



# CITY OF SAN ANTONIO

October 15, 2002

Mr. Steve Brown, P.E.

Brown Engineering  
1000 central Parkway N.  
San Antonio, TX 78232

Re: Caroline's Corner

MDP # 737

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Caroline's Corner Master Development Plan M.D.P. # 737. 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.
- Any 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 Master Development Plan (M.D.P) to include floodplains, drainage areas and open space.
- Development Services Engineering Division has reviewed the Level-3 Traffic Impact Analysis (TIA) for the Dellview Marketplace. As part of their conditional approval the following on-site improvements, as well as, improvements along the project limits shall be provided by the developer on or before the completion of Dellview Market and prior to any Certificate of Occupancy (C of O) issued. These improvements will be done at no cost to the City of San Antonio:
  1. Construction of a signalized intersection (if warranted by the City of San Antonio (COSA)) at Vance Jackson and Greencrest Drive (Driveway 3).

Mr. Steve Brown, P.E.

Page 2

October 15, 2002

2. Construction of northbound and southbound left turn lanes on Vance Jackson and Greencrest (Driveway 3), providing a minimum of 100-feet of vehicle storage form southbound and a minimum of 200-feet of storage northbound. Design of left turn lanes shall be reviewed and approved by traffic Engineering (Public Works) and TIA Reviews (Development Services).
3. Construct right-turn deceleration lane (southbound) at the intersection of Vance Jackson and Greencrest (Driveway 3). Design of right-turn deceleration shall be reviewed and approved by Traffic Engineering (Public Works) and TIA reviews (Development Services).
4. Construct project driveways with throat lengths in accordance with the COSA Unified development Code. COSA understands that the throat length requirement could vary due to grade issues: restrictions with adjacent property owner and the construction of right turn deceleration lanes. These types of issues will be reviewed on a case-by-case basis.
5. Driveways 1,2, and 4 will be right in/right out. Construction of driveways shall include a channelized curbed island. Design of channelized curb island shall be reviewed and approved by traffic Engineering (Public Works) and TIA Reviews by (Development Services).
6. Provided clear site distance at each project driveway along Vance Jackson to in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements should be selected and located in order to comply with this requirement.
7. In order to relieve truck traffic and to reduce trips on Vance Jackson, an additional access point to either IH 10 frontage road and or First Park Ten will be required.
8. Construct a raised median at the intersection of Vance Jackson and La Manda.  
Median opening for La Manda shall provide for a eastbound left turn from southbound Vance Jackson and right turns in/out on La Manda and proposed La Manda extension. The extension of La Manda will provide internal/external circulation with adjacent properties. The extension of La Manda will satisfy the conditions that exist today.

It should be understood that the submitted TIA is a conceptual plan and therefore this document does not represent an approval for the internal street plan. Reduce number of driveways and common access between the commercial lots are encouraged in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

Mr. Steve Brown, P.E.  
Page 3  
October 15, 2002

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 Master Development Plan (M.D.P.) 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) 207-7873.

Sincerely,



Emir R. Moncivais AIA, AICP  
Director, Planning Department

EM/MH. Jr.

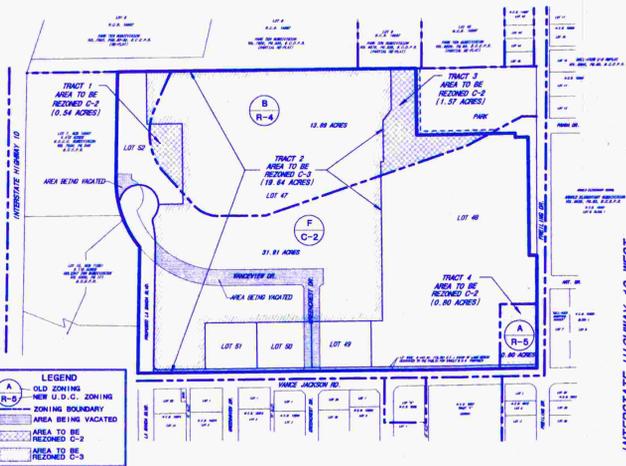
cc: Bob Opitz, P. E., Chief Engineer Development Services  
Richard De La Cruz, P.E. Senior Engineer Development Services  
Arturo Villarreal Jr., P.E. Storm Water Engineering



LOCATION MAP

GENERAL NOTES:

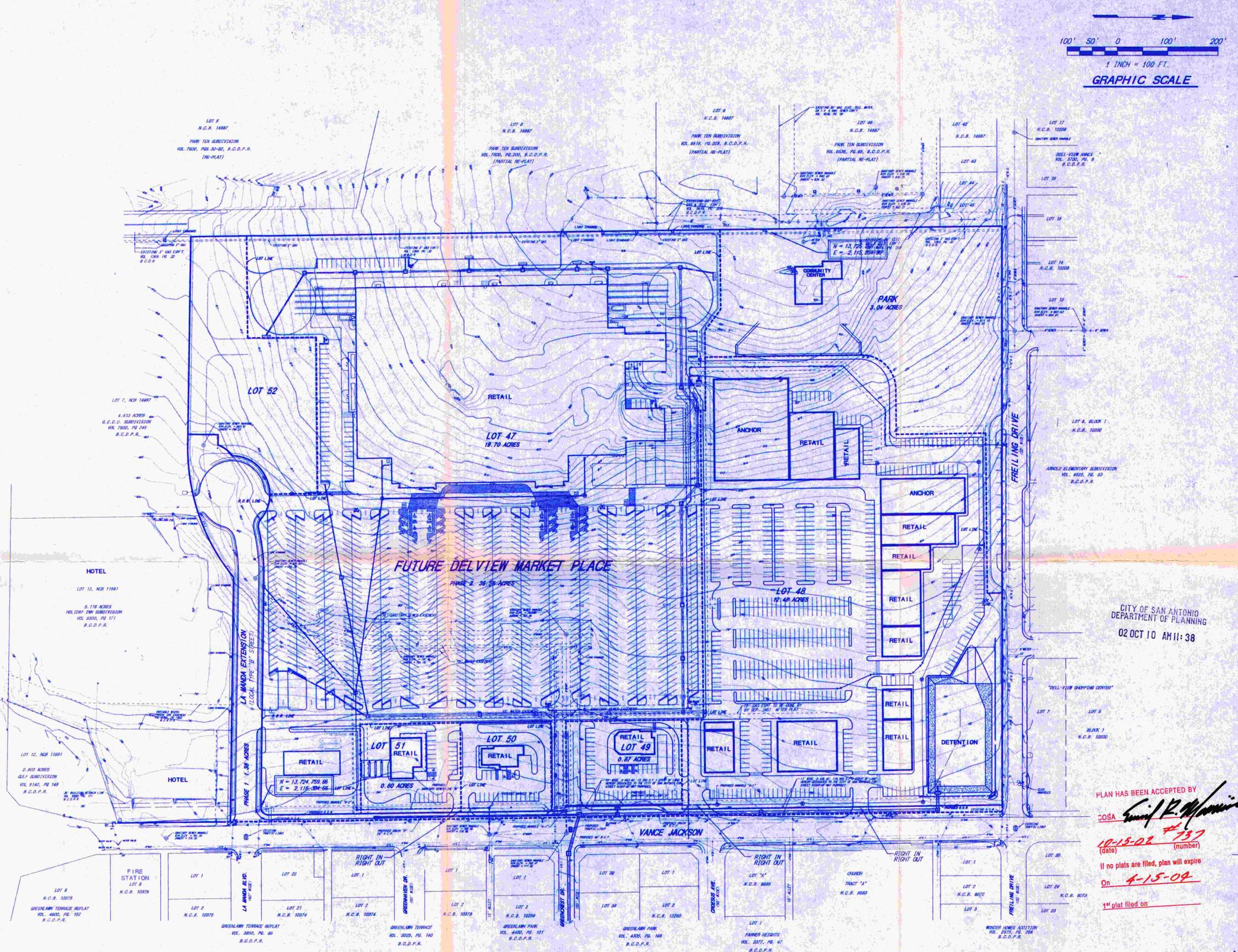
1. ALL BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLAN COORDINATE SYSTEM SOUTH CENTRAL ZONE (NAD 83 DATUM). AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS).
2. ALL STREETS SHOWN HEREIN ARE PUBLIC STREETS.
3. THIS MASTER DEVELOPMENT PLAN WAS PREPARED ON MAY 16, 2002.
4. ZONING CLASSIFICATION: C-2 & R-4
5. EXISTING STREET RIGHTS-OF-WAYS (VANCEVIEW DR. & GREENCREST DR.) ARE TO BE ABANDONED THROUGH THE CITY OF SAN ANTONIO SPECIAL PROJECTS PROCESS.



ZONING DESIGNATION MAP AS OF JANUARY 22, 2002  
DELVIEW MARKETPLACE



1 TYPICAL STREET SECTION



CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING  
02 OCT 10 AM 11:38

PLAN HAS BEEN ACCEPTED BY  
COSEA *Sam R. McManis*  
10-15-02 #757  
(date) (number)  
If no plats are filed, plan will expire  
On 4-15-09  
1st plat filed on

**OWNER**  
HGRP-PERFECT BIRD I, LP.  
10223 McALLISTER FREEWAY  
SUITE 200  
SAN ANTONIO, TEXAS 78216

**ENGINEER**  
BROWN ENGINEERING CO.  
100 CENTRAL PARKWAY NORTH  
SUITE 100  
SAN ANTONIO, TEXAS 78232

**DEVELOPER**  
HGRP-PERFECT BIRD I, LP.  
10223 McALLISTER FREEWAY  
SUITE 200  
SAN ANTONIO, TEXAS 78216

THIS PLAN HAS BEEN ACCEPTED BY THE  
CITY OF SAN ANTONIO

CHAIRPERSON \_\_\_\_\_ DATE \_\_\_\_\_  
SECRETARY \_\_\_\_\_ DATE \_\_\_\_\_

MASTER PLAN NO. \_\_\_\_\_

REVISIONS

No.	Date	App.	Desc.

