



CITY OF SAN ANTONIO

June 27, 1997

Mr. Mark S. Brown
Brown Engineering Company
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232

Re: Caracol Creek

POADP # 486 - B

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Caracol Creek Subdivision Preliminary Overall Area Development Plan # 486 -B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. issues along State facilities need to be resolved with TXDOT. For additional information about these requirements you can contact TXDOT at 615-5814.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

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

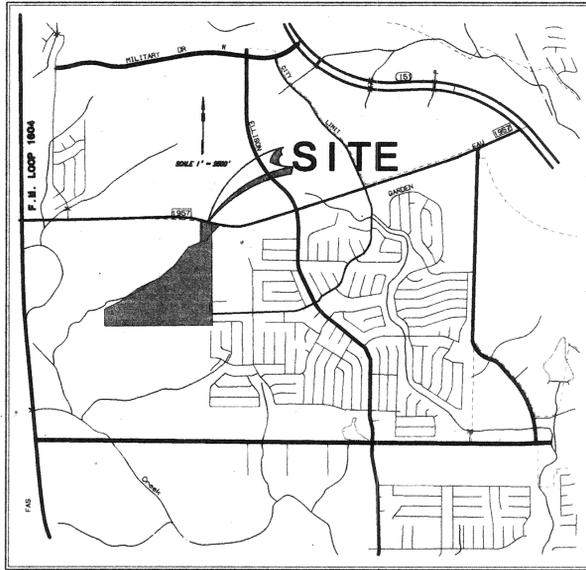
Sincerely,

A handwritten signature in black ink, appearing to read "Emil Moncivais".

