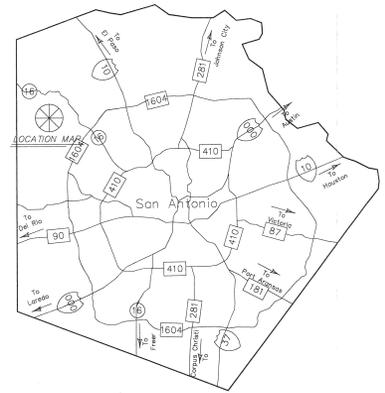
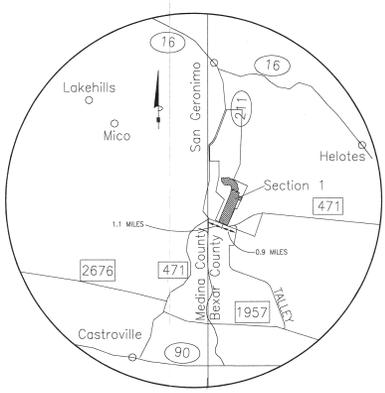
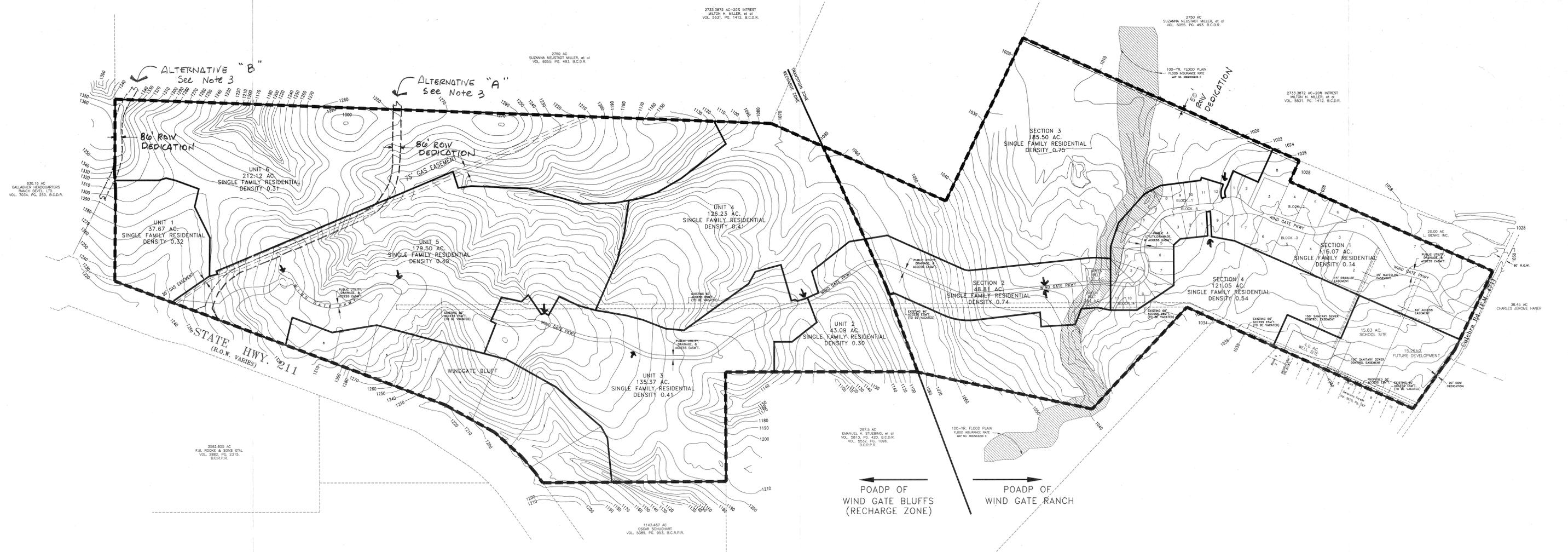
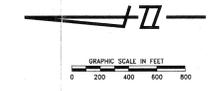


PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF WIND GATE BLUFFS / WIND GATE RANCH



LOW DENSITY
SINGLE FAMILY RESIDENTIAL

LEGEND

--- POADP BOUNDARY

--- PROPOSED PHASING

↑ or ↓ PROPOSED PRIVATE STREET CONNECTION (Subject to Relocation)

DEVELOPER:
THOMAS E. DREISS
BENKE RANCH DEVELOPMENT, LLC.
2611 N. LOOP 1604, WEST, SUITE 201
SAN ANTONIO, TEXAS 78258
PHONE: (210)493-1444
FAX: (210)492-5116

- NOTES:**
1. WIND GATE BLUFFS AND WIND GATE RANCH ARE TO BE SUBDIVIDED AND PLATTED AS TWO DISTINCT PLANNED UNIT DEVELOPMENTS, EACH INCLUDING MULTIPLE PHASING. THE PROPOSED PHASING IS AS SHOWN.
 2. WIND GATE PKWY IS TO BE A PRIVATE STREET WITH A MINIMUM PAVEMENT WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC AND 15 FEET MINIMUM FOR ONE-WAY TRAFFIC. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM).
 3. OWNER and CSA PLANNING agree that:
* Approval of this POADP is based on the ALT. "A" alignment.
* ALT. "B" will be substituted for ALT. "A" provided the owner of the adjacent property (to the north) is in agreement with the ALT. "B" alignment.
 4. Access to Wind Gate Bluff lots will be provided by marginal access street(s) each serving two or more lots.

Handwritten signature and date:
5/23/00
11/22/01

5/19/00 445S
5/13/00 REV

PROJECT NO. 1380-8148-85 | DESIGNED BY: KJK
FILE NO. 8148POADP.DWG | DRAWN BY: TCT
DATE: FEBRUARY 9, 2000 | CHECKED BY: KJK
SCALE: 1" = 400' | PLOTTED BY: KJK

GRAY - JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shera Creek Blvd., Suite 200
Austin, Texas 78757-7506
(512)455-0371 FAX: (512)454-9953

WIND GATE RANCH SECTION ONE

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.

