SAN ANTONIO PLANNING COMMISSION AGENDA

May 23, 2007

2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, **1:15** P.M., Tobin Room

- First quarter Administrative Exception/Variance Request (AE/VR) numbers and the new AE/VR system, by Andy Winter, Development Services Department
- Planning Commission retreat follow up
- Master Plan Committee update
- Agenda items may be discussed

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:		Council District	Ferguson Index #
A. 060538	**Braun Oaks, Unit 9** (At the northeast corner of Tezel Road and Braun Road)	**8**	**547 B-5**
B. 060783	**Carmona Hills, Unit 1** (On the westside of Loop 410, north of Old Pearsall Road)	**4**	**679 F-1**

C. 070162	**Silverado Hills, Unit 1** (On the west side of Canyon Golf Road at Silverado Way)	**OCL**	**450**	**F-5**

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

D. 05-012	**Hunter's Glenn** (Near the intersection of Hausman Road and Bamberger Trl.)	**8**	**547**	**B-2**
E. 07-019	**Windcrest Heights** (continued from May 9, 2007) (East of the intersection of Oriole and Crestway)	**OCL**	**553**	**D-6**

REPLATS:

F. 060544	**Arrowhead 410** (At the northwest intersection of Lakeside Parkway and Loop 410)	**6**	**613**	**C-4**
G. 060584	**Utopia Heights, PUD** (On the southwest side of I.H. 37 and on the north side of Utopia Lane)	**3**	**651**	**F-6**

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-12 HELD ABOVE:

6.	**060538**	**Braun Oaks, Unit 9** (At the northeast corner of Tezel Road and Braun Road)	**8**	**547**	**B-5**
7.	**060783**	**Carmona Hills, Unit 1** (On the west side of Loop 410, north of Old Pearsall Road)	**4**	**679**	**F-1**
8.	**070162**	**Silverado Hills, Unit 1** (On the west side of Canyon Golf Road at Silverado Way)	**OCL**	**450**	**F-5**
9.	**05-012**	**Hunter's Glenn** (Near the intersection of Hausman Road and Bamberger Trl.)	**8**	**547**	**B-2**
10.	**07-019**	**Windcrest Heights** (continued from May 9, 2007) (East of the intersection of Oriole and Crestway)	**OCL**	**553**	**D-6**

11.	**060544**	**Arrowhead 410** (At the northwest intersection of Lakeside Parkway and Loop 410)	**6**	**613**	**C-4**
12.	**060584**	**Utopia Heights, PUD** (On the southwest side of I.H. 37 and on the north side of Utopia Lane)	**3**	**651**	**F-6**

PLATS:

13.	**050430**	**Stuart Estates** (At the southeast intersection of Bernhardt Road and Stuart Road)	**OCL**	**687**	**A-8**
14.	**060026**	**Indian Springs Estates North, Unit 1, PUD** (At the northeast corner of Bulverde Road and Wilderness Oak)	**OCL**	**452**	**B-8**
15.	**060168**	**The Park at University Hills, Unit 9** (At the southwest corner of Aurora Crest and Providence Oak)	**8**	**514**	**C-8**
16.	**060337**	**Horizon Point, Unit 2** (East of the intersection of N. Foster Road and I.H. 10)	**OCL**	**619**	**B-1**
17.	**060447**	**Preserve at Indian Springs, Unit 3, PH-2** (Near the intersection of Sweet Olive and Sassafras)	**OCL**	**452**	**C-8**
18.	**060453**	**Kingsbury** (On the east side of Woodchase Drive and north of Eckhert)	**7**	**547**	**F-8**
19.	**060487**	**Sablechase, Unit 1, Enclave** (South of the intersection of Old Fredericksburg Road and Woodland Green)	**OCL**	**447**	**D-6**
20.	**060559**	**Estonia, Unit-1A** (Extending Military Drive to Ingram Road)	**6**	**579**	**B-8**
21.	**060563**	**Hunters Pond, Phase 5A, TIF** (The extension of Goose Way from Hunter's Pond, Phase 4A, TIF)	**3**	**681**	**E-5**
22.	**060647**	**Westwids South, Unit 2, PUD** (Northwest of the intersection of Alamo Ranch and Lone Star)	**OCL**	**577**	**E-4**
23.	**060721**	**Estonia, Unit 3** (On the southwest side of Military Drive West)	**6**	**579**	**B-8**
24.	**060797**	**Value Place Hotel - Guilbeau** (At the northeast corner of the intersection of New Guilbeau Road and Loop 1604)	**8**	**546**	**E-6**
25.	**070126**	**Westwinds, Wild Pine** (The extension of Wild Pine, from Westwinds East, Unit 1)	**OCL**	**577**	**F-3**

DEFERRAL:

26.	**070446**	**Rex Murphy** (On the west side of Cox Road, north of Mebane Street)	**3**	**651 B-4**

INDIVIDUAL CONSIDERATION

PLAT:

27.	**050470**	**Boerne Stage Field, PUD** (Northeast of the Boerne Stage Road and Dos Cerros intersection)	**OCL**	**446 C-2**

VARIANCE and APPEAL:

28.	**BPV 07-003**	**Mesa Verde/Echo Canyon** (Building Permit Variance) (On the Mesa Loop at Mesa Path)	**9**	**482 E-4**
29.	**07-01-022**	**Creamer Subdivision** (VRP Appeal) (Near the intersection of Loop 1604 and Shaenfield)	**8**	**546 D-8**

LAND TRANSACTION:

30. **S.P. No. 1307** Request to close, vacate and abandon portions of West Park Avenue, Lewis Street and a small remaining portion of an alley adjacent to NCB's 375 & 1898. (Asset Management Department, by Oscar Serrano)

COMPREHENSIVE MASTER PLANS:

31. **Case Number 07015** – Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central Community Plan, a component of the Master Plan of the City by changing the use of approximately 47.23-acres located at 6711 N. New Braunfels from Mixed Use & Parks/Open Space land use to Regional Commercial land use. (Planning and Community Development Department, by Joe Mendoza, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

32. **Case Number 07016** – Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 2.20-acres located 8900 Guilbeau Road from Low Density Residential to High Density Residential land use. (Planning and Community Development Department, by Andrea Gilles, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

33. Approval of the minutes for the May 9, 2007 Planning Commission meeting

34. Director's report

35. Questions and discussion

36. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

37. ADJOURNMENT

PLANNING COMMISSION
PUBLIC HEARING & CONSIDERATION OF A REPLAT & SUBDIVISION PLAT WITH NOTIFICATION

AGENDA ITEM NO: 5A & 6 **May 23, 2007**

BRAUN OAKS UNIT 9	MAJOR PLAT	060538
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 547 B-5
OWNER: Northwest Development Joint Venture by Jerry W. Smith and G.E. Harrington
ENGINEER: Brown Engineering Co., by J. Steven Brown
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 23, 2007

Location: At the northeast corner of Tezel Road and Braun Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District

Plat is in accordance with:
MDP/POADP #174, Braun Oaks was accepted on April 15, 1985.

Proposed Use: Single Family Residential

Major Thoroughfare: Tezel Road and Braun Road are secondary arterials, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **17.550** acres consisting of **48** single family lots and **1,837** linear feet of public streets.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 23, 2007. Twenty notices were mailed to the adjacent property owners, as of this writing two replies with written opposition have been submitted.

The applicant is proposing to replat a portion of one lot into 48 lots. The area to be replatted is described as lot 1, Blk. 5, NCB 19074, out of the Tres Cinco U-1 Subdivision plat, as recorded in Volume 9200, Page 212-214, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval.

060538

RE-PLAT AND SUBDIVISION PLAT ESTABLISHING

BRAUN OAKS, UNIT 9

BEING 17.550 ACRES OF LAND SITUATED IN NEW CITY BLOCK 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRES CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

AREA BEING RE-PLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING RE-PLATTED WAS PREVIOUSLY PLATTED ON THE AMENDING PLAT OF LOT 1, BLOCK 5, N.C.B. 19074, TRES CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, BEXAR COUNTY DEED AND PLAT RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE AMENDING PLAT OF LOT 1, BLOCK 5, N.C.B. 19074, TRES CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, BEXAR COUNTY DEED AND PLAT RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

NORTHWEST DEVELOPMENT JOINT VENTURE
BY: JERRY W. SMITH, PRES.
OWNER NAME OF SMITH'S BETTER BUILT HOMES, INC., VENTURER
BY: G.E. HARRINGTON, CHAIRMAN
OWNER NAME OF G.E. HARRINGTON BUILDERS, INC., VENTURER

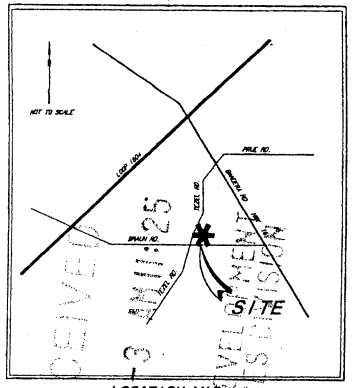
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 21st DAY OF FEBRUARY, 2007

Regina K. Wolff
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/31/09



LOCATION MAP
NOT TO SCALE

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

C.P.S.B. NOTES:

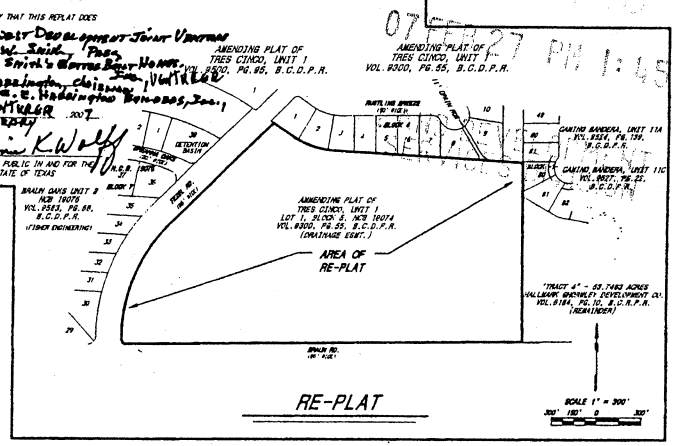
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

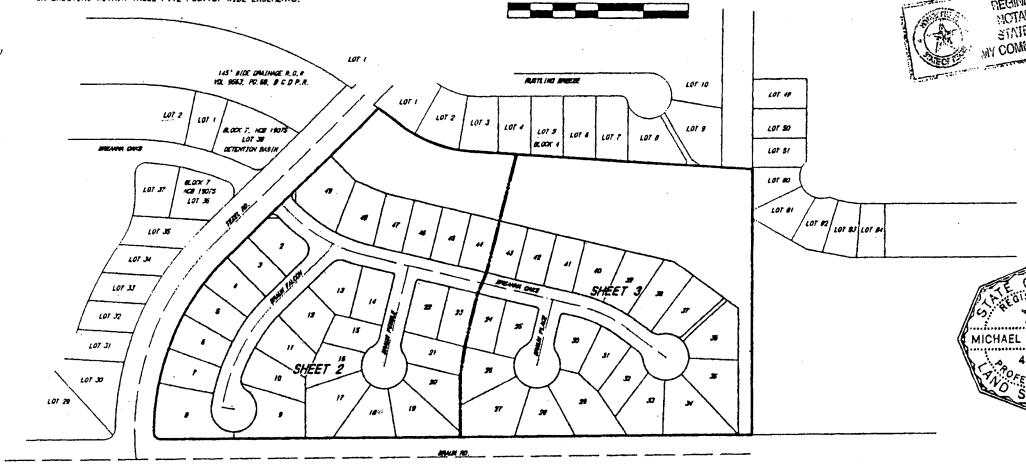
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.



RE-PLAT

SCALE 1" = 200'
200' 100' 0 200'



INDEX MAP

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. 48029C0241 F AND 48029C0242 F EFFECTIVE DATE FEBRUARY 16, 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.
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
9. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER 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.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT J.V.
SMITH'S BETTER BUILT HOMES, INC.
G.E. HARRINGTON BUILDERS, INC.
11124 WURZBACH ROAD, SUITE 200
SAN ANTONIO, TEXAS 78230
TELEPHONE (210) 690-0707

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 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.

NORTHWEST DEVELOPMENT JOINT VENTURE

BY: JERRY W. SMITH, PRESIDENT OF
SMITH'S BETTER BUILT HOMES, INC., VENTURER

BY: G.E. HARRINGTON, CHAIRMAN OF THE BOARD OF
G.E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY W. SMITH, 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 21st day of February A.D., 2007.

Regina K. Wolff
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/31/09

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G.E. HARRINGTON, 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 21st day of February A.D., 2007.

Regina K. Wolff
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/31/09

This plat of BRAUN OAKS, UNIT 9 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., 200__.

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.

2-20-2007
Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ at _____ M. in the deed and plat records of Bexar County, In Book/Volume _____ on page _____.

In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: CAM APP: JSB/MAR

SHEET 1 OF 3

BROWN ENGINEERING CO.

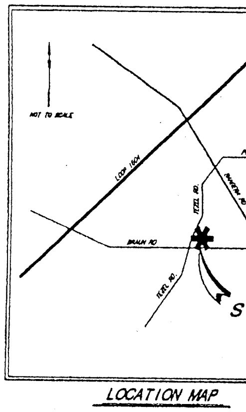
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

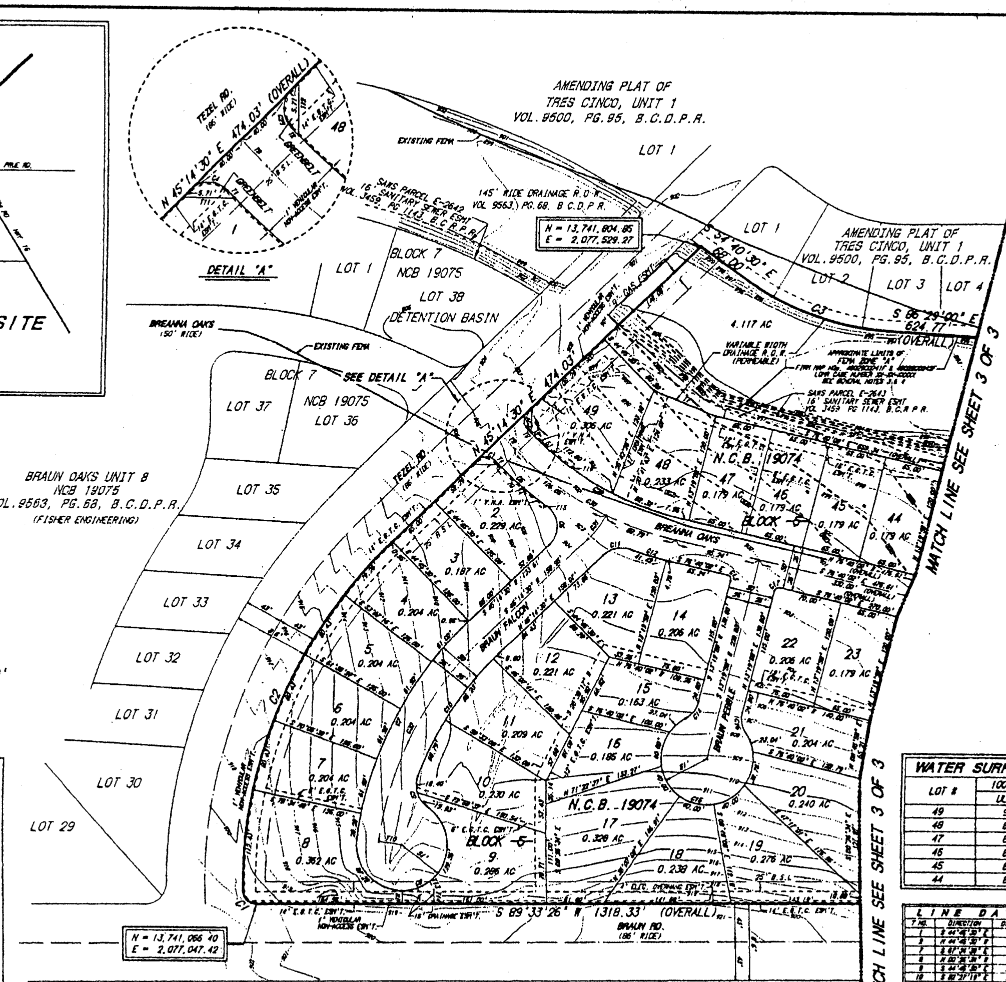
JOB NO.: 426-001-19/2-1 DATE: 06/06/2006

RE-PLAT AND SUBDIVISION PLAT ESTABLISHING **060538**

BRAUN OAKS, UNIT 9

BEING 17.550 ACRES OF LAND IN N.C.B. 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS; BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRES CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.





LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
V.N.A.	VEHICULAR NON-ACCESS

WATER SURFACE ELEVATIONS		
LOT #	100 - YEAR ULTIMATE	MINIMUM FINISHED FLOOR
49	900.01	902.00
48	899.61	900.80
47	898.81	900.40
46	898.68	900.00
45	898.24	899.90
44	897.48	899.10

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	S 44°45'30" E	5.71'
2	N 44°45'30" W	5.71'
7	S 67°34'38" E	14.[illegible]'
8	N 00°35'34" W	16.00'
9	S 44°45'30" E	30.71'
10	S 82°27'19" E	25.00'
11	S [illegible]°45'30" E	25.25'
12	S 00°14'30" W	25.25'
13	S [illegible]°45'30" E	25.25'
14	S 00°14'30" W	25.25'
15	N 35°08'01" E	1.00'
16	N 35°08'01" E	1.00'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	090°00'00"	15.00'	15.00'	23.56'	N 45°25'34" W	21.21'
2	045°41'04"	543.05'	228.75'	432.98'	N 22°23'58" E	421.62'
3	031°48'30"	294.95'	84.04'	163.74'	S 70°34'45" E	161.65'
4	090°00'00"	15.00'	15.00'	23.56'	S 89°45'30" E	21.21'
5	010°08'29"	400.00'	35.50'	70.57'	S 49°49'44" E	70.48'
6	100°08'29"	25.00'	30.03'	[illegible]	S 04°49'44" E	44.47'
7	037°41'49"	418.06'	142.71'	275.05'	S 26°33'35" W	270.11'
8	243°32'11"	51.00'	82.35'	216.78'	N 63°48'35" E	85.73'
9	073°43'59"	25.00'	22.55'	38.33'	N 18°07'35" W	35.80'
10	025°30'08"	398.05'	83.25'	163.80'	N 32°29'35" E	162.47'
11	084°42'34"	25.00'	18.37'	32.75'	N 77°35'42" E	31.04'
12	006°35'55"	400.00'	23.12'	46.19'	S 73°21'34" E	46.16'
13	090°00'00"	5.00'	5.00'	7.85'	N 31°40'02" W	7.07'
14	047°32'46"	29.00'	12.77'	24.07'	S 37°08'50" W	23.38'
15	275°05'30"	31.00'	45.85'	244.85'	S 75°40'02" E	88.95'
16	047°32'46"	29.00'	12.77'	24.07'	N 18°28'58" W	23.38'
17	090°00'00"	5.00'	5.00'	7.85'	N 60°19'58" E	7.07'
28	031°54'32"	350.00'	100.06'	194.90'	N 60°12'46" W	192.41'
29	090°00'00"	15.00'	15.00'	23.56'	N 00°14'30" E	21.21'
36	031°54'32"	375.00'	107.21'	208.84'	S 60°12'46" E	206.16'
37	019°15'35"	100.00'	16.97'	33.61'	S 35°38'42" W	33.45'
38	037°41'49"	393.05'	134.18'	258.60'	S 26°23'35" W	253.96'

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT J.V.
SMITH'S BETTER BUILT HOMES, INC.
G.E. HARRINGTON BUILDERS, INC.
11124 WURZBACH ROAD, SUITE 200
SAN ANTONIO, TEXAS 78230
TELEPHONE (210) 690-0707

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 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.

NORTHWEST DEVELOPMENT JOINT VENTURE

BY: JERRY W. SMITH, PRESIDENT OF SMITH'S BETTER BUILT HOMES, INC., VENTURER

BY: G.E. HARRINGTON, CHAIRMAN OF THE BOARD OF G.E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY W. SMITH 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 21st day of February A.D., 2007.

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/31/09

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G.E. HARRINGTON 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 21st day of February A.D., 2007.

REGINA K WOLFF
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05/31/09

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of BRAUN OAKS, UNIT 9 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., 200__.

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.

2-20-2007

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ______ day of ______________ A.D., 200_ at ______ M. and duly recorded the ______ day of ______________ A.D., 200__ at ______ M. in the deed and plat records of Bexar County, in Book/Volume ______ on page ______.

In testimony whereof, witness my hand and official seal of office, this ______ day of ______________ A.D., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

DWN: CAM APP: JSB/MAR

SHEET 2 OF 3

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., 5-100
SAN ANTONIO, TEXAS 78232

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. 48029C0241 F AND 48029C0242 F EFFECTIVE DATE JANUARY 4, 2002, 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". THE REMAINDER OF THE TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "SPECIAL FLOOD HAZARD AREAS INUNDATED BY 100-YEAR FLOOD, NO BASE ELEVATIONS DETERMINED."
4. THE SPECIAL FLOOD HAZARD AREA (ZONE A) WILL BE REVISED AS SHOWN ON THIS PLAT AFTER THE LETTER OF MAP REVISION (LOMR), CASE NUMBER XX-XX-XXXX, IS APPROVED BY FEMA.
5. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
8. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
9. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
10. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
11. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
12. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE.

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER 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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

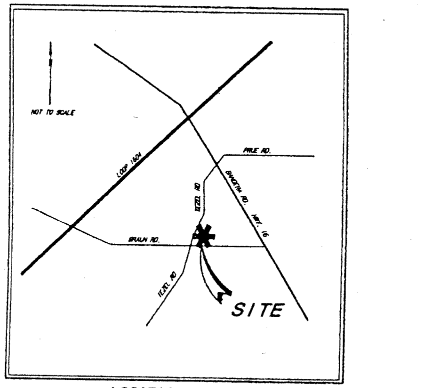
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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.

RE-PLAT AND SUBDIVISION PLAT ESTABLISHING **060538**

BRAUN OAKS, UNIT 9

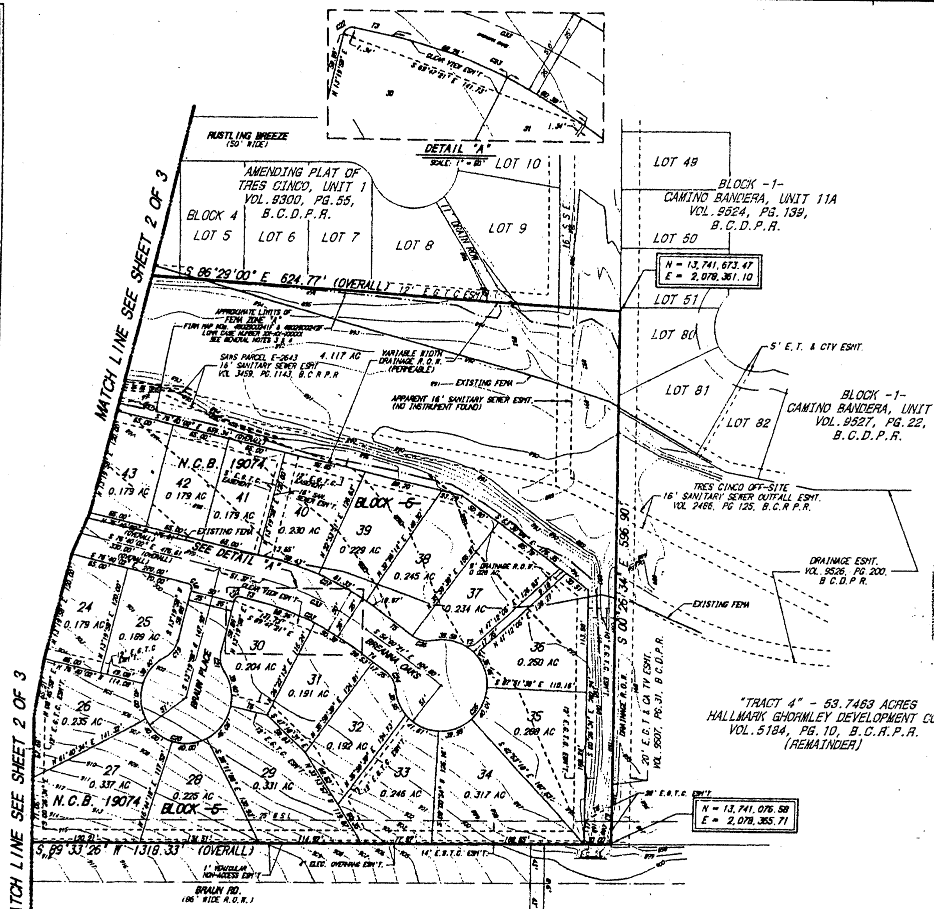
BEING 17.550 ACRES OF LAND IN N.C.B. 19074, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS: BEING ALL OF LOT 1, BLOCK 5 OF THE AMENDING PLAT OF TRES CINCO SUBDIVISION, UNIT 1, RECORDED IN VOLUME 9300, PAGE 55, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.



LOCATION MAP

SCALE 1" = 100'

100' 50' 0 100'



LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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 GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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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. 48029C0241 F AND 48029C0242 F EFFECTIVE DATE FEBRUARY 16, 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
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9. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
18	090°00'00"	5.00'	5.00'	7.85'	S 31°40'09" E	7.07'
19	047°32'45"	29.00'	12.77'	24.07'	S 37°08'20" W	23.38'
20	275°05'30"	51.00'	46.66'	244.86'	S 76°40'02" E	68.85'
21	047°32'45"	29.00'	12.77'	24.07'	N 10°26'35" W	23.38'
22	090°00'00"	5.00'	5.00'	7.85'	N 58°19'58" E	7.07'
23	022°39'41"	300.00'	60.11'	118.66'	S 65°20'12" E	117.89'
24	047°32'45"	29.00'	12.77'	24.07'	S 30°13'53" E	23.38'
25	275°05'30"	51.00'	46.66'	244.86'	N 35°53'38" E	68.85'
26	047°32'45"	29.00'	12.77'	24.07'	N 77°46'44" W	23.38'
27	022°39'41"	350.00'	70.13'	138.43'	N 65°20'12" W	137.53'
33	022°39'41"	325.00'	65.12'	128.54'	S 65°20'12" E	127.71'

LINE DATA		
T NO.	DIRECTION	DISTANCE
1	S 16°10'49" W	6.68'
2	N 80°15'00" E	8.33'
3	S 76°40'08" E	31.57'
4	S 54°00'21" E	45.78'
5	N 54°00'21" W	45.78'
6	S 76°40'02" E	42.14'
7	N 00°26'34" W	11.00'
8	N 80°01'06" W	34.48'
9	S 00°26'34" E	28.00'

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER 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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

WATER SURFACE ELEVATIONS		
LOT #	100 - YEAR ULTIMATE	MINIMUM FINISHED FLOOR
43	897.02	898.60
42	896.63	898.10
41	896.21	897.50
40	895.40	896.90
39	894.97	896.10
38	894.49	895.50
37	893.82	895.80
36	893.76	895.80
35	893.76	896.00

DEVELOPER/OWNER: NORTHWEST DEVELOPMENT J.V.
SMITH'S BETTER BUILT HOMES, INC.
G.E. HARRINGTON BUILDERS, INC.
11124 WURZBACH ROAD, SUITE 200
SAN ANTONIO, TEXAS 78230
TELEPHONE (210) 690-0707

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 San Antonio Planning Commission.

[signature]
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.

NORTHWEST DEVELOPMENT JOINT VENTURE

[signature]
BY: JERRY W. SMITH, PRESIDENT OF SMITH'S BETTER BUILT HOMES, INC., VENTURER

[signature]
BY: G.E. HARRINGTON, CHAIRMAN OF THE BOARD OF G.E. HARRINGTON BUILDERS, INC., VENTURER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared JERRY W. SMITH, 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 21st day of February A.D., 2007.

REGINA K WOLFF NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 05/31/08

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared G.E. HARRINGTON, 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 21st day of February A.D., 2007.

REGINA K WOLFF NOTARY PUBLIC STATE OF TEXAS MY COMM. EXP. 05/31/08

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

This plat of BRAUN OAKS, UNIT 9 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., 200__

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.

#4657 [signature] 2.20.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ______ day of ______________ A.D., 200__ at ______ M. and duly recorded the ______ day of ______________ A.D., 200__ at ______ M. in the deed and plat records of Bexar County, in Book/Volume ______ on page ______

In testimony whereof, witness my hand and official seal of office, this ______ day of ______________ A.D., 200__.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

DWN: CAM APP: JSB/MAR

SHEET 3 OF 3

BROWN ENGINEERING CO.

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

JOB NO.: 428-001-19/2-1 DATE: 06/06/2006

PLANNING COMMISSION
PUBLIC HEARING WITH WRITTEN NOTIFICATION AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5B17 **May 23, 2007**

CARMONA HILLS UNIT 1 — MAJOR PLAT — 060783
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 679 F-1
OWNER: Fieldstone Communities, by Ricke Barnett
ENGINEER: Turner Collie and Braden, by David Beales
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 23, 2007

Location: On the westside of Loop 410, north of Old Pearsall Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential

Plat is associates with: MDP/POADP # 049-06 Carmona Hills accepted March 28, 2007

Proposed Use: Residential

Major Thoroughfare: Loop 410 is a freeway.

APPLICANT'S PROPOSAL:

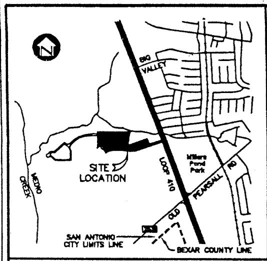
To replat **26.680** acres consisting of **77** single family lots consisting of **6,665** linear feet of public streets.

DISCUSSION:

The applicant is proposing to replat and plat 26.680 acres being a portion of Tract 3 and 4, described as NCB 15248, Block Lot Tract 3 "SW 410" Annexation 35.5140 Acres and NCB 15248, Block Lot P-74C .965 acres and Tract 4A, 43.501 "SW 410" Annexation, 44.4660 Acres, 8331 SW. W. Loop 410, out of the Covell Partition Subdivision plat, as recorded in Volume 3377, Page 234, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS LLC.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 86 LF.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6.) BASIS OF BEARING NGS MONUMENTATION
7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8.) THE PROPERTY OF CARMONA HILLS UNIT 1 IS ZONED R5.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 1 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 16,1996 AND 48029C0584 E, MAP REVISED FEBRUARY 16,1996.

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60017842.30

TCB | AECOM

TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

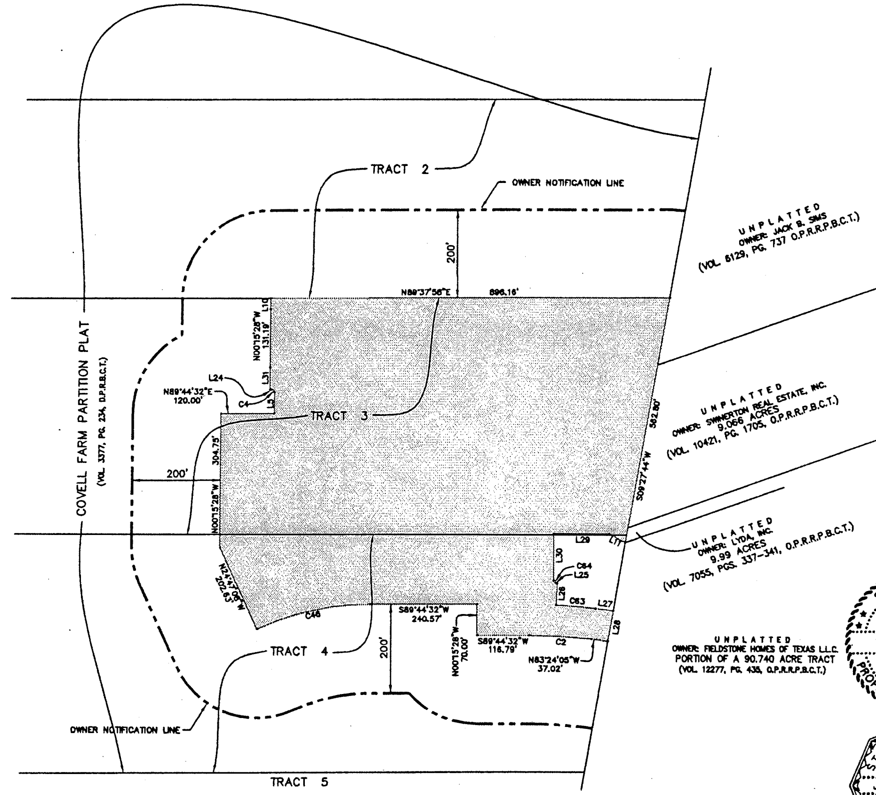
DRAWN BY: R.D. JOB ORDER NO. 60017954 DATE: 08/18/06

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT — L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR
6.) EXISTING — EXIST.
7.) EASEMENT — ESM'T
8.) BLOCK — BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS — V.N.A.E.
10.) EXISTING 100 YEAR FEMA FLOOD PLAIN
11.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR
12.) DENOTES OFFICIAL PUBLIC RECORDS REAL PROPERTY, BEXAR COUNTY, TEXAS — O.P.R.R.P.B.C.T.
13.) DENOTES DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS — D.P.R.B.C.T.
14.) MINIMUM FINISHED FLOOR ELEVATION — F.F. 690.0
15.) COVELL PARTITION PLAT TRACT LINES



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY DEED AND PLAT RECORDS.

DETENTION POND NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T. OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SHEET 1 OF 5 — 060783

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 1

A 26.680 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, 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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS ____ DAY OF __________ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF __________ A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES__________

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF CARMONA HILLS SUBDIVISION 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: __________ CHAIRMAN

BY: __________ SECRETARY

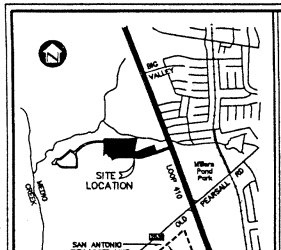
STATE OF TEXAS)
COUNTY OF BEXAR)

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. ____ 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

RECEIVED
... Y -4 PM 2:
... AND DEVELOPMENT SERVICES DIVISION

060783



LOCATION MAP

NOT TO SCALE

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 88.16'.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN-LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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DRAINAGE EASEMENT NOTE:
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SAWS NOTE:
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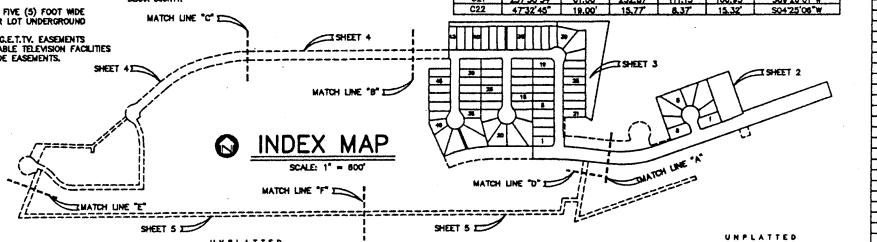
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	28°07'04"	635.00'	289.46'	147.29'	286.96'	N83°32'23"E
C2	6°31'23"	1165.00'	138.41'	69.29'	139.33'	N86°49'47"W
C3	24°31'40"	545.00'	233.31'	118.47'	231.53'	N77°28'42"E
C4	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C5	11°52'09"	525.00'	108.78'	54.57'	108.58'	S82°48'27"E
C6	29°01'23"	550.00'	278.60'	142.38'	275.63'	N83°21'41"E
C7	83°42'46"	25.00'	36.53'	22.49'	33.36'	N06°58'37"E
C8	34°38'18"	225.00'	135.89'	70.09'	133.84'	N17°33'17"W
C9	48°15'00"	125.00'	100.90'	53.38'	98.16'	N87°07'58"W
C10	18°50'47"	150.00'	49.34'	24.89'	49.12'	N53°25'52"W
C11	49°08'38"	30.00'	25.73'	13.77'	24.95'	S82°52'58"W
C12	205°04'09"	50.00'	178.98'	224.90'	97.82'	S12°16'41"E
C13	102°07'07"	50.00'	89.12'	61.88'	77.78'	S32°41'51"W
C14	30°06'26"	30.00'	18.40'	9.50'	18.11'	N86°11'11"E
C15	29°01'23"	600.00'	303.93'	155.30'	300.69'	N83°21'41"E
C16	11°52'09"	575.00'	119.12'	59.77'	118.90'	N82°48'27"E
C17	87°32'17"	6.00'	9.15'	5.73'	8.29'	N43°56'36"W
C18	4°03'31"	1295.00'	91.73'	45.86'	91.71'	N85°25'51"W
C19	11°22'28"	505.00'	100.23'	50.29'	100.09'	S88°05'19"E
C20	114°32'53"	10.00'	19.99'	16.56'	16.93'	N27°57'00"E
C21	227°30'54"	61.00'	252.87'	111.15'	106.95'	S89°26'01"W
C22	47°32'45"	19.00'	15.77'	8.37'	15.32'	S04°29'08"W

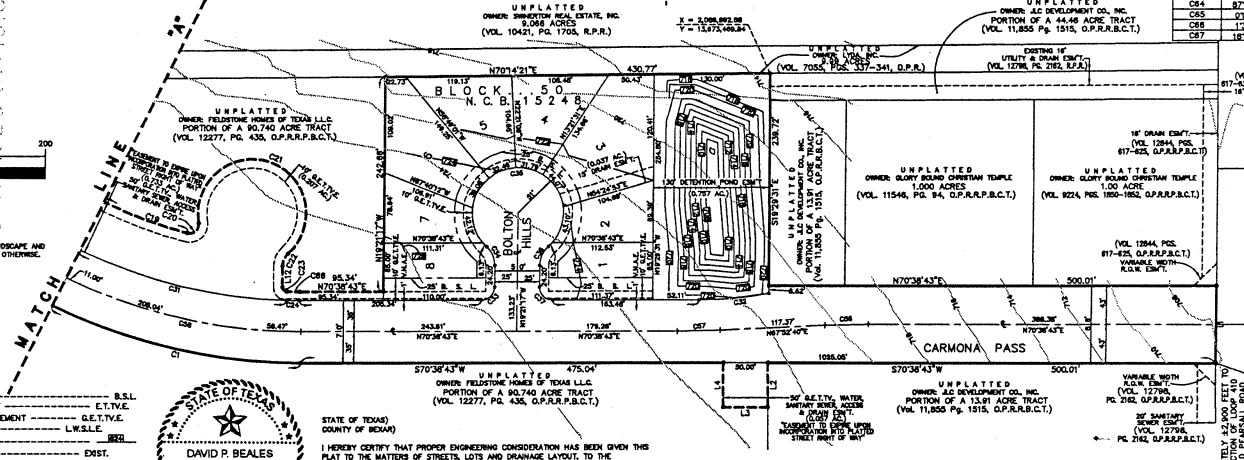
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C23	88°28'20"	4.00'	7.72'	4.87'	6.98'	S83°35'27"E
C24	13°14'40"	565.00'	15.07'	7.53'	15.06'	N71°24'33"E
C25	91°11'07"	150.00'	24.05'	12.05'	24.02'	N67°28'49"W
C26	41°44'17"	30.00'	21.85'	11.44'	21.37'	N51°13'12"W
C27	30°05'35"	200.00'	105.04'	53.78'	103.84'	N15°16'15"W
C28	46°13'00"	100.00'	80.72'	42.71'	78.55'	N57°07'58"W
C29	28°56'03"	175.00'	91.43'	46.78'	90.39'	N58°58'30"W
C30	11°48'21"	30.00'	6.18'	3.10'	6.17'	S86°02'21"E
C31	24°25'32"	565.00'	240.86'	122.29'	239.04'	N84°23'09"E
C32	111°37'20"	400.00'	78.33'	39.30'	78.22'	N85°14'06"E
C33	90°00'00"	15.00'	23.56'	15.00'	21.21'	N25°36'43"E
C34	47°32'45"	29.00'	24.07'	12.77'	23.38'	N43°07'39"W
C35	273°05'30"	51.00'	244.86'	46.68'	68.85'	N63°21'41"E
C36	47°32'45"	29.00'	24.07'	12.77'	23.38'	N04°25'06"E
C37	90°00'00"	15.00'	23.56'	15.00'	21.21'	N64°21'17"W
C38	4°05'55"	1235.00'	88.34'	44.19'	88.32'	N85°27'03"W
C39	33°31'46"	30.00'	17.56'	9.04'	17.31'	S45°22'16"E
C40	44°54'08"	29.00'	22.73'	11.98'	22.15'	N23°31'36"E
C41	274°59'04"	51.00'	244.77'	46.75'	68.92'	N87°09'06"E
C42	50°04'56"	29.00'	25.35'	13.55'	24.55'	N25°17'56"W
C43	47°17'13"	29.00'	23.93'	12.79'	23.26'	N23°23'09"E
C44	273°36'28"	51.00'	244.86'	46.68'	68.85'	N89°28'02"E
C45	47°48'13"	29.00'	24.20'	12.85'	23.50'	N24°09'34"W
C46	24°31'40"	815.00'	263.28'	133.88'	261.27'	N77°28'42"E
C47	34°53'16"	50.00'	30.45'	15.71'	29.98'	S54°38'42"E
C48	36°06'24"	29.00'	18.29'	9.48'	17.99'	S17°46'44"W
C49	162°16'47"	51.00'	144.45'	327.17'	100.78'	N45°15'27"W
C50	36°06'23"	29.00'	18.29'	9.48'	17.99'	N71°40'21"E
C51	90°00'00"	6.00'	9.42'	6.00'	8.49'	S44°44'32"W
C52	90°00'00"	6.00'	9.42'	6.00'	8.49'	N45°15'28"W
C53	90°00'00"	6.00'	9.42'	6.00'	8.49'	S44°44'32"W
C54	90°00'00"	25.00'	39.27'	25.00'	35.36'	N45°15'28"W
C55	90°00'07"	29.00'	31.42'	29.00'	28.28'	N44°44'35"E
C56	2°46'03"	1000.00'	48.30'	24.16'	48.30'	S89°13'41"W
C57	2°46'03"	1000.00'	48.30'	24.16'	48.30'	N89°13'41"E
C58	28°07'04"	600.00'	273.50'	139.17'	271.14'	N83°32'23"E
C59	6°31'23"	1200.00'	143.60'	71.86'	143.51'	N86°49'47"W
C60	6°25'12"	425.00'	47.62'	23.84'	47.60'	S03°28'04"E
C61	61°06'15"	50.00'	53.33'	29.53'	50.88'	N58°10'30"W
C62	6°52'37"	50.00'	6.00'	3.00'	6.00'	N81°44'57"E
C63	4°05'55"	1235.00'	88.34'	44.19'	88.32'	N85°27'03"W
C64	87°22'17"	6.00'	9.15'	5.73'	8.29'	N43°56'36"W
C65	0°07'44"	1285.00'	2.89'	1.45'	2.89'	N87°33'52"W
C66	1°31'40"	555.00'	14.80'	7.40'	14.80'	N71°24'33"E
C67	18°50'21"	50.00'	16.44'	8.30'	16.37'	N27°48'33"W

LINE TABLE		
LINE	BEARING	LENGTH
L1	S19°29'31"E	86.00'
L2	N19°29'31"W	50.00'
L3	N70°38'43"E	50.00'
L4	N19°29'31"W	49.86'
L5	N00°15'28"W	49.00'
L6	N55°06'14"E	25.00'
L7	N44°00'28"W	59.77'
L8	N20°29'12"E	25.03'
L9	N12°52'36"W	39.47'
L10	N00°22'02"W	25.00'
L11	N61°53'02"W	41.14'
L12	N19°29'17"W	24.01'
L13	N44°00'28"W	59.77'
L14	N25°33'41"E	103.04'
L15	S00°15'28"E	25.01'
L16	S86°19'28"E	16.01'
L17	N00°15'28"W	28.49'
L18	N19°29'17"W	20.00'
L19	S84°28'19"E	12.00'
L20	S84°28'19"E	16.00'
L21	N25°33'41"E	14.57'
L22	N25°33'41"E	18.93'
L23	N83°24'05"W	28.04'
L24	S89°44'32"W	4.09'
L25	S87°33'52"E	2.89'
L26	N02°30'00"E	50.00'
L27	S83°24'05"E	40.52'
L28	S09°27'44"W	70.09'
L29	N89°44'32"E	125.00'
L30	S00°15'28"E	106.90'
L31	N00°09'21"W	50.00'
L32	N89°44'32"E	10.00'
L33	N25°33'41"E	17.50'

INDEX MAP

SCALE: 1" = 800'





LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.T.V.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ---------- L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ---------- 659
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESM'T
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) EXISTING 100 YEAR FEMA FLOOD PLAIN ---------- 2000 2000 2000
11.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ---------- ▬ ▬ ▬
12.) DENOTES OFFICIAL PUBLIC RECORDS REAL PROPERTY, BEXAR COUNTY, TEXAS --O.P.R.R.P.B.C.T.
13.) DENOTES DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS ----------D.P.R.B.C.T.
14.) MINIMUM FINISHED FLOOR ELEVATION ---------- F.F. 590.0
15.) COVELL PARTITION PLAT TRACT LINES ---------- ▬ ▬

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6.) BASIS OF BEARING NGS MONUMENTATION
7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8.) THE PROPERTY OF CARMONA HILLS UNIT 1 IS ZONED RS.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 1 IS LOCATED WITHIN A 100--YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 15,1996 AND 48029C0584 E, MAP REVISED FEBRUARY 15,1996.

TCB | AECOM

TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.D. JOB ORDER NO. 60017954 DATE: 08/18/06

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JUAN E. GALVAN
4011
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60017842.30

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF_____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

SHEET 2 OF 5

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 1

A 26.680 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF CARMONA HILLS SUBDIVISION 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

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._____AT_____ M, AND DULY RECORDED THE

_____ DAY OF _____A.D._____AT_____ M, IN THE RECORDS OF

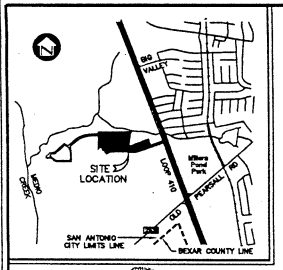
_____OF SAID COUNTY, IN BOOK VOLUME _____

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

060783



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

TxDOT NOTES:

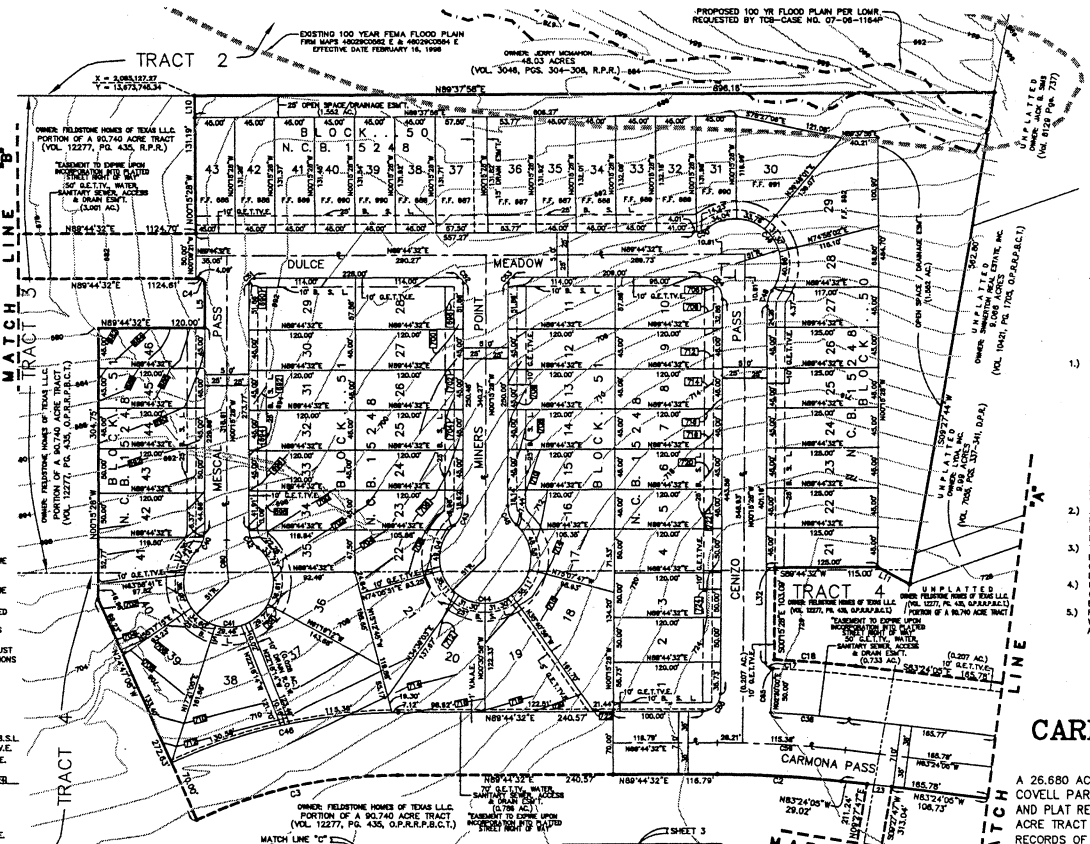
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF _____ ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 88 LF
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.TV.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ---------- L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ---------- 723
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESM'T
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) EXISTING 100 YEAR FEMA FLOOD PLAIN ----------
11.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ----------
12.) DENOTES OFFICIAL PUBLIC RECORDS REAL PROPERTY, BEXAR COUNTY, TEXAS ---O.P.R.R.P.B.C.T.
13.) DENOTES DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS ----------D.P.R.B.C.T.
14.) MINIMUM FINISHED FLOOR ELEVATION ---------- F.F. 690.0
15.) COVELL PARTITION PLAT TRACT LINES ----------

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION, TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6.) BASIS OF BEARING NGS MONUMENTATION
7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8.) THE PROPERTY OF CARMONA HILLS UNIT 1 IS ZONED R5.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 1 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 18,1996 AND 48029C0584 E, MAP REVISED FEBRUARY 18,1996.