ENGINEERING CONSULTANTS  
1000 CENTRAL PARKWAY NORTH, SUITE 100  
SAN ANTONIO, TEXAS 78232  
PHONE (512) 494-5511

BROWN ENGINEERING CO.  
DATE: 10/21/02  
JOB NO. 178-008-11

HGRP-PERFECT BIRD I, LP.  
CAROLINE'S CORNER  
MASTER DEVELOPMENT PLAN

SHEET NO. 1



**Subject Property**

### CAROLINE'S CORNER MASTER DEVELOPMENT PLAN

737



Imagery:2001

File Name:J:\C.Barrientez\Poadp\Michaelapr.

Prepared by City of San Antonio Planning Dept.  
GIS Division

SCALE:1"=200'

737

CITY OF SAN ANTONIO  
DEPARTMENT OF PLANNING

City of San Antonio

NEW U.D.C.

02 AUG 15 AM 8:04

**Master Development Plan and P.U.D.  
APPLICATION**



Date Submitted: 08/06/02

Project ID Number:

*MDP.*

Project Name: Caroline's Corner

Owner/Agent HGRP-Perfect Bird I, L.P. Phone : (210)366-0282 Fax: (210)340-8921

Address: 10223 McAllister Hwy. Zip Code: 78216

Engineer/Surveyor: Brown Engineering Co. Phone: (210)494-5511 Fax: 494-5519

Address: 1000 Central Parkway N., S-100 Zip code 78232

Existing legal Description (PUD Only): \_\_\_\_\_

Existing zoning R-5, C-2, R-4

Proposed zoning: C-2, C-3

(PUD Only) Linear feet of street N/A

Private  Gated  Attached  
 Public  Un-Gated  Detached

(PUD Only) Number of lots: \_\_\_\_\_ divided by acreage: \_\_\_\_\_ = Density: \_\_\_\_\_

(PUD Only) Total open space: \_\_\_\_\_ divided by total acreage \_\_\_\_\_ = Open space \_\_\_\_\_ %

(PUD Only) Type of gate(guard/mag card/key/transmitter/etc.): \_\_\_\_\_

(PUD Only) Construction start date: \_\_\_\_\_

(PUD Only) X/Y coordinates at major street entrance: X: \_\_\_\_\_ Y: \_\_\_\_\_

**Site is over/within/includes:**

Edwards Aquifer Recharge Zone:  Yes  No

San Antonio City Limits?  Yes  No

Projected # of Phases: 2

Council District: 1 School District: S.A.I.S.D. Ferguson map grid: 581 E-4

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**APPLICATION**  
(Continued)

Is there a previous Master Development Plan (a.k.a. POADP) for this Site?

Name \_\_\_\_\_ No \_\_\_\_\_ X \_\_\_\_\_

Is there a corresponding PUD for this site? Name \_\_\_\_\_ No. \_\_\_\_\_ X \_\_\_\_\_

Plats associated with this Master Development Plan (a.k.a. POADP) or site?

Name La Manda Extension No. 020238

Name Caroline's Corner No. 020226

Name \_\_\_\_\_ No. \_\_\_\_\_

Contact Person and authorized representative:

Print Name: J. Steven Brown

Signature: 

Date: 08/06/02 Phone: (210)494-5511 Fax: 494-5519

**Master Development Plan and P.U.D.**  
**Technical Review**

- Name of the Master Development Plan or P.U.D. and the subdivision;
- City assigned Plan ID number;
- Name and address of owner of record, developer and engineer;
- The name names of all adjacent property owners as shown on current tax records;
- Certificate of agency or power of attorney if other than owner;
- Signature blocks for the chairperson and secretary (Planning director or assignee);
- (PUD ONLY) Proposed covenants on the property, if any, including a map and legal description of area affected;
- Two points identified by Texas Planes Coordinates;
- Basis of bearing used and a north point;
- Boundary of the development and total acreage encompassed, thereby described and mapped at and appropriate scale;
- (MDP ONLY) topographic contour lines no greater than ten (10) feet;

August 17, 2001

Page 2 of 4

J:\Office\Documents\clients\MDN-also see Granados\Catherines\_Corner\MDP\Master Development Plan and Pud Plan 2001-  
August 17, 2001.doc

