CITY OF SAN ANTONIO

May 9, 1996

Brice Moczygemba
Pape-Dawson Engineers
9310 Broadway
Building II
San Antonio, TX 78217

Re: Fund Subdivision Unit 8 - 11 POADP # 501

Dear Mr. Moczygemba:

The City Staff Development Review Committee has reviewed your Fund Subdivision Unit 8 - 11 Preliminary Overall Area Development Plan # 501. 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 and drainage review will probably be required during the platting process.

2. A Gate Study be submitted to Amer Gilani, in Public Works.

3. This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

4. We recommend that sidewalk and pedestrian access be provided between unit 10 and the proposed school site.

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, at 207-7900.

Sincerely,

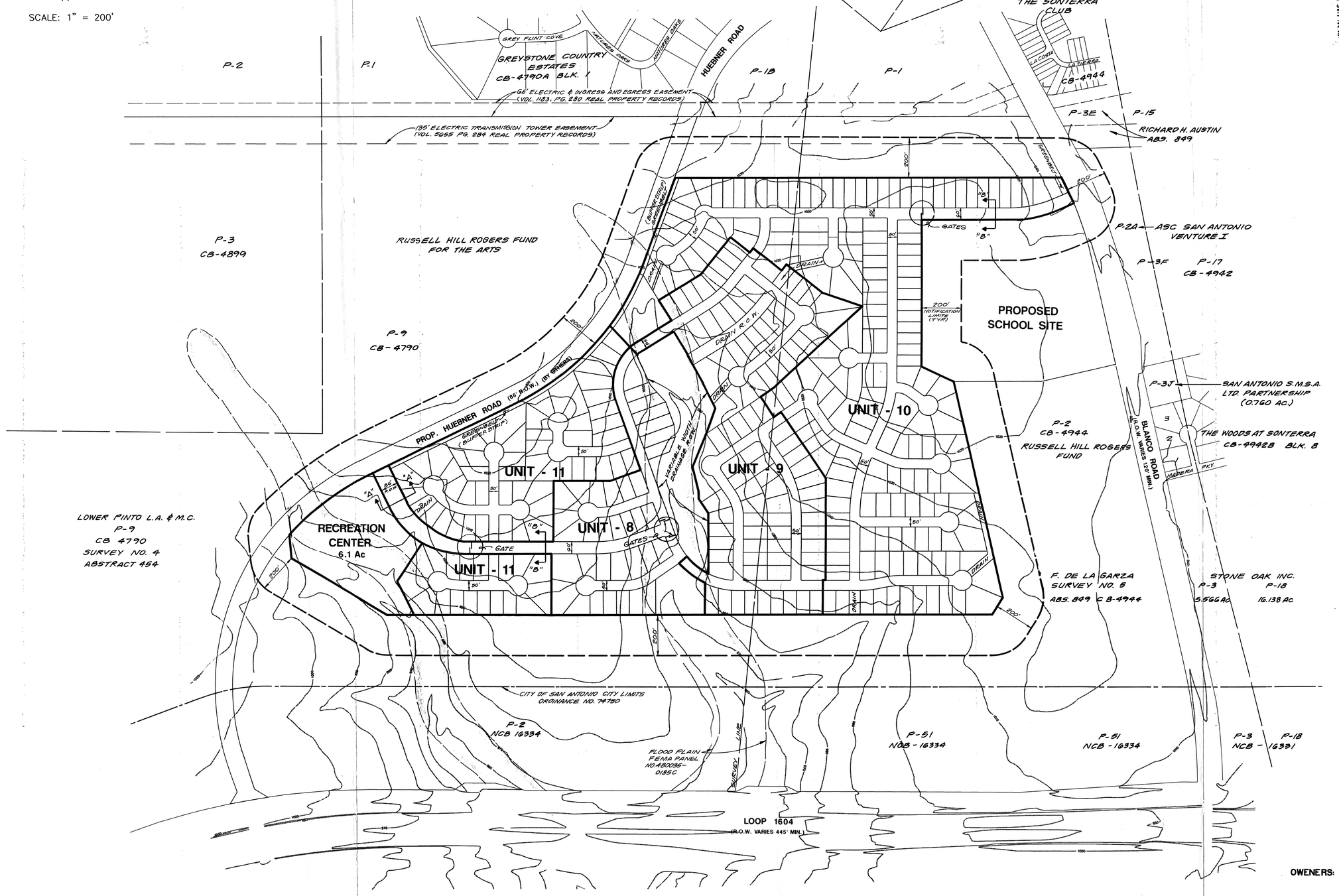
David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

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

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

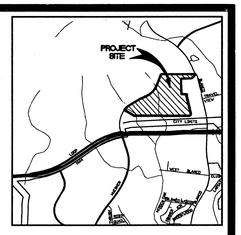
SCALE: 1" = 200'



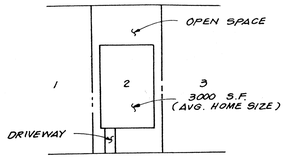
PLAN HAS BEEN ACCEPTED BY COSA P. Cooper
(date) May 9 1996 (number) 501

If no plats are filed, plan will expire on Dec. 9 1997

1st plat filed on _____



LOCATION MAP



NOTE:
ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC. 35-3339

OPEN SPACE RATIO & DENSITY TABLE

AREA	SQ. FT.	AC.
BUILDING COVERAGE AREA	1,082,901	24.86
OTHER COVERAGE	1,466,230	33.66
OPEN SPACE	2,508,185	57.58
TOTAL GROSS AREA	5,057,316	116.10

PROPOSED OPEN SPACE = 49.60%

DENSITY = 3.11 UNITS PER ACRE

361 RESIDENTIAL LOTS
55'-65' X 120' AVERAGE LOT SIZE
3000 S.F. AVERAGE HOME SIZE

SUBJECT AREA IS OUTSIDE THE CITY LIMITS
NO SPECIFIC ZONING CLASSIFICATION BEEN ASSIGNED

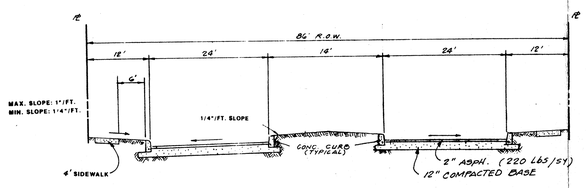
NOTE:
1. DRAINS TO BE DEDICATED TO THE CITY OF SAN ANTONIO.
2. STREETS ARE TYPE "A" 50' R.O.W. UNLESS OTHERWISE INDICATED.
3. SANITARY SEWER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM
4. WATER SYSTEM TO BE DEDICATED TO THE BEXAR METROPOLITAN WATER DISTRICT