INDEX MAP
SCALE: 1" = 500'

DETENTION POND NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T. OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SAWS NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SHEET 3 OF 5

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 1

A 26.680 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES_____

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

THIS PLAT OF CARMONA HILLS SUBDIVISION 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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._____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

STATE OF TEXAS
DAVID P. BEALES
58562
REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED 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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF_____ A.D. 2007.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
JUAN E. GALVAN
4011
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

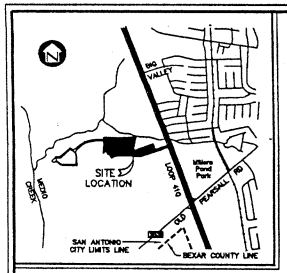
SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60017842.30

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

DRAWN BY: R.D. JOB ORDER NO. 60017954 DATE: 08/18/06

060783



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

DETENTION POND NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T. OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

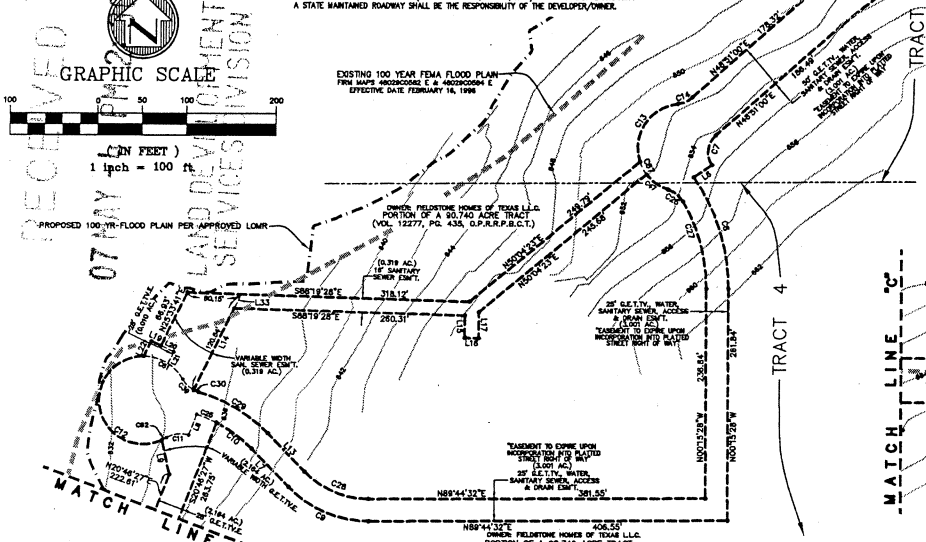
SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

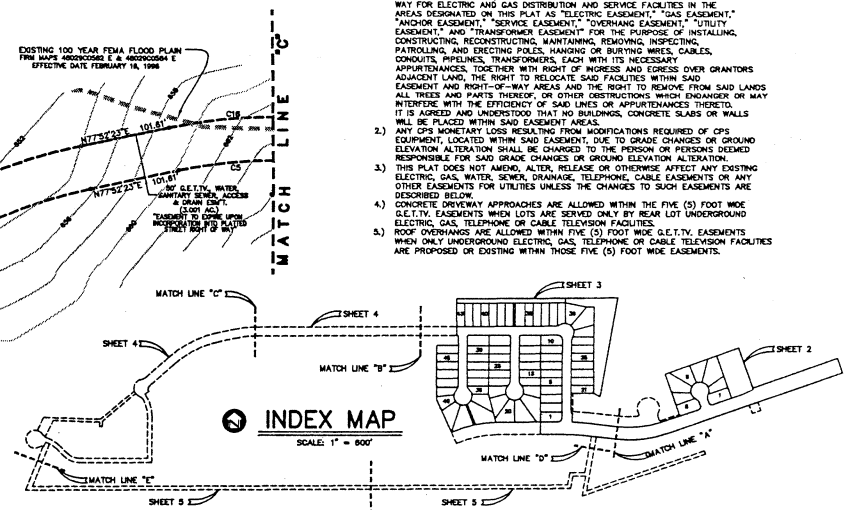
TxDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 86 LF.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.
5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

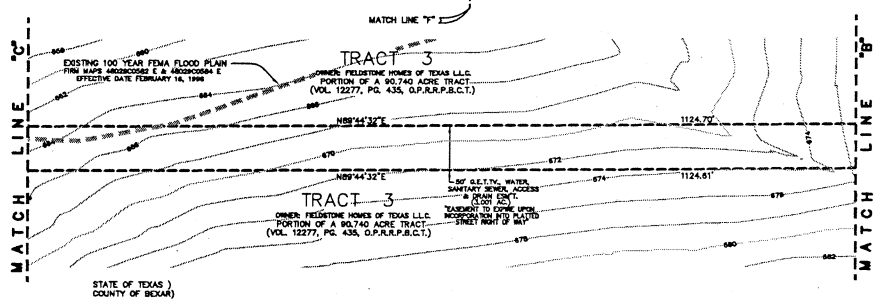
SAWS NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

"C.P.S. NOTES AND LEGEND"
1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.





INDEX MAP
SCALE: 1" = 600'



"GENERAL NOTES"
1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6.) BASIS OF BEARING NGS MONUMENTATION
7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8.) THE PROPERTY OF CARMONA HILLS UNIT 1 IS ZONED R5.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 1 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0562 E, MAP REVISED FEBRUARY 16,1996 AND 48029C0564 E, MAP REVISED FEBRUARY 16,1996.

LEGEND
1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.T.V.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT ---------- L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR ---------- 690
6.) EXISTING ---------- EXIST.
7.) EASEMENT ---------- ESM'T
8.) BLOCK ---------- BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS ---------- V.N.A.E.
10.) EXISTING 100 YEAR FEMA FLOOD PLAIN ----------
11.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR ----------
12.) DENOTES OFFICIAL PUBLIC RECORDS REAL PROPERTY, BEXAR COUNTY, TEXAS ---O.P.R.R.P.B.C.T.
13.) DENOTES DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS ---------- D.P.R.B.C.T.
14.) MINIMUM FINISHED FLOOR ELEVATION ---------- F.F. 690.0
15.) COVELL PARTITION PLAT TRACT LINES ----------

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
JUAN E. GALVAN
4011
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

_____
OWNER

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS _____ DAY OF _____ A.D. 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

_____
DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICKE BARNETT _____ 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 2007.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

SHEET 4 OF 5

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 1

A 26.680 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ CARMONA HILLS SUBDIVISION 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____ A.D. _____ AT _____ M, IN THE RECORDS OF

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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

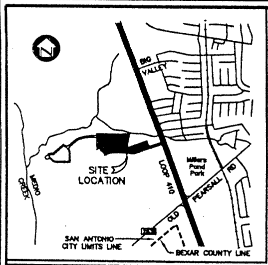
SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60017842.30

TCB | AECOM
TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

DRAWN BY: R.D. JOB ORDER NO. 60017954 DATE: 08/18/06

060783



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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SETBACK NOTE:
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5. ANY TRAFFIC CONTROL MEASURES (LEFT-TURN LANE, SIGNAL, ETC.) FOR ANY ACCESS FRONTING A STATE MAINTAINED ROADWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS 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 GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

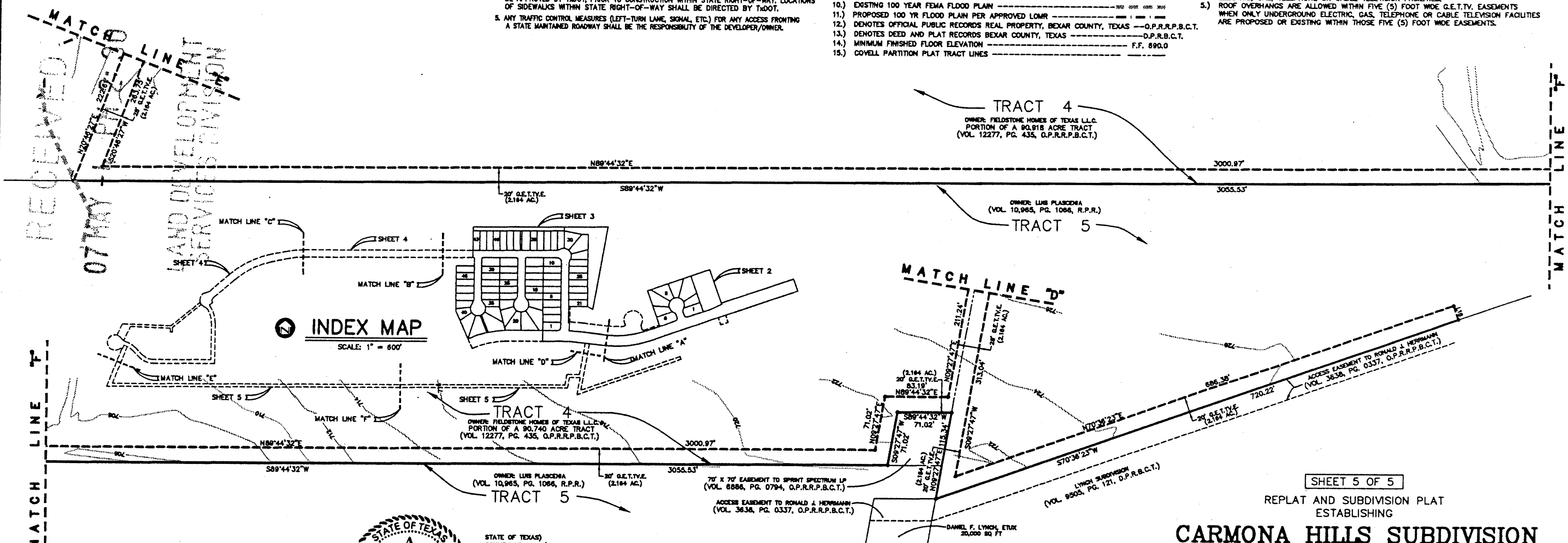
SAWS NOTE:
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
4.) LANDSCAPE & WATER/SEWER LATERAL EASEMENT — L.W.S.L.E.
5.) PROPOSED FINISHED CONTOUR — 872
6.) EXISTING — EXIST.
7.) EASEMENT — ESM'T
8.) BLOCK — BLK.
9.) VEHICULAR NON-ACCESS EASEMENTS — V.N.A.E.
10.) EXISTING 100 YEAR FEMA FLOOD PLAIN
11.) PROPOSED 100 YR FLOOD PLAIN PER APPROVED LOMR
12.) DENOTES OFFICIAL PUBLIC RECORDS REAL PROPERTY, BEXAR COUNTY, TEXAS — O.P.R.R.P.B.C.T.
13.) DENOTES DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS — D.P.R.B.C.T.
14.) MINIMUM FINISHED FLOOR ELEVATION — F.F. 890.0
15.) COVELL PARTITION PLAT TRACT LINES

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



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07 MAY
LAND DEVELOPMENT SERVICES DIVISION

SHEET 5 OF 5

REPLAT AND SUBDIVISION PLAT
ESTABLISHING

CARMONA HILLS SUBDIVISION UNIT 1

A 26.680 ACRE TRACT BEING A REPLAT OF A PORTION OF TRACTS 3 AND 4, COVELL PARTITION PLAT, OF RECORD IN VOLUME 3377, PAGE 234, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS AND BEING A PORTION OF A 90.740 ACRE TRACT AS RECORDED IN VOLUME 12277, PAGE 435, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, LYING IN BOTH THE LUCAS MUNOZ SURVEY NO. 86, ABSTRACT 488, C.B. 4310, AND THE MARIA F. RODRIGUEZ SURVEY NO. 4, ABSTRACT 16, C.B. 4303, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

"GENERAL NOTES"

1.) THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO DATUM IS NAD83 (ADJUSTED 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.99983
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
3.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
6.) BASIS OF BEARING NGS MONUMENTATION
7.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
8.) THE PROPERTY OF CARMONA HILLS UNIT 1 IS ZONED RS.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
10.) A PORTION OF CARMONA HILLS SUBDIVISION UNIT 1 IS LOCATED WITHIN A 100-YEAR FLOOD BOUNDARY AS DEFINED BY FLOOD INSURANCE RATE MAP BEXAR COUNTY, TEXAS COMMUNITY-PANEL NUMBER 48029C0582 E, MAP REVISED FEBRUARY 18,1996 AND 48029C0584 E, MAP REVISED FEBRUARY 18,1996.

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210)296-2117
SAN ANTONIO, TEXAS 78213
JOB NO. 60017842.30

TCB | AECOM

TCB, INC.
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210) 296-2000

DRAWN BY: R.D. JOB ORDER NO. 60017954 DATE: 08/18/06

STATE OF TEXAS / DAVID P. BEALES / 58552 / REGISTERED PROFESSIONAL ENGINEER

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS / REGISTERED / JUAN E. GALVAN / 4011 / PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KNOWN AS COVELL FARM PARTITION PLAT WHICH IS RECORDED IN VOLUME 3377, PAGE 234, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

SWORN AND SUBSCRIBED BEFORE ME THIS ______ DAY OF ______________ A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES________

NOTARY PUBLIC STATE OF TEXAS — ARTHUR LEE WRIGHT — MY COMMISSION EXPIRES NOVEMBER 19, 2009

OWNER/DEVELOPER:
FIELDSTONE HOMES OF TEXAS L.L.C.
21232 GATHERING OAKS
SAN ANTONIO, TEXAS 78258
PHONE: (210) 491-7600

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER FIELDSTONE HOMES OF TEXAS L.L.C.
A TEXAS LIMITED LIABILITY COMPANY

DULY AUTHORIZED AGENT ~ RICKE BARNETT, ASSISTANT SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

RICKE BARNETT 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF____________ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC STATE OF TEXAS — ARTHUR LEE WRIGHT — MY COMMISSION EXPIRES NOVEMBER 19, 2009

THIS PLAT OF CARMONA HILLS SUBDIVISION 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. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

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.______ 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

PLANNING COMMISSION
PUBLIC HEARING WITH WRITTEN NOTIFICATION AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5C&B **May 23, 2007**

SILVERADO HILLS, U-1	MAJOR PLAT	070162
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 450 F-5
OWNER: Centex Homes, by Charles Marsh
ENGINEER: Pape-Dawson Engineers, Inc., by Jon Adame
CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: May 23, 2007

Location: On the west side of Canyon Golf Road at Silverado Way.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #802B, Friesenhahn was accepted on March 6, 2007.

Proposed Use: Single-Family Residential

Major Thoroughfare: Canyon Golf Road is a secondary arterial, Type A, minimum R. O. W. 86 feet.

APPLICANT'S PROPOSAL:

To replat **5.54** acres consisting of **35** single family lots.

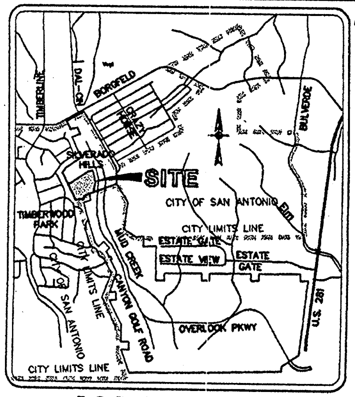
DISCUSSION:

The applicant is proposing to replat 35 lots to reconfigure the street and lot layout. The area to be replatted is described as lot 17, Block 131; Lots 1-17, Block 132; Lots 1-2, Block 133; & Lots 1-15 Block 134, CB 4847, out of the Silverado Hills Unit 1 plat, as recorded in Volume 9572, Pages 140-143, of the deed and plat records of Bexar County, Texas

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070162



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W'S OR PRIVATE OR PUBLIC EASEMENTS SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE R.O.W'S OR EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

4. THE VARIABLE WIDTH DRAINAGE R.O.W.'S AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C-0130F, DATED JANUARY 4, 2002 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

5. LOT 34, BLOCK 130, SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, AND WATER QUALITY CONTROL EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

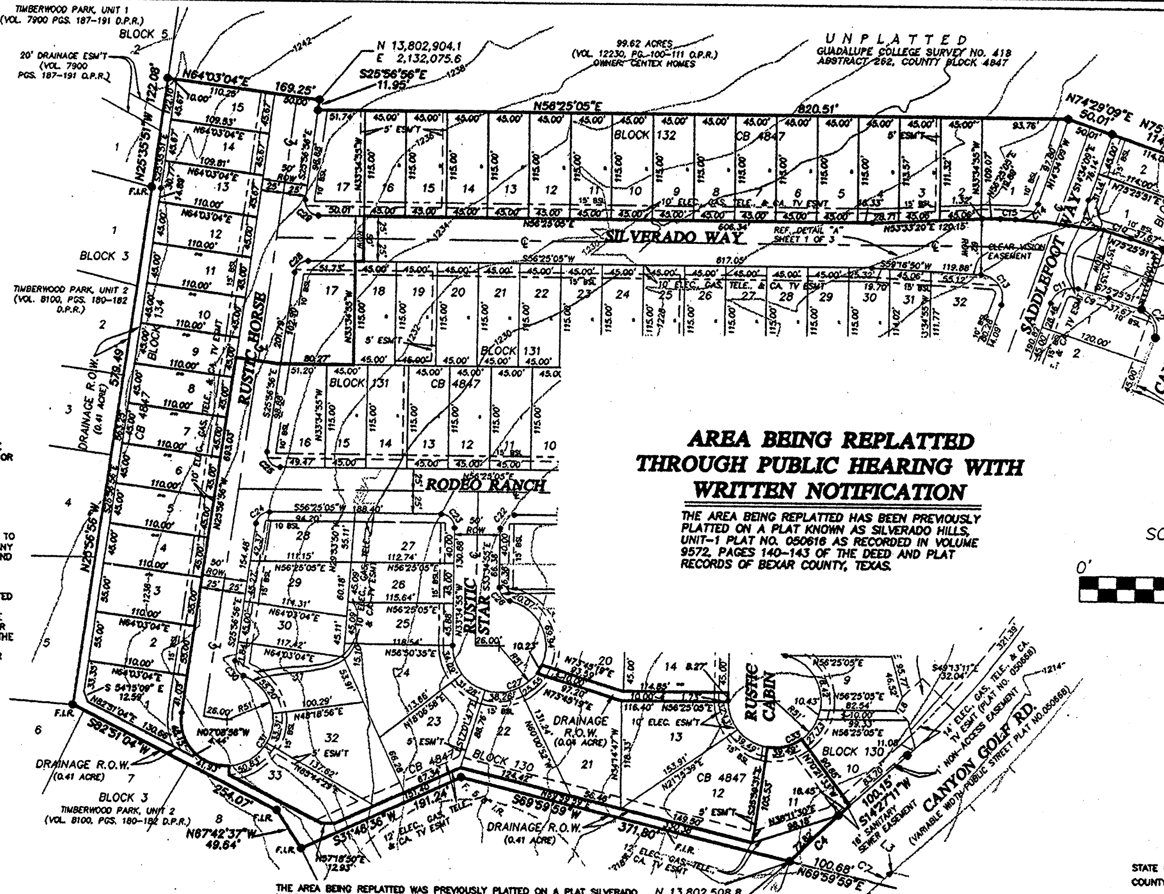
6. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADES.

7. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

8. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS OR EASEMENTS OF ANY KIND.

9. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

10. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS SILVERADO HILLS, UNIT-1 PLAT NO. 050616 AS RECORDED IN VOLUME 9572, PAGES 140-143 OF THE 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 PLANNING DEPARTMENT

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
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".
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS
5' ESM'T = 5' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS, AND ROOF OVERHANGS)

C.P.S. NOTE:

1. 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 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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within 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.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT SILVERADO HILLS, UNIT-1, PLAT NO. 050616 WHICH IS RECORDED IN VOLUME 9572, PAGES 140-143, BEXAR COUNTY PLAT AND DEED RECORDS. SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ______ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER'S OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

CENTEX HOMES,
a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: Charles Marsh
CHARLES MARSH III
LAND DIVISION MANAGER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 18th DAY OF April A.D. 2007
Rose Portillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 08-19-09

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

SURVEYOR 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 NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF SILVERADO HILLS UNIT 1 RECORDED IN VOLUME 9572, PAGES 140-143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) 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:2127038.6019 BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2745 E:2129377.7379
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

NOTE:

IMPACT FEE PAYMENT DUE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CENTEX HOMES,
a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: Charles Marsh
CHARLES MARSH III
LAND DIVISION MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh, 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 18th DAY OF April A.D. 2007

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

Rose Portillo
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

07 APR 23 PM 3:35

RECEIVED

DIVISION

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 SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

SETBACK NOTE:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 EAST, SUITE #108
SAN ANTONIO, TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

REPLAT ESTABLISHING
SILVERADO HILLS, UNIT-1, REPLAT

REPLAT OF PLAT PREVIOUSLY RECORDED IN VOLUME 9572, PAGES 140-143, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF SILVERADO HILLS, UNIT-1, REPLAT 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

PAPE-DAWSON ENGINEERS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR 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. ____

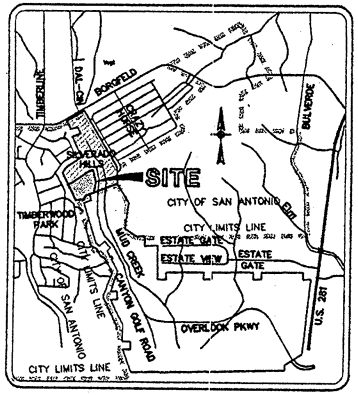
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Date: Apr 18, 2007, 8:43am User ID: JSheppard
File: P:\60\03\04\DESIGN\Civil\plot\AMENDING PLAT-revised-061206.dwg

JOB NO. 6003.03

PLAT NO. 070162



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W'S OR PRIVATE OR PUBLIC EASEMENTS SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATION WHICH ALTERS THE CROSS-SECTION OF THE DRAINAGE R.O.W'S OR EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

4. THE VARIABLE WIDTH DRAINAGE R.O.W.'S AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 480290-0130F, DATED JANUARY 4, 2002 AND THE HIGHER OF THE 25-YEAR ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 100-YEAR ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

5. LOT 18, BLOCK 132 SHALL BE DESIGNATED AS A PERMEABLE NON-RESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, AND WATER QUALITY CONTROL EASEMENT. THE MAINTENANCE OF THIS FACILITY SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

6. THE 2.45AC AND 0.04AC DRAINAGE ROW, 0.07 DRAINAGE/SEWER ROW SHALL BE DESIGNATED AS A NON-RESIDENTIAL LOT AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND DRAINAGE, EASEMENT. THE MAINTENANCE SHALL BE THE RESPONSIBILITY OF THE H.O.A., THEIR SUCCESSORS, OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL LOTS SHALL BE ELEVATED AT LEAST A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADES.

8. ALL TEMPORARY, DRAINAGE, AND OFF-SITE UTILITY EASEMENTS ARE PERMEABLE UNLESS OTHERWISE NOTED.

9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS OR EASEMENTS OF ANY KIND.

10. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

11. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS. E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

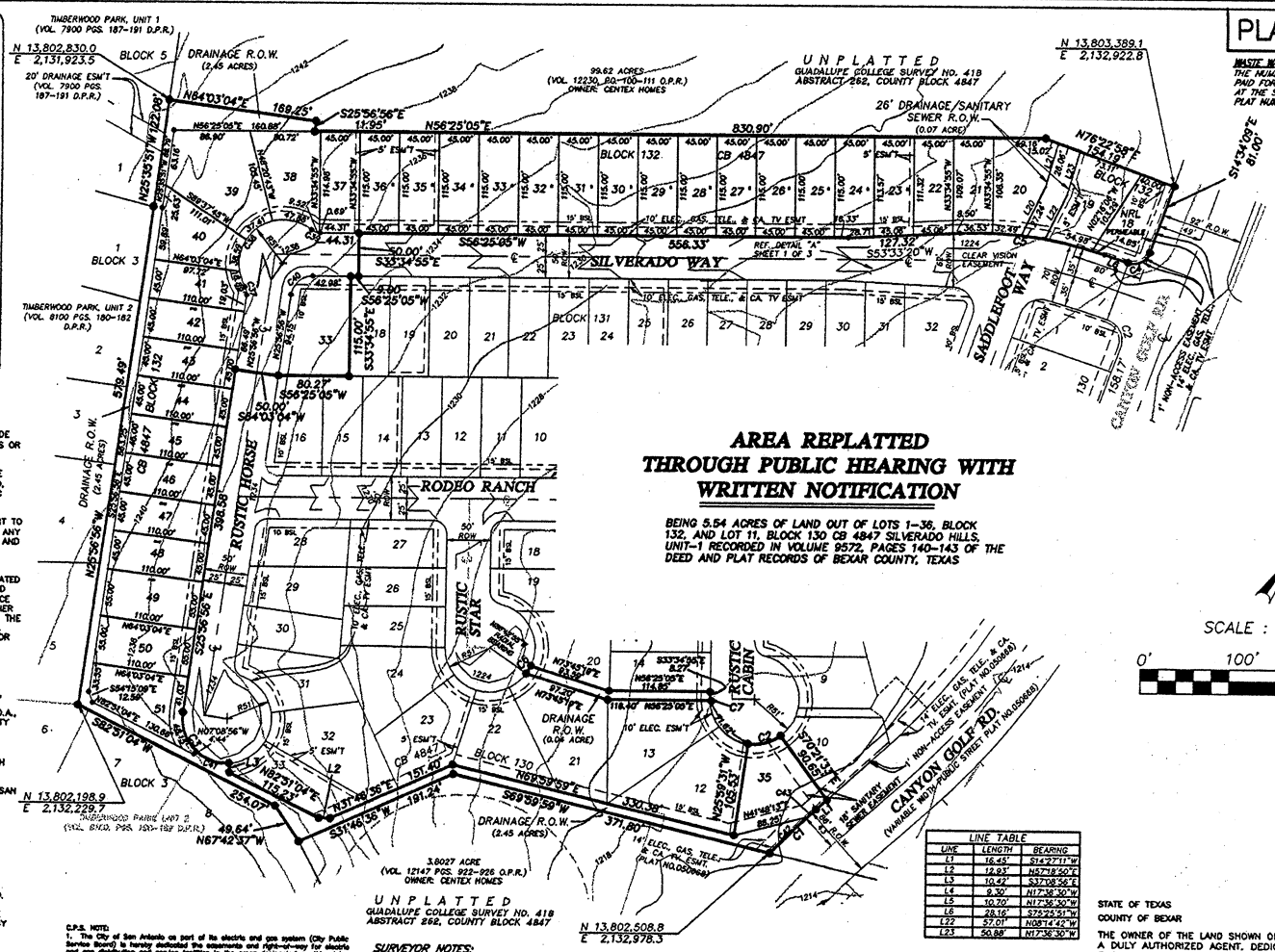
COUNTY OF BEXAR

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 PAPE-DAWSON ENGINEERS INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
R. E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR



AREA REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING 5.54 ACRES OF LAND OUT OF LOTS 1-36, BLOCK 132, AND LOT 11, BLOCK 130 CB 4847 SILVERADO HILLS, UNIT-1 RECORDED IN VOLUME 9572, PAGES 140-143 OF THE 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 PLANNING DEPARTMENT

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD
F.I.R.* = FOUND ½" IRON ROD MARKED "PAPE-DAWSON".
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.45'	S14°27'17"W
L2	12.93'	N57°18'50"E
L3	10.42'	S37°08'56"E
L4	9.30'	N17°36'30"W
L5	10.70'	N17°36'30"W
L6	28.16'	S75°25'51"W
L22	57.01'	N08°14'42"W
L23	50.88'	N17°36'30"W

C.P.S. NOTE:
1. 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 Easements," "Gas Easement," "Anchor Easement," "Service Easement," "Guying Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and trasting 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 and facilitate within said easement and right-of-way, grass and obstructions which from said lands all trees or parts thereof, or other obstructions which may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete paths, or poles will be placed within said easement area.
2. Any GPS monetary fees 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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within the (5) foot side electric and gas easements when only underground electric and gas facilities are installed in adjoining within those five (5) foot side easements.

SETBACK NOTE:
THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SURVEYOR 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 NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF SILVERADO HILLS RECORDED IN VOLUME 9572, PAGES 140-143 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (FROM) 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:2127038.6019
BITTERS, 1953 (P.I.D.#AY0072) N:13756584.2745 E:2129377.7379
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	72.82'	843.00'	36.43'	04°56'57"	72.79'	S11°58'43"W
C2	39.49'	51.00'	20.80'	44°22'02"	38.51'	N41°49'28"E
C3	80.08'	51.00'	52.02'	101°11'58"	78.82'	S76°32'56"E
C4	29.85'	19.00'	19.00'	90°00'00"	26.87'	N30°25'51"E
C5	166.08'	435.00'	84.06'	21°52'31"	165.07'	S64°29'35"W
C6	10.23'	51.00'	5.13'	11°29'44"	10.22'	N04°27'47"W
C7	1.23'	51.00'	0.61'	01°56'32"	1.23'	S34°33'17"E
C36	168.08'	435.00'	84.06'	21°32'31"	167.07'	S64°29'35"W
C37	10.21'	15.00'	5.31'	39°00'13"	10.02'	N45°27'03"W
C38	142.75'	51.00'	294.66'	160°22'26"	100.31'	S15°14'04"W
C39	10.21'	15.00'	5.31'	39°00'13"	10.02'	N75°55'11"E
C40	35.54'	25.00'	21.87'	82°22'01"	32.92'	S15°14'04"W
C41	41.93'	51.00'	22.23'	47°06'17"	40.76'	N76°24'13"E
C42	59.55'	843.00'	29.79'	04°02'52"	59.54'	S11°31'41"W
C43	13.26'	843.00'	6.63'	00°54'05"	13.26'	S14°00'09"W

NOTE:

IMPACT FEE PAYMENT DUE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

REPLAT ESTABLISHING
SILVERADO HILLS, UNIT-1, REPLAT

REPLAT OF PLAT PREVIOUSLY RECORDED IN VOLUME 9572, PAGES 140-143, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF SILVERADO HILLS, UNIT-1, REPLAT 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

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 EAST, SUITE #108
SAN ANTONIO, TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 of 2

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CENTEX HOMES,
a Nevada general partnership

BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: Charles Marsh
CHARLES MARSH III
LAND DIVISION MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Charles Marsh, 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 17TH DAY OF April A.D. 2007

Rose Portillo
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

JOB NO. 6003.04

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5D29 May 23, 2007

HUNTER'S GLENN
PUD PLAN NAME

05-012
PLAN#

COUNCIL DISTRICT: 8
FERGUSON MAP GRID 547 B-2
OWNER: New Leaf Homes LLC, by Fred Ghavidel
ENGINEER: Seda Consulting Engineers, by Salah E. Diab, P.E.
CASE MANAGER: Robert Lombrano, Planner II

Location: The property is located near the intersection of Hausman Road and Bamberger Trl.

Land Use: PUD, Planned Unit Development
R-5, Single-Family Residential
ERZD, Edward Aquifer Overlay District

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- To plan 57 single family lots at a density of 3.27 units per acre.
- The subject property is located inside the City Limits.
- Open space ratio of 42.93%.
- The plan is within 200 feet of Fieldstone Subdivision Neighborhood Association, and is not within a Neighborhood Community or Perimeter Plan.

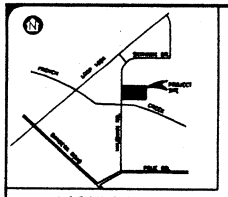
CONDITIONS:
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(I)

Parks and Recreation recommends approval with the following conditions: Hunter's Glenn is a proposed subdivision with 57 single-family residential units. UDC Section 35-503, Table 503-1 states that single-family development is required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is .8 acres. The applicant has requested and is hereby granted the option to pay the fee-in-lieu of parkland dedication. This project is vested to January 20, 2005, which is prior to the UDC amendment of May 12, 2005 in which Planned Unit Developments are prohibited from paying a fee-in-lieu of parkland dedication.

- Applicant shall pay fee-in-lieu in the amount of $12,247.52 prior to platting phase.

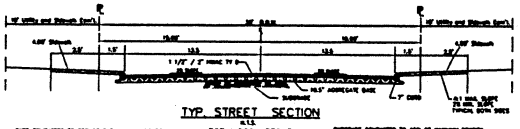
- Applicant shall pay fee-in-lieu in the amount of $12,247.52 prior to platting phase.
- Park Review Fee in the amount of $165.00 has not been paid and shall be submitted prior to final approval.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.



LOCATION MAP
N.T.S.

OWNER/DEVELOPER:
New Leaf Homes, LLC
P.O. Box 5310
San Antonio, Tx. 78201
(210)559-1888
Mr. Fred Ghavidel



TYP. STREET SECTION
N.T.S.
FOR MOSSY STONE

FLOOD NOTE - According to Federal Insurance Administration's Flood Hazard Map for Bexar County, Reference Map No. 48029C0242 E, with an effective date of February 16, 1996, A portion of this property is within the 100-year floodplain (Zone A).
However a study has been done and approved by Bexar Water Department and it will be forwarded to FEMA for a LOMAR.

DENSITY:3.27 Lots/Ac.

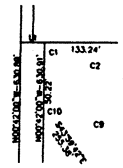
Total Acres	# Lots	Open Space(Ac)	Driveways(Sq.Ft.)	Streets(Ac)	Building(Sq.Ft.)
17.42	57	7.478	14,820	1.24	79,800

ZONING NOTE:
THIS PROPERTY IS ZONED PUD -R-5-ERZD

THIS PROPERTY IS WITHIN
THE CITY OF SAN ANTONIO
DITRICT 8
(210) 207-7086

RECHARGE ZONE NOTE:
SUBJECT PROPERTY IS
ENTIRELY IN THE RECHARGE
ZONE.

17.42 ACRES OUT OF PEERY
DAVIS SURVEY NO. 267,
ABSTRACT NO. 189 N.C.B.
14615



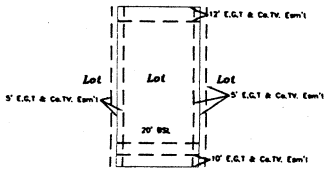
DETAIL "A"
Not to Scale

Curve Table

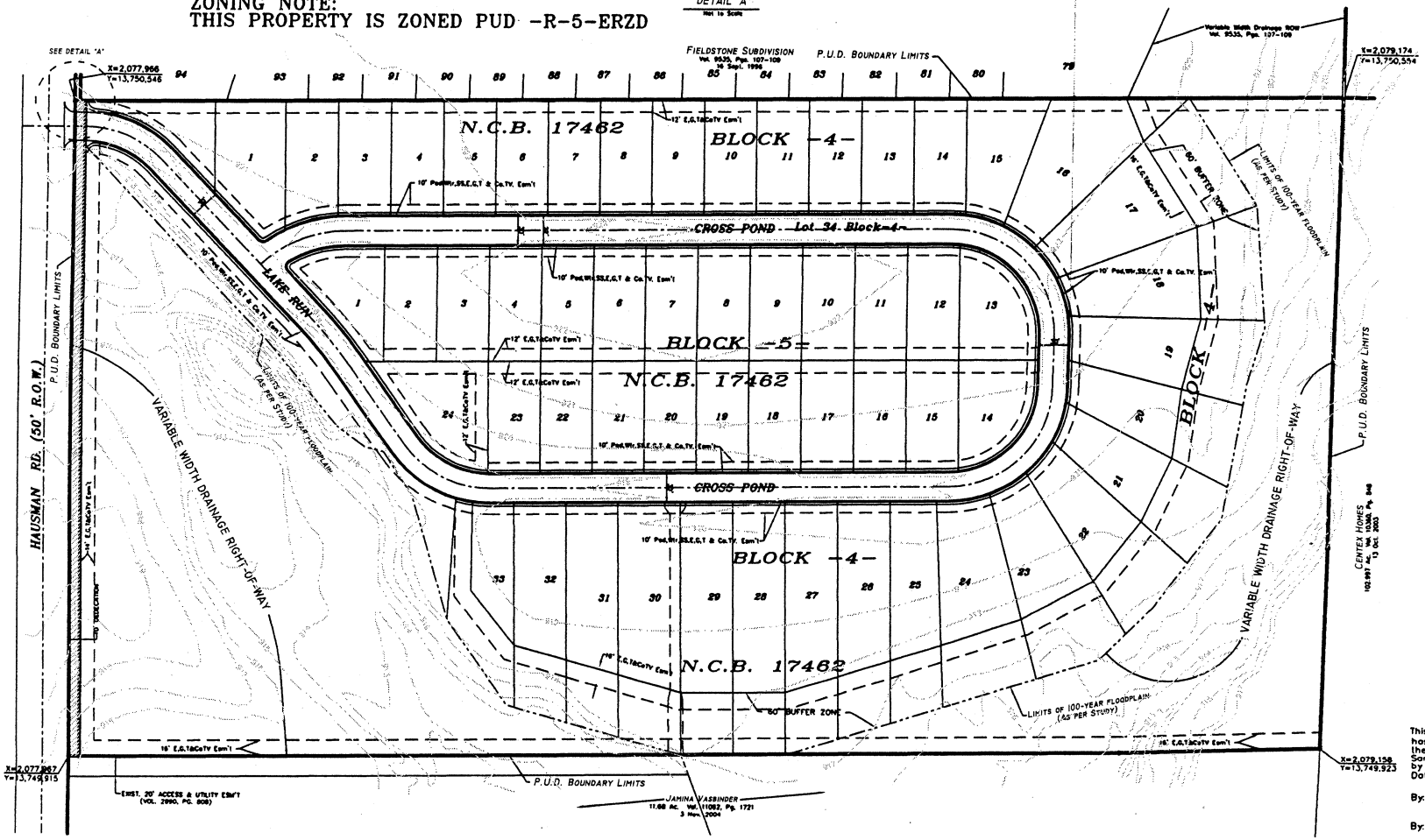
Curve	Length	Radius	Chord	Chd Brg	Delta
C1	14.90'	10.00'	13.38'	S43°33'28"E	85°22'21"
C2	84.30'	115.25'	82.43'	N65°17'28"W	41°54'24"
C3	7.12'	5.00'	6.53'	S85°07'10"E	81°33'32"
C4	73.99'	131.26'	73.76'	S71°33'20"W	34°54'33"
C5	182.64'	115.00'	164.04'	N43°23'33"W	90°29'45"
C6	178.64'	115.00'	161.22'	N44°30'08"E	89°00'15"
C7	109.98'	114.75'	105.80'	S63°33'42"E	54°54'08"
C8	69.81'	485.75'	69.75'	N40°12'57"W	8°14'35"
C9	57.93'	85.25'	56.87'	N63°46'13"W	38°53'38"
C10	17.00'	10.00'	15.03'	S48°00'34"W	97°25'48"
C11	8.90'	5.00'	7.77'	S06°36'19"W	101°59'05"
C12	55.44'	101.26'	54.75'	S73°18'51"W	31°22'00"
C13	135.00'	85.00'	121.22'	N43°28'53"W	90°29'45"
C14	132.04'	85.00'	119.18'	N44°30'08"E	89°00'15"
C15	81.21'	84.75'	78.14'	S63°33'42"E	54°54'08"
C16	74.13'	515.25'	74.06'	N40°12'57"W	8°14'35"

Line Table

Line	Length	Bearing
L1	10.00'	N89°00'15"E
L2	47.01'	N00°00'00"E
L3	10.00'	S89°08'30"W
L4	32.55'	S53°30'31"E
L5	18.53'	S75°41'05"E
L6	50.84'	S33°31'52"E
L7	47.01'	N00°00'00"W
L8	36.95'	N44°20'14"W



Street
Typical Lot Layout
Not to Scale



GRAPHIC SCALE
(IN FEET)
1 INCH = 50 FT.

NOTE:
1.ALL STREETS ARE PRIVATE AND ARE ELECTRIC, GAS, TELEPHONE, C.A.T.V., WATER, AND SEWER EASEMENTS.
2.ALL STREETS ARE LABELED LOT 34, BLOCK4.
3.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.
4.ROOF OVERHANGS ARE ALLOWED WITHIN 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.
5.A FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT IS PROVIDED ALONG THE SIDE LOT LINES OF EVERY LOT.
6.SIDEWALKS WILL BE INSTALLED IN THE PRIVATE EASEMENTS PER UDC ARTICLE 5, DIVISION 2: 35-506(a).

NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY SHOWN ON THIS PLAT.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS OR R.O.W., AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT AND/OR R.O.W.

This PUD Plan of Hunter's Glenn Subdivision 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._____

By:_____
Chairman

By:_____
Secretary

Seda Consulting Engineers, Inc.
6735 IH-10 West
San Antonio, Texas 78201
(210) 308-0057
FAX (210) 308-6842
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

HUNTER'S GLENN SUBDIVISION

PLAN UNIT DEVELOPMENT, (PUD) PLAN

JOB NO. 1046
DATE: 09/08/05
DRAWN BY: MGM
CHECKED BY: SED
SHEET: 1 OF 1

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5E&10 May 23, 2007

WINDCREST HEIGHTS
PUD PLAN NAME

PUD 07-019
PLAN#

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID 553 D-6 D-7
OWNER: En Seguido, Ltd, by Ronald Brazell
ENGINEER: Harry Jewett Associates, by Harry Jewett, P.E.
CASE MANAGER: Robert L Lombrano, Planner II

Location: The property is east of the intersection of Oriole and Crestway.

Land Use: Planned Unit Development, Single Family Residential Development

Plan is not associated with a Master Development Plan.

APPLICANT'S PROPOSAL:

- To plan a 152 single family residential development at a density of 5.65 units per acre.
- Open space ratio of 38.7%
- Approximately 3,217 ft. of private streets.
- With a connectivity ratio of 1.40.
- The Plan is not associated with a Neighborhood Association, nor within a Neighborhood, Community or Perimeter Plan.

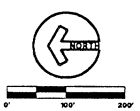
DISCUSSION:
The PUD plan was continued from May 9, 2007 to May 23, 2007 to address turn around concerns.

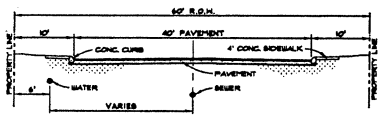
The project has rights as of May 19, 1971, through court case no. 2005-CI-09689. However, the judgment does not relieve any Planned Unit Development requirements.

CONDITIONS:
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(i)

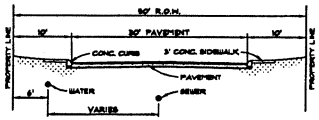
STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

PLAT No. 040351

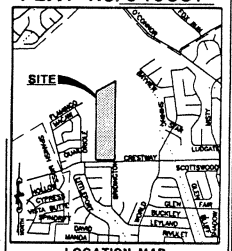




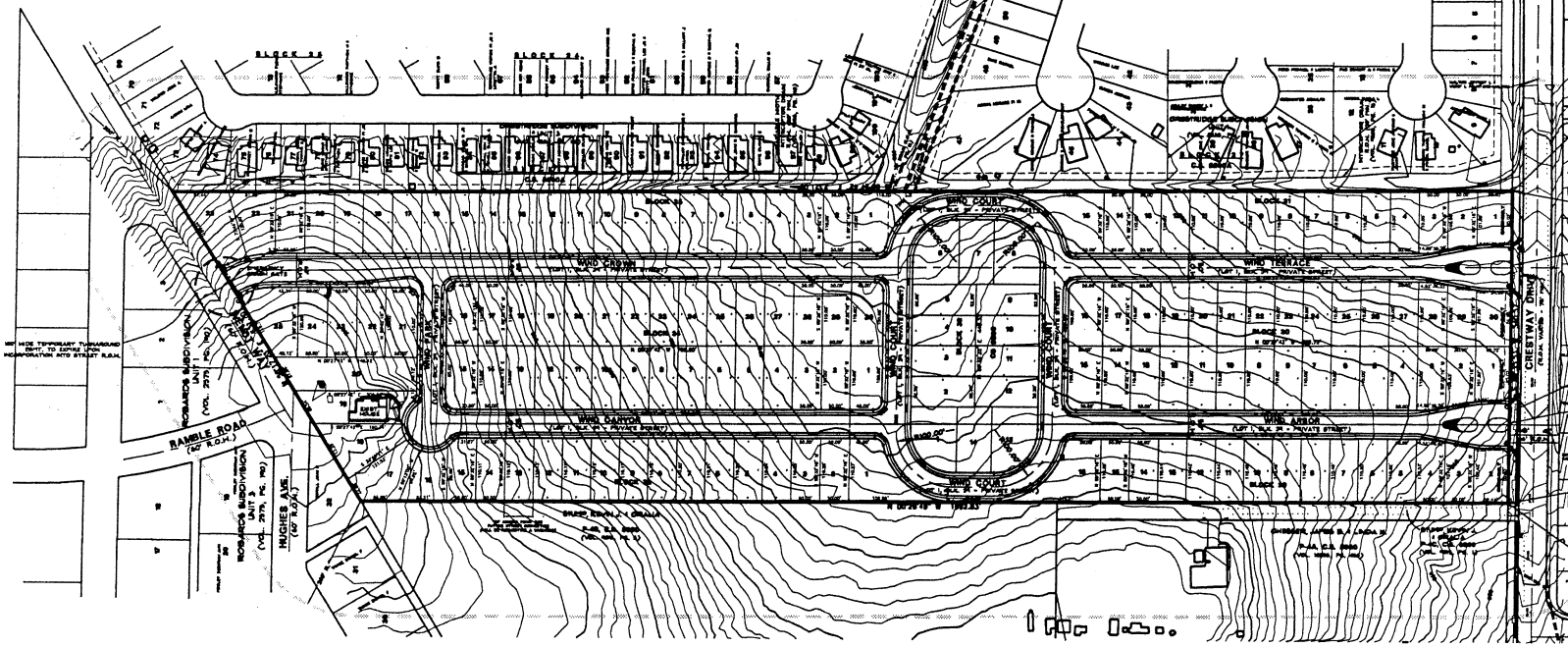
TYPICAL STREET & UTILITY SECTION (60' R.O.W.)
SCALE: 1" = 10'

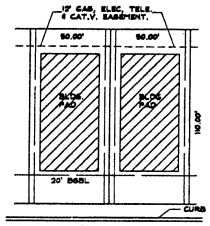


TYPICAL STREET & UTILITY SECTION
SCALE: 1" = 10'



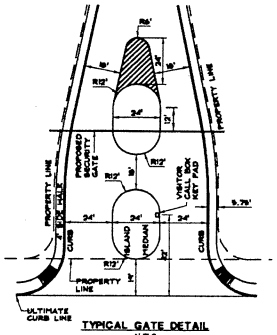
LOCATION MAP
SCALE: NOT TO SCALE





FRONT STREET

TYPICAL LOT DETAIL
N.T.S.