GRAY · JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78758

STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55969

DATE 8-13-99



SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 19__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF _____ TRACT 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 THE ____ DAY OF _____, A.D., 19__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE STATE OF TEXAS
THE 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. 19__, AT _____ M., AND WAS DULY RECORDED THE ____ DAY OF _____, A.D. 19__, 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. 19__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
DEPUTY

THE STATE OF TEXAS
THE COUNTY OF BEXAR

THE OWNER OF 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS
OWNER

DULY AUTHORIZED AGENT

THE STATE OF TEXAS
THE 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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 19__, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 19__.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

CURVE TABLE

NUMBER	RADIUS	DELTA	ARC	CH. BEARING	CHORD
C1	250.00	35°06'11"	153.17	S41°41'56"W	150.78
C2	250.00	45°16'54"	197.58	N36°36'35"E	192.48
C3	300.00	47°21'13"	247.94	S37°38'44"W	240.95
C4	600.00	11°30'47"	120.56	N55°33'58"E	120.36
C5	600.00	75°58'42"	795.64	N23°20'00"E	738.61
C6	500.00	33°39'52"	293.78	S02°10'36"W	289.57
C7	406.25	14°15'00"	101.04	S26°08'02"W	100.78
C8	406.25	14°15'00"	101.04	N26°08'02"E	100.78
C9	375.00	29°15'59"	191.55	N04°22'32"E	189.47
C10	200.00	46°08'46"	161.08	S12°48'56"W	156.76
C11	238.71	32°45'33"	136.48	N19°40'42"E	134.63
C12	25.00	96°10'38"	41.97	N44°47'23"W	37.21
C13	25.00	91°30'22"	39.93	N04°22'32"E	35.82
C14	170.42	17°03'42"	50.75	S00°06'49"W	50.56
C15	170.42	17°03'42"	50.75	N00°06'49"E	50.56
C16	170.42	17°03'42"	50.75	N16°56'52"W	50.56
C17	169.02	29°15'59"	50.54	S16°59'01"E	50.35
C18	260.00	18°55'10"	85.85	N17°52'36"W	85.46
C19	320.90	08°38'27"	48.40	S23°00'58"E	48.35
C20	88.42	30°36'38"	47.24	N34°00'03"W	46.68
C21	275.00	06°43'52"	32.31	N50°49'04"W	32.29
C22	275.00	55°34'00"	266.70	N81°58'00"W	256.37
C23	245.00	113°55'34"	487.15	S52°47'12"E	410.78
C24	195.00	113°55'34"	387.74	S52°47'12"E	326.94
C25	325.00	55°34'00"	315.19	N81°58'00"W	302.98
C26	325.00	06°44'33"	38.25	N50°48'43"W	38.22
C27	559.71	06°02'41"	59.05	S49°18'31"E	59.02
C28	133.98	25°10'05"	58.85	N39°55'13"W	58.38
C29	340.00	18°55'10"	112.27	N17°52'36"W	111.76
C30	170.42	17°03'42"	50.75	N00°06'49"E	50.56
C31	170.42	17°03'42"	50.75	S00°06'49"W	50.56
C32	170.42	17°03'42"	50.75	S16°56'52"E	50.56
C33	170.42	17°03'42"	50.75	N16°56'52"W	50.56
C34	790.00	05°32'20"	76.37	N05°38'52"W	76.34
C35	160.00	26°38'08"	74.38	S16°11'45"E	73.71
C36	25.00	83°08'10"	36.28	S71°04'55"E	33.18
C37	200.00	44°19'13"	154.71	S89°30'37"W	150.88
C38	150.00	37°52'47"	99.17	N87°16'10"W	97.37
C39	25.00	92°41'14"	40.44	S27°26'50"W	36.17
C40	193.45	58°49'11"	198.59	N10°30'48"E	189.99
C41	375.00	22°07'09"	144.77	S28°51'49"W	143.87
C42	406.25	14°15'00"	101.04	S11°53'02"W	100.78
C43	406.25	14°15'00"	101.04	N11°53'02"E	100.78
C44	400.00	33°39'52"	235.02	S02°10'36"W	231.66
C45	300.00	75°58'54"	397.84	N23°20'00"E	369.32
C46	200.00	47°21'13"	165.30	S37°38'44"W	160.63
C47	250.00	45°16'54"	197.58	N36°36'35"E	192.48
C48	250.00	35°06'11"	153.17	S41°41'56"W	150.78
C49	600.00	36°22'37"	380.94	N31°37'16"E	374.57
C50	600.00	28°05'18"	294.14	N00°36'42"W	291.20
C51	500.00	30°04'06"	262.40	N00°22'42"E	259.39
C52	500.00	03°35'47"	31.38	N17°12'38"E	31.38
C53	411.05	12°02'12"	86.35	N27°12'27"E	86.19
C54	949.04	00°53'12"	14.69	N19°49'16"E	14.69
C55	170.42	03°22'39"	10.05	N06°43'42"W	10.04
C56	170.42	13°41'02"	40.70	N01°48'09"E	40.60
C57	169.28	10°30'17"	31.04	N20°17'39"W	30.99
C58	170.01	06°34'21"	19.50	N11°42'53"W	19.49
C59	88.42	10°02'15"	15.49	N23°42'52"W	15.47
C60	88.42	20°34'22"	31.75	N39°01'11"W	31.58
C61	275.08	33°04'20"	158.78	N70°43'17"W	156.59
C62	275.14	22°28'26"	107.92	S81°29'18"W	107.23

