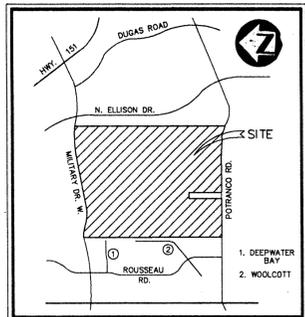
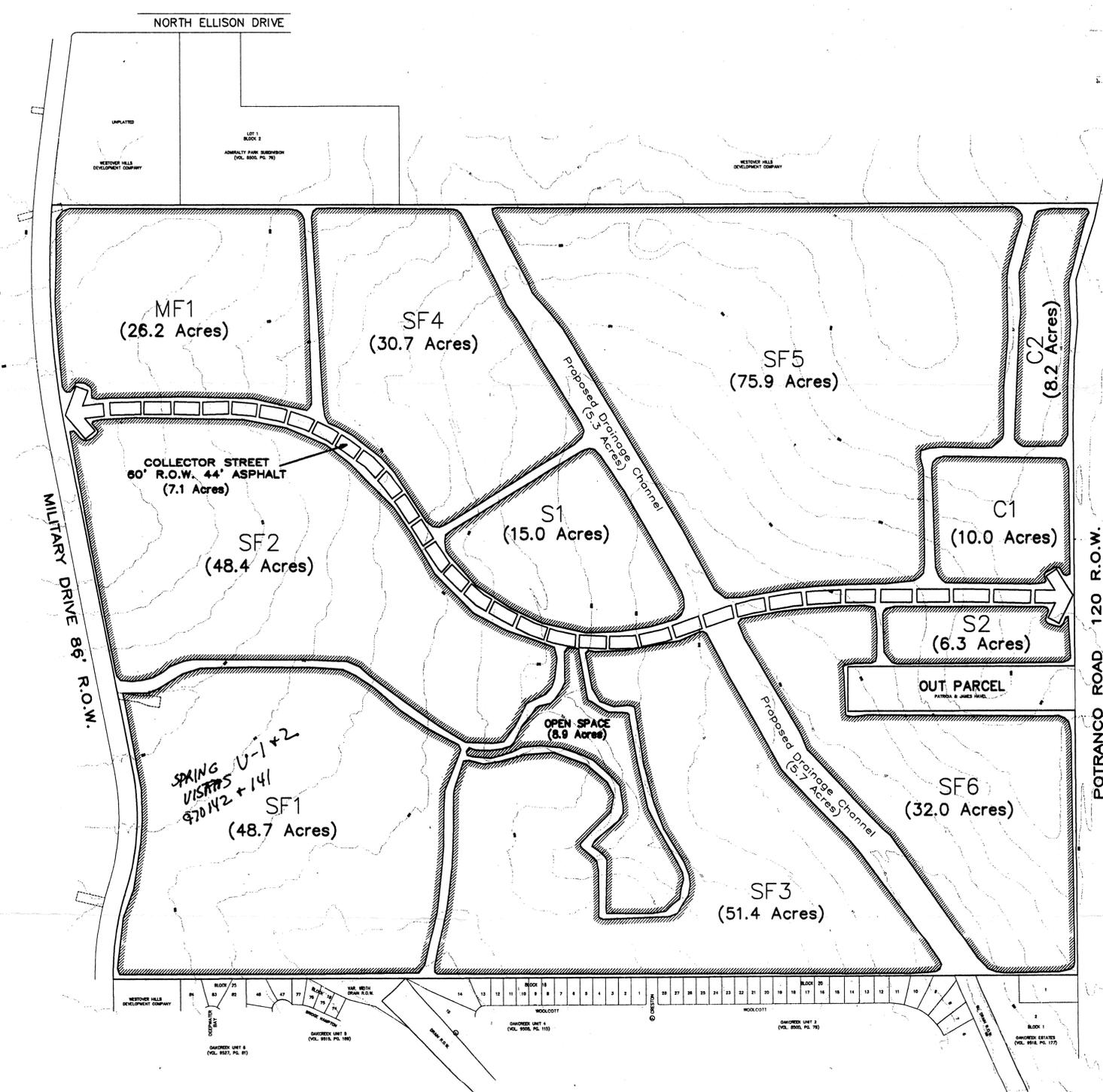


" ORIGINAL "



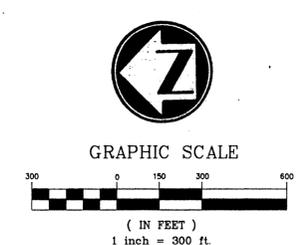
LOCATION MAP



SPRING VISITORS U-1+2
970142+141

RECEIVED
95 OCT 11 PM 4:30
PLANNING DIVISION

PLAN HAS BEEN ACCEPTED BY
COSA *D. L. Cook*
Oct 25, 1996 530
(date) (number)
If no plats are filed, plan will
expire on April 25, 1997
1st plat filed on _____



GRAPHIC SCALE

UTILITIES
WATER: SAN ANTONIO WATER SYSTEM
SEWER: SAN ANTONIO WATER SYSTEM
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

DEVELOPER:
VISTA PROPERTIES
5950 BERKSHIRE, SUITE 400
DALLAS, TEXAS 75225
(214)360-1500

530

P.O.A.D.P. PLAN
for
POTRANCO 381



REVISIONS:

JOB NO. 46172.00
FILE: ~
DATE: 10/11/96
DESIGN: ~
DRAWN: L.R.
CHECKED: ~
SHEET 1 OF 1

DEC 22 1997

SPRING VISTAS PLAT APPROVED SUBDIVISION UNIT 3

BEING A REPLAT OF A PORTION OF A 50' DRAIN R.O.W. & 17' G.E.T.V. & ACCESS ESM.T. (0.058 ACRE) AND A SUBDIVISION PLAT OF 22.876 ACRES OF LAND OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, C.B. 4400 AND THE HUBERTUS MEURER SURVEY NO. 359, ABSTRACT NO. 520, C.B. 4392, BEAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 22.934 ACRES OF LAND.