PHASING

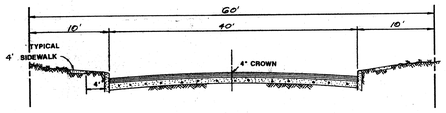
UNIT	NO. OF RESIDENTIAL LOTS	AVERAGE LOT SIZE	AVERAGE HOME SIZE
8	35	21 LOTS @ 55'X 120' 14 LOTS @ 65'X 120'	3000 SF
9	89	38 LOTS @ 55'X120' 51 LOTS @ 65' X 120'	"
10	166	86 LOTS @ 55'X 120 80 LOTS @ 65'X 120	"
11	71	53 LOTS @ 55'X 120' 18 LOTS @ 65'X 120'	"
TOTAL	361	198 LOTS @ 55'X 120' 163 LOTS @ 65'X 120'	3000 SF

RECREATION CENTER = 6.1 AC.

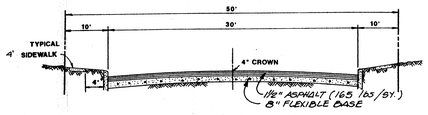
OWENERS: BLANCO DEVELOPMENT PARTNERS, LTD
1701 N. COLLINS BLVD. SUITE 300
RICHARDSON, TEXAS 75080



STREET SECTION "A-A"



STREET SECTION "B-B"



TYPICAL STREET SECTION

FUND SUBDIVISION – UNITS 8, 9, 10 & 11

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN / PLANNED UNIT DEVELOPMENT (POADP/PUD)

PAPE-DAWSON CIVIL & ENVIRONMENTAL ENGINEERS
SAN ANTONIO TEXAS 78217
8330 BROADWAY, BUILDING 4 210-829-2821

JOB NO. 3686-04

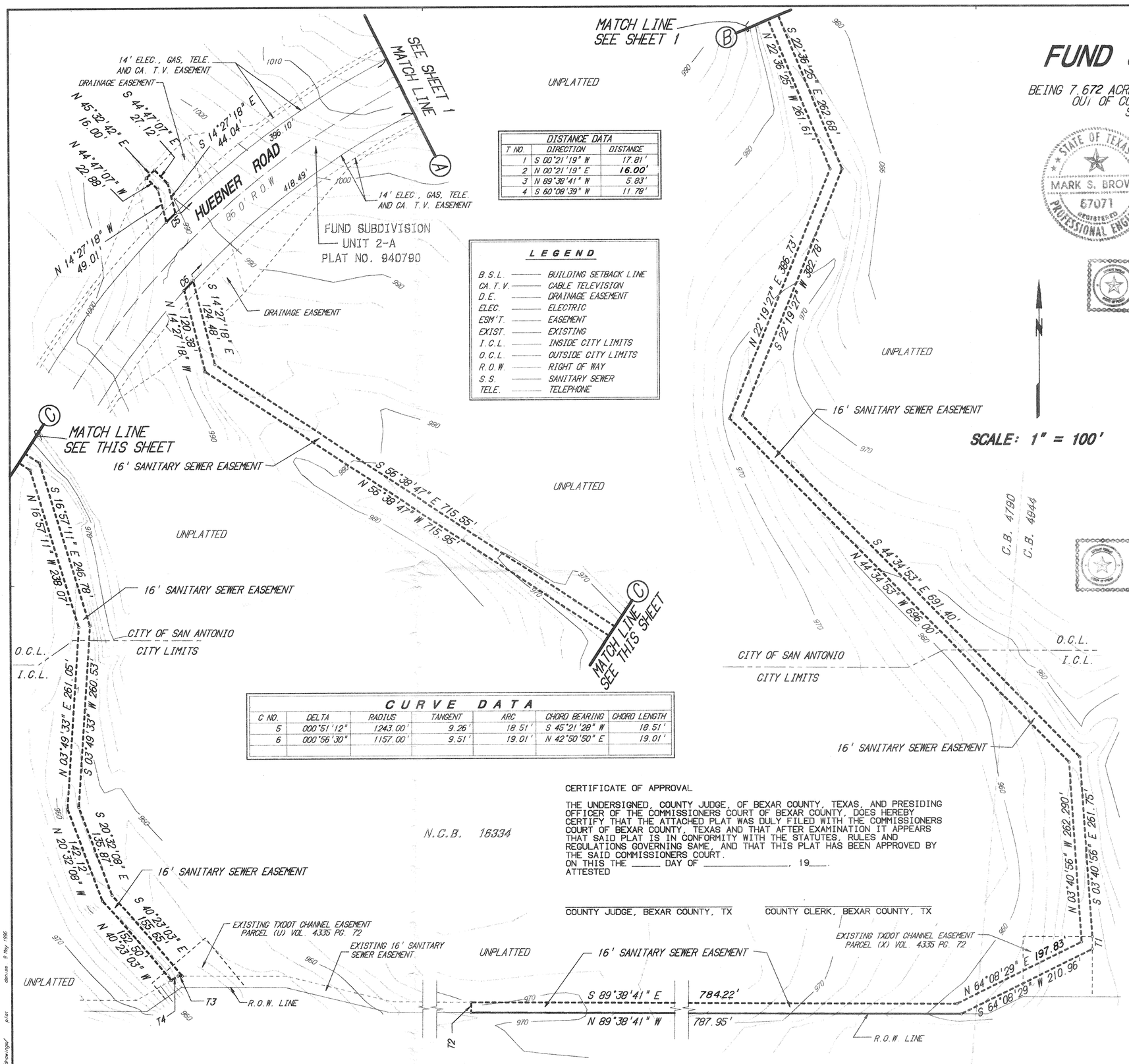
#501

SUBDIVISION PLAT ESTABLISHING

940754.0

FUND SUBDIVISION UNIT 3

BEING 7.672 ACRES OF LAND OUT OF A 629.9522 ACRE TRACT OF LAND
OUT OF COUNTY BLOCKS 4790 & 4944 AND N.C.B. 16334
SAN ANTONIO, BEXAR COUNTY, TEXAS.