LINE TABLE

NUMBER	BEARING	DIST.
L1	N24°08'51"E	285.00'
L2	N59°15'02"E	299.09'
L3	N13°58'08"E	181.37'
L4	N61°19'21"E	133.58'
L5	N14°39'21"W	76.68'
L6	N19°00'32"E	370.57'
L7	N19°00'32"E	58.29'
L8	N10°15'27"W	116.60'
L9	N08°25'02"W	64.75'
L10	N08°25'02"W	85.11'
L11	N54°11'00"W	235.32'
L12	S70°15'01"W	78.64'
L13	N04°10'35"E	238.96'
L14	S89°50'25"E	50.12'
L15	S04°10'35"W	242.47'
L16	N70°15'01"E	78.64'
L17	S54°11'00"E	235.32'
L18	S08°25'02"E	84.90'
L19	S08°25'02"E	64.75'
L20	S02°52'42"E	134.38'
L21	S68°25'12"E	45.94'
L22	N68°25'12"W	50.05'
L23	S39°55'24"W	123.40'
L24	S19°00'32"W	50.26'
L25	S19°00'32"W	370.57'
L26	S14°39'28"E	389.08'
L27	S61°19'27"W	445.97'
L28	S13°58'08"W	293.45'
L29	S59°15'02"W	156.89'
L30	S24°08'51"W	312.45'
L31	N14°39'21"W	44.66'
L32	N14°39'21"W	32.03'
L33	N19°00'32"E	263.37'
L34	N19°00'32"E	107.19'
L35	N10°15'27"W	112.41'
L36	N10°15'27"W	4.19'
L37	N54°10'54"W	139.98'
L38	N54°11'08"W	95.34'
L39	N04°10'35"E	78.60'
L40	N04°10'35"E	160.36'
L41	S54°11'00"E	64.50'
L42	S54°11'00"E	165.92'
L43	S54°11'00"E	4.91'
L44	S08°24'44"E	45.79'
L45	S08°25'43"E	18.96'
L46	S02°52'26"E	60.26'
L47	S02°52'55"E	74.12'
L48	S39°55'45"W	89.26'
L49	S39°54'28"W	34.13'
L50	S19°00'39"W	217.58'
L51	S19°00'22"W	152.99'
L52	S14°39'26"E	298.33'
L53	S14°39'34"E	90.75'
L54	S65°54'50"E	164.39'
L55	S08°25'02"E	14.50'
L56	S08°25'02"E	70.39'
L57	N14°39'21"W	84.35'
L58	N61°24'07"E	86.00'
L59	S40°02'49"E	15.04'
L60	N39°55'24"E	81.44'
L61	S10°16'05"E	138.12'
L62	N35°53'19"E	23.61'

CURVE TABLE

C63	244.93	33°27'29"	143.03	S86°58'38"W	141.01
C64	244.87	31°04'16"	132.79	N60°46'31"W	131.17
C65	244.97	30°09'46"	128.96	N30°10'03"W	127.48
C66	245.00	19°15'47"	82.37	N05°27'19"W	81.98
C67	195.00	81°54'08"	278.75	S36°46'29"E	255.61
C68	195.00	32°01'26"	108.99	N86°15'44"E	107.58
C69	325.00	14°58'56"	84.98	N77°44'29"E	84.74
C70	325.00	25°43'53"	145.96	S81°54'06"E	144.73
C71	325.00	14°51'10"	84.25	S61°36'35"E	84.01
C72	170.68	14°23'45"	42.88	S01°26'27"W	42.77
C73	197.63	02°16'45"	7.86	S07°07'35"E	7.86
C74	193.36	31°20'44"	105.79	S03°13'37"E	104.47
C75	193.27	27°30'49"	92.81	S26°10'31"W	91.92
C76	394.78	02°34'22"	17.73	S38°35'53"W	17.72
C77	375.24	19°23'55"	127.04	S27°30'20"W	126.44
C78	404.21	06°40'21"	47.07	S08°05'11"W	47.05
C79	404.86	07°38'14"	53.96	S15°11'47"W	53.92
C80	400.10	22°08'39"	154.64	S07°56'08"W	153.68
C81	400.54	11°29'57"	80.39	S08°54'06"E	80.25
C82	710.00	04°01'58"	49.97	N06°24'02"W	49.96
C83	20.00	117°07'42"	40.89	N85°32'50"W	34.13
C84	125.00	79°58'13"	174.47	N00°03'43"W	160.65
C85	20.00	132°41'44"	46.32	S73°43'44"E	36.64
C86	150.00	46°08'46"	120.81	S12°48'56"W	117.57
C87	20.00	158°03'35"	55.17	S86°20'18"W	39.27
C88	248.37	76°27'17"	331.42	N23°10'28"E	307.37
C89	20.00	158°41'46"	55.42	S39°17'42"E	39.33
C90	650.00	36°21'49"	412.53	S23°21'38"W	405.64

WASTEWATER EDU NOTE: 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.

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 THE 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 OPS 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.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

BACK LINE

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12" WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE 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.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

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 1999

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

COPY OF PLAT

WIND GATE RANCH SECTION ONE

SCALE: 1" = 200'

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.



GRAY JANSING & ASSOCIATES, INC.
8217 SHOAL CREEK BLVD., SUITE 200
AUSTIN TEXAS 78758
Stephen K. Collins
STEPHEN K. COLLINS
REGISTERED PROFESSIONAL ENGINEER NO. 55989
8-13-99
DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, 19__
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF ___ TRACT 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 THE ___ DAY OF ___, A.D., 19__

BY: _____
CHAIRMAN
BY: _____
SECRETARY

THE STATE OF TEXAS
THE 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. 19__, AT ___ M., AND WAS DULY RECORDED THE ___ DAY OF ___, A.D. 19__, 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. 19__.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____
DEPUTY

THE STATE OF TEXAS
THE COUNTY OF BEXAR
THE OWNER OF 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.
BY: TOM E. DREISS

OWNER

DULY AUTHORIZED AGENT

THE STATE OF TEXAS
THE 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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
WITNESS MY HAND AND SEAL THIS THE ___ DAY OF ___, 19__, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

