



CITY OF SAN ANTONIO

October 3, 2001

Mr. Song Tan

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Iron Horse Canyon (Amending)

POADP # 671-A

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Iron Horse Canyon Master Development Plan (MDP) (Formally POADP) # 671-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.
- 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.
- 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 MDP (Formally POADP), to include: floodplains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.

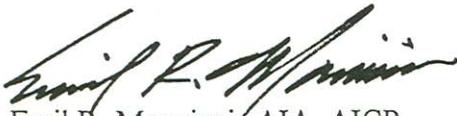
Mr. Tan
Page 2
October 3, 2001

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 MDP (Formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,



Emil R. Moncivaig AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services

C.P.S. NOTE:
 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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 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 other obstructions 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 GPS monetary loss resulting from modifications required of GPS 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 alterations.

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 utility are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within the 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.

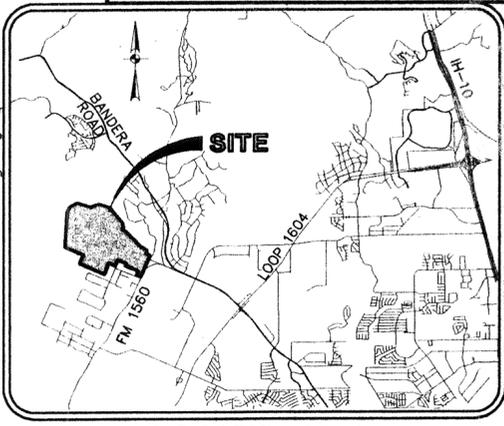
NOTES:
 1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.
 4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONGSTAR, 1953 (P.L.D. #41908) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.L.D. #41961) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.L.D. #410072) N:13756584.2745, E: 2129377.7379
 5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983
 6. BEARINGS SHOWN MUST BE ROTATED 00'00"00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

NOTE:
 This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 8 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

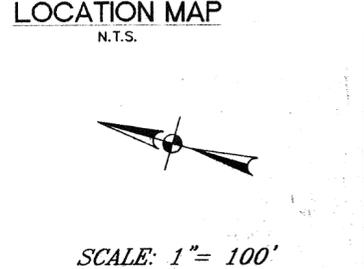
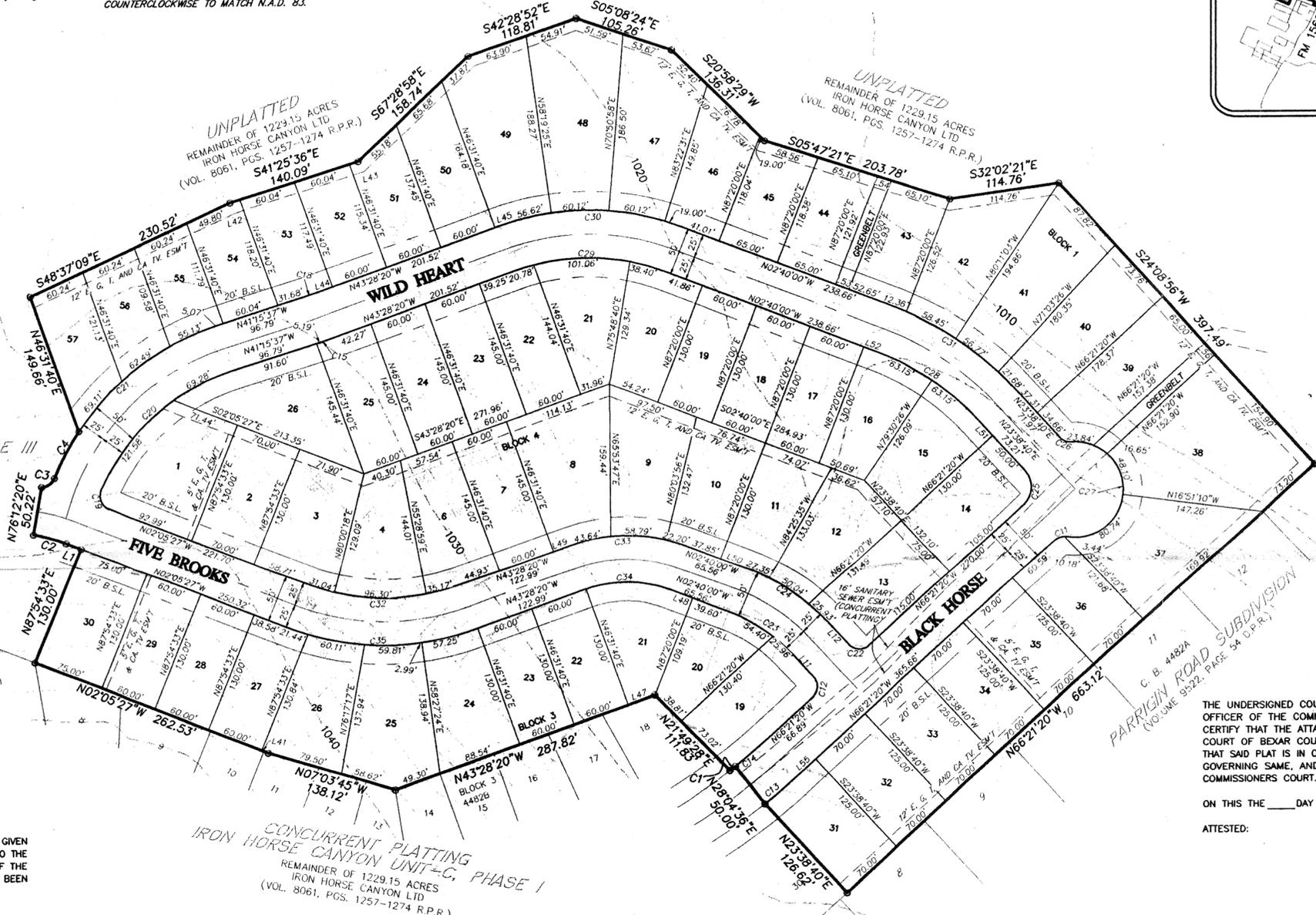
No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WAP") conforming to the requirements of the Edwards Aquifer Protection Act, Chapter 34, Article VI, Division 8 of the San Antonio City Code, or latest revision thereof, has been filed with the appropriate regional TRNCC office, and the application has been approved by the executive director of the TRNCC.