Emil Moncivais
Director of Planning

EM/EAC

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

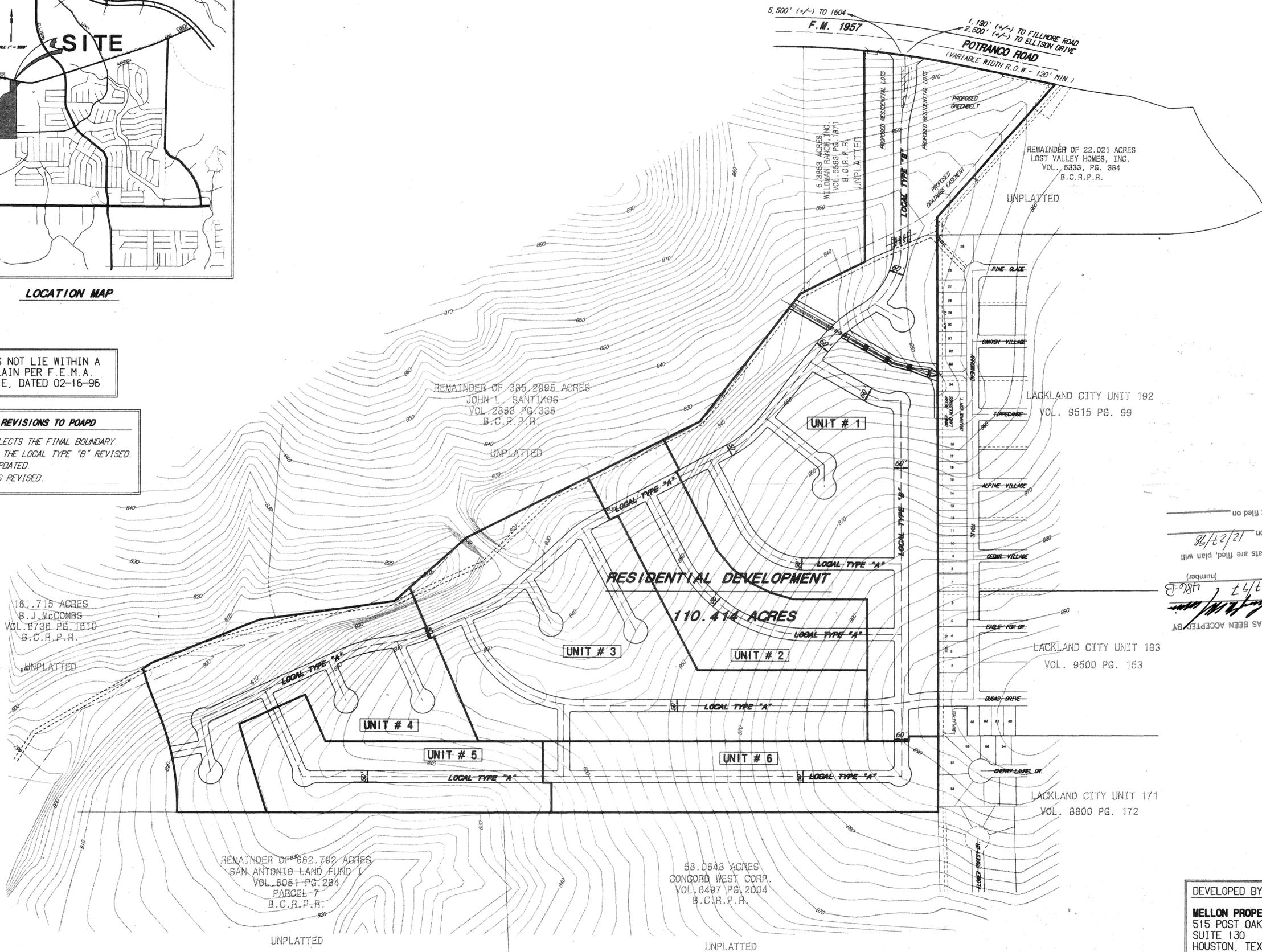


LOCATION MAP

THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. PANEL 48029C0415 E, DATED 02-16-96.

MARCH 27, 1997 REVISIONS TO POAPD

- 1) THE ACREAGE REFLECTS THE FINAL BOUNDARY.
- 2) THE LOCATION OF THE LOCAL TYPE "B" REVISED.
- 3) THE ADJOINERS UPDATED.
- 4) UNIT PHASE LINES REVISED.



SCALE 1" = 200'

PLAN HAS BEEN ACCEPTED BY
 C.O.S.A. (date) (number)
 If no plats are filed, plan will
 expire on 12/27/97
 1st plat filed on

RECEIVED
 97 JUL 15 PM 3:13
 PLANNING
 DEVELOPMENT
 SERVICES DIVISION

DEVELOPED BY:
MELLON PROPERTIES COMPANY
 515 POST OAK BLVD.
 SUITE 130
 HOUSTON, TEXAS 77027

BROWN ENGINEERING CO.
 ENGINEERING CONSULTANTS
 1000 CENTRAL PARKWAY N., B-100
 SAN ANTONIO, TEXAS 78208
 PHONE (512) 484-5511

MELLON PROPERTIES COMPANY
CARACOL CREEK SUBDIVISION
P.O.A.D.P.

NO. 0610
 1 06/02/97 ADD STUB-OUT STREET - SOUTH PROPERTY

REV. 02/27/97
 06/17/96 REV. 02/27/97

App. DAS AP. JLB
 DAS - SOUTH PROPERTY
 DAS
 denise, 13 Jun 1997
 poapd

SHEET NO. **1**

CARACOL CREEK SUBDIVISION UNIT 1

BEING 40.14 ACRES OF LAND OUT OF THE J. V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333 BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout, and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the ____ day of ____ A.D., 199__.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

CLINTON PENDLETON, President
XXXX

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared CLINTON PENDLETON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of ____ A.D., 199__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CARACOL CREEK SUBDIVISION 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 ____ day of ____ A.D., 199__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the ____ day of ____ A.D., 199__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF ____ 19__.