TYPICAL GATE DETAIL
N.T.S.

NOTE:

ALL COMMON AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION THAT WILL BE IN PLACE FOR WINDCREST HEIGHTS SUBDIVISION P.U.D. AS PER CITY OF SAN ANTONIO U.D.C. 35-544 I.

STREET ACCESS FROM ADJOINER PROPERTY WILL BE SUBJECT TO A VARIANCE REQUEST AT TIME OF PLANNING COMMISSION.

LEGAL DESCRIPTION

ESTABLISHING WINDCREST HEIGHTS SUBDIVISION, A 36.924 ACRE TRACT OUT OF A REMAINING PORTION OF ZINK SUBDIVISION, UNIT 1, AS RECORDED IN VOL. 6500, PG. 92, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS, BEING A 36.754 ACRE TRACT AND A 0.17 ACRE RIGHT-OF-WAY DEDICATION BEXAR COUNTY, TEXAS.

THIS PUD PLAN FOR THE "WINDCREST HEIGHTS SUBDIVISION" 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__ 02__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

OWNER/SUBDIVIDER:

EN BEGUIDO, LTD.
8520 N. NEW BRAUNFELS STE. 400
SAN ANTONIO, TEXAS 78217
(210) 805-9402

PROJECT DATA

1. ALL PRIVATE STREETS HAVE 50' R.O.W. AND ONE 30' R.O.W.
2. ZONING: NOT APPLICABLE (BEXAR COUNTY)
3. PROJECT WILL BE PLATTED AS ONE (1) UNIT
4. RESIDENTIAL DENSITY: 5.05
5. NO. OF RESIDENTIAL LOTS: 152
6. TOTAL ACREAGE: 36.924 AC.

COMMON AREAS	ACRES
R.O.W. (LOT 1, BLK. 20)	6.10
GREENBELT	0.51
OPEN SPACE PER LOT (2660 X 150 LOTS/43560)	9.05
10.36 AC. OPEN SPACE / 36.754 AC. TO BE DEVLPD.	28.7%

If a previously unidentified archaeological site is encountered during construction work, activities should be immediately stopped in the vicinity and the HPO (210-207-7308) and SHPO notified.

DATE OF PREPARATION: MARCH 10, 2005

Revisions:
6/2/05 - MOVED OPEN SPACE TOWARDS MAIL.
5/26/05 - ADD TEMP. CDS / CHANGE CL. BLD.
4/11/07 - CHANGE CL. BLDG. & WIND COURT.
5/24/07 - CHANGE LOT COUNT 1 PROPERTY

PLANNED UNIT DEVELOPMENT FOR

WINDCREST HEIGHTS PUD, SUBDIVISION

SAN ANTONIO, BEXAR COUNTY, TEXAS

HARRY JEWETT ASSOCIATES
Engineers • Planners • Consultants
307 West Kennedy
San Antonio, TX 78205-3005
(210) 737-3417
(210) 737-3418
Fax (210) 733-5384
10106 Cash
Leander, TX 78641-5376
(512) 79-1305
(512) 79-1306
(512) 79-1305 Fax

Job No.: 04041

Date: 3/10/05

Drawn by: HJ/MW/AG

Sheet: 1 OF 1

Z:\Land Projects 2004\04041\dwg\04041PUD.dwg, 4/23/2007 5:14:44 PM, sd5000.pc3, MKW

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION

AGENDA ITEM NO: 5F & 11 **May 23, 2007**

ARROWHEAD 410	MINOR PLAT	060544
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 613 C-4
AGENT: Odyssey Investments, by Stephen Cook
ENGINEER: Stephen G. Cook Engineering Inc., by Stephen Cook
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 23, 2007

Location: At the northwest intersection of Lakeside Parkway and Loop 410

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial

Plat is in accordance with:
P.O.A.D.P./M.D.P. # 60, West Lake, accepted on November 7, 1985

Proposed Use: Pad Sites

Major Thoroughfare: Loop 410 is a freeway.

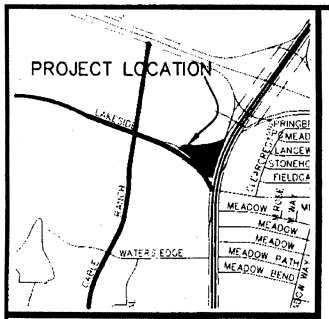
APPLICANT'S PROPOSAL:

To replat **6.820** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

PLAT I.D. 060544



LOCATION MAP
(NOT TO SCALE)

NOTES:

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE DEFERRED AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CITY OF SAN ANTONIO NOTES:

1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (r)(3)
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA. UDC 35-506 (d)(5)
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE FOR RESIDENTIAL CONSTRUCTION. UDC 35-504 (e)(2)

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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 OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

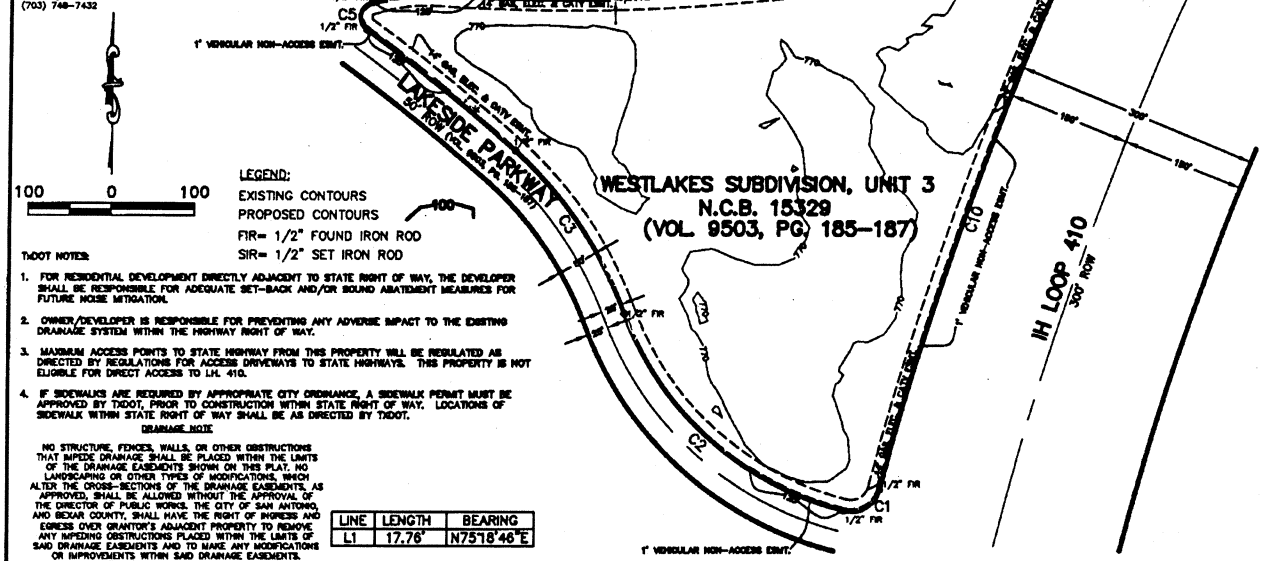
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON OR PERSON DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

SURVEYOR NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "S.G.C.E. 5983" 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 NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

ENGINEER/SURVEYOR:
STEPHEN G. COOK ENGINEERING
12000 STARCREST, SUITE 107
SAN ANTONIO, TX 78247
(210) 481-2533

OWNER/SUBDIVIDER:
ODYSSEY INVESTMENTS LLC dba BEXAR ODYSSEY INVESTMENTS LLC
THE GENERAL PARTNER OF CARLTON HOLDINGS LP
1650 TYSONS BOULEVARD, STE. #950
MCLEAN, VIRGINIA 22102
(703) 748-7432



LEGEND:
EXISTING CONTOURS
PROPOSED CONTOURS
FIR= 1/2" FOUND IRON ROD
SIR= 1/2" SET IRON ROD

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO I.H. 410.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALK WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

DRAINAGE NOTE

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPES OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO, AND BEXAR COUNTY, SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LINE	LENGTH	BEARING
L1	17.76'	N75°18'46"E

CURVE	LENGTH	RADIUS	CHORD BEARING	CHORD LENGTH	DELTA
C1	55.06	35.00	S59°19'00"W	49.55	90°07'38"
C2	374.16	385.00	N47°59'48"W	359.61'	55°40'57"
C3	241.42	482.00	N34°16'21"W	238.91'	28°41'53"
C4	232.70	2418.00	N51°43'14"W	232.61'	5°30'50"
C5	41.27	18.00	N10°52'40"E	32.81'	131°22'44"
C6	63.69	199.00	N84°53'04"E	63.72'	18°20'11"
C7	562.57	2300.00	N86°54'56"E	561.17'	14°00'51"
C8	201.66	832.97	N73°43'50"E	201.17'	13°52'17"
C9	36.31	15.00	S44°51'17"E	28.07'	138°40'38"
C10	706.38	3969.72	S19°16'16"W	705.44'	10°11'43"

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS A 5.280 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS PREVIOUSLY PLATTED AS WESTLAKES SUBDIVISION, UNIT 3 RECORDED IN VOLUME 9503, PAGE 185-187, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

ARROWHEAD 410 SUBDIVISION

THIS PLAT OF ARROWHEAD 410 SUBDIVISION 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., _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "WESTLAKES SUBDIVISION UNIT 3", WHICH IS RECORDED IN VOLUME 9503, PAGES 185-187, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE____DAY OF _____, ____.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
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 _____, _____.

_____
NOTARY PUBLIC
BEXAR COUNTY

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: _____

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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 SAN ANTONIO PLANNING COMMISSION.

_____
LICENSED PROFESSIONAL ENGINEER

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., 20____ AT _____ _M. AND DULY RECORDED THE ___ DAY OF_____ A.D., 20____ AT _____ _M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF _____ A.D., 20____

BY _____
DEPUTY

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 • FAX: 210/481-2150

S:\Engineering\Drawings\021-001\dwg\001\PL7021001_A.dwg REVISED: 03/10/07

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5G & 12 May 23, 2007

UTOPIA HEIGHTS PUD — MAJOR PLAT — 060584
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 651 F-6
OWNER: Mike McLean
ENGINEER: Briones Consulting and Engineering Inc., by Roland Briones, Jr. P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 23, 2007

Location: On the southwest side of IH 37 and on the north side of Utopia Lane

Services Available: SAWS Water and Sewer

Zoning: MF-33 Multi-Family
PUD Planned Unit Development

Proposed Use: Single Family Residential

Plat is in accordance with:
PUD #06-014, Utopia Heights, approved on March 28, 2007

APPLICANT'S PROPOSAL:

To replat **1.5162** acres consisting of **15** single family lots.

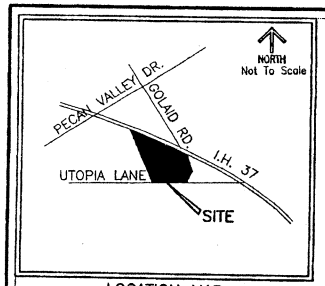
DISCUSSION:

The applicant is proposing to replat 1.5162 acres being a remaining portion of lot 28, NCB 10946, of the Epworth Methodist Church Subdivision, as recorded in Volume 5140, Page 83, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval

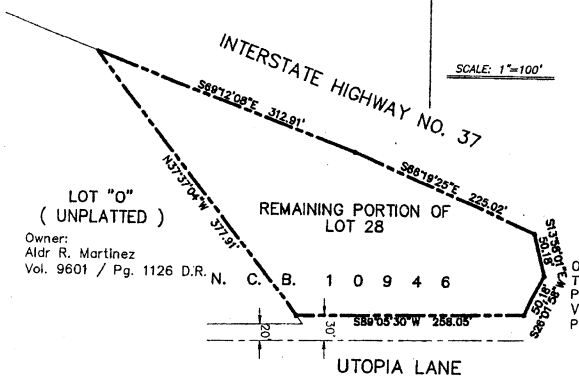
PLAT No. 060584



LOCATION MAP

LEGEND

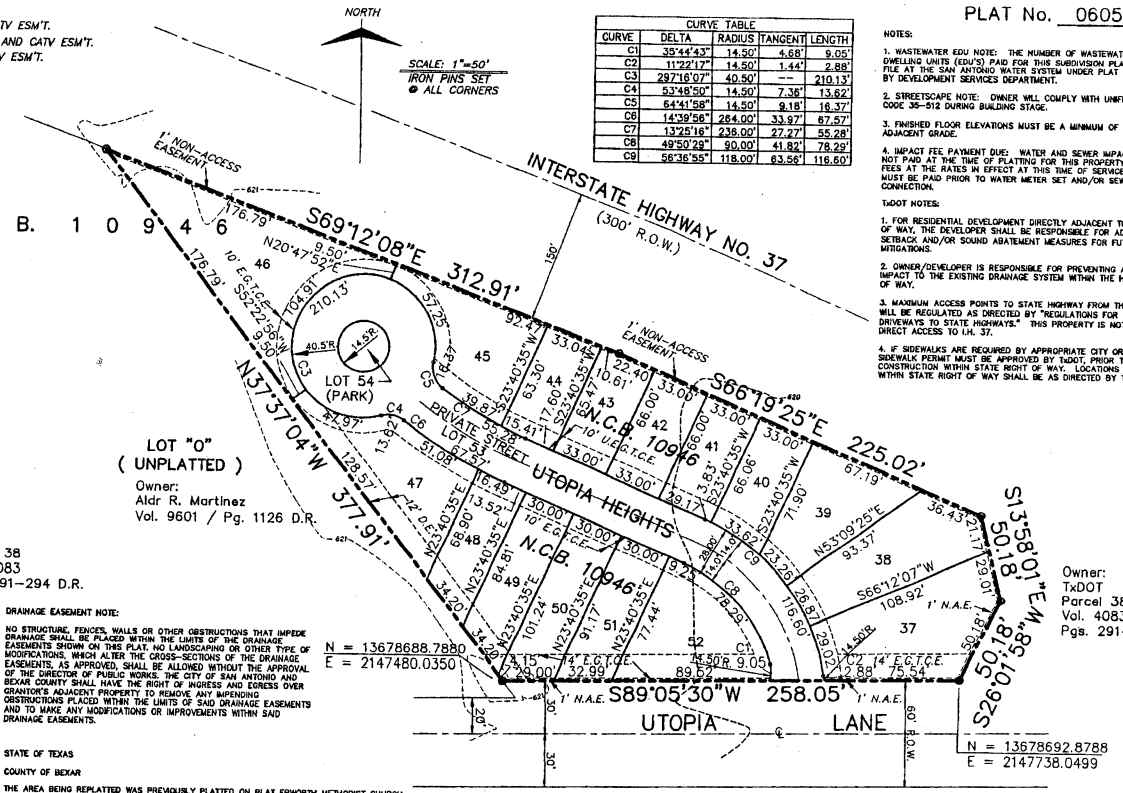
14' E.G.T.C.E.	14' ELECTRIC, GAS, TELE AND CATV ESM'T.
10' W.E.G.T.C.E.	10' WATER, ELECTRIC, GAS, TELE AND CATV ESM'T.
7' E.G.T.C.E.	7' ELECTRIC, GAS, TELE AND CATV ESM'T.
1' N.A.E.	1' NON-ACCESS EASEMENT
12' D.E..	12' DRAINAGE EASEMENT
R.P.R.	REAL PROPERTY RECORDS
P.R.	PLAT RECORDS



" AREA BEING REPLATTED THROUGH PUBLIC HEARING"

REMAINING PORTION OF LOT 28, N.C.B. 10946, KNOWN AS EPWORTH METHODIST CHURCH SUBDIVISION RECORDED IN VOL. 5140 / PG. 83, DATED AUGUST 13, 1964, DEED AND PLAT RECORDS SAN ANTONIO, BEXAR COUNTY, TEXAS.

OWNER:
MIKE McLEAN
3236 CRYSTAL PATH
SAN ANTONIO, TEXAS



CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
C1	35°44'43"	14.50'	4.68'	9.05'
C2	11°22'17"	14.50'	1.44'	2.88'
C3	297°16'07"	40.50'	---	210.13'
C4	53°48'50"	14.50'	7.36'	13.62'
C5	64°41'58"	14.50'	9.18'	16.37'
C6	14°39'56"	264.00'	33.97'	67.57'
C7	13°25'16"	236.00'	27.27'	55.28'
C8	49°50'29"	90.00'	41.82'	78.29'
C9	56°36'55"	118.00'	63.56'	116.60'

NOTES:

1. 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 PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

2. STREETSCAPE NOTE: OWNER WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-512 DURING BUILDING STAGE.

3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

4. 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 THIS TIME OF SERVICE APPLICATION MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

TxDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATIONS.

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS." THIS PROPERTY IS NOT ELIGIBLE FOR DIRECT ACCESS TO I.H. 37.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT EPWORTH METHODIST CHURCH WHICH IS RECORDED IN VOLUME 5140, PAGE 83, BEXAR COUNTY PLAT AND DEED RECORDS.

I , THE OWNER OF THE PROPERTY SHOWN ON THE REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) RESIDENTIAL UNITS PER LOT.

REPLAT OF
UTOPIA HEIGHTS P.U.D. SUBDIVISION

BEING A REPLAT OF THE REMAINING PORTION OF LOT 28, N.C.B. 10946, EPWORTH METHODIST CHURCH SUBDIVISION AND ESTABLISHING LOTS 37 THRU 54, N.C.B. 10946, CONSISTING OF 1.5162 ACRES, SAN ANTONIO, BEXAR COUNTY, TEXAS.

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828 1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax
38

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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GEORGE OZUNA, JR. R.P.L.S.

_____
REGISTERED PUBLIC SURVEYOR

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.

_____
MIKE McLEAN, OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MIKE McLEAN, 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_____ , 2007 A.D.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

_____
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF_____, ____

_____
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

MY COMMISSION EXPIRES:_____

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF _____UTOPIA HEIGHTS P.U.D. SUBDIVISION_____ HAS BEEN SUBMITTED AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATE THIS _____ DAY OF_____ , 2007 A.D.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE 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.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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 RIGHTS-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS

COUNTY OF BEXAR

I, _____COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE_____DAY OF _____ , 2007 A.D. AT _____M. AND DULY RECORDED THE_____DAY OF _____ , 2007 A.D.
AT_____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____. IN TESTIMONY, WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____DAY OF _____, 2007 A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ , DEPUTY

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 13 May 23, 2007

STUART ESTATES	MAJOR PLAT	050430
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 687 A-8
OWNER: Alamo Note & Home Buyers, by Tom Smith
ENGINEER: E-Sol Engineers, by Arnie Gonzalez
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 7, 2007

Location: At the southeast intersection of Bernhardt Road and Stuart Road

Services Available: East Central Water Supply and on-site Sewer facility

Zoning: Outside San Antonio City Limits

Proposed Use: Single-family

APPLICANT'S PROPOSAL:

To plat **21.03** acres consisting of **27** single-family lots and **1,945.17** linear feet of public streets.

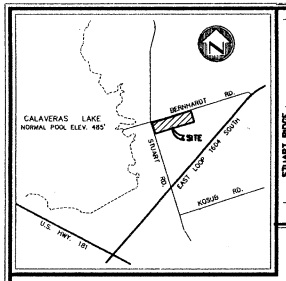
DISCUSSION:

It is noted that no building permits will be issued until FEMA LOMR flood plain study is prepared and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exists on lots 3 thru 6, Block 3, CB 5164. Elevation certificates for homes constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County. The lot owner may be required to purchase flood insurance.

STAFF RECOMMENDATION:

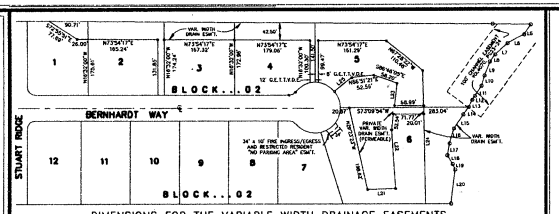
Approval.

PLAT NO. 050430

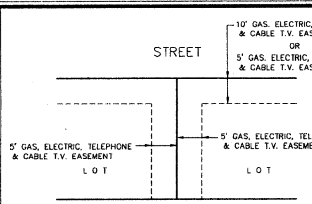


LOCATION MAP

NOT TO SCALE



DIMENSIONS FOR THE VARIABLE WIDTH DRAINAGE EASEMENTS



TYPICAL LOT EASEMENTS

NOT TO SCALE

NOTES:

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.

3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.

4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE NORTH PROPERTY LINE BEING S75°16'17"E.

5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).

6.) THIS SUBDIVISION FALLS UNDER THE REQUIREMENTS OF THE UDC FOR BUFFERS & LANDSCAPING.

7.) TREESCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

8.) THE OWNERS OF LOTS 5 & 6 BLOCK 2, C.B. 5164, SHALL MAINTAIN THE OPEN SPACE AND BE RESPONSIBLE FOR STORMWATER DETENTION STRUCTURES,VEGETATION, AND DRAINAGE EASEMENTS WITHIN SAID LOTS.

9.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.

10.) THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT SUPERCEDE THE PREVIOUSLY DESCRIBED PARCEL "A", 100 FOOT CHANNEL EASEMENT WHICH IS RECORDED IN VOLUME 4070, PAGE 23, REAL PROPERTY RECORDS, BEXAR COUNTY TEXAS.

11) THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

12.) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN EASEMENTS OF ANY KIND. INDIVIDUAL LOT OWNERS ARE HEREBY REQUIRED TO MAINTAIN EASEMENTS SHOWN.

13.) MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

LINE	BEARING	LENGTH
L3	N76°45'45"E	175.99'
L4	N74°32'42"E	89.98'
L5	S16°45'28"W	29.45'
L6	S45°59'21"W	44.09'
L7	S30°41'26"W	39.93'
L8	S80°08'04"W	20.65'
L9	S04°45'14"W	35.20'
L10	S89°18'31"W	24.80'
L11	S17°01'52"W	28.44'
L12	S16°55'41"W	11.25'
L13	S09°15'24"W	18.81'
L14	S20°14'13"W	21.57'
L15	S78°52'40"W	40.40'
L16	S00°10'04"E	36.40'
L17	S06°21'29"E	28.53'
L18	S38°03'38"E	24.36'
L19	S40°35'13"E	14.23'
L20	S09°37'50"E	80.98'
L21	N71°28'10"E	66.12'
L22	N20°36'53"W	139.50'
L23	N09°52'53"W	52.03'
L24	N17°49'58"W	314.74'
L25	S35°46'08"W	52.16'
L26	S73°28'00"W	66.47'
L27	S16°32'00"E	16.99'
L28	N16°31'23"W	282.01'

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

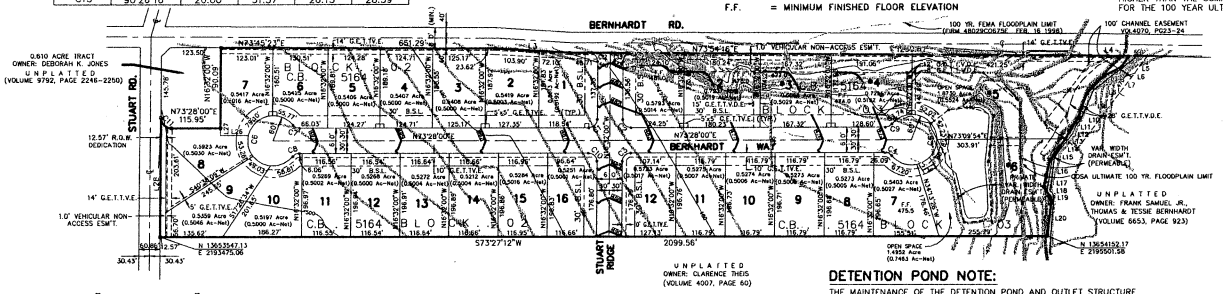
CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD
C1	90°00'00"	20.00'	31.42'	20.00'	28.28'
C2	90°00'00"	20.00'	31.42'	20.00'	28.28'
C3	90°00'00"	20.00'	31.42'	20.00'	28.28'
C4	51°19'04"	20.00'	17.91'	9.35'	17.32'
C5	282°38'08"	60.00'	295.98'	48.04'	75.00'
C6	282°38'08"	60.00'	295.98'	48.04'	75.00'
C7	51°19'04"	20.00'	17.91'	9.61'	17.32'
C8	51°19'04"	20.00'	17.91'	9.61'	17.32'
C9	51°19'04"	20.00'	17.91'	9.61'	17.32'
C10	90°00'00"	20.00'	31.42'	20.00'	28.28'
C11	90°01'32"	25.00'	39.28'	25.01'	35.36'
C12	89°33'44"	20.00'	31.26'	19.85'	28.18'
C13	90°26'16"	20.00'	31.57'	20.15'	28.39'

FLOODPLAIN NOTE:

*LOTS 3 THRU 6, BLOCK 03 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0675 E, DATED 02/16/1996. A FEMA CONDITIONAL LETTER OF MAP REVISIONS (CLOMR) FLOOD PLAIN STUDY, 04-06-1726R, HAS BEEN PREPARED BY E-SOL ENGINEERED SOLUTIONS AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASE ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
G.E.T.TV.E.	= GAS, ELECTRIC, TELEPHONE & CABLE T.V. ESM'T.
G.E.T.TV.D.E.	= GAS, ELECTRIC, TELEPHONE, CABLE T.V. & DRAIN ESM'T.
W.G.E.T.TV.E.	= WATER, GAS, ELECTRIC, TELEPHONE & CABLE T.V. ESM'T.
B.S.L.	= BUILDING SETBACK LINE
FND. I.R.	= FOUND IRON ROD
825	= PROPOSED CONTOURS
(0.55 Ac.- Net)	= USABLE LAND AREA OUTSIDE OF EASEMENTS AND/ OR RIGHT-OF-WAY-DEDICATIONS.
F.F.	= MINIMUM FINISHED FLOOR ELEVATION



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
THOMAS L. SMITH

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED THOMAS L. SMITH KNOWN TO ME TO THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF ____, ____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON THE FIRM PANEL NO. 48029C0675 E, DATED 02/16/1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.

DETENTION POND NOTE:

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T. OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

e-Sol Engineered Solutions
P.O. BOX 690964
SAN ANTONIO, TX. 78269
OFFICE: (210) 372-9111
FAX: (210) 372-9121

EDU NOTE:

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

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 20___

ATTESTED

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ 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. 20_____.

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE. EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
ARNULFO (ARNIE) GONZALEZ, P.E.,
LICENSED PROFESSIONAL ENGINEER No. 81956

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: GAYLORD E. REAVES

_____
G.E. REAVES, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

SUBDIVISION PLAT ESTABLISHING

STUART ESTATES SUBDIVISION

BEING A 21.03 ACRE TRACT OF LAND OUT OF A 72.0 ACRE TRACT AS RECORDED IN VOLUME 79, PAGE 224, DEED RECORDS, BEXAR COUNTY, TEXAS, OUT OF ED BROWN O.S. 120, COUNTY BLOCK 5164, BEXAR COUNTY, TEXAS.

THIS PLAT OF STUART ESTATES SUBDIVISION 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

OWNER/DEVELOPER:
ALAMO NOTE & HOMEBUYERS, INC.
3534 FREDERICKSBURG RD., SUITE 5
SAN ANTONIO, TEXAS 78223

DATE: 02/11/05

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 1A **May 23, 2007**

INDIAN SPRINGS ESTATES NORTH, UNIT 1, PUD — MAJOR PLAT — 060026
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 452 B-8
OWNER: Continental Homes of Texas, L.P., by Timothy D. Pruski
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 9, 2007

Location: At the northeast corner of Bulverde Road and Wilderness Oak

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #749A, Indian Springs, was accepted on August 13, 2004.
PUD # 06-004, Indian Springs, was approved on April 12, 2006.

Proposed Use: Residential

Major Thoroughfare: Bulverde Road and Wilderness Road are secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **61.843** acres consisting of **74** single family lots and **6,134** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060026

SHEET 1 OF 6

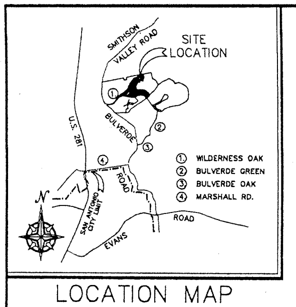
74 LOTS

(PLANNED UNIT DEVELOPMENT)

SUBDIVISION PLAT
ESTABLISHING

INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1

BEING 61.843 ACRES OF LAND OUT OF A 251.43 ACRE TRACT RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID 61.891 ACRES ALSO BEING OUT OF THE THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
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5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
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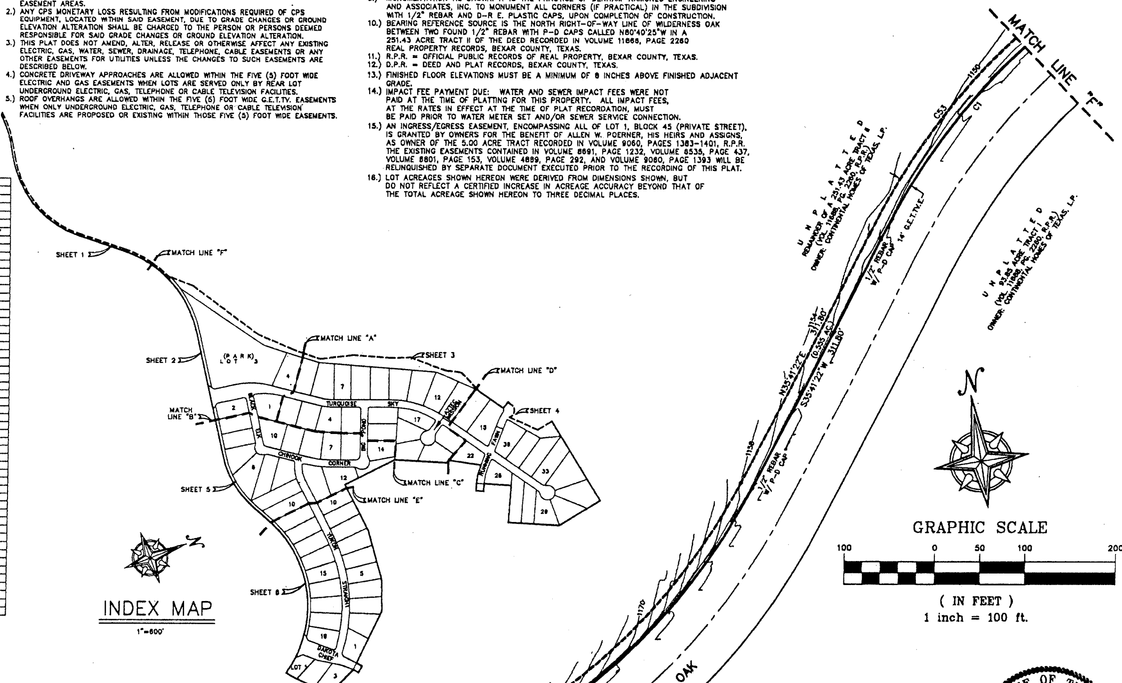
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTH RIGHT-OF-WAY LINE OF WILDERNESS OAK BETWEEN TWO FOUND 1/2" REBAR WITH P-D CAPS CALLED N80°40'25"W IN A 251.43 ACRE TRACT II OF THE DEED RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14.) 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.
15.) AN INGRESS/EGRESS EASEMENT, ENCOMPASSING ALL OF LOT 1, BLOCK 45 (PRIVATE STREET), IS GRANTED BY OWNERS FOR THE BENEFIT OF ALLEN W. POERNER, HIS HEIRS AND ASSIGNS, AS OWNER OF THE 5.00 ACRE TRACT RECORDED IN VOLUME 9060, PAGES 1383-1401, R.P.R. THE EXISTING EASEMENTS CONTAINED IN VOLUME 8691, PAGE 1232, VOLUME 6535, PAGE 437, VOLUME 8801, PAGE 153, VOLUME 4889, PAGE 292, AND VOLUME 9080, PAGE 1393 WILL BE RELINQUISHED BY SEPARATE DOCUMENT EXECUTED PRIOR TO THE RECORDING OF THIS PLAT.
16.) LOT ACREAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON TO THREE DECIMAL PLACES.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N29°54'44"W	63.31'
L2	S48°28'52"W	3.52'
L3	N19°13'24"W	39.84'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	63°38'13"	743.00'	461.01'	825.23'	783.46'
C2	34°01'24"	29.00'	8.87'	17.22'	16.97'
C3	133°52'07"	51.00'	119.77'	119.16'	93.85'
C4	17°19'16"	425.00'	64.73'	128.48'	127.99'
C5	84°40'57"	743.00'	677.06'	1098.14'	1000.89'
C6	38°50'45"	657.00'	218.85'	422.50'	415.28'
C7	90°00'00"	15.00'	15.00'	23.56'	21.21'
C8	98°08'22"	15.00'	16.70'	25.17'	22.32'
C9	26°39'02"	475.00'	112.51'	220.94'	218.96'
C10	26°39'02"	400.00'	94.74'	186.08'	184.38'
C11	14°12'56"	175.00'	21.82'	43.42'	43.31'
C12	14°12'58"	225.00'	28.06'	55.82'	55.68'
C13	90°00'00"	10.00'	10.00'	15.71'	14.14'
C14	34°54'34"	625.00'	196.52'	380.80'	374.94'
C15	31°21'28"	575.00'	161.40'	314.70'	310.78'
C16	93°33'06"	10.00'	10.64'	16.33'	14.57'
C17	47°32'45"	29.00'	12.77'	24.07'	23.38'
C18	275°05'30"	51.00'	48.88'	244.88'	68.85'
C19	104°23'12"	10.00'	12.89'	18.22'	15.80'
C20	75°36'48"	10.00'	7.78'	13.20'	12.26'
C21	17°19'16"	375.00'	57.12'	113.37'	112.93'
C22	5°06'26"	175.00'	7.80'	15.60'	15.59'
C23	42°49'44"	29.00'	11.37'	21.68'	21.18'
C25	13°38'08"	225.00'	26.90'	53.54'	53.42'
C26	65°32'39"	25.00'	16.09'	28.60'	27.08'
C27	36°08'23"	29.00'	9.46'	18.29'	17.99'
C28	162°18'45"	51.00'	327.16'	144.45'	100.78'
C29	90°00'00"	25.00'	25.00'	39.27'	35.36'
C30	14°12'56"	635.00'	79.18'	157.55'	157.15'
C31	14°12'56"	585.00'	72.95'	145.14'	144.77'
C32	99°42'47"	10.00'	11.66'	17.40'	15.29'
C33	83°13'08"	10.00'	8.88'	14.52'	13.28'
C34	31°49'02"	175.00'	49.88'	97.18'	95.94'
C35	34°44'56"	225.00'	70.40'	136.46'	134.36'
C36	33°25'44"	29.00'	8.71'	16.92'	16.68'
C37	130°12'25"	51.00'	109.89'	115.90'	92.52'
C38	63°20'58"	25.00'	15.43'	27.64'	26.25'
C39	44°18'41"	1023.00'	416.56'	791.17'	771.60'
C40	43°03'42"	973.00'	383.66'	731.26'	714.19'
C41	93°53'26"	15.00'	16.05'	24.58'	21.92'
C42	80°16'37"	15.00'	12.65'	21.02'	19.34'
C43	15°09'51"	389.00'	51.78'	102.96'	102.66'
C44	64°03'25"	763.00'	477.30'	853.04'	809.30'
C45	36°50'45"	637.00'	212.18'	409.64'	402.62'
C46	31°37'05"	763.00'	216.04'	421.05'	415.73'
C47	20°39'40"	489.00'	88.47'	175.09'	174.12'
C48	7°04'56"	500.00'	30.94'	61.80'	61.76'
C49	61°03'23"	657.00'	387.44'	700.12'	667.48'
C50	16°31'14"	643.00'	95.26'	189.14'	188.46'
C51	18°00'38"	657.00'	104.12'	208.62'	205.67'
C52	61°03'23"	643.00'	379.18'	685.20'	653.24'
C53	63°38'13"	757.00'	469.70'	840.78'	799.23'

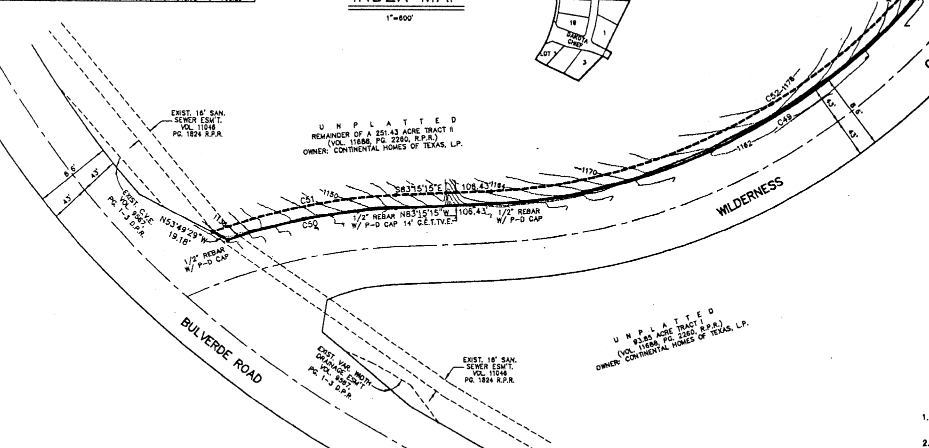


INDEX MAP

1"=600'

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.



PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
③	WILDERNESS OAK SUBDIVISION UNIT 9A (VOL. 9567, PAGE 127, D.P.R.)

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390 (210) 495-3100 Office

EDWARDS AQUIFER NOTES:

THIS SITE 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 (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 TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
3. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
4. LOT 1, BLOCK 145 (8.085 AC.) INCLUDES ALL PRIVATE STREETS.
5. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PRIVATE STREETS, PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOT 1, 2 & 3, BLOCK 145, LOT 13, BLOCK 146, LOT 1, BLOCK 148 & LOT 1, BLOCK 149)
6. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
9. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

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 ON ____________ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ____________ A.D. 20____

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

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. ________ 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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 07, 2007, 10:30am User ID: DelunaPablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

PLAT No. 060026

SHEET 2 OF 6

74 LOTS

(PLANNED UNIT DEVELOPMENT)
SUBDIVISION PLAT
ESTABLISHING

INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1

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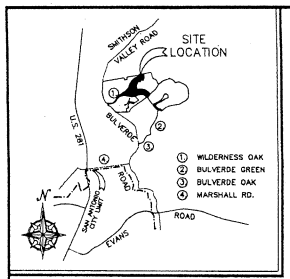

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ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-5 E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTH RIGHT-OF-WAY LINE OF WILDERNESS OAK BETWEEN TWO FOUND 1/2" REBAR WITH P-D CAPS CALLED N80°40'25"W IN A 251.43 ACRE TRACT II OF THE DEED RECORDED IN VOLUME 11866, PAGE 2260 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14.) 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.
15.) AN INGRESS/EGRESS EASEMENT, ENCOMPASSING ALL OF LOT 1, BLOCK 45 (PRIVATE STREET), IS GRANTED BY OWNERS FOR THE BENEFIT OF ALLEN W. POERNER, HIS HEIRS AND ASSIGNS, AS OWNER OF THE 5.00 ACRE TRACT RECORDED IN VOLUME 8080, PAGES 1363-1401, R.P.R. THE EXISTING EASEMENTS CONTAINED IN VOLUME 8691, PAGE 1232, VOLUME 8535, PAGE 437, VOLUME 6801, PAGE 153, VOLUME 4869, PAGE 292, AND VOLUME 8080, PAGE 1393 WILL BE RELINQUISHED BY SEPARATE DOCUMENT EXECUTED PRIOR TO THE RECORDING OF THIS PLAT.
16.) LOT ACREAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON TO THREE DECIMAL PLACES.

EDWARDS AQUIFER NOTES:

THIS SITE 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 (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 TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

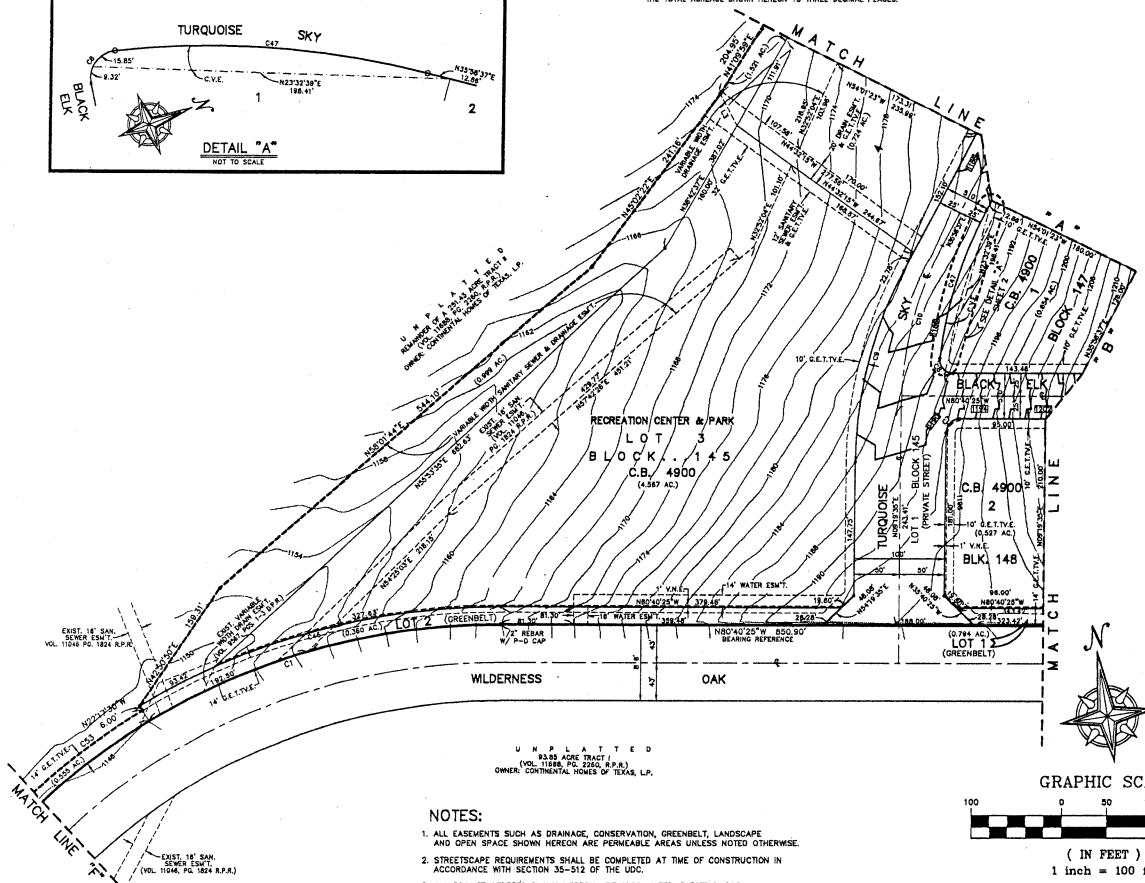
NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DETAIL "A"
NOT TO SCALE



PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
③	WILDERNESS OAK SUBDIVISION UNIT 9A (VOL. 9567, PAGE 127, D.P.R.)

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
3. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
4. LOT 1, BLOCK 145 (8.085 AC.) INCLUDES ALL PRIVATE STREETS.
5. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PRIVATE STREETS, PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOT 1, 2 & 3, BLOCK 145, LOT 13, BLOCK 146, LOT 1, BLOCK 148 & LOT 1, BLOCK 149)
6. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
9. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

_____ COUNTY CLERK BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 07, 2007, 10:30am User ID: DeLuna/Pablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

PLAT No. 060026

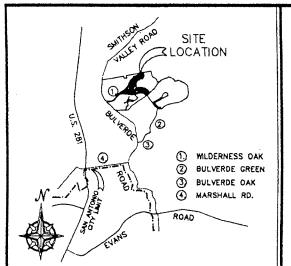
SHEET 3 OF 6

74 LOTS

(PLANNED UNIT DEVELOPMENT)
SUBDIVISION PLAT
ESTABLISHING

INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1

BEING 61.843 ACRES OF LAND OUT OF A 251.43 ACRE TRACT RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID 61.891 ACRES ALSO BEING OUT OF THE THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
7.) PROPOSED FINISHED CONTOUR ——— (1165)
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS. DATUM IS NAD83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
8.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTH RIGHT-OF-WAY LINE OF WILDERNESS OAK BETWEEN TWO FOUND 1/2" REBAR WITH P-D CAPS CALLED N80°40'25"W IN A 251.43 ACRE TRACT II OF THE DEED RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14.) 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.
15.) AN INGRESS/EGRESS EASEMENT, ENCOMPASSING ALL OF LOT 1, BLOCK 45 (PRIVATE STREET), IS GRANTED BY OWNERS FOR THE BENEFIT OF ALLEN W. POERNER, HIS HEIRS AND ASSIGNS, AS OWNER OF THE 3.00 ACRE TRACT RECORDED IN VOLUME 9060, PAGES 1383-1401, R.P.R. THE EXISTING EASEMENTS CONTAINED IN VOLUME 8891, PAGE 1232, VOLUME 6535, PAGE 437, VOLUME 6801, PAGE 153, VOLUME 4869, PAGE 292, AND VOLUME 9060, PAGE 1383 WILL BE RELINQUISHED BY SEPARATE DOCUMENT EXECUTED PRIOR TO THE RECORDING OF THIS PLAT.
16.) LOT ACREAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON TO THREE DECIMAL PLACES.

EDWARDS AQUIFER NOTES:

THIS SITE 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.

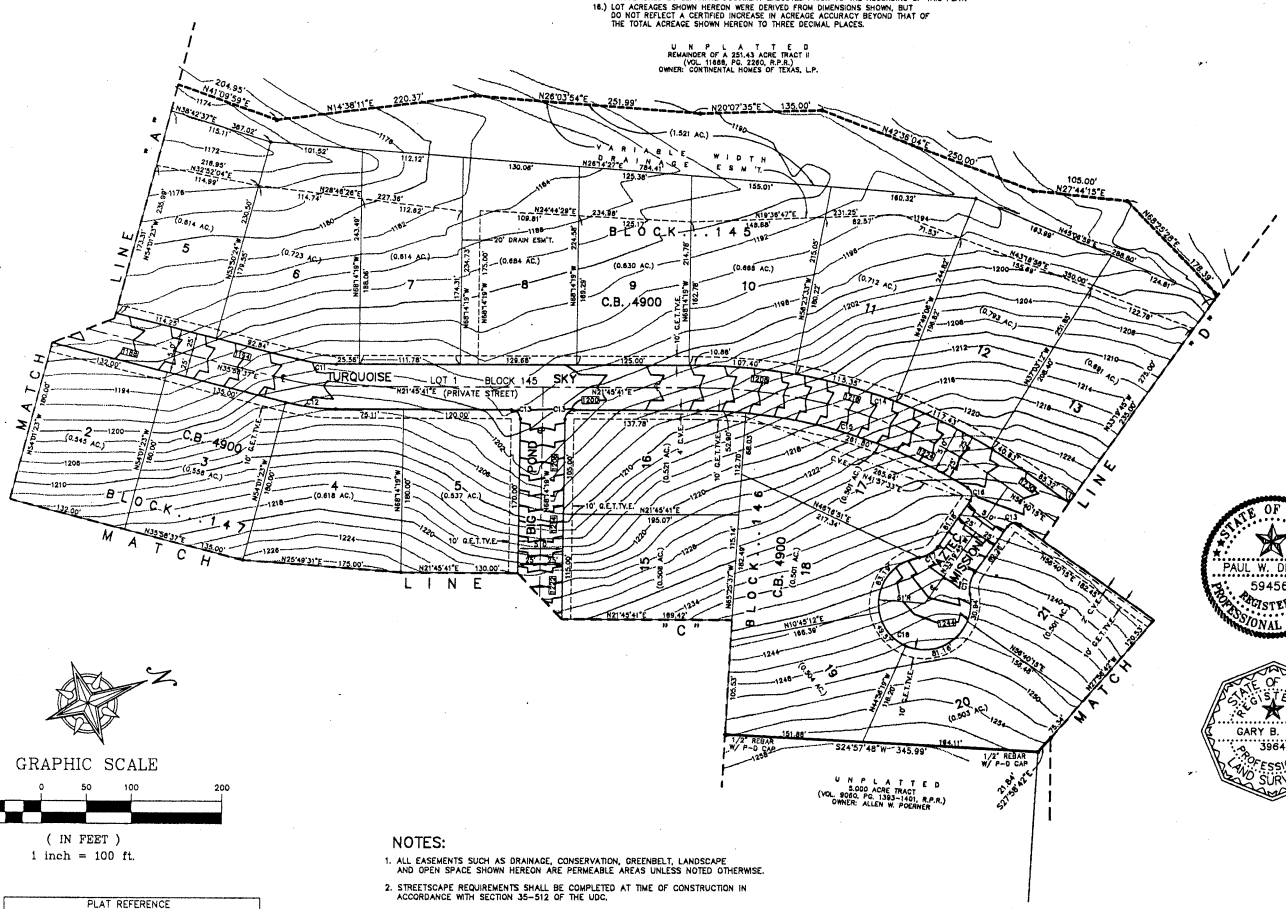
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNDER AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
③	WILDERNESS OAK SUBDIVISION UNIT 9A (VOL. 9567, PAGE 127, D.P.R.)