GREY FOREST NOTE
 The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicating the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement," "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 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 GFU monetary loss resulting from modifications required of GFU 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.



CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	7.07	575.00	3.54	7.07	N61°54'27"W	00°42'12"
C2	35.50	175.00	17.81	35.44	N07°54'09"W	11°37'25"
C3	17.17	15.00	9.67	16.25	S58°48'17"E	65°35'54"
C4	54.91	275.00	27.54	54.82	S85°53'03"E	11°26'23"
C11	13.62	15.00	7.32	13.16	N40°20'44"W	52°01'12"
C12	23.56	15.00	15.00	21.21	N68°38'40"E	90°00'00"
C13	44.97	625.00	22.49	44.96	N64°17'39"W	04°02'21"
C14	41.10	575.00	20.56	41.09	S64°18'28"E	04°05'44"
C15	12.55	325.00	6.27	12.55	S42°21'58"E	02°12'43"
C16	10.62	275.00	5.31	10.62	S42°21'58"E	02°12'43"
C17	12.55	325.00	6.27	12.55	S42°21'58"E	02°12'43"
C18	10.62	275.00	5.31	10.62	S42°21'58"E	02°12'43"
C19	24.15	15.00	15.59	21.62	N44°01'24"E	92°13'41"
C20	190.86	225.00	101.60	185.19	S65°33'41"E	48°36'09"
C21	241.63	275.00	129.24	233.93	N66°25'55"W	50°20'38"
C22	23.56	15.00	15.00	21.21	N21°21'20"W	90°00'00"
C23	80.36	175.00	40.90	79.66	N10°29'20"E	26°18'40"
C24	103.32	225.00	52.59	102.42	N10°29'20"E	26°18'40"
C25	39.27	25.00	25.00	35.36	S68°38'40"W	90°00'00"
C26	13.62	15.00	7.32	13.16	S02°21'56"E	52°01'12"
C27	169.33	50.00	406.04	99.25	S68°38'40"W	194°02'25"
C28	126.30	275.00	64.28	125.19	S10°29'26"W	26°18'53"
C29	160.24	225.00	83.69	156.88	S23°04'10"E	40°48'20"
C30	195.85	275.00	102.29	191.74	S23°04'10"E	40°48'20"
C31	149.25	325.00	75.97	147.94	S10°29'22"W	26°18'44"
C32	162.50	225.00	84.98	159.00	N22°46'53"W	41°22'53"
C33	124.63	175.00	65.09	122.02	N23°04'10"W	40°48'20"
C34	89.02	125.00	46.49	87.15	N23°04'10"W	40°48'20"
C35	198.62	275.00	103.86	194.33	N22°46'53"W	41°22'53"



SCALE: 1" = 100'

LINE	LENGTH	BEARING
L1	16.74	S02°05'27"E
L11	34.13	N23°38'40"E
L12	34.13	N23°38'40"E
L41	7.53	S02°05'27"E
L42	10.41	N41°25'36"W
L43	9.60	N41°25'36"W
L44	17.73	N43°28'20"W
L45	3.78	N43°28'20"W
L47	29.98	S43°28'20"E
L48	25.98	S02°40'00"E
L49	18.06	N43°28'20"W
L50	27.71	N02°40'00"W
L51	23.21	N23°38'40"E
L52	16.80	S02°40'00"E
L53	15.00	N02°40'00"W
L54	15.02	N05°47'21"E
L55	25.07	S66°21'20"E
L56	16.00	N24°08'56"E

CONCURRENT PLATTING
 IRON HORSE CANYON UNIT-C, PHASE III
 REMAINDER OF 1229.15 ACRES
 IRON HORSE CANYON LTD
 (VOL. 8061, PGS. 1257-1274 R.P.R.)

LEGEND
 C = GAS
 E = ELECTRIC
 T = TELEPHONE
 C.A.T.V. = CABLE TELEVISION
 E.S.M.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2" IRON ROD
 *F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

WASTEWATER EDU NOTE
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAN ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
 COUNTY OF BEXAR
 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, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER **DON EVANS**
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20____
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING
IRON HORSE CANYON UNIT-C, PHASE II

A 1739 ACRES, DR 748,512 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 1229.15 ACRE TRACT DESCRIBED IN CONVEYANCE TO IRON HORSE CANYON LTD. IN VOLUME 8061, PAGE 1257-1274 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE CHAS. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482, THE CHAS. TOLZSURVEY NO.431K, ABSTRACT 734, COUNTY BLOCK 4483, AND THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ IRON HORSE CANYON UNIT-C, PHASE II _____ 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. 20____
 BY: _____ CHAIRMAN
 BY: _____ SECRETARY

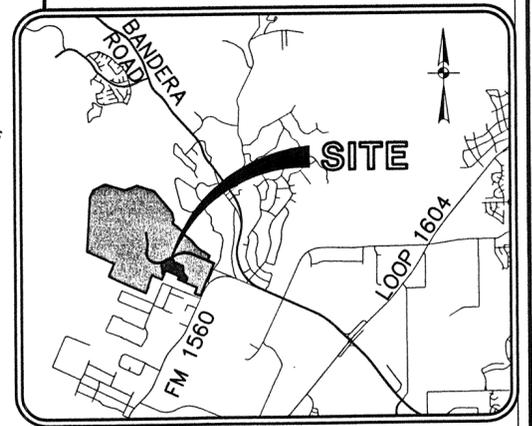


CERTIFICATE OF APPROVAL
 THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID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

ON THIS THE _____ DAY OF _____, 20____
 ATTESTED:
 COUNTY JUDGE, BEXAR COUNTY, TEXAS
 COUNTY CLERK
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 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
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, 20____
 A.D. 20____
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 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 _____, 20____
 COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____ DEPUTY



LOCATION MAP
N.T.S.

