minor amendment to approved POADP.

Box E (For Official Use Only, Do Not Write in this Box)

_____ A traffic impact analysis is required. The consultant preparing the study must meet with City staff to discuss the scope and requirements of the study before beginning the study.
_____ A traffic impact analysis is **not required**. The traffic generated by the proposed development does not exceed the threshold requirements.
_____ The traffic impact analysis has been waived for the following reason(s):

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CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING

Reviewed by: _____ Date: _____

NOTE: GFA = Gross Floor Area (bldg. size). ITE = Institute of Transportation Engineers, *Trip Generation*, 6th Edition. 525 School Street, S.W., Suite 410, Washington, DC 20024-2729; (202) 554-8050.

VICKREY & ASSOCIATES, Inc.
CONSULTING ENGINEERS

November 5, 2003

City of San Antonio
Planning Department
P.O. Box 839966
San Antonio, TX 78283-3966

Attention: Emil R. Moncivais, AICP, AIA

Reference: Fiesta Northwest Crossing, POADP #441-C
Umbell Oaks, POADP #463-C

Dear Mr. Moncivais:

The Fiesta Northwest Preliminary Overall Area Development Plan (POADP) was originally approved as POADP #441 on January 12, 1995 and the Umbell Oaks POADP was originally approved as POADP #463 on January 20, 1995. Both of the POADP's were last revised and accepted with the above referenced numbers on May 9, 2002 and have an expiration date of November 8, 2004. Both of these POADP's have had plats filed since they were last approved. The latest plats are NORTH POINT WEST (Plat No. 010168) on Fiesta Northwest Crossing approved May 25, 2002 and SOUTHTRUST I.H. 10 ADDITION (Plat No. 030442) on Umbell Oaks approved August 6, 2003.

There have been previous plats in both areas encompassing greater than eight percent of the overall area of each POADP. There have also been significant infrastructure improvements in each area including a 20" water main across IH-10 and an 8" sewer main along IH-10 to service Fiesta Northwest Crossing, and utility and street improvements to UTSA Boulevard from IH-10 to Vance Jackson and to Vance Jackson from UTSA Boulevard to the south boundary line to service Umball Oaks. Copies of supporting documents are attached.

Based on the above, we feel the provisions of Section 35-412(h) of the Unified Development Code have been satisfied and the POADP,s will be valid until 10 years after the date of original approval. Fiesta Northwest Crossing is therefore valid until January 12, 2005 and Umbell Oaks is valid until January 20, 2005. If 50 percent of their area is platted at that time, they shall remain valid for an additional 10 years.

If our understanding of the Code, as it relates to these two POADP's, is correct as stated herein, we would appreciate your acknowledgement by signing on the space provided below and returning a copy of this letter to our office.

Thank you for your assistance in this matter.

Sincerely,

VICKREY & ASSOCIATES, INC.

Robert J. Schroeder, P.E., R.P.L.S.
Senior Project Manager

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
03 NOV -6 AM 10 22

cc: Michael O. Herrera, Senior Planner

Acknowledged by: _____ Date: _____

I:\WP51\0547063\Moncivais110503.doc

MONTHLY ESTIMATE

Yantis Company
P.O. Box 3041
Universal City, TX 78148
(210) 655-3780

****PLEASE NOTE NEW REMITTANCE ADDRESS****

Owner : Galleria Ventures Limited
Engineer : Vickery & Associates (Chris Dumas)
Address : 7334 Blanco Road, Suite 109
City/State : San Antonio, Texas 78216
Project : Umbell Oaks #1
Job No. : 185

VN:15225

Invoice Date: June 24, 2002
Invoice No: 66471
Total Base Bid Amount: $690,494.95
Period Covered: Apr 1 - Jun 30, 2002
Estimate No.: 10 - Revised