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

OWNER: CONTINENTAL HOMES OF SAN ANTONIO, INC.
DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
TIMOTHY D. PRUSKI, 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 5th DAY OF December, A.D. 1997.
NOTARY PUBLIC, BEAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

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

ON THIS _____ DAY OF _____ 19____
ATTESTED _____ COUNTY JUDGE, BEAR COUNTY, TEXAS
_____ COUNTY CLERK, BEAR COUNTY, TEXAS

- NOTES:
- THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION REDLAND, P.I.D. # AY1811 DATUM IS NAD83 CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999865
ROTATION GRID TO PLAT IS -001'42"
 - A 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP WAS SET AT THE ADJUNCTION LOT CORNERS OF SPRING VISTAS UNIT 1 AND UNIT 2.
IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP.
 - R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS.
 - BASES OF BEARING RECITED HEREIN IS THE PLAT OF SPRING VISTAS SUBDIVISION UNIT 1 RECORDED IN VOLUME 9538, PAGE 40, D.P.R.
 - "SITE CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE SIGHT CLEARANCE LINE AND THE STREET RIGHT-OF-WAY LINE); NO PERMANENT STRUCTURES INCLUDING FENCES AND/OR VEGETATION SHALL BE ALLOWED ABOVE 3' OR BELOW 8' IN HEIGHT WITHIN THE SIGHT CLEARANCE EASEMENT."

STATE OF TEXAS)
COUNTY OF BEAR)
ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

REGISTERED PROFESSIONAL ENGINEER
SWORN TO & SUBSCRIBED BEFORE ME THIS 5th DAY OF December, A.D. 1997.
NOTARY PUBLIC, BEAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEAR)
ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 8, 2001

REGISTERED PROFESSIONAL LAND SURVEYOR
SWORN TO & SUBSCRIBED BEFORE ME THIS 5th DAY OF December, A.D. 1997.
NOTARY PUBLIC, BEAR COUNTY, TEXAS

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

DATED THIS _____ DAY OF _____ A.D. 1997
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS
BY: _____ CHAIRMAN
BY: _____ SECRETARY

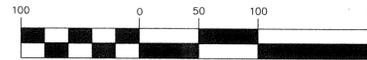
STATE OF TEXAS)
COUNTY OF BEAR)
I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. AT _____ M. IN THE RECORDS OF _____ SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____ DEPUTY

WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351
DRAWN BY: L.R. JOB ORDER NO. 46172.03

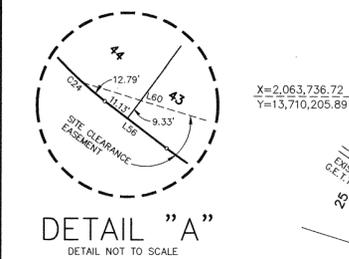
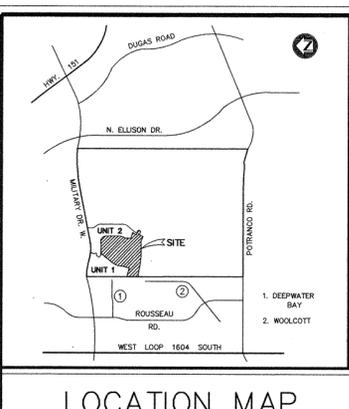


GRAPHIC SCALE



1 inch = 100 ft.

- "NOTES AND LEGEND"
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERE TO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
 - BUILDING SETBACK LINE
 - ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.T.V.E.
 - ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.
 - PROPOSED FINISHED CONTOUR ELEVATION

