

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT

February 15, 2013

Robert A. Liesman, P.E.
Macina Bose Copeland & Assoc., Inc.
1035 Central Parkway North
San Antonio, Texas, 78232

Re: **Hickory Hollow (major amendment)**

MDP # 497B

Dear Mr. Liesman,

The Development Review Committee evaluated the **Hickory Hollow** Master Development Plan major amendment, or **MDP # 497B**. Enclosed is an accepted and signed copy of the MDP for your files. However, please note the following conditions:

It will be expected that all of the property depicted in the Master Development Plan including but not limited to floodplains, drainage areas, and open space shall be platted. All platting shall comply with the Unified Development Code (UDC), the City's Master Plan, Major Thoroughfare Plan, and all applicable regulations for the City of San Antonio.

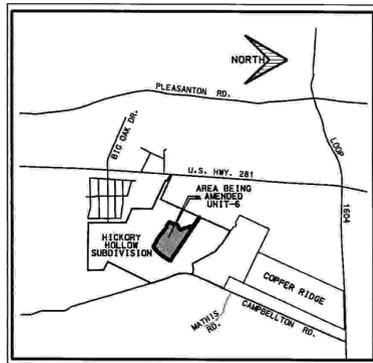
Please note that this action by the committee does not establish any commitment or support for the provision of drainage, utilities, services, or zoning of any type now or in the future by the City of San Antonio. In addition, it is suggested to work closely with the School Districts, so they can plan for the development accordingly.

The validity for this project shall expire within twenty-four months from the date of acceptance in accordance with UDC §35-412(i)(1). Should you need further assistance, please contact Luz M. Gonzales, Planner at (210) 207-7898.

Sincerely,

A handwritten signature in black ink, appearing to read 'JPJ', is written over a faint, larger version of the signature.

John P. Jacks,
Assistant Director



LOCATION MAP
NOT TO SCALE



SCALE: 1" = 1000'

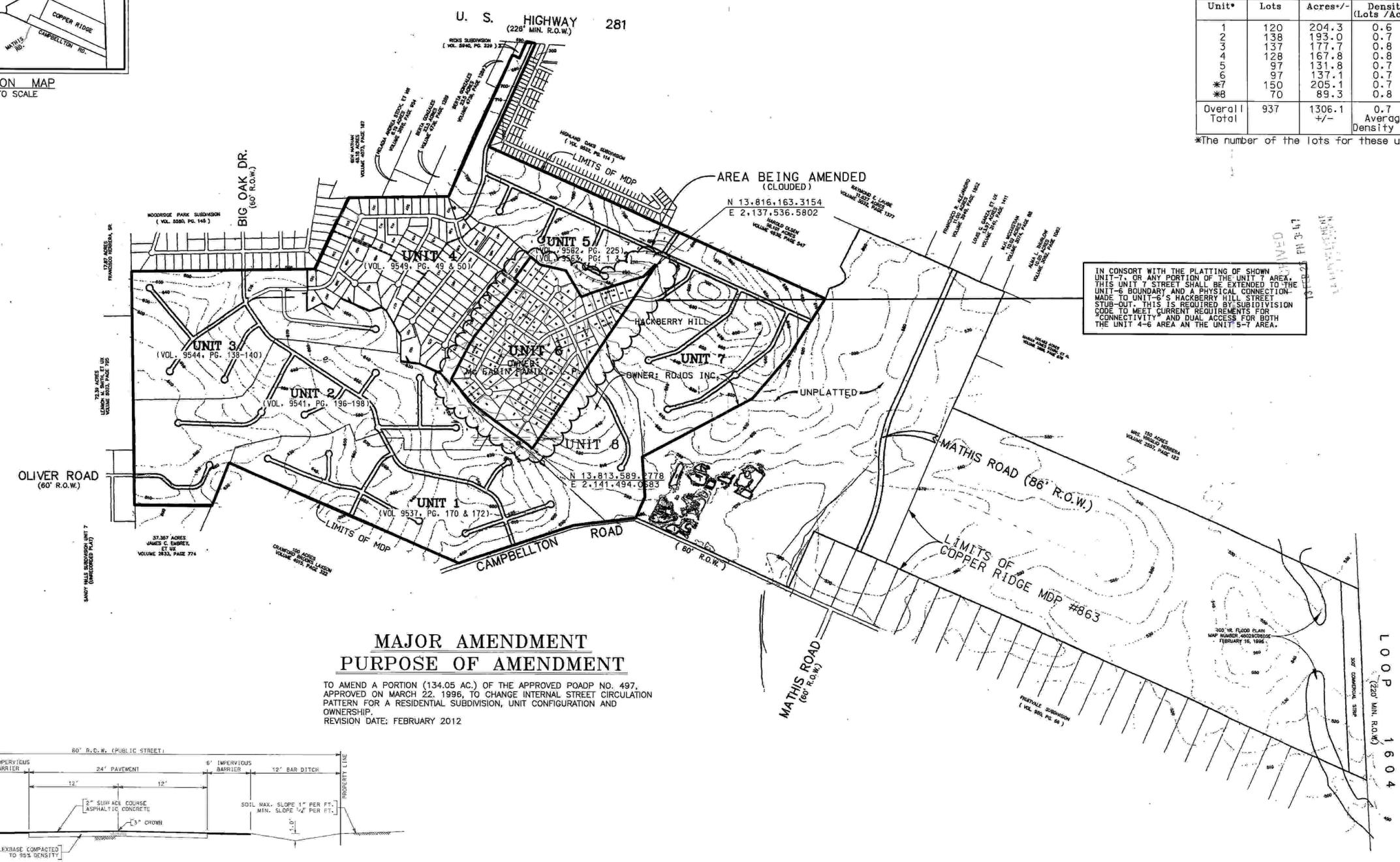


BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD 83 (93).

HICKORY HOLLOW (Single Family Residential)

Unit*	Lots	Acres +/-	Density (Lots / Acre)	Estimated Completion Date
1	120	204.3	0.6	Completed
2	138	193.0	0.7	Completed
3	137	177.7	0.8	Completed
4	129	167.8	0.8	Completed
5	97	137.8	0.7	Completed
6	97	137.1	0.7	Jul 2012
*7	150	205.1	0.7	Apr 2013
*8	70	89.3	0.8	Jan 2014
Overall Total	937	1306.1 +/-	0.7 Average Density +/-	

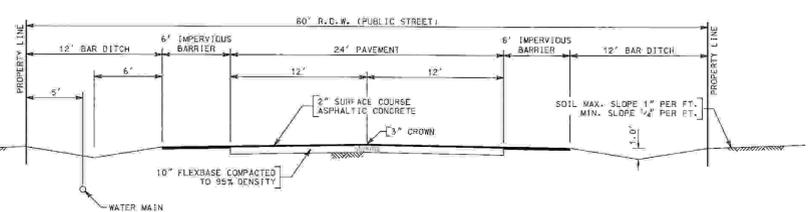
*The number of the lots for these units are estimated.



IN CONSONT WITH THE PLATTING OF SHOWN UNIT-7, OR ANY PORTION OF THE UNIT-7 AREA, THIS UNIT-7 STREET SHALL BE EXTENDED TO THE UNIT-6 BOUNDARY AND A PHYSICAL CONNECTION MADE TO UNIT-6'S HACKBERRY HILL STREET STUB-OUT. THIS IS REQUIRED BY SUBDIVISION CODE TO MEET CURRENT REQUIREMENTS FOR "CONNECTIVITY" AND DUAL ACCESS FOR BOTH THE UNIT-4-6 AREA AND AN ACCESS FOR THE UNIT-5-7 AREA.

**MAJOR AMENDMENT
PURPOSE OF AMENDMENT**

TO AMEND A PORTION (134.05 AC.) OF THE APPROVED POADP NO. 497, APPROVED ON MARCH 22, 1996, TO CHANGE INTERNAL STREET CIRCULATION PATTERN FOR A RESIDENTIAL SUBDIVISION, UNIT CONFIGURATION AND OWNERSHIP.
REVISION DATE: FEBRUARY 2012



TYPICAL STREET SECTION
LOCAL TYPE "A"

NOTE:
ALL STREETS TO BE TYPICAL 60' STREET SECTION PER BEXAR COUNTY CRITERIA, EXCEPT MATHIS ROAD, WHICH WILL BE 86' R.O.W.