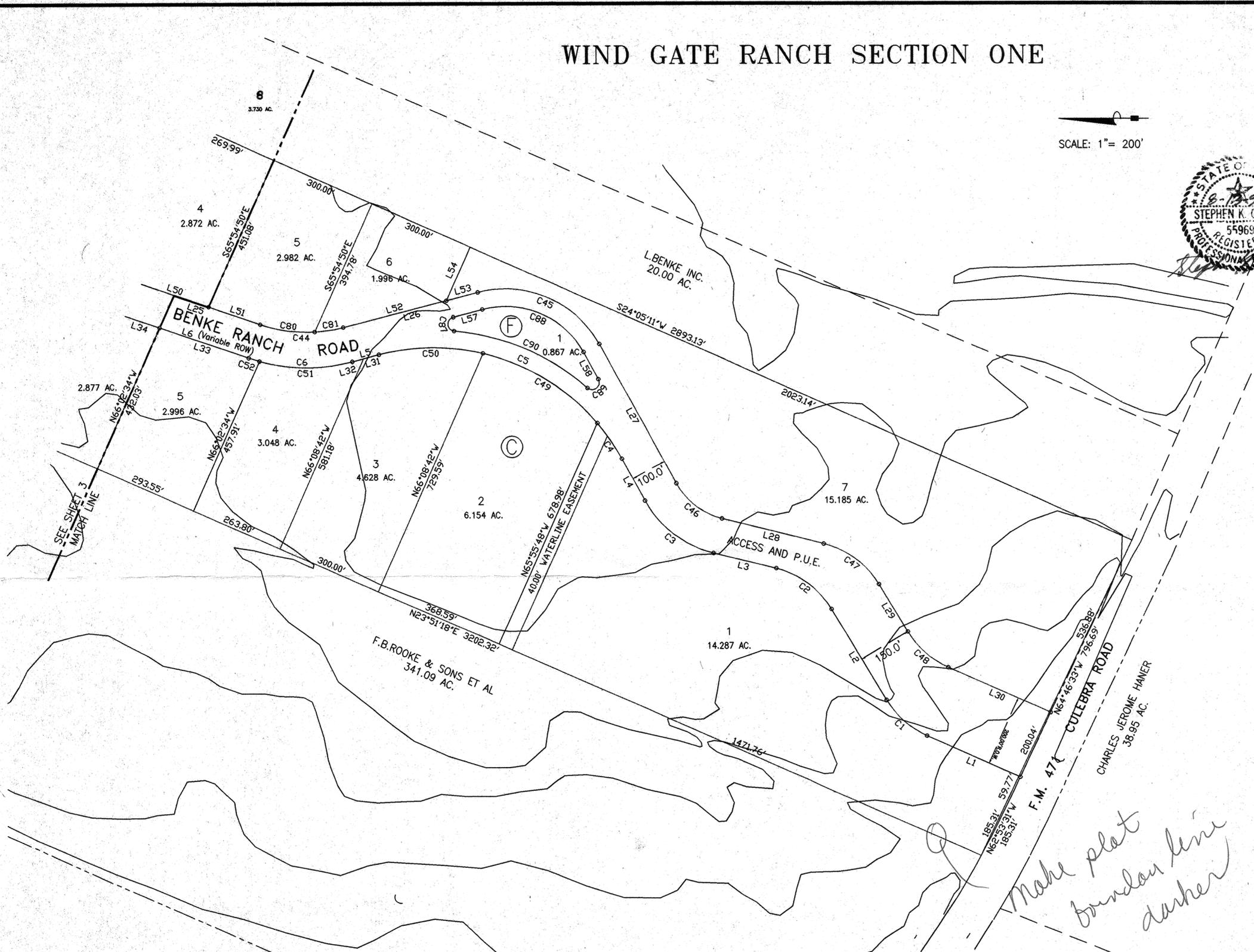
THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

AUSTIN SURVEYORS
P. O. BOX 180243
AUSTIN, TEXAS 78757

CLAUDE F. HINKLE, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629
DATE

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF ___, 19__

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

WASTEWATER EDU NOTE: 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.

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 THE 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.

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.

OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12" WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE 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.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

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 1999
ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