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

OWN: DAS APP: JLB

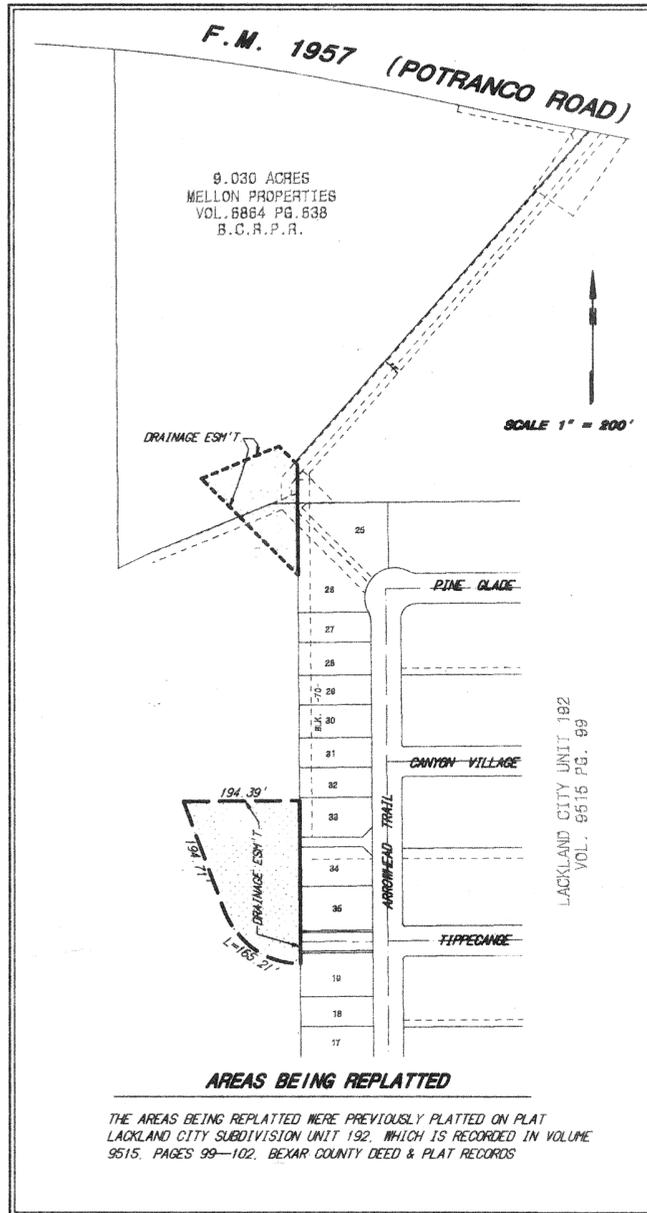
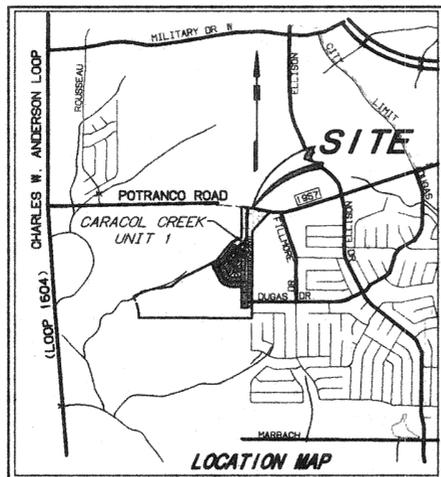
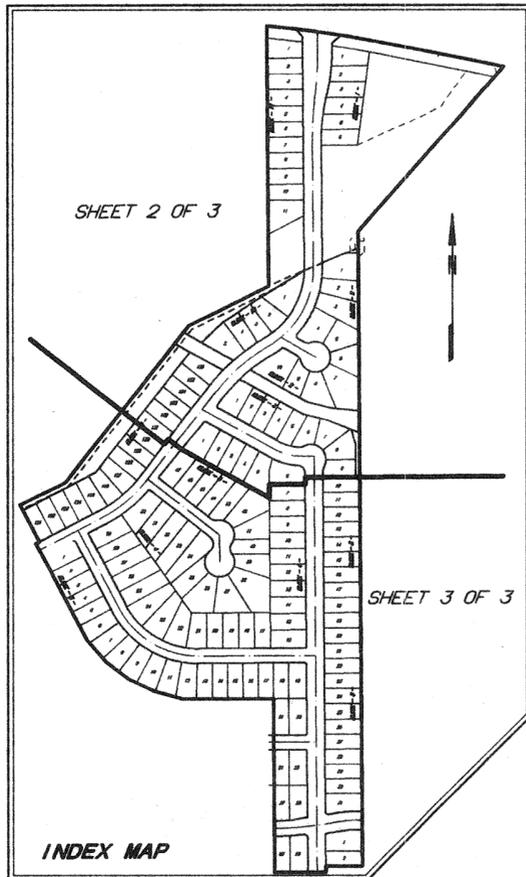
BROWN ENGINEERING CO.