DISTANCE DATA		
T NO.	DIRECTION	DISTANCE
1	S 00°21'19" W	17.81'
2	N 00°21'19" E	16.00'
3	N 89°38'41" W	5.83'
4	S 60°08'39" W	11.78'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.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
TELE.	TELEPHONE

SCALE: 1" = 100'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
5	000°51'12"	1243.00'	9.26'	18.51'	S 45°21'28" W	18.51'
6	000°56'30"	1157.00'	9.51'	19.01'	N 42°50'50" E	19.01'

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___.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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.

STATE OF TEXAS MARK S. BROWN 67071 REGISTERED PROFESSIONAL ENGINEER

Mark S. Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 13th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-96

Denise Spain
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, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THE RUSSELL HILL ROGERS FUND FOR THE ARTS
OWNER

RIVER CITY ASSOCIATES, L.L.C.
DULY AUTHORIZED AGENT

BY: Michael J. Dolan
MICHAEL J. DOLAN
OPERATING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL J. DOLAN, 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 10th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-96

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of FUND SUBDIVISION UNIT 3 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.

STATE OF TEXAS JACK S. BROWN 2360 REGISTERED PROFESSIONAL LAND SURVEYOR

Jack S. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 13th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-96

Denise Spain
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: TA APP: MSB

SHEET 2 OF 2

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 227-013-00 DATE: 02/29/96

501

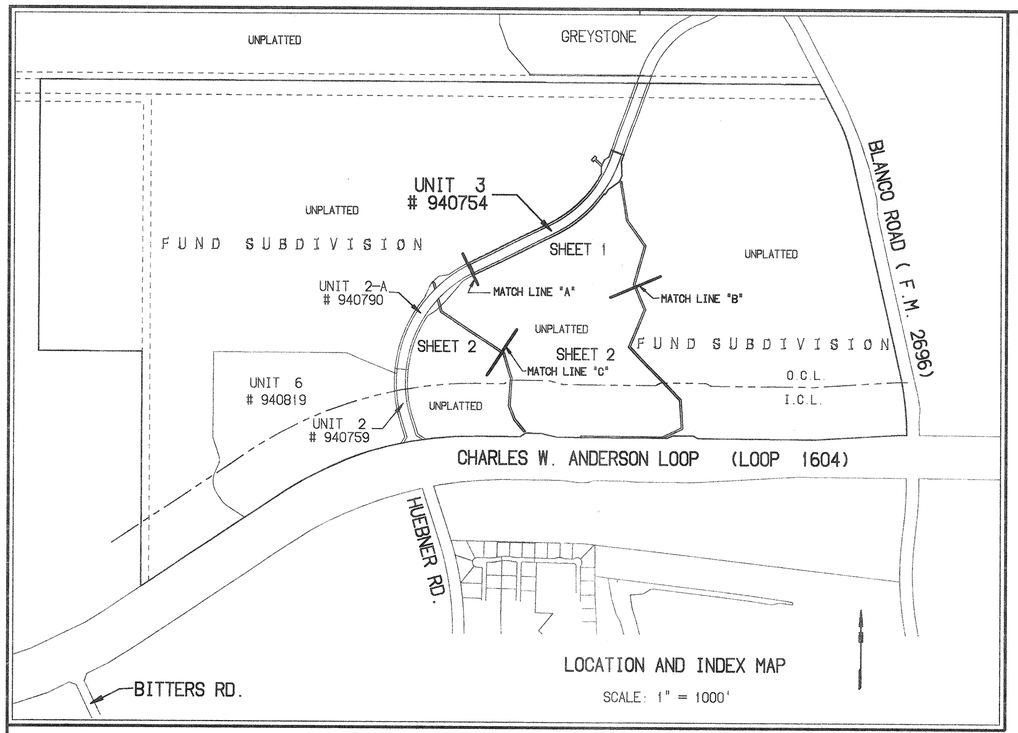
Planning Commission
City of San Antonio
MAY 22 1996
PLAT APPROVED

940754.0

SUBDIVISION PLAT ESTABLISHING

FUND SUBDIVISION UNIT 3

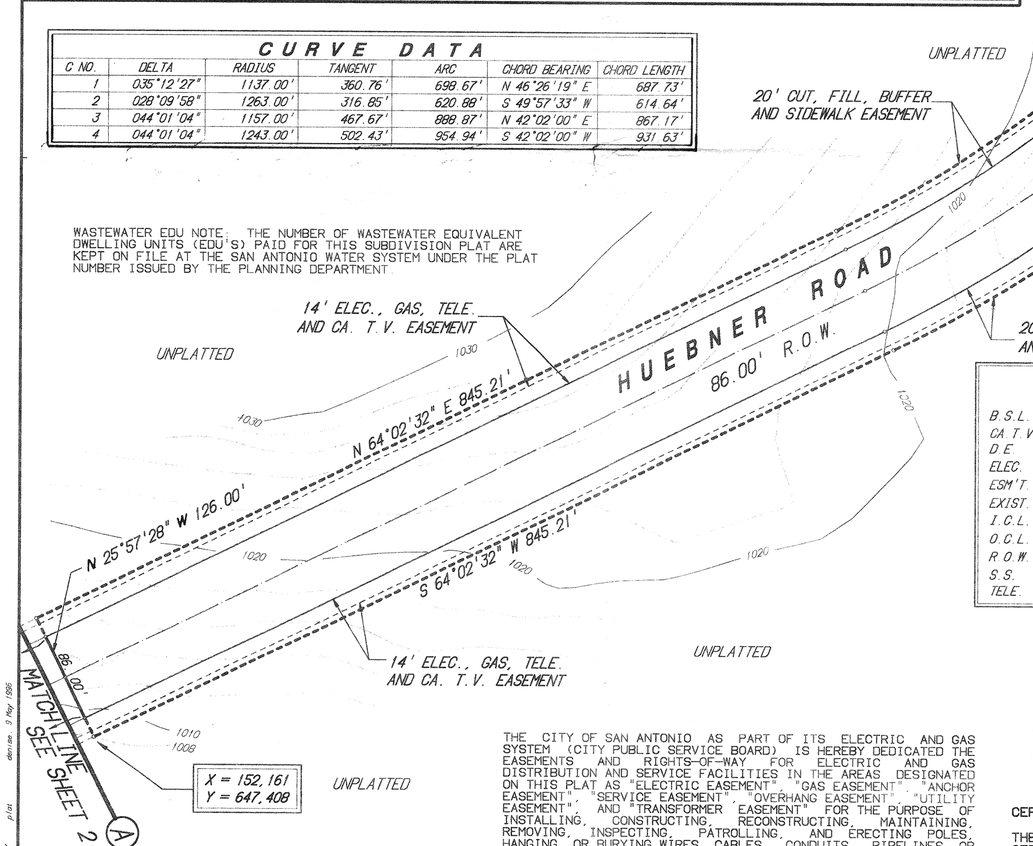
BEING 7.672 ACRES OF LAND OUT OF A 629.9522 ACRE TRACT OF LAND
OUT OF COUNTY BLOCKS 4790 & 4944 AND N.C.B. 16334
SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION AND INDEX MAP
SCALE: 1" = 1000'