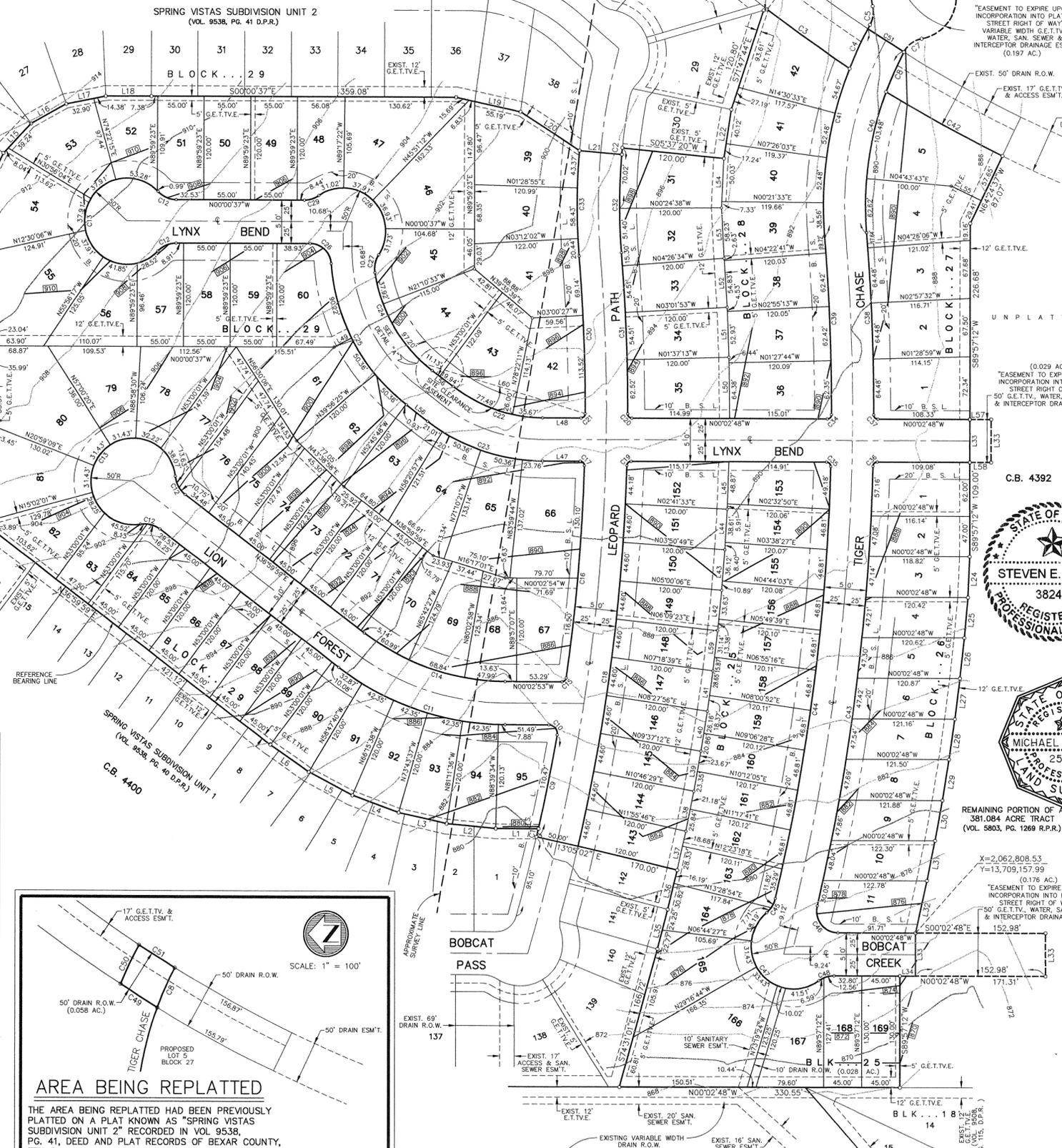


LINE TABLE

| LINE | DIRECTION | DISTANCE |
|------|-------------|----------|
| L1 | N00°02'48"W | 50.28 |
| L2 | N01°15'00"E | 52.96 |
| L3 | N12°32'23"E | 57.95 |
| L4 | N20°00'22"E | 57.95 |
| L5 | N27°22'21"E | 57.95 |
| L6 | N34°38'03"E | 55.05 |
| L7 | S85°46'18"E | 52.68 |
| L8 | S89°03'00"E | 58.03 |
| L9 | N89°36'17"E | 58.03 |
| L10 | N87°17'35"E | 58.03 |
| L11 | N85°45'03"E | 58.03 |
| L12 | N84°14'08"E | 52.47 |
| L13 | S81°35'57"E | 47.28 |
| L14 | N84°03'19"E | 47.28 |
| L15 | S48°30'33"E | 47.28 |
| L16 | S28°57'51"E | 47.28 |
| L17 | S12°00'00"E | 47.28 |
| L18 | S00°01'11"E | 43.85 |
| L19 | S12°17'36"W | 77.71 |
| L20 | S02°39'58"W | 82.96 |
| L21 | S04°29'58"W | 80.00 |
| L22 | S81°21'41"E | 57.36 |
| L23 | S16°20'42"E | 47.39 |
| L24 | N87°29'03"E | 47.04 |
| L25 | N84°52'45"W | 47.19 |
| L26 | N83°50'50"W | 47.28 |
| L27 | N82°44'49"E | 47.28 |
| L28 | N81°46'38"W | 47.49 |
| L29 | N80°44'19"W | 47.63 |
| L30 | N79°41'47"W | 47.78 |
| L31 | N78°39'03"W | 47.95 |
| L32 | N77°27'21"W | 61.48 |
| L33 | S82°03'16"E | 47.01 |
| L34 | N00°02'48"W | 18.33 |
| L35 | S29°11'18"E | 47.01 |
| L36 | S78°03'03"E | 47.01 |
| L37 | N77°29'36"W | 47.01 |
| L38 | N76°38'53"W | 47.01 |
| L39 | N75°48'19"W | 47.01 |
| L40 | N80°57'26"W | 47.01 |
| L41 | N82°06'43"W | 47.01 |
| L42 | N84°15'18"W | 47.01 |
| L43 | N85°34'32"W | 47.01 |
| L44 | N86°43'49"W | 47.01 |
| L45 | N87°52'49"W | 47.01 |
| L46 | N89°01'56"W | 47.01 |
| L47 | N90°02'48"W | 44.17 |
| L48 | N00°02'48"W | 25.05 |
| L49 | N27°07'02"E | 43.03 |
| L50 | N89°14'59"E | 70.82 |
| L51 | N87°40'27"E | 57.46 |
| L52 | N86°15'47"E | 57.46 |
| L53 | N84°50'16"E | 57.46 |
| L54 | N83°24'39"W | 57.36 |
| L55 | N81°58'23"E | 38.99 |
| L56 | N80°32'03"E | 31.07 |
| L57 | S00°02'48"E | 25.00 |
| L58 | N00°02'48"W | 25.00 |
| L59 | N81°15'49"E | 47.01 |
| L60 | N12°34'42"E | 166.41 |