SHEET 1 OF 3

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO: 226-003-00 DATE: 03/20/97

486B



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 THE NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AFFECT, 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:

- 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.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVERSWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ____ ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF ____ FEET.
- 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 RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

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.

CARACOL CREEK SUBDIVISION UNIT 1

BEING 40.14 ACRES OF LAND OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333 BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the ____ day of _____ A.D., 199__

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

CLINTON PENDLETON, President
XXXX

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared CLINTON PENDLETON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____ A.D., 199__

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CARACOL CREEK SUBDIVISION 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 ____ day of _____ A.D., 199__

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the ____ day of _____ A.D., 199__

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the ____ day of _____ A.D., 199__ at ____ M. and duly recorded the ____ day of _____ A.D., 199__ at ____ M. in the

Records of _____ of said county, in book volume _____ on page _____

In testimony whereof, witness my hand and official seal of office, this ____ day of _____ A.D., 199__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: DAS APP: JUB

BROWN ENGINEERING CO.

SHEET 2 OF 3

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO. 226-007-00 DATE 03/20/97

486B

CURVE DATA						
C. NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	006°05'13"	3759.72'	199.90'	389.43'	S 81°46'34" E	389.24'
6	042°00'52"	330.00'	126.72'	241.99'	S 20°38'53" W	236.60'
7	102°36'06"	10.00'	12.48'	17.91'	S 09°38'44" E	15.61'
8	046°34'03"	30.00'	12.91'	24.38'	S 84°13'49" E	23.72'
9	273°08'06"	50.00'	—	238.36'	S 29°03'13" W	68.75'
10	046°34'03"	30.00'	12.91'	24.38'	N 37°39'46" W	23.72'
11	065°27'07"	5.00'	3.21'	5.71'	N 86°19'39" E	5.41'
12	006°34'48"	330.00'	18.97'	37.90'	S 56°53'30" W	37.88'
13	021°58'48"	570.00'	110.69'	218.66'	S 49°11'30" W	217.33'
14	099°08'54"	10.00'	11.74'	17.30'	S 11°22'21" E	15.22'
15	024°55'28"	170.00'	37.57'	73.95'	S 73°24'31" E	73.37'
16	032°46'48"	30.00'	8.82'	17.15'	N 77°44'21" E	16.93'
17	147°16'38"	50.00'	—	128.52'	S 45°00'44" E	95.95'
18	028°57'18"	30.00'	7.75'	15.15'	S 14°08'56" W	15.00'
44	021°58'48"	630.00'	122.34'	241.68'	N 49°11'30" E	240.20'
45	060°32'22"	270.00'	157.59'	286.29'	N 29°54'40" E	272.20'
46	007°14'52"	1188.96'	75.30'	150.40'	N 03°15'53" E	150.30'
47	007°14'52"	1188.96'	75.30'	150.40'	N 03°15'53" E	150.30'
48	080°51'06"	5.00'	4.26'	7.06'	N 78°37'39" E	6.49'
49	025°21'03"	230.00'	51.73'	101.76'	S 73°37'19" E	100.94'
50	085°58'07"	25.00'	23.30'	37.51'	S 43°18'46" E	34.08'