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
3. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
4. LOT 1, BLOCK 145 (8.085 AC.) INCLUDES ALL PRIVATE STREETS.
5. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PRIVATE STREETS, PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOT 1, 2 & 3, BLOCK 145, LOT 13, BLOCK 148, LOT 1, BLOCK 148 & LOT 1, BLOCK 149)
6. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
9. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

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. _____ 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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANTS ORIGINAL SIGNATURE AND SEAL.

Date: May 07, 2007, 10:31am User ID: DeLunaPablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

PLAT No. 060026

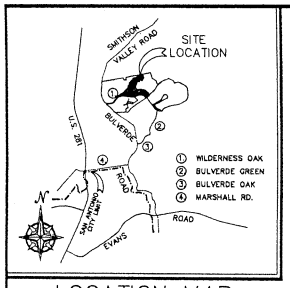
SHEET 4 OF 6

74 LOTS

(PLANNED UNIT DEVELOPMENT)
SUBDIVISION PLAT
ESTABLISHING

INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1

BEING 61.843 ACRES OF LAND OUT OF A 251.43 ACRE TRACT RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID 61.891 ACRES ALSO BEING OUT OF THE THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

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

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 11860
7.) PROPOSED FINISHED CONTOUR ——— 1224
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E.P.LASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTH RIGHT-OF-WAY LINE OF WILDERNESS OAK BETWEEN TWO FOUND 1/2" REBAR WITH P-D CAPS CALLED N80°40'25"W IN A 251.43 ACRE TRACT II OF THE DEED RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14.) 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.
15.) AN INGRESS/EGRESS EASEMENT, ENCOMPASSING ALL OF LOT 1, BLOCK 45 (PRIVATE STREET), IS GRANTED BY OWNERS FOR THE BENEFIT OF ALLEN W. POERNER, HIS HEIRS AND ASSIGNS, AS OWNER OF THE 5.00 ACRE TRACT RECORDED IN VOLUME 9060, PAGES 1383-1401, R.P.R. THE EXISTING EASEMENTS CONTAINED IN VOLUME 8891, PAGE 1232, VOLUME 6535, PAGE 437, VOLUME 6801, PAGE 153, VOLUME 4889, PAGE 292, AND VOLUME 8060, PAGE 1393 WILL BE RELINQUISHED BY SEPARATE DOCUMENT EXECUTED PRIOR TO THE RECORDING OF THIS PLAT.
16.) LOT ACREAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON TO THREE DECIMAL PLACES.

EDWARDS AQUIFER NOTES:

THIS SITE IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE V, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

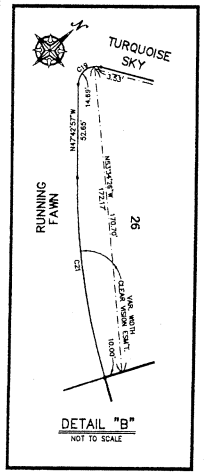
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

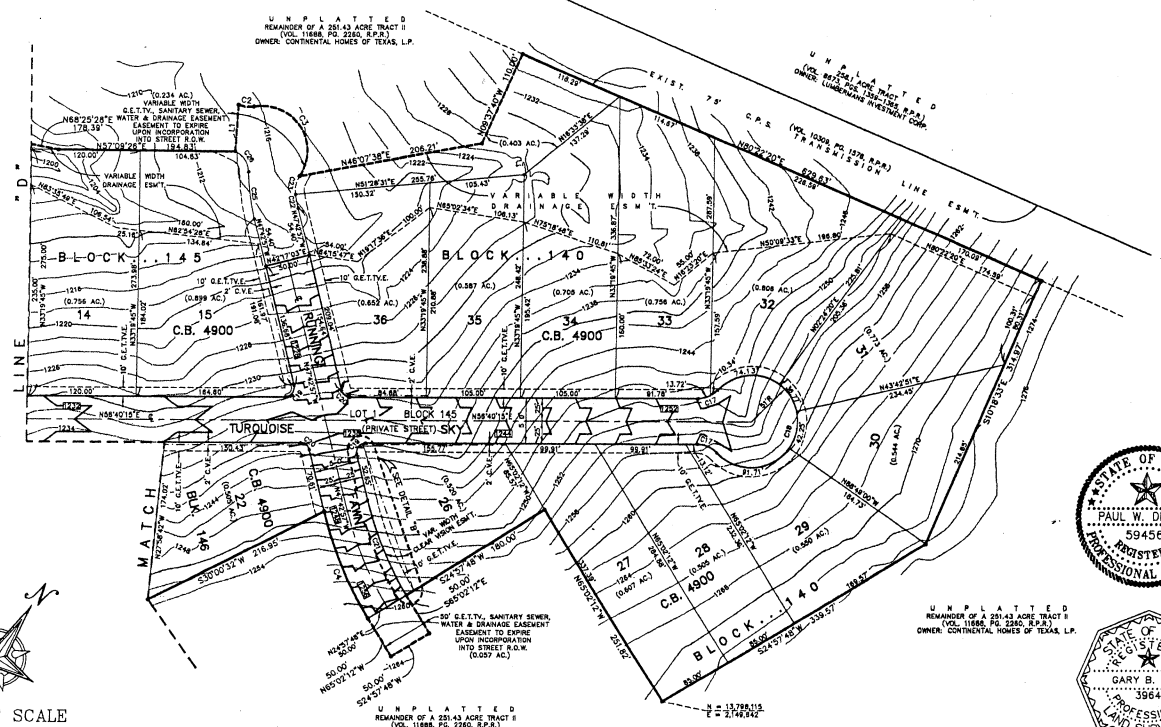
NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.





GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
③	WILDERNESS OAK SUBDIVISION UNIT 9A (VOL. 9567, PAGE 127, D.P.R.)

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
3. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
4. LOT 1, BLOCK 145 (8.085 AC.) INCLUDES ALL PRIVATE STREETS.
5. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PRIVATE STREETS, PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOT 1, 2 & 3, BLOCK 145, LOT 13, BLOCK 146, LOT 1, BLOCK 148 & LOT 1, BLOCK 149)
6. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. THE MAINTENANCE OF DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
9. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

_____
DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____ TIMOTHY D. PRUSKI _____ 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____
NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF _____ INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

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Date: May 07, 2007, 10:31am User ID: DeLuna/Pablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

PLAT No. 060026

SHEET 5 OF 6

74 LOTS

(PLANNED UNIT DEVELOPMENT)
SUBDIVISION PLAT
ESTABLISHING

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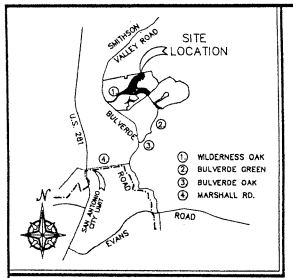

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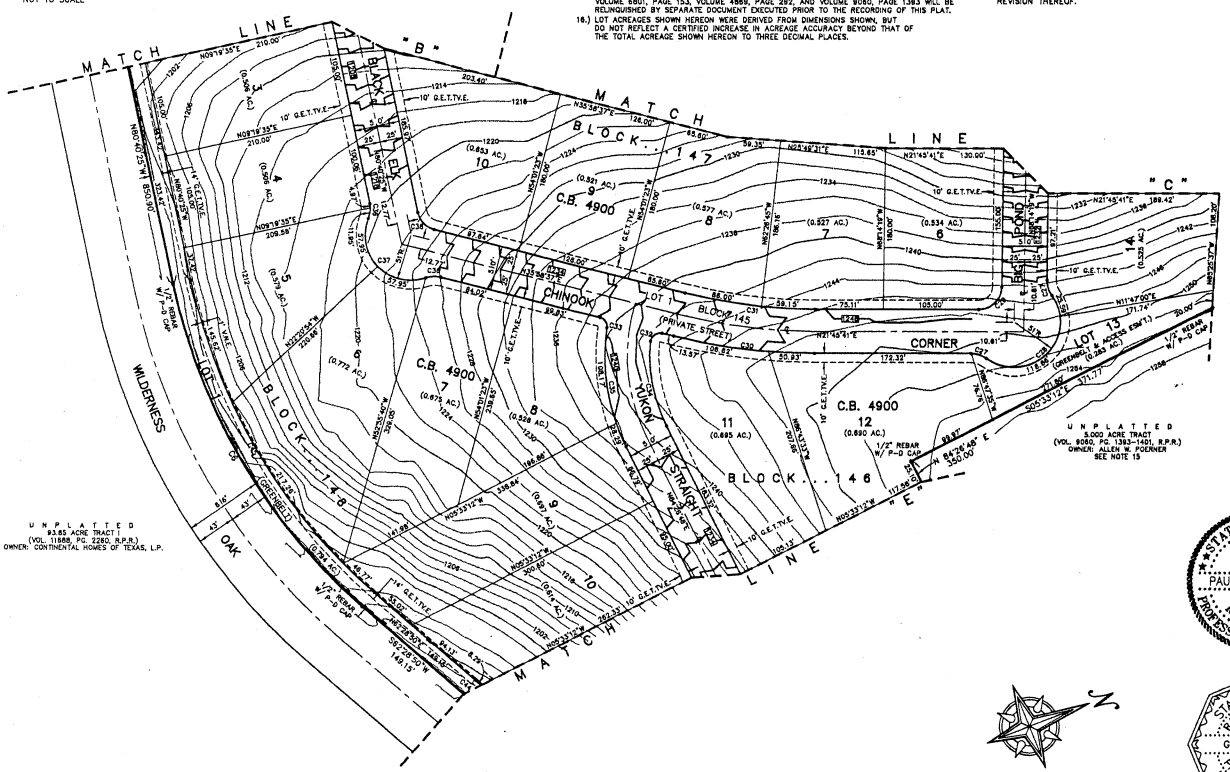

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
③	WILDERNESS OAK SUBDIVISION UNIT 9A (VOL. 9567, PAGE 127, D.P.R.)

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
3. ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
4. LOT 1, BLOCK 145 (8.085 AC.) INCLUDES ALL PRIVATE STREETS.
5. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PRIVATE STREETS, PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOT 1, 2 & 3, BLOCK 145, LOT 13, BLOCK 146, LOT 1, BLOCK 148 & LOT 1, BLOCK 149)
6. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
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9. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 07, 2007, 10:31am User ID: DeLuna-Pablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

PLAT No. 060026

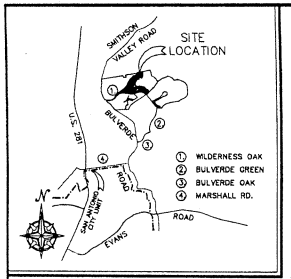
SHEET 6 OF 6

74 LOTS

(PLANNED UNIT DEVELOPMENT)
SUBDIVISION PLAT
ESTABLISHING

INDIAN SPRINGS ESTATES NORTH SUBDIVISION UNIT 1

BEING 61.843 ACRES OF LAND OUT OF A 251.43 ACRE TRACT RECORDED IN VOLUME 11688, PAGE 2260 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. SAID 61.891 ACRES ALSO BEING OUT OF THE THE W.M. BRISBIN SURVEY NO. 89 1/2, ABSTRACT NO. 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.C.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT AND KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. ——— (1780)
7.) PROPOSED FINISHED CONTOUR ———
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R-E PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTH RIGHT-OF-WAY LINE OF WILDERNESS OAK BETWEEN TWO FOUND 1/2" REBAR WITH P-D CAPS CALLED N80°40'25"W IN A 251.43 ACRE TRACT II OF THE DEED RECORDED IN VOLUME 11886, PAGE 2260 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
14.) 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.
15.) AN INGRESS/EGRESS EASEMENT, ENCOMPASSING ALL OF LOT 1, BLOCK 45 (PRIVATE STREET), IS GRANTED BY OWNERS FOR THE BENEFIT OF ALLEN W. POERNER, HIS HEIRS AND ASSIGNS, AS OWNER OF THE 5.00 ACRE TRACT RECORDED IN VOLUME 8080, PAGES 1383-1401, R.P.R. THE EXISTING EASEMENTS CONTAINED IN VOLUME 8691, PAGE 1232, VOLUME 6535, PAGE 437, VOLUME 6801, PAGE 153, VOLUME 4869, PAGE 292, AND VOLUME 9060, PAGE 1393 WILL BE RELINQUISHED BY SEPARATE DOCUMENT EXECUTED PRIOR TO THE RECORDING OF THIS PLAT.
16.) LOT ACREAGES SHOWN HEREON WERE DERIVED FROM DIMENSIONS SHOWN, BUT DO NOT REFLECT A CERTIFIED INCREASE IN ACREAGE ACCURACY BEYOND THAT OF THE TOTAL ACREAGE SHOWN HEREON TO THREE DECIMAL PLACES.

EDWARDS AQUIFER NOTES:

THIS SITE 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 (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 TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

PLAT REFERENCE	
①	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 1 (VOL. 9568, PAGES 74-76, D.P.R.)
②	PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 4 PHASE 2 PLAT I.D. NO. 050592
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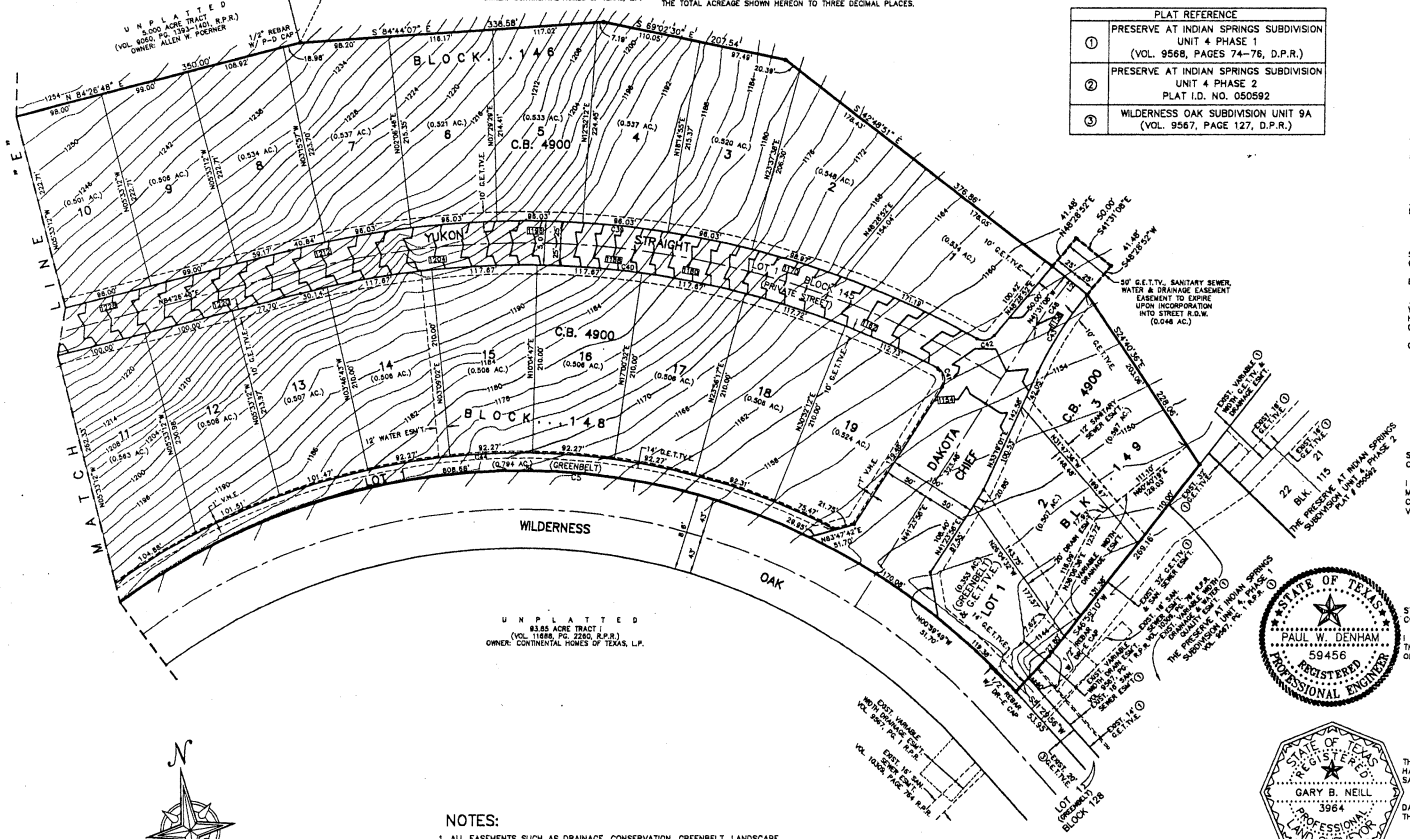

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N

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
CONTINENTAL HOMES OF TEXAS, L.P.
211 NORTH LOOP 1604 EAST, SUITE 130
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-2668

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

_____
DULY AUTHORIZED AGENT: TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ TIMOTHY D. PRUSKI _____ 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 & SEAL OF OFFICE THIS 7th DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

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.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF _____ INDIAN SPRINGS ESTATES NORTH SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: May 07, 2007, 10:22am User ID: DeLuna/Pablo File: H:\Land Projects 3\CDC-Indian Springs Estates North Unit 1\dwg\Indian North U1.dwg

San Antonio Water System

February 14, 2006

Mr. Robert R. Villarreal II, P.E.
Denham-Ramones Engineering & Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Texas 78216

RE: File No. 0511001 - Request for review of **Indian Springs Estates North Subdivision Unit 1, Plat No. 060026** located on north side of Wilderness Oak and 1.5 mile east of Bulverde Road intersection

Dear Mr. Villarreal:

On November 4, 2005, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 92.653 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is **a Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 10, 2005. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Indian Springs Estates North Subdivision Unit 1, Plat No. 060026.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3526.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:JIM:pzg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **May 23, 2007**

THE PARK AT
UNIVERSITY HILLS UNIT 6 — MAJOR PLAT — 060168
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 C-8
OWNER: Centex Real Estate Corporation, by Damon Lyles
ENGINEER: M.W. Cude Engineers, by Michael Cude
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 7, 2007

Location: At the southwest corner of Aurora Crest and Providence Oak.

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Plat is in accordance with:
MDP/POADP #767B, The Park at University Hills was approved on June 17, 2005.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **15.142** acres consisting of **93** single family lots and **2,565** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060168

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: JOSHUA CUDE

SUBDIVISION PLAT
ESTABLISHING

THE PARK AT UNIVERSITY HILLS SUBDIVISION, UNIT 6

BEING 15.142 ACRES OUT OF A 112.311 ACRE TRACT OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 14861 AS DESCRIBED BY DEED RECORDED IN VOLUME 10478, PAGES 1150-1162, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE ANSELMO PRU SURVEY NO. 20, ABSTRACT NO. 574, COUNTY BLOCK 4766, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.CA. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

½" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

WASTEWATER 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 DEVELOPMENT SERVICES

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.

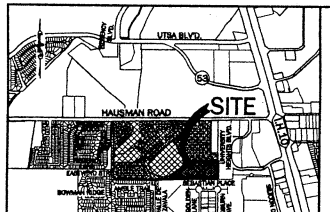
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER AY0121.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

ALL BUILDING SETBACKS SHALL ADHERE TO THE MINIMUM ZONING REQUIREMENTS AS PER THE CITY OF SAN ANTONIO 2008 UNIFIED DEVELOPMENT CODE AND/OR PROPERTY RESTRICTIONS.

THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENENCE OF OPEN SPACE (LOT 35, BLOCK 11) WITHIN THE PARK AT UNIVERSITY HILLS SUBDIVISION, UNIT 6 SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE REAPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



LOCATION MAP
NOT TO SCALE

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
DRN.	= DRAINAGE
D.P.R.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
EDU	= EQUIVALENT DWELLING UNITS
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	= EASEMENT
ELEC.	= ELECTRIC
EX.	= EXISTING
F.I.P.	= INDICATES FOUND 1/2" IRON PIN
	= LINE NUMBER
N.C.B.	= NEW CITY BLOCK
NUMB.	= NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
R.O.W.	= RIGHT-OF-WAY
R.P.R.	= REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS
TELE.	= TELEPHONE
VAR.	= VARIABLE
VOL.	= VOLUME
570	= PROPOSED CONTOUR
	= STREET CENTERLINE

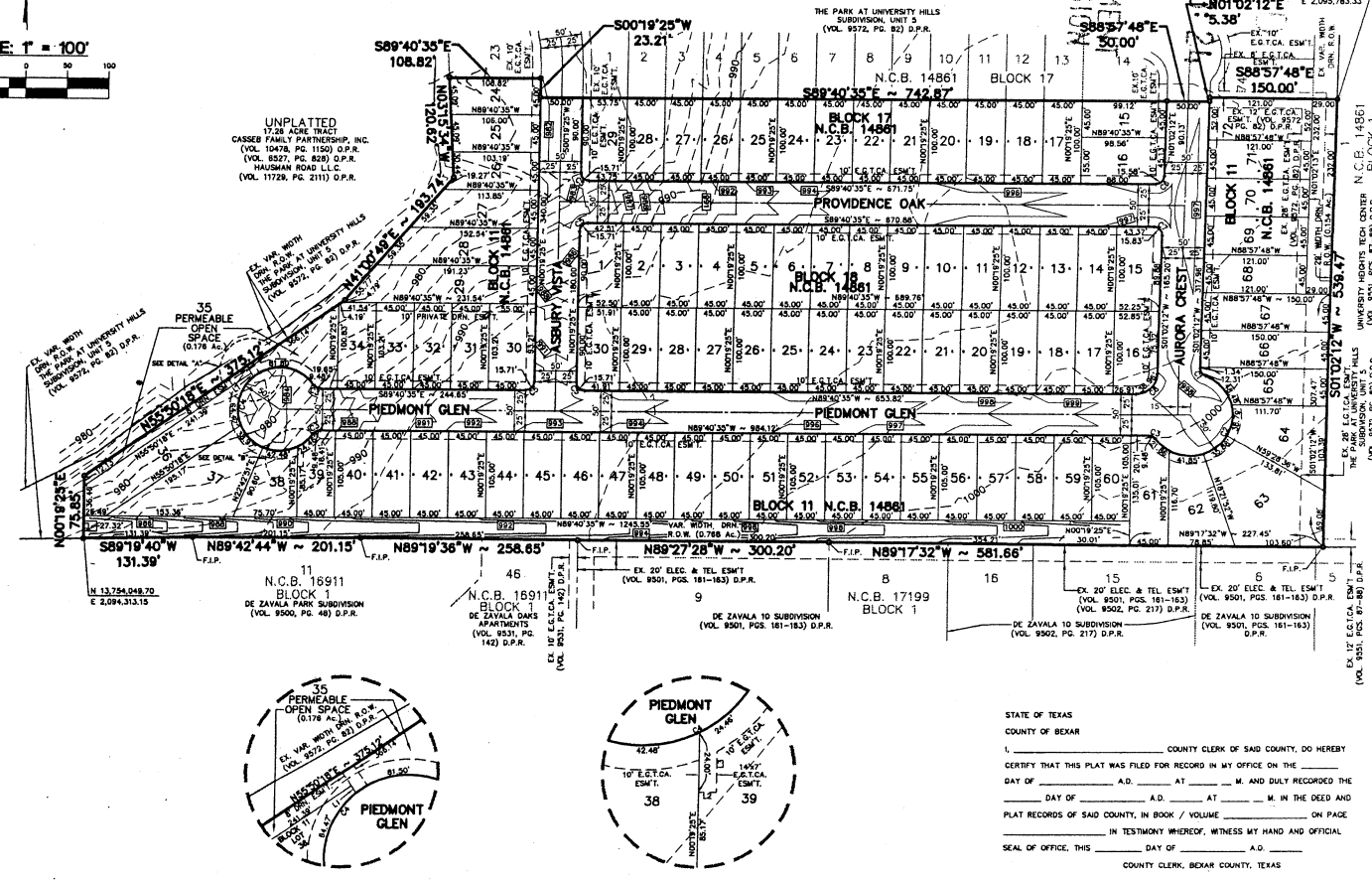
CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGHT
C1	10.00'	70°31'38"	7.07'	12.31'
C2	50.00'	214°07'49"	----	186.88'
C3	10.00'	54°18'53"	5.13'	9.48'
C4	50.00'	288°37'46"	----	251.88'
C5	10.00'	90°00'00"	10.00'	15.71'
C6	10.00'	89°17'12"	9.86'	15.58'
C7	10.00'	92°42'48"	10.13'	15.83'
C8	25.00'	89°17'12"	24.69'	38.95'

LINE TABLE

LINE	LENGTH	BEARING
L1	5.16'	N34°06'43"W
L2	7.00'	N89°40'35"W
L3	16.38'	N00°19'25"E

SCALE: 1" = 100'



DETAIL "A"
N.T.S.

DETAIL "B"
N.T.S.

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

OWNER/ DEVELOPER
1354 N. LOOP 1604 EAST, STE. 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985
FAX: (210) 498-0449
CONTACT PERSON: TREY MARSH

CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: _____

_____
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. _____.

_____
NOTARY PUBLIC
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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS, L.L.C.
IAN J. CUDE, P.E. _____
LICENSED PROFESSIONAL ENGINEER

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: M.W. CUDE ENGINEERS, L.L.C.

M.W. CUDE ENGINEERS, L.L.C.
MICHAEL W. CUDE, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF THE PARK AT UNIVERSITY HILLS SUBDIVISION, UNIT 6 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.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT 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

BY _____ DEPUTY

APRIL 2007 SHEET 1 OF 1

RECEIVED
07 APR 10 AM 8:31
LAND DEVELOPMENT SERVICES

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 16 **May 23, 2007**

HORIZON POINT U-2 — MAJOR PLAT — 060337
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 619 B-1
OWNER: Continental Homes of Texas L.P., by Timothy D. Pruski
ENGINEER: M.W. Cude Engineers, L.L.C., by Ian J. Cude
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 11, 2007

Location: East of the intersection of N. Foster Road and I.H. 10

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #751, Woodlake Farms Ranch was accepted on April 30, 2003

Proposed Use: Single Family Residential

Major Thoroughfare: I.H. 10 is a freeway, minimum R.O.W. 250 feet.
Woodlake Parkway is a a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **47.08** acres consisting of **117** single family lots and **8,521.27** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060337

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: TODD MILLS

SUBDIVISION PLAT
ESTABLISHING

HORIZON POINTE SUBDIVISION, UNIT 2

BEING 52.592 ACRES OUT OF 421.424 ACRES OF LAND DESIGNATED AS TRACT 1 AS DESCRIBED BY DEED RECORDED IN VOLUME 11956, PAGES 357-366 AND OUT OF A 111.698 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11899, PAGES 689-696, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5091, THE JOSEPHA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A 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 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 AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.CA. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.
ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

THE EXISTING PRIVATE LANDSCAPE BUFFER EASEMENTS LOCATED ALONG SIERRA SUNSET AND WOODLAKE PARKWAY WERE CREATED BY AND ARE GOVERNED BY THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 23, 2006, RE-RECORDED IN VOLUME 12096, PAGE 1586 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING THE MAINTENANCE OBLIGATIONS IMPOSED ON THE OWNERS OF SUCH LANDSCAPE BUFFERS.

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THE MAINTENANCE OF OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, DETENTION PONDS AND PARKS SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

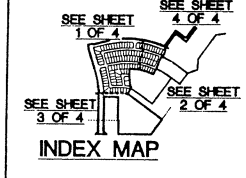
THE HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOTS 1 & LOT 47, BLOCK 48; LOT 19, BLOCK 15; LOT 86, BLOCK 22; LOT 1, BLOCK 18; LOT 52, BLOCK 21; LOT 37, BLOCK 20; LOT 1, BLOCK 47).

TX. DOT NOTES
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG I.H. 10, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 860.64 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

LOCATION MAP N.T.S.

FERGUSON MAP GRID NO.: P.61991

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



INDEX MAP

LEGEND

Ac.	= ACRES	L.S.	= LANDSCAPE
B.S.L.	= BUILDING SETBACK LINE	LI	= LINE NUMBER
CI	= CURVE NUMBER	N.C.B.	= NEW CITY BLOCK
CPS	= CITY PUBLIC SERVICE	NGS	= NATIONAL GEODETIC SURVEY
C.V.	= CLEAR VISION	N.T.S.	= NOT TO SCALE
D.P.R.	= DEED & PLAT RECORDS	O.P.R.	= OFFICIAL PUBLIC RECORDS
DRN.	= DRAINAGE	PED. ACC.	= PEDESTRIAN ACCESS
EDU	= EQUIVALENT DWELLING UNIT	R.O.W.	= RIGHT-OF-WAY
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	R.P.R.	= REAL PROPERTY RECORDS
		SAN. SEW.	= SANITARY SEWER
		VAR. WID.	= VARIABLE WIDTH
		V.N.A.	= VEHICULAR NON-ACCESS
ESM'T.	= EASEMENT	VOL.	= VOLUME
EX.	= EXISTING	WAT.	= WATER
F.I.P.	= FOUND 1/2" IRON PIN	—410—	= PROPOSED CONTOUR
G.B.	= GREENBELT		= STREET CENTERLINE
		O.H.E.	= OVERHEAD ELECTRIC

PROPOSED HORIZON POINTE SUBDIVISION, UNIT 1 PLAT# 080336

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 SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

_____
LICENSED PROFESSIONAL ENGINEER

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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF _____ HORIZON POINTE SUBDIVISION, UNIT 2 _____ 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. _____

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 _____, A.D._____

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

_____
DULY AUTHORIZED AGENT:
TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

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. 2007.

_____
NOTARY PUBLIC

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
McCOMBS FAMILY PARTNERS, LTD.

_____ OWNER

_____ 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.

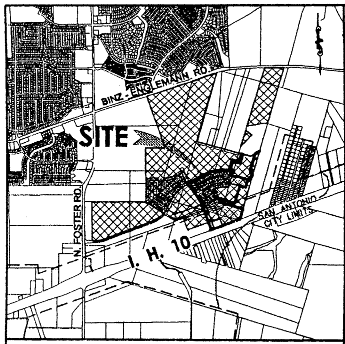
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____

_____
NOTARY PUBLIC

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. _____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____M. IN THE DEED AND PLAT 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
BY: _____ DEPUTY



LOCATION MAP
N.T.S.

FERGUSON MAP GRID NO.: P.619B1

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.
1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THE CITY OF SAN ANTONIO AS A 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 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 AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.CA. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

THE EXISTING PRIVATE LANDSCAPE BUFFER EASEMENTS LOCATED ALONG SIERRA SUNSET AND WOODLAKE PARKWAY WERE CREATED BY AND ARE GOVERNED BY THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 23, 2006, RE-RECORDED IN VOLUME 12096, PAGE 1586 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING THE MAINTENANCE OBLIGATIONS IMPOSED ON THE OWNERS OF SUCH LANDSCAPE BUFFERS.

THE HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOTS 1 & LOT 47, BLOCK 48; LOT 19, BLOCK 15; LOT 86, BLOCK 22; LOT 1, BLOCK 18; LOT 52, BLOCK 21; LOT 37, BLOCK 20; LOT 1, BLOCK 47).

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THE MAINTENANCE OF OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, DETENTION PONDS AND PARKS SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

TX. DOT NOTES

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG I.H. 10, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 960.64 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

PLAT NO. 060337

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: TODD MILLS

SUBDIVISION PLAT
ESTABLISHING

HORIZON POINTE SUBDIVISION, UNIT 2

BEING 52.592 ACRES OUT OF 421.424 ACRES OF LAND DESIGNATED AS TRACT 1 AS DESCRIBED BY DEED RECORDED IN VOLUME 11956, PAGES 357-366 AND OUT OF A 111.698 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11899, PAGES 689-696, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5091, THE JOSEPHA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.

THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 2 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. ______

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 ______________, A.D. ______

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT:
TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

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. 2007.

NOTARY PUBLIC

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
McCOMBS FAMILY PARTNERS, LTD.

______________________ OWNER

______________________ 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. ______

NOTARY PUBLIC

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 SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

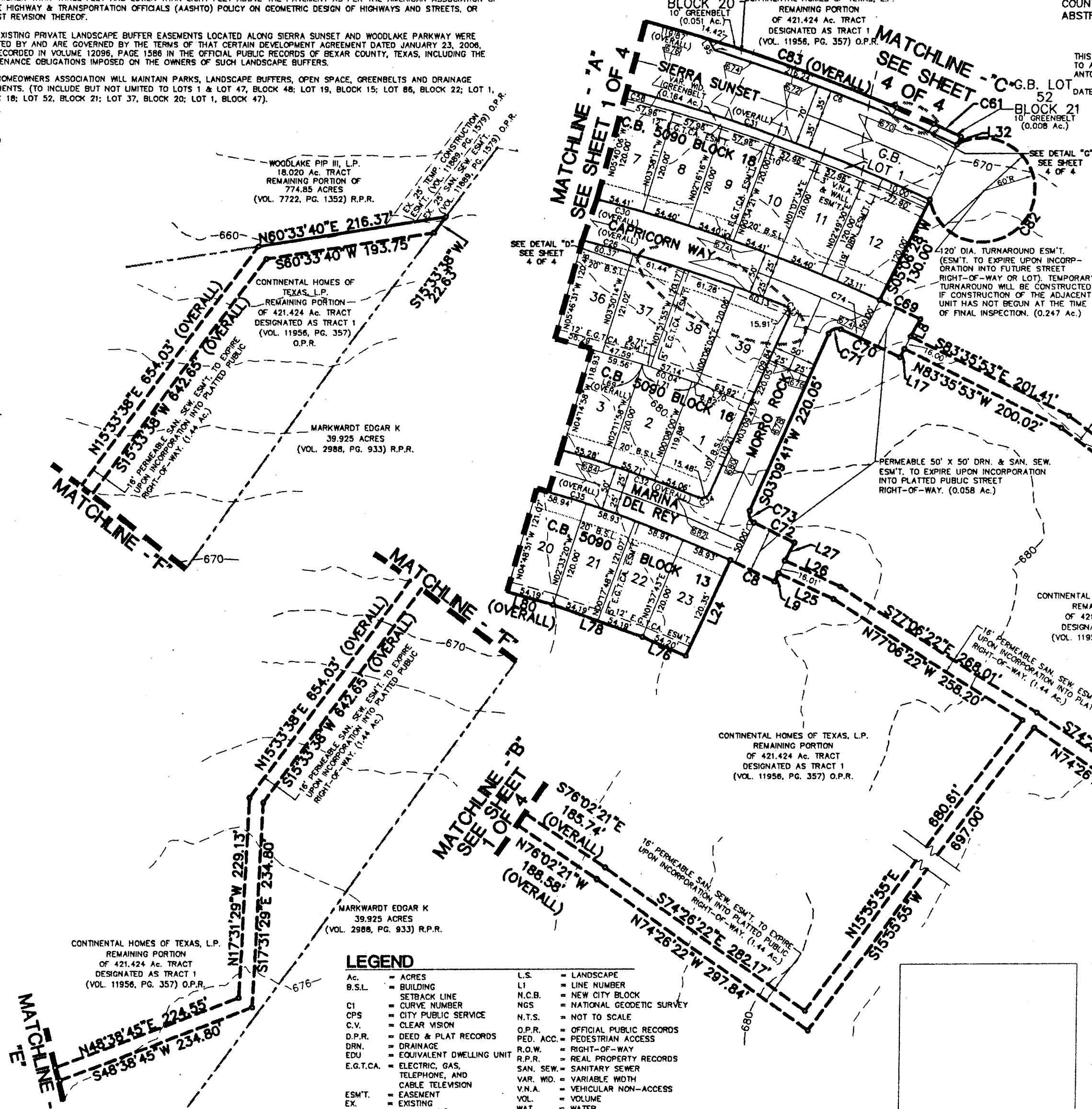
______________________ LICENSED PROFESSIONAL ENGINEER

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:
M.W. CUDE ENGINEERS L.L.C.

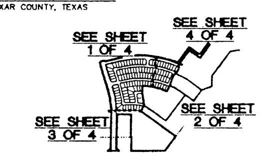
M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, R.P.L.S.

______________________ REGISTERED PROFESSIONAL LAND SURVEYOR



LEGEND

Ac.	= ACRES	L.S.	= LANDSCAPE
B.S.L.	= BUILDING SETBACK LINE	L1	= LINE NUMBER
C1	= CURVE NUMBER	N.C.B.	= NEW CITY BLOCK
CPS	= CITY PUBLIC SERVICE	NGS	= NATIONAL GEODETIC SURVEY
C.V.	= CLEAR VISION	N.T.S.	= NOT TO SCALE
D.P.R.	= DEED & PLAT RECORDS	O.P.R.	= OFFICIAL PUBLIC RECORDS
DRN.	= DRAINAGE	PED. ACC.	= PEDESTRIAN ACCESS
EDU	= EQUIVALENT DWELLING UNIT	R.O.W.	= RIGHT-OF-WAY
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	R.P.R.	= REAL PROPERTY RECORDS
ESM'T.	= EASEMENT	SAN. SEW.	= SANITARY SEWER
EX.	= EXISTING	VAR. WID.	= VARIABLE WIDTH
F.I.P.	= FOUND 1/2" IRON PIN	V.N.A.	= VEHICULAR NON-ACCESS
G.B.	= GREENBELT	VOL.	= VOLUME
		WAT.	= WATER
		—680—	= PROPOSED CONTOUR
		——	= STREET CENTERLINE
		O.H.E.	= OVERHEAD ELECTRIC



INDEX MAP

SCALE: 1" = 100'

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

APRIL 2007 SHEET 2 OF 4

PLAT NO. 060337

CUDE ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10925 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
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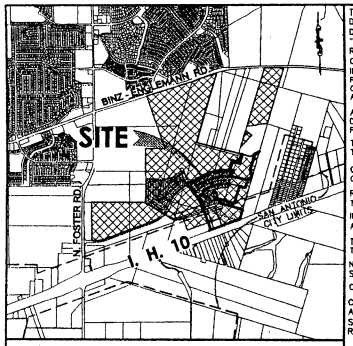

LOCATION MAP

N.T.S.

FERGUSON MAP GRID NO.: P.61981

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.

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THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 2 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. _____

BY _____
CHAIRMAN

BY _____
SECRETARY

CERTIFICATE OF APPROVAL

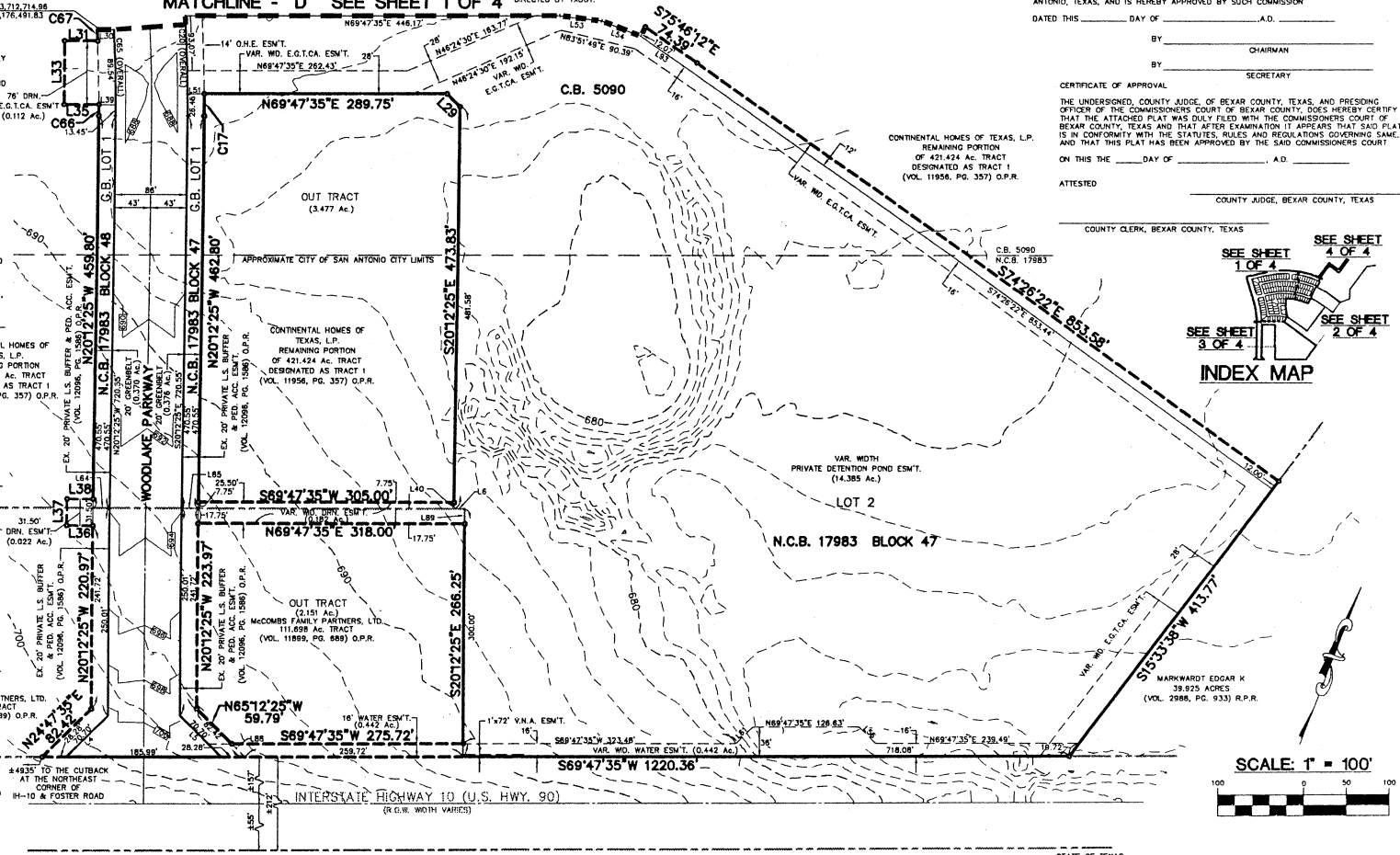
THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY 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 _____, A.D. _____

ATTESTED

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS



INDEX MAP

SCALE: 1" = 100'

100 0 50 100

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

_____
DULY AUTHORIZED AGENT:
TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

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. 2007.

_____
NOTARY PUBLIC

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
McCOMBS FAMILY PARTNERS, LTD. _____ OWNER

_____
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. _____.

_____
NOTARY PUBLIC

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 SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E _____
LICENSED PROFESSIONAL ENGINEER

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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, R.P.L.S. _____
REGISTERED PROFESSIONAL LAND SURVEYOR

LEGEND

Ac.	= ACRES	L.S.	= LANDSCAPE
B.S.L.	= BUILDING SETBACK LINE	L1	= LINE NUMBER
		N.C.B.	= NEW CITY BLOCK
C1	= CURVE NUMBER	NGS	= NATIONAL GEODETIC SURVEY
CPS	= CITY PUBLIC SERVICE	N.T.S.	= NOT TO SCALE
C.V.	= CLEAR VISION	O.P.R.	= OFFICIAL PUBLIC RECORDS
D.P.R.	= DEED & PLAT RECORDS	PED. ACC.	= PEDESTRIAN ACCESS
DRN.	= DRAINAGE	R.O.W.	= RIGHT-OF-WAY
EDU	= EQUIVALENT DWELLING UNIT	R.P.R.	= REAL PROPERTY RECORDS
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	SAN. SEW.	= SANITARY SEWER
		VAR. WID.	= VARIABLE WIDTH
		V.N.A.	= VEHICULAR NON-ACCESS
ESM'T.	= EASEMENT	VOL.	= VOLUME
EX.	= EXISTING	WAT.	= WATER
F.I.P.	= FOUND 1/2" IRON PIN	1019	= PROPOSED CONTOUR
G.B.	= GREENBELT		= STREET CENTERLINE
		O.H.E.	= OVERHEAD ELECTRIC

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT 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
BY: _____, DEPUTY

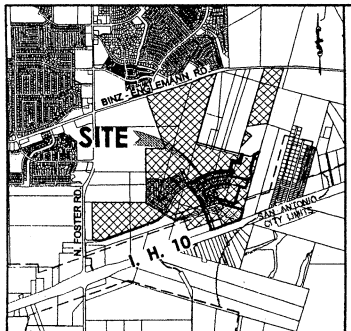
APRIL 2007 SHEET 3 OF 4

PLAT NO. 060337

CUDE ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM
CONTACT PERSON: TODD MILLS

SUBDIVISION PLAT
ESTABLISHING
HORIZON POINTE SUBDIVISION, UNIT 2

BEING 52.592 ACRES OUT OF 421.424 ACRES OF LAND DESIGNATED AS TRACT 1 AS DESCRIBED BY DEED RECORDED IN VOLUME 11956, PAGES 357-366 AND OUT OF A 111.698 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11899, PAGES 689-696, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, COUNTY BLOCK 5091, THE JOSEPHA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080 AND THE GUADALUPE TORRES SURVEY NO. 38, ABSTRACT NO. 739, COUNTY BLOCK 5090, BEXAR COUNTY, TEXAS.



LOCATION MAP
N.T.S.

FERGUSON MAP GRID NO.: P.619B1

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121.

1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT:
TIMOTHY O. PRUSKI, ASSISTANT SECRETARY

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. 2007.

_____ NOTARY PUBLIC

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER
McCOMBS FAMILY PARTNERS, LTD.

_____ OWNER

_____ 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. _____

_____ NOTARY PUBLIC

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 SAN ANTONIO PLANNING COMMISSION.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E. _____ LICENSED PROFESSIONAL ENGINEER

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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, R.P.L.S. _____ REGISTERED PROFESSIONAL LAND SURVEYOR

THE CITY OF SAN ANTONIO AS A 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 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 AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.C.A. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT.
ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO..

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UDC (SECTION 35-512) DURING CONSTRUCTION PHASE.

CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

THE EXISTING PRIVATE LANDSCAPE BUFFER EASEMENTS LOCATED ALONG SIERRA SUNSET AND WOODLAKE PARKWAY WERE CREATED BY AND ARE GOVERNED BY THE TERMS OF THAT CERTAIN DEVELOPMENT AGREEMENT DATED JANUARY 23, 2006, RE-RECORDED IN VOLUME 12096, PAGE 1586 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, INCLUDING THE MAINTENANCE OBLIGATIONS IMPOSED ON THE OWNERS OF SUCH LANDSCAPE BUFFERS.

THE HOMEOWNERS ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (TO INCLUDE BUT NOT LIMITED TO LOTS 1 & LOT 47, BLOCK 48; LOT 19, BLOCK 15; LOT 86, BLOCK 22; LOT 1, BLOCK 18; LOT 52, BLOCK 21; LOT 37, BLOCK 20; LOT 1, BLOCK 47).