SCALE: 1" = 100'

CLEAR VISION EASEMENT NOTE
NO STRUCTURES, WALLS OR FENCES SHALL BE ERRECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS.

- C.P.S. NOTE:**
- The City of San Antonio as 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 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 area.
 - 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.
 - 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.
 - Roof overhangs are allowed within the 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.

GREY FOREST NOTE
The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicated the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement," "Service Easement," and "Utility 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 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 area.

Any GFU monetary loss resulting from modifications required of GFU 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.

- LEGEND**
- C.B. = COUNTY BLOCK
 - ESMT. = EASEMENT
 - G, E, T AND CATV = GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
 - B.S.L. = BUILDING SETBACK LINE
 - F.I.R. = FOUND 1/2" IRON ROD
 - *F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"
 - D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
 - R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
 - D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRC office, and the application has been approved by the executive director of the TNRC.

CLEAR VISION NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERRECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS SHOWN ON LOT 1, BLOCK 3 AND LOTS 17 AND 18, BLOCK 2.

- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.L.D. #A11808) N: 13731322.2197, E: 2140522.8364 DELTA, 1953 (P.L.D. #11961) N: 13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.L.D. #AY0022) N: 13756584.2745, E: 2129377.7379
 - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
 - BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

UNPLATTED
1229.15 ACRES
IRON HORSE CANYON LTD
(VOL. 8061, PGS. 1257-1274, R.P.R.)

THIS PLAT OF IRON HORSE CANYON, UNIT-C, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____ MAYOR

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

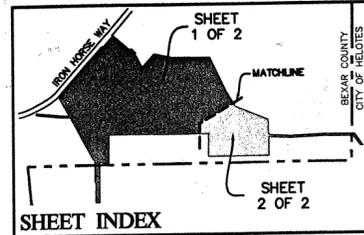
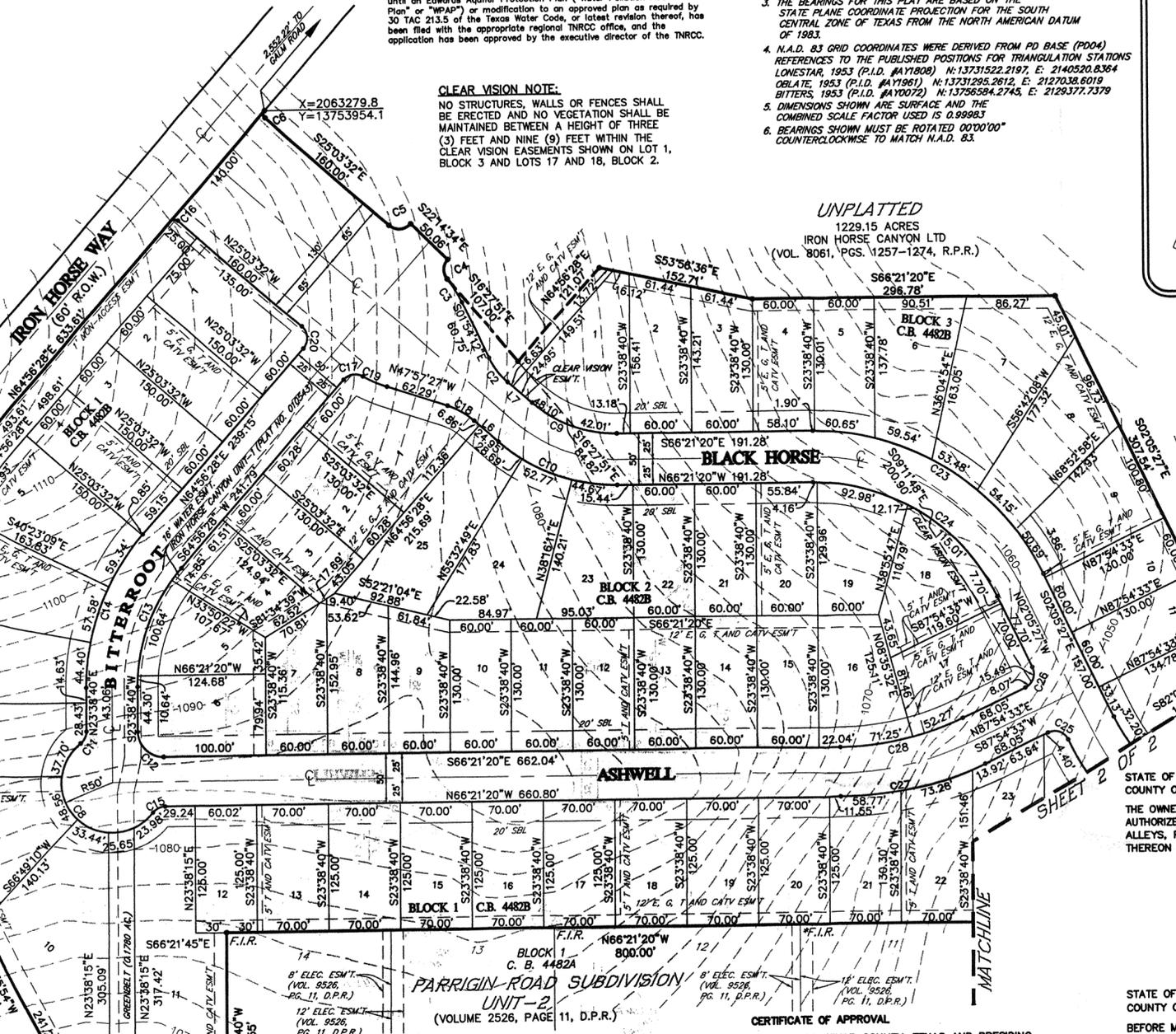
OWNER **BART SWIDER**
PULTE HOMES OF TEXAS L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
PH. (210) 496-2066

