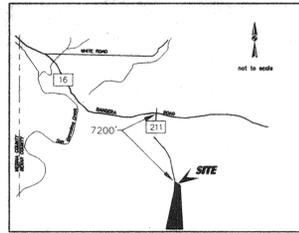


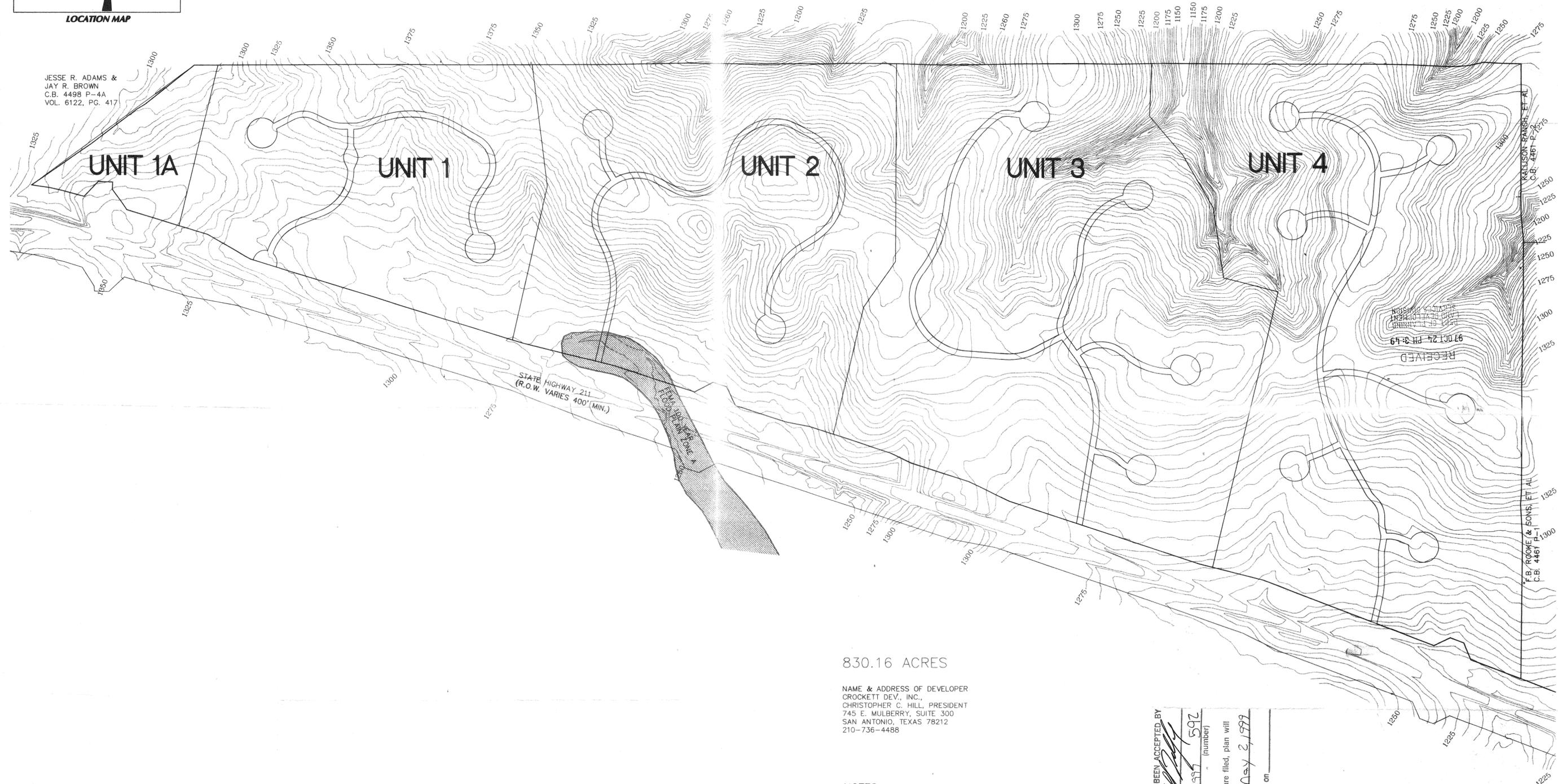


STATE OF TEXAS PARKS & WILDLIFE DEPT.
C.B. 4498 P-5
VOL. 5766, PG. 505
GOVERNMENT CANYON



LOCATION MAP

JESSE R. ADAMS &
JAY R. BROWN
C.B. 4498 P-4A
VOL. 6122, PG. 417



RECEIVED
97 OCT 24 PM 3:49
COUNTY CLERK
JAMES W. BROWN
3000 N. LOOP WEST
DALLAS, TEXAS 75204

F.B. ROOPE & SONS, ET AL
C.B. 4467 P-1
1300
1325
1350
1375
1400
1425
1450
1475
1500
1525
1550
1575
1600
KALISON RANCH, ET AL
C.B. 4461 P-2
1275
1300
1325
1350
1375
1400
1425
1450
1475
1500
1525
1550
1575
1600