GENERAL NOTES:

1. THIS PROPERTY IS OUTSIDE THE CITY LIMITS OF SAN ANTONIO.
2. WATER SERVICE TO BE PROVIDED BY S.A.W.S.
3. SANITARY SEWER TO BE PROVIDED BY S.A.W.S.
4. GAS AND ELECTRIC TO BE PROVIDED BY CPS ENERGY.
5. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
6. CABLE TV SERVICE TO BE PROVIDED BY TIME WARNER.
7. AREA BEING AMENDED IS NOT WITHIN THE EDWARDS RECHARGE ZONE.

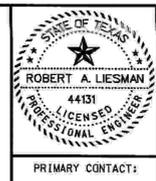
LEGAL DESCRIPTION:

BEING 137.05 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 1035.761 ACRE TRACT, AS RECORDED IN VOLUME 3866, PAGE 628 REAL PROPERTY RECORDS AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

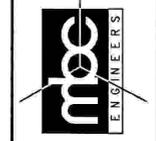
OWNER / DEVELOPER: (UNIT-6)

Mc FADIN FAMILY, LP.
1250 N.E. LOOP 410, SUITE # 400
SAN ANTONIO, TEXAS 78209
TEL. No. (210) 626-3400

PLAN HAS BEEN ACCEPTED BY
COSEA
February 16, 2012
Date



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM E-784



HICKORY HOLLOW SUBDIVISION
MDP No. 497B
MAJOR AMENDMENT

NO.	DATE	DESCRIPTION
1	08/23/12	ADDED NOTE REGARDING UNIT 6-7 TIE-IN RAL MINGR TO MAJOR AMENDMENT
2	09/20/12	

PLAT ID#
A/E/R
DESIGN
DRAWN
CHECKED
DATE
JOB NO.
SHT.

RAL
RT
Feb. 2012
30521-1361
1 OF 1



CITY OF SAN ANTONIO

October 12, 1999

Steven E. Hanan
W. F. Castella & Assoc.
1039 W. Hildebrand
San Antonio, TX 78201

Re: Hickory Hollow (Revised) POADP # 497A

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Hickory Hollow Preliminary Overall Area Development Plan # 497A. 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. Bexar Co. Public Works will require base flood elevations at the plat level.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San

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

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

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/JJ

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



City of San Antonio

Development Services Department

Master Plan Review

APPLICATION



In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

Master Plan Application Type (check one):

<input type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Planned Unit Development (PUD)
<input checked="" type="checkbox"/> Master Development Plan Amendment	<input type="checkbox"/> Mixed Used District (MXD)
<input type="checkbox"/> MDP/ P.U.D. Plan (combination)	<input type="checkbox"/> Traditional Neighborhood Development (TND)
<input type="checkbox"/> Flexible Development Plan (FDP)	<input type="checkbox"/> Master Planned Community District (MPCD)
<input type="checkbox"/> Urban Development (UD)	<input type="checkbox"/> Farm and Ranch (FR)
<input type="checkbox"/> Rural Development (RD)	<input type="checkbox"/> Mixed Light Industrial (MI-1)
<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
	<input type="checkbox"/> Manufactured Home Park Plan (MHPP)
	<input type="checkbox"/> Alternative Pedestrian Plan (APP)

Applicant Contact Information:

Project Name: Hickory Hollow MDP no. 497B

Owner/Agent: Mc Fadin Family, LP E-mail: brendaez30@yahoo.com

Address: 1250 NE Loop 410, suite #400, San Antonio, Tx. Zip code: 78209 Phone: (210) 626-3400

Contact Person Name: Jesse H Valdez E-mail: jvaldez@mbcengineers.com

Company: Macina Bose Copeland & Assoc., Inc. Relationship to Owner: Consultant

Address: 1035 Central Parkway North, SA., TX Zip code: 78232 Phone: (210) 545-1122

Plan Proposal:

Total number of lots: <u>97</u>	Total acreage: <u>137.05</u>
Existing zoning: <u>OC</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>0.7</u>	Typical residential lot size: <u>150'x300'</u>
Number of dwelling units per phase:	
Phase: <u>6</u> Dwelling units: <u>97</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

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

For City Use Only

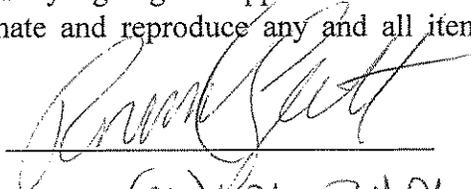
Intake Date: _____ Intake By: _____

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Rodney D. Leifeste Signature: 
Date: 3-26-2012 Phone: (210) 626-3400 Fax: (210) 626-3406
E-mail: brendaez30@yahoo.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

(vacant Planner)

(vacant Planner)

Luz Gonzales
Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov

2012 MAR 27 PM 3:49
KARLA PARRA

497B

File #:



City of San Antonio
Development Services Department
Master Plan Review
APPLICATION



RECEIVED
12 FEB 17 PM 3:22
LAND DEVELOPMENT
SERVICES DIVISION

In addition to this form, a complete application packet for all plans (excluding proposals to amend an already accepted plan) must include: a Completeness Review Form, 20-folded plan copies with Request for Review Form attached to each copy, a digital file, an 8 1/2 by 11 inch reduced copy, 2-Storm Water Management Plans, 4-Traffic Impact Analyses, MDP/PUD review fee, TIA review fee, and a Park review fee. **Incomplete proposals will not be considered for review.**

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<input type="checkbox"/> Mixed Heavy Industrial (MI-2)	<input type="checkbox"/> Military Airport Overlay Zone (MAOZ)
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Applicant Contact Information:

Project Name: Hickory Hollow MDP no. 497B

Owner/Agent: Mc Fadin Family, LP E-mail: brendaez30@yahoo.com

Address: 1250 NE Loop 410, suite #400, San Antonio, Tx. Zip code: 78209 Phone: (210) 626-3400

Contact Person Name: Jesse H Valdez E-mail: jvaldez@mbcengineers.com

Company: Macina Bose Copeland & Assoc., Inc. Relationship to Owner: Consultant

Address: 1035 Central Parkway North, SA., TX Zip code: 78232 Phone: (210) 545-1122

Plan Proposal:

Total number of lots: <u>97</u>	Total acreage: <u>137.05</u>
Existing zoning: <u>OCL</u>	Proposed zoning: <u>N/A</u>
Density (dwelling units per acre): <u>0.7</u>	Typical residential lot size: <u>150'x300'</u>
Number of dwelling units per phase:	
Phase: <u>6</u> Dwelling units: <u>97</u>	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____
Phase: _____ Dwelling units: _____	Phase: _____ Dwelling units: _____

Complete this subsection for PUD Plans only:

Private street(s), linear feet of street: _____ Public street(s), linear feet of street: _____

Total open space: _____ Percent open space (total open space divided by total acreage): _____ %

Gated Un-Gated If gated, type of gate (guard/mag card/key/transmitter/etc.): _____

Construction start date: _____

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

For City Use Only

Intake Date: _____ Intake By: _____

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

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Site Description:

Jurisdiction: San Antonio City Limits San Antonio ETJ Outside ETJ
City Council District: OCB School District: Southside ISD
Ferguson map grid: 751,C8 USGS Grid: La Losoya
Existing land use(s): undeveloped, vacate

Description of plan boundaries:
Southeast corner of US Hwy 281 and Loop 1604.

Existing legal description:
Being 137.05 acres of land out of the remaining portion of a 1035.761 acre tract, as recorded in Volume 3866, Page 628,
Real Property Records, Bexar County, Texas.