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS



SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-C, PHASE I

A 22.88 ACRE TRACT OF LAND BEING OUT OF THAT 1229.15 ACRE TRACT DESCRIBED IN CONVEYANCE TO IRON HORSE CANYON LTD. IN VOLUME 8061, PAGE 1257-1274 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE CHAS. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482, THE CHAS. TOLZ SURVEY NO. 431, ABSTRACT 734, COUNTY BLOCK 4483, AND THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ IRON HORSE CANYON, UNIT-C, PHASE I _____ 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. 20____.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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 THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
(0.0994 AC. SANITARY SEWER ESMT)
(VARIABLE WIDTH E, G, T, CA.T.V. & DRAINAGE ESMT)
(PORTION OF 0.2888 AC. SANITARY SEWER ESMT)
DAVID MANN
MANN CUSTOM HOMES
150 NORTH LOOP 1604 E. SUITE 202
SAN ANTONIO, TX 78232
(210) 545-5753

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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.

STATE OF TEXAS
COUNTY OF BEXAR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20____.

NOTARY PUBLIC, 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. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY,

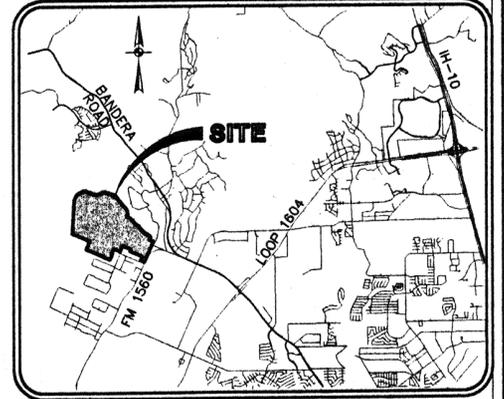
IN BOOK VOLUME _____ ON PAGE _____

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

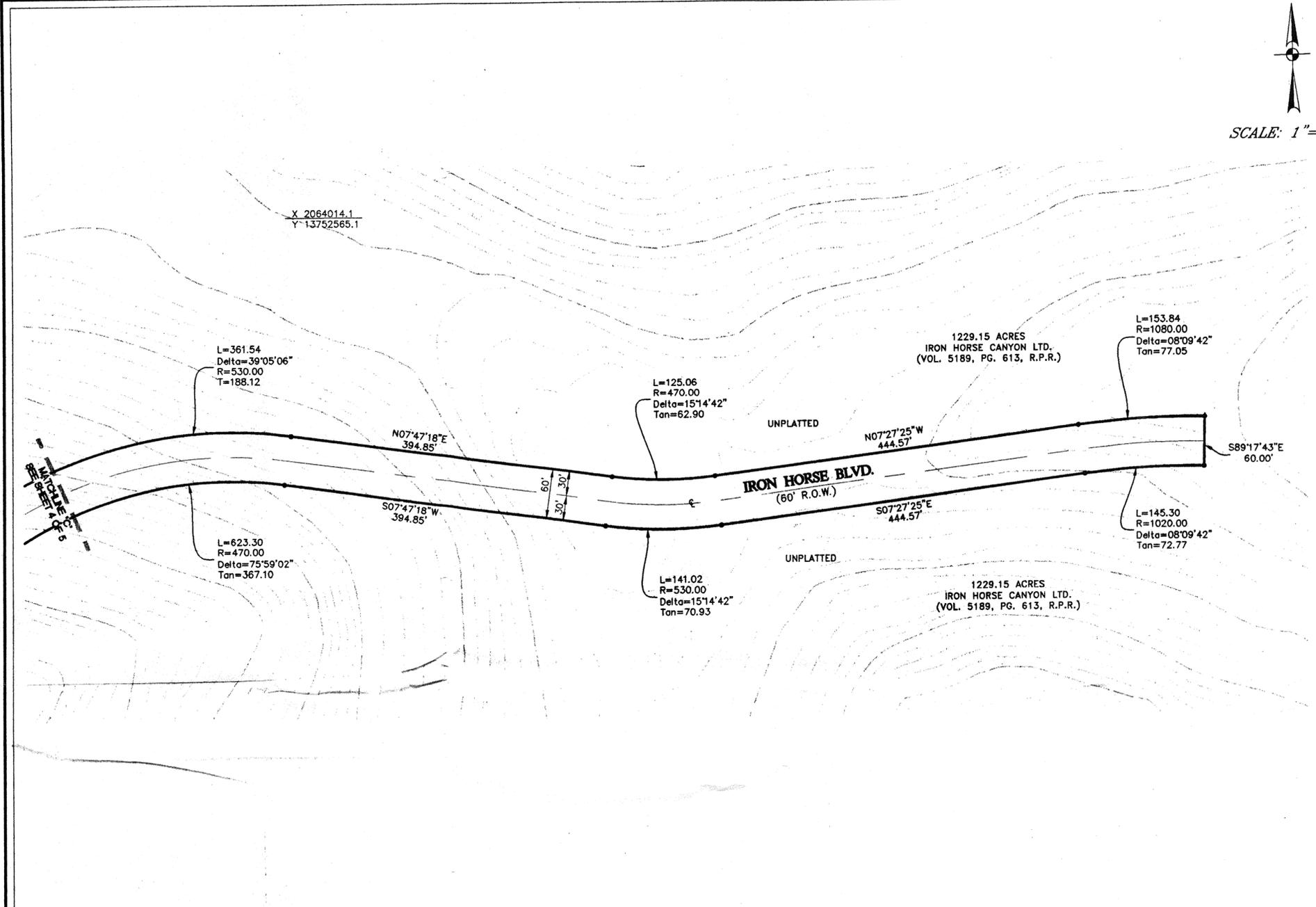
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

Date: Oct 23, 2001, 4:16pm User ID: bcaulpepper File: P:\50156\32\design\civil\phase 1\PL505832_1.dwg



SCALE: 1" = 100'



LEGEND
 C. = ELECTRIC
 E. = ELECTRIC
 T. = TELEPHONE
 C.A.T.V. = CABLE TELEVISION
 E.S.M.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2"
 I.RON ROD.
 *F.I.R. = FOUND 1/2"
 I.RON ROD MARKED
 "PAPE-DAWSON".

