

LEGEND

- ⊙ FIRE HYDRANT
- SANITARY SEWER MANHOLE/CLEANOUTS
- CONCRETE CURB
- 700' CONTOUR LINE
- W WATER LINE
- SS SANITARY SEWER LINE
- PAVEMENT (PRIVATE STREETS, DRAINAGE & UTILITY EASEMENTS)



SCALE: 1" = 100'

DESCRIPTION NOTES
69.278 ACRE
BEXAR COUNTY, TEXAS

BEING A 69.278 ACRE TRACT OF LAND COMPRISED OUT OF A 9.814 ACRE TRACT WHICH IS OUT OF THE REMAINING PORTION OF LOT 1, BLOCK 18, C.B. 5080, PLATTED WITH WOODLAKE VILLAGE AND RECORDED IN VOLUME 9504, PAGE 293, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND THE REMAINDER BEING OUT OF A 98.485 ACRE TRACT WHICH IS FOUND RECORDED IN VOLUME 5615, PAGE 912, DEED AND PLAT RECORDS WHICH IS OUT OF A 253.8 ACRE TRACT OUT OF THE JOSEFA LEAL ORIGINAL SURVEY NO. 39, ABSTRACT 120, C.B. 5080 RECORDED IN VOLUME 1273, PAGE 518, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, SAID 69.278 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY DESCRIPTION NOTES AS FOLLOWS:

BEGINNING: At a point on the north right-of-way line of Golf Vista Blvd. (a dedicated varying width right-of-way) said point being the southwest corner of the remaining portion of Lot 1, Block 18, C.B. 5080.

THENCE: N 04°45'54" W 297.88 feet to an angle point;

THENCE: N 14°13'35" E 230.54 feet to a point for the northwest corner of the aforementioned Lot 1;

THENCE: S 82°25'16" E 488.53 feet to an angle point;

THENCE: S 44°15'40" E 311.63 feet to an angle point;

THENCE: S 22°38'11" E 160.78 feet to an angle point;

THENCE: S 27°55'57" E 275.47 feet to an angle point;

THENCE: S 35°47'49" E 254.61 feet to an angle point;

THENCE: S 12°48'12" E 296.20 feet to an angle point;

THENCE: S 13°47'31" W 512.26 feet to an angle point;

THENCE: S 73°42'37" E 5.21 feet to an angle point;

THENCE: S 05°16'25" W 611.02 feet to an angle point;

THENCE: S 73°42'28" E 176.03 feet to an angle point;

THENCE: S 73°39'27" E 1121.79 feet to a point for the northeast corner of this 69.278 acre tract;

THENCE: S 02°23'03" W 588.86 feet to an angle point;

THENCE: S 01°46'41" W 472.98 feet to a point for the southeast corner of this 69.189 acre tract;

THENCE: S 61°52'52" W 1431.41 feet to a corner;

THENCE: N 00°26'23" W 2032.44 feet to an angle point;

THENCE: N 01°13'05" W 89.94 feet to a point;

THENCE: N 73°42'37" W 127.14 feet to a point on the curved northwest right-of-way line of Golf Vista Blvd.; (a dedicated 60 foot right-of-way);

THENCE: The following courses and distances are along the northwest right-of-way line of Golf Vista Blvd.: 505.60 feet along a curve to the right which has a radius of 586.13 feet a central angle of 42°13'15"; a chord bearing and distance of N 23°55'57" W 494.24 feet to a point for a reverse curvature to the left;