Property Features:

Edwards Aquifer Recharge Zone (check all that apply): Contributing Recharge
 Transition Artesian

Watershed(s): Lower San Antonio River

Generalized slope of site: 3% +/-

Valuable natural features (e.g. heritage trees, endangered species habitat, karsts features, etc) on or adjoining site:
Some Heritage trees, note project area is not within a Karst and GCW habitat zone

Significant historic resources (e.g. homestead, mill, archeological site) on or adjoining site:
N/A

Related applications:

Is there a previous MDP (formerly POADP) for this site? YES NO
Name: Hickory Hollow Subdivision File #: 497 Date accepted: 03/22/96

Is there a corresponding PUD for this site? YES NO
Name: N/A File #: _____ Date approved: _____

Are there any Rights Determinations associated with this site? YES NO
Name: N/A File #: _____ Date approved: _____

Is there another name for this project or another name commonly used to describe this site?
Name: N/A

List all associated Plats for this site whether approved or pending approval?

Name: Hickory Hollow, Unit-6 Plat #: 110337
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____
Name: _____ Plat #: _____

Is this project in conjunction with a Tax Increment Reinvestment Zone (TIRZ) Application? YES NO

Is this project within the boundaries of the City South Management Authority (CSMA)? YES NO

If YES please note that unique development standards have been adopted for projects in TIRZ zones and the CSMA area. For complete information and application of the Tax Increment Financing (TIF) and Reinvestment Zone Guidelines and Criteria, please call the Housing and Neighborhood Services Department at (210) 207-7881. For CSMA requirements call (210) 207-7028.

City of San Antonio
Development Services Department
Master Plan Review Application

File #: _____

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Owner or Authorized Representative:

I, the undersigned, hereby certify that this application and all sketches and data and matter attached to and made a part of said application are honest and true to the best of my knowledge and belief. Further, I understand my continuing obligation to notify the Planning & Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances. Finally, I understand that by signing this application that I am giving the City or agent thereof the authority to duplicate, disseminate and reproduce any and all items submitted as part of this request, whether copyrighted or not.

Print Name: Robert A. Liesman, P.E. Signature: 

Date: 2/14/12 Phone: (210) 545-1122 Fax: (210) 545-9302

E-mail: bliesman@mbcengineers.com

If you have any questions, please contact any of the following Master Development Plan team members:

Melissa Ramirez
Senior Management Analyst
(210) 207-7038
Melissa.Ramirez@sanantonio.gov

Elizabeth Carol
Senior Management Analyst
(210) 207-7893
Elizabeth.Carol@sanantonio.gov

Richard Carrizales
Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

(vacant Planner)

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Luz Gonzales
Planner
(210) 207-7898
Luz.Gonzales@sanantonio.gov

Larry Odis
Planner
(210) 207-0210
Larry.Odis@sanantonio.gov

Donna Camacho
Planner
(210) 207-5016
Donna.Camacho@sanantonio.gov

REMIT TO:
CITY OF SAN ANTONIO - DEV SVCS-1901 S. ALAMO
1901 S ALAMO
SAN ANTONIO TX 78204

I N V O I C E
3697381

AMT ENCLOSED _____

50-05-5574
MACINA BOSE COPELAND & ASSOC.
1035 CENTRAL PARKWAY NORTH
SAN ANTONIO, TX 78232

AMOUNT DUE 500.00
INVOICE DATE 2/17/2012
DUE DATE 2/17/2012

PHONE: (210) 545-1122

MDP AMENDMENT FEE
497B - HICKORY HOLLOW MDP
FACILITY LOCATION: 1901 ALAMO ST S

INVOICE DATE INVOICE ACCOUNT DUE DATE OFFICE HOURS
2/17/2012 3697381 50-05-5574 2/17/2012 -

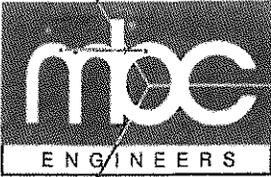
LINE INDEX REF DESCRIPTION AMOUNT
1 012542-002 MDP/PUD FEE 500.00

PAID
FEB 17 2012
DSD-#1

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 02/17/2012 CK. #30833 497B
END 02/17/2012

INVOICE INVOICE AMT PAYMENTS RECV TOTAL INV AMT DUE
INFORMATION 500.00 0.00 500.00

CUSTOMER OTHER AMTS DUE TOTAL CUST AMT DUE
INFORMATION



MACINA • BOSE • COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LAND SURVEYORS

Texas Registered Engineering Firm F-784
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

FILE
COPY

August 6, 2012

Mr. Jesse Mufiz, P.E.
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78283

RE: Hickory Hollow (Unit 6)

Mr. Mufiz:

In response to your e-mail of August 2nd, we are transmitting herewith two copies of this MDP, edited (again) to address your items number

With regard to County comments referenced in your e-mail, we are perplexed by the suggestion (it seems) that this Unit 6 and the much earlier constructed Unit 4 ought to be made to meet current "dual access" criteria not in effect when the master plan of the development was approved. We have worked through your office pretty extensively regarding this master planning question, and it certainly seemed that you and your Department concurred in the minor modification represented my Unit 6. You will recall that we already revised plat and plans in order to provide for an additional public street connection via Hackberry Hill Street – providing that the City requires the adjacent property owner to complete the connection when that property is platted.

As I look at the current version of the Master Plan, I believe that I see:

- a) The area of Unit 4 and 6 (together) have or provide for three separate street connections;
- b) The area of Unit 6 alone provides for two separate street connections;
- c) No sub-area of either Unit has a single-accessed "pod" of lots totaling 125.

So, I would ask your Department to approve this minor Master Plan revision without further delay.

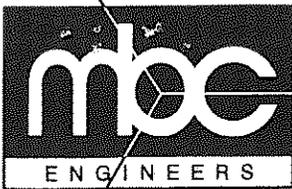
Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.
Texas Registered Engineering Firm F-784

Robert A. Liesman, P.E.
Senior Vice President

RAL/nt

Cc: Mr. Rod Sanchez, Director



MACINA · BOSE · COPELAND and ASSOCIATES, INC
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(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

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2012 MAR 21 PM 4: 24

March 21, 2012

Ms. Luz Gonzales
Development Services Department
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

RE: Hickory Hollow MDP no. 497B

Ms. Gonzales:

We are addressing your comments dated March 20, 2012. Specifically your concerns as to if this amendment being made meets the criteria set forth in Section 35-412(h)(2)(H).

Number of Lots: Using the recorded Hickory Hollow, Unit-1 through 5 Subdivisions as a basis, our calculations show that Average Density for these recorded units is around 0.7 lots/acre. The amended area (being the proposed Unit-6 subdivision) has a Density of 0.7 lots/acre. It is reasonable to conclude that the number of lots being platted with this amendment, is not being increased, but remaining within the same concept as originally conceived.

Connectivity Ratio: The Connectivity Ratio for the POADP Hickory Hollow #497, approved on March 4, 1996 is around 1.09. The Connectivity Ratio for the amended area (again being the proposed Unit-6 subdivision) is 1.09.

If you have any questions or need additional information please feel free to contact us.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.

TBPE-Registered Engineering Firm F-784

Jesse H. Valdez, Jr.

JHV/lk

Job no. 30521-1361

HICKORY HOLLOW SUBDIVISION

Unit	# Lots	Acres	Density (Lots /Acre)
1	120	204.3	0.6
2	138	193.0	0.7
3	137	177.7	0.8
4	128	167.8	0.8
5	97	131.8	0.7
*6	97	137.1	0.7
<hr/>			
Overall Total	717	1011.7	0.7
			Average Density

DEVELOPMENT SERVICES
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2012 MAR 21 PM 4: 24

* An unrecorded subdivision

Connectivity Ratio For Master Plan approved on March 4, 1996 is 1.09

61 links equals 1.09
56 nodes

Connectivity Ratio for Hickory Hollow, Unit-6 is 1.09

12 links equals 1.09
11 nodes



CITY OF SAN ANTONIO

Development Services Master Development Plan

TO: Jesse Valdez, Macina Bose Copeland & Assoc., Inc.

FROM: Luz M. Gonzales, Planner, Development Services Department

DIVISION: Land Entitlements

COPIES TO: Melissa Ramirez, Special Projects Coordinator,
Development Services Department

SUBJECT: Preliminary Overall Area Development Plan/Master Development Plan # 497B,
Hickory Hollow Subdivision (Major/Minor Amendment)

DATE: March 21, 2012

MDP: Disapproved as per the following comments.