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

THE MAINTENANCE OF OPEN SPACE, EASEMENTS, LANDSCAPE BUFFERS, DETENTION PONDS AND PARKS SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

TX. DOT NOTES
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 ACCESS POINTS ALONG I.H. 10, BASED ON AN OVERALL PLATTED HIGHWAY FRONTAGE OF 980.64 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

THIS PLAT OF HORIZON POINTE SUBDIVISON, UNIT 2 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. _____

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 _____, A.D. _____

ATTESTED

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND AND PLAT 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. _____

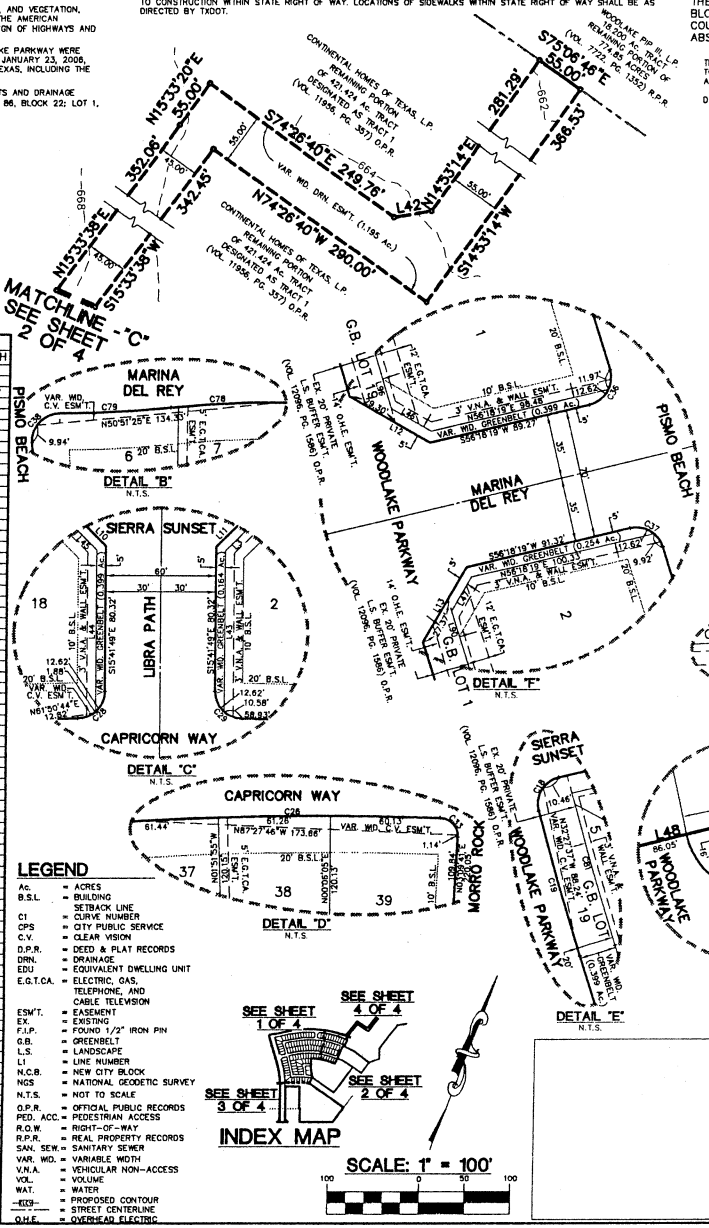
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

LINE TABLE

LINE	LENGTH	BEARING
L1	14.42'	N59°57'28"W
L2	70.00'	N33°41'41"W
L3	37.25'	N29°18'11"E
L4	70.70'	N24°47'35"E
L5	70.70'	S65°12'25"E
L6	13.00'	S69°47'35"W
L7	70.00'	S05°06'28"W
L8	22.97'	S06°42'46"W
L9	10.54'	S06°22'03"W
L10	48.34'	S60°41'49"E
L11	48.34'	S29°18'11"W
L12	51.16'	N80°39'05"W
L13	47.78'	S09°20'56"W
L14	22.40'	N37°36'28"W
L15	19.84'	S37°36'28"E
L16	10.89'	S37°36'28"E
L17	11.03'	S06°42'46"W
L18	9.91'	N84°14'33"E
L19	16.00'	N05°52'27"W
L20	16.05'	S84°14'33"W
L21	50.00'	S15°56'40"E
L22	120.00'	S18°13'38"E
L23	107.93'	S08°05'51"W
L24	120.35'	S63°31'14"W
L25	69.44'	N85°34'15"W
L26	70.08'	S85°34'15"E
L27	23.46'	S06°22'03"W
L28	21.81'	S65°12'25"E
L30	20.03'	S69°47'35"W
L31	39.28'	N69°47'35"E
L32	10.00'	S05°06'28"W
L33	76.00'	N20°12'25"W
L34	21.44'	S84°14'33"W
L35	41.30'	S69°47'35"W
L36	30.98'	S69°47'35"W
L37	31.50'	N20°12'25"W
L38	30.98'	N69°47'35"E
L39	20.00'	S69°47'35"W
L40	7.75'	N20°12'25"W
L41	32.60'	S56°18'19"W
L42	41.61'	N60°13'17"E
L43	89.43'	N15°41'49"W
L44	89.43'	N15°41'49"W
L45	37.25'	N60°41'49"W
L46	25.24'	N80°39'04"W
L47	22.91'	N09°20'56"E
L48	106.06'	N55°48'20"E
L49	10.25'	S15°33'38"W
L50	10.20'	N15°33'38"E
L51	20.00'	N69°47'35"E
L52	20.03'	S69°47'35"W
L53	49.69'	N76°42'48"E
L54	49.61'	N89°01'39"W
L55	68.23	N57°55'37"E
L56	28.28'	S15°12'24"W
L57	102.68'	N60°32'04"E
L58	84.89'	N66°53'02"E
L59	76.02'	N63°36'34"E
L60	91.58'	N75°58'29"E
L61	28.28'	S24°47'35"E
L62	87.11'	N72°53'59"E
L63	83.80'	N69°57'32"E
L64	20.00'	N69°47'35"E
L65	20.00'	N69°47'35"E
L66	99.37'	N81°39'27"E
L67	79.33'	N78°54'57"E
L69	119.12'	N85°45'02"E
L70	63.92'	S88°47'56"E
L71	86.85'	N88°57'04"E
L72	80.90'	N28°15'28"W
L73	90.21'	N30°20'29"W
L74	49.78'	N34°54'33"W
L75	99.46'	N65°02'27"E
L76	54.20'	N86°32'20"W
L78	108.38'	S89°42'12"W
L80	108.38'	S85°11'09"W
L81	80.06'	S81°15'32"W
L82	82.53'	S77°52'15"W
L83	105.05'	S73°57'43"W
L84	111.71'	N68°28'41"E
L88	22.62'	N65°12'25"W
L89	17.75'	S20°12'25"E
L90	22.82'	S37°36'28"E
L91	5.31'	N56°18'19"E
L92	21.37'	N84°14'33"E
L93	72.96'	S75°46'12"E
L94	14.42'	N39°00'11"E
L95	14.42'	S49°31'07"E
L96	291.27'	N37°36'28"W

CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	15.00'	88°38'28"	14.64'	23.20'
C2	15.00'	91°28'31"	15.39'	23.95'
C3	2035.00'	28°27'58"	478.54'	940.01'
C4	15.00'	88°36'28"	14.64'	23.20'
C5	2043.00'	2°31'15"	44.95'	89.88'
C6	2035.00'	8°23'41"	149.35'	298.16'
C8	1493.00'	2°08'48"	28.01'	56.02'
C10	1255.00'	2°16'58"	25.00'	50.00'
C11	1205.00'	2°24'53"	25.40'	50.79'
C13	370.00'	5°26'56"	17.61'	35.19'
C15	50.00'	123°54'53"	93.87'	108.14'
C16	50.00'	157°20'00"	249.47'	137.30'
C17	2063.00'	0°44'05"	13.23'	26.46'
C18	15.00'	81°28'31"	15.39'	23.95'
C19	1957.00'	2°26'15"	41.84'	83.26'
C20	2043.00'	17°24'03"	312.64'	620.46'
C21	50.00'	176°02'30"	1446.92'	153.63'
C22	10.00'	41°03'52"	3.75'	7.17'
C23	10.00'	41°03'52"	3.75'	7.17'
C24	25.00'	93°54'47"	26.77'	40.99'
C25	1835.00'	16°36'15"	267.77'	531.78'
C26	1785.00'	35°43'35"	575.27'	1113.02'
C27	1985.00'	16°07'34"	278.37'	553.06'
C28	15.00'	88°36'22"	14.64'	23.20'
C29	15.00'	88°36'22"	14.64'	23.20'
C30	1835.00'	19°24'39"	313.84'	621.67'
C31	1965.00'	18°55'39"	327.65'	649.32'
C32	1545.00'	33°07'48"	459.56'	893.36'
C33	10.00'	91°07'47"	10.20'	15.91'
C34	10.00'	88°42'37"	9.78'	15.48'
C35	1495.00'	35°28'44"	476.25'	925.74'
C36	15.00'	93°54'47"	16.06'	24.59'
C37	15.00'	86°05'13"	14.01'	22.54'
C38	15.00'	93°54'47"	16.06'	24.59'
C39	15.00'	86°05'13"	14.01'	22.54'
C40	2233.00'	9°23'44"	183.50'	366.18'
C41	2183.00'	9°16'00"	176.92'	353.05'
C42	50.00'	181°33'17"	307.94'	140.98'
C43	25.00'	81°59'41"	21.73'	35.78'
C44	10.00'	40°06'14"	3.65'	7.00'
C45	10.00'	39°35'07"	3.60'	6.91'
C46	10.00'	78°52'05"	8.22'	13.77'
C47	10.00'	96°52'00"	11.30'	16.93'
C48	370.00'	23°56'12"	78.43'	154.58'
C49	320.00'	28°18'18"	80.69'	158.08'
C50	25.00'	97°44'19"	28.63'	42.65'
C51	2523.00'	3°33'01"	78.20'	156.34'
C52	50.00'	179°54'41"	-----	157.00'
C53	2473.00'	3°26'36"	74.34'	148.63'
C54	1255.00'	4°53'31"	53.61'	107.15'
C55	1205.00'	4°33'21"	47.93'	95.82'
C56	10.00'	41°54'01"	3.83'	7.31'
C57	10.00'	40°29'47"	3.69'	7.07'
C58	1955.00'	19°00'24"	327.27'	648.53'
C61	2045.00'	0°57'14"	17.02'	34.05'
C62	2063.00'	14°04'52"	254.79'	507.01'
C63	1955.00'	16°12'00"	278.24'	552.76'
C65	1957.00'	17°24'03"	299.48'	594.34'
C66	1937.00'	0°23'53"	6.73'	13.45'
C67	1937.00'	3°39'41"	61.91'	123.78'
C69	1835.00'	1°36'18"	25.70'	51.40'
C70	1785.00'	2°25'17"	37.73'	75.44'
C71	10.00'	91°07'47"	10.20'	15.91'
C72	1545.00'	1°54'58"	25.84'	51.67'
C73	10.00'	88°42'37"	9.78'	15.48'
C74	1785.00'	0°49'00"	12.72'	25.44'
C76	565.00'	7°06'09"	36.48'	72.86'
C77	565.00'	4°41'58"	23.18'	46.34'
C78	565.00'	8°22'08"	41.34'	82.53'
C79	565.00'	5°55'57"	30.31'	60.57'
C81	1937.00'	2°14'54"	43.65'	87.28'
C82	60.00'	288°37'45"	-----	302.25'
C83	2045.00'	36°33'34"	675.52'	1304.88'
C84	1937.00'	0°09'52"	2.78'	5.56'
C85	1937.00'	0°23'59"	6.76'	13.51'
C86	2063.00'	2°56'27"	52.96'	105.88'
C87	1937.00'	10°35'07"	178.44'	357.86'
C88	1937.00'	0°17'45"	5.00'	10.00'
C89	1953.00'	0°18'15"	5.18'	10.36'



LEGEND

Ac.	=	ACRES
B.S.L.	=	BUILDING SETBACK LINE
CI	=	CORVER NUMBER
CPS	=	CITY PUBLIC SERVICE
C.V.	=	CLEAR VISION
D.P.R.	=	DEED & PLAT RECORDS
DRN.	=	DRAINAGE
EDU	=	EQUIVALENT DWELLING UNIT
E.G.T.C.A.	=	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	=	EASEMENT
EX.	=	EXISTING
F.I.P.	=	FOUND 1/2" IRON PIN
G.B.	=	GREENBELT
L.S.	=	LANDSCAPE
LI	=	LINE NUMBER
N.C.B.	=	NEW CITY BLOCK
NGS	=	NATIONAL GEODETIC SURVEY
N.T.S.	=	NOT TO SCALE
O.P.R.	=	OFFICIAL PUBLIC RECORDS
PED. ACC.	=	PEDESTRIAN ACCESS
R.O.W.	=	RIGHT-OF-WAY
R.P.R.	=	REAL PROPERTY RECORDS
SAN. SEW.	=	SANITARY SEWER
VAR. WID.	=	VARIABLE WIDTH
V.N.A.	=	VEHICULAR NON-ACCESS
VOL.	=	VOLUME
WAT.	=	WATER
400	=	PROPOSED CONTOUR
	=	STREET CENTERLINE
O.H.E.	=	OVERHEAD ELECTRIC

PLANNING COMMISSION
REPLAT & SUBDIVISION PLAT
AGENDA ITEM NO: 17 **May 23, 2007**

PRESERVE AT INDIAN SPRINGS U-3, PH-2 — MAJOR PLAT
SUBDIVISION NAME

060447
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 452 C-8
OWNER: Standard Pacific Homes by Mark Sparrow
ENGINEER: Denham-Ramones Engineering Inc., by Paul W. Denham
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 1, 2007

Location: Near the intersection of Sweet Olive and Sassafras

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #749A, Indian Springs was accepted on August 13, 2004.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **25.916** acres consisting of **108** single family lots and **4,061** linear feet of public streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT No. 060447

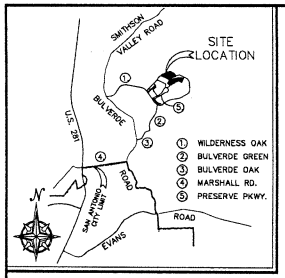
SHEET 1 OF 3

108 LOTS

REPLAT & SUBDIVISION PLAT
ESTABLISHING

THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2

BEING A REPLAT VACATING A 0.671 ACRE DRAINAGE EASEMENT, AND A 0.200 ACRE TURNAROUND, SANITARY SEWER, WATER, G.E.T.TV. AND DRAINAGE EASEMENT AND A SUBDIVISION PLAT OF A 15.019 ACRE TRACT AND A 10.897 ACRE TRACT OF LAND OUT OF A 51.14 ACRE TRACT RECORDED IN VOLUME 11053, PAGE 2069, AND A 0.057 ACRES OF LAND OUT OF A 290.70 ACRE TRACT RECORDED IN VOLUME 11424, PAGE 1367, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY No. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY No. 1, ABSTRACT No. 1020, COUNTY BLOCK 4901, BEXAR COUNTY, TEXAS, CONTAINING A TOTAL OF 25.916 ACRES.

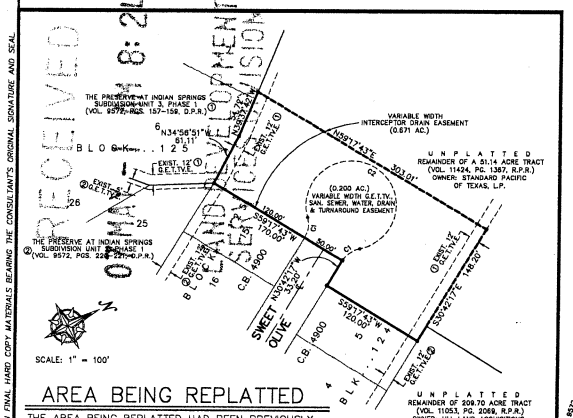


LOCATION MAP

NOT TO SCALE

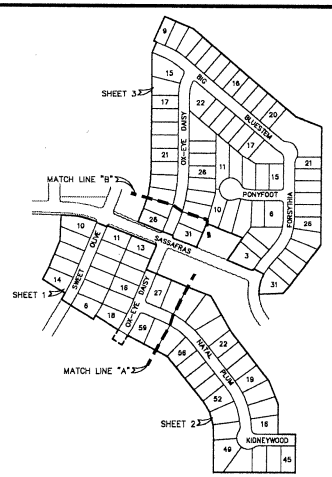
MONUMENT NOTE:

● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP



AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 1, RECORDED IN VOLUME 9572, PAGE 220-221, D.P.R.



INDEX MAP

1"=400'

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
7.) PROPOSED FINISHED CONTOUR ——— (1180)
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTHWEST LINE OF A 51.14 ACRE TRACT, CALLED AS N68°20'05"E BETWEEN TWO FOUND 1/2" IRON REBARS, RECORDED IN VOLUME 11424, PAGE 1367 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) I.R.F. = IRON REBAR FOUND
14.) I.R.S. = IRON REBAR SET
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) 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.
18.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
19.) THE MAINTENANCE OF THE WATER QUALITY BASIN AND ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARDS AQUIFER NOTES:

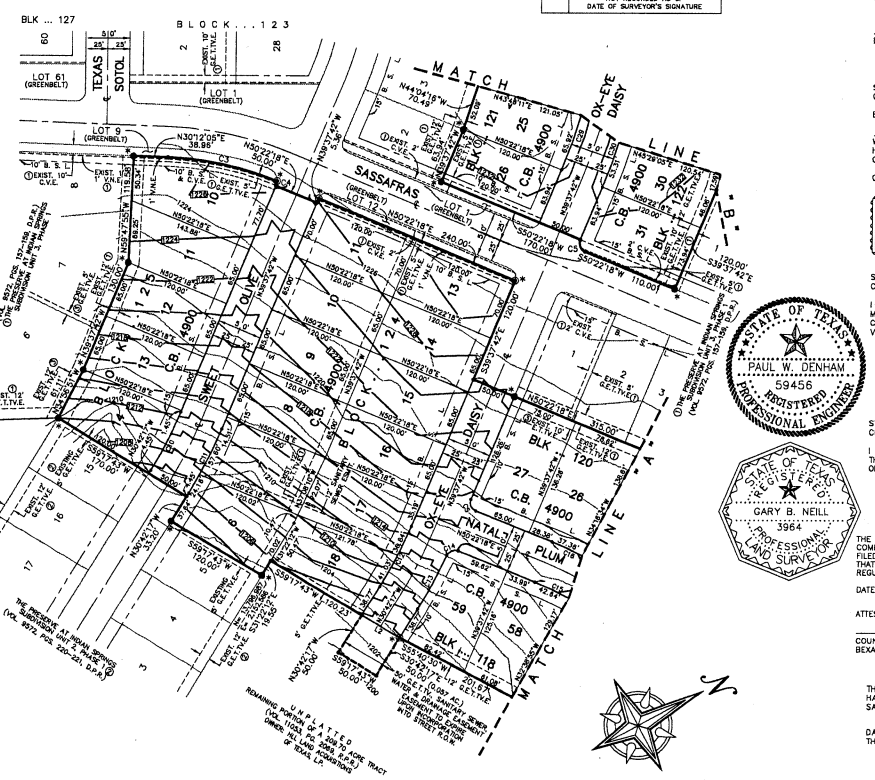
THIS SITE IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISIONS THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (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 TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

PLAT REFERENCE	
①	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 1 (VOL. 9572, PGS. 157-159, D.P.R.)
②	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 1 (VOL. 9572, PGS. 220-221, D.P.R.)
③	EASEMENT AGREEMENTS BETWEEN STANDARD PACIFIC HOMES, L.P. & CITY OF SAN ANTONIO (C.P.S.) NOT RECORDED AS OF DATE OF SURVEYOR'S SIGNATURE



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ MARK C. SPARROW _____ 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 & SEAL OF OFFICE THIS 30 DAY OF MARCH A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC HOMES
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

"CLEAR VISION EASEMENT"

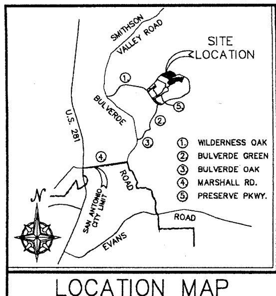
"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Apr 25, 2007, 9:14am User ID: MartinJeffrey File: H:\Land Projects 3\StatePac-Preserve U3-P2\dwg\Preserve U3-PH2.dwg



LOCATION MAP

NOT TO SCALE

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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 LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

MONUMENT NOTE:

● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
7.) PROPOSED FINISHED CONTOUR — 1180
8.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
9.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
10.) BEARING REFERENCE SOURCE IS THE NORTHWEST LINE OF A 51.14 ACRE TRACT, CALLED AS N68°20'05"E BETWEEN TWO FOUND 1/2" IRON REBARS, RECORDED IN VOLUME 11424, PAGE 1367 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
11.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
12.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
13.) I.R.F. = IRON REBAR FOUND
14.) I.R.S. = IRON REBAR SET
15.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17.) 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.
18.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 1215.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
19.) THE MAINTENANCE OF THE WATER QUALITY BASIN AND ALL DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARDS AQUIFER NOTES:

THIS SITE 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.

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NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

PLAT REFERENCE	
①	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 1 (VOL. 9572, PGS. 157-159, D.P.R.)
②	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 1 (VOL. 9572, PGS. 220-221, D.P.R.)
③	EASEMENT AGREEMENTS BETWEEN STANDARD PACIFIC HOMES, L.P. & CITY OF SAN ANTONIO (C.P.S.) NOT RECORDED AS OF DATE OF SURVEYOR'S SIGNATURE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N13°44'09"E	19.38'
L2	N59°17'43"E	50.00'
L3	N38°46'44"W	50.00'
L4	N41°15'33"W	10.56'

PLAT No. 060447

SHEET 2 OF 3

108 LOTS

REPLAT & SUBDIVISION PLAT ESTABLISHING

THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2

BEING A REPLAT VACATING A 0.671 ACRE DRAINAGE EASEMENT, AND A 0.200 ACRE TURNAROUND, SANITARY SEWER, WATER, G.E.T.TV. AND DRAINAGE EASEMENT AND A SUBDIVISION PLAT OF A 15.019 ACRE TRACT AND A 10.897 ACRE TRACT OF LAND OUT OF A 51.14 ACRE TRACT RECORDED IN VOLUME 11053, PAGE 2069, AND A 0.057 ACRES OF LAND OUT OF A 290.70 ACRE TRACT RECORDED IN VOLUME 11424, PAGE 1367, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY No. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY No. 1, ABSTRACT No. 1020, COUNTY BLOCK 4901, BEXAR COUNTY, TEXAS, CONTAINING A TOTAL OF 25.916 ACRES.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ______________________

DULY AUTHORIZED AGENT: ______________________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK C. SPARROW 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 & SEAL OF OFFICE THIS 30 DAY OF MARCH A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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 ON __________ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______________ A.D. 20______

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

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. ______ AT ______ M, AND DULY RECORDED THE

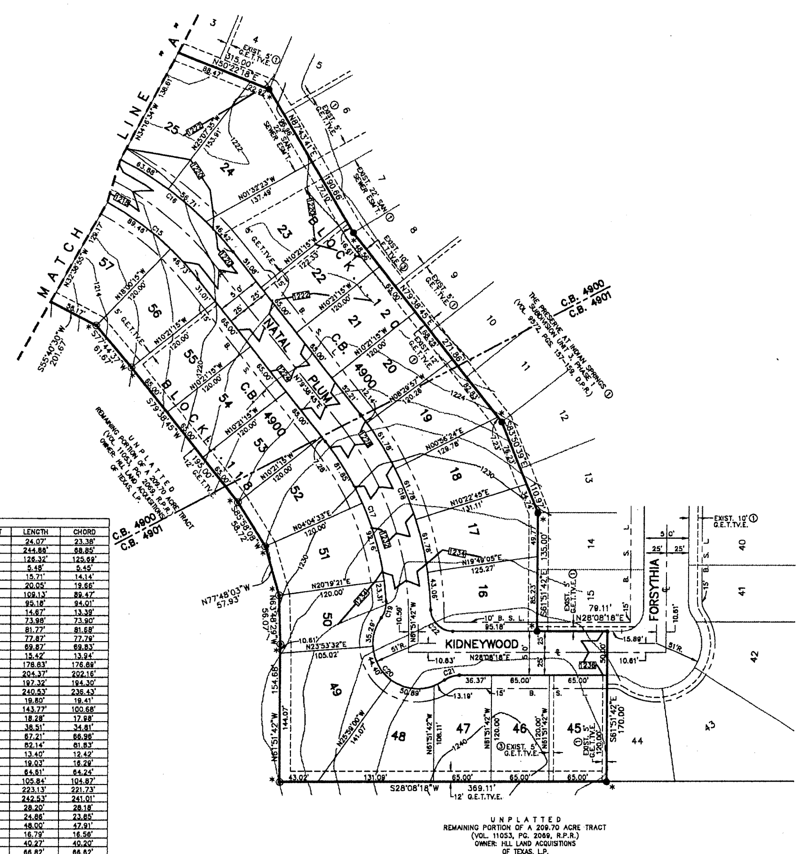
______ DAY OF ____________ ,A.D. ______ AT ______ M, IN THE RECORDS OF

______________ OF SAID COUNTY, IN BOOK VOLUME ______

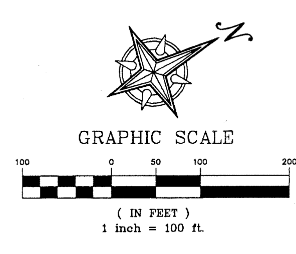
ON PAGE ______
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

______ DAY OF ____________ ,A.D. ______
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	47°32'45"	29.00'	12.77'	24.07'	23.38'
C2	275°05'30"	51.00'	46.66'	244.86'	68.85'
C3	19°49'42"	365.00'	63.80'	126.32'	125.69'
C4	20°55'38"	15.00'	2.77'	5.48'	5.45'
C5	90°00'00"	10.00'	10.00'	15.71'	14.14'
C6	39°37'05"	29.00'	10.45'	20.05'	19.66'
C7	122°36'06"	51.00'	93.16'	109.13'	89.47'
C8	31°09'49"	175.00'	48.80'	95.18'	94.01'
C9	84°01'29"	10.00'	9.01'	14.67'	13.39'
C10	8°55'24"	475.00'	37.06'	73.98'	73.90'
C11	8°55'24"	525.00'	40.97'	81.77'	81.68'
C12	8°55'24"	500.00'	39.01'	77.87'	77.79'
C13	7°16'45"	550.00'	34.98'	69.87'	69.83'
C14	88°21'20"	10.00'	9.72'	15.42'	13.94'
C15	29°16'27"	350.00'	91.41'	178.83'	176.89'
C16	29°16'27"	400.00'	104.47'	204.37'	202.16'
C17	34°47'11"	325.00'	101.81'	197.32'	194.30'
C18	36°45'02"	375.00'	124.57'	240.53'	236.43'
C19	39°06'41"	29.00'	10.30'	19.80'	19.41'
C20	161°31'16"	51.00'	313.51'	143.77'	100.68'
C21	36°08'57"	29.00'	9.46'	18.28'	17.98'
C22	88°15'29"	25.00'	24.25'	38.51'	34.81'
C23	17°06'49"	225.00'	33.85'	67.21'	66.96'
C24	17°06'49"	275.00'	41.38'	82.14'	81.83'
C25	76°45'22"	10.00'	7.92'	13.40'	12.42'
C26	109°02'38"	10.00'	14.03'	19.03'	16.29'
C27	21°09'09"	175.00'	32.68'	64.61'	64.24'
C28	26°57'09"	225.00'	53.92'	105.84'	104.87'
C29	22°14'00"	575.00'	112.98'	223.13'	221.73'
C30	22°14'00"	625.00'	122.81'	242.53'	241.01'
C31	7°10'50"	225.00'	14.12'	28.20'	28.18'
C32	56°59'02"	25.00'	13.57'	24.86'	23.85'
C33	12°13'26"	225.00'	24.09'	48.00'	47.91'
C34	33°10'47"	29.00'	8.64'	16.79'	16.56'
C35	11°32'12"	200.00'	20.20'	40.27'	40.20'
C36	15°18'52"	250.00'	33.61'	66.82'	66.62'
C37	41°08'42"	29.00'	10.88'	20.83'	20.38'
C38	274°09'38"	51.00'	47.42'	244.04'	69.46'
C39	56°47'36"	29.00'	15.68'	28.75'	27.58'
C40	40°25'57"	175.00'	64.44'	123.49'	120.95'
C41	40°25'57"	225.00'	82.86'	158.78'	155.50'
C42	12°13'26"	175.00'	18.74'	37.34'	37.28'



(IN FEET)
1 inch = 100 ft.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DEVELOPER/OWNER:
STANDARD PACIFIC HOMES
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

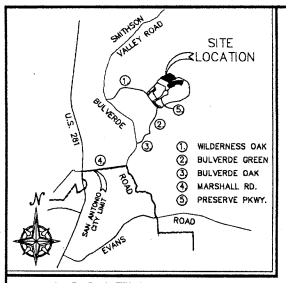
Date: Apr 25, 2007, 9:33am User ID: MartinJeffrey File: H:\Land Projects 3\StanPac-Preserve U3-P2\dwg\Preserve U3-PH2.dwg

PLAT No. 060447

SHEET 3 OF 3
108 LOTS
REPLAT & SUBDIVISION PLAT
ESTABLISHING

THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2

BEING A REPLAT VACATING A 0.671 ACRE DRAINAGE EASEMENT, AND A 0.200 ACRE TURNAROUND, SANITARY SEWER, WATER, G.E.T.TV. AND DRAINAGE EASEMENT AND A SUBDIVISION PLAT OF A 15.019 ACRE TRACT AND A 10.897 ACRE TRACT OF LAND OUT OF A 51.14 ACRE TRACT RECORDED IN VOLUME 11053, PAGE 2069, AND A 0.057 ACRES OF LAND OUT OF A 290.70 ACRE TRACT RECORDED IN VOLUME 11424, PAGE 1367, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS & BEING OUT OF THE W.M. BRISBIN SURVEY No. 89 1/2, ABSTRACT No. 54, COUNTY BLOCK 4900, AND THE ROMPEL, KOCH & VOGES SURVEY No. 1, ABSTRACT No. 1020, COUNTY BLOCK 4901, BEXAR COUNTY, TEXAS, CONTAINING A TOTAL OF 25.916 ACRES.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.
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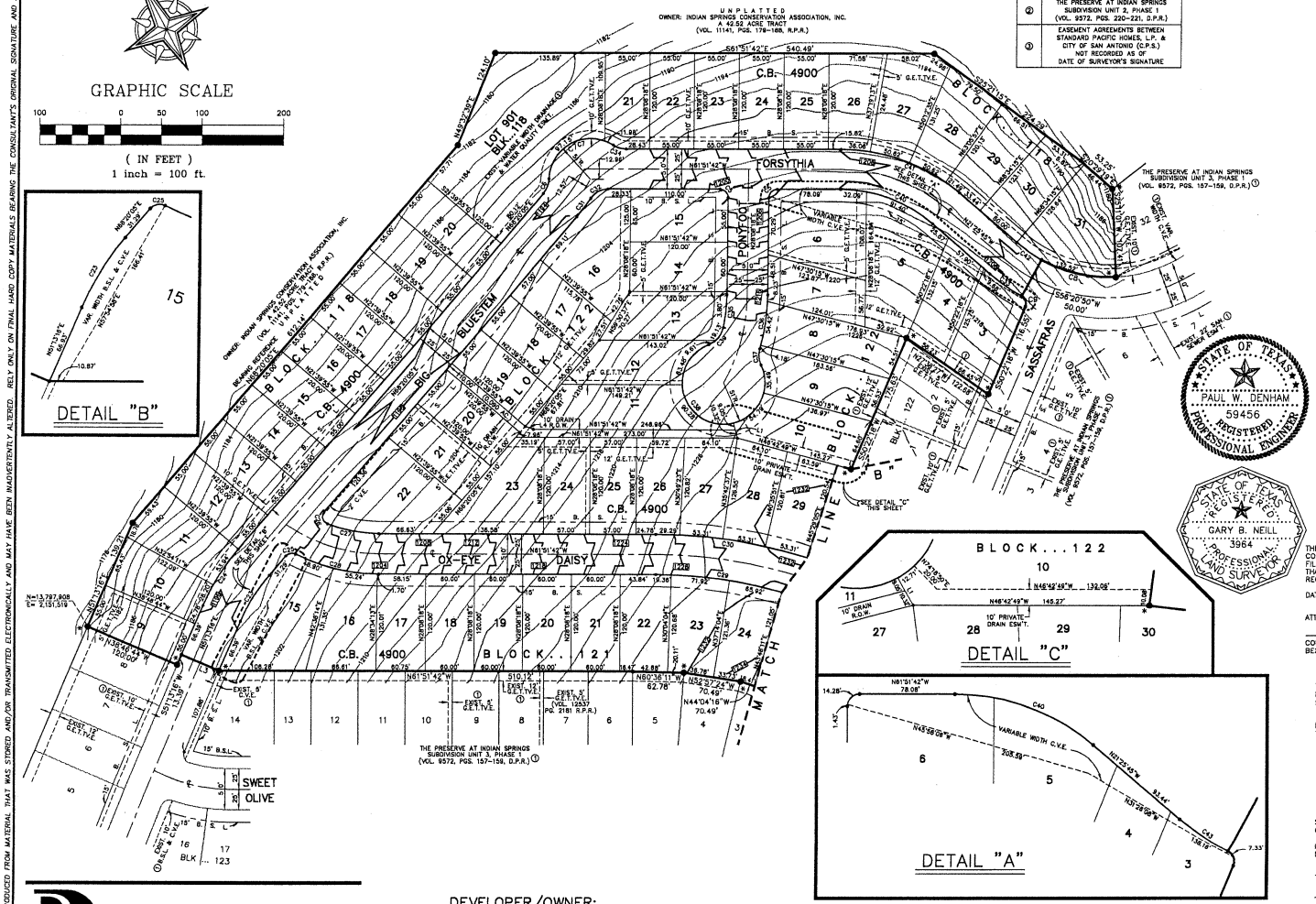
NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (WPAP)" OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

NOTE FOR PROPOSED CONTOURS:

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT

PLAT REFERENCE	
①	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 1 (VOL. 9572, PGS. 157-159, D.P.R.)
②	THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 2, PHASE 1 (VOL. 9572, PGS. 220-221, D.P.R.)
③	EASEMENT AGREEMENTS BETWEEN STANDARD PACIFIC HOMES, L.P. & CITY OF SAN ANTONIO (C.P.S.) NOT RECORDED AS OF DATE OF SURVEYOR'S SIGNATURE

MONUMENT NOTE:
● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP



STATE OF TEXAS
REGISTERED
PAUL W. DENHAM
59456
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER:

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK C. SPARROW 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 & SEAL OF OFFICE THIS 30 DAY OF MARCH A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

THIS PLAT OF THE PRESERVE AT INDIAN SPRINGS SUBDIVISION UNIT 3, PHASE 2 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC HOMES
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARD COPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

Date: Apr 25, 2007, 9:13am User ID: MarkmcKay File: H:\Land Projects 3\StarPac-Preserve U3-P2\dwg\Preserve U3-PH2.dwg

San Antonio Water System

July 28, 2006

RECEIVED

07 MAY -1 AM 8: 24

LAND DEVELOPMENT SERVICES DIVISION

Mr. Robert R. Villarreal II, P.E.
Denham-Ramones Engineering & Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Texas 78216

RE: File No. 0606004 - Request for review of **Preserve at Indian Springs Subdivision Unit 3, Phase 2, Plat No. 060447** located on north side of Wilderness Oak and 2.0 mile east of Bulverde Green intersection

Dear Mr. Villarreal:

On June 9, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 25.32 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated October 10, 2005. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Preserve at Indian Springs Subdivision Unit 3, Phase 2, Plat No. 060447.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3526.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:JIM:pzg

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 18 **May 23, 2007**

KINGSBURY — MAJOR PLAT — 060453

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 547 F-8
OWNER: Tesoro Homes Ltd., by Milton Zaiontz
ENGINEER: Seda Consulting Engineers, Inc., by Salah Diab, P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 8, 2007

Location: On the east side of Woodchase Drive north of Eckhert Road

Services Available: SAWS Water and Sewer

Zoning: RM-4 Mixed Use District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **7.48** acres consisting of **30** non-single family lots and **1,351** linear feet of public streets.

STAFF RECOMMENDATION:

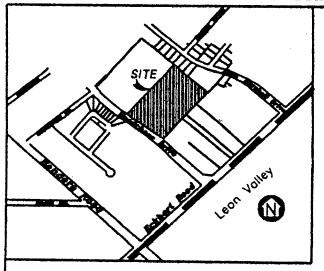
Approval.

Plat No. 060453

SUBDIVISION PLAT ESTABLISHING

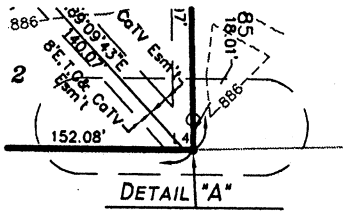
KINGSBURY SUBDIVISION

Being, 7.48 acres of land Situated in the M.D. De Los Santos Survey No. 82 Abstract No. 664, C.B. No. 4446 San Antonio, Bexar County, Texas.



LOCATION MAP
Not To Scale

OWNER/DEVELOPER
Tesoro Homes, LTD.
Mr. Milton Zaiontz
9310 Broadway
San Antonio, Tx. 78217
Phone – (210)822-4222



GENERAL NOTES

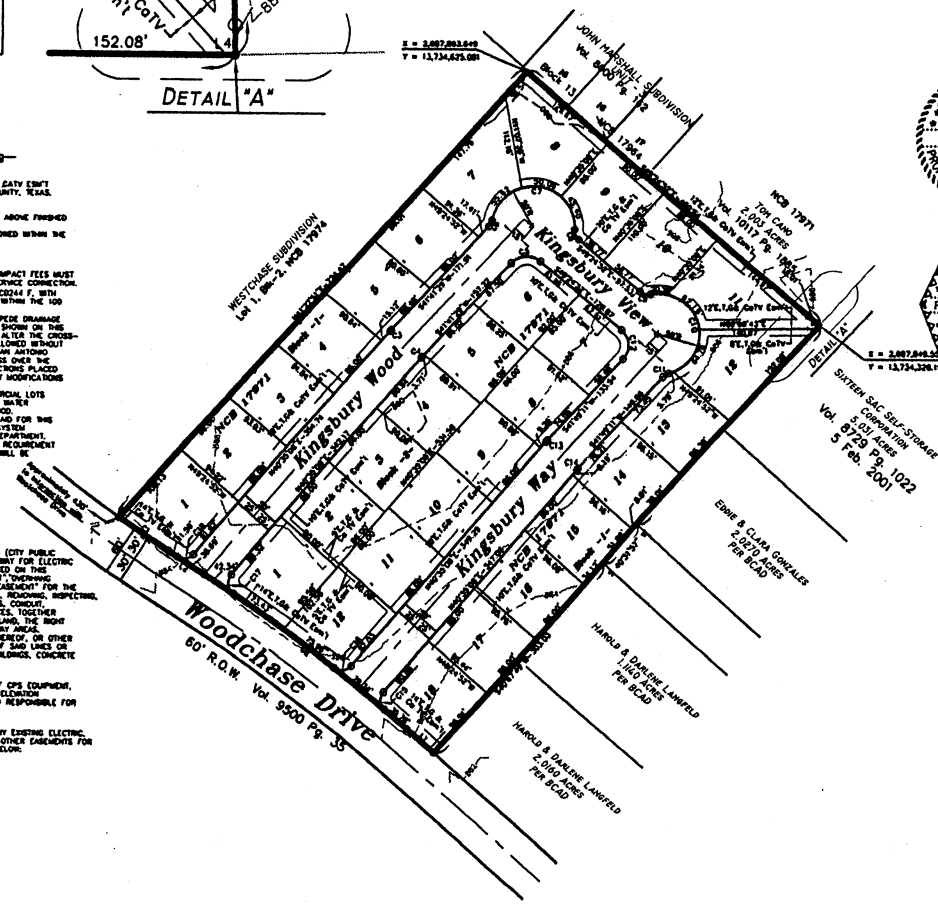
1.) PROPOSED FINISHED CONTOUR---------- 679
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED-------- ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED-------- ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT----- E.T.G. & CATV ESM'T
3.) R.P.R.(=OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
B.S.L. = Building Setback Line
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE B.S.L. and G.E.T.TV EASEMENTS.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) A. IMPACT FEE PAYMENT DUE:
THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST (IF NOT PAID PRIOR TO WATER METER SET AND/ OR WHERE WATER SERVICE CONNECTION.
8.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP NO.48029C0244 F, WITH AN EFFECTIVE DATE OF JANUARY 4, 2002, THIS PROPERTY IS NOT WITHIN THE 100 - YEAR FLOODPLAIN.
9.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
10.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.
11.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.
12.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512, STREET SCAPE REQUIREMENT FOR TREES TO BE PLACED WITHIN THE R.O.W. (IF APPLICABLE), AND WILL BE SUBMITTED WITH THE BUILDING PERMIT.
13.) TOTAL LINEAR FEET OF PUBLIC STREET IS 1,361.07 FEET.

C.P.S. NOTES

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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.



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

Curve Table					
Curve	Radius	Delta	Length	Chd Brg	Chord
C1	1475.00'	2°48'30"	72.37'	S57°13'56"E	72.36'
C2	1750.83'	10°18'23"	306.48'	N53°37'43"W	306.07'
C3	125.00'	1°06'27"	2.41'	S41°06'18"W	2.41'
C4	75.00'	1°06'27"	1.45'	S41°06'18"W	1.45'
C5	25.00'	88°37'36"	38.72'	S66°06'18"W	35.01'
C6	15.00'	32°17'32"	8.45'	N23°35'13"E	8.34'
C7	50.00'	173°07'23"	151.08'	N63°57'21"W	99.87'
C8	15.00'	52°01'12"	13.62'	S23°24'18"E	13.16'
C9	15.00'	52°01'12"	13.62'	S23°23'28"E	13.16'
C10	50.00'	175°27'52"	153.12'	N13°42'08"W	99.87'
C11	15.00'	32°17'36"	8.45'	S8°36'29"W	8.34'
C12	25.00'	81°14'03"	36.81'	N63°37'31"W	33.73'
C13	125.00'	1°14'03"	2.69'	S41°37'08"W	2.69'
C14	75.00'	1°14'03"	1.62'	S41°37'08"W	1.62'
C15	15.00'	90°03'33"	23.57'	S04°32'48"E	21.21'
C16	15.00'	87°54'03"	22.79'	N64°37'08"E	20.64'
C17	15.00'	87°57'26"	23.03'	S08°21'34"E	22.83'
C18	15.00'	80°46'17"	21.15'	N80°56'16"E	19.44'

Line Table		
Line	Length	Bearing
L1	44.75'	N44°20'03"W
L2	50.00'	S56°36'35"E
L3	12.00'	S41°46'36"W
L4	8.51'	S41°48'08"W

Seda Consulting Engineers, Inc.
6735 IH 10 W
San Antonio, Texas 78201
(210) 308-0057
Fax: (210) 308-8842
E-Mail: seda@satx.rr.com
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

and

Sightline Surveying, Inc.
3407 Saddle Point, San Antonio, Texas 78259
Office (210) 286-8077 Fax (210) 568-4382

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 San Antonio Planning Commission.

STATE OF TEXAS SALAH E. DIAB 55516 REGISTERED PROFESSIONAL ENGINEER

Licensed Professional Engineer

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

STATE OF TEXAS REGISTERED R. P. SHELLEY 4540 PROFESSIONAL LAND SURVEYOR

by: R.P. Shelley

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF BEXAR

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

Milton Zaiontz

Duly Authorized Agent

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Milton Zaiontz 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 23rd day of March 2007

Notary Public
Bexar County, Texas

Saleh E Diab
My Commission Expires
08/16/2009

This plat of Kingsbury Subdivision 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., _____.

By: _____
Chairman

By: _____
Secretary

STATE OF TEXAS
COUNTY OF BEXAR

I _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 20 ____.

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 19 **May 23, 2007**

SABLECHASE UNIT 1 (ENCLAVE) MAJOR PLAT 060487
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 D-6
OWNER: Laredo OFR, Ltd., by George W. Peck
ENGINEER: Pape Dawson Engineers, by Jon Adame
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 4, 2007

Location: South of the intersection of Old Fredericksburg Road and Woodland Green

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #867, Irvin was accepted on December 7, 2005.

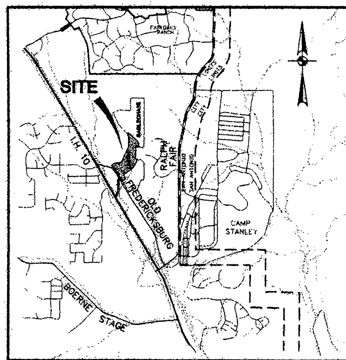
Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **54.21** acres consisting of **93** single family lots and **6,818** linear feet of private streets.