CURVE DATA TABLE

| CURVE | RADIUS | LENGTH | TANGENT | CHORD | DELTA |
|-------|---------|--------|---------|--------|------------|
| C1 | 2163.00 | 9.88 | 4.94 | 9.88 | 00°15'42" |
| C2 | 6862.00 | 7.71 | 3.86 | 7.71 | 00°39'53" |
| C3 | 1674.00 | 118.61 | 59.43 | 118.61 | 04°04'34" |
| C4 | 425.00 | 55.78 | 27.92 | 55.72 | 07°31'04" |
| C5 | 30.00 | 22.40 | 11.75 | 21.89 | 42°47'21" |
| C6 | 50.00 | 238.10 | 119.05 | 237.99 | 27°26'04" |
| C7 | 30.00 | 26.82 | 14.38 | 26.93 | 51°13'05" |
| C8 | 375.00 | 50.38 | 25.23 | 50.34 | 07°41'48" |
| C9 | 2163.00 | 120.35 | 60.18 | 120.33 | 03°11'17" |
| C10 | 10.00 | 17.44 | 11.91 | 15.31 | 99°56'39" |
| C11 | 325.00 | 201.15 | 108.89 | 206.51 | 37°02'53" |
| C12 | 30.00 | 24.38 | 12.91 | 23.72 | 48°34'03" |
| C13 | 50.00 | 238.36 | 119.05 | 238.25 | 27°26'04" |
| C14 | 275.00 | 177.82 | 92.14 | 174.74 | 37°02'53" |
| C15 | 5.00 | 1.14 | 0.57 | 1.14 | 81°49'49" |
| C16 | 2163.00 | 246.60 | 123.43 | 246.47 | 06°31'56" |
| C17 | 5.00 | 8.00 | 5.15 | 7.17 | 91°38'23" |
| C18 | 2213.00 | 445.50 | 222.53 | 444.79 | 11°32'08" |
| C19 | 5.00 | 7.71 | 4.86 | 7.71 | 88°24'17" |
| C20 | 5.00 | 7.86 | 5.00 | 7.07 | 90°02'42" |
| C21 | 5.00 | 7.86 | 5.00 | 7.07 | 89°57'13" |
| C22 | 175.00 | 113.15 | 58.63 | 111.19 | 37°02'48" |
| C23 | 225.00 | 148.48 | 75.39 | 142.96 | 37°02'48" |
| C24 | 175.00 | 135.12 | 71.13 | 131.79 | 44°14'23" |
| C25 | 225.00 | 191.86 | 102.20 | 186.10 | 48°51'28" |
| C26 | 25.00 | 37.47 | 23.26 | 34.06 | 85°52'05" |
| C27 | 30.00 | 21.77 | 11.39 | 21.30 | 41°54'59" |
| C28 | 50.00 | 137.57 | 253.07 | 98.10 | 157°38'52" |
| C29 | 30.00 | 18.23 | 9.41 | 17.95 | 34°49'13" |
| C30 | 2163.00 | 182.66 | 91.38 | 182.60 | 04°04'34" |
| C31 | 2213.00 | 445.50 | 222.53 | 444.79 | 04°04'34" |
| C32 | 685.00 | 113.70 | 56.99 | 113.56 | 09°47'47" |
| C33 | 715.00 | 122.25 | 61.27 | 122.10 | 09°47'47" |
| C34 | 5.00 | 7.85 | 5.00 | 7.07 | 89°57'33" |
| C35 | 5.00 | 7.98 | 5.13 | 7.16 | 91°26'43" |
| C36 | 5.00 | 7.73 | 4.88 | 6.98 | 88°30'21" |
| C37 | 5.00 | 7.86 | 5.00 | 7.07 | 90°02'42" |
| C38 | 2503.00 | 211.99 | 105.61 | 211.02 | 04°49'55" |
| C39 | 2453.00 | 206.91 | 103.52 | 206.85 | 04°49'55" |
| C40 | 276.00 | 216.48 | 111.35 | 213.49 | 33°34'30" |
| C41 | 425.00 | 248.65 | 128.00 | 245.12 | 33°31'16" |
| C42 | 1670.00 | 155.79 | 77.95 | 155.74 | 05°20'42" |
| C43 | 2903.00 | 314.49 | 157.24 | 313.58 | 11°46'37" |
| C44 | 2453.00 | 505.79 | 253.79 | 504.89 | 11°48'50" |
| C45 | 30.00 | 18.52 | 10.12 | 18.18 | 37°17'18" |
| C46 | 28.00 | 45.02 | 31.54 | 39.18 | 103°11'16" |
| C47 | 50.00 | 154.57 | 199.21 | 99.97 | 177°07'32" |
| C48 | 30.00 | 19.15 | 9.92 | 18.33 | 36°34'41" |
| C49 | 1670.00 | 501.87 | 250.93 | 500.86 | 01°44'43" |
| C50 | 425.00 | 50.46 | 25.26 | 50.43 | 06°48'11" |
| C51 | 1620.00 | 50.10 | 25.05 | 50.10 | 01°46'19" |



AREA BEING REPLATTED
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS "SPRING VISTAS SUBDIVISION UNIT 2" RECORDED IN VOL. 9538, PG. 41, DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

#530

REPLAT & SUBDIVISION PLAT OF SPRING VISTAS SUBDIVISION UNIT 2

BEING A REPLAT OF A VARIABLE WIDTH DRAINAGE ESM'T. (0.172 ACRE) AND A SUBDIVISION PLAT OF 14.278 ACRES OF LAND OUT OF THE THOMAS YORK SURVEY NO. 201 1/2, ABSTRACT NO. 825, C.B. 4400, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT NO. 94, C.B. 4393 AND THE HUBERTUS MEURER SURVEY NO. 359, ABSTRACT NO. 520, C.B. 4392, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 14.450 ACRES OF LAND.

THIS PLAT OF SPRING VISTAS SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS DAY OF THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS BY: CHAIRMAN SECRETARY

PLAT APPROVED

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

OWNER CONTINENTAL HOMES OF SAN ANTONIO, L.P. DULY AUTHORIZED AGENT TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS) COUNTY OF BEXAR) ARTHUR LEE WRIGHT Notary Public, State of Texas My Comm. Exp. 11/08/97

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 23 DAY OF MAY A.D., 1997.

STATE OF TEXAS) COUNTY OF BEXAR) ARTHUR LEE WRIGHT Notary Public, State of Texas My Comm. Exp. 11/08/97

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

STATE OF TEXAS) COUNTY OF BEXAR) ARTHUR LEE WRIGHT Notary Public, State of Texas My Comm. Exp. 11/08/97

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

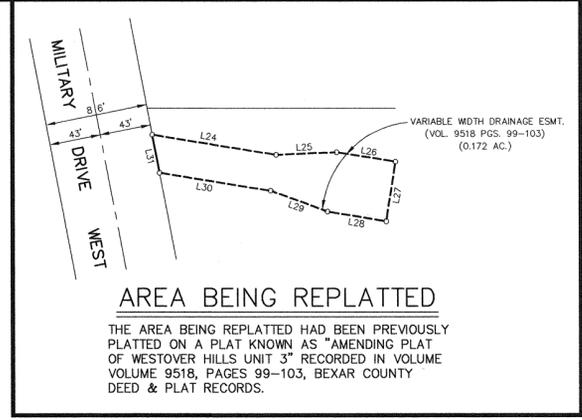
STATE OF TEXAS) COUNTY OF BEXAR) ARTHUR LEE WRIGHT Notary Public, State of Texas My Comm. Exp. 11/08/97

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 SAID COMMISSIONERS COURT.