- Provide evidence the proposal meets the Minor Amendment criteria as per Section 34-412(h)(2)(H).
- Add Major to the border and on the plan should this proposal be determined not to be a Minor Amendment.
- Add Owner/ in front of Developer and move over to allow this space for the Director Signature block.
- Submit a Letter of Agent.
- Add a legend for the boundary and phase lines to match the plan.
- Add the Basis of bearings used.
- Add an additional sheet to clarify the boundary of this Amendment, and total acreage encompassed, thereby described and mapped at an appropriate scale.
- Add the location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public use, or for the use of property owners in the proposed subdivision, where applicable.
- Add topographic contour intervals of no greater than ten (10) feet.
- On location map – leave hatched area only for amendment boundary and spell out NTS.
- Increase plan boundary line and add a different line style for the Amendment.
- Add the plat name and volume and page to existing subdivisions within the plan boundary.
- Add street names and centerline to all roadways within the Amendment.
- Identify the Copper Ridge MDP #863 boundary and hatch, and delete reference to Future Development.
- Provide Phasing and Density Table - add the location and general nature of propose use and proposed residential intensity.
- Provide the Typical Street Cross Sections; confirm with Development Services Streets.
- Add a Revision Date and Description to the border when the Amendment is finalized.

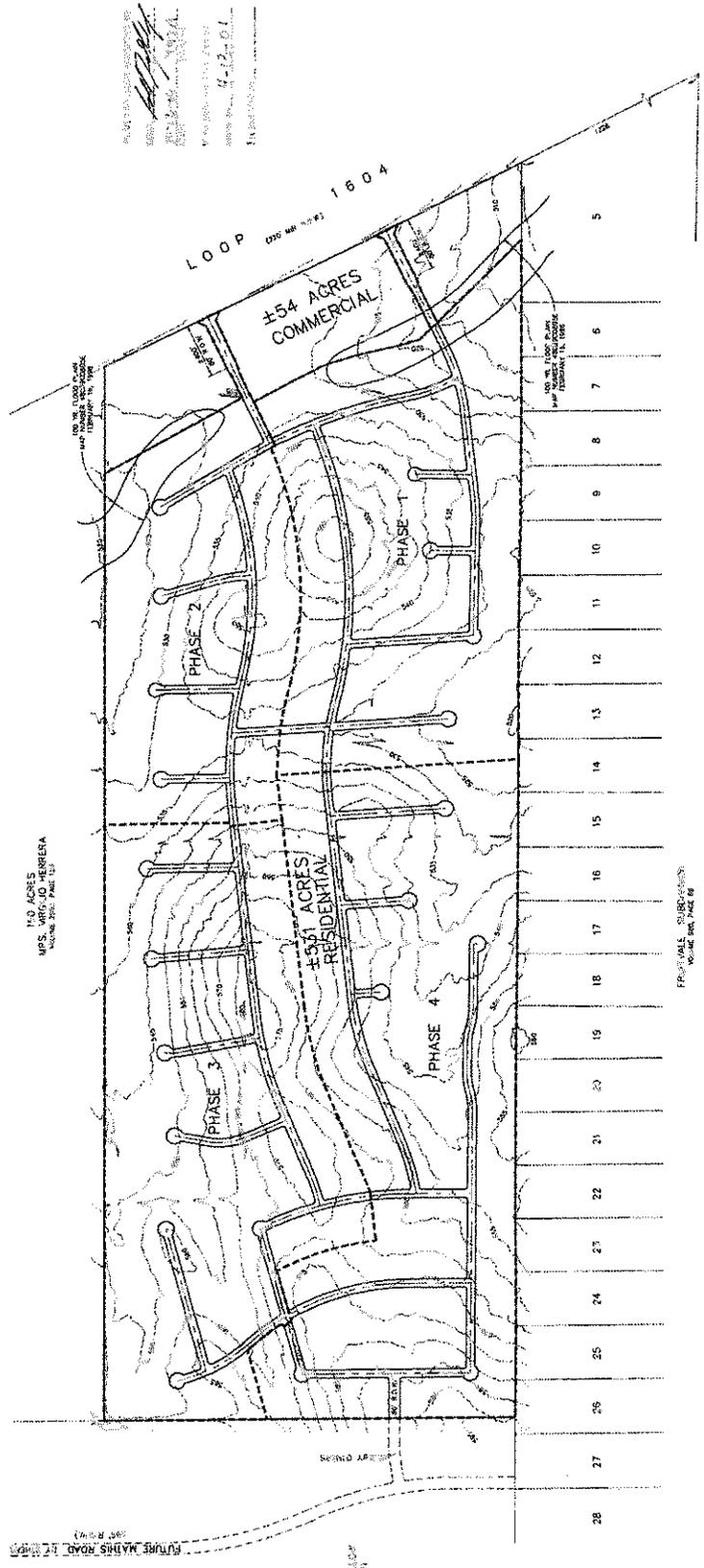
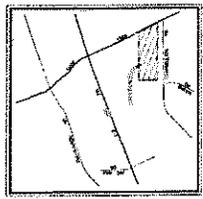
Luz M. Gonzales
Planner, Land Entitlements
Development Services Department
1901 S. Alamo, San Antonio, Tx 78204
Phone: 210-207-7898
Email: luz.gonzales@sanantonio.gov

REVERSED P.O.A.D.P. PLAN
for
HICKORY HOLLOW (#497A)

WFC
W. CASSELL & ASSOCIATES, INC.
A WFC Company

REVISIONS:
DATE: 11/10/83
BY: J.C.

APP. NO. 83-0000
DATE: 11/10/83
BY: J.C.
CHECKED: J.C.
SCALE: 1" = 400'



DEVELOPER:
HUGO GUTIERREZ
408 SHILO
LAREDO, TEXAS 78045
956-722-5196

COMMERCIAL = ±54 ACRES
RESIDENTIAL = ±531 ACRES
TOTAL AREA = ±585 ACRES
MINIMUM RESIDENTIAL LOT SIZE = 0.5 ACRE

UTILITIES:
WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: INDIVIDUAL SEWAGE DISPOSAL
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTE:
ALL STREETS TO BE TYPICAL BEXAR COUNTY
STREET SECTION WITH BAR DITCHES.

497A

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP) APPLICATION

Date Submitted: 3/1/96

Name of POADP: HICKORY HOLLOW

Owner/Agent: 2337 LTD. Phone: (512) 447-4414

Address: PO BOX 276 AUSTIN TX Zip code: 78767

Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 734 5351

Address: 1039 W. HILDEBRAND Zip code: 78201

Existing zoning: NA Proposed zoning: NA

Texas State Plane Coordinates: X 2,170,000 Y 492,500
(at major street entrance/main entrance)

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

Land Area Being Platted:	<u>Lots</u>	<u>Acres</u>
Single-Family (SF) INCLUDES ROADS	<u>UNKNOWN</u>	<u>2307</u>
Non-Single Family (NSF)	_____	_____
Commercial & other	<u>UNKNOWN</u>	<u>23</u>
TOTAL =	_____	<u>2330</u>

Print Name: LEE WRIGHT Signature: *Lee Wright*

Date: 3/1/96 Tel: 734 5351 Fax: 734 5363

Last block at bottom of page is for the person actually submitting the application. Anyone may submit an application. However, this is the person staff will contact regarding this application for clarification or additional information. Therefore, this should be your POC (point of contact).

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



CITY OF SAN ANTONIO

March 22, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hilderbrand
San Antonio, Texas, 78201

Re: Hickory Hollow

POADP # 497

Dear Mr. Wright:

The City Staff Development Review Committee has reviewed your Hickory Hollow Preliminary Overall Area Development Plan # 497. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study will probably be required.

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 additional questions or comments regarding this matter, please contact Elizabeth Carol. She may be reached at (210) 207-7900.

Sincerely,

A handwritten signature in cursive script, appearing to read "D. Pasley".