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. BROWN ENGINEERING ASSUMES NO LIABILITY FOR ITS ACCURACY.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BEARING	CHORD LENGTH
1	035°12'27"	1137.00'	360.76'	698.67'	N 46°26'19" E	687.73'
2	028°09'58"	1263.00'	316.85'	620.88'	S 49°57'33" W	614.64'
3	044°01'04"	1157.00'	467.67'	888.87'	N 42°02'00" E	867.17'
4	044°01'04"	1243.00'	502.43'	954.94'	S 42°02'00" W	931.63'



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.

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.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
TELE.	TELEPHONE

SCALE: 1" = 100'

THERE MAY BE NO SIGNS, WALLS, FENCES, SHRUBS OR OTHER GROUND COVER PLACED WITHIN THE MEDIAN WHICH WILL OBSTRUCT THE DRIVER'S SIGHT DISTANCE|AS REQUIRED AND DEFINED BY THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE. IN GENERAL, ALL LANDSCAPING MUST BE PRIVATELY MAINTAINED TO PROVIDE A CLEAR VISION WINDOW BETWEEN A VERTICAL HEIGHT OF 2.5 FEET AND EIGHT (8) FEET ABOVE NATURAL GROUND. PLANS FOR PROPOSED LANDSCAPING WITHIN THE PUBLIC RIGHT-OF-WAY OR MEDIAN OUTSIDE CITY LIMITS MUST BE APPROVED BY THE BEXAR COUNTY PUBLIC WORKS DEPARTMENT PRIOR TO INSTALLATION.

ALL TREES LOCATED WITHIN THE MEDIAN SHALL NOT BE CLOSER THAN THREE (3) FEET FROM THE FACE OF CURB. IN ADDITION, ALL TREES WHICH OVERHANG THE PAVEMENT SURFACE SHALL BE TRIMMED TO MAINTAIN A MINIMUM VERTICAL CLEARANCE OF FOURTEEN (14) FEET FROM PAVEMENT SURFACE.

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 BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS," BASED UPON THE ORIGINALLY PLATTED HIGHWAY FRONTAGE.

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 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.

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___.
ATTESTED

_____ COUNTY JUDGE, BEXAR COUNTY, TX

_____ COUNTY CLERK, BEXAR COUNTY, TX

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.

STATE OF TEXAS MARK S. BROWN 57071 REGISTERED PROFESSIONAL ENGINEER

Mark S. Brown
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the 13th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-99

Denise Spain
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, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

THE RUSSELL HILL ROGERS FUND FOR THE ARTS
OWNER

RIVER CITY ASSOCIATES, L.L.C.
DULY AUTHORIZED AGENT

BY: Michael J. Dolan
MICHAEL J. DOLAN
OPERATING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MICHAEL J. DOLAN 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 10th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-99

Denise Spain
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of FUND SUBDIVISION UNIT 3 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__.

RECEIVED 96 MAY 13 PM 4:04 CITY PLANNING & DEVELOPMENT

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.

STATE OF TEXAS JACK S. BROWN 2706 REGISTERED PROFESSIONAL LAND SURVEYOR

Jack S. Brown
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the 13th day of MAY A.D., 1996.

DENISE SPAIN Notary Public, State of Texas My Commission Expires 08-20-99

Denise Spain
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: T.A. APP: M.S.B.

SHEET 1 OF 2

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 227-013-00 DATE: 02/29/96

501

PLAT NO. 970502

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distibution 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.

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.

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	TANGENT
C1	418.57'	375.00'	63°57'08"	234.11'
C2	7.85'	5.00'	90°00'00"	5.00'
C3	247.87'	50.00'	284°02'25"	39.04'
C4	7.85'	5.00'	90°00'00"	5.00'
C5	7.85'	5.00'	90°00'00"	5.00'
C6	97.29'	563.00'	09°54'03"	48.77'
C7	109.57'	613.00'	10°14'30"	54.93'
C8	247.80'	50.00'	283°57'18"	39.10'
C9	14.31'	15.00'	54°39'08"	7.75'
C10	13.00'	15.00'	49°38'38"	6.94'
C11	247.21'	50.00'	283°17'15"	39.57'
C12	15.89'	15.00'	60°42'47"	8.79'
C13	11.94'	15.00'	45°36'42"	6.31'
C14	13.62'	15.00'	52°01'12"	7.32'
C15	13.62'	15.00'	52°01'12"	7.32'
C16	38.18'	1263.00'	01°43'55"	19.09'
C17	184.21'	400.00'	26°23'08"	93.77'
C18	7.85'	5.00'	90°00'00"	5.00'
C19	7.85'	5.00'	90°00'00"	5.00'
C20	209.66'	225.00'	53°23'22"	113.14'
C21	153.79'	175.00'	50°21'09"	82.26'

LINE TABLE

LINE	LENGTH	BEARING
L1	42.43'	N19°02'32"E
L2	34.58'	S89°54'36"E
L3	50.00'	S00°05'24"W
L4	50.00'	S00°05'24"W
L5	60.72'	N89°54'36"W