WASTE WATER EOU NOTE
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

C.P.S. NOTE:
 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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 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 area.
 2. 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.
 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.

NOTE:
 This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.
 No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

DRAINAGE NOTE
 NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20__.

ATTESTED:

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

 COUNTY CLERK
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

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, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20__

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE
 The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicating the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement," "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 GFU monetary loss resulting from modifications required of GFU 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.

**SUBDIVISION PLAT OF
 IRON HORSE CANYON, UNIT-1**

9.181 ACRES OF LAND, BEING OUT OF A 1229.15 ACRE TRACT OF LAND RECORDED IN VOLUME 5182, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY OUT OF THE J.M. ROSS SURVEY NO. 222, ABSTRACT 647, COUNTY BLOCK 4525, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2, ABSTRACT 734, COUNTY BLOCK 4483, OUT OF THE HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520, OUT OF THE CHARLES J. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482 AND OUT OF THE D.S. ALVEY SURVEY NO. 5, ABSTRACT 1036, COUNTY BLOCK 4482 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF IRON HORSE CANYON, UNIT-1 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. 20__

BY: _____
 CHAIRMAN

BY: _____
 SECRETARY



STATE OF TEXAS
 COUNTY OF BEXAR

THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER **DAVID MANN
 IRON HORSE LIMITED
 150 N. LOOP 1604 E, SUITE 202
 SAN ANTONIO, TX 78232**

 DULY AUTHORIZED AGENT

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 CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20__

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

- NOTES:**
- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 - THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 - THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.
 - N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612, E: 2127038.9019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745, E: 2129377.7379
 - DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983
 - BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

STATE OF TEXAS
 COUNTY OF BEXAR

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20__

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR

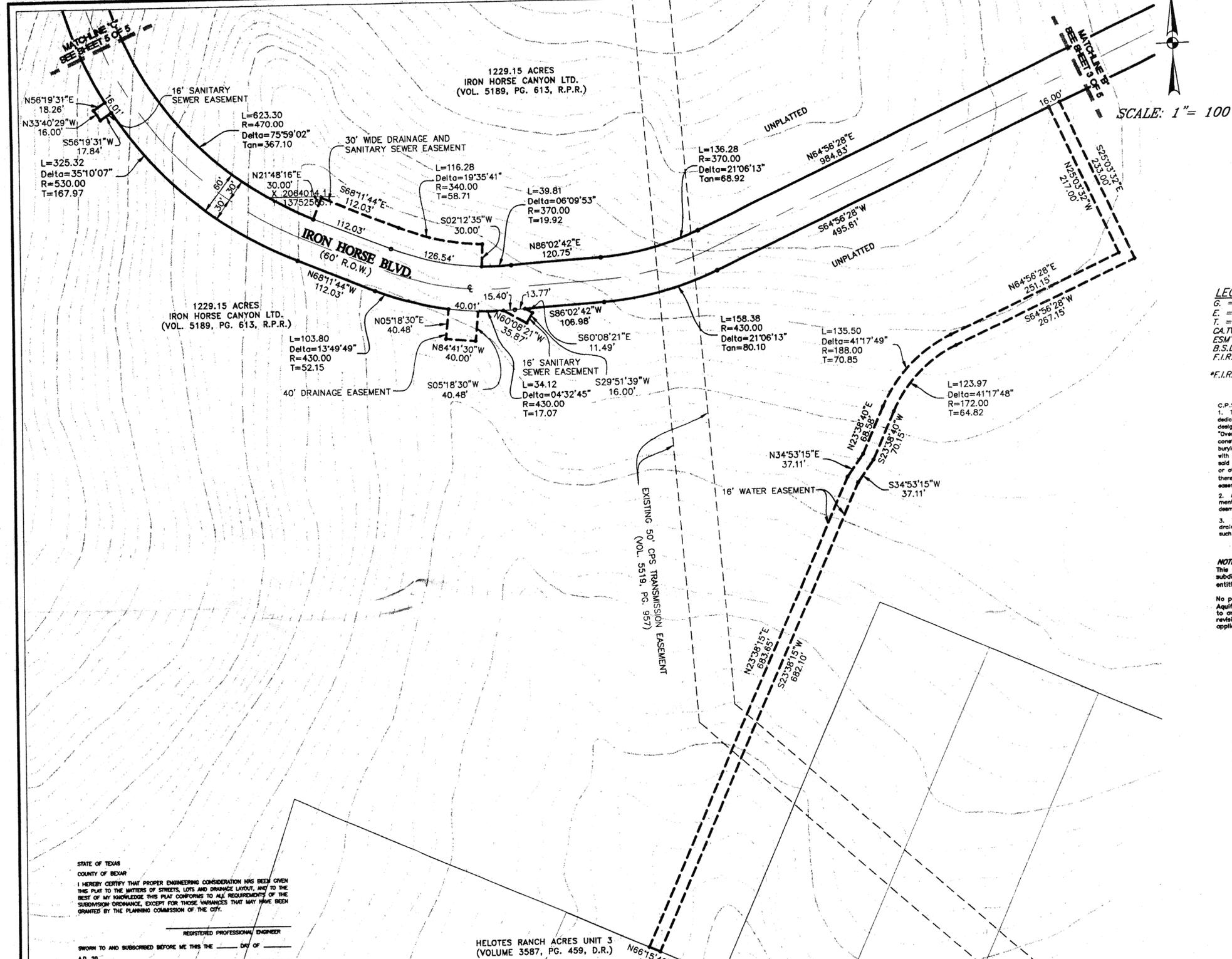
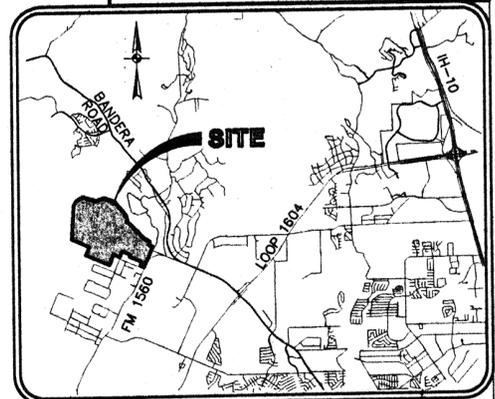
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. ____ AT _____ M. AND DULY RECORDED THE ____ DAY OF _____ A.D. ____ AT _____ M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME ____ ON PAGE ____