Make plat boundary lines darker

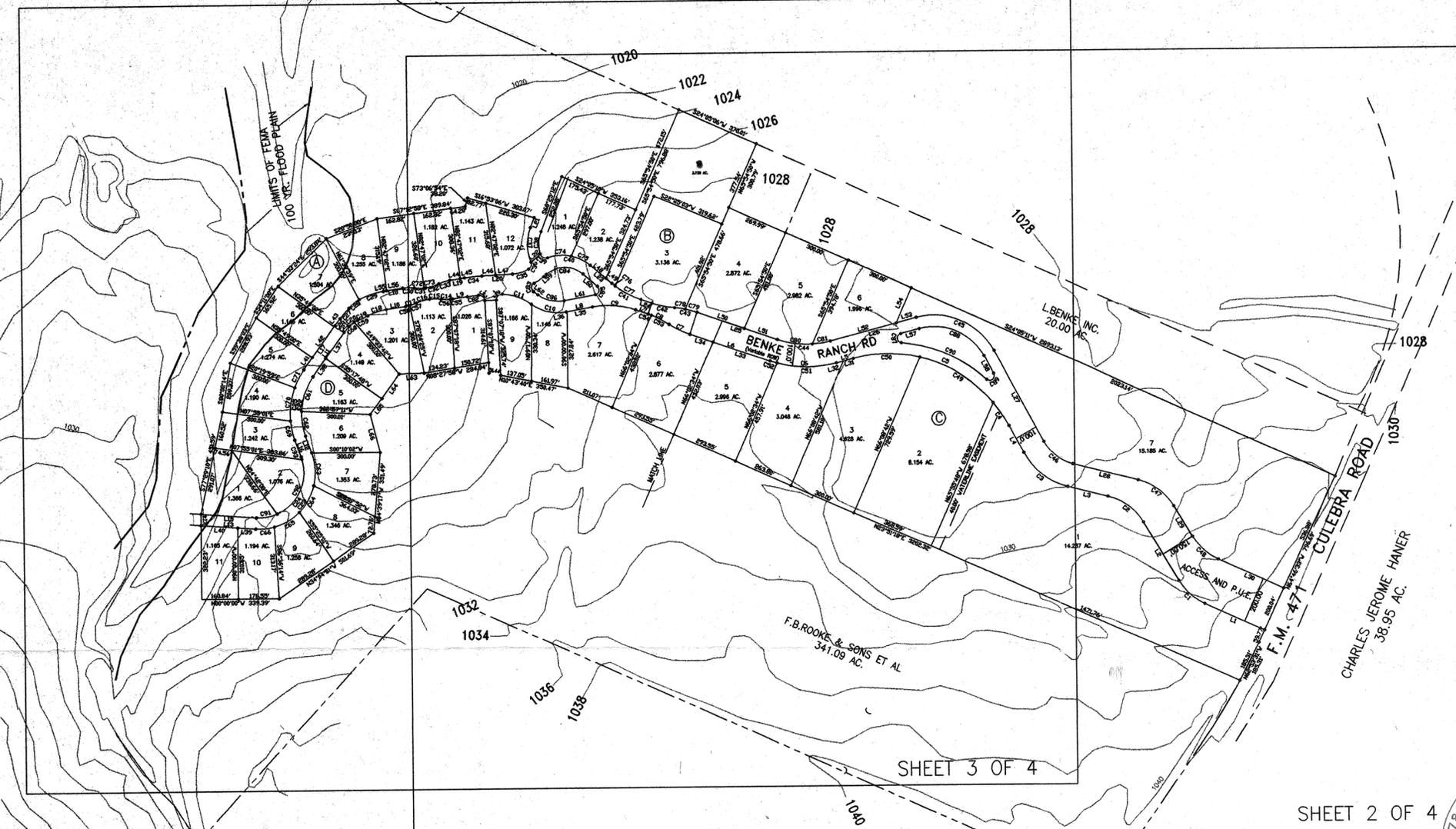
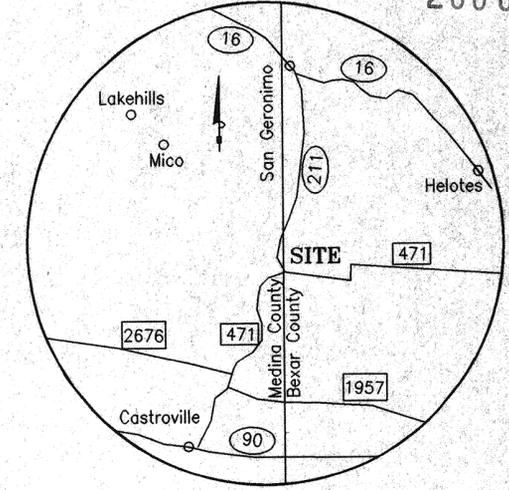
PROJECT NO: 1360-8206.14	DESIGNED BY: BA
FILE NO:	DRAWN BY: BA
DATE: OCTOBER, 1999	CHECKED BY: SKC
SCALE: 1" = 200'	REVISED BY:

GRAY JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7502
(512) 452-0971 FAX (512) 454-9933

669

WIND GATE RANCH SECTION ONE

RECEIVED
99 OCT 26 AM 9:10
PLANNING DEPARTMENT
SERVICES DIVISION



THE STATE OF TEXAS :
 THE COUNTY OF TRAVIS :

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING DEPARTMENT OF THE CITY.

GRAY - JANSING & ASSOCIATES, INC.
 8217 SHOAL CREEK BLVD., SUITE 200
 AUSTIN TEXAS 78758

Stephen K. Collins
 STEPHEN K. COLLINS
 REGISTERED PROFESSIONAL ENGINEER NO. 65969
 8-13-99
 DATE

SHORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 19____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THIS PLAT OF _____ TRACT 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 THE ____ DAY OF _____, A.D., 19____.

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY

THE STATE OF TEXAS :
 THE 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. 19____, AT _____ M., AND WAS DULY RECORDED THE ____ DAY OF _____, A.D. 19____, AT _____ IN BOOK VOLUME _____, ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ____ DAY OF _____, A.D. 19____.

 COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____
 DEPUTY



THE STATE OF TEXAS :
 THE COUNTY OF BEXAR :

THE OWNER OF 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

BY: TOM E. DREISS

 OWNER

 DULY AUTHORIZED AGENT

THE STATE OF TEXAS :
 THE 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 HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL THIS THE ____ DAY OF _____, 19____, A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

THE STATE OF TEXAS :
 THE COUNTY OF TRAVIS :

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

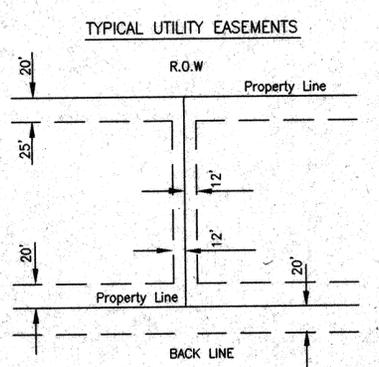
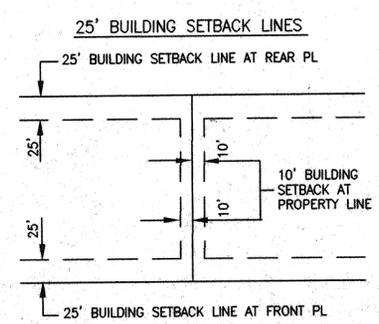
AUSTIN SURVEYORS
 P. O. BOX 180243
 AUSTIN, TEXAS 78757

 CLAUDE F. HINKLE, JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4629

DATE _____

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, 19____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS



SUBDIVISION PLAT OF WIND GATE RANCH SECTION ONE

WASTEWATER EDU NOTE: 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.