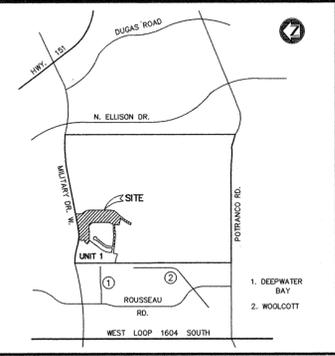
ON THIS THE DAY OF 19 ATTEST COUNTY JUDGE, BEXAR COUNTY, TEXAS COUNTY CLERK, BEXAR COUNTY, TEXAS

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. 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

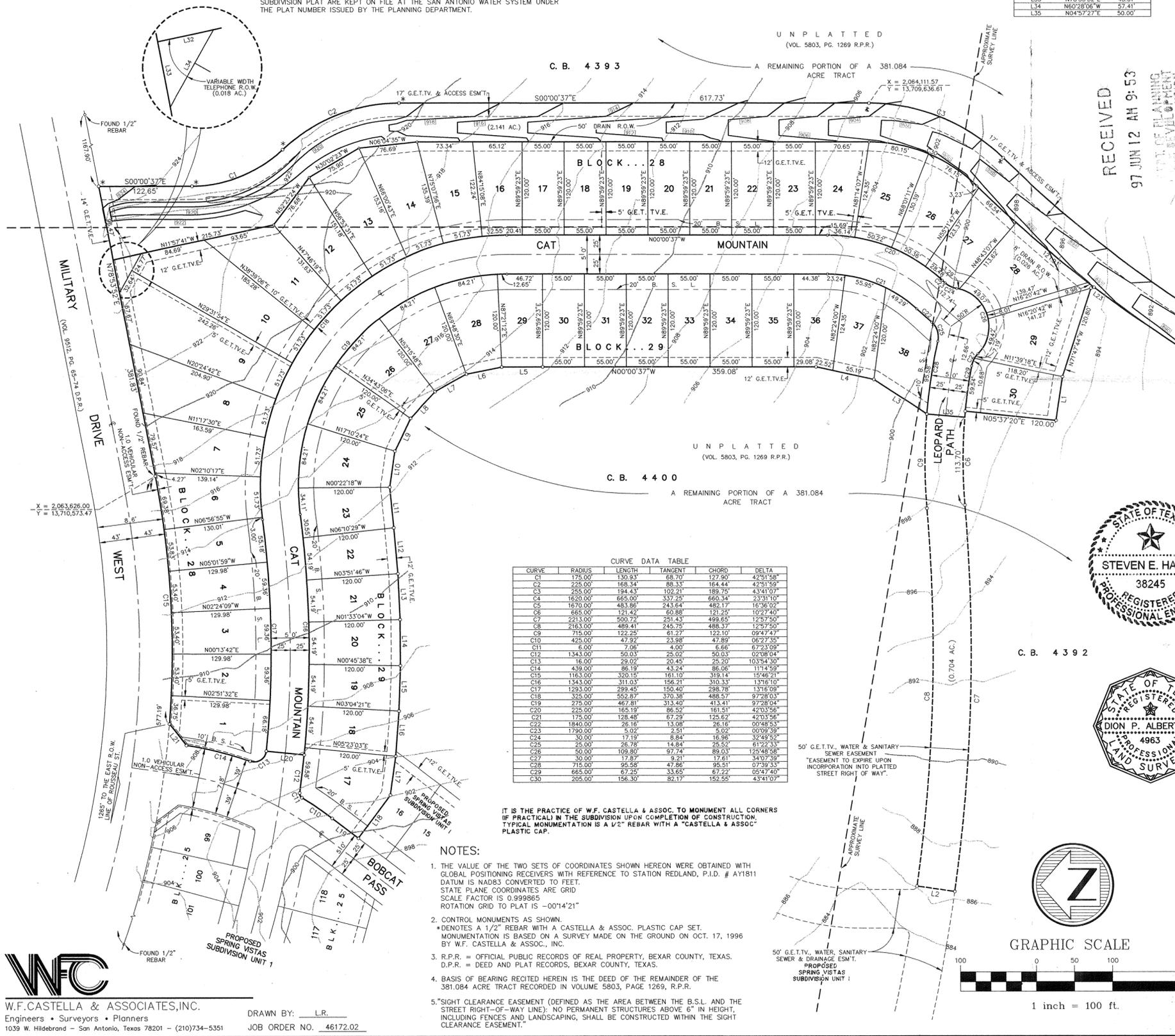
LINE TABLE with columns: LINE, DIRECTION, DISTANCE. Lists lines L1 through L35 with their respective bearings and distances.



- NOTES AND LEGEND: 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM... 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS...

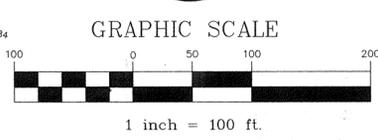


LOCATION MAP



CURVE DATA TABLE with columns: CURVE, RADIUS, LENGTH, TANGENT, CHORD, DELTA. Lists curves C1 through C30 with their geometric data.

- NOTES: 1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS... 2. CONTROL MONUMENTS AS SHOWN... 3. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY... 4. BASIS OF BEARING RECITED HEREIN IS THE DEED OF THE REMAINDER OF THE 381.084 ACRE TRACT...



W.F. CASTELLA & ASSOCIATES, INC. Engineers • Surveyors • Planners 1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351

DRAWN BY: L.R. JOB ORDER NO. 46172.02

530



City of San Antonio
 Planning Department
 Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 10/11/96 Name of POADP: POTRANCO 381
 Owner/Agent: VISTA PROPERTIES Engineer/Surveyor: W.F. CASTELLA & ASSOCIATES, INC.
 Address: 5950 Berkshire, Suite 400 Address: 1039 W. HILDEBRAND
Dallas, Tx Phone: 214-360-1500 SAN ANTONIO, TX Phone: (210) 734-5351
78225

Existing zoning: N/A Proposed zoning: N/A
 Texas State Plane Coordinates: X: 2098,790 Y: 587,390
 (at major street entrance/main entrance)

RECEIVED
 96 OCT 11 PM 4:30
 PLANNING SERVICES DIVISION

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

| Land area being platted: | Lots | Acres |
|--------------------------|------------|--------------|
| Single Family (SF) | <u>Unk</u> | <u>287.1</u> |
| Non-Single Family (NSF) | <u>Unk</u> | <u>26.2</u> |
| Commercial & Other | <u>Unk</u> | <u>66.5</u> |
| TOTAL: | <u>Unk</u> | <u>379.8</u> |

Contact Person:
 Print Name: STEVE HANAN Signature: Steve E. Hanan
 Date: Oct. 11, 1996 Tele: (210) 734-5351 Fax: (210) 734-5363

Is there a previous POADP for this site? Name Potranco 381 No. 413
 Is there a corresponding PUD for this site? Name N/A No. —
 Are there any plats associated with this POADP or site? Name N/A No. —
 Name — No. —
 Name — No. —

ALL PRINTS MUST BE FOLDED.