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS

 DEPUTY

Date: Aug 20, 2001, 11:49am User ID: 1081
 File: P:\50\58\10\Design\Civil\PLS05810.dwg



LEGEND
 G. = ELECTRIC
 E. = ELECTRIC
 T. = TELEPHONE
 CA.TV. = CABLE TELEVISION
 E.S.W.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
 F.I.R. = FOUND 1/2" IRON ROD
 *F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"

WASTE WATER EDU NOTE
 THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

C.P.S. NOTE:
 1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the area designated on this plat as "Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, reconstructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, 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 of 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 area.
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NOTE:
 This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.
 No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

DRAINAGE NOTE
 NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20__
 ATTESTED: _____
 COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 COUNTY CLERK
 BEXAR COUNTY, TEXAS

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
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20__
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 COUNTY CLERK OF SAID COUNTY,
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 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF _____ A.D. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____, DEPUTY

STATE OF TEXAS
 COUNTY OF BEXAR
 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, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.
 REGISTERED PROFESSIONAL ENGINEER
 SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20__
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER **DAVID MANN IRON HORSE LIMITED**
 150 N. LOOP 1604 E, SUITE 202
 SAN ANTONIO, TX 78232
 DULY AUTHORIZED AGENT
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 GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____
 A.D. 20__
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE
 The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicating the easements and rights-of-way for gas distribution and service facilities in the area designated on this plat as "Gas Easement," "Service Easement," and "Utility Easement" for the purpose of installing, reconstructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, 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 of 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 area.
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 - BEARINGS SHOWN MUST BE ROTATED 00'00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

SUBDIVISION PLAT OF IRON HORSE CANYON, UNIT-1

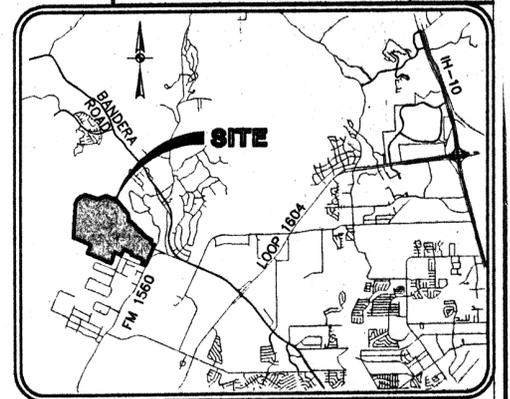
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THIS PLAT OF IRON HORSE CANYON, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
 DATED THIS ____ DAY OF _____ A.D. 20__