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

DWP/EAC

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

497A

CITY OF SAN ANTONIO

POADP APPLICATION

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

Date Submitted: 7/28/09 Name of POADP: HICKORY HOLLOW # 497A
 Owners: AKA Campbell Rd, LTD. HUGO GUTIERREZ Consulting Firm: W.F. CASTELLA & ASSOC.
 Address: 408 SHILO Address: 1039 W. HILDEBRAND
LAREDO TX 78045 SAN ANTONIO TX 78201
 Phone: (956) 722 5196 Phone: 734 5351
 Existing zoning: NA; COUNTY Proposed zoning: NA

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: ± 5 Yes No
 San Antonio City Limits? Yes No
 Council District: NA
 Ferguson map grid 751F3

Land area being platted:	Lots	Acres
Single Family (SF)	<u>± 1000</u>	<u>± 531</u>
Multi-family (MF)		
Commercial and non-residential	<u>± 10</u>	<u>± 54</u>

Is there a previous POADP for this Site? Name HICKORY HOLLOW No. 497

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

Plats associated with this POADP or site? Name HICKORY HOLLOW No. 960248
 Name " " 2 No. 970537
 Name " " 3 No. 970538

#4 960059
 #5 960053

Contact Person and authorized representative:

Print Name: STEVEN E. HANAN Signature: Steven E. Hanan
 Date: 7/28/09 Phone: 734 5351 Fax: 734 5363

ATPH

- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of the circulation system including all collectors, arterial, and local type "B" streets;
- contour lines at intervals no greater than ten (10) feet;
- legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties;
- existing adjacent or perimeter streets;
- one hundred year flood plain limits;
- location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.
- a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);
- POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map;
- TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahn @ (210) 615-5814;
- The POADP is is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

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

Certifying Representative:

Print Name: STEVEN E. HANAN Signature: 

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

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

I N V O I C E
1566023

AMT ENCLOSED

50-04-5573
CAMPBELLTON ROAD, LTD.
408 SHILOH
LAREDO TX. 78045

AMOUNT DUE 370.00
INVOICE DATE 8/04/1999
DUE DATE 8/04/1999

PHONE: 000 - 0000

ROADP REVISION
HICKORY HOLLOW #497

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 8/04/1999 INVOICE 1566023 ACCOUNT 50-04-5573 DUE DATE 8/04/1999 OFFICE HOURS 7:45 - 4:30

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

PAID SAIC
M8-3
AUG 04 1999

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT
ST: 08/03/1999 CK# 0016 HICKORY HOLLOW
END 08/03/1999

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

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975
PAGE 1 OF 1



Habitat Compliance Form RECEIVED
CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT 12 FEB 17 PM 3: 23
1901 S. Alamo, San Antonio, TX 78204

LAND DEVELOPMENT
SERVICES DIVISION

1. Commentary:

For information on endangered species habitat within Bexar County as may be established, see 2008 Draft Recovery Plan for Bexar County Karst Invertebrates, available on US Fish and Wildlife Service's website, and Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes by Texas Parks and Wildlife Department available on their website.

2. Applicant Contact Information:

Project Name: <u>Hickory Hollow Subdivision MDP no. 497B</u>	
Property Owner: <u>Mc Fadin Family, LP</u>	E-mail: <u>n/a</u>
Address: <u>1250 N.E. Loop 410, Suite #400, San Antonio, TX</u>	Zip code: <u>78209</u> Phone: <u>(210) 626-3400</u>
Agent: <u>n/a</u>	E-mail: <u>n/a</u>
Address: <u>n/a</u>	Zip code: _____ Phone: _____
Contact Person Name: <u>Jesse Valdez</u>	E-mail: <u>jvaldez@mbcengineers.com</u>
Company: <u>Macina, Bose, Copeland & Assoc., Inc.</u>	Relationship to Owner: <u>Consultant</u>
Address: <u>1035 Central Parkway North, San Antonio, TX</u> Zip code: <u>78232</u> Phone: <u>(210) 545-1122</u>	

3. Property Location:

Property address or nearest street intersection if address not available: Kendall Way and Medina Circle
Acres: 137.05 Ferguson map grid: 751C8 USGS Grid: Losoya
In addition to this form, please submit an aerial map designating property boundaries based on the most recently available imagery. Maps can be obtained from www.sanantonio.gov/dsd and saved into a PDF format.

4. Application Type (check one):

<input checked="" type="checkbox"/> Master Development Plan (MDP)	<input type="checkbox"/> Tree Permit
<input type="checkbox"/> Major Plat	<input type="checkbox"/> Planned Unit Development (PUD) Plan
<input type="checkbox"/> Development Plat	<input type="checkbox"/> Minor Plat

5. Endangered Species Act Coverage (check one):

<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered under an existing Section 10(a) permit or a Section 7 Biological Opinion analyzing the activity as proposed, and the activity is identical or very similar to the activity proposed in permit and located in the same geographic location. <i>Skip to section 7, no affidavit required.</i>
<input type="checkbox"/> The activity subject to the application to the City of San Antonio is covered by participation in an approved Regional Habitat Conservation Plan. <i>Skip to section 7, no affidavit required.</i>
<input checked="" type="checkbox"/> The activity subject to the application to the City of San Antonio is not covered by an existing Section 10(a) permit or a Section 7 Biological Opinion nor participation in an approved Regional Habitat Conservation Plan. <i>(Complete sections 6, 7 and 8 (if applicable) below)</i>



Habitat Compliance Form
CITY OF SAN ANTONIO
 DEVELOPMENT SERVICES DEPARTMENT
 1901 S. Alamo, San Antonio, TX 78204

RECEIVED

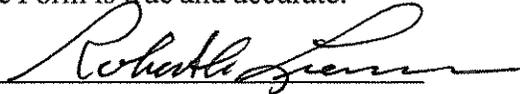
12 FEB 17 PM 3:23

6. Description for Activities Without Coverage (check one box for both sections A and B):

<p>A. Golden-cheeked</p> <p>Warbler Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of this listed species because no part of the tract subject to the application to the City of San Antonio contains habitat types that may be used by Golden-cheeked Warblers as set forth in <i>Management Guidelines for the Golden-cheeked Warbler in Rural Landscapes, Texas Parks and Wildlife Department, available on their website</i>. While this requirement applies throughout the jurisdiction of the City of San Antonio, based on the U.S. Fish & Wildlife Service Recovery Plan maps for Golden-cheeked Warblers, there is a rebuttable presumption that areas located inside of Loop 1604 that are within the jurisdiction of the City of San Antonio, as well as areas located to the south of U.S. Highway 90 and east of Interstate Highway 35, do not contain habitat.</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat areas and an Endangered Species Survey has been completed within the last 3 years by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460</p> <p><input type="checkbox"/> The tract subject to the application to the City of San Antonio is within a presumptive habitat area and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>
<p>B. Karst Invertebrate Endangered Species</p>	<p><input checked="" type="checkbox"/> There is no requirement for coverage of these listed species because no part of this tract subject to the application to the City of San Antonio is located within karst zone 1 or 2 of the areas in Bexar County identified as karst zones in the USFWS 2008 Draft Bexar County Karst Invertebrates Recovery Plan.</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and an Endangered Species Survey has been completed by a Biologist permitted by U.S. Fish and Wildlife and copies sent to: Attention Christina Williams, U.S Fish and Wildlife (USFWS) Ecological Services Field Office, 10711 Burnet Road, Suite 200, Austin, TX 78758-4460</p> <p><input type="checkbox"/> The tract or portions of the tract subject to the application to the City of San Antonio is located within Karst Zone 1 or 2 as identified in the U.S. Fish & Wildlife 2008 Draft Bexar County Karst Invertebrates Recovery Plan and no Endangered Species Survey has been submitted to U.S. Fish and Wildlife. <i>(Selecting this box requires the applicant to complete the Habitat Compliance Affidavit in Section 8 below.)</i></p>

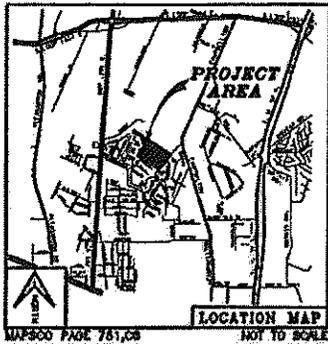
7. Owner or Authorized Representative (form is considered incomplete without this section):

I certify that the information provided in this Habitat Compliance Form is true and accurate.