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



CITY OF SAN ANTONIO

October 25, 1996

Mr. Lee Wright
W. F. Castella & Associates
1039 W. Hildebrand
San Antonio, TX 78201

Re: Potranco 381

POADP # 530

Dear Mr. Wright

The City Staff Development Review Committee has reviewed Potranco 381 Subdivision Preliminary Overall Area Development Plan # 530. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Staff recommends that there be no residential frontage on the proposed collector.
- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

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,

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

David W. Pasley, AICP
Director of Planning

DWP/EAC

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

CITY OF SAN ANTONIO PLAT APPLICATION

Date Submitted: 1/21/97 Plat Number: 970141
 Plat Name: SPRING VISTAS UNIT 1
 Owner/Agent: ASPEN HOMES Phone: 349 1028
 Address: 1848 LOCKHILL SELMA #102 Zip code: 78213
 Engineer/Surveyor: W. F. CASTELLA & ASSOC. Phone: 734 5351
 Address: 1039 W. HILDEBRAND Zip code: 78201

Major Plat Minor Plat * Amending Plat

* Denotes: Planning Director may approve provided plat is not subject to variances or a public hearing.

Proposed Uses: RESIDENTIAL
 Number of units/phases proposed _____ POADP # 530
 Texas State Plane Coordinates: X _____ Y _____
 (two corners of plat) X _____ Y _____

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge zone? Yes No
 Flood plain? Yes No
 Previous/existing land fill? Yes No
 Parkland, greenbelts, or other open space? Yes No

Land Area Being Platted

| | Lots | Acres | Other NSF uses: | Acres |
|--------------------------|-----------|-----------|--------------------------|---------------|
| Single-Family (SF) | <u>60</u> | <u>11</u> | Common areas/ Easements/ | <u>1.513</u> |
| Non-Single Family (NSF) | <u>—</u> | <u>—</u> | & Open Space | <u>—</u> |
| Public street dedication | <u>—</u> | <u>2</u> | Private Street | <u>—</u> |
| | | | Total Acre Sum = | <u>13.513</u> |

Linear feet of new streets: Public: 1770± Private: _____

Water: Saws Well Other Utility (name) _____
 Sewer: Saws Septic Other Utility (name) _____

Initial Fees Submitted with Application: (please indicate N/A if not applicable)
 Major/base: \$ 550 Minor: \$ NA Recording Fees
 SF Lots: \$ 3420⁰⁰ Deferral: \$ NA Legal Doc.: \$ NA
 NSF Lots: \$ NA Replat PH: \$ NA Perform. Agree.: \$ *
 Other NSF uses (i.e. private street/open space): \$ NA Plat: \$ *
 (Public street dedications are not subject to fee assessment) Total Sum Due: \$ 3970

I hereby certify that the above information is true and correct.
 Print Name: Steven E. Hana Signature: Steven E. Hana
 Date: 1/21/97 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.
 Print Name: Timothy D. Pruski, Asst Sec. Signature: Timothy D. Pruski Asst Sec.
 Date: 5/23/97 Owner Agent (Checking this requires a notarized Letter of Agent.)

* BEXAR COUNTY

CITY OF SAN ANTONIO PLAT APPLICATION

970142

Date Submitted: 1/21/07 Plat Number: _____
 Plat Name: SPRING VISTAS UNIT 2
 Owner/Agent: ASPEN HOMES Phone: 349 1628
 Address: 1848 LOCKHILL SELMA #102 Zip code: 78213
 Engineer/Surveyor: W.F. CASTELLA & ASSOC. Phone: 734 5351
 Address: 1039 W. HILDEBRAND Zip code: 78201

Major Plat Minor Plat * Amending Plat

* Denotes: Planning Director may approve provided plat is not subject to variances or a public hearing.

Proposed Uses: RESIDENTIAL
 Number of units/phases proposed _____ POADP # 530
 Texas State Plane Coordinates: X _____ Y _____
 (two corners of plat) X _____ Y _____

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge zone? Yes No
 Flood plain? Yes No
 Previous/existing land fill? Yes No
 Parkland, greenbelts, or other open space? Yes No

Land Area Being Platted

| | <u>Lots</u> | <u>Acres</u> | <u>Other NSF uses:</u> | <u>Acreage</u> |
|--------------------------|-------------|--------------|--|----------------|
| Single-Family (SF) | <u>52</u> | <u>12.5</u> | Common areas/ Easements/ & Open Space | <u>-</u> |
| Non-Single Family (NSF) | <u>-</u> | <u>-</u> | Private Street | <u>-</u> |
| Public street dedication | | <u>1.8</u> | Total Acre Sum = | <u>14.271</u> |

Linear feet of new streets: Public: 1560'± Private: _____

Water: Saws Well Other Utility (name) _____
 Sewer: Saws Septic Other Utility (name) _____

Initial Fees Submitted with Application: (please indicate N/A if not applicable)

| | | |
|---|-------------------------|-------------------------------|
| Major/base: \$ <u>550</u> | Minor: \$ <u>NA</u> | Recording Fees |
| SF Lots: \$ <u>2064</u> | Deferral: \$ <u>NA</u> | Legal Doc.: \$ <u>NA</u> |
| NSF Lots: \$ <u>NA</u> | Replat PH: \$ <u>NA</u> | Perform. Agree.: \$ <u>*</u> |
| Other NSF uses (i.e. private street/open space): \$ <u>NA</u> | | Plat: \$ <u>*</u> |
| (Public street dedications are not subject to fee assessment) | | Total Sum Due: \$ <u>3514</u> |

I hereby certify that the above information is true and correct.
 Print Name: Steven E. Hanan Signature: Steven E. Hanan
 Date: 1/21/07 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.
 Print Name: Timothy D. Prush, Asst. Sec. Signature: _____
 Date: 5/23/97 Owner Agent (Checking this requires a notarized Letter of Agent.)