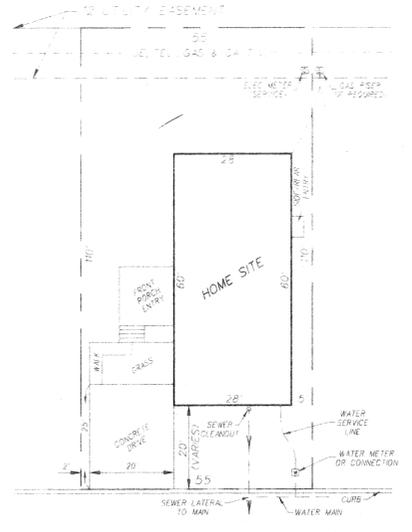
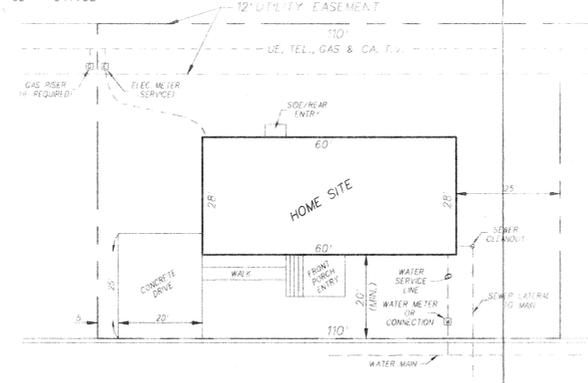
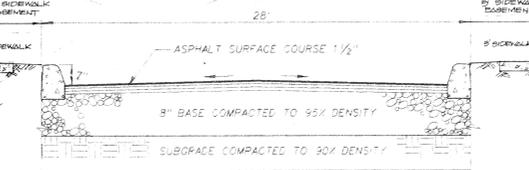
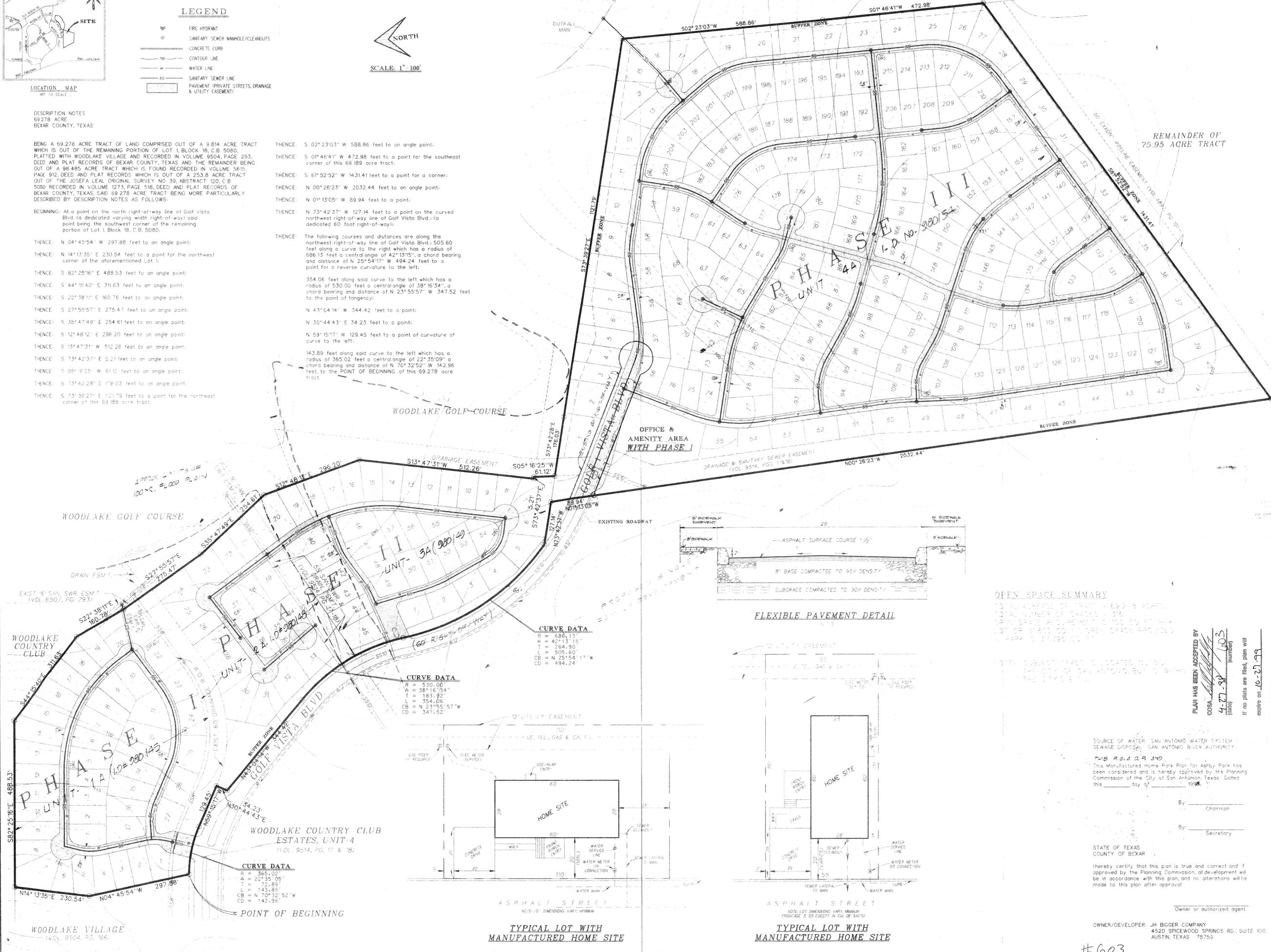
354.06 feet along said curve to the left which has a radius of 530.00 feet a central angle of 38°16'34"; a chord bearing and distance of N 23°55'57" W 347.52 feet to the point of tangency;

N 43°04'14" W 344.42 feet to a point;

N 30°44'43" E 34.23 feet to a point;

N 59°15'17" W 129.45 feet to a point of curvature of curve to the left;

143.89 feet along said curve to the left which has a radius of 365.02 feet a central angle of 22°35'09"; a chord bearing and distance of N 70°32'52" W 142.96 feet to the POINT OF BEGINNING of this 69.278 acre tract.