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
	WATER											
	12" DIP WATER	LF	68.00	$60.00	$4,080.00	68	68	0	100%	$4,080.00	$4,080.00	$0.00
	12" C-900 WATER	LF	2849.00	$29.00	$82,621.00	2895	2849	46	102%	$83,955.00	$82,621.00	$1,334.00
	12" GATE VALVE	EA	7.00	$1,300.00	$9,100.00	7	7	0	100%	$9,100.00	$9,100.00	$0.00
	HYDRO-TEST	EA	1.00	$1,000.00	$1,000.00	1	1	0	100%	$1,000.00	$1,000.00	$0.00
	8" GATE VALVE	EA	1.00	$600.00	$600.00	1	1	0	100%	$600.00	$600.00	$0.00
	FIRE HYDRANT	EA	4.00	$2,200.00	$8,800.00	4	4	0	100%	$8,800.00	$8,800.00	$0.00
	2" PERM. BLOW-OFF	EA	1.00	$1,000.00	$1,000.00	1	1	0	100%	$1,000.00	$1,000.00	$0.00
	1" AUTO AIR RELEASE VALVE	EA	1.00	$1,000.00	$1,000.00	1	1	0	100%	$1,000.00	$1,000.00	$0.00
	FITTINGS	TN	1.50	$1,000.00	$1,500.00	2.3	1.5	0.8	153%	$2,300.00	$1,500.00	$800.00
0	TRENCH PROTECTION	LF	2917.00	$0.10	$291.70	2963	2917	46	102%	$298.30	$291.70	$4.60
1	2" TEMPORARY BLOWOFF	EA	0.00	$775.00	$0.00	0	0	0	100%	$0.00	$0.00	$0.00
UBTOTAL					$109,992.70				102%	$112,131.30	$109,992.70	$2,138.60
	STREETS											
	EXCAVATION	CY	10044.00	$17.00	$170,748.00	10044	10044	0	100%	$170,748.00	$170,748.00	$0.00
	EMBANKMENT	CY	2100.00	$4.00	$8,400.00	2100	2100	0	100%	$8,400.00	$8,400.00	$0.00
	CLEARING	AC	5.70	$2,000.00	$11,400.00	5.7	5.7	0	100%	$11,400.00	$11,400.00	$0.00
	12" FLEX BASE	SY	19711.00	$7.50	$147,832.50	19711	19711	0	100%	$147,832.50	$147,832.50	$0.00
	1 1/2" HMAC TY"D"	SY	17512.00	$5.00	$87,560.00	17512	17512	0	100%	$87,560.00	$87,560.00	$0.00
	7" CONCRETE CURB	LF	5031.00	$5.00	$25,155.00	5031	5031	0	100%	$25,155.00	$25,155.00	$0.00
	7" CONCRETE CURB & GUTTER	LF	5630.00	$7.00	$39,410.00	5630	5000	630	100%	$39,410.00	$35,000.00	$4,410.00
	SIDEWALKS	SY	2490.00	$14.00	$34,860.00	2490	0	2490	100%	$34,860.00	$0.00	$34,860.00
	TREE PROTECTION FENCE	LS	0.00	$0.00	$0.00	0	0	0	0%	$0.00	$0.00	$0.00
0	HEADER CURB	LF	62.00	$5.00	$310.00	62	62	0	100%	$310.00	$310.00	$0.00
1	4" SOILD THERMO TAPE (WH)	LF	845.00	$1.35	$1,140.75	845	845	0	100%	$1,140.75	$1,140.75	$0.00
2	4" DASHED THERMO TAPE (WH)	LF	5366.00	$1.35	$7,244.10	1340	5366	-4026	25%	$1,809.00	$7,244.10	($5,435.10)
3	16" STOP STRIPE	LF	68.00	$6.30	$428.40	0	0	0	0%	$0.00	$0.00	$0.00
4	4" CROSSWALK THERMO TAPE (WH)	LF	402.00	$1.35	$542.70	0	0	0	0%	$0.00	$0.00	$0.00
5	3" SCH 80 PVC CONDUIT	LF	300.00	$14.00	$4,200.00	300	300	0	100%	$4,200.00	$4,200.00	$0.00
6	24" STEEL CASING	LF	86.00	$65.00	$5,590.00	86	86	0	100%	$5,590.00	$5,590.00	$0.00
UBTOTAL					$544,821.45				99%	$538,415.25	$504,580.35	$33,834.90
	DRAINAGE											
	DRAIN EXCAVATION	CY	7900.00	$16.00	$126,400.00	7900	7900	0	100%	$126,400.00	$126,400.00	$0.00
	CL"A" CONC (WW/BOX CULV)	CY	82.00	$400.00	$32,800.00	82	82	0	100%	$32,800.00	$32,800.00	$0.00
	REINFORCING STEEL	LB	12100.00	$0.50	$6,050.00	12100	12100	0	100%	$6,050.00	$6,050.00	$0.00
	S/W PIPE RAILING	LF	64.00	$30.00	$1,920.00	64	64	0	100%	$1,920.00	$1,920.00	$0.00
	5" CONCRETE RIP-RAP	SY	255.00	$65.00	$16,575.00	255	255	0	100%	$16,575.00	$16,575.00	$0.00
	CL"A" CONC (INLETS)	CY	9.00	$600.00	$5,400.00	9	9	0	100%	$5,400.00	$5,400.00	$0.00
	STRUCTURAL EXCAVATION	CY	365.00	$20.00	$7,300.00	365	365	0	100%	$7,300.00	$7,300.00	$0.00
	EMBANKMENT (SPOIL AREA)	CY	0.00	$0.00	$0.00	0	0	0	0%	$0.00	$0.00	$0.00
	CLEAR & GRUB (SPOIL AREA)	AC	0.00	$0.00	$0.00	0	0	0	0%	$0.00	$0.00	$0.00
0	PERM.STABILIZATION (SPOIL AREA)	SY	0.00	$0.00	$0.00	0	0	0	0%	$0.00	$0.00	$0.00
1	SILT FENCE (SPOIL AREA)	LF	0.00	$0.00	$0.00	0	0	0	0%	$0.00	$0.00	$0.00
2	CONSTRUCTION EXIT	SY	956.00	$1.00	$956.00	956	956	0	100%	$956.00	$956.00	$0.00
3	ROCK BERM	LF	150.00	$12.00	$1,800.00	150	150	0	100%	$1,800.00	$1,800.00	$0.00
4	SILT FENCE	LF	3165.00	$2.00	$6,330.00	3165	3165	0	100%	$6,330.00	$6,330.00	$0.00
UBTOTAL					$205,531.00				100%	$205,531.00	$205,531.00	$0.00