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OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

BACK LINE

A 20' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENT IS GRANTED ALONG THE FRONT AND BACK LOT LINES. 12' WATER, ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS ARE GRANTED ALONG THE SIDE 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.). GRANTEES OF SAID DEDICATED EASEMENTS RESERVE THE RIGHT OF ACCESS TO SUCH EASEMENTS.

CERTIFICATE OF APPROVAL

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ON THIS THE ____ DAY OF 1999

ATTESTED

 COUNTY CLERK, BEXAR COUNTY, TEXAS

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- IRON PIPE FOUND
- CONCRETE MONUMENT
- BL BUILDING SETBACK LINE
- PUE PUBLIC UTILITY EASEMENT
- DE DRAINAGE EASEMENT
- WLE WATER LINE EASEMENT
- WWE WASTEWATER EASEMENT
- (A) BLOCK LETTER

SHEET 1 OF 4

PROJECT NO: 1360-8204.14 DESIGNED BY: NEW

FILE NO: DRAWN BY: NEW

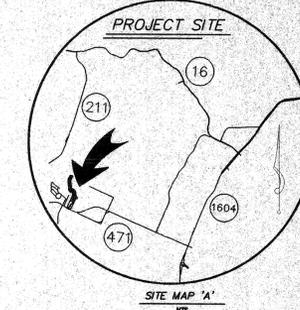
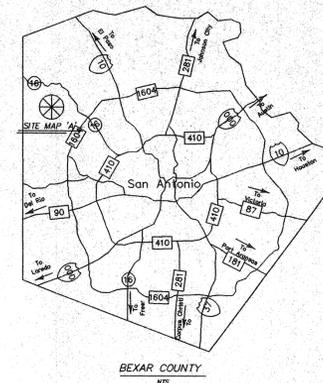
DATE: OCTOBER, 1999 CHECKED BY: SKC

SCALE: 1" = 400' REVISED BY:

GRAY - JANSING & ASSOCIATES, INC.
 Consulting Engineers
 8217 Shoal Creek Blvd., Suite 200
 Austin, Texas 78757-7582
 (813)465-0571 FAX (813)464-9883

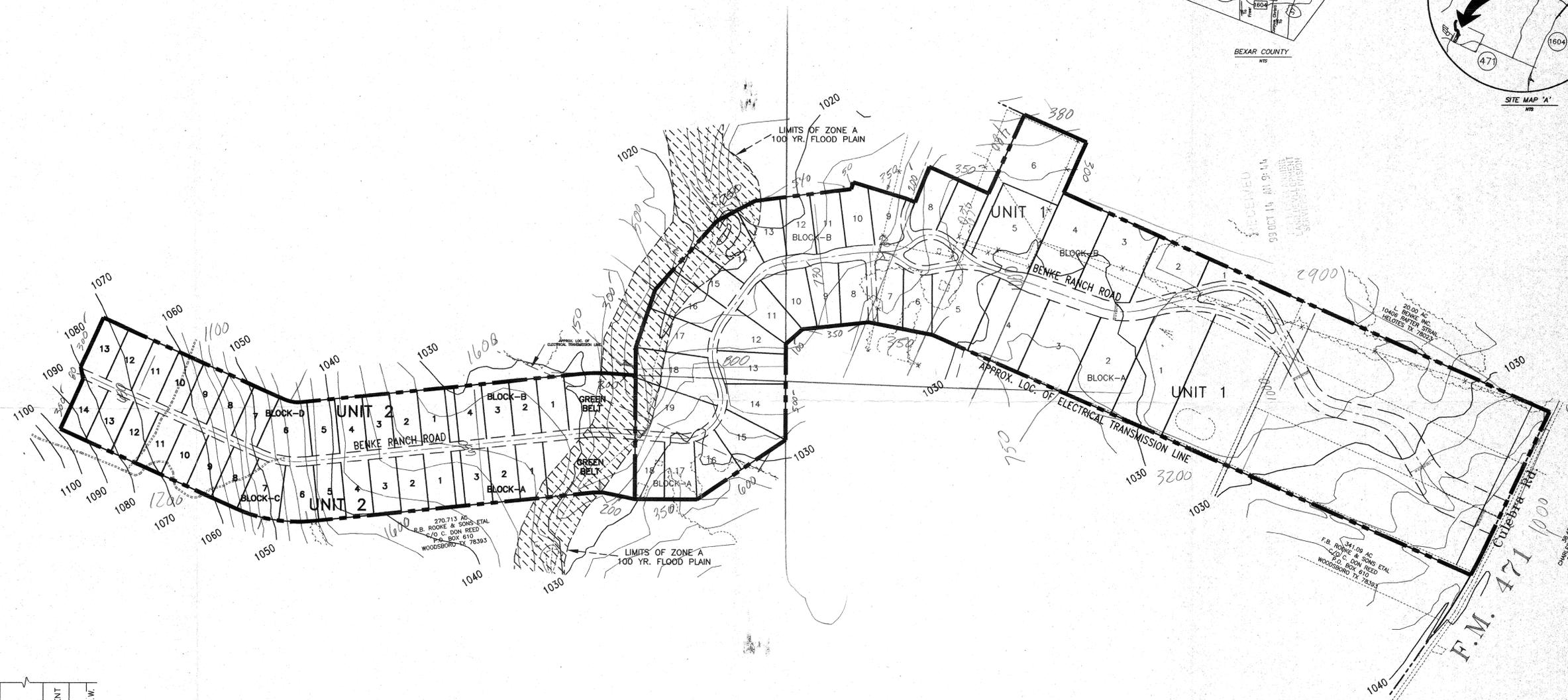
#669

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF WIND GATE RANCH SUBDIVISION UNIT 1 & UNIT 2