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

- (N/A) (PUD ONLY) Existing topography with maximum contour intervals of two (2) feet, except where existing ground is on a slope of less than five percent (5%) then either one foot contours or spot elevation shall be provided where necessary;
- Date of preparation;
- Graphic and written scale and north arrow;
- A location map at a scale not less than 1"= 2,000 indicating the location and distance in relation to adjacent streets and all surrounding Major Thoroughfares. The location map is to be located in the top left hand corner of the sheet;
- Total area of property;
- All existing easements or right-of-way with street names impacting the development area, their nature and width;
- The approximate location and widths of all proposed public and private streets major thoroughfares, collectors and local B streets within the developments boundaries;
- (N/A) (PUD ONLY) The location of all proposed uses or zoning classification as applicable and the maximum allowable intensity (residential density or non-residential FAR);
- (N/A) (MDP ONLY) The location and general nature of proposed uses and proposed intensity (residential density or non-residential FAR)
- (N/A) (PUD ONLY) Notation of any restrictions required by the City Council in accordance with this Ordinance;
- The location and dimension of all proposed adjacent roadways, whether existing or proposed;
- (N/A) (PUD ONLY) The location and dimension of all proposed or existing lots.
- The location, dimensions, and area of all parcels of land proposed to be set aside for park or playground use or other public, or for the use of property owners in the proposed subdivision, where applicable.
- A development phasing schedule including the sequence for each phase; approximate size in area of each phase; and proposed phasing of construction of public improvements, recreation and common open space areas.
- The schematic of all existing and proposed streets, as well as proposed access points.
- (N/A) The schematic location of the pedestrian circulation system including walkways and bicycle paths where applicable.
- (N/A) (Conservation Subdivisions Only) A slope analysis of the proposed development site showing slopes for the following percent of existing grades: 0-10%, 21-30%, 31-40%, and slopes exceeding 40%, including a tabulation of the number of acres in each slope percentage.
- (N/A) A delineation of EARZ, wetlands and floodplains. Conservation Subdivision and PUD Plans shall also delineate Woodlands.
- The location, acreage, category and type of improvements if any for active and passive open space, including greenbelt and active recreation space areas, private recreational areas.

**City of San Antonio**  
**NEW U.D.C.**  
**Master Development Plan and P.U.D.**  
**Technical Review**  
(Continued)

(PUD ONLY) Tabulation of the number of acres in the proposed development, showing the total number of lots and area of open space for the site including the following:

- (a) square footage of all buildings and structures
- (b) for non-residential uses, multi-family dwellings, and any portion of a site located within the EARZ, the approximate location and area of impervious cover.

A final statement in tabular form which sets forth the following data, when such data is applicable to a given development plan:

- (a) Total number of dwelling units, by development phase.
- (b) Residential density and units per acre.
- (c) (PUD Only) Total floor area ratio for each type of use.
- (d) Total area in passive open space.
- (e) Total area in active developed recreational open space.
- (f) Total number of off-street parking and loading spaces.

Traffic Impact Analysis (section 35-502).

(PUD Only) Utilities plan.

(M.D.P. Only) Location of property lines, existing easements, burial grounds, railroad rights-of-way, watercourses; location, width, and names of all existing or platted streets or other public ways within or immediately adjacent to the tract; names of adjacent property owners or subdivision from the latest certified assessment rolls.

(PUD Only) Lots numbered as approved by the City.

(PUD Only) Layout shall show where lot setbacks as required.

Location and size in acres of school sites, as applicable.

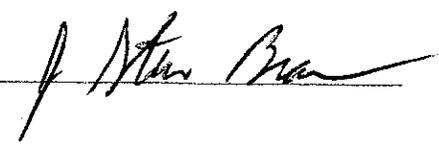
The exterior boundaries as indicated from deeds or other instruments of the development area giving lengths and bearings of the boundary lines, if the proposed development is bounded by a watercourse, a closing meander traverse of that boundary shall be made and shown on the site plan. Where curving boundaries are used, sufficient data to establish the boundary on the ground shall be given; including the curve's radius, central angle and arc length.

A stormwater management plan (section 35-B119)

**I certify that the Master Development Plan / PUD Plan application and accompanying maps are complete and that the conditions listed on this application have been met.**

Certifying Representative:

Print Name: J. Steven Brown

Signature: 

If you have any questions please call Michael O. Herrera at 207-7900  
APPLICATION REVISED August 17, 2001

August 17, 2001

Page 4 of 4

J:\Office\Documents\clients\MDN-also see Granados\Catherines\_Corner\MDP\Master Development Plan and Pud Plan 2001-  
August 17, 2001.doc

BEING 37.058 ACRES OUT OF N.C.B. 11691, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS: CONTAINING ALL OF STREET RIGHTS-OF-WAY OF GREENCREST DR. AND VANCEVIEW DR. ESTABLISHED BY PLAT OF GILLESPIE SUBDIVISION (VOL. 8200, PG. 188, BEXAR COUNTY DEED PLAT RECORDS); CONTAINING THE REMAINDER OF THOSE TRACTS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 6477, PG. 171 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING ALL OF A 1.08 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOL. 2843, PG. 258 OF THE BEXAR COUNTY DEED RECORDS.