03 NOV -6 AM 10:22
CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

Project : Umbell Oaks #1
Invoice : 6647

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
	ADDITIVE ALTERNATE (WATER)											
1	8" C-900 WATER	LF	1048.00	$21.00	$22,008.00	1028	1048	-20	98%	$21,588.00	$22,008.00	($420.00)
2	8" GATE VALVE	EA	3.00	$600.00	$1,800.00	3	3	0	100%	$1,800.00	$1,800.00	$0.00
3	HYDRO-TEST	EA	1.00	$500.00	$500.00	1	1	0	100%	$500.00	$500.00	$0.00
4	FITTINGS	TN	0.67	$1,000.00	$670.00	0.67	0.67	0	100%	$670.00	$670.00	$0.00
5	TRENCH PROTECTION	LF	1048.00	$0.10	$104.80	1028	1048	-20	98%	$102.80	$104.80	($2.00)
6	SILT FENCE	LF	1652.00	$2.00	$3,304.00	1652	1652	0	100%	$3,304.00	$3,304.00	$0.00
7	ROCK BERM	LF	74.00	$12.00	$888.00	74	74	0	100%	$888.00	$888.00	$0.00
8	2" TEMP BLOW-OFF	EA	1.00	$775.00	$775.00	1	1	0	100%	$775.00	$775.00	$0.00
9	CUT & REPLACE PAVEMENT	LS	1.00	$100.00	$100.00	1	1	0	100%	$100.00	$100.00	$0.00
SUBTOTAL					$30,149.80				99%	$29,727.60	$30,149.80	($422.00)
	CHANGE ORDERS											
1	CO #1	LS	1.00	$19,112.50	$19,112.50	1	1	0	100%	$19,112.50	$19,112.50	$0.00
2	CO #2	LS	1.00	$980.00	$980.00	1	1	0	100%	$980.00	$980.00	$0.00
3	CO #3	LS	1.00	($14,557.84)	($14,557.84)	1	1	0	100%	($14,557.84)	($14,557.84)	$0.00
4	CO #4	LS	1.00	$55,358.00	$55,358.00	1	0	1	100%	$55,358.00	$0.00	$55,358.00
5	CO #5	LS	1.00	$910.00	$910.00	1	0	1	100%	$910.00	$0.00	$910.00
SUBTOTAL					$61,802.66				100%	$61,802.66	$5,534.66	$56,268.00
GRAND TOTAL					$952,297.61				100%	$947,608.01	$855,788.51	$91,819.50

Total Earned To Date : $947,608.01
Less 10% Retainage : $94,760.80
Net Earned To Date : $852,847.21
Previous Payments : $765,318.07
Total Due : $87,529.14

Check No. : _____
Date : _____

Interest costs of 1% per month will be added to overdue invoices not paid in full by the 10th of the month.