STAFF RECOMMENDATION:

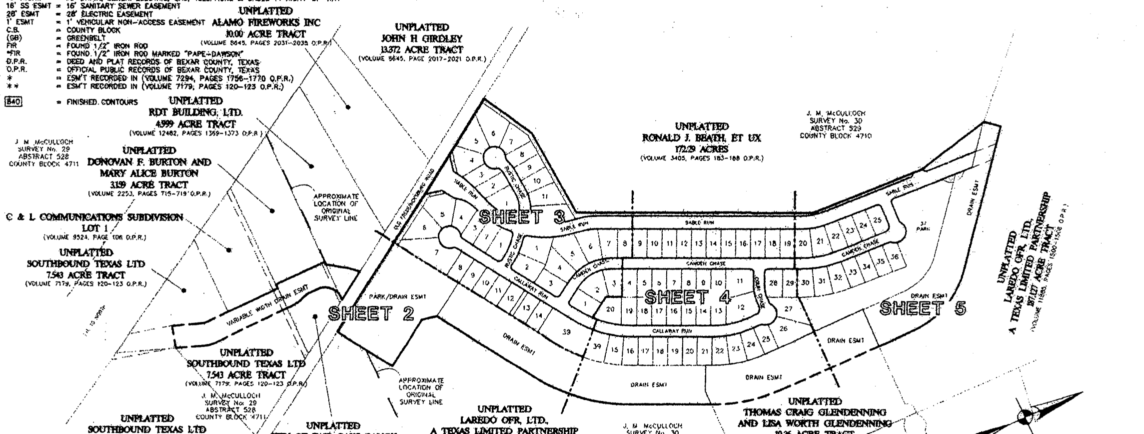
Approval



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-D6

LEGEND:

10' B.S.	=	10' BUILDING SETBACK
20' B.S.	=	20' BUILDING SETBACK
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' ESMT	=	16' SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' R.O.W.	=	16' DRAIN, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV RIGHT-OF-WAY
16' SS ESMT	=	16' SANITARY SEWER EASEMENT
28' ESMT	=	28' ELECTRIC EASEMENT
1' ESMT	=	1' VEHICULAR NON-ACCESS EASEMENT
C.B.	=	COUNTY BLOCK
(GB)	=	GREENBELT
FIR	=	FOUND 1/2" IRON ROD
*FIR	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
*	=	ESM'T RECORDED IN (VOLUME 7294, PAGES 1756-1770 O.P.R.)
**	=	ESM'T RECORDED IN (VOLUME 7179, PAGES 120-123 O.P.R.)
840	=	FINISHED CONTOURS



INDEX SHEET

SCALE: 1" = 400'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	51°33'13"	400.00'	193.17'	359.91'	347.89'	S25°41'15"E
C2	24°33'28"	760.00'	165.41'	325.75'	323.26'	S12°22'05"W
C3	31°54'33"	820.00'	234.43'	456.67'	450.80'	S40°36'06"W
C4	60°56'38"	85.00'	50.01'	90.41'	86.21'	S29°39'07"W
C5	22°21'34"	85.00'	16.80'	33.17'	32.96'	S12°00'00"E
C6	22°21'33"	185.00'	36.56'	72.19'	71.74'	S12°00'00"E
C7	20°47'17"	185.00'	33.93'	67.12'	66.75'	S09°34'25"W
C8	20°43'04"	85.00'	15.54'	30.74'	30.57'	N09°36'32"E
C9	17°22'10"	185.00'	28.26'	56.08'	55.87'	N31°23'25"E
C10	15°00'00"	330.00'	43.45'	86.39'	86.15'	N84°03'22"E
C11	24°51'09"	370.00'	81.53'	160.49'	159.24'	N59°07'48"E
C12	96°28'11"	15.00'	16.80'	25.26'	22.38'	N01°31'52"W
C13	45°02'28"	125.00'	51.83'	98.26'	95.75'	N72°17'11"W
C14	13°59'24"	125.00'	15.34'	30.52'	30.45'	S78°11'52"W
C15	60°57'22"	15.00'	8.83'	15.96'	15.22'	S40°43'30"W
C16	283°21'25"	50.00'	-	247.26'	62.01'	N28°04'29"W
C17	46°19'23"	15.00'	6.42'	12.13'	11.80'	S89°33'27"E
C18	17°54'43"	175.00'	27.58'	54.71'	54.49'	N76°14'13"E
C19	45°02'28"	175.00'	72.56'	137.57'	134.06'	S72°17'11"E
C20	96°28'11"	15.00'	16.80'	25.26'	22.38'	N81°59'57"E
C21	24°07'03"	370.00'	79.04'	155.74'	154.60'	N21°42'21"E
C22	15°00'00"	330.00'	43.45'	86.39'	86.15'	N17°08'49"E
C23	21°52'29"	270.00'	52.18'	103.08'	102.46'	N13°42'35"E
C24	90°00'00"	15.00'	15.00'	23.56'	21.21'	N42°13'40"W
C25	90°00'00"	15.00'	15.00'	23.56'	21.21'	N47°46'20"E
C26	90°00'00"	15.00'	15.00'	23.56'	21.21'	S42°13'40"E
C27	39°42'54"	15.00'	5.42'	10.40'	10.19'	N72°54'53"E
C28	169°25'49"	50.00'	-	147.86'	99.57'	S42°13'40"E
C29	39°42'54"	15.00'	5.42'	10.40'	10.19'	S22°37'48"W
C30	21°52'29"	510.00'	98.56'	194.71'	193.53'	S13°42'35"W
C31	90°00'00"	15.00'	15.00'	23.56'	21.21'	S20°21'11"E
C32	24°33'28"	175.00'	38.09'	75.01'	74.43'	S77°37'55"E
C33	39°42'54"	15.00'	5.42'	10.40'	10.19'	N70°13'54"E
C34	169°25'49"	50.00'	-	147.86'	99.57'	S44°54'39"E
C35	39°42'54"	15.00'	5.42'	10.40'	10.19'	S19°56'49"W
C36	24°33'28"	450.00'	97.94'	192.88'	191.40'	S12°22'05"W
C37	31°54'33"	510.00'	145.80'	284.03'	280.37'	S40°36'06"W
C38	52°01'12"	15.00'	7.32'	13.62'	13.16'	S30°32'46"W
C39	284°02'25"	50.00'	-	247.87'	61.54'	N33°26'38"W
C40	52°01'12"	15.00'	7.32'	13.62'	13.16'	N82°33'59"E
C41	90°00'00"	15.00'	15.00'	23.56'	21.21'	N11°33'22"E
C42	16°19'20"	275.00'	39.44'	78.34'	78.08'	N41°36'17"W
C43	84°50'34"	15.00'	13.71'	22.21'	20.24'	S87°48'46"W
C44	25°27'23"	430.00'	97.13'	191.05'	189.48'	S58°07'10"W
C45	36°52'34"	155.00'	51.68'	99.76'	98.05'	S52°24'35"W
C46	22°35'04"	50.00'	9.98'	19.71'	19.58'	S45°15'50"W
C47	25°25'48"	430.00'	97.02'	190.85'	189.29'	N22°21'43"E
C48	15°00'00"	270.00'	35.55'	70.69'	70.48'	N17°08'49"E
C49	21°52'29"	330.00'	63.77'	125.99'	125.23'	N13°42'35"E
C50	90°00'00"	15.00'	15.00'	23.56'	21.21'	N47°46'20"E
C51	90°00'00"	25.00'	25.00'	39.27'	35.36'	S42°13'40"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C52	21°52'29"	460.00'	88.89'	175.62'	174.56'	S13°42'35"W
C53	58°05'27"	225.00'	124.95'	228.12'	218.48'	S04°23'54"E
C54	90°00'00"	15.00'	15.00'	23.56'	21.21'	S11°33'22"W
C55	90°00'00"	15.00'	15.00'	23.56'	21.21'	N78°26'38"W
C56	16°19'20"	325.00'	46.61'	92.58'	92.27'	N41°36'17"W
C57	84°50'34"	15.00'	13.71'	22.21'	20.24'	N07°20'40"W
C58	58°05'27"	175.00'	97.19'	177.43'	169.93'	N04°23'54"W
C59	90°00'00"	15.00'	15.00'	23.56'	21.21'	N69°38'49"E
C60	24°33'28"	225.00'	48.97'	96.44'	95.70'	S77°37'55"E
C61	90°00'00"	25.00'	25.00'	39.27'	35.36'	S44°54'39"E
C62	24°33'28"	400.00'	87.06'	171.45'	170.14'	S12°22'05"W
C63	31°54'33"	460.00'	131.51'	256.18'	252.89'	S40°36'06"W
C64	90°00'00"	15.00'	15.00'	23.56'	21.21'	N78°26'38"W
C65	31°54'33"	640.00'	182.97'	356.43'	351.84'	N40°36'06"E
C66	24°33'28"	580.00'	126.24'	248.60'	246.70'	S12°22'05"W
C67	51°33'13"	256.00'	123.63'	230.34'	222.65'	N25°41'15"W
C68	21°52'29"	640.00'	123.68'	244.34'	242.86'	S13°42'35"W
C69	53°07'49"	15.00'	7.50'	13.91'	13.42'	S29°20'15"W
C70	106°15'38"	60.00'	80.00'	111.28'	96.00'	S02°46'20"W
C71	53°07'49"	15.00'	7.50'	13.91'	13.42'	S23°47'34"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N37°23'26"E	11.88'
L2	N38°32'08"E	77.17'
L3	S11°33'22"W	70.71'
L4	S89°44'33"W	35.09'
L5	S60°07'26"W	15.20'
L6	S00°49'12"E	38.84'
L7	S19°58'04"W	123.85'
L8	N75°50'01"W	100.00'
L9	N19°58'04"E	131.38'
L10	S89°10'47"W	20.30'
L11	N89°44'33"E	15.38'
L12	N34°26'52"E	32.62'
L13	N32°53'17"E	9.06'
L14	N40°04'30"E	61.10'
L15	S78°27'01"E	70.72'
L16	N56°33'22"E	30.32'
L17	N71°33'22"E	71.60'
L18	N49°45'57"W	2.63'
L19	S49°45'57"E	2.63'
L20	N09°38'49"E	62.78'
L21	N87°13'51"W	0.98'
L22	S87°13'40"E	2.85'
L23	S87°13'40"E	88.47'

LINE TABLE		
LINE	BEARING	LENGTH
L24	S65°21'11"E	54.48'
L25	S89°54'39"E	13.56'
L26	S00°05'21"W	32.08'
L27	N33°26'38"W	20.37'
L28	N49°45'57"W	20.82'
L29	S56°33'22"W	57.50'
L30	S11°32'59"W	70.70'
L31	N09°38'49"E	62.78'
L32	S87°13'40"E	90.00'
L33	S33°26'38"E	78.79'
L34	N33°26'38"W	20.37'
L35	N49°45'57"W	20.82'
L36	N33°26'38"W	78.79'
L37	S65°21'11"E	54.48'
L38	S89°54'39"E	15.10'
L39	S00°05'21"W	33.61'
L40	S56°33'22"W	38.68'
L41	S24°38'49"W	31.00'
L42	S65°21'11"E	120.00'
L43	S89°54'39"E	65.97'
L44	N78°27'01"W	100.73'
L45	N11°32'59"E	78.07'

SCALE: 1"=400'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

RDT BUILDING, LTD
0.27 OF AN ACRE (DRAIN EASEMENT)

BY: ____________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ronald G. Turney KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 12 DAY OF April A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

THOMAS CRAIG GLENDENNING
AND LISA WORTH GLENDENNING
3.287 ACRES (DRAIN EASEMENT)

Thomas Craig Glendenning
BY: Lisa Worth Glendenning

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas Craig Glendenning KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

Lisa Worth Glendenning

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
BY: A. Bradford Galo

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

NOTARY PUBLIC, 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

[Notary stamp:] [SHERRY] CALLAWAY, Notary Public, State of Texas, My Commission Expires JULY 18, 2008
KARA LYNN KELLEY, Notary Public, State of Texas, My Commission Expires June 17, 2009
[Seal:] STATE OF TEXAS, W.R. WOOD, 65364, LICENSED PROFESSIONAL ENGINEER
[Seal:] STATE OF TEXAS, REGISTERED PROFESSIONAL LAND SURVEYOR, 4402

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

SOUTHBOUND TEXAS LTD
1.22 ACRES (DRAIN EASEMENT)

BY: ____________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED D. Frank Bahmer KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 8 DAY OF March A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TERRI A. HERRINGTON, Notary Public, State of Texas, My Commission Expires June 24, 2008

THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SUBDIVISION PLAT OF
SABLECHASE, UNIT-1 (ENCLAVE)

A 54.21 ACRE TRACT OF LAND BEING A PORTION OF A 187.127 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED CONVEYED TO LAREDO OFR, LTD. RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF A 10.36 ACRE TRACT CONVEYED TO THOMAS CRAIG GLENDENNING AND LISA WORTH GLENDENNING DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11934, PAGES 2030-2041, OUT OF A 4.999 ACRE TRACT CONVEYED TO RDT BUILDING, LTD. DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12482, PAGES 1369-1373, OUT OF A 0.6224 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12826, PAGES 1850-1866 AND OUT OF A 7.543 ACRE TRACT CONVEYED TO SOUTHBOUND TEXAS, LTD. DESCRIBED IN CASH WARRANTY DEED RECORDED IN VOLUME 7179, PAGES 120-123, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-1 (ENCLAVE) 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

RECEIVED
07 MAY -4 AM 7:48
LAND DEVELOPMENT SERVICES DIVISION

PLAT No.: 060487

SURVEY 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. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

LORESTAR, 1953	(P.I.D. #AY1808)	N:13731522.2197	E:2140520.8384
OBLATE, 1953	(P.I.D. #AY1961)	N:13731295.2612	E:2127038.6019
BITTERS, 1953	(PID AY0072)	N:13756584.2745	E:2129377.7379

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE NORTHEAST RIGHT-OF-WAY LINE OF OLD FREDERICKSBURG ROAD, A 59.8 FOOT RIGHT-OF-WAY.

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-1 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-1 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. SABLECHASE, UNIT-1 (ENCLAVE) STREETS (LOT 1, BLOCK 56, C.B. 4711) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. LOTS 7 & 39, BLOCK 42, C.B. 4711 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THE MAINTENANCE OF THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
7. LOTS 2-4, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS NON-RESIDENTIAL AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
8. LOT 13, BLOCK 41, LOT 38, BLOCK 42 & LOT 5, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS GREENBELT AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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

CPS NOTES:
1. 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.
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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within 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.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

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 ____________, A.D. 20____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ____________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________, A.D. 20____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ________, A.D. 20____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ________ ON PAGE ________ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

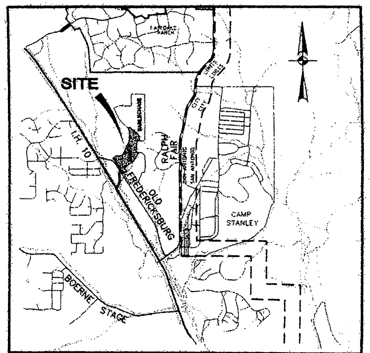
BY: ____________, DEPUTY

SHEET 1 OF 5

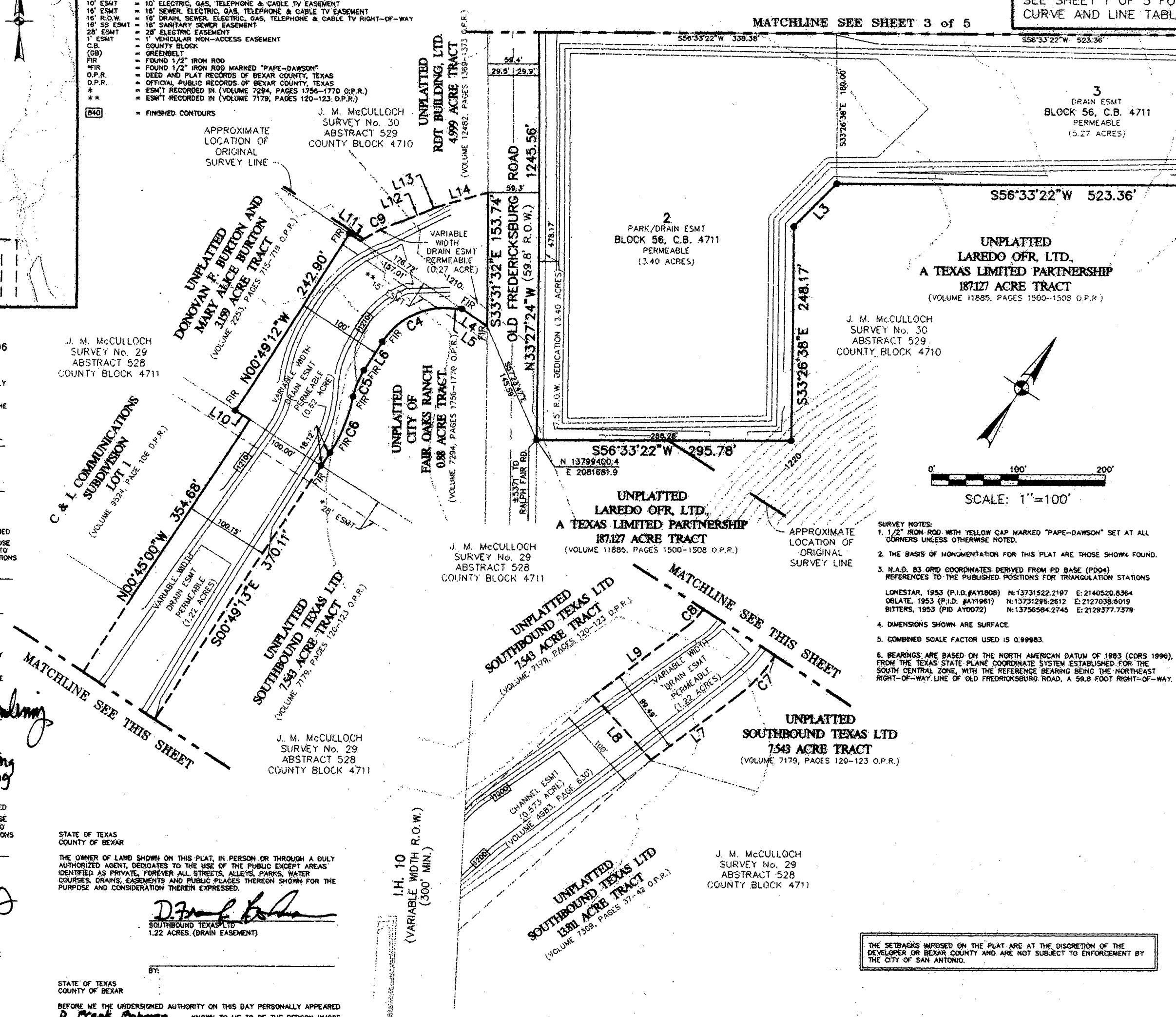
PLAT No.: 060487

NOTE:
SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE

LEGEND:
- 10' B.S. = 10' BUILDING SETBACK
- 20' B.S. = 20' BUILDING SETBACK
- 5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 16' ESMT = 16' SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
- 16' R.O.W. = 16' DRAIN, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV RIGHT-OF-WAY
- 16' SS ESMT = 16' SANITARY SEWER EASEMENT
- 28' ESMT = 28' ELECTRIC EASEMENT
- 1' ESMT = 1' VEHICULAR NON-ACCESS EASEMENT
- C.B. = COUNTY BLOCK
- (GB) = GREENBELT
- FIR = FOUND 1/2" IRON ROD
- *FIR = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- * = ESM'T RECORDED IN (VOLUME 7294, PAGES 1756-1770 O.P.R.)
- ** = ESM'T RECORDED IN (VOLUME 7179, PAGES 120-123 O.P.R.)
- 840 = FINISHED CONTOURS



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-D6



SURVEY 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. N.A.D. 83 GRID COORDINATES 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:2127038.8019
BITTERS, 1953 (PID AY0072)	N:13756584.2745	E:2129377.7579

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE NORTHEAST RIGHT-OF-WAY LINE OF OLD FREDRICKSBURG ROAD, A 59.8 FOOT RIGHT-OF-WAY.

THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-1 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-1 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS; PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. SABLECHASE, UNIT-1 (ENCLAVE) STREETS (LOT 1, BLOCK 56, C.B. 4711) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. LOTS 7 & 39, BLOCK 42, C.B. 4711 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THE MAINTENANCE OF THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
7. LOTS 2-4, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS NON-RESIDENTIAL AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
8. LOT 13, BLOCK 41, LOT 38, BLOCK 42 & LOT 5, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS GREENBELT AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES
1. 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.
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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within 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.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

[signature]
RDT BUILDING, LTD
0.27 OF AN ACRE (DRAIN EASEMENT)

BY: ______

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ron Tunney KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 12 DAY OF April A.D. 20 07

[signature: T. Callaway]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

TIFFANY CALLAWAY
Notary Public, State of Texas
My Commission Expires
JULY 15, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

[signatures]
THOMAS CRAIG GLENDENNING
AND LISA WORTH GLENDENNING
3.287 ACRES (DRAIN EASEMENT)

BY: Thomas Craig Glendenning
Lisa Worth Glendenning

Lisa Worth Glendenning

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas Craig Glendenning KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 11 DAY OF April A.D. 20 07

[signature: Kara Lynn Kelley]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

[signature]
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216

BY: A. Bradford Galo

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

[signature: Kara Lynn Kelley]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

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 SAN ANTONIO PLANNING COMMISSION.

[signature: Erik Wood]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLS
4402
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

[signature: D. Frank Cabrera]
SOUTHBOUND TEXAS LTD
1.22 ACRES (DRAIN EASEMENT)

BY: ______

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED D. Frank Cabrera KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 8 DAY OF March A.D. 20 07

[signature: Terri Herrington]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

TERRI A. HERRINGTON
Notary Public, State of Texas
My Commission expires
June 24, 2008

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT
OF
SABLECHASE, UNIT-1 (ENCLAVE)

A 54.21 ACRE TRACT OF LAND BEING A PORTION OF A 187.127 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED CONVEYED TO LAREDO OFR, LTD. RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF A 10.36 ACRE TRACT CONVEYED TO THOMAS CRAIG GLENDENNING AND LISA WORTH GLENDENNING DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11934, PAGES 2030-2041, OUT OF A 4.999 ACRE TRACT CONVEYED TO RDT BUILDING, LTD. DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12482, PAGES 1369-1373, OUT OF A 0.6224 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12826, PAGES 1850-1866 AND OUT OF A 7.543 ACRE TRACT CONVEYED TO SOUTHBOUND TEXAS, LTD. DESCRIBED IN CASH WARRANTY DEED RECORDED IN VOLUME 7179, PAGES 120-123, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-1 (ENCLAVE) 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 ______, A.D. 20 ______

ATTESTED:

______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______, A.D. 20 ______ AT ______ M, AND DULY RECORDED THE ______ DAY OF ______, A.D. 20 ______ AT ______ M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D. 20 ______

COUNTY CLERK, BEXAR COUNTY, TEXAS

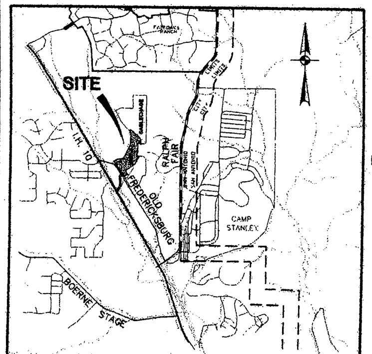
BY: ______, DEPUTY

SHEET 2 OF 5

DRAWN BY: JAR JOB No.: 6425-01

PLAT No.: 060487

NOTE:
SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-D6

LEGEND:
10' B.S. = 10' BUILDING SETBACK
20' B.S. = 20' BUILDING SETBACK
5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' ESMT = 16' SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' R.O.W. = 16' DRAIN, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV RIGHT-OF-WAY
16' SS ESMT = 16' SANITARY SEWER EASEMENT
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C.B. = COUNTY BLOCK
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FIR = FOUND 1/2" IRON ROD
*FIR = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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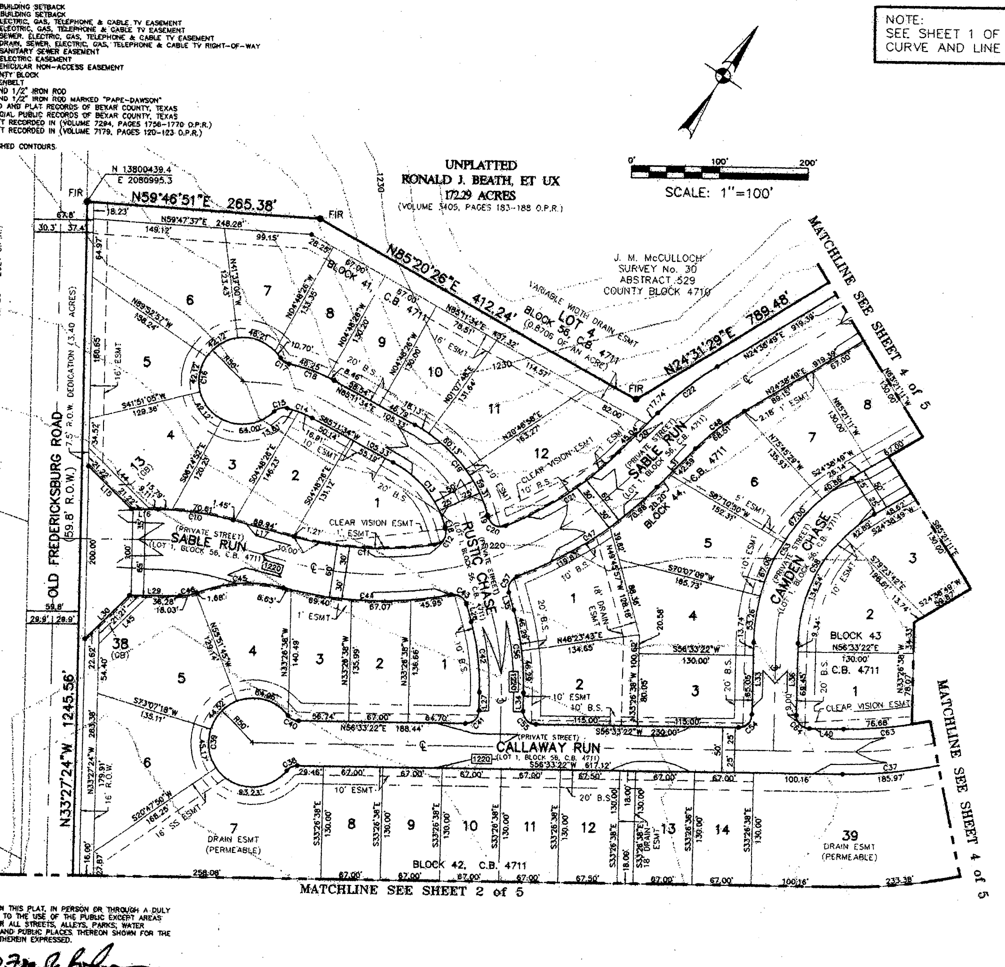


STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

RDT BUILDING, LTD
0.27 OF AN ACRE (DRAIN EASEMENT)

BY: ________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ron Turney KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 12 DAY OF April
A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY CALLAWAY
Notary Public, State of Texas
My Commission Expires
JULY 16, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

THOMAS CRAIG GLENDENNING
AND LISA WORTH GLENDENNING
3.287 ACRES (DRAIN EASEMENT)

BY: Thomas Craig Glendenning
Lisa Worth Glendenning

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas Craig Glendenning, Lisa Worth Glendenning KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April
A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216

BY: A. Bradford Galo

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April
A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

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 SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN NOEL NICHOLS
4402
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

SOUTHBOUND TEXAS LTD
1.22 ACRES (DRAIN EASEMENT)

BY: ________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED D. Frank Bohman KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 8 DAY OF March
A.D. 20 07

TERRI A. HERRINGTON
Notary Public, State of Texas
My Commission expires
June 24, 2008

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT OF

SABLECHASE, UNIT-1 (ENCLAVE)

A 54.21 ACRE TRACT OF LAND BEING A PORTION OF A 187.127 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED CONVEYED TO LAREDO OFR, LTD. RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF A 10.36 ACRE TRACT CONVEYED TO THOMAS CRAIG GLENDENNING AND LISA WORTH GLENDENNING DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11934, PAGES 2030-2041, OUT OF A 4.999 ACRE TRACT CONVEYED TO RDT BUILDING, LTD. DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12482, PAGES 1369-1373, OUT OF A 0.6224 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12826, PAGES 1850-1866 AND OUT OF A 7.543 ACRE TRACT CONVEYED TO SOUTHBOUND TEXAS, LTD. DESCRIBED IN CASH WARRANTY DEED RECORDED IN VOLUME 7179, PAGES 120-123, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. MCCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. MCCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-1 (ENCLAVE) 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

THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SURVEY 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. N.A.D. 83 GRID COORDINATES 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:2127036.6019
BITTERS, 1953 (PID AY0072)	N:13756584.2745	E:2129377.7379

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE NORTHEAST RIGHT-OF-WAY LINE OF OLD FREDRICKSBURG ROAD, A 59.8 FOOT RIGHT-OF-WAY.

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-1 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-1 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS, PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. SABLECHASE, UNIT-1 (ENCLAVE) STREETS (LOT 1, BLOCK 56, C.B. 4711) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. LOTS 7 & 39, BLOCK 42, C.B. 4711 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THE MAINTENANCE OF THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
7. LOTS 2-4, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS NON-RESIDENTIAL AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
8. LOT 13, BLOCK 41, LOT 38, BLOCK 42 & LOT 5, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS GREENBELT AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:
1. 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.
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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within 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.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

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 ________, A.D. 20____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________, A.D. 20____ AT ____ M, AND DULY RECORDED THE ____ DAY OF ________, A.D. 20____ AT ____ M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

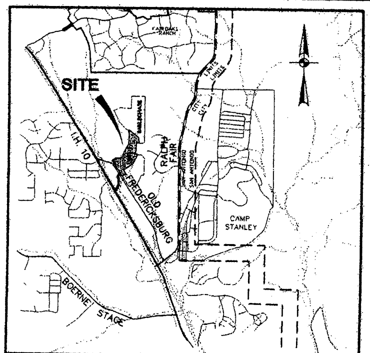
BY: ________, DEPUTY

SHEET 3 OF 5

DRAWN BY: JAR JOB No.: 6425-01

PLAT No.: 060487

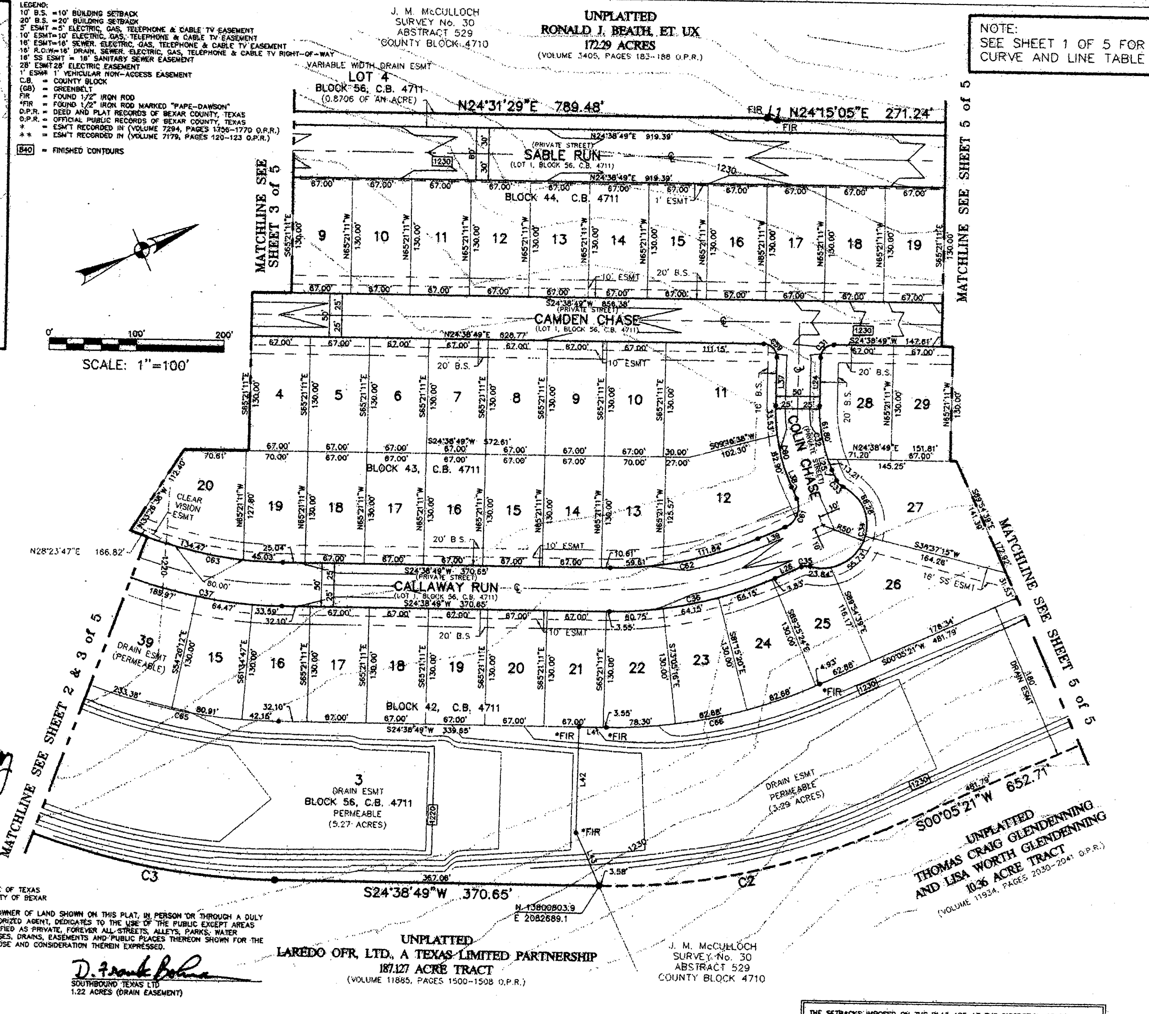
NOTE:
SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-D6

LEGEND:
10' B.S. = 10' BUILDING SETBACK
20' B.S. = 20' BUILDING SETBACK
5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' ESMT = 16' SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' R.O.W. = 16' DRAIN, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV RIGHT-OF-WAY
16' SS ESMT = 16' SANITARY SEWER EASEMENT
28' ESMT 28' ELECTRIC EASEMENT
1' ESMT 1' VEHICULAR NON-ACCESS EASEMENT
C.B. = COUNTY BLOCK
(GB) = GREENBELT
FIR = FOUND 1/2" IRON ROD
*FIR = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
* = ESM'T RECORDED IN (VOLUME 7294, PAGES 1756-1770 O.P.R.)
** = ESM'T RECORDED IN (VOLUME 7179, PAGES 120-123 O.P.R.)
840 = FINISHED CONTOURS

SCALE: 1"=100'



STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

RDT BUILDING, LTD
0.27 OF AN ACRE (DRAIN EASEMENT)

BY: ____________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ron Tierney KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 12 DAY OF April A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

THOMAS CRAIG GLENDENNING
AND LISA WORTH GLENDENNING
3.287 ACRES (DRAIN EASEMENT)
Thomas Craig Glendenning
BY: Lisa Worth Glendenning

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Lisa Worth Glendenning & Thomas Craig Glendenning KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
A. Bradford Galo
BY:

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

NOTARY PUBLIC 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS W. R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

D. Frank Bohme
SOUTHBOUND TEXAS LTD
1.22 ACRES (DRAIN EASEMENT)

BY: ____________

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED D. Frank Bohme KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 8 DAY OF March A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

TERRI A. HERRINGTON
Notary Public, State of Texas
My Commission expires
June 24, 2009

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT OF

SABLECHASE, UNIT-1 (ENCLAVE)

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5. Roof overhangs are allowed within 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.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

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 ____________, A.D. 20____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ____________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________, A.D. 20____ AT ____ M, AND DULY RECORDED THE ____ DAY OF ________, A.D. 20____ AT ____ M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ________, A.D. 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

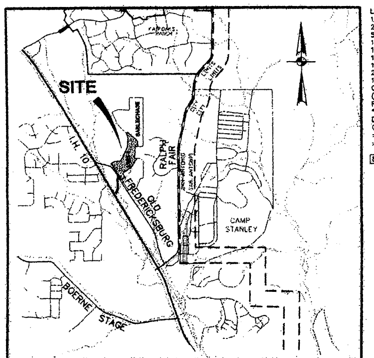
BY: ____________, DEPUTY

SHEET 4 OF 5

Date: Mar 05, 2007, 9:55am User ID: JRios
File: P:\64\25\01\Design\Civil\Plat\PL642501.dwg

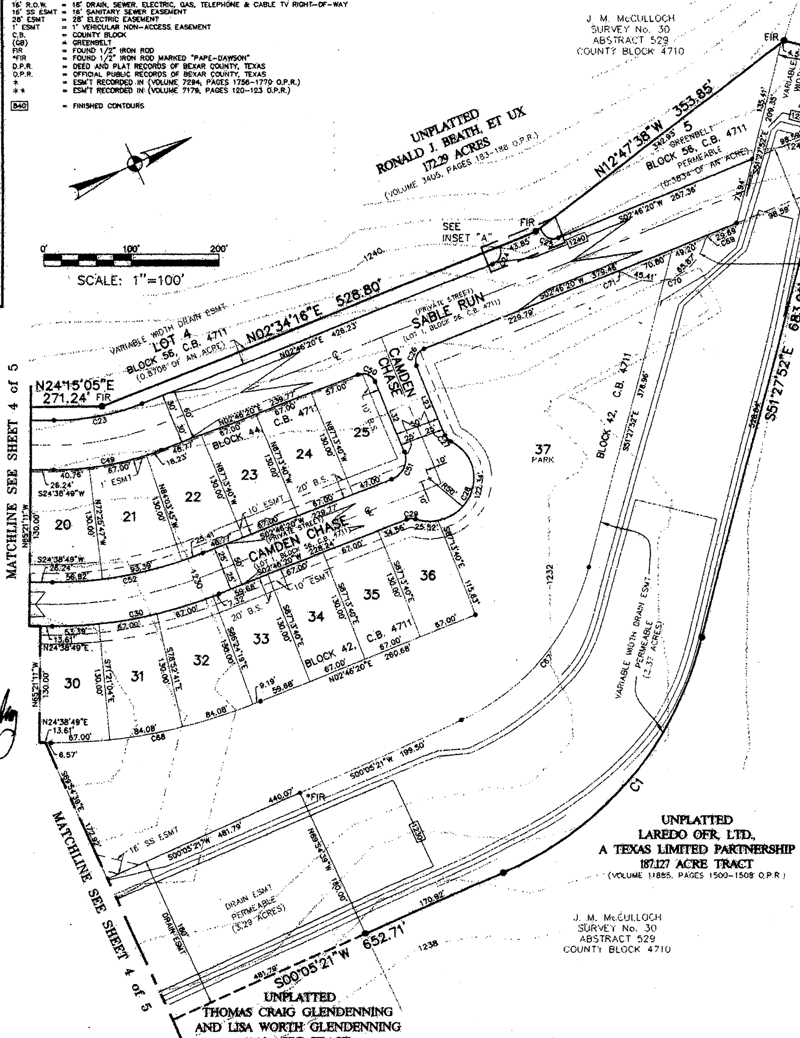
PLAT No.: 060487

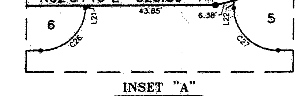
NOTE:
SEE SHEET 1 OF 5 FOR CURVE AND LINE TABLE



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-D6

LEGEND:
10' B.S. = 10' BUILDING SETBACK
20' B.S. = 20' BUILDING SETBACK
5' ESMT = 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT = 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' ESMT = 16' SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' R.O.W. = 16' DRAIN, SEWER, ELECTRIC, GAS, TELEPHONE & CABLE TV RIGHT-OF-WAY
16' SS ESMT = 16' SANITARY SEWER EASEMENT
28' ESMT = 28' ELECTRIC EASEMENT
1' ESMT = 1' VEHICULAR NON-ACCESS EASEMENT
C.B. = COUNTY BLOCK
(GB) = GREENBELT
FIR = FOUND 1/2" IRON ROD
*FIR = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
* = ESM'T RECORDED IN (VOLUME 7294, PAGES 1756-1770 O.P.R.)
** = ESM'T RECORDED IN (VOLUME 7179, PAGES 120-123 O.P.R.)
840 = FINISHED CONTOURS





INSET "A"
SCALE: 1"=30'

SURVEY 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. N.A.D. 83 GRID COORDINATES 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:13731295.2812 E:2127038.8019
BITTERS, 1953 (PID AY0072) N:13756584.2745 E:2129377.7379

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE NORTHEAST RIGHT-OF-WAY LINE OF OLD FREDRICKSBURG ROAD, A 59.8 FOOT RIGHT-OF-WAY.

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF SABLECHASE, UNIT-1 (ENCLAVE) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANYTIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREENBELTS, PARKS AND EASEMENTS OF ANY NATURE WITHIN SABLECHASE, UNIT-1 (ENCLAVE) SHALL BE THE RESPONSIBILITY OF SABLECHASE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS; PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS; THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
5. SABLECHASE, UNIT-1 (ENCLAVE) STREETS (LOT 1, BLOCK 56, C.B. 4711) ARE PRIVATE AND ARE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V. AND WATER EASEMENTS. THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
6. LOTS 7 & 39, BLOCK 42, C.B. 4711 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THE MAINTENANCE OF THESE STRUCTURES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
7. LOTS 2-4, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS NON-RESIDENTIAL AND ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
8. LOT 13, BLOCK 41, LOT 38, BLOCK 42 & LOT 5, BLOCK 56, C.B. 4711 SHALL BE DESIGNATED AS GREENBELT AND VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
9. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

CPS NOTES:
1. 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.
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.
4. Concrete driveway approaches and steps 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.
5. Roof overhangs are allowed within 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.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN 3 FEET AND LOWER THAN 8 FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

SOUTHBOUND TEXAS LTD
1.22 ACRES (DRAIN EASEMENT)

BY: ____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED D. Frank Bohman KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 8 DAY OF March A.D. 20 07

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

TERRI A. HERRINGTON
Notary Public, State of Texas
My Commission expires
June 24, 2009

THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 ____, A.D. 20____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____, A.D. 20____ AT ____ M, AND DULY RECORDED THE ____ DAY OF ____, A.D. 20____ AT ____ M, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ____, A.D. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

RDT BUILDING, LTD
0.27 OF AN ACRE (DRAIN EASEMENT)

BY: ____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Ron Turney KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 12 DAY OF April A.D. 20 07

Jeff Callaway
NOTARY PUBLIC — BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

THOMAS CRAIG GLENDENNING
AND LISA WORTH GLENDENNING
3.287 ACRES (DRAIN EASEMENT)

BY: Thomas Craig Glendenning
Lisa Worth Glendenning

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas Craig Glendenning, Lisa Worth Glendenning KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 11 DAY OF April A.D. 20 07

Kara Lynn Kelley
NOTARY PUBLIC — BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC 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.

LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216

BY: A. Bradford Galo

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 19 DAY OF April A.D. 20 07

Kara Lynn Kelley
NOTARY PUBLIC — BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

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 SAN ANTONIO PLANNING COMMISSION.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — W. R. WOOD — 65364 — LICENSED PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — JOHN NOEL NICHOLLS — 4402 — PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF
SABLECHASE, UNIT-1 (ENCLAVE)

A 54.21 ACRE TRACT OF LAND BEING A PORTION OF A 187.127 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED CONVEYED TO LAREDO OFR, LTD. RECORDED IN VOLUME 11885, PAGES 1500-1508, OUT OF A 10.36 ACRE TRACT CONVEYED TO THOMAS CRAIG GLENDENNING AND LISA WORTH GLENDENNING DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 11934, PAGES 2030-2041, OUT OF A 4.999 ACRE TRACT CONVEYED TO RDT BUILDING, LTD. DESCRIBED IN WARRANTY DEED WITH VENDORS LIEN RECORDED IN VOLUME 12482, PAGES 1369-1373, OUT OF A 0.6224 ACRE TRACT CONVEYED TO LAREDO OFR, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12826, PAGES 1850-1866 AND OUT OF A 7.543 ACRE TRACT CONVEYED TO SOUTHBOUND TEXAS, LTD. DESCRIBED IN CASH WARRANTY DEED RECORDED IN VOLUME 7179, PAGES 120-123, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE J.M. McCULLOCH SURVEY NUMBER 29, ABSTRACT 528, COUNTY BLOCK 4711 AND THE J.M. McCULLOCH SURVEY NUMBER 30, ABSTRACT 529, COUNTY BLOCK 4710 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF SABLECHASE, UNIT-1 (ENCLAVE) 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

OWNER/DEVELOPER
LAREDO OFR, LTD.
1210 ARION PKWY.
SAN ANTONIO, TEXAS 78216
(210) 497-3385

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 5 OF 5

DRAWN BY: JAR JOB No.: 6425-01

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 20 **May 23, 2007**

ESTONIA UNIT-1A — MAJOR PLAT — 060559
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 579 B-8
OWNER: Standard Pacific Homes, by Mark Sparrow
ENGINEER: Denham-Ramones, by Paul Denham
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 7, 2007

Location: Extending Military Drive to Ingram Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential
R-6 Single Family Residential

Plat is in accordance with:
MDP/POADP #010-06 Persyn was accepted on July 6, 2006.

Major Thoroughfare: Military Drive West is designated as a secondary arterial, Type A, requiring a minimum R.O.W. of 86 feet

Proposed Use: Public street and greenbelts

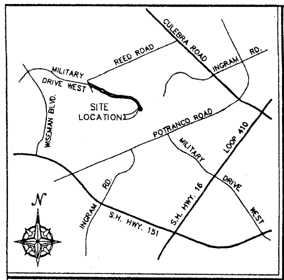
APPLICANT'S PROPOSAL:

To plat **10.324** acres consisting of **2,333** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060559



LOCATION MAP
NOT TO SCALE

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN ACCESS — PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
8.) PROPOSED FINISHED CONTOUR — 790
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
10) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A NORTHEAST LINE OF OF A 170.85 ACRE TRACT, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S62°37'24"E, AND RECORDED IN VOLUME 11893, PG. 857-866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE DATUM.
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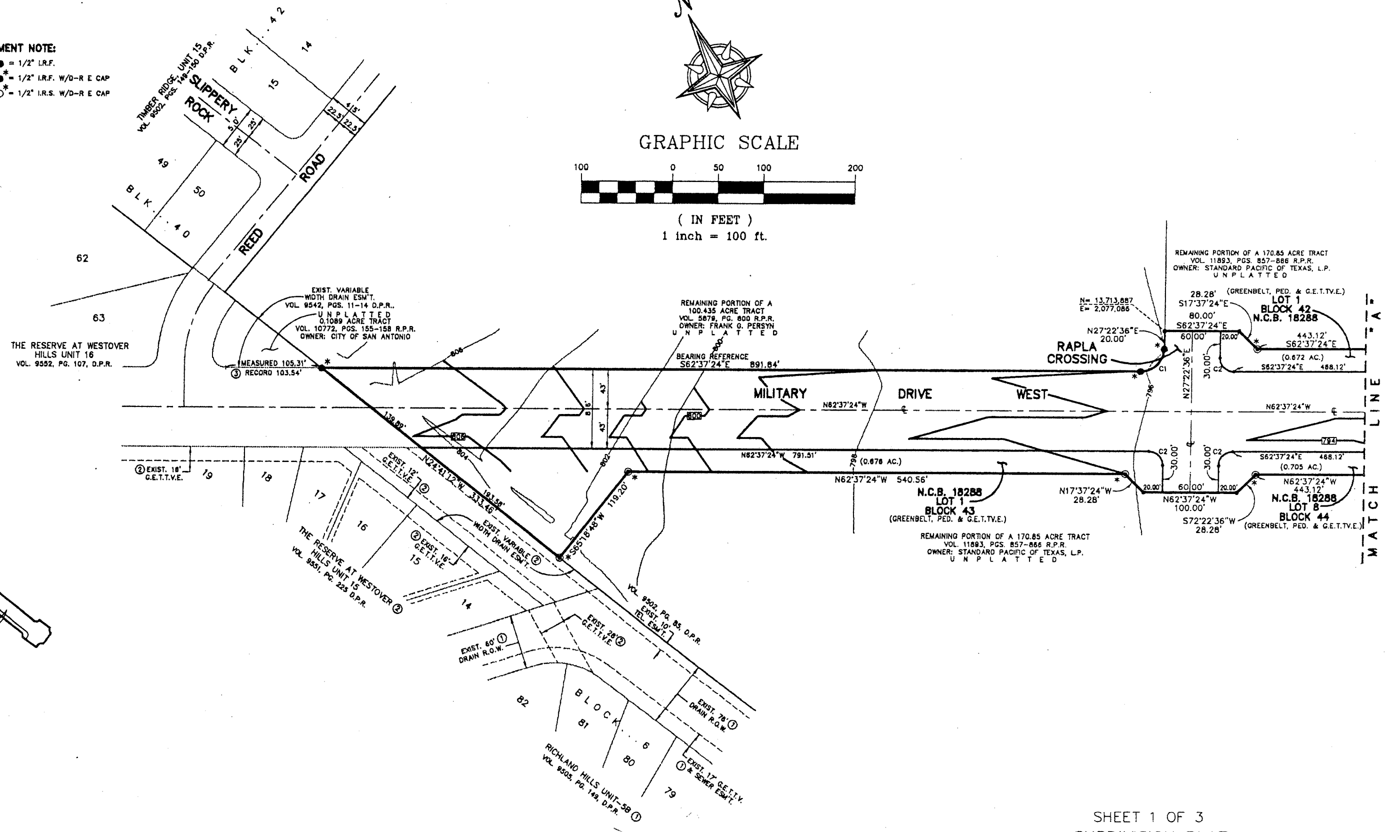
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & 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.
19.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
20.) ALL GREENBELTS ARE ALSO PEDESTRIAN & DRAINAGE EASEMENTS.
21.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
22.) ROADWAY RIGHT-OF-WAY DEDICATIONS ARE AS SHOWN.
23.) ROADWAY CONSTRUCTION SHALL BE NOT MORE THAN TWO (2) LANES ON ANY ROADWAY.

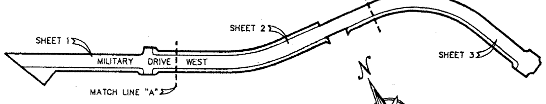
MONUMENT NOTE:
● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°09'02"E	27.69'
L2	N28°52'38"E	26.14'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	25.00'	25.00'	39.27'	35.36'
C2	90°00'01"	15.00'	15.00'	23.56'	21.21'
C3	24°40'39"	832.00'	181.99'	358.35'	355.58'
C4	24°40'39"	857.00'	187.46'	369.11'	366.27'
C5	24°40'38"	943.00'	206.28'	406.15'	403.02'
C6	24°40'39"	968.00'	211.74'	416.92'	413.71'
C7	90°00'00"	15.00'	15.00'	23.56'	21.21'
C8	62°25'42"	743.00'	460.23'	809.58'	770.10'
C9	62°25'42"	657.00'	398.12'	715.86'	680.97'
C10	92°43'03"	25.00'	26.21'	40.46'	36.18'
C11	94°30'50"	25.00'	27.05'	41.24'	38.72'
C12	86°17'12"	25.00'	23.43'	37.65'	34.19'
C13	87°18'57"	25.00'	23.89'	38.08'	34.51'
C14	91°50'03"	15.00'	15.49'	24.04'	21.55'
C15	3°38'40"	150.00'	4.77'	9.54'	9.54'
C16	62°25'42"	632.00'	382.87'	688.62'	655.05'
C17	6°48'23"	700.00'	41.63'	83.16'	83.11'



INDEX MAP
1"=800'

	PLAT REFERENCE
①	RICHLAND HILLS UNIT-5B VOLUME 9505, PAGE 149, D.P.R.
②	THE RESERVE AT WESTOVER HILLS UNIT 15 VOLUME 9551, PAGE 225, D.P.R.
③	THE RESERVE AT WESTOVER HILLS UNIT 6 VOLUME 9542, PAGE 11-14, D.P.R.