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. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

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, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

MARK D. GRANADOS HGRP-PERFECT BIRD I, LP. GENERAL PARTNER HGRP-BIRD WATCHER, LP. THE GENERAL PARTNER OF BIRD WATCHER IS HGRP MARK D. GRANADOS, MANAGING PARTNER

STATE OF TEXAS COUNTY OF BEXAR Before me, the undersigned authority on this day personally appeared MARK D. GRANADOS, 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., 2002.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of CAROLINE'S CORNER 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., 2002.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR I, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the \_\_\_ day of \_\_\_ A.D., 2002 at \_\_\_ M. and duly recorded the \_\_\_ day of \_\_\_ A.D., 2002 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., 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

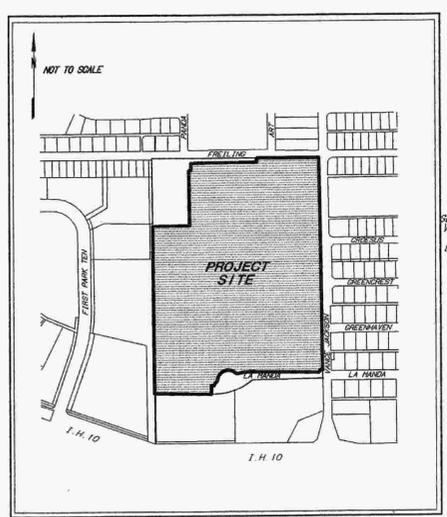
BY: DEPUTY

DWN: CAD APP: JSB/MAR

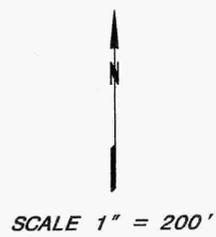
SHEET 1 OF 4

ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N., 9-100 SAN ANTONIO, TEXAS 78232 PHONE (210) 484-5511

RECEIVED 02 JUL 10 PM 3:44 LAND DEVELOPMENT SERVICES DIVISION



LOCATION MAP



C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA 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 SURMOUNTING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'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 THEREON. 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5)-WIDE EASEMENTS.

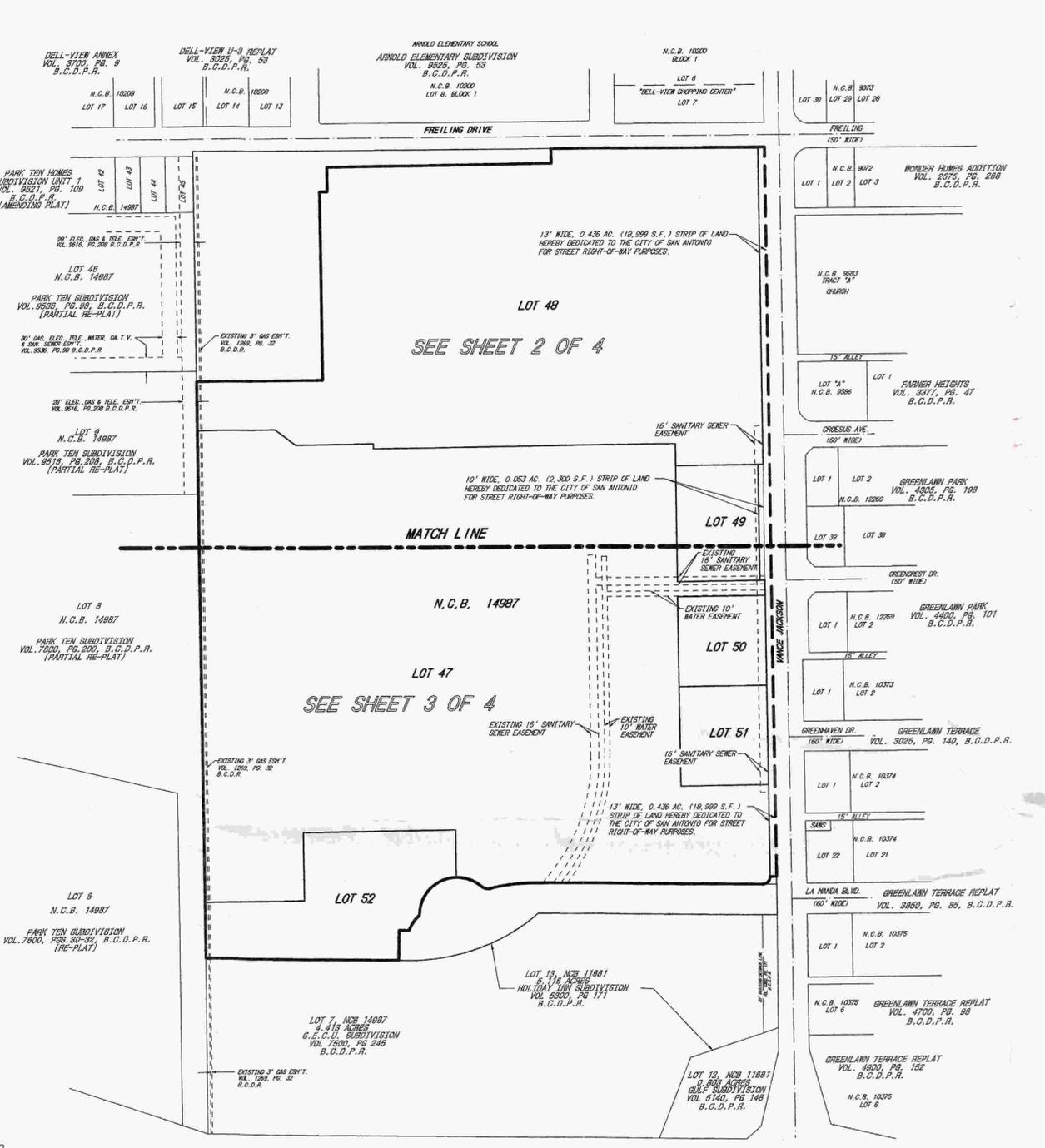
GENERAL NOTES:

- 1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANELS NO. 4802900A315, EFFECTIVE DATE FEBRUARY 15, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT. FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE. ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

INDEX MAP



SEE SHEET 2 OF 4

SEE SHEET 3 OF 4

INTERSTATE HIGHWAY TO WEST

LEGEND table with symbols for B.S.L., CA. T.V., D.E., ELEC., ESM'T, EXTG., I.C.L., O.C.L., R.O.W., S.S., TEL., B.C.R.P.R., B.C.D.P.R., F, F, E.G.T.C.

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDEATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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 DIVISION.

OWNER: HGRP-PERFECT BIRD I, LP. 10223 McALLISTER FREEWAY SUITE 200 SAN ANTONIO, TEXAS 78216 TELEPHONE (210) 366-0262

BROWN ENGINEERING CO.

JOB NO.: 176-006-19 DATE: 03/30/2002

SUBDIVISION PLAT ESTABLISHING CAROLINE'S CORNER

BEING 37.058 ACRES OUT OF N.C.B. 11681, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS: CONTAINING ALL OF STREET RIGHTS-OF-WAY OF GREENCREST DR. AND VANCEVIEW DR. ESTABLISHED BY PLAT OF GILLESPIE SUBDIVISION (VOL. 8200, PG. 188, BEXAR COUNTY DEED PLAT RECORDS); CONTAINING THE REMAINDER OF THOSE TRACTS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 6477, PG. 171 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING ALL OF A 1.08 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOL. 2843, PG. 258 OF THE BEXAR COUNTY DEED RECORDS.

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. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

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, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

MARK D. GRANADOS HGRP-PERFECT BIRD I, LP. GENERAL PARTNER HGRP-BIRD WATCHER, LP. THE GENERAL PARTNER OF BIRD WATCHER IS HGRP MARK D. GRANADOS, MANAGING PARTNER

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MARK D. GRANADOS, 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., 2002.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of CAROLINE'S CORNER 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., 2002.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR

I, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the \_\_\_ day of \_\_\_ A.D., 2002 at \_\_\_ M. and duly recorded the \_\_\_ day of \_\_\_ A.D., 2002 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., 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

DWN: CAD APP: JSB/MAR

SHEET 2 OF 4

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N., 8-100 SAN ANTONIO, TEXAS 78232 PHONE (210) 494-5511

OWNER: HGRP-PERFECT BIRD I, LP. 10223 McALLISTER FREEMWAY SUITE 200 SAN ANTONIO, TEXAS 78216 TELEPHONE (210) 366-0282

SEE SHEET 1 OF 4 FOR GENERAL AND DRAINAGE NOTES

SCALE 1" = 100'

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER 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.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES, IN THIS AREA 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 GRANATOR'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 OPS 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.