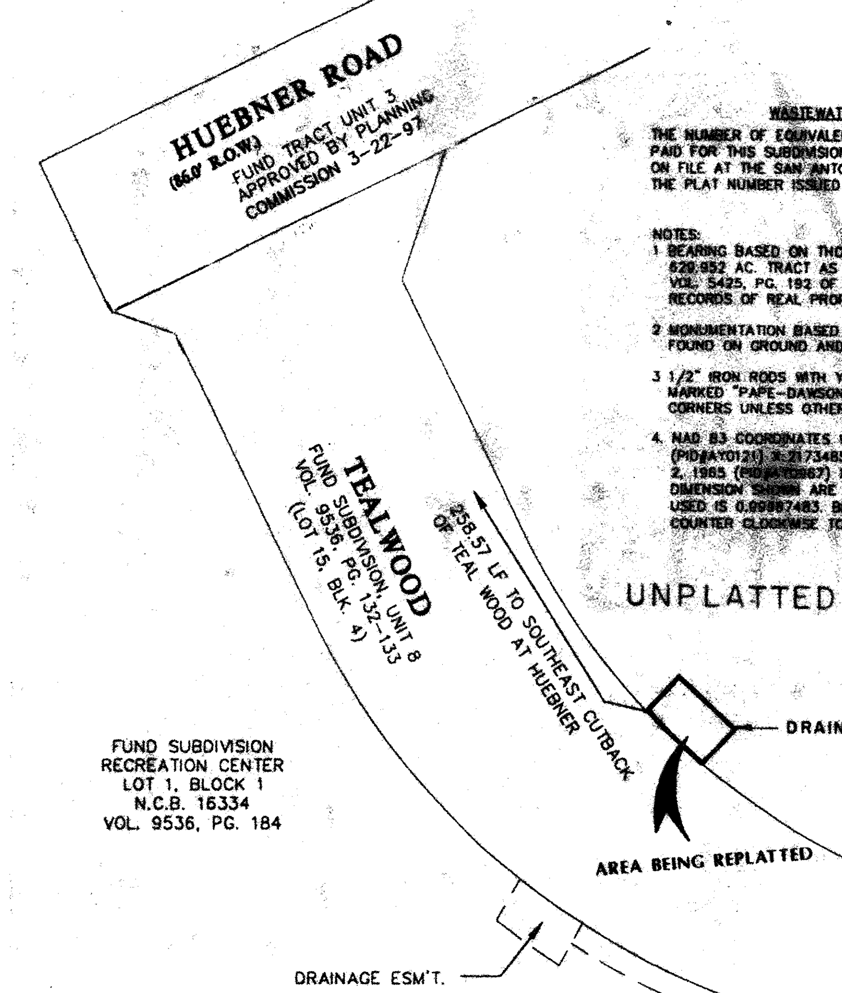
Eli ded & tonal

WASTEWATER EDU NOTE

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

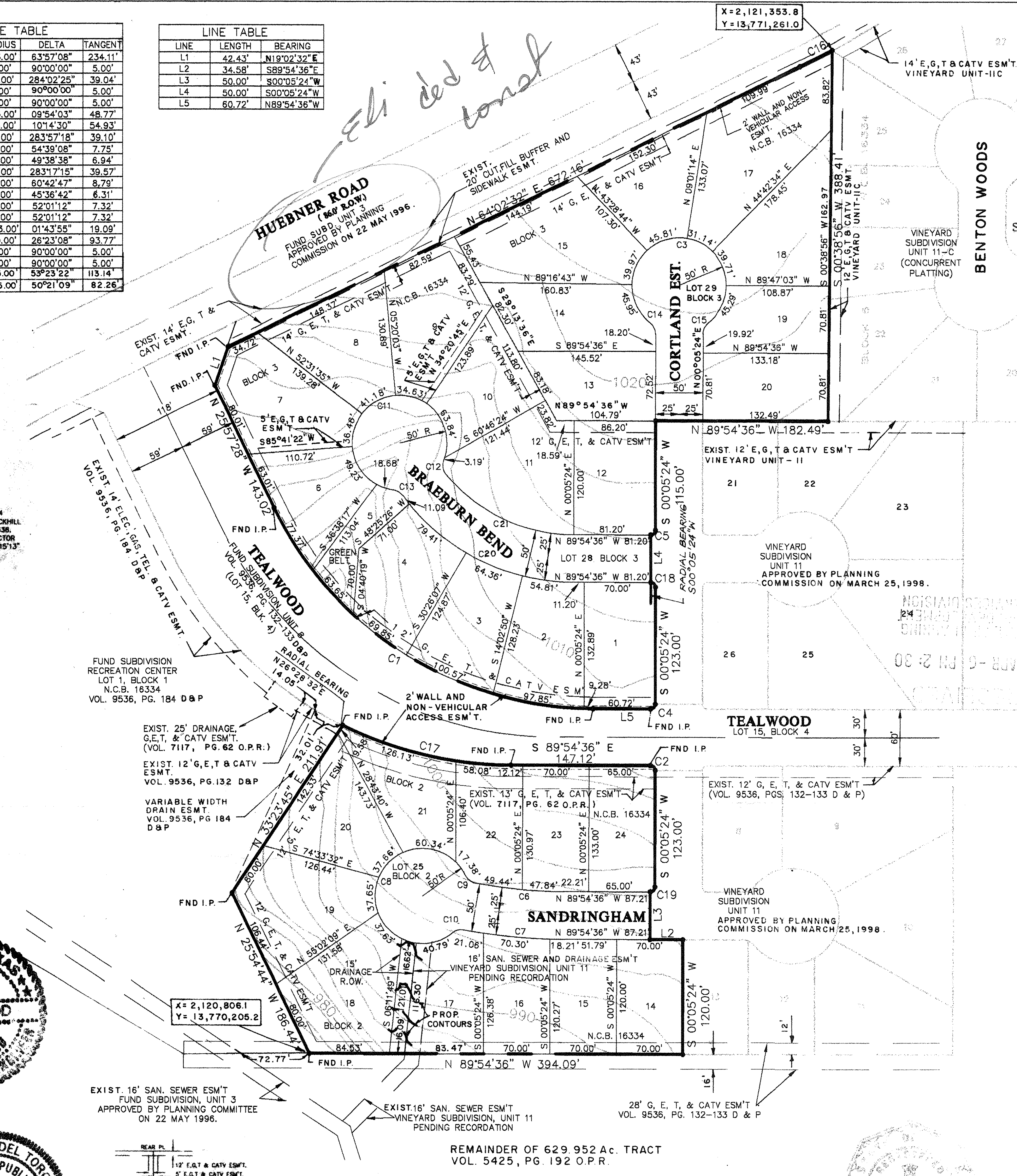
NOTES:

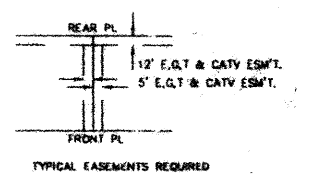
1. BEARING BASED ON THOSE OF A 629.952 AC. TRACT AS RECORDED IN VOL. 5425, PG. 192 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY TX.
2. MONUMENTATION BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON
3. 1/2" IRON RODS WITH YELLOW CAPS MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED
4. NAD 83 COORDINATES WERE DERIVED FROM MILLER,1924 (PID#AY0121) X:2173485.9066, Y:13747443.9886 & LOCKHILL 2, 1965 (PID#AY0667) X:2099442.4022, Y:13750260.5336. DIMENSION SHOWN ARE SURFACE. COMBINED SCALE FACTOR USED IS 0.99987483. BEARINGS MUST BE ROTATED 00°15'13" COUNTER CLOCKWISE TO MATCH NAD83.

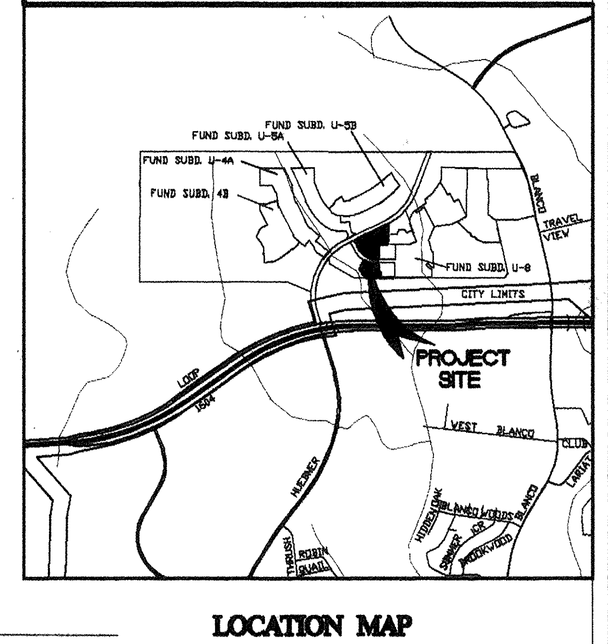


AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A DRAINAGE EASEMENT ON A PLAT KNOWN AS FUND SUBDIVISION UNIT 8, P.U.D., PLAT NO. 960419 VOL. 9536, PGS. 132 & 133 OF THE BEXAR COUNTY DEED AND PLAT RECORDS.







LOCATION MAP

LEGEND:

E = ELECTRIC
G = GAS
T = TELEPHONE
CATV = CABLE TV
ESM'T. = EASEMENT
FND I.P. = FOUND IRON PIN
EXIST. = EXISTING
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D&P = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS OR AS PRIVATE STREETS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE UBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

2. 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 DRAINAGE EASEMENT, 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 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 EASEMENTS.

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF VINEYARD SUBDIVISION, UNIT 11D, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREETS WITHIN THE VINEYARD SUBDIVISION UNIT 11D, P.U.D., SHALL BE THE RESPONSIBILITY OF THE VINEYARD SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. PRIVATE STREETS, LOT 28, BLOCK 3, LOT 29, BLOCK 3, AND LOT 25 BLOCK 2, AND GREENBELT LOT 5 BLOCK 3, NEW CITY BLOCK 16334 AREA ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER, AND ELECTRIC EASEMENTS.

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

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

98 APR -6 PM 2:30

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.

Rik Wood

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS ★ W.R. WOOD 65364 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF April A.D. 19 98

Norma J Del Toro

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

NORMA J. DEL TORO NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-14-99

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.

Blanco Development Partners, Ltd.

OWNER

By: Thompson Realty Investment Corp.

By: W.T. Field

W.T. Field, President

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.T. Field, 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 20th DAY OF March A.D. 19 98

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

R. LISTORTI MY COMMISSION EXPIRES November 1, 2001

SUBDIVISION PLAT ESTABLISHING

VINEYARD SUBDIVISION, UNIT-11D

(PLANNED UNIT DEVELOPMENT)

BEING 8.723 ACRES OF LAND OUT OF A 629.952 ACRE TRACT OF LAND AS RECORDED IN VOL. 5425, PAGE 192 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID TRACT BEING OUT OF THE LOWER PINTO IRRIGATION AGRICULTURE AND MANUFACTURING COMPANY SURVEY NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, BEXAR COUNTY, TEXAS.

THIS PLAT OF VINEYARD SUBDIVISION, UNIT-11D 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

PAPE-DAWSON ENGINEERS

CIVIL & ENVIRONMENTAL

EUGENE H. DAWSON 2305 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS

COUNTY OF BEXAR

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

Eugene H Dawson

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6th DAY OF April A.D. 19 98

Norma J Del Toro

NOTARY PUBLIC

BEXAR COUNTY, TEXAS

NORMA J. DEL TORO NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-14-99

STATE OF TEXAS

COUNTY OF BEXAR

______________________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE RECORDS OF ______________________ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

I:\3686\63\DESIGN\PL368663.DWG

501

JOB 3686-63

PLAT NO. 970498

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distibution 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.

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.