Handwritten: 00004

Handwritten: P. 544-07 2217.738

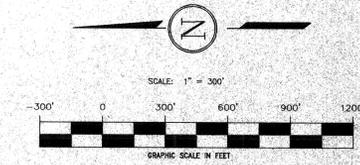
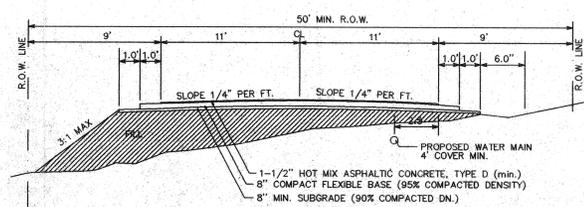
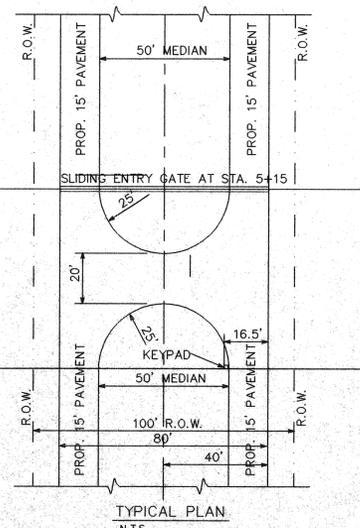


RECEIVED
99 OCT 14 AM 9:14
LAND DEVELOPMENT
EXAMINER

F.B. ROOKE & SONS ETAL
P.O. BOX 610
WOODSBORO, TX 76793

DANIEL R. JANSING
REGISTERED PROFESSIONAL ENGINEER
NO. 12821
AUSTIN, TEXAS

Handwritten: 2/74
2/73
GRID=3-73 CD=2

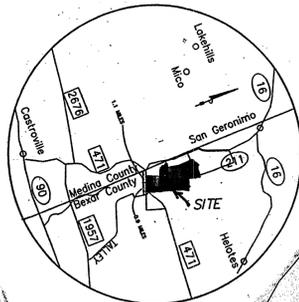


PROJECT NO.: 8148	DESIGNED BY: MVB
FILE NO.: August, 1999	DRAWN BY: MVB
DATE: August, 1999	CHECKED BY:
SCALE: 1" = 300'	REVISED BY:

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7592
(512)452-0371 FAX(512)454-9833

SEP 1989
Released
Gray-Jansing
& Associates

#669



Scale: 1" = 400'