OPEN SPACE SUMMARY
TOTAL AREA OF TRACT = 69.278 ACRES
TOTAL NUMBER OF LOTS = 316
TOTAL BASE AREA COVERED BY LOTS = 100,000 SQ. FT. (7.27 ACRES)
TOTAL OPEN SPACE COVERED BY LOTS = 69,278 SQ. FT. (1.00 ACRES)

PLAN HAS BEEN ACCEPTED BY
COSA 4-27-98 (number)
If no plans are filed, plan will expire on 10-27-99
1st plat filed on

SOURCE OF WATER: SAN ANTONIO WATER SYSTEM
SEWAGE DISPOSAL: SAN ANTONIO RIVER AUTHORITY
THIS P.O.P. AND
This Manufactured Home Park Plan for Ashby Park has been considered and is hereby approved by the Planning Commission of the City of San Antonio, Texas. Dated this 19th day of 1998.

By: _____ Chairman
By: _____ Secretary

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this plan is true and correct and if approved by the Planning Commission, all development will be in accordance with this plan, and no alterations will be made to this plan after approval.

Owner or authorized agent
OWNER/DEVELOPER: JH BIGGER COMPANY
4520 SPOCKWOOD SPRINGS RD., SUITE 100,
AUSTIN, TEXAS 78759

#603

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
415 Brasenport Drive, San Antonio, Texas 78261
(210) 349-0951 Fax (210) 349-9302

mbe
ENGINEERS

ASHBY PARK
MANUFACTURED HOME PARK PLAN
P.O.P. # 603

DESIGN	JLC
DRAWN	DAC
CHECKED	LC
DATE	11-21-97
JOB NO.	27060
SHT.	1 OF 1

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: March 24, 1998 Name of POADP: ASHBY PARK
Owners: John Biggar Consulting Firm: Macina, Bose, Copeland & Assoc., Inc.
Address: 4520 Spicewood Springs Road Address: 415 Breesport Drive
Suite #100
Austin, Texas 78759 San Antonio, Texas 78216
Phone: (512) 342-1967 Phone: (210) 349-0151
Existing zoning: N/A - County Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 3 (4 lots) [] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: N/A
Ferguson map grid 585 - F5

RECEIVED
98 MAR 24 PM 2:51
DEPARTMENT OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 4 lots and 69.278 acres, Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name No No.
Is there a corresponding PUD for this site? Name No No.
Plats associated with this POADP or site? Name No No.
Name No.
Name No.

Contact Person and authorized representative:
Print Name: Jose L. Carmona Signature: [Handwritten Signature]
Date: March 24, 1998 Phone: (210) 349-0151 Fax: (210) 349-9302

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

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

Certifying Representative:

Print Name:

JOSE L. CARMONA.

Signature:

Jose L. Carmona

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

APPLICATION REVISED January 5, 1998

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 98 MAR 24 PM 2:41
 DEPT. OF TRANSPORTATION
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

April 27, 1998

Joe Carmona
Macina, Bose, Copeland & Assoc.
415 Breesport Drive
San Antonio, TX 78216

Re: Ashby Park

POADP # 603

Dear Mr. Carmona:

The City Staff Development Review Committee has reviewed Ashby Park Subdivision Preliminary Overall Area Development Plan # 603. 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
- 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.
- 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 like to 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. Elizabeth Carol, at (210) 207-7900.

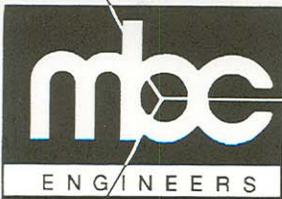
Sincerely,

A handwritten signature in black ink, appearing to read 'Emil R. Moncivais'.

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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



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

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

March 2, 2004

OFFICE OF DIRECTOR
04 MAR -3 AM 11:20

Mr. Michael Herrera
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

RE: Woodlake Trails Unit-2

Dear Mr. Herrera:

We are preparing to begin construction of Phase II of the above referenced project. The POADP was approved with all requirements through the City. I have attached a copy for your file. I have also enclosed a copy of the plat which precedes the expiration date of the POADP.

If you need anything else or require additional information, please call.

Sincerely,

MACINA • BOSE • COPELAND AND ASSOCIATES, INC.

ROBERT A. COPELAND, JR., P.E.

RACJr/lk

#28666-1772



a memo from the
Planning Department
Subdivision Office
CITY of SAN ANTONIO

DATE: Dec 31, 1997

TO: Macina Bose Copeland & Assoc.

FROM: J. Jay, Planner I
207-7900

SUBJECT: Pre Approval Distribution

Your Mobile Home Park Plan for Ashby Park has been reviewed by the following agencies: Public Works - Traffic; Zoning; Building Inspections; Health Dept. and Transportation. All of the agencies have approved the plan. However, this site is outside of the city limits of San Antonio. Mobile Home Park Plans are only required for sites within the city limits. The Planning Commission does not have jurisdiction to approve the plan. A plat must be submitted to the Commission for consideration as this site is within the ETJ.

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES: 5/11/97

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