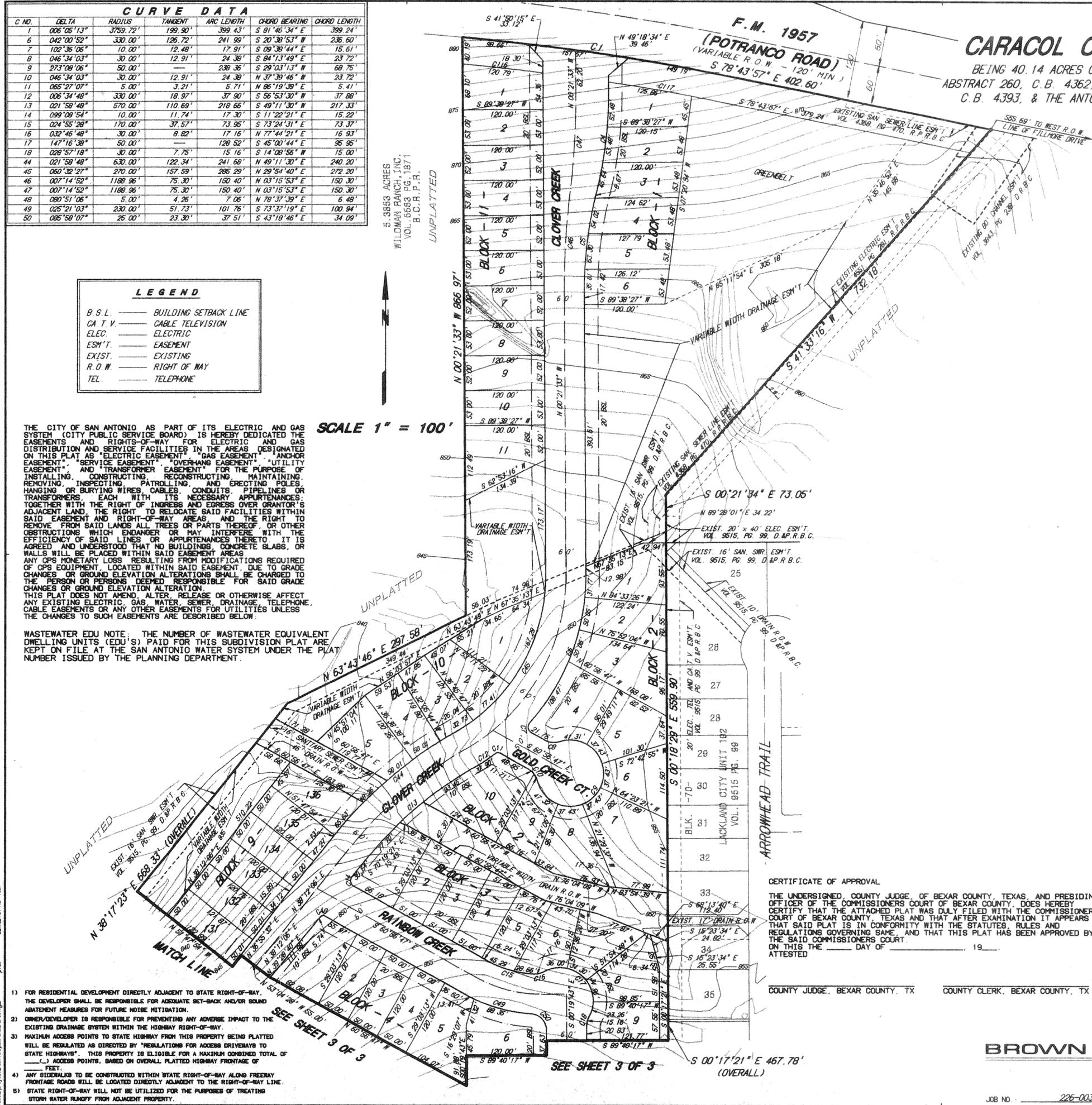
LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA T.V.	CABLE TELEVISION
ELEC.	ELECTRIC
ESM'T.	EASEMENT
EXIST.	EXISTING
R.O.W.	RIGHT OF WAY
TEL.	TELEPHONE

SCALE 1" = 100'

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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.