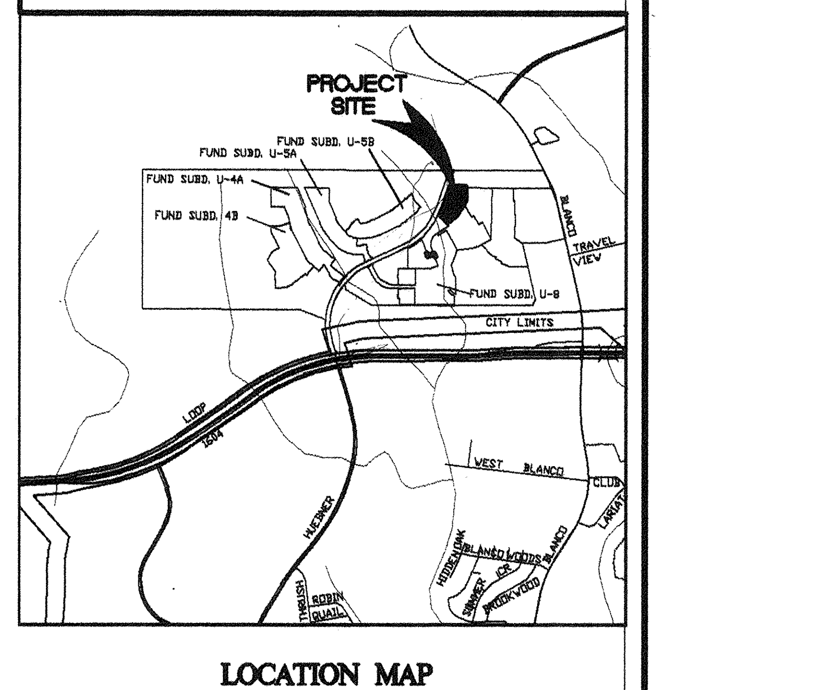
This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	S00°06'55"W
L2	1.36'	N89°53'05"W
L3	70.36'	S15°30'45"W
L4	77.69'	N15°30'45"E
L5	17.62'	N49°44'47"W
L6	62.05'	N31°53'29"W
L7	63.08'	N31°53'29"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	59.07'	1263.00'	29.54'	02°40'48"	59.07'	N21°21'52"E
C2	29.41'	25.00'	16.68'	67°24'27"	27.74'	S56°24'42"W
C3	10.40'	15.00'	5.42'	39°42'54"	10.19'	S70°01'38"E
C4	13.91'	15.00'	7.50'	53°06'48"	13.41'	N01°02'30"E
C5	168.57'	308.53'	86.44'	31°18'15"	166.48'	N43°15'01"E
C6	261.72'	358.53'	137.00'	41°49'31"	255.95'	N43°37'14"E
C7	135.56'	50.00'	228.80'	155°20'44"	97.69'	S52°09'28"W
C8	7.56'	15.00'	3.86'	28°53'27"	7.48'	S50°05'16"W
C9	241.50'	50.00'	44.44'	276°44'31"	66.43'	S05°59'13"E
C10	19.24'	15.00'	11.20'	73°28'54"	17.95'	S84°21'24"E

WASTEWATER EDU NOTE

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



LOCATION MAP

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS , PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS AND AS PRIVATE STREETS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

2. 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 DRAINAGE EASEMENT, 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 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 EASEMENTS.

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF VINEYARD SUBDIVISION, UNIT 10E, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREETS AND DRAINAGE EASEMENTS WITHIN THE VINEYARD SUBDIVISION UNIT 10E, P.U.D., SHALL BE THE RESPONSIBILITY OF THE VINEYARD SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, PRIVATE STREETS, LOT 11, BLOCK 10, AND GREENBELT LOT 18, BLOCK 10 NEW CITY BLOCK 16334 ARE ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER, SANITARY SEWER, AND ELECTRIC EASEMENTS.

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

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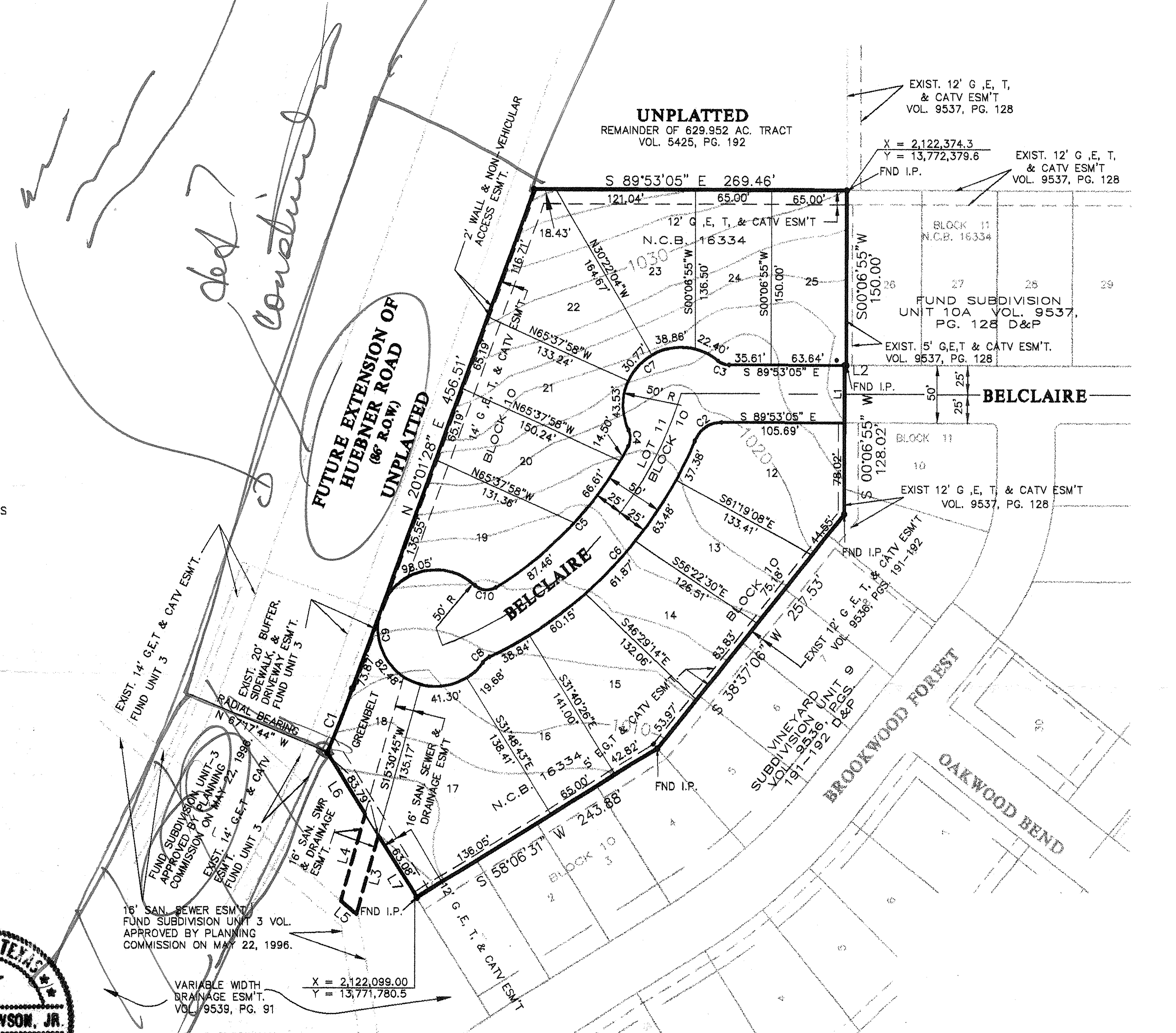