Print Name: Robert A. Liesman, P.E. Signature: 

Address: 1035 Central Parkway North City: San Antonio State TX Zip Code 78232

E-mail: bliesman@mbcengineers.com



RECEIVED
 12 FEB 17 PM 3:23
 NORTH
 LAND DEVELOPMENT
 SERVICES DIVISION
 SCALE: 1"=100'



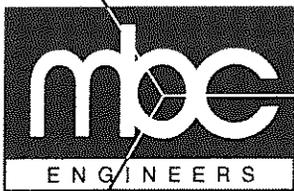
1035 Central Parkway North
 San Antonio, Texas 78232
 (210) 545-1122
 FAX (210) 545-9302
 TEXAS REGISTERED
 ENGINEERING FIRM E-784

HICKORY HOLLOW SUBDIVISION
UNIT-6
AERIAL
EXHIBIT "A"

PLAT ID# 110337
 A/P# _____
 DESIGN _____
 DRAWN PR
 CHECKED _____
 DATE 01-12-2012
 JOB NO. 30521-1361
 SHEET 1 of 1

P:\1561\30521\HickoryHollowU-6\design\30521AERIAL_letter-size.dgn

1/12/2012 2:43:23 PM prvro



MACINA · BOSE · COPELAND and ASSOCIATES, INC
CONSULTING ENGINEERS AND LANDSURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 FAX (210) 545-9302
www.mbcengineers.com

RECEIVED

February 16, 2012

12 FEB 17 PM 3: 22

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

LAND DEVELOPMENT
SERVICES DIVISION

RE: Hickory Hollow MDP no. 497B

Gentlemen:

We would like to amend the above mentioned master plan. The amendment would change the internal street circulation pattern for the Hickory Hollow, Unit-6 Subdivision (ID no. 110337).

If you have any questions or need additional information please feel free to contact us.

Sincerely,

MACINA · BOSE · COPELAND AND ASSOCIATES, INC.

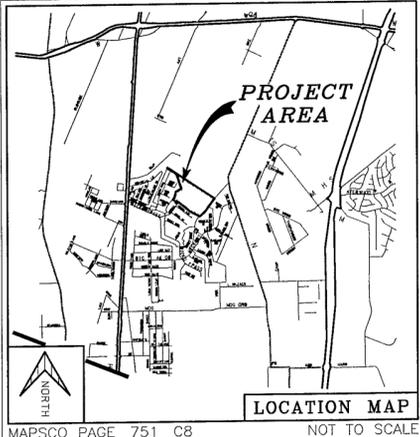
TBPE Registered Engineering Firm F-784

A handwritten signature in black ink, appearing to read 'Jesse H. Valdez, Jr.', written over a horizontal line.

Jesse H. Valdez, Jr.

JHV/lk

Job no. 30443-0468



MAPSCO PAGE 751 C8 NOT TO SCALE

LEGEND

ELEC	ELECTRIC
TEL	TELEPHONE
CATV	CABLE TELEVISION
SAN SWR	SANITARY SEWER
ESM T	EASEMENT
R O W	RIGHT OF WAY
BLDG	BUILDING
C B	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
B S L	BUILDING SETBACK LINE
• SET	SET 1/2 IRON ROD /MBC CAP
IR	

CPS NOTES

- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND UTILITY 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 GRANITOR'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
- 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
- ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS
- THIS PLAT DOES NOT AMEND ALTER RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC GAS WATER SEWER DRAINAGE TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW

IMPACT FEE PAYMENT DUE
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3)

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

DRAINAGE NOTES
NO STRUCTURES FENCES WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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 DRAINAGE EASEMENTS AS APPROVED SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANITOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT

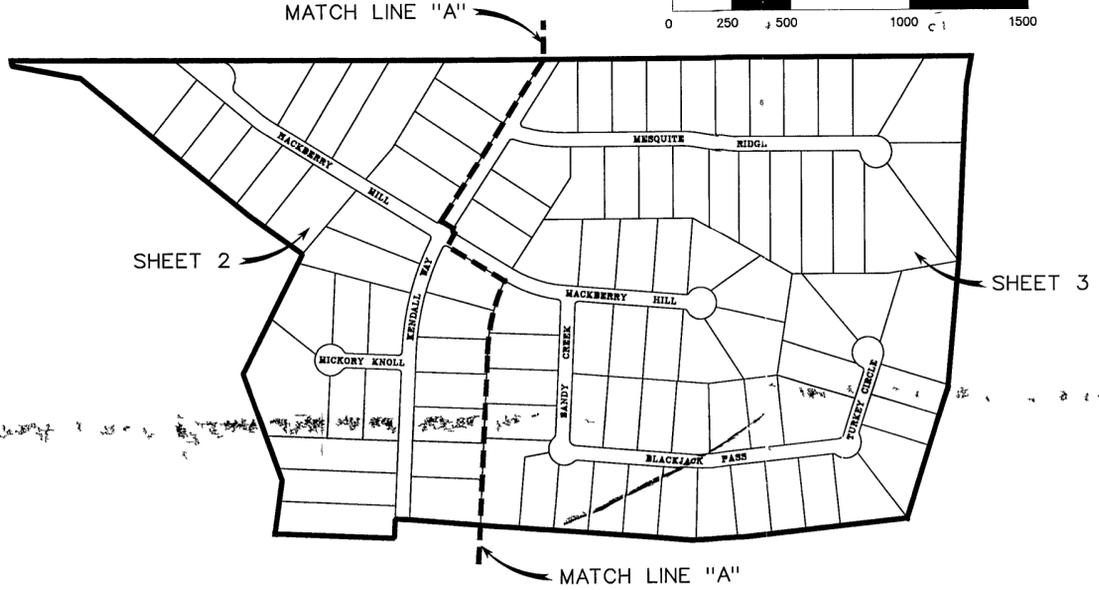
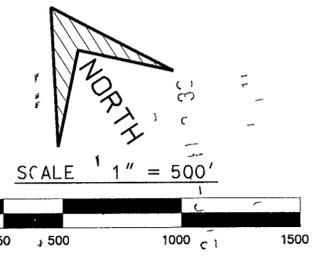
NOTES FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT

GENERAL NOTES

- BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONE X (UNSHADED) ON MAP NUMBER 48029C0740 F DATED SEPTEMBER 29, 2010, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP
- BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE NAD 83 (93)
- ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35.506(J)(5)
- SEWER SERVICE SHALL BE PROVIDED BY PRIVATE SEPTIC TANKS (A PERMIT FROM BEXAR COUNTY PUBLIC WORKS MUST BE OBTAINED PRIOR TO INSTALLING ANY SEPTIC TANK)
- IRON ROD WITH MBC CAP SET AT ALL CORNERS FOR PERIMETER BOUNDARY UNLESS OTHERWISE NOTED
- THE MAINTENANCE OF DRAINAGE EASEMENTS GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY
- NINETY-SIX (96) NEW SINGLE FAMILY RESIDENTIAL LOTS ARE ESTABLISHED (ALL RESIDENTIAL LOTS IN THIS SUBDIVISION EXCEED 0.500 ACRES)
- THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO

MAINTENANCE NOTE
THE MAINTENANCE OF DRAINAGE EASEMENT ACCES EASEMENTS GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HERE SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY

FIRE FLOW NOTE
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL



CURVE DATA

NO	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG	CH DIST
C1	1040 00	24 34 5	226 58	446 19	S47 37 48 W	442 78
C2	1100 00	25 03 3	244 46	481 11	N47 44 29 E	477 28
C3	66 00	292 30 07	---	336 94	N35 20 21 E	73 33
C4	330 00	07 33 36	21 80	43 54	N21 57 49 W	43 51
C5	270 00	07 33 36	17 84	35 63	S21 57 49 E	35 60
C6	66 00	116 35 13	106 84	134 30	S01 28 17 W	112 30
C7	1040 00	01 13 57	11 19	22 37	S65 34 19 W	22 37
C8	1100 00	01 17 20	12 37	24 75	N65 32 38 E	24 74
C9	560 00	24 01 11	119 13	234 76	N37 45 12 W	233 05
C10	500 00	26 39 37	118 47	232 66	S36 04 26 E	230 56
C11	66 00	292 30 07	---	336 94	S37 35 46 W	73 33
C12	66 00	182 11 1	---	209 86	N08 31 16 W	131 98
C13	580 00	10 4 36	55 39	110 44	S57 50 10 E	110 27
C14	520 00	10 4 36	49 66	99 02	S57 50 10 E	98 87
C15	66 00	157 05 2	325 71	180 95	S83 26 20 W	129 37
C16	66 00	263 37 22	---	303 67	S81 38 25 E	98 39
C17	710 00	17 42 43	110 63	219 50	N48 17 06 W	218 63
C18	650 00	15 25 43	88 06	175 05	S49 25 26 E	174 52
C19	320 00	09 18 36	26 06	52 00	N52 29 13 W	51 94
C20	380 00	09 18 36	30 94	61 75	S52 29 13 E	61 68
C21	380 00	09 18 36	30 94	61 75	N52 29 13 W	61 68
C22	320 00	09 18 36	26 06	52 00	S52 29 13 E	51 94
C23	66 00	263 36 1	---	303 65	S74 40 36 W	98 40
C24	746 00	23 08 52	152 78	301 39	N46 54 47 E	299 34
a	15 00	90 00 00	15 00	23 56	N09 39 39 W	21 21
b	15 00	90 07 33	15 03	23 60	N80 16 32 E	21 24
c	15 00	56 15 04	8 02	14 73	N82 47 11 W	14 14
d	15 00	56 15 04	8 02	14 73	S26 32 07 E	14 14
e	15 00	94 20 03	16 18	24 70	N72 54 41 W	22 00
f	15 00	86 00 54	13 99	22 52	N17 15 50 E	20 46
g	15 00	89 21 26	14 83	23 39	S70 25 20 E	21 09
h	15 00	90 41 57	15 18	23 75	S19 36 22 W	21 34
i	15 00	77 56 56	20 23	34 01	S20 47 27 W	31 45
j	15 00	85 06 09	13 77	22 28	N07 12 43 W	20 29
k	15 00	92 15 65	15 60	24 15	S81 28 04 W	21 63
l	15 00	56 15 04	8 02	14 73	S80 31 46 E	14 14
m	15 00	56 15 04	8 02	14 73	N24 16 42 W	14 14
n	25 00	87 43 13	24 02	38 28	S08 31 16 E	34 65
o	15 00	47 14 01	6 56	12 37	N58 57 21 E	12 02
p	15 00	47 14 01	6 56	12 37	N75 59 53 W	12 02
q	25 00	66 32 21	16 40	29 03	N83 26 20 E	27 43
r	15 00	45 16 30	6 26	11 85	N40 39 13 W	11 55
s	15 00	45 16 30	6 26	11 85	S27 31 53 W	11 55
t	15 00	83 37 11	13 42	21 89	N08 21 31 E	20 00
u	15 00	74 23 01	11 38	19 47	N76 37 12 W	18 13
v	15 00	107 53 93	20 61	28 25	S12 14 18 W	24 26
w	15 00	83 37 11	13 42	21 89	N15 19 54 W	20 00

INDEX MAP
SCALE 1 - 500

LINE DATA

LINE #	DIRECTION	LENGTH
L1	N54 39 39 W	60 00
L2	S35 20 21 W	79 01
L3	N24 30 00 E	21 55
L4	S42 36 39 W	124 17
L5	N59 49 32 W	226 07
L6	S18 11 01 E	9 89
L7	---	---
L8	N33 10 40 E	5 00
L9	S2 44 37 E	3 71
L10	N25 44 37 W	1 94
L11	N57 08 31 W	1 84
L12	S52 24 14 E	3 83
L13	N50 10 08 E	33 46
L14	S63 17 28 E	1 63
L15	N59 49 32 W	15 60
L16	N09 39 39 W	24 04

EASEMENT DATA

LINE #	DIRECTION	LENGTH
E1	S33 10 40 W	57 21
E2	N56 49 20 W	59 87
E3	N34 56 31 E	37 47
E4	N65 18 47 E	57 18
E5	N38 44 57 E	72 84
E6	N48 09 12 W	53 38
E7	N63 58 08 W	21 24
E8	S89 43 21 W	37 31
E9	N43 36 50 W	52 79
E10	N03 33 27 W	29 90
E11	N11 57 24 E	67 96
E12	N43 20 17 W	19 28
E13	N15 17 55 W	45 52
E14	N12 20 29 W	41 19
E15	N47 57 53 W	64 52
E16	N65 06 58 W	41 57
E17	N60 01 25 W	51 82
E18	N45 51 22 W	50 58
E19	N77 26 13 E	69 24
E20	N87 50 59 W	51 57
E21	N63 01 38 W	62 65
E22	N04 47 26 W	124 55
E23	N18 49 36 W	19 82

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

REGISTERED PROFESSIONAL LAND SURVEYOR NO 4788

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

LICENSED PROFESSIONAL ENGINEER NO 44131



PLAT NO 110337
SUBDIVISION PLAT ESTABLISHING
HICKORY HOLLOW
UNIT-6

BEING 136 2557 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 1035 761 ACRE TRACT AS RECORDED IN VOLUME 3866 PAGE 628 REAL PROPERTY RECORDS AND OUT OF THE MANUEL DE LUNA SURVEY NO 3 ABSTRACT NO 8 COUNTY BLOCK 4167 BEXAR COUNTY TEXAS

MACINA • BOSE • COPELAND & ASSOC INC
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 C Intl P Rkwy N Rth S Ant T 78232
(210) 645-1122 F (210) 645-9302 mbc gl ra m
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE 04/26/2011 JOB NO 30521/1361

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATE TO THE USE OF THE PUBLIC EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOR/ER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER M FADIN FAMILY LP
1250 N E LOOP 410 SUITE # 400
SAN ANTONIO TEXAS 78209
TELEPHONE N (210) 626-3400

OWNER _____

DULY AUTHORIZED AGENT _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2012

NOTARY PUBLIC
BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ A D 2012

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF **HICKORY HOLLOW UNIT-6** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A D 2012

BY _____ CHAIRMAN

BY _____ SECRETARY

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 2012 AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A D 2012 AT _____ M IN THE RECORDS OF _____ AND _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF WITNES MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A D 2012

COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY

SHEET 1 OF 3

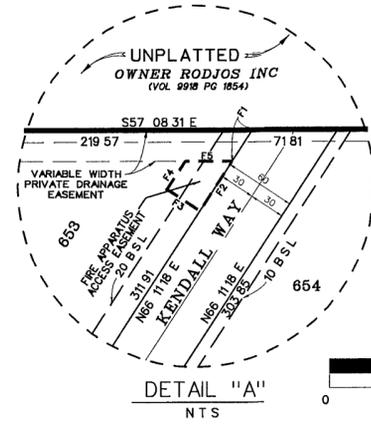
PLAT NO 110337
 SUBDIVISION PLAT ESTABLISHING
HICKORY HOLLOW
 UNIT-6

BEING 136.2557 ACRES OF LAND OUT OF THE REMAINING PORTION OF A 1035.761 ACRES TRACT AS RECORDED IN VOLUME 3866 PAGE 628 REAL PROPERTY RECORDS AND OUT OF THE MANUE DE LUNA SURVEY NO 3 ABSTRACT NO 8 COUNTY BLOCK 4167 BEXAR COUNTY TEXAS

MACINA • BOSE • COPELAND & ASSOC INC
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1035 Central Parkway North Suite A Apt T 78232
 (210) 545-1122 F (210) 545-9302 mbc engrs
 TEXAS REGISTERED ENGINEERING FIRM F-784
 DATE 04/26/2011 JOB NO 30521/1361