Certified Correct for Yantis Company

By : Pat Osborn
Date : June 24, 2002
Forwarded to Engineer

Engineer's Approval for Owner

By : Chris Dimas
Date : 8/13/2002
Engineer's Approval
Date : 8/14/2002
Forwarded to Owner

MONTHLY ESTIMATE

Yantis Company
P.O. Box 3041
Universal City, TX 78148
(210) 655-3780

****PLEASE NOTE NEW REMITTANCE ADDRESS****

Owner Galleria Ventures
Engineer Vickrey & Associates
Address 7334 Blanco
City/State Sam Antonio, TX 78216
Project Umbell Oaks
Job No. 308

Invoice Date October 10, 2003
Invoice No. 7185
Original Contract Amount $81,997.66
Period Covered Sep 1 - Oct 10, 2003
Estimate No. 4 - Final

Item No.	Description	U/M	Contract Quan.	Price / Unit	Contract Amt.	Total To Date	Prev. Qty	Qty. This Est.	% Cmpl	Total Amt. To Date	Previous Amount	Amount This Est.
	SANITARY SEWER IMPROVEMENTS											
1.	CLEARING	LS	1	$6,000.00	$6,000.00	1	1	0	100%	$6,000.00	$6,000.00	$0.00
2.	8"SEWER PIPE(0-6)	LF	510	$20.00	$10,200.00	510	510	0	100%	$10,200.00	$10,200.00	$0.00
3.	8"SEWER PIPE(6-10)	LF	999.58	$26.00	$25,989.08	999.58	999.58	0	100%	$25,989.08	$25,989.08	$0.00
4.	8"SEWER PIPE(10-14)	LF	265.69	$32.00	$8,502.08	265.69	265.69	0	100%	$8,502.08	$8,502.08	$0.00
5.	TRENCH PROTECTION	LF	1787	$1.00	$1,787.00	1787	1787	0	100%	$1,787.00	$1,787.00	$0.00
6.	STANDARD MANHOLE	EA	6	$1,750.00	$10,500.00	6	6	0	100%	$10,500.00	$10,500.00	$0.00
7.	EXTRA DEPTH MANHOLE	VF	15	$150.00	$2,250.00	15	15	0	100%	$2,250.00	$2,250.00	$0.00
8.	SILT FENCE	LF	1842	$1.50	$2,763.00	1842	1842	0	100%	$2,763.00	$2,763.00	$0.00
9.	CONSTRUCTION EXIT	SY	83	$5.50	$456.50	83	83	0	100%	$456.50	$456.50	$0.00
10.	6"SANITARY SEWER LATERIAL	LF	11	$50.00	$550.00	11	11	0	100%	$550.00	$550.00	$0.00
11.	DROP MANHOLE TIE-IN	EA	1	$1,000.00	$1,000.00	1	1	0	100%	$1,000.00	$1,000.00	$0.00
	SUBTOTAL				$69,997.66				100%	$69,997.66	$69,997.66	$0.00
	ADDITIVE ALTERNATE #1											
1.	TOPSOIL/SEEDING/WATERING	LS	1	$12,000.00	$12,000.00	1	0.9	0.1	100%	$12,000.00	$10,800.00	$1,200.00
	SUBTOTAL				$12,000.00				100%	$12,000.00	$10,800.00	$1,200.00
	GRAND TOTAL				$81,997.66				100%	$81,997.66	$80,797.66	$1,200.00

Total Earned to Date : $81,997.66
Less 0% Retainage : $0.00
Net Earned to Date : $81,997.66

Previous Payments : $64,077.89

Total Due : $17,919.77

Check No.:_____

Date :_____

Interest costs of 1% per month will be added to overdue invoices not paid in full by the 10th of the month.

Certified Correct for
Yantis Company

By :_____
October 10, 2003

Date :_____
Forwarded to Engineer

Engineer's Approval for Owner:

By :_____

Date : 10/22/03
Engineer's Approval

Date : 10/22/03
Forwarded to Owner