* BEXAR COUNTY

PLAT APPLICATION

Date Submitted: 08/26/97

Plat ID Number: 970480

Plat Name: SPRING VISTAS UNIT 3

Owner/Agent: CONTINENTAL HOMES OF SAN ANTONIO Phone: 496 2668 Fax: 495 3108

Address: 14206 NORTH BROOK Zip code: 78232

Engineer/Surveyor: W.F. CASTELLA & ASSOCIATES Phone: 734 5351 Fax: 734 5363

Address: 1039 W. HILDEBRAND SA TX Zip code: 78201

VARIOUS

1. MAJOR PLAT AMENDING PLAT MINOR PLAT (Director plat - no variances or public hearing)

2. DIRECTOR -OR- X PLANNING COMMISSION

3. Plat is associated with the development of a:

POADP: Y/N Name SPRING VISTAS Date Approved: _____

PUD: Y/N Name _____ Date Approved: _____

All Specific Uses Proposed: RESIDENTIAL (restaurant, day care, warehouse, etc.)

4. City Council District: NA

5. Water Service: Saws Well Other Utility: (name) _____

6. Sewer Service: Saws Septic Other Utility: (name) _____

7. Linear feet of new streets: Public: ± 3300 Private: _____

PLAT IS OVER, WITHIN OR INCLUDES THE FOLLOWING (circle specific if there is a choice)

Yes No - San Antonio City Limits

Yes No - Edwards Aquifer Recharge zone?

Yes No - Previous/existing land fill?

Yes No - Parkland, greenbelts, or open space? Flood plain?

LAND AREA BEING PLATTED

| | Lots | Acres | Other NSF uses: | Acres |
|-------------------------|------|-------|-------------------|-------|
| Single-Family (SF) | 112 | 19.1 | (3.8 PUBLIC ROAD) | |
| Non-Single Family (NSF) | | | | |
| Space & Easement | | | | |

Total Acre Sum: 22.91

FEES (*Public street dedications are not subject to fee assessment. **(Recording fees are collected for ICL plats only.)

Major Base 550 Minor Base _____ Amending _____ Leg. Doc. _____ *BEXAR CO.

SF Lots 6384 Per Lot _____ Def, V.D. _____ Per. Agr. *

NSF Acre* _____ 20+ acre _____ Replat PH _____ Plat*

Other NSF (i.e. private st./open space): _____ Fee SUM 6934.00

I hereby certify that the above information is true and correct.

Print Name: STEVEN E. HANAN

Signature: Steven E. Hanan

Date: 8/26/97 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.

Print Name: TIMOTHY D. PRUSKI

Signature: Timothy D. Pruski

Date: 12/5/97 Owner Agent (Checking this requires a notarized Letter of Agent.)

CITY OF SAN ANTONIO PLAT APPLICATION

Date Submitted: 10/13/97 Plat Number: 980024
 Plat Name: SPRING VISTAS UNIT 5
 Owner/Agent: CONTINENTAL HOMES Phone: 349 1088
 Address: 1848 LOCKHILL BLVD Zip code: 78213
 Engineer/Surveyor: W. F. CASTELLA & ASSOC. Phone: 734 5351
 Address: 1039 W. HILDEBRAND Zip code: 78201
 cc list: OCL (#6) CT/CD-6 612/B3 FMB

Major Plat Minor Plat * Amending Plat

* Denotes: Planning Director may approve provided plat is not subject to variances or a public hearing.

Proposed Uses: RESIDENTIAL
 Number of units/phases proposed _____ POADP # 530
 Texas State Plane Coordinates: X _____ Y _____
 (two corners of plat) X _____ Y _____

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge zone? Yes No
 Flood plain? Yes No
 Previous/existing land fill? Yes No
 Parkland, greenbelts, or other open space? Yes No

Land Area Being Platted

| | <u>Lots</u> | <u>Acres</u> | <u>Other NSF uses:</u> | <u>Acreage</u> |
|--------------------------|-------------|--------------|--------------------------|----------------|
| Single-Family (SF) | <u>134</u> | <u>23.9</u> | Common areas/ Easements/ | <u>97.00</u> |
| Non-Single Family (NSF) | <u>-</u> | <u>-</u> | & Open Space | |
| Public street dedication | | <u>7.3</u> | Private Street | |
| | | | Total Acre Sum | <u>37.20</u> |

Linear feet of new streets: Public: 5300 Private: -

Water: Saws Well Other Utility (name) _____
 Sewer: Saws Septic Other Utility (name) _____

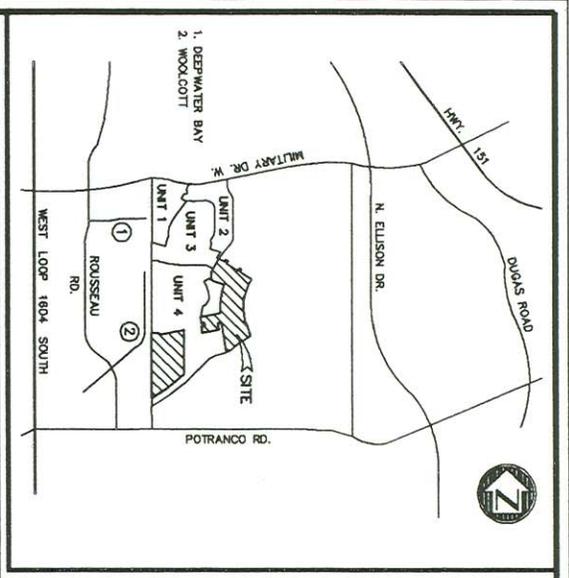
Initial Fees Submitted with Application: (please indicate N/A if not applicable)

| | | |
|---|-------------------------|----------------------------------|
| Major/base: \$ <u>550</u> | Minor: \$ <u>NA</u> | Recording Fees |
| SF Lots: \$ <u>7638</u> | Deferral: \$ <u>NA</u> | Legal Doc.: \$ <u>NA</u> |
| NSF Lots: \$ <u>NA</u> | Replat PH: \$ <u>NA</u> | Perform. Agree.: \$ <u>*</u> |
| Other NSF uses (i.e. private street/open space): \$ <u>NA</u> | | Plat: \$ <u>*</u> |
| (Public street dedications are not subject to fee assessment) | | Total Sum Due: \$ <u>8188.00</u> |

I hereby certify that the above information is true and correct.
 Print Name: STEVEN E. HANAN Signature: Steven E. Hanan
 Date: 10/13/97 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.
 Print Name: _____ Signature: _____
 Date: _____ Owner Agent (Checking this requires a notarized Letter of Agent.)