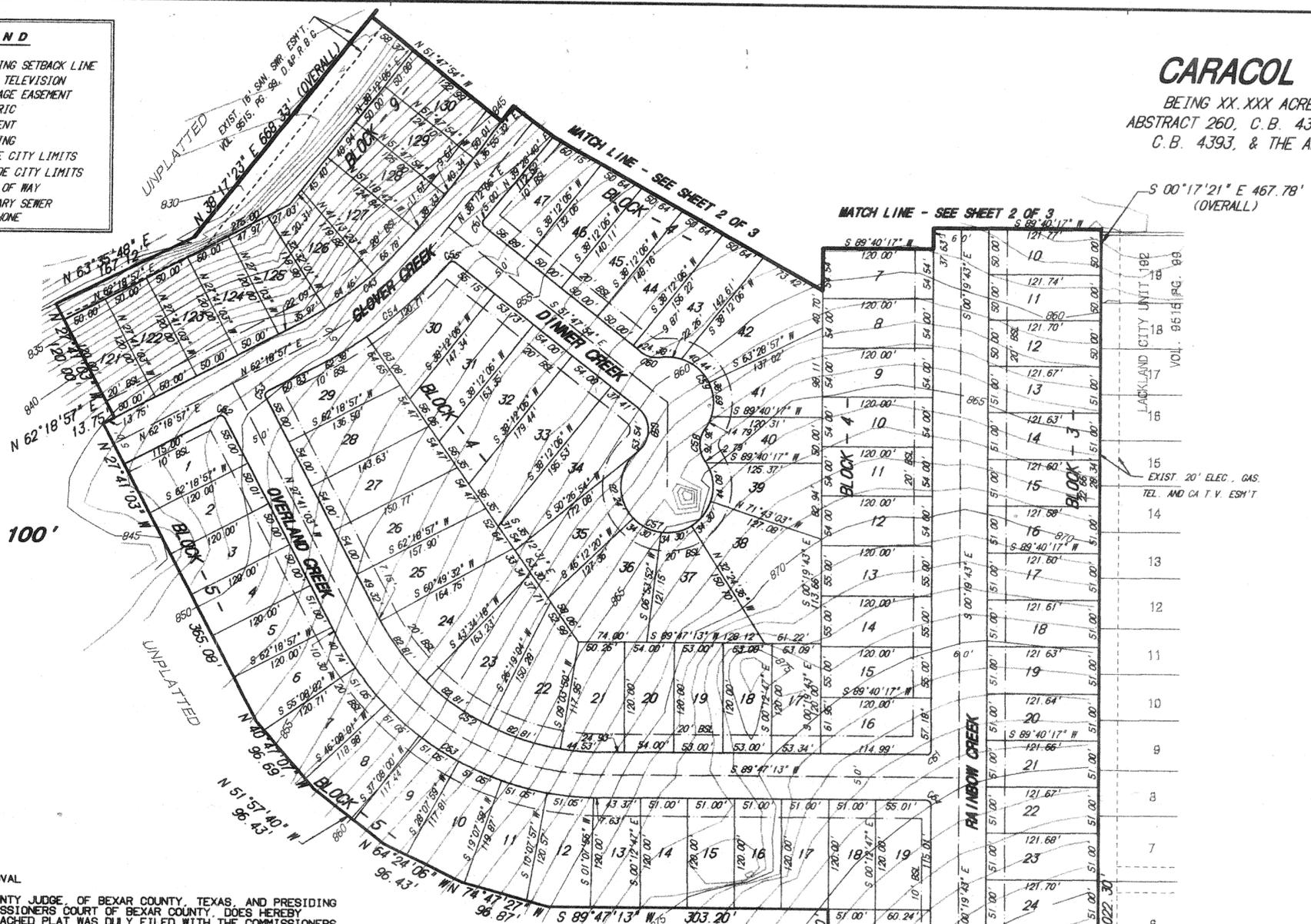
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CARACOL CREEK SUBDIVISION UNIT 1