830.16 ACRES

NAME & ADDRESS OF DEVELOPER
CROCKETT DEV., INC.,
CHRISTOPHER C. HILL, PRESIDENT
745 E. MULBERRY, SUITE 300
SAN ANTONIO, TEXAS 78212
210-736-4488

- NOTES:
1. PROPOSED LAND USES AS FOLLOWS:
SINGLE FAMILY RESIDENTIAL, (3 ACRES AND LARGER LOTS).
 2. ALL PROPOSED R.O.W. SHALL BE PRIVATE STREETS, COMMON AREA AND UTILITY EASEMENTS.
 3. NO EXISTING OR PROPOSED ZONING OF THIS TRACT.
 4. GOVERNMENT HILL SUBD. IS LOCATED IN THE FEMA 100 YR. FLOOD PLAIN.
 5. SEWAGE DISPOSAL BY PRIVATE SEPTIC SYSTEMS.
 6. WATER SUPPLY BY PRIVATE WELLS

STREETS:
26815 LINEAR FEET
38 ACRES INCLUDING CUL DE SACS

PLAN HAS BEEN ACCEPTED BY
COSA *[Signature]*
date) 06/23/97 (number) 592
if no plat are filed, plan will expire on MAY 2, 1999
plat filed on



GOVERNMENT HILL

P.O.A.D.P. / P.U.D.
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

SCALE: 1" = 400'
DRAWN BY: J.H.K.
DESIGN BY: L.W.D.
CHECKED BY: PAS
JOB NO: 0815
FILE: POADP.DWG
SHEET OF
PAGE 1 OF 1

PLAT NO. 970330
 SUBDIVISION PLAT
 OF
 GOVERNMENT HILL
 UNIT 1A

BEING: 20.84 ACRES OUT OF A 830.16 ACRE TRACT AND OUT OF THE H. DAHME SURVEY NO. 176 1/10, COUNTY BLOCK NO. 4512, AND OUT OF THE GEORGE W. GARRETT SURVEY NO. 176 1/2, COUNTY BLOCK 4494, BEAR COUNTY, TEXAS.

STATE OF TEXAS
 COUNTY OF BEAR

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.
 I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF PLANNING COMMISSION APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS TO BE CONSTRUCTED ON THE INDIVIDUAL LOTS WITHIN THE SUBDIVISION. EACH INDIVIDUAL PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION OF AN INDIVIDUAL WATER WELL THAT IS IN COMPLIANCE WITH THE RULES AND REGULATIONS OF THE TEXAS DEPARTMENT OF HEALTH.



Paul A. Schneider
 REGISTERED PROFESSIONAL ENGINEER
 PAUL A. SCHNEIDER
 125 WEST SUNSET
 SAN ANTONIO, TEXAS 78209
 828-0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 1997.

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.

REGISTERED PROFESSIONAL LAND SURVEYOR 4198
 KEVIN CONROY
 125 WEST SUNSET
 SAN ANTONIO, TEXAS 78209
 828-0691

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 1997.

NOTARY PUBLIC
 STATE OF TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, AND 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.

STATE OF TEXAS
 COUNTY OF BEAR

OWNER: GALLAGHER RANCH DEVELOPMENT, LTD.

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 _____ A.D. 1997.

NOTARY PUBLIC
 STATE OF TEXAS

THIS PLAT OF GOVERNMENT HILL UNIT 1A BEAR, COUNTY 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____

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____ 19____

ATTESTED: _____
 COUNTY JUDGE, BEAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEAR

COUNTY CLERK, BEAR COUNTY, TEXAS

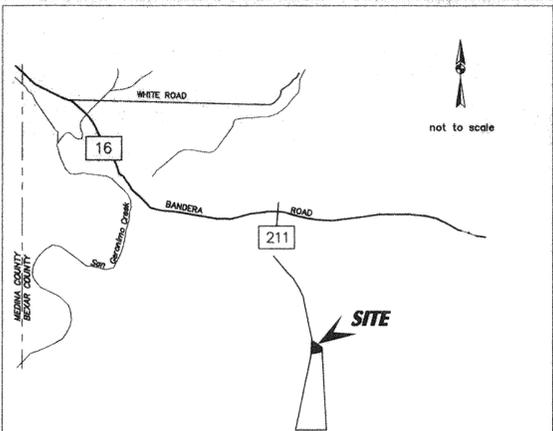
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE,

ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ IN THE RECORDS OF _____

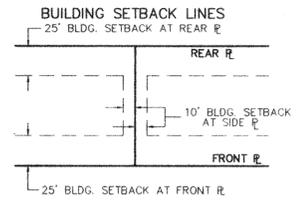
OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, COUNTY, TEXAS

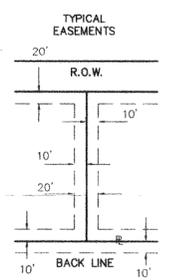
DEPUTY



LOCATION MAP



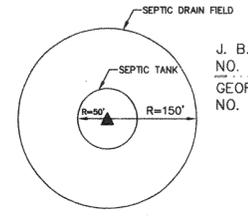
NOTE: ALL LOTS HAVE A MINIMUM BUILDING SETBACK OF 25' ALONG THE FRONT AND BACK AND 10' ALONG THE SIDES AS SHOWN ABOVE, EXCEPT FOR SPECIFIC BUILDING SETBACKS REFERRED TO IN THE SUBDIVISION DEED RESTRICTIONS



A 20' ELEC., GAS, TELE., AND CA T.V. EASEMENT IS GRANTED ALONG THE FRONT LOT LINE. 10' ELEC., GAS, TELE., AND CA T.V. EASEMENTS ARE GRANTED ALONG THE SIDE AND BACK LOT LINES.
 PROPERTY OWNERS ARE ADVISED THAT THEY ARE RESPONSIBLE FOR MAINTENANCE OF DEDICATED EASEMENTS ON THEIR PROPERTY AND MAY NOT UTILIZE THESE EASEMENTS FOR ANY PURPOSE DETRIMENTAL TO THEIR INTENDED USE (I.E. NO STRUCTURES, SEPTIC TANK FIELDS, ETC.). GRANTEEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

TYPICAL WATER WELL SANITARY CONTROL EASEMENT

A PERMIT FROM BEAR COUNTY PUBLIC WORKS MUST BE OBTAINED PRIOR TO INSTALLING ANY SEPTIC SYSTEM.

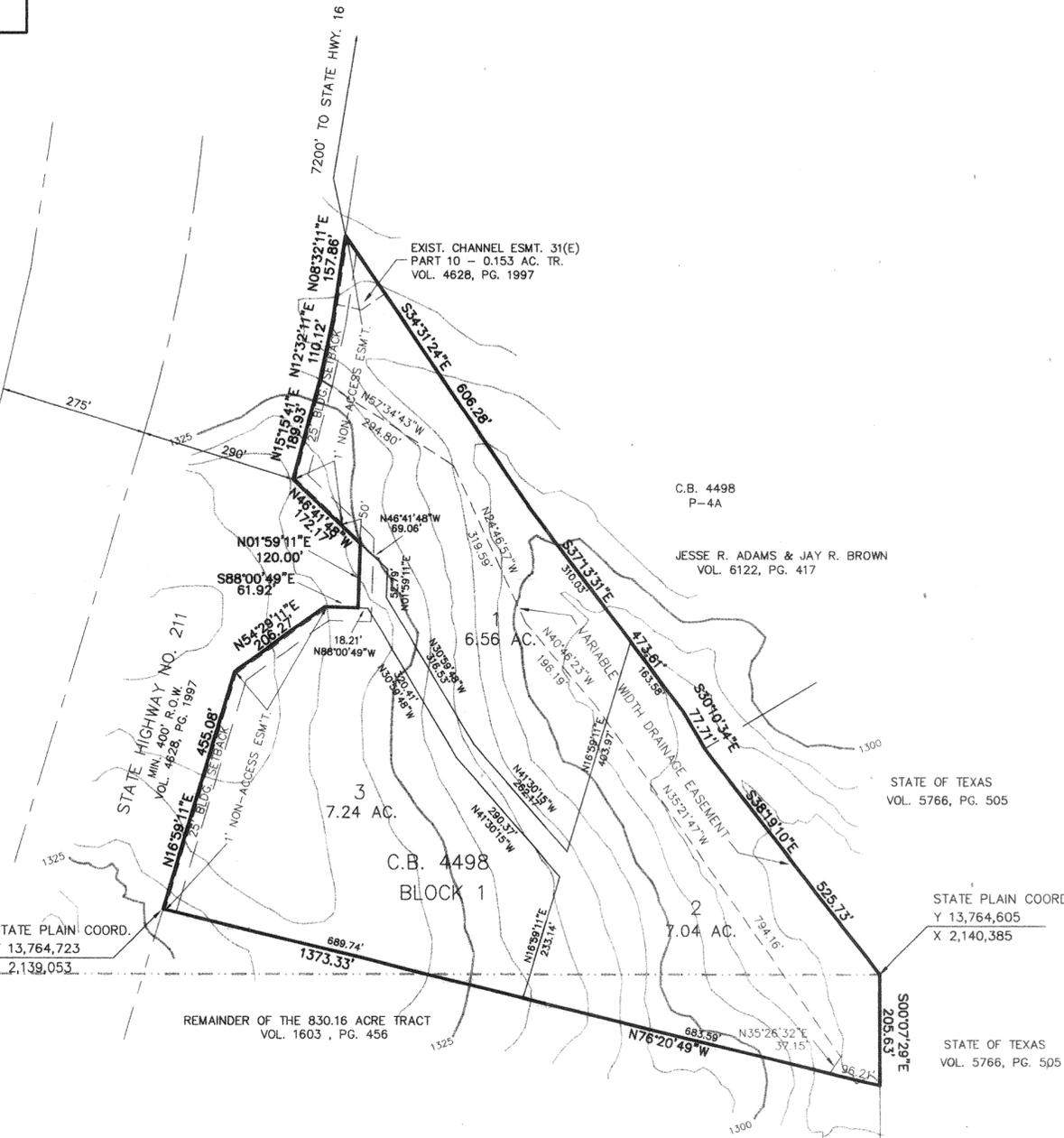
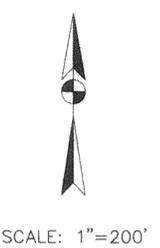