STATE OF TEXAS · PAUL W. DENHAM · 59456 · REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS · REGISTERED · GARY B. NEILL · 3964 · PROFESSIONAL LAND SURVEYOR

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

THIS PLAT OF ESTONIA SUBDIVISION UNIT 1A 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

______
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

______
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: ______

DULY AUTHORIZED AGENT: ______

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK C. SPARROW 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 & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES: MAY 19, 2009

______
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SHEET 1 OF 3
SUBDIVISION PLAT
ESTABLISHING
ESTONIA SUBDIVISION UNIT 1A

BEING 10.324 ACRES OF LAND OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOL. 11893, PGS. 857-866 R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY No. 72, ABSTRACT No. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

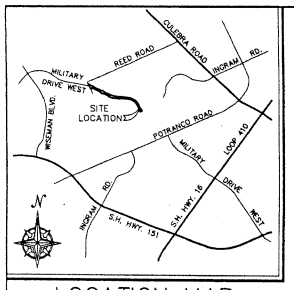
STATE OF TEXAS
COUNTY OF BEXAR

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. ______ 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

PLAT No. 060559



LOCATION MAP
NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

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DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
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6.) PEDESTRIAN ACCESS — PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. 790
8.) PROPOSED FINISHED CONTOUR
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
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15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
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19.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
20.) ALL GREENBELTS ARE ALSO PEDESTRIAN & DRAINAGE EASEMENTS.
21.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
22.) ROADWAY RIGHT-OF-WAY DEDICATIONS ARE AS SHOWN.
23.) ROADWAY CONSTRUCTION SHALL BE NOT MORE THAN TWO (2) LANES ON ANY ROADWAY.

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

MONUMENT NOTE:

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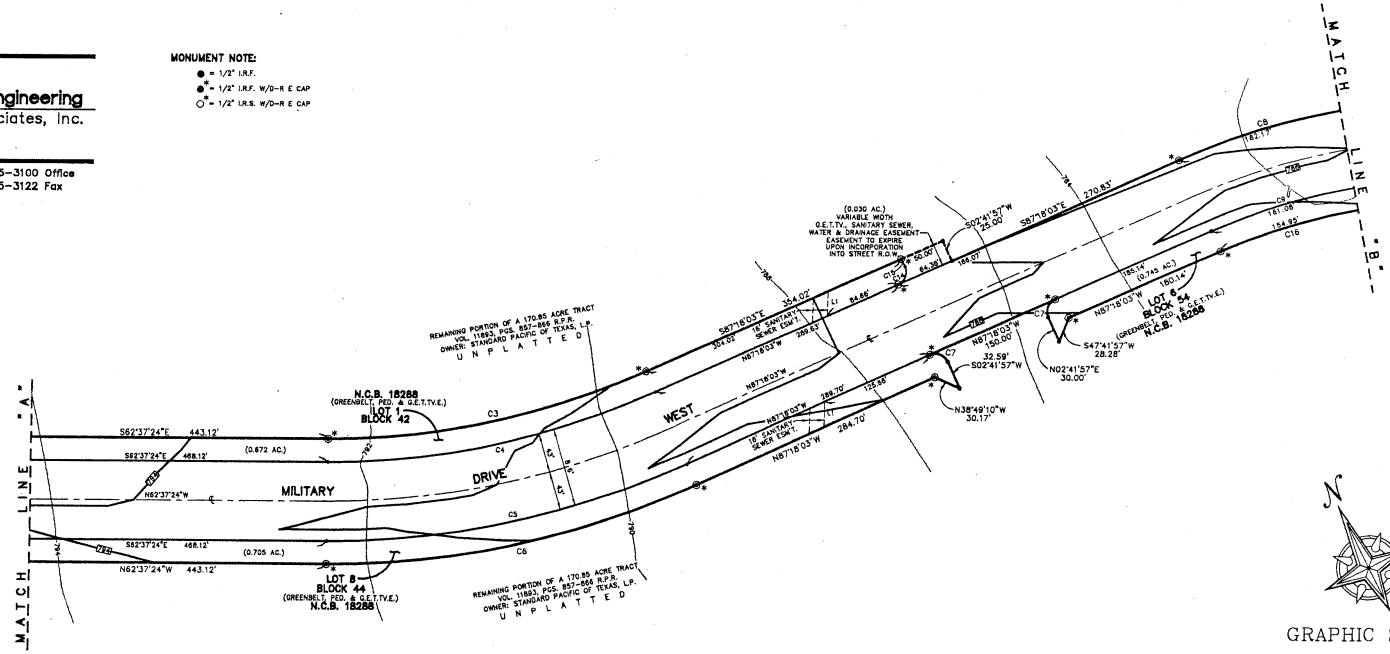
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

PLAT REFERENCE	
①	RICHLAND HILLS UNIT-5B VOLUME 9505, PAGE 149, D.P.R.
②	THE RESERVE AT WESTOVER HILLS UNIT 15 VOLUME 9551, PAGE 225, D.P.R.
③	THE RESERVE AT WESTOVER HILLS UNIT 6 VOLUME 9542, PAGE 11-14, D.P.R.

SHEET 2 OF 3

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 1A

BEING 10.324 ACRES OF LAND OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOL. 11893, PGS. 857-866 R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY No. 72, ABSTRACT No. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

THIS PLAT OF ESTONIA SUBDIVISION UNIT 1A 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL
LAND SURVEYOR

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER:

_____
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MARK C. SPARROW 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 & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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. _____ AT _____ M, AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

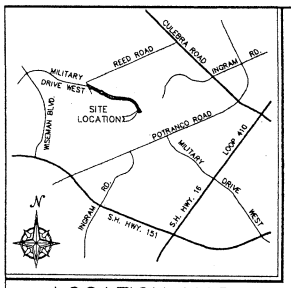
ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLAT No. 060559



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DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

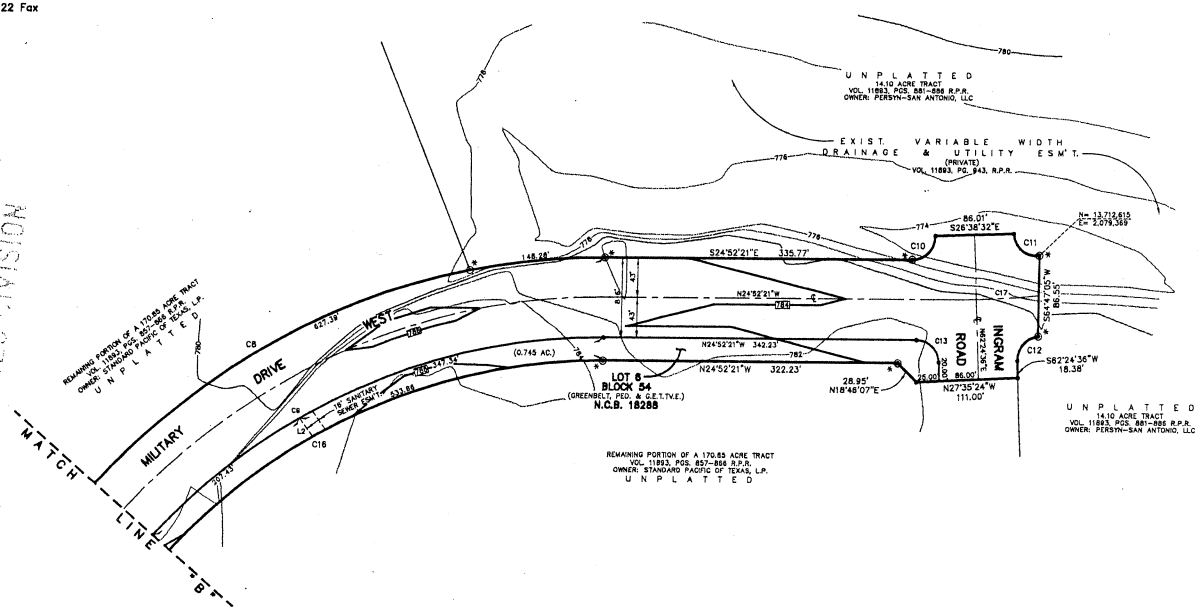
LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) PEDESTRIAN ACCESS ——— PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
8.) PROPOSED FINISHED CONTOUR ——— 780
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A NORTHEAST LINE OF OF A 170.85 ACRE TRACT, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S62°37'24"E, AND RECORDED IN VOLUME 11893, PG. 857-866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & 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.
19.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
20.) ALL GREENBELTS ARE ALSO PEDESTRIAN & DRAINAGE EASEMENTS.
21.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
22.) ROADWAY RIGHT-OF-WAY DEDICATIONS ARE AS SHOWN.
23.) ROADWAY CONSTRUCTION SHALL BE NOT MORE THAN TWO (2) LANES ON ANY ROADWAY.

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

MONUMENT NOTE:
● = 1/2" I.R.F.
✱ = 1/2" I.R.F. W/D-R E CAP
○ = 1/2" I.R.S. W/D-R E CAP



RECEIVED
07 MAY -4 PM 3:52
LAND DEVELOPMENT SERVICES DIVISION

PLAT REFERENCE	
①	RICHLAND HILLS UNIT-5B VOLUME 9505, PAGE 149, D.P.R.
②	THE RESERVE AT WESTOVER HILLS UNIT 15 VOLUME 9551, PAGE 225, D.P.R.
③	THE RESERVE AT WESTOVER HILLS UNIT 6 VOLUME 9542, PAGE 11-14, D.P.R.

THIS PLAT OF ESTONIA SUBDIVISION UNIT 1A 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

_____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED PROFESSIONAL ENGINEER

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.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

STATE OF TEXAS
GARY B. NEILL
3964
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER:

_____
DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
MARK C. SPARROW 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 & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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. _____ 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

SHEET 3 OF 3
SUBDIVISION PLAT
ESTABLISHING
ESTONIA SUBDIVISION UNIT 1A

BEING 10.324 ACRES OF LAND OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOL. 11893, PGS. 857-866 R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY No. 72, ABSTRACT No. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLANNING COMMISSION
TOWNHOUSE AND SUBDIVISION PLAT

AGENDA ITEM NO: 21 **May 23, 2007**

HUNTER'S POND PHASE 5A TIF	MAJOR PLAT	060563
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 681 E-5
OWNER: Hunters Pond L.L.P., by Harry Hausman
ENGINEER: Briones Consulting and Engineering LTD., by Roland Briones, Jr.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 10, 2007

Location: The extension of Goose Way from Hunter's Pont Phase 4A, TIF

Services Available: Bexar Metropolitian Water District and SAWS Sewer

Zoning: UD – Urban Development District

Plat is in accordance with:
MDP/POADP #801, Hunters Pond was accepted on July 18, 2006.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **14.516** acres consisting of **88** single family lots and **2,775** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060563

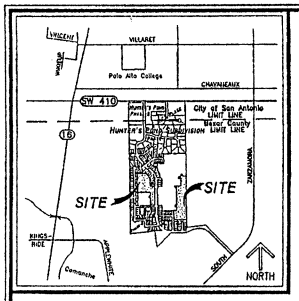
88 RESIDENTIAL LOTS

SHEET 1 OF 3

TOWNHOUSE AND SUBDIVISION PLAT ESTABLISHING

HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F.

Being 14.516 acres situated in the Charles Tenness Survey No. 50, Abstract No. 747, County Block 4286, Bexar County, Texas, and being out of a tract of land sold to contain 83.015 acres of land in a deed dated May 6, 2003 to Hunter's Pond , L.L.P. as recorded in Volume 10001, Page 2066, Official Public Records of Real Property of Bexar County, Texas.



LOCATION MAP

NOT TO SCALE

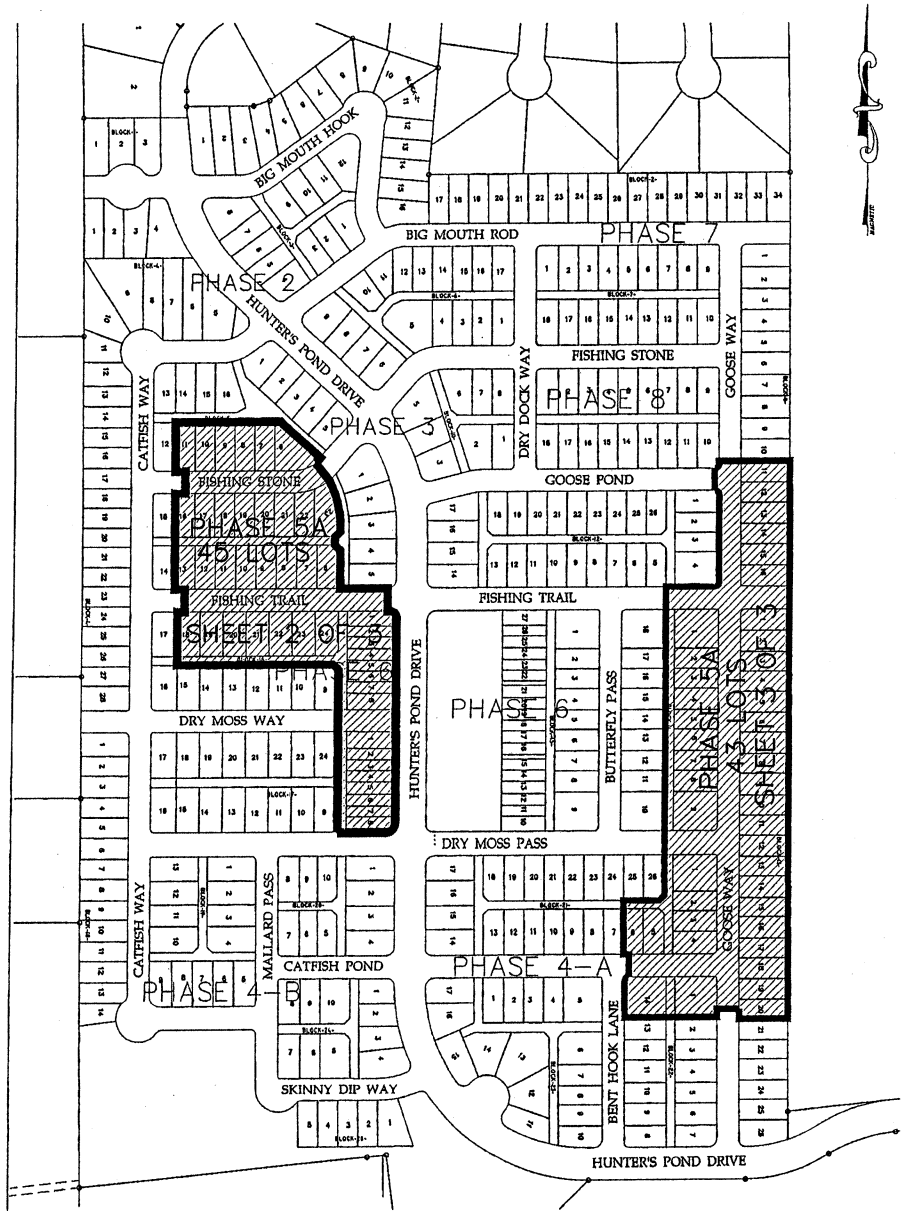
C.P.S. Notes

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT","SERVICE EASEMENT","OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

General Notes

1.) PROPOSED FINISHED CONTOUR---------- 576
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED------- ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED-------- ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT----- E,T,G & CATV ESM'T
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.R.P. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) IMPACT FEE PAYMENT DUE:
A.) WASTEWATER EDU NOTE: The Owner has agreed to pay all applicable sewer impact fees at the closing on the lots (The Title Company will collect the sewer impact fee). The number of wastewater Equivalent Dwelling Units (EDU) paid for this sub-division plat are kept on file at the San Antonio Water System under the plat number issued by the "Development Services Department."
8.) BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
8.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP NO.48029C0820 E, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.
10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT FOR TREES TO BE PLACED WITHIN THE STREET RIGHT-OF-WAY (IF APPLICABLE), AND WILL BE SUBMITTED WITH THE BUILDING PERMIT.
11.) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STERETS.
12.) ALL ALLEYS ARE PUBLIC RIGHT OF WAY AND TO BE OWNED AND MAINTAINED BY THE CITY OF SAN ANTONIO.
13.) ALL ALLEY LOADED LOTS SHALL HAVE A 2.0' VEHICULAR NON-ACCESS EASEMENT ON THE FRONT OF THE LOTS, STREET SIDE.
14.) ACCESS TO THIS SITE PENDING RECORDED ADJACENT PROPERTY.
15.) NO UTILITY EASEMENTS ON PROPERTY SINCE ALL UTILITIES ARE LOCATED ONLY IN ALLEYS.
16.) ALL LOT SQUARE FOOTAGE IS GROSS AREA FOR ENTIRE LOT.
17.) LOTS 1-8, BLOCK 16, AND LOTS 1-8, BLOCK 17 ARE LIMITED TO TOWNHOUSE USE; AS PER THE APPROVED MDP #801-A FOR HUNTERS SUBDIVISION T.I.F. APPROVED ON 7/18/06.



INDEX SHEET

THIS PLAT OF HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F. 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

_____
LICENSED PROFESSIONAL ENGINEER

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 GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
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 _____, 20_____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ 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. 20_____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LEGEND

D.&P.	=	DEED & PLAT RECORDS
D.R.	=	DEED RECORDS
E.G.T.TV.E.	=	ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	=	FOUND IRON ROD
R.P.R.	=	REAL PROPERTY RECORDS
W.E.	=	WATER EASEMENT
V.N.E.	=	VEHICULAR NON-ACCESS EASEMENT
M.O.U.E.	=	MAINTENANCE OVERHEAD UTILITY EASEMENT
C.V.E.	=	CLEAR VISION EASEMENT

OWNER/DEVELOPER:

HUNTER'S POND, L.P.
13409 N.W. MILITARY HWY.
SUITE 302
SAN ANTONIO, TX 78231
(210) 493-2833
(210) 493-6772 (FAX)

GRAPHIC SCALE

200 0 100 200 400

(IN FEET)
1 inch = 200 ft.

BRIONES
CONSULTING & ENGINEERING LTD.

8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

Z:\Wesson\Hunters Pond Phase 5\dwg\Hunters Pond 5a.dwg 4/26/2007 8:58:34 AM CDT

PLAT NO. 060563

88 RESIDENTIAL LOTS

SHEET 2 OF 3

TOWNHOUSE AND SUBDIVISION PLAT ESTABLISHING

HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F.

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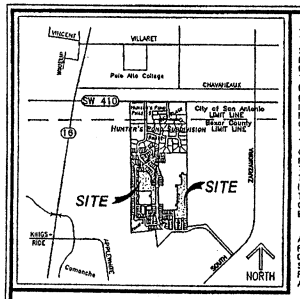

LOCATION MAP

NOT TO SCALE

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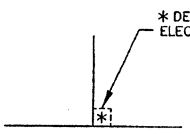
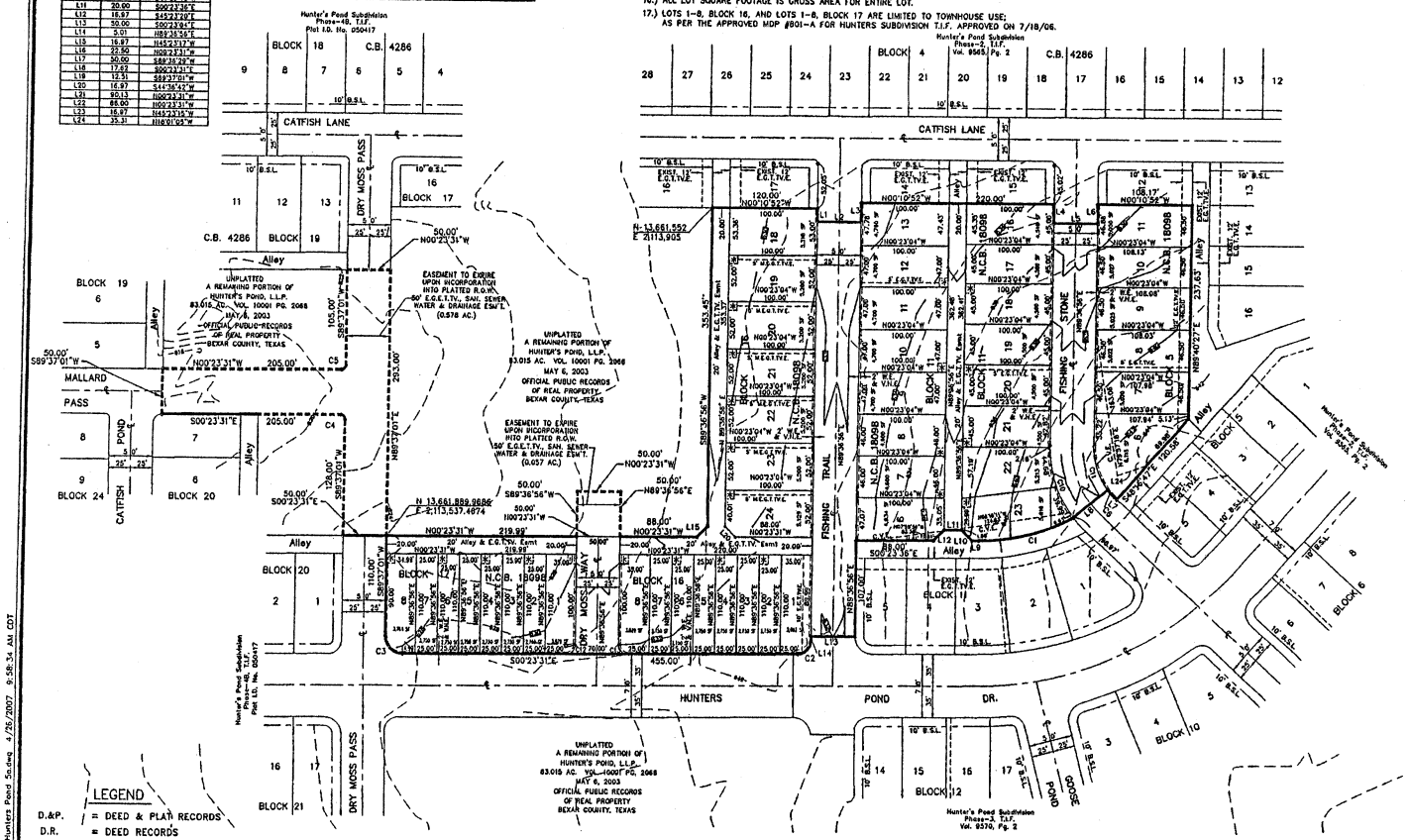
General Notes

1.) PROPOSED FINISHED CONTOUR---------- 678
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED------- ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED-------- ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT------ E.T.G & CATV ESM'T
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) IMPACT FEE PAYMENT DUE:
A.) WASTEWATER EDU NOTE: The Owner has agreed to pay all applicable sewer impact fees at the closing on the lots (The Title Company will collect the sewer impact fee). The number of wastewater Equivalent Dwelling Units (EDU) 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."
B.) BEXAR/NET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
8.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP. NO.48029C0020 E. WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.
10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT FOR TREES TO BE PLACED WITHIN THE STREET RIGHT-OF-WAY (IF APPLICABLE), AND WILL BE SUBMITTED WITH THE BUILDING PERMIT.
11.) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STERETS.
12.) ALL ALLEYS ARE PUBLIC RIGHT OF WAY AND TO BE OWNED AND MAINTAINED BY THE CITY OF SAN ANTONIO.
13.) ALL ALLEY LOADED LOTS SHALL HAVE A 2.0' VEHICULAR NON-ACCESS EASEMENT ON THE FRONT OF THE LOTS, STREET SIDE.
14.) ACCESS TO THIS SITE PENDING RECORDED ADJACENT PROPERTY.
15.) NO UTILITY EASEMENTS ON PROPERTY SINCE ALL UTILITIES ARE LOCATED ONLY IN ALLEYS.
16.) ALL LOT SQUARE FOOTAGE IS GROSS AREA FOR ENTIRE LOT.
17.) LOTS 1–8, BLOCK 16, AND LOTS 1–8, BLOCK 17 ARE LIMITED TO TOWNHOUSE USE; AS PER THE APPROVED MDP #801–A FOR HUNTERS SUBDIVISION T.I.F. APPROVED ON 7/19/06.



CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	250.00	111.67	56.88	26°33'00"	110.65
C2	15.00	23.56	15.00	89°36'33"	21.21
C3	50.00	31.42	20.00	90°00'33"	28.28
C4	5.00	7.85	5.00	90°00'33"	7.07
C5	5.00	7.85	5.00	89°59'28"	7.07
C6	75.00	11.78	5.90	8°59'47"	11.76
C7	10.00	15.71	10.00	90°00'33"	14.14
C8	5.00	7.85	5.00	90°00'27"	7.85
C9	5.00	7.85	5.00	89°59'33"	7.07
C10	125.00	86.65	45.26	39°48'18"	85.12
C11	75.00	52.47	27.38	40°04'52"	51.40
C12	10.00	15.71	10.00	89°59'33"	14.14
C13	10.00	15.71	10.00	90°00'27"	14.14

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.47	N89°36'56"E
L2	50.00	N00°10'52"W
L3	22.50	S89°36'56"W
L4	22.50	N89°36'56"E
L5	50.00	N00°10'52"W
L6	22.50	S89°36'56"W
L7	3.24	S41°43'13"W
L8	50.00	S38°15'47"E
L9	8.06	S00°23'36"E
L10	16.97	S44°36'40"W
L11	20.00	S00°23'36"E
L12	16.97	S45°23'20"E
L13	50.00	S00°23'04"E
L14	5.01	N89°36'56"E
L15	16.97	N45°23'17"W
L16	22.50	N00°23'31"W
L17	50.00	S89°36'29"W
L18	17.67	S00°23'31"E
L19	12.51	S89°37'01"W
L20	16.97	S44°36'42"W
L21	90.13	N00°23'31"W
L22	86.00	N00°23'31"W
L23	16.97	N45°23'15"W
L24	35.31	N16°01'05"W



LEGEND

D.&P.	=	DEED & PLAT RECORDS
D.R.	=	DEED RECORDS
E.G.T.TV.E.	=	ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	=	FOUND IRON ROD
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V.N.E.	=	VEHICULAR NON-ACCESS EASEMENT
M.O.U.E.	=	MAINTENANCE OVERHEAD UTILITY EASEMENT
C.V.E.	=	CLEAR VISION EASEMENT
-------	=	EXISTING CONTOUR
———	=	PROPOSED CONTOUR

OWNER/DEVELOPER:

HUNTER'S POND, L.P.
13409 N.W. MILITARY HWY.
SUITE 302
SAN ANTONIO, TX 78231
(210) 493-2833
(210) 493-6772 (FAX)

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

THIS PLAT OF HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F. 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

_____
LICENSED PROFESSIONAL ENGINEER

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 GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
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 _____, 20____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ 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. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

Z:\Houston\Hunters Pond Phase 5\dwg\Hunters Pond Sub.dwg 4/26/2007 9:58:34 AM CDT

PLAT NO. 060563

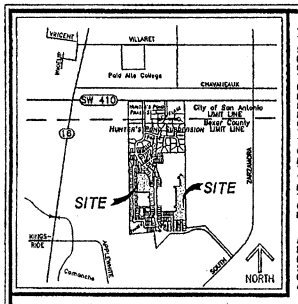
88 RESIDENTIAL LOTS

SHEET 3 OF 3

TOWNHOUSE AND SUBDIVISION PLAT ESTABLISHING

HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F.

Being 14.516 acres situated in the Charles Tenness Survey No. 50, Abstract No. 747, County Block 4286, Bexar County, Texas, and being out of a tract of land said to contain 83.015 acres of land in a deed dated May 6, 2003 to Hunter's Pond , L.L.P. as recorded in Volume 10001, Page 2066, Official Public Records of Real Property of Bexar County, Texas.



LOCATION MAP

NOT TO SCALE

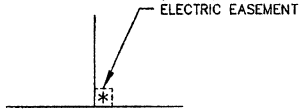
C.P.S. Notes

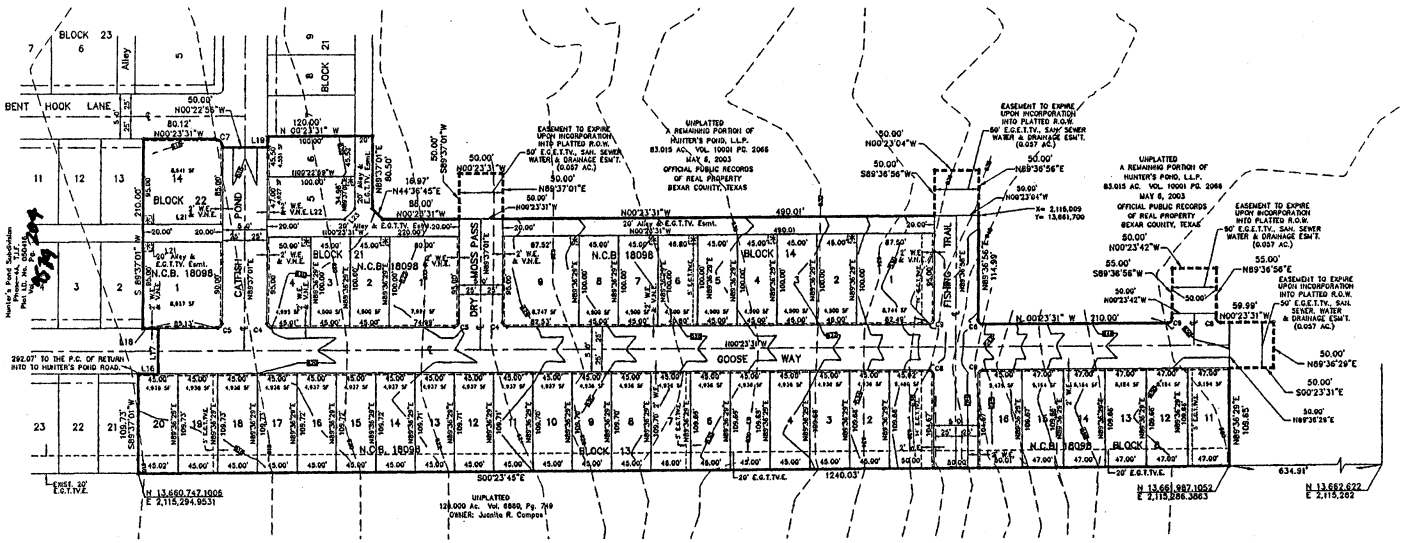
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "ANCHOR EASEMENT","SERVICE EASEMENT","OVERHANG EASEMENT", "GAS EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, 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 EASEMENTS 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 EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

General Notes

1.) PROPOSED FINISHED CONTOUR ---------- 576
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED------- ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED-------- ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT------ E.T.G & CATV ESM'T
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND EAVE OVERHANGS ARE ALLOWED WITHIN THE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) IMPACT FEE PAYMENT DUE:
A.) WASTEWATER EDU NOTE: The Owner has agreed to pay all applicable sewer impact fees at the closing on the lots (The Title Company will collect the sewer impact fee). The number of wastewater Equivalent Dwelling Units (EDU) 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."
B.) BEXARNET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
8.) FLOOD NOTE: MAP FOR BEXAR COUNTY, REFERENCE MAP, NO.48029C0629 E, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
9.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) 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.
10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENT FOR TREES TO BE PLACED WITHIN THE STREET RIGHT-OF-WAY (IF APPLICABLE), AND WILL BE SUBMITTED WITH THE BUILDING PERMIT.
11.) CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STEREETS.
12.) ALL ALLEYS ARE PUBLIC RIGHT OF WAY AND TO BE OWNED AND MAINTAINED BY THE CITY OF SAN ANTONIO.
13.) ALL ALLEY LOADED LOTS SHALL HAVE A 2.0' VEHICULAR NON-ACCESS EASEMENT ON THE FRONT OF THE LOTS, STREET SIDE.
14.) ACCESS TO THIS SITE PENDING RECORDED ADJACENT PROPERTY.
15.) NO UTILITY EASEMENTS ON PROPERTY SINCE ALL UTILITIES ARE LOCATED ONLY IN ALLEYS.
16.) ALL LOT SQUARE FOOTAGE IS GROSS AREA FOR ENTIRE LOT.
17.) LOTS 1-8, BLOCK 16, AND LOTS 1-8, BLOCK 17 ARE LIMITED TO TOWNHOUSE USE; AS PER THE APPROVED MDP #801-A FOR HUNTERS SUBDIVISION T.I.F. APPROVED ON 7/18/06.





LEGEND

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D.R.	=	DEED RECORDS
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OWNER/DEVELOPER:

HUNTER'S POND, L.P.
13409 N.W. MILITARY HWY.
SUITE 302
SAN ANTONIO, TX 78231
(210) 493-2833
(210) 493-6772 (FAX)

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

BRIONES
CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 828-1431
SAN ANTONIO, TX 78209 (210) 828 1432 fax

THIS PLAT OF HUNTER'S POND SUBDIVISION, PHASE – 5A, T.I.F. 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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

_____
LICENSED PROFESSIONAL ENGINEER

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 GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
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 _____, 20____.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE _____ DEED AND PLAT _____ 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. 20____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Z:\Houston\Hunters Pond Phase 5\dwg\Hunters Pond 5a.dwg 4/26/2007 9:58:34 AM CDT

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 22 **May 23, 2007**

WESTWINDS SOUTH U-2 PUD — MAJOR PLAT — 060647
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-4
OWNER: AR Development, by A. Bradford Galo
ENGINEER: Pape Dawson Engineers, by Gene Dawson, Jr.
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 8, 2007

Location: Northwest of the intersection of Alamo Ranch and Lone Star Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808C, Alamo Ranch and Westwinds was accepted on April 7, 2006.
PUD # 05-039, Westwinds East and South was approved on April 26, 2006.

Proposed Use: Single Family Residential

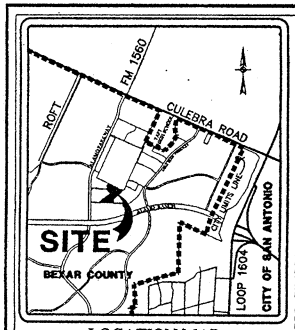
APPLICANT'S PROPOSAL:

To plat **13.63** acres consisting of **54** single family lots and **2,295** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060647



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS SOUTH UNIT-2, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME, ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 66, BLOCK 2, AND ALL GREENBELT LOTS, LOT 12, BLOCK 7, LOT 46, BLOCK 2, AND LOT 17, BLOCK 11, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS SOUTH UNIT-2, P.U.D., SHALL BE THE RESPONSIBILITY OF THE WESTWINDS SOUTH SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 66, BLOCK 2, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 12, BLOCK 7, LOT 46, BLOCK 2, AND LOT 17, BLOCK 11, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.

9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MORATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB, WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

10. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

SURVEYOR'S 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 ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTHWEST LINE OF WESTWINDS SOUTH, UNIT 1 RECORDED IN VOLUME 9574, PAGES 66-67 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

4. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W098345.880
DF4377 TXQC CORPUS CHRISTI R2 CORS ARP N274436.854 W097283.011
AF8488 ARK3 JARANSAS PASS 3 CORS ARP N275018.049 W097033.219

5. DIMENSIONS SHOWN ARE SURFACE.

6. COMBINED SCALE FACTOR USED IS 0.99983.

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: AR DEVELOPMENT, INC./ALAMO RANCH HOMEOWNERS ASSOCIATION, INC.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 30TH DAY OF APRIL A.D. 2007

NOTARY PUBLIC — BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

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 SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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 PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
EUGENE H. DAWSON, JR.
64280
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
L. E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

PROPOSED CONTOURS NOTE: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

LEGEND

ELEC = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
SAN.SWR. = SANITARY SEWER
5' ESM'T. = 5' ELEC., GAS, TELE. & CATV. ESM'T.
RAD. BRG. = RADIAL BEARING
FF=982 = MINIMUM FINISHED FLOOR FOR SEWERS

CURVE TABLE

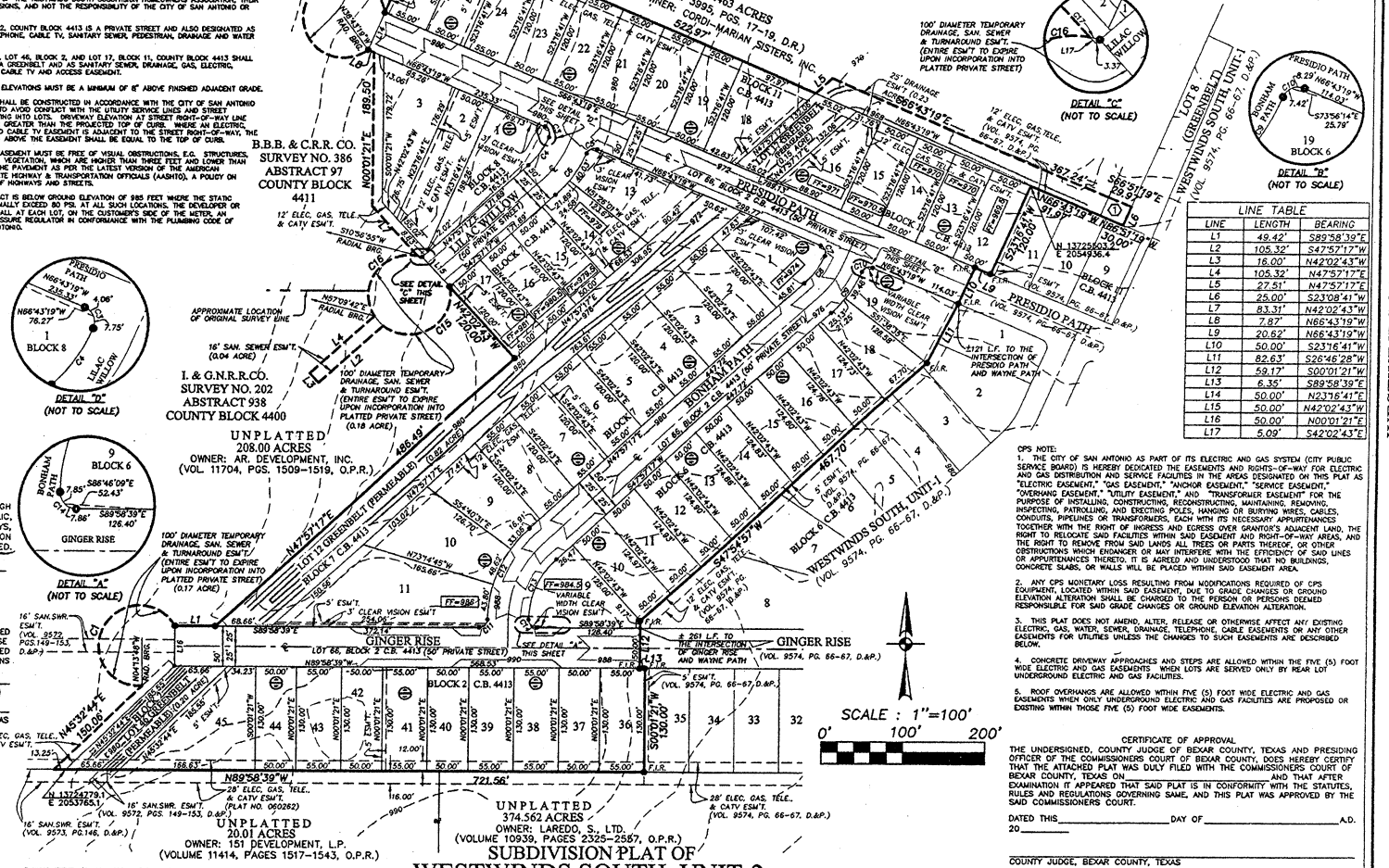
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	213.15'	50.00'	79.63'	244°15'09"	84.69'	N27°53'46"E
C2	261.80'	50.00'	28.87'	300°00'00"	50.00'	N23°16'41"E
C3	15.71'	10.00'	10.00'	90°00'00"	14.14'	N21°43'19"W
C4	43.07'	100.00'	21.87'	24°40'36"	42.74'	N35°36'59"E
C5	15.71'	10.00'	10.00'	90°00'00"	14.14'	S68°16'41"W
C6	64.60'	150.00'	32.81'	24°40'36"	64.11'	S35°36'59"W
C7	15.71'	10.00'	10.00'	90°00'00"	14.14'	N21°43'19"W
C8	43.07'	100.00'	21.87'	24°40'36"	42.74'	N35°36'59"E
C9	64.60'	150.00'	32.81'	24°40'36"	64.11'	S35°36'59"W
C10	15.71'	10.00'	10.00'	90°00'01"	14.14'	S68°16'41"W
C11	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°01'21"E
C12	125.49'	150.00'	66.68'	47°55'56"	121.86'	N23°59'19"E
C13	83.66'	100.00'	44.45'	47°55'56"	81.24'	S23°59'19"W
C14	15.71'	10.00'	10.00'	90°00'00"	14.14'	S44°58'39"E
C15	122.87'	50.00'	149.39'	140°47'35"	94.20'	S58°21'04"W
C16	116.75'	50.00'	117.19'	133°47'14"	91.98'	N34°03'18"E
C17	6.11'	50.00'	3.06'	07°00'22"	6.11'	N75°32'54"W

WASTEWATER EAU 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.

NOTE: LOTS DESIGNATED WITH THE SYMBOL (S) SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

ADJACENT PROPERTY OWNERS

① 0.2313 ACRE
ALAMO RANCH HOMEOWNERS ASSOCIATION, INC. A TEXAS NON-PROFIT CORPORATION
(VOLUME 12822, PAGES 1626-1631 O.P.R.)



LINE TABLE

LINE	LENGTH	BEARING
L1	49.42'	S89°58'39"E
L2	105.32'	S47°57'17"W
L3	16.00'	N42°02'43"W
L4	105.32'	N47°57'17"E
L5	27.51'	N47°57'17"E
L6	25.00'	S23°08'41"W
L7	83.31'	N42°02'43"W
L8	7.87'	N66°43'19"W
L9	20.62'	N66°43'19"W
L10	50.00'	S23°16'41"W
L11	82.63'	S26°46'28"W
L12	59.17'	S00°01'21"W
L13	6.35'	S89°58'39"E
L14	50.00'	N23°16'41"E
L15	50.00'	N42°02'43"W
L16	50.00'	N00°01'21"E
L17	5.09'	S42°02'43"E

CPS NOTE:

1. 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.

2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4. CONCRETE DRIVEWAY APPROACHES AND STEPS 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.

5. ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

OWNER/DEVELOPER:
AR DEVELOPMENT, INC.
18618 TUSCANY STONE, STE 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

SUBDIVISION PLAT OF WESTWINDS SOUTH, UNIT-2

(PLANNED UNIT DEVELOPMENT)

A 13.63 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT OF LAND CONVEYED TO AR DEVELOPMENT, INC. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509-1519 AND OUT OF A 0.2313 OF AN ACRE TRACT OF LAND CONVEYED TO ALAMO RANCH HOMEOWNERS ASSOCIATION, INC. DESCRIBED IN DEED WITHOUT WARRANTY ESTABLISHING A COMMON AREA FOR DRAINAGE PURPOSES RECORDED IN VOLUME 12822, PAGES 1626-1631 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 386, ABSTRACT 97, COUNTY BLOCK 4411, AND THE I. & G.N.R.R. COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS SOUTH, UNIT-2 (P.U.D.) 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 1 OF 1

JOB NO. 6123-17

WESTWINDS SOUTH, UNIT-2 (P.U.D.) SHEET 1 OF 1

Date: Apr 30, 2007, 9:07am User ID: LMartinez
File: P:\61\23\17\Design\Civil\Plat\P612317.dwg

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 23 **May 23, 2007**

ESTONIA, UNIT 3	MAJOR PLAT	060721
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 579 B-8
OWNER: Standard Pacific Homes, by Mark Sparrow
ENGINEER: Denham-Ramones Engineering, Inc., by Paul Denham
CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: May 7, 2007

Location: On the southwest side of Military Drive West

Services Available: SAWS Water and Sewer

Zoning: R-6 Single Family Residential District
R-5 Single Family Residential District

Plat is in accordance with:
MDP/POADP #010-06, Persyn was accepted on July 6, 2006.

Proposed Use: Residential

Major Thoroughfare: Military Drive West is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **18.738** acres consisting of **48** single family lots and **4,055** linear feet of public streets.