LINE DATA

NO	DIRECTION	LENGTH
F1	S66 118 W	31.12
F2	S66 118 W	49.40
F3	N23 48 42 W	33.00
F4	N66 118 E	27.70
F5	S57 08 31 E	39.50

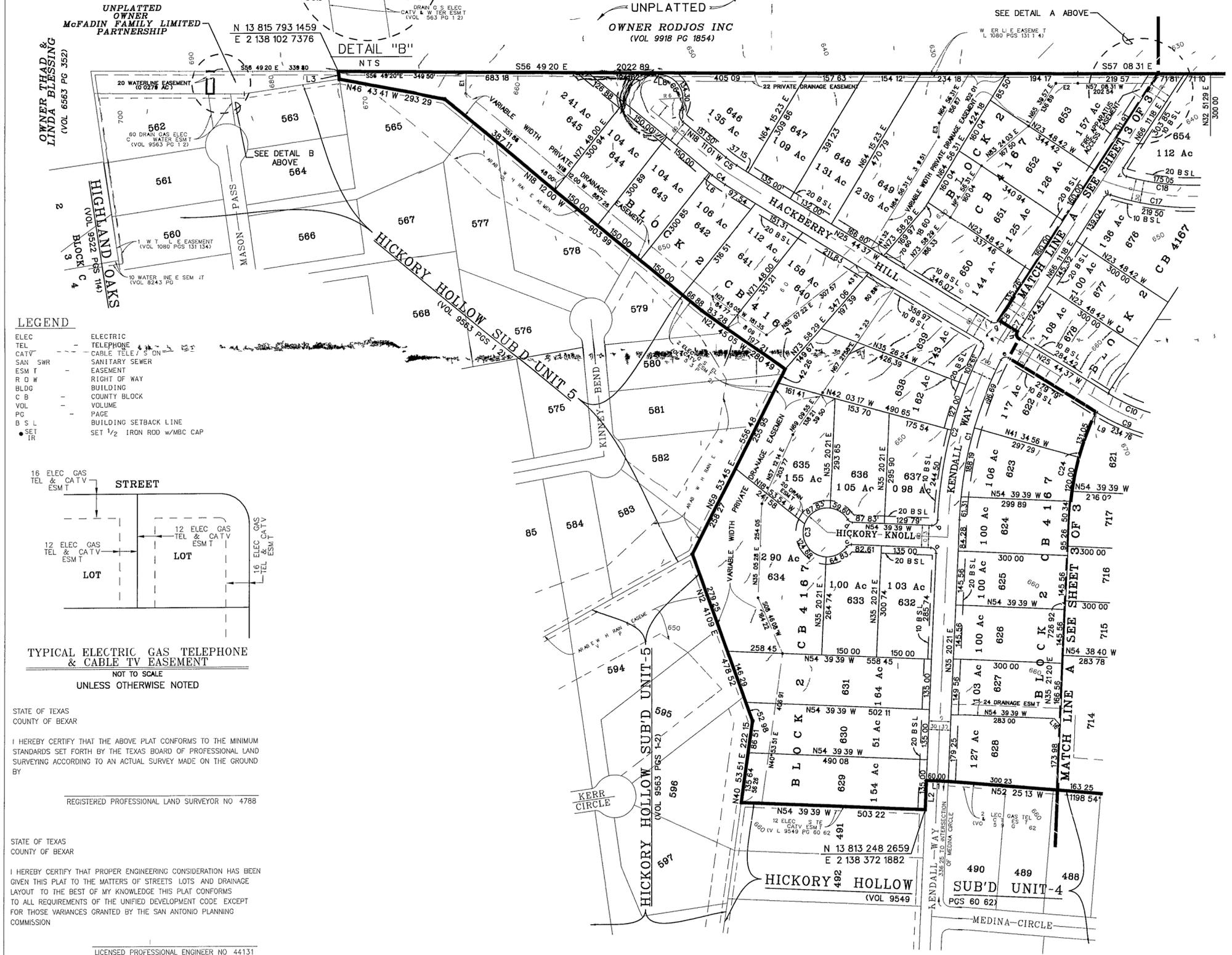
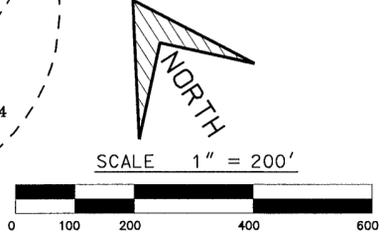
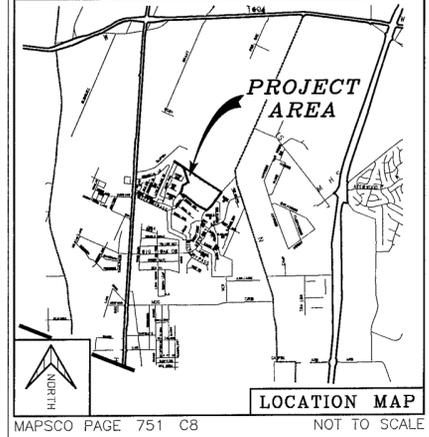


LINE DATA

NO	DIRECTION	LENGTH
W1	N56 44 08 W	20.00
W2	N33 15 52 E	60.83
W3	S56 49 20 E	20.00
W4	S33 15 52 W	60.86

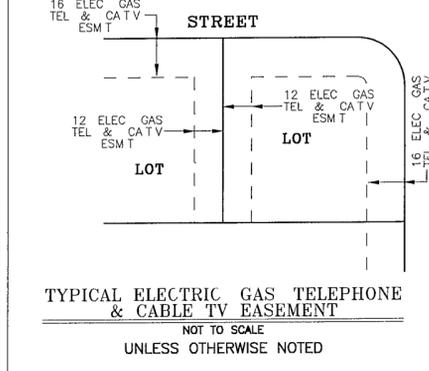
CPS NOTES

- 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 RIGHT OF WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS ELECTRIC EASEMENT GAS EASEMENT ANCHOR EASEMENT SERVICE EASEMENT OVERHANG EASEMENT UTILITY EASEMENT AND TRANSFORMER EASEMENT FOR THE PURPOSE OF INSTALLING CONSTRUCTING RECONSTRUCTING MAINTAINING REMOVING INSPECTING PATROLLING AND ERECTING POLES HANGING OR BURYING WIRES CABLES CONDUITS PIPELINES OR TRANSFORMERS EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT OF WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS
- 2 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
- 3 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
- 4 ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS
- 5 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



LEGEND

ELEC	ELECTRIC
TEL	TELEPHONE
CATV	CABLE TELEVISION
SAN SWR	SANITARY SEWER
ESM T	EASEMENT
R O W	RIGHT OF WAY
BLDG	BUILDING
C B	COUNTY BLOCK
VOL	VOLUME
PG	PAGE
B S L	BUILDING SETBACK LINE
• SET IR	SET 1/2 IRON ROD w/MBC CAP



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

REGISTERED PROFESSIONAL LAND SURVEYOR NO 4788

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

LICENSED PROFESSIONAL ENGINEER NO 44131



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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT FOREVER ALL STREETS ALLEYS PARKS WATERCOURSES DRAINS EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED

OWNER/DEVELOPER
 M PADIN FAMILY LP
 1250 N LOOP 410 SUITE # 400
 SAN ANTONIO TEXAS 78209
 TELEPHONE N (210) 626-3400

OWNER
 DULY AUTHORIZED AGENT
 STATE OF TEXAS
 COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PER ORALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2012.

NOTARY PUBLIC
 BEXAR COUNTY TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS _____ DAY OF _____ A.D. 2012

COUNTY JUDGE BEXAR COUNTY TEXAS

COUNTY CLERK BEXAR COUNTY TEXAS

THIS PLAT OF _____ **HICKORY HOLLOW UNIT-6** _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED

DATED THIS _____ DAY OF _____ A.D. 2012

BY _____ CHAIRMAN
 BY _____ SECRETARY

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. 2012 AT _____ M AND DULY RECORDED THE _____ DAY OF _____ A.D. 2012 AT _____ M IN THE RECORDS OF _____ AND _____ OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2012

COUNTY CLERK BEXAR COUNTY TEXAS

BY _____ DEPUTY
 SHEET 2 OF 3