THE MINIMUM SETBACKS FROM ALL SEPTIC TANKS AND ALL ABSORPTION SYSTEMS SHALL BE 50 AND 150 FEET RESPECTIVELY.

NOTES

1. TWENTY (20) FOOT WIDE UTILITY AND ELECTRIC EASEMENTS ARE GRANTED ALONG ALL LOT LINES ADJACENT TO PUBLIC AND/OR PRIVATE RIGHTS-OF-WAY FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES.
2. EACH LOT CONTAINS A MINIMUM OF 1.5 USABLE ACRES.
3. 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.
4. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
5. 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.
6. THIS SUBDIVISION PLAT IS OVER THE EDWARDS AQUIFER RECHARGE ZONE AS SHOWN IN THE SAN GERONIMO, TEXAS U.S.G.S. QUAD. MAPS.
7. BEARINGS ARE BASED ON THE TEXAS DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY RECORDED IN VOL. 4628, PG. 1997, DEED RECORDS BEAR COUNTY, TEXAS.
8. 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.
9. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
10. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS".
11. ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT OF WAY ALONG FREeway FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT OF WAY LINE.

IRON RODS SET AT ALL LOT CORNERS
 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", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "ANCHOR 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 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.



PREPARED 04/04/97 0815-1A-00

592

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: 8-12-97

Name of POADP: Government Hill

Owners: Crockett Development, Inc.

Consulting Firm: Alamo Consulting Engineering & Surveying, Inc.

Address: 745 E. Mulberry, #300
San Antonio, TX 78212

Address: 125 West Sunset
San Antonio, TX 78209

Phone: 736-4488

Phone: 828-0691

Existing zoning: None

Proposed zoning: None

Texas State Plane Coordinates: X: 2039035 Y: 13764759

Site is over/within/includes: San Antonio City Limits? Yes No
Edwards Aquifer Recharge Zone: Yes No
Projected # of Phases: 5 Yes No

RECEIVED
 97 AUG 21 PM 2:43
 CITY OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

| Land area being platted: | Lots | Acres |
|--------------------------------|------------|---------------|
| Single Family (SF) | <u>184</u> | <u>830.16</u> |
| Multi-family (MF) | <u>0</u> | <u>0</u> |
| Commercial and non-residential | <u>0</u> | <u>0</u> |

Is there a previous POADP for this Site? Name None No.

Is there a corresponding PUD for this site? Name None No.

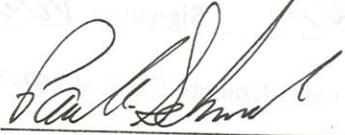
Plats associated with this POADP or site? Name None No.

Name No.

Name No.

Contact Person and authorized representative:

Print Name: Paul A. Schroeder

Signature: 

Date: 8-12-97

Phone: 828-0691

Fax: 824-3055

- 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;
- 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: Paul A. Schroeder

Signature: 

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



CITY OF SAN ANTONIO

October 31, 1997

Paul A. Schroeder
ACES
125 West Sunset
San Antonio, TX 78209

Re: Government Hill

POADP # 592

Dear Mr. Schroeder:

The City Staff Development Review Committee has reviewed Government Hill Subdivision Preliminary Overall Area Development Plan # 592. 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.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- Staff recommends that there be no residential frontage on the extension of on Highway 211.
- 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.
- Access and ROW issues along State facilities need to be coordinated with Texas Department of Transportation (TXDOT). For information about these requirements you can call TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For additional information about these requirements you can contact Building Inspections at 207-7102.

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 regarding this matter, please contact Ms. Elizabeth Carol, at 207-7900.

Sincerely,


Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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