BY: _____ CHAIRMAN
 BY: _____ SECRETARY

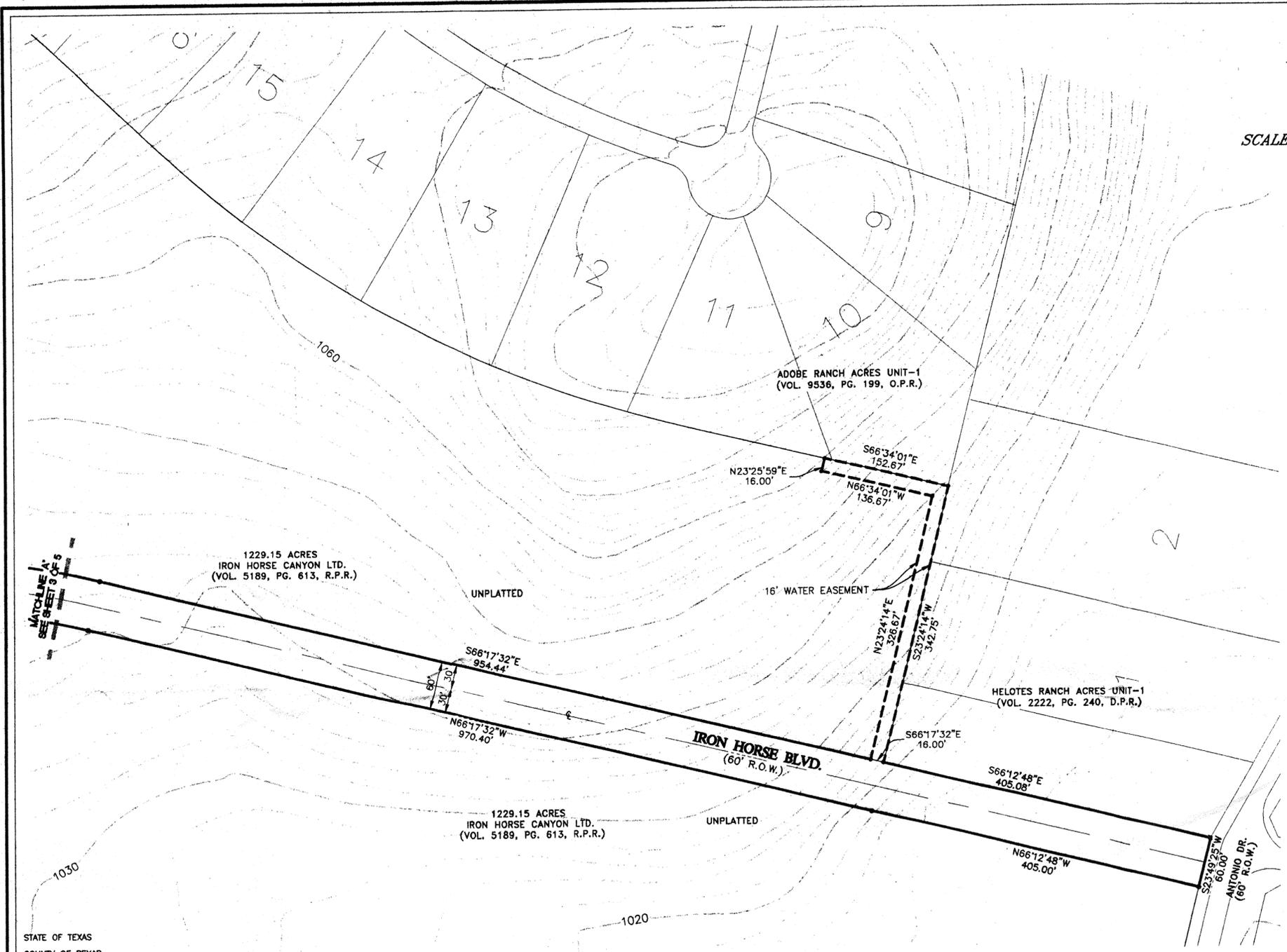


Date: Aug 20, 2001, 11:49am User ID: 1081
 File: P:\50\56\10\Design\Civil\PLS05810.dwg



LOCATION MAP
N.T.S.

SCALE: 1" = 100'



LEGEND
 G. = ELECTRIC
 E. = ELECTRIC
 T. = TELEPHONE
 C.A.T.V. = CABLE TELEVISION
 E.S.M.T. = EASEMENT
 B.S.L. = BUILDING SETBACK LINE
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CERTIFICATE OF APPROVAL
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ON THIS THE ____ DAY OF _____, 20 ____
 ATTESTED:

 COUNTY JUDGE, BEXAR COUNTY, TEXAS

 COUNTY CLERK
 BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20 ____
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 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.

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

 COUNTY CLERK, BEXAR COUNTY, TEXAS
 BY: _____, DEPUTY

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NOTES:
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 3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.
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 5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983
 6. BEARINGS SHOWN MUST BE ROTATED 00'00"00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

**SUBDIVISION PLAT OF
 IRON HORSE CANYON, UNIT-1**

9.191 ACRES OF LAND, BEING OUT OF A 1229.15 ACRE TRACT OF LAND RECORDED IN VOLUME 5182, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY OUT OF THE J.M. ROSS SURVEY NO. 222, ABSTRACT 847, COUNTY BLOCK 4483, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2, ABSTRACT 734, COUNTY BLOCK 4483, OUT OF THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520, OUT OF THE CHARLES MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482 AND OUT OF THE D.S. ALVEY SURVEY NO. 5, ABSTRACT 1036, COUNTY BLOCK 4482 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF IRON HORSE CANYON, UNIT-1 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. 20 ____

BY: _____ CHAIRMAN
 BY: _____ SECRETARY



STATE OF TEXAS
 COUNTY OF BEXAR
 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, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
 A.D. 20 ____
 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
 COUNTY OF BEXAR
 THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER **DAVID MANN
 IRON HORSE LIMITED
 150 N. LOOP 1604 E. SUITE 202
 SAN ANTONIO, TX 78232**

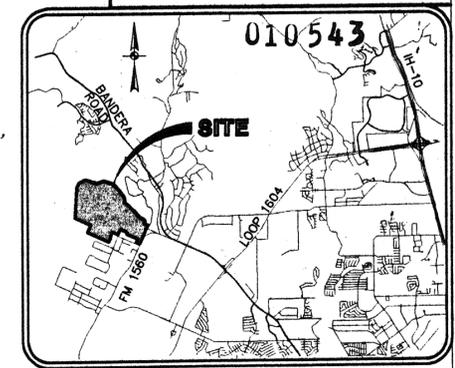
STATE OF TEXAS
 COUNTY OF BEXAR
 DULY AUTHORIZED AGENT

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. 20 ____

 NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Date: Aug 20, 2001, 11:48am User ID: 1081
 File: P:\50\56\10\Design\Civil\PL505810.dwg

671A



LOCATION MAP
N.T.S.

LEGEND

- G. = ELECTRIC
- E. = ELECTRIC
- T. = TELEPHONE
- C.A.T.V. = CABLE TELEVISION
- ESM'T. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- *F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"

WASTE WATER EDU NOTE
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and right-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," "Overhead 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 steps, or walls will be placed within said easement area.
2. 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.
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.

NOTE:

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 24, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TRRC office, and the application has been approved by the executive director of the TRRC.

DRAINAGE NOTE

NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 THE SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF _____, 20__.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____
A.D. 20__

NOTARY PUBLIC, 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. ____ AT ____ M. IN THE RECORDS OF 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