BEING XX.XXX ACRES OF LAND OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333 BEXAR COUNTY, TEXAS

LEGEND

- B.S.L. — BUILDING SETBACK LINE
- C.A.T.V. — CABLE TELEVISION
- D.E. — DRAINAGE EASEMENT
- ELEC. — ELECTRIC
- ESM'T. — EASEMENT
- EXIST. — EXISTING
- I.C.L. — INSIDE CITY LIMITS
- O.C.L. — OUTSIDE CITY LIMITS
- R.O.W. — RIGHT OF WAY
- S.S. — SANITARY SEWER
- TEL. — TELEPHONE



SCALE 1" = 100'

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS THE _____ DAY OF _____, 19__.

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	014°28'17"	601.61'	76.20'	151.60'	S 06°51'36" W	151.20'
2	014°28'17"	601.61'	76.20'	151.60'	S 06°51'36" W	151.20'
3	058°29'36"	10.00'	11.60'	17.19'	S 49°34'30" E	15.15'
4	001°14'17"	1470.00'	15.88'	31.77'	S 80°33'33" W	31.77'
5	009°35'45"	330.00'	27.70'	55.27'	N 84°44'11" E	55.20'
6	009°35'45"	270.00'	22.65'	45.22'	S 84°44'11" W	45.17'
7	001°50'40"	1530.00'	24.63'	49.26'	S 80°51'45" W	49.26'
8	062°06'47"	5.00'	4.36'	7.17'	S 40°43'41" W	6.57'
9	024°06'51"	425.00'	90.78'	178.87'	N 50°15'32" E	177.55'
10	090°06'56"	5.00'	5.01'	7.86'	N 44°43'45" E	7.08'
11	062°31'44"	275.00'	166.97'	300.12'	N 58°58'58" W	285.44'
12	090°00'00"	5.00'	5.00'	7.86'	N 17°18'57" E	7.07'
13	022°06'06"	475.00'	92.70'	183.09'	N 51°16'25" W	181.96'
14	067°58'14"	5.00'	4.83'	7.68'	N 84°12'59" E	6.94'
15	102°14'48"	30.00'	37.21'	53.54'	S 00°40'30" E	46.71'
16	265°52'36"	50.00'	—	232.02'	S 82°29'24" E	73.21'
17	070°11'57"	30.00'	21.08'	36.76'	N 00°19'43" W	34.50'
18	133°08'13"	50.00'	—	116.18'	N 31°47'50" E	91.75'
19	046°34'03"	30.00'	12.91'	24.38'	N 75°04'55" W	23.72'
20	090°00'00"	5.00'	5.00'	7.86'	N 06°47'54" E	7.07'
21	090°00'00"	5.00'	5.00'	7.86'	S 72°41'03" E	7.07'
22	062°31'44"	265.00'	197.33'	354.69'	S 58°58'58" E	337.34'
23	089°53'04"	5.00'	4.99'	7.84'	N 45°16'15" W	7.06'
24	090°06'56"	5.00'	5.01'	7.86'	S 44°43'45" W	7.08'
25	089°53'04"	5.00'	4.99'	7.84'	N 45°16'15" W	7.06'
26	081°14'57"	5.00'	4.29'	7.09'	S 40°17'46" W	6.51'
27	004°04'07"	1475.00'	52.39'	104.74'	S 87°45'10" W	104.72'
28	004°04'56"	1525.00'	54.35'	104.65'	N 87°44'45" E	108.63'
29	083°10'13"	10.00'	10.57'	16.26'	S 46°54'49" E	14.53'
30	001°51'36"	3719.72'	80.40'	120.79'	S 83°49'47" E	120.78'
31	002°38'29"	3719.72'	85.76'	171.49'	S 80°03'12" E	171.47'

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 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 LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY OPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF OPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION. THIS PLAT DOES NOT AFFECT, 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:

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance except for those variances that may have been granted by the Planning Commission of the City.

REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the _____ day of _____ A.D., 19__.

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

CLINTON PENDELTON, President
XXXX

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared CLINTON PENDELTON known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ A.D., 19__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CARACOL CREEK SUBDIVISION 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 _____ day of _____ A.D., 19__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the _____ day of _____ A.D., 19__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of said county, do hereby certify that this plat was filed for record in my office on the _____ day of _____ A.D., 19__ at _____ M. and duly recorded the _____ day of _____ A.D., 19__ at _____ M. in the _____ book volume _____ of said county, in _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 19__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

OWN: DAS APP: JLB

LACKLAND CITY UNIT 171
VOL. 8800 PG. 172

JOB NO. 226-003-00 DATE: 03/20/97

BROWN ENGINEERING CO.

SHEET 3 OF 3

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 8-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

486B



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 11/8/96 Name of POADP: Caracol Creek Subdivision

Owner/Agent: Mellon Properties Company Engineer/Surveyor: Brown Engineering Company

Address: 515 Post Oak Blvd., Suite 130 Address: 1000 Central Parkway N., Suite 100

Houston, TX Phone: (713)960-7811 S.A., TX 78232 Phone: 494-5511

Existing zoning: _____ Proposed zoning: _____

Texas State Plane Coordinates: X: 2,097,567 Y: 582,610
 (at major street entrance/main entrance)

Site is over/within/includes: San Antonio City limits? Yes No
 Edwards Aquifer Recharge Zone? Yes No

Land area being platted:	Lots	Acres
Single Family (SF)	approx. <u>483</u>	approx. <u>107.326</u>
Non-Single Family (NSF)	<u>0</u>	approx. <u>3.108</u>
Commercial & Other	<u>0</u>	<u> </u>
TOTAL:	approx. <u>483</u>	approx. <u>110.434</u>

RECEIVED
 95 NOV 12 AM 10:28
 PLANNING
 SERVICES DIVISION

Contact Person:
 Print Name: Jeffrey J. Brown, P.E. Signature: *Jeffrey J. Brown*

Date: 11/8/96 Tele: 494-5511 Fax: 494-5519

Is there a previous POADP for this site? Name _____ No. _____

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

Are there any plats associated with this POADP or site? Name N/A No. _____

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

Note: This application must be completed fully, and typed or printed legibly, for acceptance.

Unit - 1 156 lots 4.5 UPA or 9680⁺



Texas Department of Transportation

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

November 5, 1996

P.O.A.D.P REVIEW

Caracol Creek Subdivision

Located on FM 1957 (Potranco Rd.) 5,500' East of Loop 1604

P.O.A.D.P. Reviewed for:

Comments

Noise Mitigation

For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.

R.O.W. Requirements

50' Flares required at the proposed intersection of FM 1957 and "Local Type B Street"

Access Limits/Restrictions

Maximum of 1 access point. Locations will be as directed by "Regulations For Access Driveways to State Highways".

WPAP Requirements

None

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS: At the time of platting, TxDOT will require a 1' non-access easement along the frontage of FM 1957. All access shall be from the future "Local Type B" street.


Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

Post-It Fax Note	7671	Date	12/5/96	# of pages	1
To	Elizabeth Carr	From	Judy Friesenhahn		
Co./Dept	CSA Planning	Co.	Tx DOT		
Phone #	207 7912	Phone #	615 5814		
Fax #	207 4441	Fax #			