LEGEND:

E = ELECTRIC
G = GAS
T = TELEPHONE
CATV = CABLE TV
ESM'T. = EASEMENT
FND I.P. = FOUND IRON PIN
EXIST. = EXISTING

SCALE: 1"= 100'

NOTES:
1 BEARING BASED ON THOSE OF A 629.952 AC. TRACT AS RECORDED IN VOL. 5425, PG. 192 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TX.

2 MONUMENTATION BASED ON THOSE AS FOUND ON GROUND AND SHOWN HEREON

3 1/2" IRON RODS WITH YELLOW CAPS MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED

4. NAD 83 COORDINATES WERE DERIVED FROM MILLER,1924 (PID#AY0121) X: 2173485.9066, Y:13747443.9886 & LOCKHILL 2, 1965 (PID#AY0967) X: 2099442.4022, Y:13750260.5336. DIMENSION SHOWN ARE SURFACE AND A SCALE FACTOR IS 0.99987483. BEARING SHOWN MUST BE ROTATED 00°15'13" COUNTER CLOCKWISE TO MATCH NAD83.

RECEIVED
98 MAR 23 PM 3:51
DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

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 23RD DAY OF MARCH A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS EUGENE H. DAWSON, JR. 64280 REGISTERED PROFESSIONAL ENGINEER

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-18-2001

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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Blanco Development Partners, Ltd.
OWNER
By: Thompson Realty Investment Corp.
By: ______
W.T. Field, President

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.T. Field, 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 20th DAY OF March

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

R. LISTORTI November 1, 2001

SUBDIVISION PLAT ESTABLISHING

VINEYARD SUBDIVISION, UNIT - 10E

(PLANNED UNIT DEVELOPMENT)

BEING 3.968 ACRES OF LAND OUT OF A 629.952 ACRE TRACT OF LAND AS RECORDED IN VOL. 5425, PAGE 192 OF OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SAID TRACT BEING OUT OF THE LOWER PINTO IRRIGATION AGRICULTURE AND MANUFACTURING COMPANY SURVEY NO. 4, ABSTRACT 454, COUNTY BLOCK 4790, BEXAR COUNTY, TEXAS.

THIS PLAT OF VINEYARD SUBDIVISION, UNIT - 10E (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 19____

BY: ______
CHAIRMAN

BY: ______
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

STATE OF TEXAS EUGENE H. DAWSON 2305 REGISTERED PROFESSIONAL LAND SURVEYOR

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-18-2001

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.

Eugene H Dawson
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23RD DAY OF MARCH A.D. 19 98

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

______ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D.______ AT______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D.______ AT______ M. IN THE RECORDS OF ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ , DEPUTY

I:\3686\60\DESIGN\PL368660.DWG

JOB 3686-60

#501

CITY OF SAN ANTONIO

APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

501

Date Submitted: APRIL 19, 1996

Name of POADP: FUND SUBDIVISION UNITS 8, 9, 10 and 11

Owner/Agent: BLANCO DEVELOPMENT PARTNERS, LTD **Phone:** (214) 231-3434

Address: 1701 N. COLLINS BLVD. #300 RICHARDSON, TX. **Zip code:** 75080

Engineer/Surveyor: PAPE DAWSON ENGINEERS **Phone:** (214) 824-9494

Address: 9310 BROADWAY, SAN ANTONIO, TX. **Zip code:** 78217

Existing zoning: OUTSIDE CITY **Proposed zoning:** OUTSIDE CITY

Texas State Plane Coordinates: X 651448 Y 2152812
(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:	**Lots**	**Acres**
Single-Family (SF)	361	110.0
Non-Single Family (NSF)	1	6.1
Commercial & other		
TOTAL =	362	116.1

RECEIVED 96 APR 19 PM 2:19 PLANNING DEPARTMENT SUBDIVISION

Print Name: BRICE MOCZYGEMBA, P.E. **Signature:** Brice Moczygemba, P.E.

Date: 4/18/96 **Tel:** 824-9494 **Fax:** 824-3491

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 wil 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. 9/94**

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL

9310 BROADWAY, BUILDING II
SAN ANTONIO, TEXAS 78217-5987

(210) 824-9494
FAX 824-3491

April 18, 1996

Mr. David Pasley, Director
City of San Antonio
Planning Department
114 W. Commerce, 4th Floor
San Antonio, Texas 78205

Re: Fund Subdivision POADP
Fund Subdivision Units 8, 9, 10 and 11 POADP/PUD Plan Revisions

Dear Mr. Pasley:

Please accept the following revisions to the original POADP for the Fund Subdivision POADP No. 428, approved October 3, 1994. The POADP revision reduces the overall density of the property by replacing 43.6 acres defined as mixed use commercial and multi-family with single family development. All other areas remain single family residential.

Please call our office if you have any questions regarding our submittal.

Sincerely,
Pape-Dawson Consulting Engineers, Inc.

Brice Moczygemba, P.E.
Project Manager

RECEIVED
96 APR 19 PM 2:49
CITY OF SA PLANNING
DEVELOPMENT
SERVICES DIVISION

BM/ndt 3686-03

M960418A1.BM