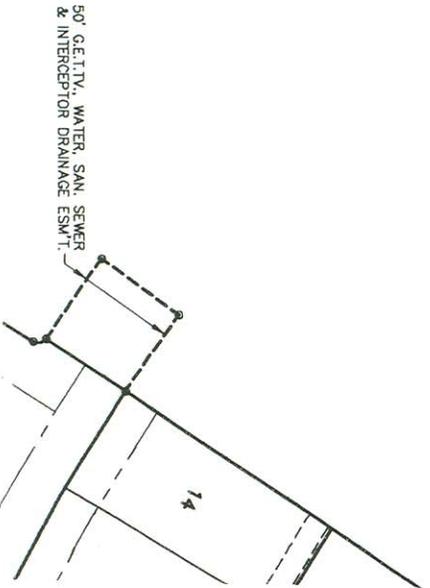
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 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SURVEYING DIVISION
 * BEXAR COUNTY



LOCATION MAP

Spring Water 0-5

- 1.) THE CITY OF SAN ANTI PUBLIC SERVICE BOARD WAY FOR ELECTRIC AN AREAS DESIGNATED ON "ANCHOR EASEMENT" EASEMENT," AND "TRA CONSTRUCTING, RECON PATROLLING, AND EREI CONDUITS, PIPELINES, APPURTENANCES, TOGI ADJACENT LAND, THE EASEMENT AND RIGHT- ALL TREES AND PART INTERFERE WITH THE E IT IS AGREED AND UN WILL BE PLACED WITHI ANY OPS MONETARY I EQUIPMENT, LOCATED ELEVATION ALTERATIO RESPONSIBLE FOR SAN THIS PLAT DOES NOT ELECTRIC, GAS, WATER OTHER EASEMENTS FC DESCRIBED BELOW.
- 4.) BUILDING SETBACK LI
- 5.) ELECTRIC TELEPHONE
- 6.) ELECTRIC & CABLE T
- 7.) TELEPHONE & CABLE
- 8.) GAS, ELECTRIC, TELE
- 9.) THE NUMBER OF WAS SUBDIVISION PLAT AR THE PLAT NUMBER IS



50' UTILITY, WATER, SANI, SEWER & INTERCEPTION DRAINAGE ESM.T.

CITY OF SAN ANTONIO PLAT APPLICATION

Date Submitted: 10/13/97 Plat Number: 980025
 Plat Name: SPRING VISTAS UNIT 4
 Owner/Agent: CONTINENTAL HOMES Phone: 349 1688
 Address: 1848 LOCKHILL SELMS Zip code: 78213
 Engineer/Surveyor: W. F. CASTELLA & ASSOC. Phone: 734 5351
 Address: 1039 W. HILDEBRAND Zip code: 78201
 C.C. & S. 011 (#6) CT/CCO-6 6/2/83 FMB

Major Plat Minor Plat * Amending Plat

* Denotes: Planning Director may approve provided plat is not subject to variances or a public hearing.

Proposed Uses: RESIDENTIAL

Number of units/phases proposed _____ POADP # 530

Texas State Plane Coordinates: X _____ Y _____
 (two corners of plat) X _____ Y _____

Plat is over/within/includes: San Antonio City Limits Yes No
 Edwards Aquifer Recharge zone? Yes No
 Flood plain? Yes No
 Previous/existing land fill? Yes No
 Parkland, greenbelts, or other open space? Yes No

Land Area Being Platted

| | <u>Lots</u> | <u>Acres</u> | <u>Other NSF uses</u> | <u>Acres</u> |
|--------------------------|-------------------|---------------|--------------------------|--------------|
| Single-Family (SF) | <u>149</u> x 57 = | <u>37.4 ±</u> | Common areas/ Easements/ | |
| Non-Single Family (NSF) | <u>84</u> x 93 | <u>-</u> | & Open Space | |
| Public street dedication | | <u>5 ±</u> | Private Street | |
| | | | Total Acre Sum | <u>27.4</u> |

DEPT. OF PLANNING
 LAND DEVELOPMENT
 SECTION
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Linear feet of new streets: Public: 4420 ± Private: -

Water: Saws Well Other Utility (name) _____
 Sewer: Saws Septic Other Utility (name) _____

Initial Fees Submitted with Application: (please indicate N/A if not applicable)

| | | |
|---|-------------------------|-------------------------------|
| Major/base: \$ <u>550</u> | Minor: \$ <u>NA</u> | Recording Fees |
| SF Lots: \$ <u>8493</u> | Deferral: \$ <u>NA</u> | Legal Doc.: \$ <u>NA</u> |
| NSF Lots: \$ <u>NA</u> | Replat PH: \$ <u>NA</u> | Perform. Agree.: \$ <u>*</u> |
| Other NSF uses (i.e. private street/open space): \$ <u>NA</u> | | Plat: \$ <u>*</u> |
| (Public street dedications are not subject to fee assessment) | | Total Sum Due: \$ <u>9043</u> |

I hereby certify that the above information is true and correct.
 Print Name: STEVEN E. HAVAN Signature: Steven E. Havan
 Date: 10/13/97 Professional Engineer Registered Professional Land Surveyor

I hereby grant permission to the Director of Planning to record this plat.
 Print Name: _____ Signature: _____
 Date: _____ Owner Agent (Checking this requires a notarized Letter of Agent.)

X BEXAR COUNTY