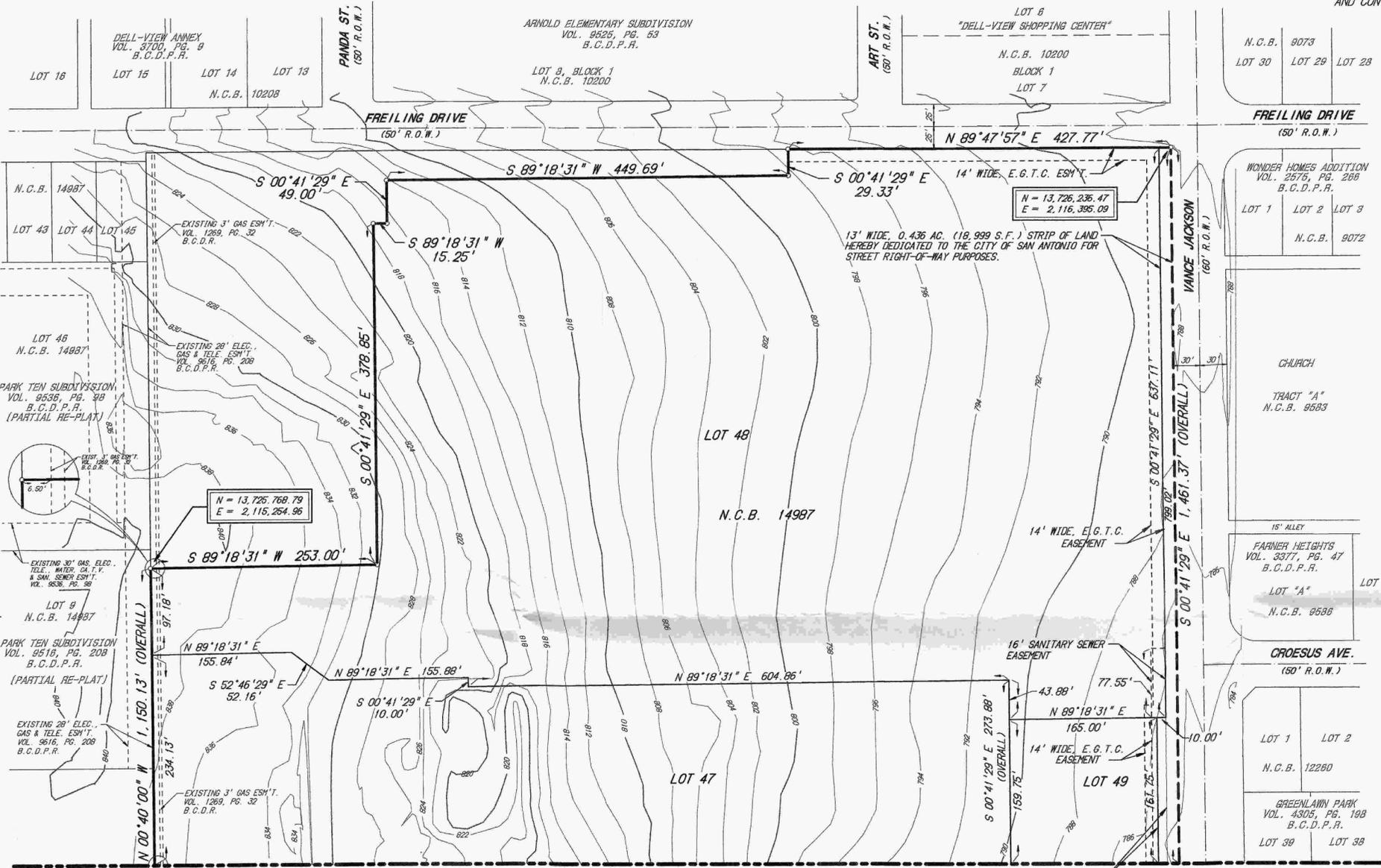
THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5)-WIDE EASEMENTS.

LEGEND table with symbols for B.S.L., CA.T.V., D.E., ELEC., ESM'T, EXTS, I.C.L., O.C.L., R.O.W., S.S., TEL., B.C.R.P.R., B.C.D.P.R., F, S, E.G.T.C.

Vertical text on the left margin: 2002, 9 JUL 2002, P 10/02, BROWN ENGINEERING CO. (REGISTERED PROFESSIONAL LAND SURVEYOR)



SUBDIVISION PLAT ESTABLISHING CAROLINE'S CORNER

BEING 37.058 ACRES OUT OF N.C.B. 11681, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; CONTAINING ALL OF STREET RIGHTS-OF-WAY OF GREENCREST DR. AND VANCEVIEW DR. ESTABLISHED BY PLAT OF GILLESPIE SUBDIVISION (VOL. 8200, PG. 188, BEXAR COUNTY DEED PLAT RECORDS); CONTAINING THE REMAINDER OF THOSE TRACTS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 6477, PG. 171 OF THE BEXAR COUNTY DEED RECORDS; AND CONTAINING ALL OF A 1.08 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOL. 2843, PG. 258 OF THE BEXAR COUNTY DEED RECORDS.

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. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the the San Antonio Planning Commission.

LICENSED PROFESSIONAL ENGINEER

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, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

STATE OF TEXAS COUNTY OF BEXAR

MARK D. GRANADOS HGRP-PERFECT BIRD I, LP. GENERAL PARTNER HGRP-BIRD WATCHER, LP. THE GENERAL PARTNER OF BIRD WATCHER IS HGRP MARK D. GRANADOS, MANAGING PARTNER

STATE OF TEXAS COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared MARK D. GRANADOS, 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., 2002.

NOTARY PUBLIC BEXAR COUNTY, TEXAS

This plat of CAROLINE'S CORNER 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., 2002.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS COUNTY OF BEXAR

I, \_\_\_\_\_, County Clerk of said county, do hereby certify that this plat was filed for record in my office, on the \_\_\_\_ day of \_\_\_\_ A.D., 2002 at \_\_\_\_ M. and duly recorded the \_\_\_\_ day of \_\_\_\_ A.D., 2002 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., 2002.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: \_\_\_\_\_, DEPUTY

DWN: CAD APP: JSB/MAR

SHEET 3 OF 4

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS 1000 CENTRAL PARKWAY N., 8-100 SAN ANTONIO, TEXAS 78232 PHONE (210) 484-5511

OWNER: HGRP-PERFECT BIRD I, LP. 10223 McALLISTER FREEWAY SUITE 200 SAN ANTONIO, TEXAS 78216 TELEPHONE (210) 366-0282

JOB NO.: 176-006-19 DATE: 03/30/2002

SEE SHEET 1 OF 4 FOR GENERAL AND DRAINAGE NOTES

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDEATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

