

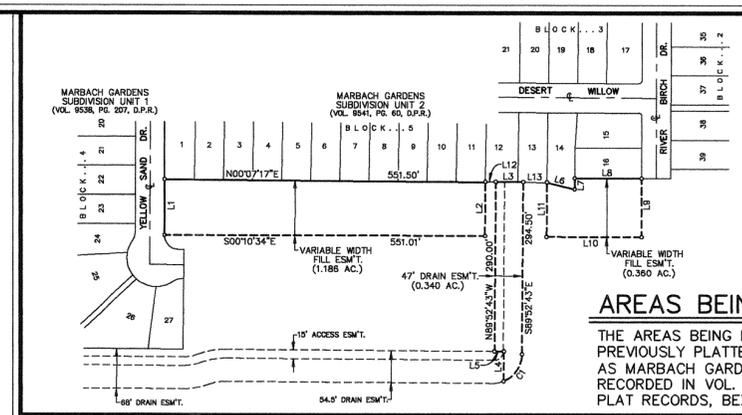


990220



SCALE: 1" = 200'

AREAS BEING REPLATED  
THE AREAS BEING REPLATED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS MARBACH GARDENS SUBDIVISION UNIT 2, RECORDED IN VOL. 9541, PG. 60, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



C.P.S. NOTES AND LEGEND

- 1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, 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 THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
- 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
- 4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
- 5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

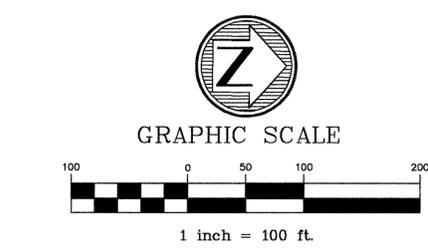
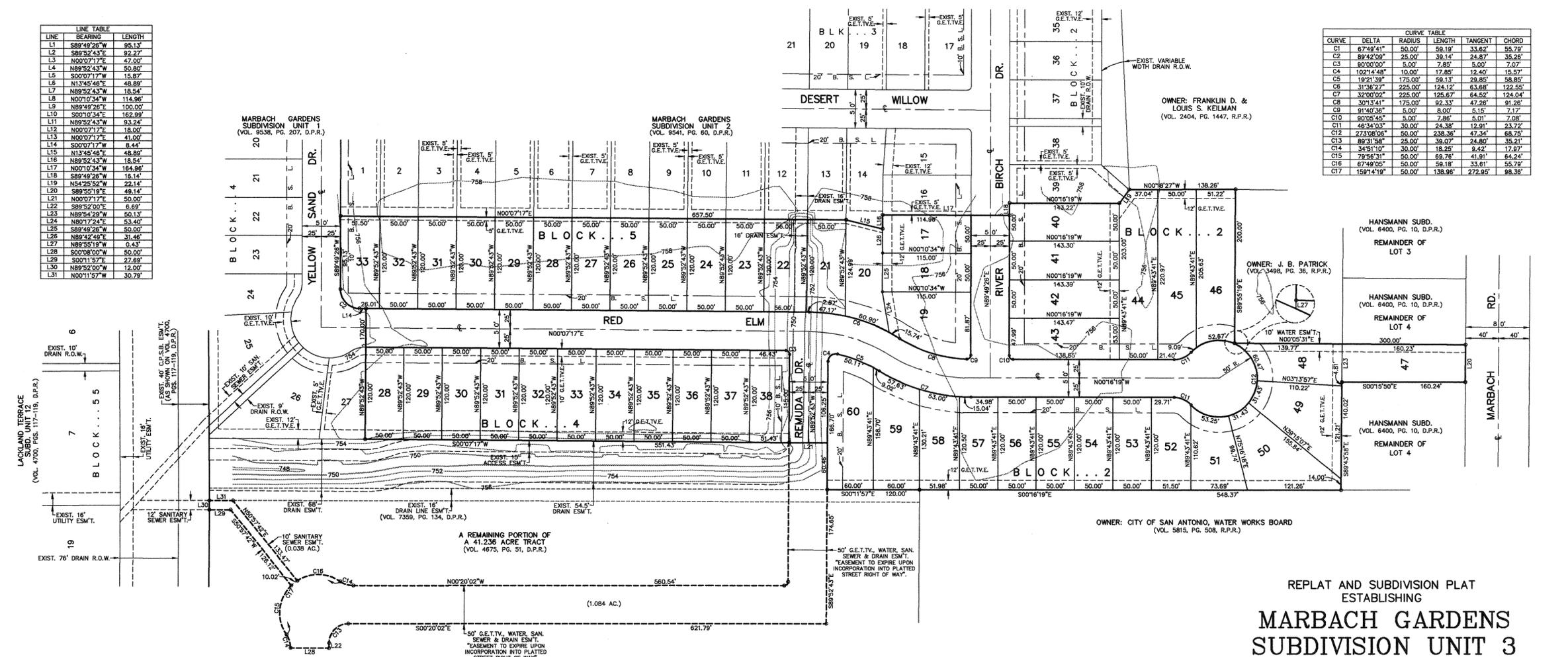
GENERAL NOTES