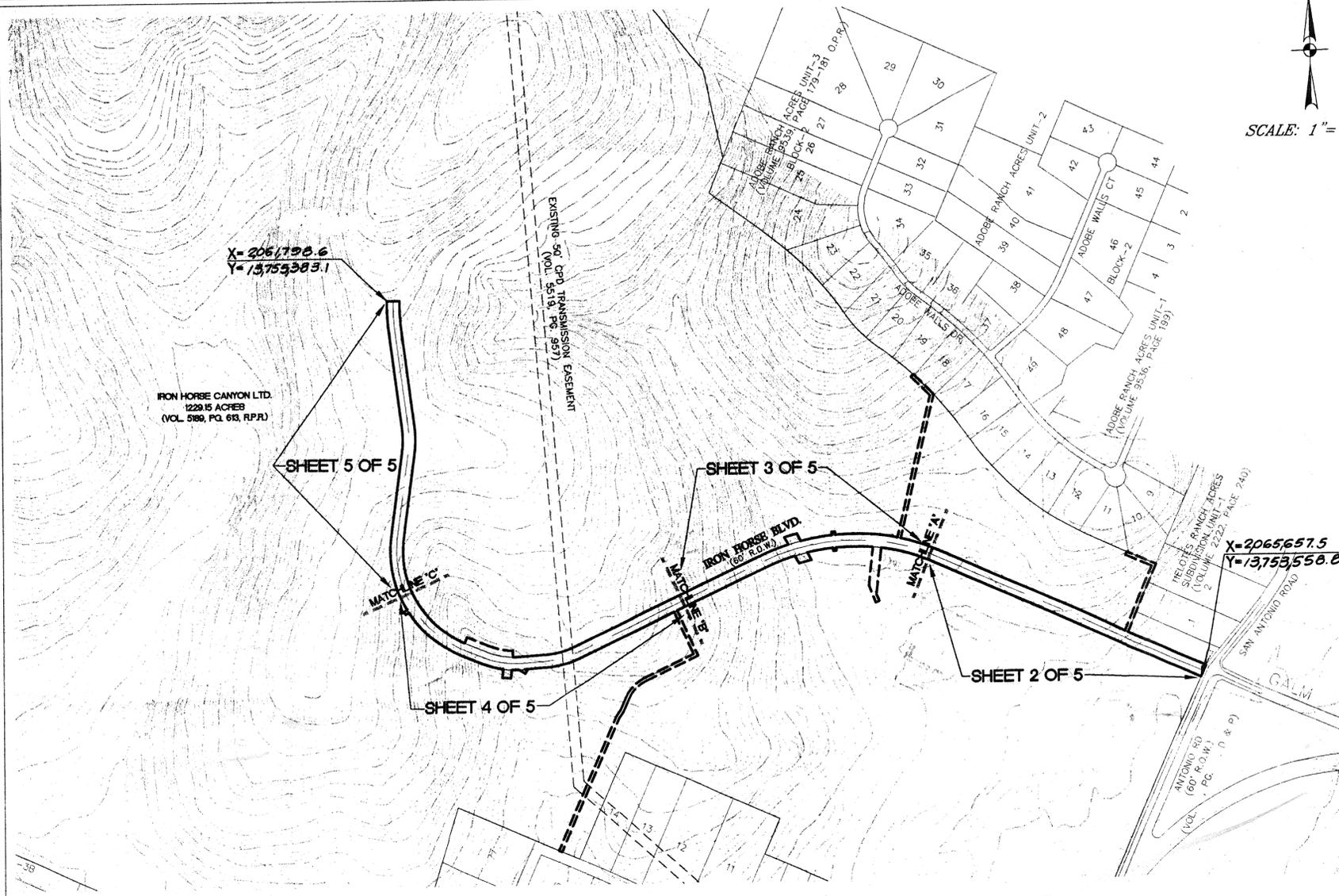
INDEX MAP

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BY: _____ CHAIRMAN
BY: _____ SECRETARY



STATE OF TEXAS
COUNTY OF BEXAR
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REGISTERED PROFESSIONAL ENGINEER
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A.D. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE 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, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER **DAVID MANN
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78222**

DULY AUTHORIZED AGENT
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED 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. 20__

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE
The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicating the easements and right-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement," "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 steps or walls will be placed within said easement areas.
Any GFU monetary loss resulting from modifications required of GFU 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.

- NOTES:**
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
 2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
 3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.
 4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.L.D. #A1808) N:13731522.2192, E: 2140520.8364 ORLAIE, 1953 (P.L.D. #A1561) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.L.D. #AY0072) N:13756584.2745, E: 2129377.7379
 5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983
 6. BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.



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 UDC and must be certified to contain the following:

Date Submitted: 4/26/01 Name of POADP: Iron Horse Canyon

Owners: Mann Custom Homes, LTD Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 150 N. Loop 1604 E. Suite 202 Address: 555 East Ramsey

Zip Code: San Antonio, Texas 78232 Zip Code: San Antonio, Texas 78216

School District: Northside I.S.D. Phone: (210) 375-9000

Existing zoning: n/a Proposed zoning: n/a

Site is over/within/includes: Edwards Aquifer Recharge Zone: Yes No
 Projected # of Phases: Yes No
 San Antonio City Limits? Yes No
 Council District: n/a
 Ferguson map grid 546 C1

Land area being platted:	Lots	Acres
Single Family (SF)	<u>603</u>	<u>636</u>
Multi-family (MF)	<u>0</u>	<u>0</u>
Commercial and non-residential	<u>0</u>	<u>0</u>

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 01 MAY - 3 PM 4:36
 DEPT. OF PLANNING
 LAND DEVELOPMENT
 SERVICES DIVISION

Is there a previous POADP for this Site? Name Iron Horse Canyon No. 461, 671

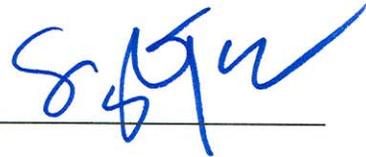
Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Song Tan Signature: 

Date: 4/26/01 Phone: (210) 375-9000 Fax: (210) 375-9010

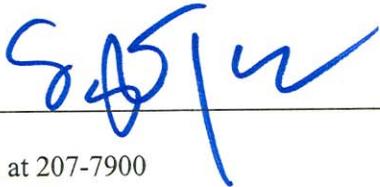
- name of the POADP and the subdivision;
- indication of development phases on the POADP;
- perimeter property lines of the POADP (in a line weight and character distinguishable from other lines);
- north arrow and scale of the map;
- proposed land use by location, type and acreage;
- delineation of 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, 8½ 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 about 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 Thoroughfares that are adjacent to the property or included within the boundaries.

F.M. 1560

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: Song Tan

Signature: 

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