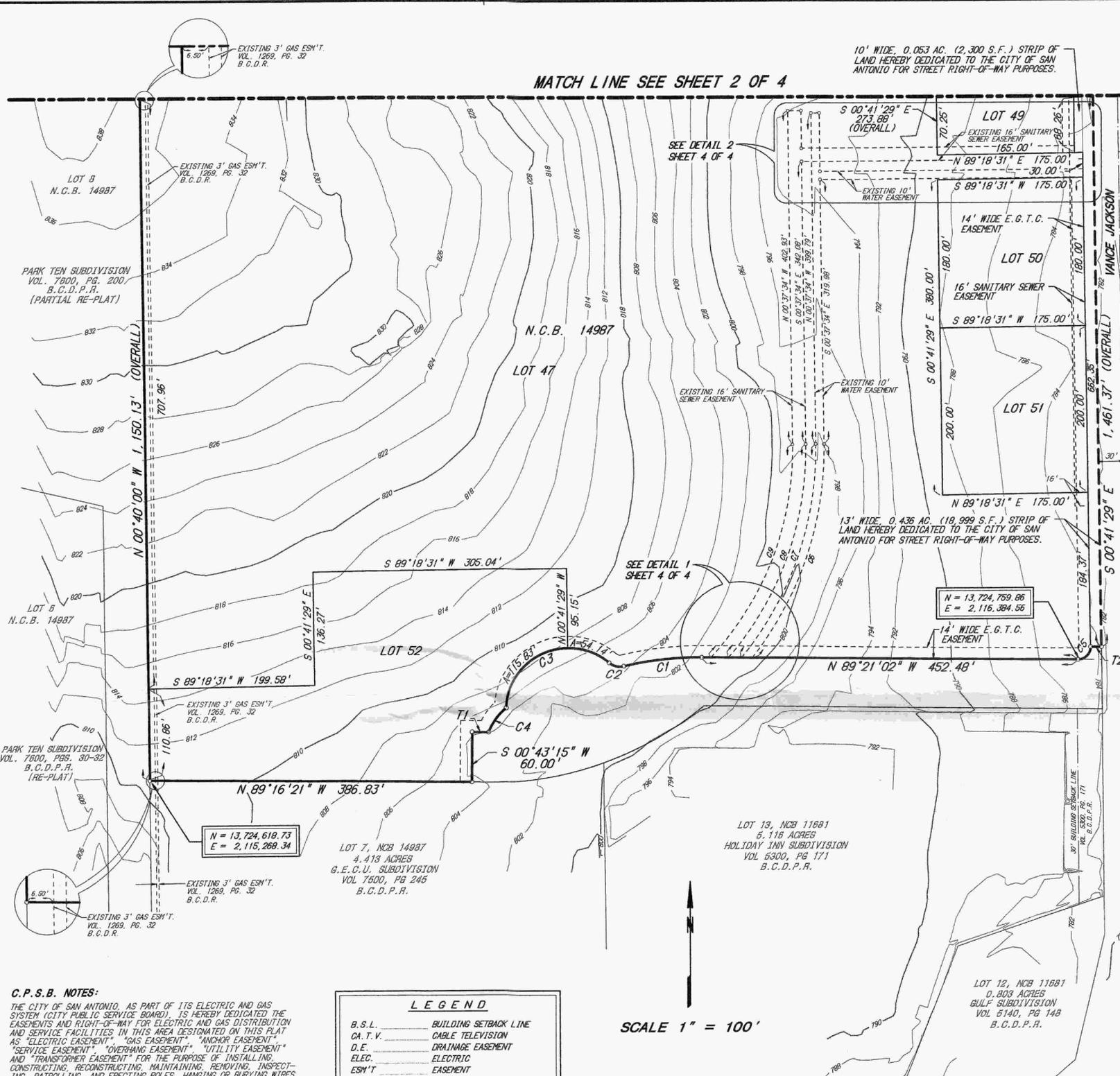
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LINE DATA table with columns: FID, DIRECTION, DISTANCE. Rows: 1 N 89°16'45" W 20.00', 2 S 89°18'31" W 13.00'

CURVE DATA table with columns: C NO., DELTA, RADIUS, TANGENT, ARC, CHORD BEG., CHORD END. Rows: 1-9

LEGEND table with columns: Abbreviation, Description. Includes B.S.L., CA.T.V., D.E., ELEC., ESM'T, EXTG., I.C.L., O.C.L., R.O.W., S.S., TEL., B.C.R.P.R., B.C.D.P.R., F, S, E.G.T.C.

SCALE 1" = 100'



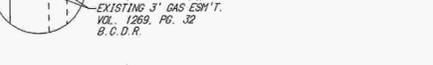
C.P.S.B. NOTES: THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESTINATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING, AND ERRECTING 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 OPS 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 FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.



245 9 JUL 2002

Assoc/Prof/Res/Inventor/Asst/Sup/Reg/Plat/