- 1. BUILDING SETBACK LINE ----- B.S.L.
- 2. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- 3. ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
- 4. TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
- 5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
- 6. 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. (822)
- 7. PROPOSED FINISHED CONTOUR ----- (822)
- 8. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS ROTATION GRID TO PLAT IS
- 9. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
- 10. BASIS OF BEARING RECORDED HEREIN IS THE PLAT OF MARBACH GARDENS SUBDIVISION UNIT 2, RECORDED IN VOLUME 9541, PAGE 60, D.P.R.

LOCATION MAP

LINE TABLE with columns: LINE, BEARING, LENGTH. Lists lines L1 through L31 with their respective bearings and lengths.

CURVE TABLE with columns: CURVE, DELTA, RADIUS, LENGTH, TANGENT, CHORD. Lists curves C1 through C17 with their respective geometric data.



W.F. CASTELLA & ASSOCIATES, INC.  
Engineers • Surveyors • Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210)734-5351  
DRAWN BY: A.R.  
JOB ORDER NO. 46384.01

STATE OF TEXAS )  
COUNTY OF BEXAR )  
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.  
REGISTERED PROFESSIONAL ENGINEER  
SWORN TO & SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_ A.D., 1999.  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.  
GORDON V. HARTMAN  
DULY AUTHORIZED AGENT  
SWORN TO & SUBSCRIBED BEFORE ME THIS THE \_\_\_ DAY OF \_\_\_ A.D., 1999.  
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

REPLAT AND SUBDIVISION PLAT ESTABLISHING  
MARBACH GARDENS SUBDIVISION UNIT 3  
BEING A REPLAT OF A PORTION OF A 47' DRAIN ESM'T. (0.034 AC.), VARIABLE WIDTH FILL ESM'TS. (1.546 AC. TOTAL) AND A SUBDIVISION PLAT OF 8.915 ACRES OF LAND OUT OF N.C.B. 15494, SAN ANTONIO, BEXAR COUNTY, TEXAS AND CONTAINING A TOTAL OF 10.495 ACRES OF LAND.  
THIS PLAT OF MARBACH GARDENS 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., 1999.  
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS  
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. 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

#531



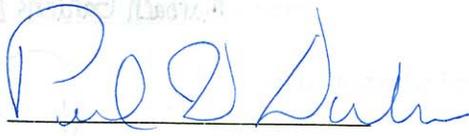
231A

- 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;  
*TIA w/original P.O.A.D.P.*
- 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 Friesenhahen @ (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: Paul W. Denham

Signature: 

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



# CITY OF SAN ANTONIO

December 20, 1999

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

Re: Marbach Gardens (Revised)                      POADP # 531A

Dear Mr. Hanan,

The City Staff Development Review Committee has reviewed Marbach Gardens Preliminary Overall Area Development Plan revision of # 531. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development may 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,

A handwritten signature in black ink, appearing to read "Emil R. Moncivais". The signature is fluid and cursive, with a large initial "E" and "M".

Emil R. Moncivais AIA, AICP  
Director of Planning

EM/JJ

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

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

I N V O I C E  
1571093

50-04-5573  
GORDON V. HARTMAN ENT.  
1175 W. BITTERS  
S.A. TX. 78216

AMT ENCLOSED

AMOUNT DUE 250.00  
INVOICE DATE 8/10/1999  
DUE DATE 8/10/1999

PHONE: 000 - 0000

PLAN AMENDMENT FEE  
POADP #531

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE 8/10/1999 INVOICE 1571093 ACCOUNT 50-04-5573 DUE DATE 8/10/1999 OFFICE HOURS 7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	250.00

PAID SATO ME-3  
AUG 10 1999

AGREEMENT DATES SERVICE DATES ORDINANCE CONTRACT DOCUMENT  
ST: 08/09/1999 CK# 11945 POADP #531  
END 08/09/1999

PREVIOUS BAL 0.00 CURRENT CHARGES 250.00 NEW BALANCE 250.00 TOTAL AMT DUE 250.00

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



MAP INFO  
8-17-99  
8941