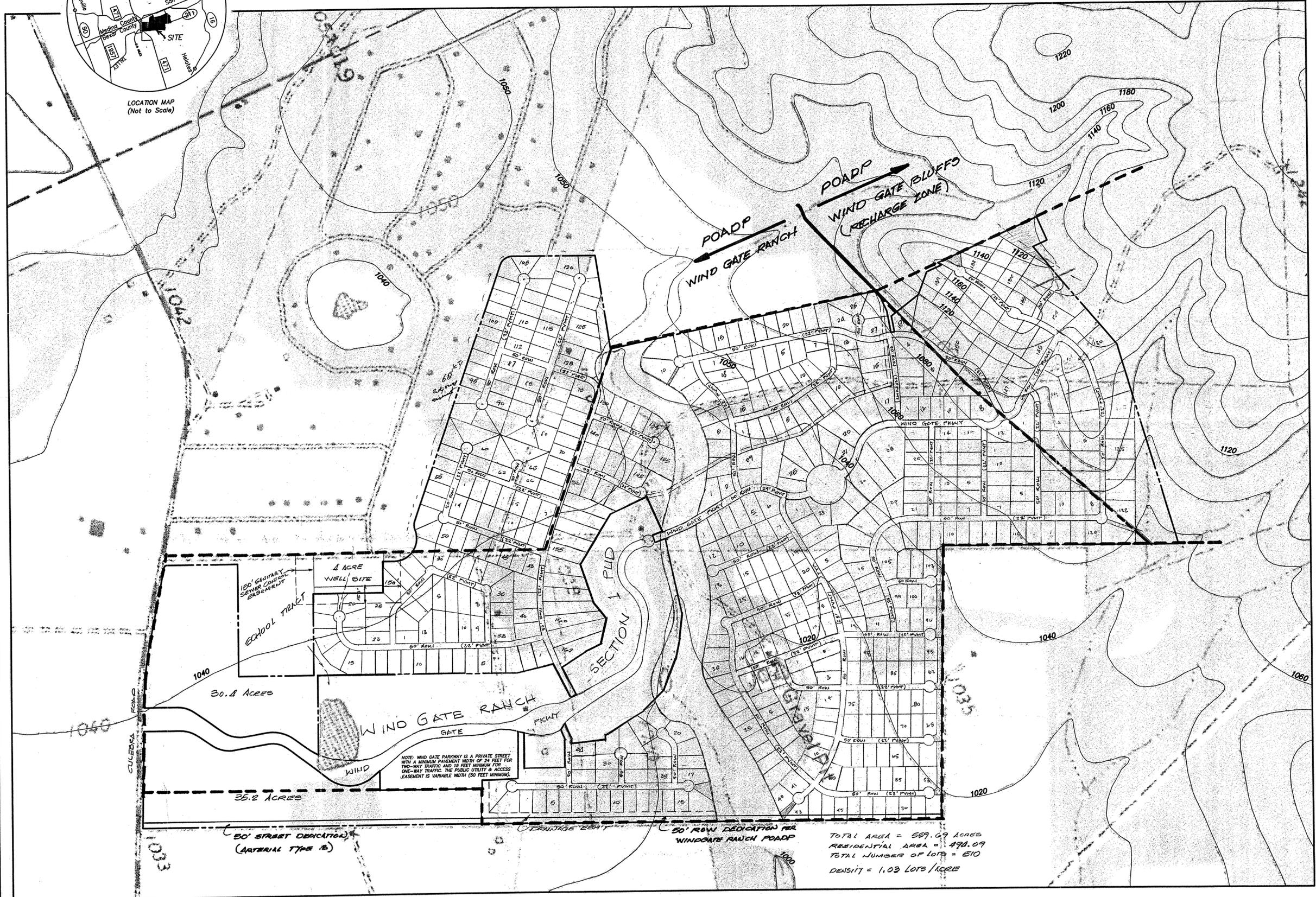
REVISIONS
669
04-006

1816 HARFIELD
SAN ANTONIO, TX 78216
Tel: (210) 228-3920
Fax: (210) 228-3999
ed@overbydescamps.com



PRELIMINARY SITE PLAN
FOR REMAINDER AREA OF
WIND GATE RANCH AND WIND GATE BLUFF POADP
BEXAR COUNTY, TEXAS

PROJECT NO. 048000
DATE 5/19/03
DRAWN AMC CHECKED DAC
SHEET 1 OF 1



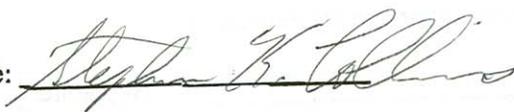
NOTE: WIND GATE DRIVEWAY IS A PRIVATE STREET WITH A MINIMUM PAVEMENT WIDTH OF 24 FEET FOR TWO-WAY TRAFFIC AND 15 FEET MINIMUM FOR ONE-WAY TRAFFIC. THE PUBLIC UTILITY & ACCESS EASEMENT IS VARIABLE WIDTH (50 FEET MINIMUM).

TOTAL AREA = 589.69 ACRES
RESIDENTIAL AREA = 470.09
TOTAL NUMBER OF LOTS = 510
DENSITY = 1.03 LOTS/ACRE

669

- 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, 8 1/2 X 11 reduction with six full size copies of the POADP map, all full size 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 Fernando DeLeon @ (210)207-7501;
- Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;
- the POADP does not does 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 not is 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;
- List below all Major Thourfares that are adjacent to the property or included with in the boundaries.
State Highway 211

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: Stephen K. Collins, PE Signature: 

If you have any questions please call Elizabeth Carol at 207-7900
 APPLICATION REVISED June 4, 1999

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: 10/13/99 Name of POADP: Wind Gate Ranch
Owners: Thomas E. Dreiss Consulting Firm: Gray Jansing & Associates, Inc.
Address: 120 Austin Hwy, Suite 102 Address: 8217 Shoal Creek Blvd., Suite 200
San Antonio, Texas 78209 Austin, Texas 78757
Phone: (210) 822-8161 Phone: (512)452-0371
Existing zoning: N/A Proposed zoning: N/A

Site is over/within/includes: Edwards Aquifer Recharge Zone: [] Yes [X] No
Projected # of Phases: 2 [X] Yes [] No
San Antonio City Limits? [] Yes [X] No
Council District: N/A
Ferguson map grid 544

Table with 3 columns: Land area being platted, Lots, Acres. Rows include Single Family (SF) with 71 lots and 1163.82 acres, Multi-family (MF), and Commercial and non-residential.

Is there a previous POADP for this Site? Name No.
Is there a corresponding PUD for this site? Name Wind Gate Ranch No. Submitted Concurrently
Plats associated with this POADP or site? Name WIND GATE RANCH No. 200036 00-004

Contact Person and authorized representative:

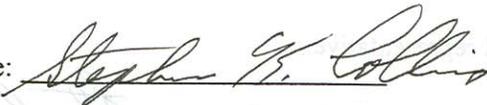
Print Name: Stephen K. Collins, P.E. Signature: Stephen K. Collins

Date: 10/13/99 Phone: (512)452-0371 Fax: (512)454-9933

- 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: Stephen K. Collins Signature: 

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

RECEIVED
 99 OCT 16 AM 9:46
 PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION



CITY OF SAN ANTONIO

December 23, 2002

Mr. Habib H. Erkan
EARL & BROWN, Attorneys at Law
Riverview Towers
1111 Soledad, Suite 1111
San Antonio, TX 78205

Re: Wingate Bluff and Wingate Ranch

MDP/ POADP: # 669

Dear Mr. Erkan:

This is in response to your letter dated December 12, 2002, regarding the possibility of revising the approved POADP #669 to higher densities other than originally annotated on the plan. This plan was approved under the previous UDC Code, Section 35-2077 REVISIONS: "Revisions to a POADP may be made at any time by the submission of a NEW POADP to the Director of Planning."

Any new submittals will be subject to all rules and regulations as applicable in the extra territorial jurisdiction (ETJ) for the City of San Antonio. Land use changes other than originally depicted on the approved POADP plan will result in the loss of any Vested Rights. All platting as a result of the new plan will have to comply with the 2001 Unified Development Code, Master Plan and Major thoroughfare Plan for the City of San Antonio. Zoning is not enforced in the city's extraterritorial jurisdiction, therefore, density cannot be regulated. Should the property be annexed, it would be temporarily zoned Development Reserve (DR), which would allow for single family residential lots with a minimum of 6,000 square foot lots sizes.

Any changes to the original boundaries will require the re-submittal of a Master Development Plan (MDP) and will be subject to the rules and regulations under the 2001 Unified Development Code.

Sincerely,

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

Emil R. Moncivais, AICP, AIA
Director, Planning Department

cc: Bob Opitz, P.E., Chief Engineer, Development Services Department
Richard De La Cruz, P.E., Senior Engineer, Development Services Department
Arturo Villarreal, Jr., P.E., Storm Water Engineering, Public Works Department



CITY OF SAN ANTONIO

May 23, 2000

Stephen K. Collins,
Engineer
Gray Jansing & Associates, Inc.
8217 Shoal Creek Blvd., Suite 200
Austin, TX 78757

Re: Windgate Ranch & Windgate Bluff

POADP # 669

Dear Mr. Collins,

The City Staff Development Review Committee has reviewed Windgate Ranch and Windgate Bluff Subdivision Preliminary Overall Area Development Plan # 669. 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. Bexar County Public Works may require base flood elevations at the plat level.
- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.
- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- This development will 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.

Mr. Collins
Page 2
May 23, 2000

- According to the Major Thoroughfare Plan, Culebra Road is a Primary Type A Major Thoroughfare, and will require a total of 110' of ROW.

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 Michael O. Herrera, at (210) 207-7900.

Sincerely,



Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. JR.

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