DISCUSSION:

It is noted that because plat # 060559, Estonia, Unit 1A, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060721

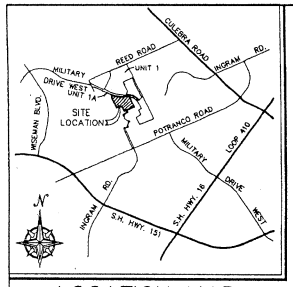
SHEET 1 OF 2

48 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 3

BEING 18.738 ACRES OF LAND OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PG. 857-866, R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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 ON BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY); CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
6.) PEDESTRIAN ACCESS ——— PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT: 7900
8.) PROPOSED FINISHED CONTOUR
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF MILITARY DRIVE WEST, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS SHOWN HEREON, AND CALLED N87°18'03"W ON THE PLAT OF ESTONIA SUBDIVISION UNIT 1A (PLAT ID No. 060559), NOT YET RECORDED.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & 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.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
21.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
22.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

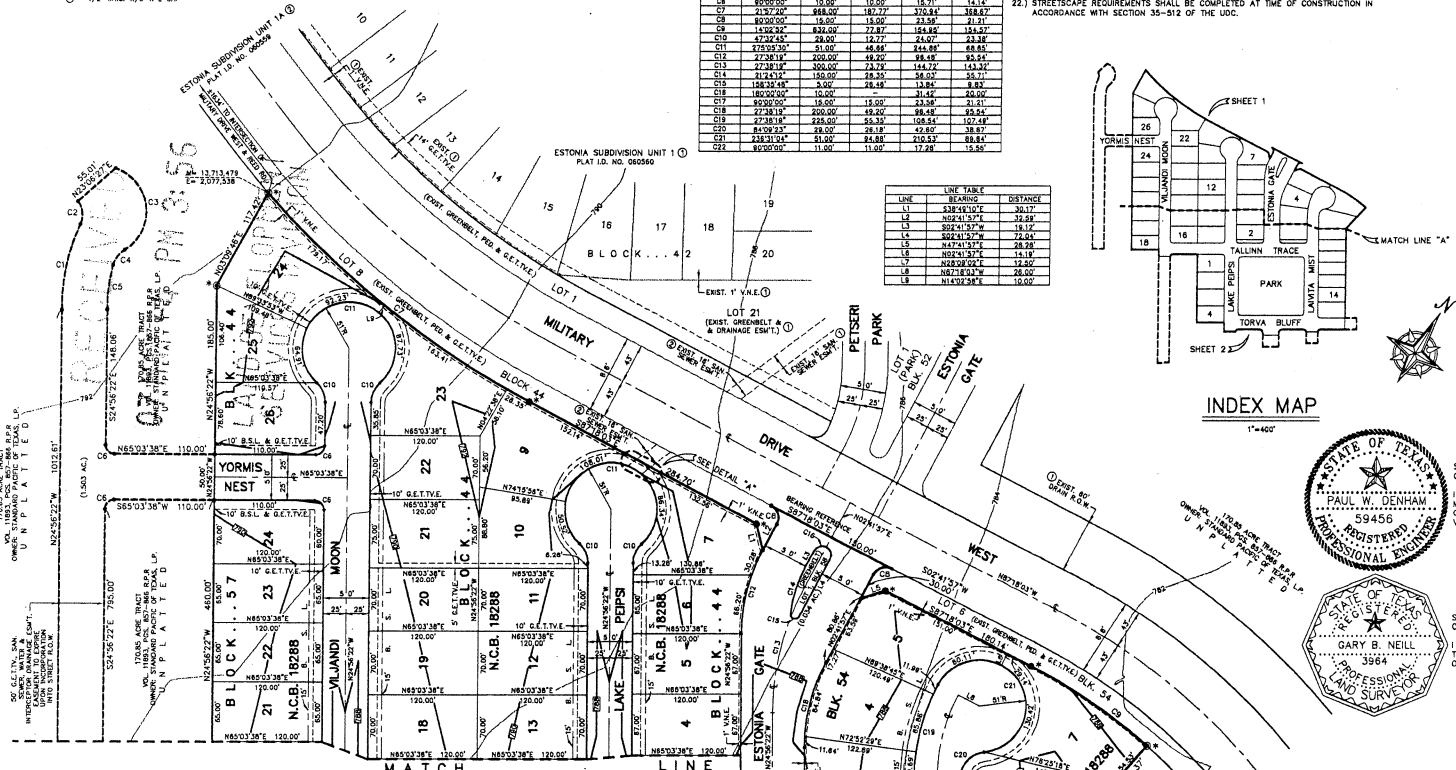
PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1 PLAT I.D. NO. 060560
②	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. 060559

MONUMENT NOTE:

● = 1/2" I.R.F.
●* = 1/2" I.R.F. W/D-R E CAP
○* = 1/2" I.R.S. W/D-R E CAP

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	25°28'56"	225.00'	50.98'	98.58'	97.78'
C2	61°49'31"	25.00'	14.97'	26.97'	25.68'
C3	128°51'57"	51.00'	108.60'	114.71'	92.01'
C4	42°16'13"	29.00'	11.21'	21.39'	20.91'
C5	16°21'57"	175.00'	25.16'	49.99'	49.82'
C6	90°00'00"	10.00'	10.00'	15.71'	14.14'
C7	21°57'20"	968.00'	187.77'	370.94'	368.67'
C8	90°00'00"	15.00'	15.00'	23.56'	21.21'
C9	149°32'32"	832.00'	77.87'	154.85'	154.27'
C10	47°32'45"	29.00'	12.77'	24.07'	23.38'
C11	275°05'30"	51.00'	48.66'	244.85'	68.85'
C12	27°38'19"	200.00'	49.20'	98.48'	97.54'
C13	27°38'19"	300.00'	73.79'	144.72'	143.32'
C14	21°24'12"	150.00'	28.35'	56.03'	55.71'
C15	158°34'48"	5.00'	26.48'	13.84'	9.87'
C16	180°00'00"	10.00'	-	31.42'	20.00'
C17	90°00'00"	15.00'	15.00'	23.56'	21.21'
C18	27°38'19"	200.00'	49.20'	98.48'	97.54'
C19	27°38'19"	225.00'	55.35'	108.54'	107.48'
C20	84°09'23"	29.00'	26.18'	42.60'	38.87'
C21	238°31'04"	51.00'	94.88'	210.53'	89.84'
C22	90°00'00"	11.00'	11.00'	17.28'	15.56'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S38°46'10"E	30.17'
L2	N02°41'57"E	32.59'
L3	S02°41'57"W	19.17'
L4	S02°41'57"W	72.04'
L5	N47°41'57"E	28.28'
L6	N02°41'57"E	14.19'
L7	N28°09'03"E	12.50'
L8	N87°18'03"W	26.00'
L9	N14°03'38"E	10.00'


ESTONIA SUBDIVISION UNIT 1A ②
PLAT I.D. NO. 060559
ESTONIA SUBDIVISION UNIT 1 ①
PLAT I.D. NO. 060560
MILITARY DRIVE WEST
BLOCK 44
BLOCK 57
BLOCK 54
BLOCK 45
YORMIS NEST
VILJANDI MOON
LAKE PEPSI
ESTONIA GATE
PETSERI PARK
LAVITA MIST
N.C.B. 18288
LOT 21 (EXIST. GREENBELT & DRAINAGE ESM'T.) ①
EXIST. 1' V.N.E. ①
MATCH LINE "A"
SEE DETAIL "A"
BEARING REFERENCE S87°18'03"E
N87°18'03"W
S02°41'57"W
N02°41'57"E
N74°15'56"E
N72°52'29"E
N76°25'18"E
S10°44'40"W
S24°56'22"W
N24°56'22"W
S65°03'38"W
N65°03'38"E
N24°56'22"E
N33°56'46"E
S33°56'46"W
N33°56'46"E
N33°56'46"E
N24°56'22"W
N24°56'22"E
N24°56'22"W
N24°56'22"E
N24°56'22"W
N24°56'22

PLAT No. 060721

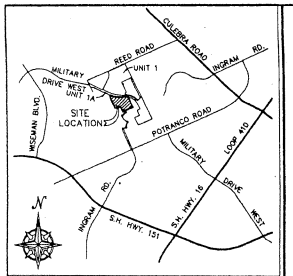
SHEET 2 OF 2

48 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 3

BEING 18.738 ACRES OF LAND OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PG. 857-866, R.P.R. & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

MONUMENT NOTE:

- ● = 1/2" I.R.F.
- ●* = 1/2" I.R.F. W/D-R E CAP
- ○* = 1/2" I.R.S. W/D-R E CAP

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM, (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

4.) 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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1 PLAT I.D. NO. 060560
②	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. 060559

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

BUILDING SETBACK NOTE

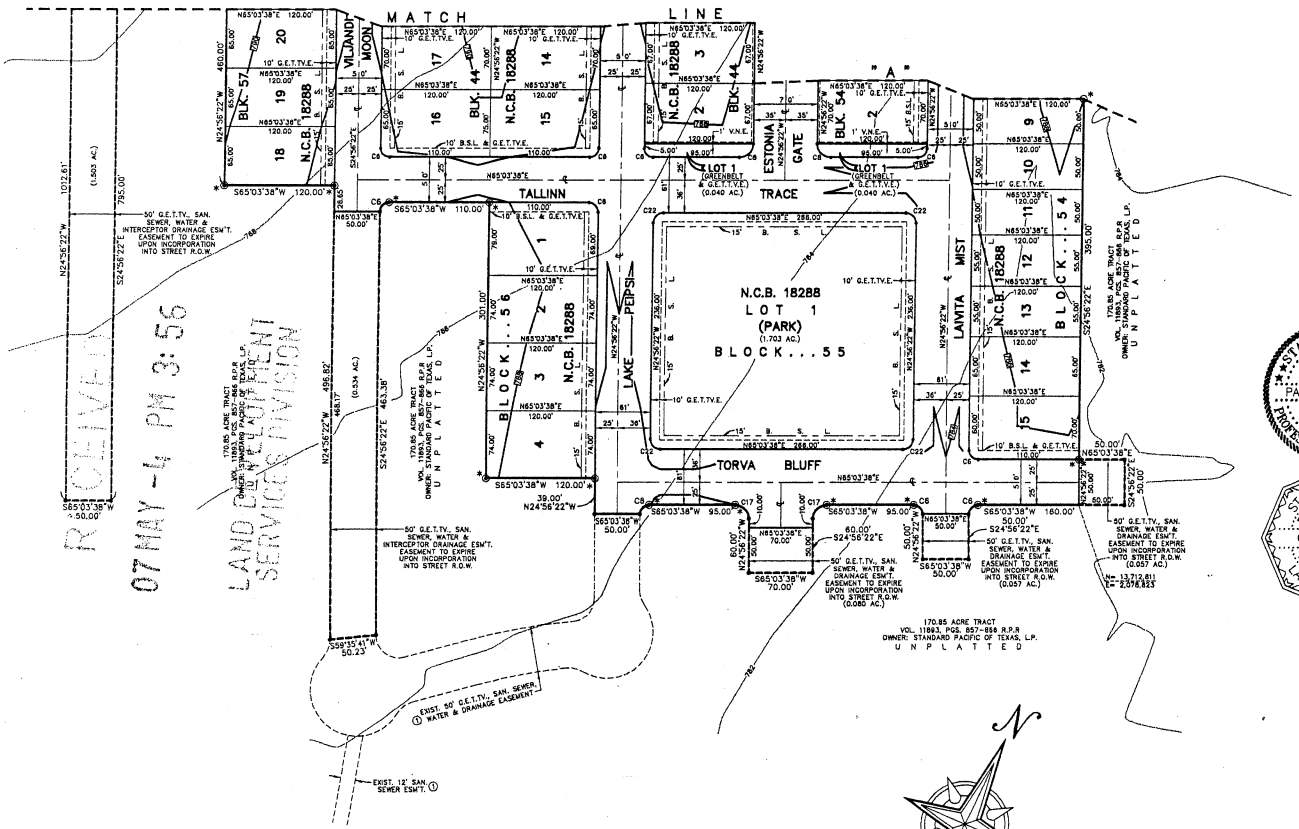
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN ACCESS — PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
8.) PROPOSED FINISHED CONTOUR — 780
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTH LINE OF MILITARY DRIVE WEST, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS SHOWN HEREON, AND CALLED N87°18'03"W ON THE PLAT OF ESTONIA SUBDIVISION UNIT 1A (PLAT ID No. 060559), NOT YET RECORDED.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & 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.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
21.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
22.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.



RECEIVED
07 MAY -4 PM 3:56
LAND DEVELOPMENT SERVICES DIVISION

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: _____

DULY AUTHORIZED AGENT: _____

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

MARK C. SPARROW 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 & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

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 SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL
LAND SURVEYOR

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.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISION UNIT 3 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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. _____ 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

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

PLANNING COMMISSION
REPLAT & SUBDIVISION PLAT

AGENDA ITEM NO: 24 **May 23, 2007**

VALUE PLACE HOTEL- GUILBEAU — MAJOR PLAT — 060797
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 546 E-6
OWNER: Vineyard San Antonio 2, LLC by Matt Mabe
ENGINEER: Pape Dawson Engineers, by Brice Moczygemba
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 7, 2007

Location: At the northeast corner of the intersection of New Guilbeau Road and Loop 1604

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial

Proposed Use: Hotel

Major Thoroughfare: Loop 1604 is a freeway, minimum R.O.W. 250 feet. New Guilbeau is a secondary arterial, Type B, minimum R.O.W. 86 feet.

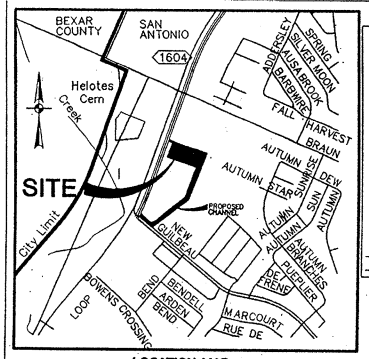
APPLICANT'S PROPOSAL:

To replat **2.449** acres consisting of **1** non single family lot and a variable width drainage easement.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060797



LOCATION MAP
NOT-TO-SCALE

LEGEND

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND 1/2" IRON ROD
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV. = CABLE TELEVISION
R.O.W. = RIGHT OF WAY
BLK = BLOCK
C.B. = COUNTY BLOCK
N.A.E. = NO ACCESS EASEMENT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
942 — EXISTING CONTOURS
938 — PROPOSED CONTOURS

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

STANDARD CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506 (r)(3).

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

3. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS.

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R3 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

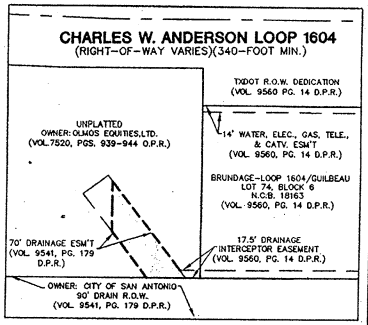
4. COMBINED SCALE FACTOR USED IS 0.99983.

LINE TABLE		
LINE	LENGTH	BEARING
L1	80.22'	N70°45'03"W
L2	20.00'	N19°07'23"E
L3	19.00'	S19°07'08"W
L4	25.00'	S19°07'23"W
L5	50.00'	N19°07'23"E
L6	80.21'	S70°45'03"E
L7	61.59'	N19°07'31"E
L8	80.26'	N72°45'20"W
L9	16.01'	N19°07'23"E
L10	80.26'	S72°45'20"E
L11	77.40'	N19°07'31"E
L12	25.00'	N19°07'31"E
L13	69.79'	S70°45'03"E
L14	25.00'	S19°07'23"W
L15	69.79'	N70°45'03"W
L16	26.03'	N24°37'48"E
L17	45.91'	S67°33'25"E
L18	20.72'	N37°46'23"E
L19	63.69'	N15°58'18"E
L20	23.82'	N15°58'18"E
L21	33.09'	S19°06'53"W

C.P.S. NOTES:
1. 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-WAYS 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.



AREA TO BE REPLATTED

THE AREA BEING REPLATTED IS A 70' WIDE DRAINAGE EASEMENT THAT WAS PREVIOUSLY PLATTED IN GUILBEAU GARDENS, UNIT-2, PLAT #970118, AS RECORDED IN VOLUME 9541, PAGE 179 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1" = 200'

SCALE : 1"=100'

0' 100' 200' 300'

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 200.00'.

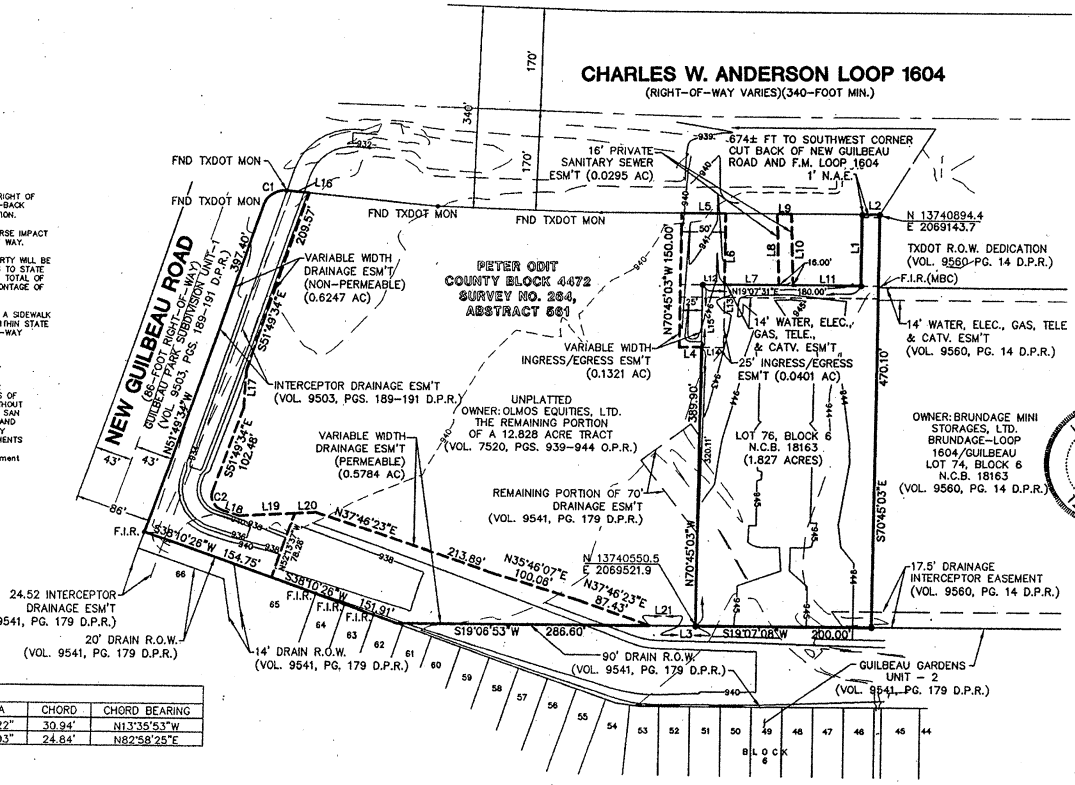
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

DRAINAGE NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE 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-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (Combined note from 35-504 (to add statement p-5-39 (d)(5), (h)(1) p-5-48 and 35-505 (g)(1) p-5-59))

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P 5-40)

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.

IMPACT FEE PAYMENT DUE NOTE
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	33.36'	25.00'	19.69'	76°27'22"	30.94'	N13°35'53"W
C2	27.61'	17.50'	17.62'	90°24'03"	24.84'	N82°58'25"E

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Thomas O. Brundage

OWNER/DEVELOPER
THOMAS O. BRUNDAGE
OLMOS EQUITIES, LTD.
254 SPENCER LANE
SAN ANTONIO, TX 78201
PHONE: 210-735-9393

(0.0295 AC SANITARY SEWER EASEMENT)
(0.1321 AC VARIABLE WIDTH INGRESS/EGRESS EASEMENT)
(0.5784 AC VARIABLE WIDTH PERMEABLE DRAINAGE EASEMENT)
(0.6247 AC VARIABLE WIDTH NON-PERMEABLE DRAINAGE EASEMENT)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Thomas O. Brundage KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 7th DAY OF May 2007

Linda Tower
NOTARY PUBLIC,

LINDA TOWER NOTARY PUBLIC STATE OF TEXAS EXPIRES 12-11-2010

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
THOMAS O. BRUNDAGE
OLMOS EQUITIES, LTD.
254 SPENCER LANE
SAN ANTONIO, TX 78201
PHONE: 210-735-9393

H. Frank Bell by
Faith N. Bell, P.O.A.

OWNER'S DULY AUTHORIZED AGENT
H. FRANK BELL
BY FAITH N. BELL
AS AUTHORIZED AGENT FOR
H. FRANK BELL
VINEYARD SAN ANTONIO 3, LLC
(LOT 76, BLOCK 6, NCB 18163)

11599 RIDGEVIEW RD.
OLATHE, KS 66061
913-890-5767

STATE OF KANSAS
COUNTY OF JOHNSON

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/SHE 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 4th DAY OF May 2007

Donna L. Oglesbee
NOTARY PUBLIC.

DONNA L. OGLESBEE
Notary Public - State of Kansas
My Appt. Expires 2-6-2010

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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

REPLAT AND SUBDIVISION PLAT OF
VALUE PLACE HOTEL - GUILBEAU

BEING 3.192 ACRES OF LAND BEING OUT OF THE REMAINING PORTION OF A 12.828 ACRE TRACT DESCRIBED IN CONVEYANCE TO OLMOS EQUITIES, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7520, PAGES 939-944 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PETER ODIT SURVEY NUMBER 264, ABSTRACT 561, COUNTY BLOCK 4472 OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 18163 OF THE CITY OF SAN ANTONIO, 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. TO THE BEST OF MY KNOWLEDGE, THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF VALUE PLACE HOTEL - GUILBEAU 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. 2007.

BY: _____
CHAIRPERSON

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

07 MAY -8 AM 8:06
RECEIVED
LAND DEVELOPMENT SERVICES

STATE OF TEXAS
CHRISTOPHER B. MOCZYGEMBA
65747
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

Date: May 03, 2007, 4:49pm User ID: CMoreno
File: P:\64\66\02\DESIGN\CIVIL\PLAT\PL-646602.dwg

SHEET 1 of 1

JOB NO. 6466-01

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 25 **May 23, 2007**

WESTWINDS, WILD PINE — MAJOR PLAT — 070126
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 F-3
OWNER: Laredo S., LTD, by A, Bradford Galo
ENGINEER: Pape Dawson Engineers, Inc., by Eugene H. Dawson, Jr.
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 10, 2007

Location: The extension of Wild Pine, from Westwinds East, Unit 1

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808-E, Westwinds, accepted on September 11, 2006.

Proposed Use: Public Street Right-of-Way

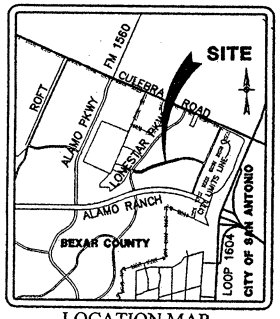
APPLICANT'S PROPOSAL:

To plat **4.35** acres consisting of **2,631** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070126



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID:577 F3/F4

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF LONESTAR PARKWAY, AN 86-FOOT WIDE RIGHT-OF-WAY OF THE WESTWINDS, UNIT 10 SUBDIVISION RECORDED IN VOLUME 9572, PAGE 148 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASED (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0983435.880, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274426.834 W:0972630.011, AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219

4. DIMENSIONS SHOWN ARE SURFACE

5. THE COMBINED SCALE FACTOR USED IS 0.99983.

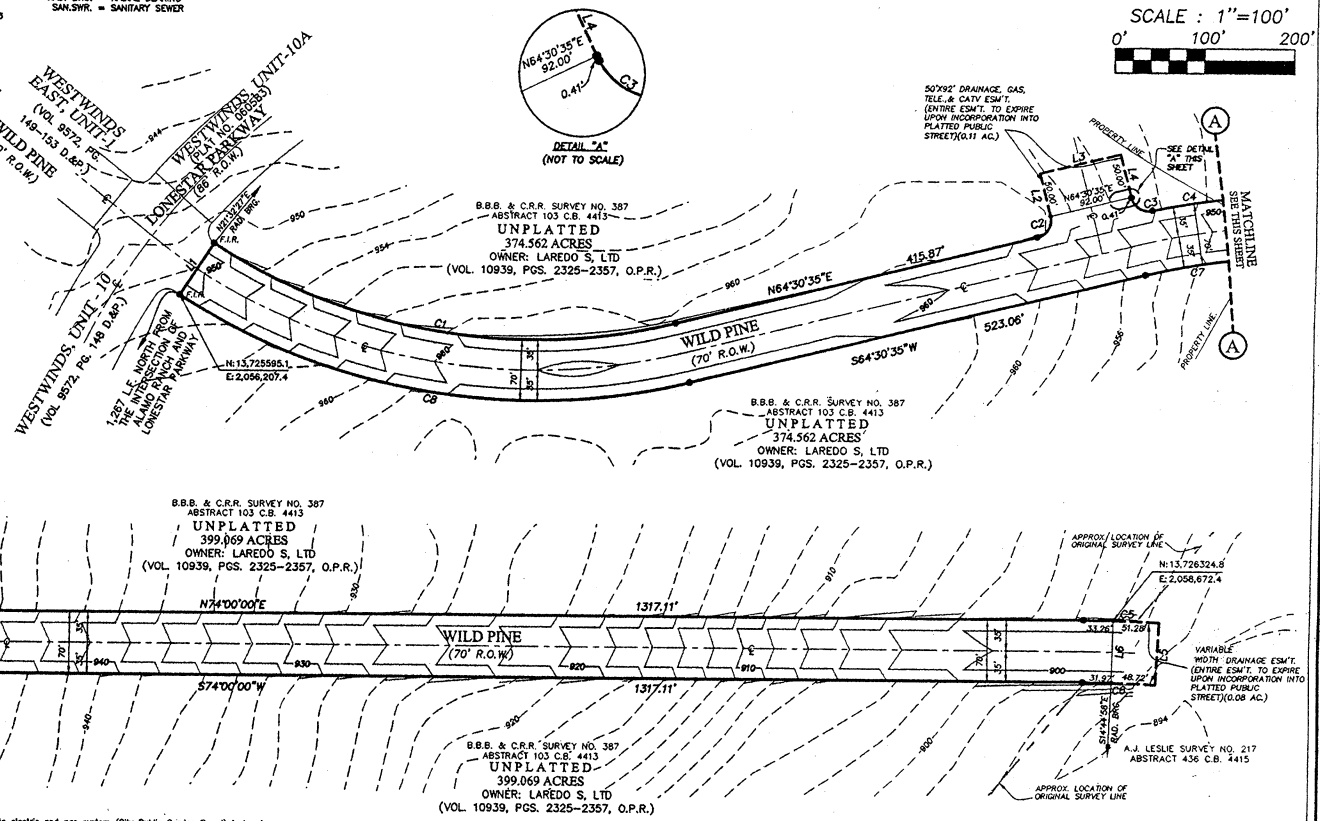
LEGEND

ELEC	= ELECTRIC
TELE.	= TELEPHONE
CATV	= CABLE TELEVISION
ESM'T	= EASEMENT
B.S.L.	= BUILDING SETBACK LINE
F.I.R.	= FOUND 1/2" IRON ROD
N.C.B.	= NEW CITY BLOCK
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG.	= RADIAL BEARING
SAN.SWR.	= SANITARY SEWER

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	545.86'	665.00'	289.36'	47°01'52"	530.67'	N88°01'31"E
C2	31.42'	20.00'	20.00'	90°00'02"	28.28'	N19°30'36"E
C3	30.76'	20.00'	19.35'	88°07'01"	27.82'	S69°32'56"E
C4	97.59'	735.00'	48.87'	07°36'27"	97.52'	N70°11'47"E
C5	84.54'	1535.00'	42.28'	03°09'20"	84.53'	N75°34'40"E
C6	80.69'	1465.00'	40.35'	03°09'20"	80.68'	S75°34'40"W
C7	110.15'	665.00'	55.20'	09°29'25"	110.02'	S69°15'17"W
C8	603.32'	735.00'	319.82'	47°01'52"	586.53'	S88°01'31"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	70.00'	N21°32'27"E
L2	50.00'	N25°29'25"W
L3	92.00'	N64°30'35"E
L4	50.41'	S25°29'25"E
L5	70.00'	S12°50'40"E
L6	70.00'	S14°57'02"E

SCALE : 1"=100'
0' 100' 200'



WESTWINDS, WILD PINE

NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE CITY LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND THE MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTE:
THE MAINTENANCE OF EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

STREETSCAPE NOTE: STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER: LAREDO S, LTD.
A. BRADFORD GALO, PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 30TH DAY OF APRIL 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 06-22-2010

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 SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
TERE H. DAWSON, JR.
64280
LICENSED
PROFESSIONAL ENGINEER

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: PAPE-DAWSON ENGINEERS.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
J. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

C.P.S. NOTES:
1. 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

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.

4. Concrete driveway approaches and steps 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.

5. Roof overhangs are allowed within 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.

OWNER/DEVELOPER:
LAREDO S, LTD.
18618 TUSCANY STONE, STE 100,
SAN ANTONIO, TX 78216
TEL. NO. (210) 497-3385

SUBDIVISION PLAT OF WESTWINDS, WILD PINE

A 4.35 ACRE TRACT OF LAND BEING OUT OF A 399.069 ACRE TRACT AND OUT OF A 374.562 ACRE TRACT, BOTH CONVEYED TO LAREDO S, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND OUT OF THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS, WILD PINE 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR 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

PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 1 OF 1

Date: Apr 30, 2007, 8:28am User ID: LMartinez
File: P:\61\23\31\Design\Civil\Plat\PL61231.dwg

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 26 **May 23, 2007**

REX MURPHY
SUBDIVISION NAME:

070446
PLAT #:

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 651 B-4
OWNER: Rex Murphy
ENGINEER: Dye Enterprises, by Scott Dye
CASE MANAGER: Luz M. Gonzales, Planner II

Location: On the west side of Cox Road, north of Mebane Street

Zoning: MF-33 Muti-family district

Proposed use: Apartments

APPLICANT'S PROPOSAL:

To plat **0.1066** acres consisting of **1** non-single family lot.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval and recordation. The applicant states that he must begin construction immediately to avoid increases in loan interest rates and/or loss of monthly interest payments. In addition, the property has no off-site public utility improvements required, which will expedite the platting process.

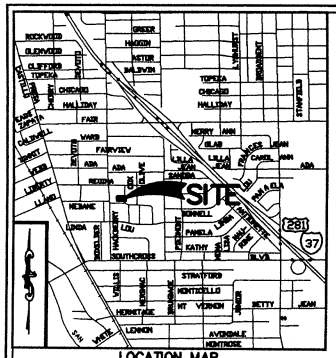
STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service or certificate of occupancy shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered by the Planning Commission within 30 days of a formal plat filing.

3. If no utility service or certificate of occupancy is issued within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

PLAT NO. 070446



LOCATION MAP
NOT TO SCALE

FINISHED FLOOR NOTE:

FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

SURVEYOR'S NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED UPON COX AVE. HAVING A BEARING OF DUE NORTH AS GRAPHICALLY DEPICTED ON THE HI-VUE PLAT RECORDED IN VOLUME 105, PAGE 149, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(8).

LEGEND

— —584— — EXISTING CONTOUR

● SET 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)

G.E.T.TV.E. = GAS, ELEC., TELE. & CA.TV. EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.W. = DRAINAGE RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
12120/642 = VOLUME 12120, PAGE 642
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE

OWNER/DEVELOPER:
REX MURPHY
137 SHANNON DRIVE
FLORESVILLE , TEXAS 78114

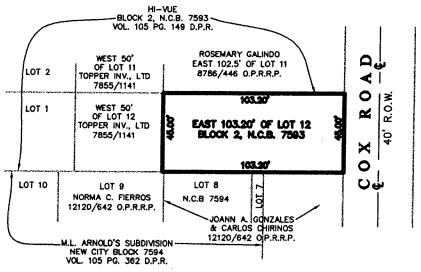
SCALE: 1" = 50'
2' CONTOUR INTERVAL

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

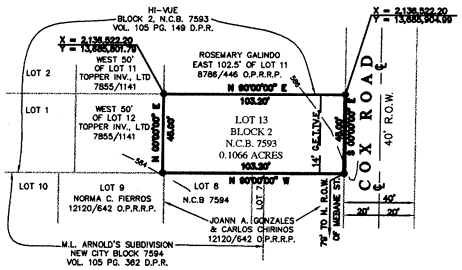
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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



SUBJECT AREA

THE EAST 103.20' OF LOT 12, BLOCK 2, N.C.B. 7593, WAS PREVIOUSLY PLATTED ON AN ANTIQUATED PLAT KNOWN AS HI-VUE, WHICH IS RECORDED IN VOL. 105, PG. 149, (FEB. 18, 1908) BEXAR COUNTY DEED AND PLAT RECORDS.



SUBDIVISION PLAT ESTABLISHING

REX MURPHY SUBDIVISION

ESTABLISHING LOT 13, (0.1066 ACRES), BLOCK 2, N.C.B. 7593, SAN ANTONIO, TEXAS.

PREPARED BY:

DYE ENTERPRISES
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____
OWNER

_____
OWNER'S 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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____ A.D., 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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 DYE ENTERPRISES.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5318

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 SAN ANTONIO PLANNING COMMISSION.

_____
LICENSED PROFESSIONAL ENGINEER NO. 84635

RECEIVED
07 MAY -8 AM 9:25
LAND DEVELOPMENT SERVICES DIVISION

THIS PLAT OF REX MURPHY SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DEVELOPMENT SERVICES DIRECTOR

DATED THIS _____ DAY OF_____ A.D., 2007.

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS

COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR 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 DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ON PAGE _____, IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF _____A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Z:\2007\070042-00 Rex Murphy Subd. (Replat)\dwg\070042-00 Rex Murphy Subd Plat.dwg

Rex Murphy Construction
137 Shannon Ridge Drive Floresville, Texas 78114
(210) 324-1447

May 1, 2007

City of San Antonio
Planning Department
114 W. Commerce Street, 4th Floor
San Antonio, Texas 78205

RECEIVED
07 MAY -8 AM 9:25
LAND DEVELOPMENT SERVICES DIVISION

Re: Plat and Plat Deferral Application

To Whom It May Concern:

Enclosed please find a completed plat application form, a completed Affidavit of Facts and Waiver of Rights, a completed Plat Deferral Certification, an Agent Authorization Letter, two (2) full size prints of the Plat, one (1) 8-1/2" x 11" reduction of the Plat on bond paper, and four (4) full size prints of the Plat (Plat Review), and required fees.

Please be advised that I have retained an engineering firm, Dye Enterprises, to plat the property as required. The plat is a simple, one lot Minor Plat. With the need to replat I now have significant scheduling problems. To avoid increases in loan interest rates and/or loss of monthly interest payments, I must begin construction as soon as possible. I also need to protect my investment from vandalism which is prevalent in the area; therefore, please accept this request for a Plat Deferral. In light of these issues, please schedule me for the next available Planning Commission meeting.

Thank you for your assistance in this matter. Should you have any questions or need any additional information, please contact me at (210) 324-1447.

Sincerely,

Rex Murphy
Owner

PLANNING COMMISSION
REPLAT AND SUBDIVISION PLAT
AGENDA ITEM NO: 27 May 23, 2007

BOERNE STAGE FIELD PUD — MAJOR PLAT — 050470
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 C-2
OWNER: Robert Bruce
ENGINEER: Sinclair and Associates, Inc., by Lemuel Sinclair
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: Pending SAWS LOC

Location: Northeast of the Boerne Stage Road and Dos Cerros intersection

Services Available: Water well and on-site sewer facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
PUD #06-011 Boerne Stage Field, accepted on February 28, 2007.

Major Thoroughfare: Boerne Stage Road is designated as a secondary arterial, Type A, requiring a minimum R.O.W. of 86 feet

Proposed Use: Single-family

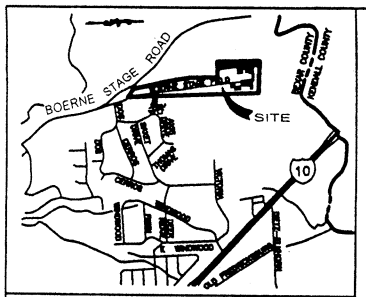
APPLICANT'S PROPOSAL:

To plat **17.236** acres consisting of **35** lots with **2,948.78** linear feet of private street.

STAFF RECOMMENDATION:

Staff recommendation will be provided at the meeting.

PLAT NO. 050470



LOCATION MAP
NOT TO SCALE 446 C-2

OWNER/DEVELOPER:
ROBERT BRUCE
ADDRESS: 100 BOERNE STAGE FIELD
BOERNE, TX 78006

REPLAT AND SUBDIVISION PLAT ESTABLISHING

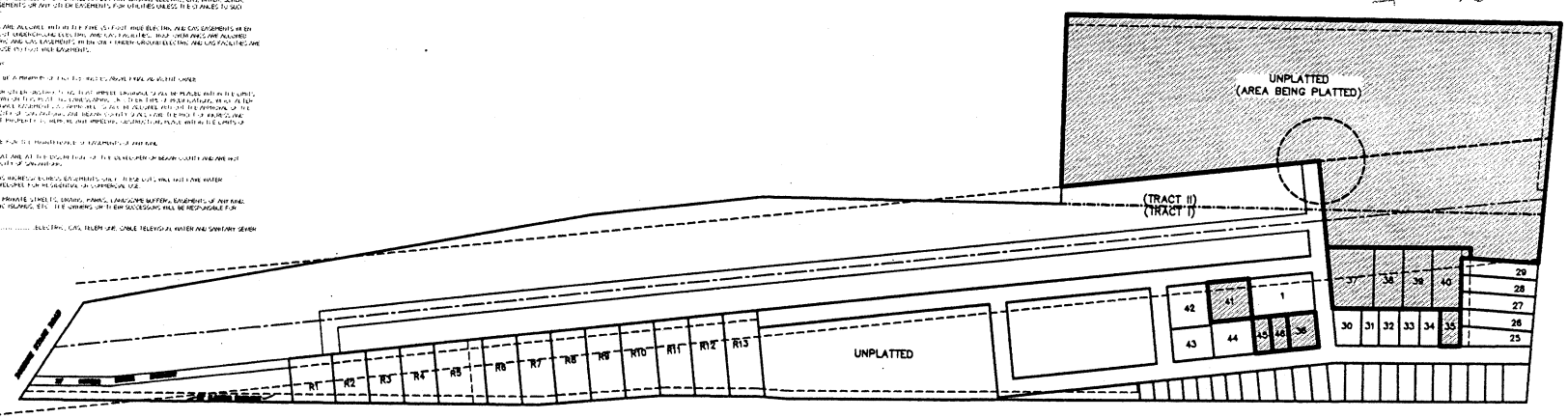
BOERNE STAGE FIELD (P.U.D.)

ESTABLISHING LOTS 47-82, AND LOT 60 BEING A VARIABLE WIDTH INGRESS-EGRESS EASEMENT/TAXIWAY, COUNTY BLOCK 4680, BEXAR COUNTY TEXAS. BEING 17.236 ACRES OF LAND PREVIOUSLY PLATTED AS SCENIC LOOP ESTATES SUBDIVISION, AN ADDITION TO BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9510, PG. 199, DEED AND PLAT RECORDS OF BEXAR COUNTY.

SCALE: 1"=300'

NOTES:

1. [illegible] AND NATURAL GAS PORTION OF THE ELECTRIC AND GAS SYSTEM WITH PUBLIC SERVICE BOARD (CPS) HEREIN DESIGNATED THE EASEMENTS ARE NOT FOR ANY OF ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", AND "EASEMENT" "SERVICE EASEMENT" THEREON. EASEMENTS "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, REPLACING, PATROLLING AND ENSURING PUBLIC ENGINEER OF NORMAL POWER LINES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, GAS VALVES, METERS AND OTHER ASSOCIATED APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER UNDEVELOPED LAND, THE RIGHT TO RELOCATE GAS FACILITIES WITHIN GAS EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE TREES AND WEEDS, ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH EVERYONE OR MAY INTERFERE WITH THE EFFICIENCY OF GAS LINES OR APPURTENANCES. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. [illegible] RESULTING FROM MODIFICATIONS REQUIRED OF CPS EASEMENT LOCATED WITHIN SAID EASEMENT DUE TO HOUSE CONTROL OR ORIGINAL ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DESIRING THE MODIFICATION FOR SAID CHANGE OF GRADE ELEVATION ALTERATION.
3. ADDITIONAL EASEMENTS FOR THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PRESENT IN THIS SUBDIVISION PLAT ARE NOT DEEMED AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
4. 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 TO BE CHANGED TO SUCH EASEMENTS ARE DESCRIBED BELOW.
5. [illegible] HEREBY APPROVED AND ALLOWED WITHIN THE STREETS OF THE PUBLIC ELECTRIC AND GAS EASEMENTS WHEN [illegible] BY MEANS OF UNDERGROUND ELECTRIC AND GAS FACILITIES. WHEN AREAS ARE ALLOWED [illegible] ELECTRIC AND GAS EASEMENTS, WHEN OR UNDERGROUND ELECTRIC AND GAS FACILITIES ARE [illegible] WITHIN THE STREET RIGHT-OF-WAY.
6. [illegible]
7. [illegible] MUST BE A MINIMUM OF [illegible] ABOVE FINAL AS VERIFIED [illegible]
8. [illegible] WITHIN THE PLAT, THAT APPEAR [illegible] EASEMENTS SHALL BE PUBLIC [illegible] EASEMENTS SHOWN ON THIS PLAT [illegible] AT THE TIME OF PLAT APPROVAL, [illegible] THE ENGINEER RECOMMENDED [illegible] THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND FOR THE PURPOSE OF THE [illegible] PROPERTY [illegible] AND ENGINEERING [illegible] WITHIN THE LIMITS OF [illegible] EASEMENTS.
9. [illegible] FOR THE MAINTENANCE OF EASEMENTS AND [illegible]
10. THE [illegible] ON THE PLAT ARE AT THE DISCRETION OF THE OWNER OF BEXAR COUNTY AND ARE NOT [illegible] BY THE CITY OF SAN ANTONIO.
11. [illegible] INGRESS-EGRESS EASEMENTS ONLY. THESE LOTS WILL NOT HAVE WATER [illegible] THAT WILL BE DEVELOPED FOR NON-RESIDENTIAL OR COMMERCIAL USE.
12. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRIVES, PARKS, LANDSCAPE BUFFER, EASEMENTS OF ANY KIND, DRAINAGE, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE OWNERS OF THE SUBDIVISION SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
13. [illegible] ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER AND SANITARY SEWER EASEMENTS.



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 AND WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY SINCLAIR & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS 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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DULY AUTHORIZED AGENT

DATE

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 CONSIDERATION 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

HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREET SECTIONS 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 SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF _____ 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 _____.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY _____
CHAIRMAN

BY _____
SECRETARY

AREA BEING REPLATTED

THE AREA BEING REPLATTED HAD PREVIOUSLY BEEN PLATTED AS SCENIC LOOP ESTATES SUBDIVISION IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, DATED SEPTEMBER 4, 1985.

SINCLAIR & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
3201 CHERRY RIDGE SUITE A101
SAN ANTONIO, TEXAS 78230
(210) 341-4510
FAX: (210) 341-5491
JOB NO. S-200313430
APRIL, 2003
1 OF 2

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT SCENIC LOOP ESTATES WHICH IS RECORDED IN VOLUME 9510, PAGE 199, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER / DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.
MY COMMISSION EXPIRES: _____

CERTIFICATION
APPROVAL

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

DATED THIS _____ DAY OF _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR 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.

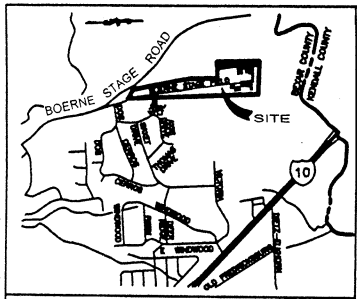
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

PLAT NO. 050470

REPLAT AND SUBDIVISION PLAT ESTABLISHING
BOERNE STAGE FIELD (P.U.D.)

ESTABLISHING LOTS 47-82, AND LOT 60 BEING A VARIABLE WIDTH INGRESS-EGRESS EASEMENT/TAXIWAY, COUNTY BLOCK 4680, BEXAR COUNTY TEXAS. BEING 17.236 ACRES OF LAND PREVIOUSLY PLATTED AS SCENIC LOOP ESTATES SUBDIVISION, AN ADDITION TO BEXAR COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 9510, PG. 199, DEED AND PLAT RECORDS OF BEXAR COUNTY.



LOCATION MAP
NOT TO SCALE 446 C-2

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, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER / DULY AUTHORIZED AGENT

DATE

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 CONSIDERATION 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

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OWNER

OWNER / DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES _____

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: SINCLAIR & ASSOCIATES, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

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 SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

REGISTERED PROFESSIONAL ENGINEER

THIS PLAT OF _____ 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 _____
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY _____
CHAIRMAN

BY _____
SECRETARY

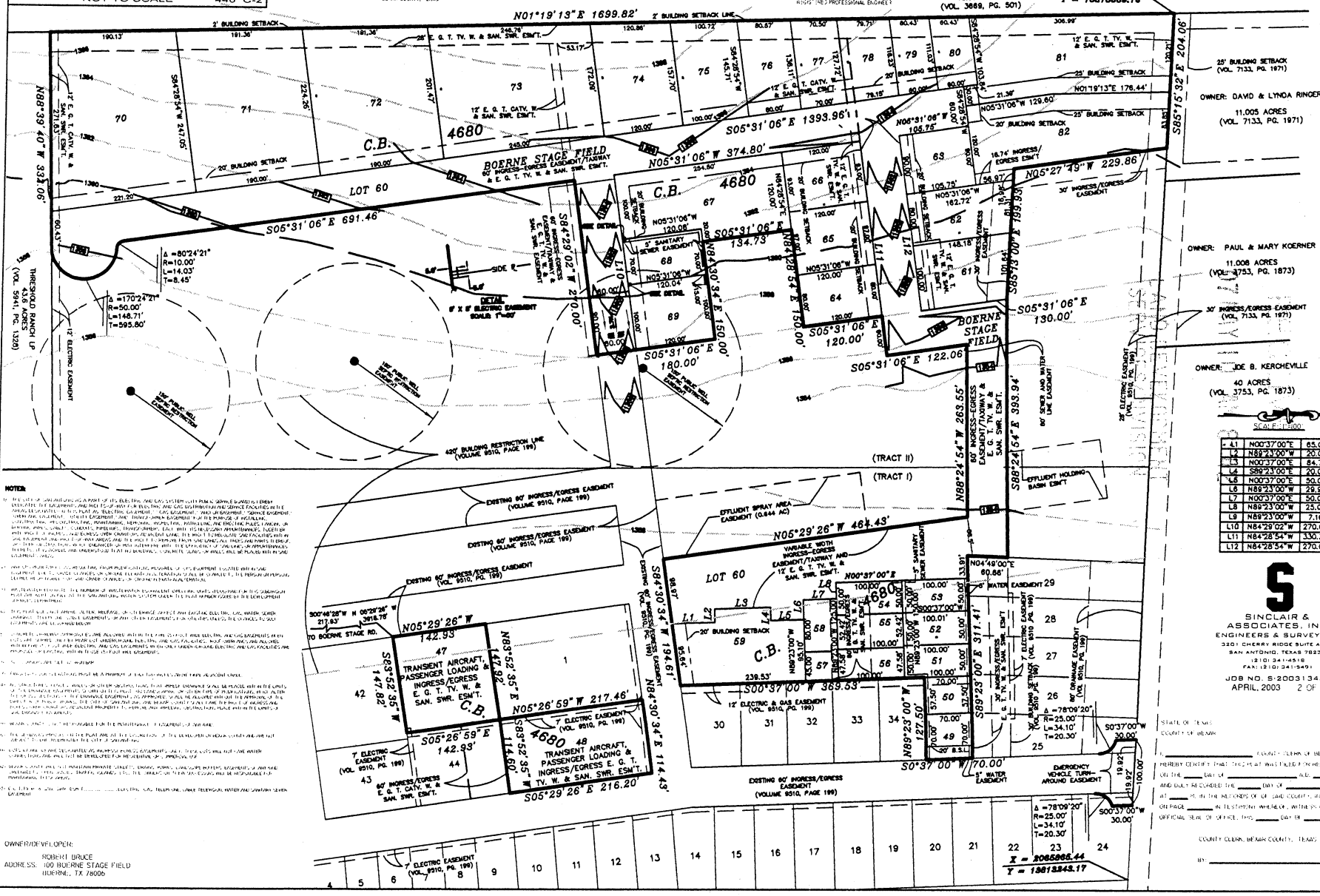
CERTIFICATION
APPROVAL

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 COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THE SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONER'S COURT.

DATED THIS _____ DAY OF _____ A.D., 20 _____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



L1	N00°37'00"E	65.00'
L2	N89°23'00"W	20.00'
L3	N00°37'00"E	84.71'
L4	S89°23'00"E	20.00'
L5	N00°37'00"E	50.00'
L6	N89°23'00"W	29.90'
L7	N00°37'00"E	50.00'
L8	N89°23'00"W	25.00'
L9	N89°23'00"W	7.16'
L10	N84°29'02"W	270.00'
L11	N84°28'54"W	330.30'
L12	N84°28'54"W	270.00'

SINCLAIR & ASSOCIATES, INC.
ENGINEERS & SURVEYORS
3201 CHERRY RIDGE SUITE A101
SAN ANTONIO, TEXAS 78230
(210) 341-4518
FAX: (210) 341-5491

JOB NO. S-200313430
APRIL, 2003 2 OF 2

STATE OF TEXAS
COUNTY OF BEXAR

COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., _____ AND DULY RECORDED THE _____ DAY OF _____ A.D., _____ AT _____ 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

BY _____ DEPUTY

NOTES:

OWNER/DEVELOPER:
ROBERT BRUCE
ADDRESS: 100 BOERNE STAGE FIELD
BOERNE, TX 78006

PLANNING COMMISSION
BUILDING PERMIT VARIANCE

AGENDA ITEM NO: 20 **May 23, 2007**

ECHO CANYON/MESA VERDE
SEPARATION & EMERGENCY GATE
PROJECT NAME

BPV 07-003
PLAN #

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 482 E-4
OWNER: Mesa Grande Homeowners Association, by Marion Horman
CASE MANAGER: Donna L. Schueling, Planner II

Date filed with Planning Commission: May 8, 2007

Location: On the Mesa Loop at Mesa Path.

Zoning: R6 Single Family Residential District
ERZD Edwards Recharge Zone District
PUD Planned Unit Development

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To install an emergency gate across Mesa Loop Road; to separate the Mesa Verde, PUD from the Echo Canyon, PUD. (Echo Canyon is represented by the Mesa Grande HOA)

DISCUSSION:

The applicant is requesting relief from the Unified Development Code Section 35-506(2) Cul-de-sac Streets and 35-506(7) Secondary Access for the following reasons:

In summary, the applicant makes the following five (5) points to justify their request:

Cul-de-sac

1. There is no need for a Cul-de-sac on the Mesa Verde PUD side of the gate because it will be located at the end of an intersection. To require a Cul-de-sac would prove to be a hardship as there are homes built on the lots it would encompass.
2. All streets within both subdivisions are cul-de-sacs, and therefore should be considered acceptable for turn around availability.

Secondary Access

1. Echo Canyon has 118 units, Mesa Verde has 136. The maximum cut-off point for secondary access is 125 units.
2. Mesa Loop was granted to the Mesa Grande HOA.
3. Other gated subdivisions within the Mesas of Stone Oak do not have secondary access, and yet have many more homes (example of 317 homes in Mesa Grande alone) than Echo Canyon or Mesa Verde.

The Development Services Department Administrative Exception/Variance Request Committee (AEVRC) has reviewed the information presented in Mesa Grande Home Owners Association letter dated May 2, 2007.

The Unified Development Code allows PUDs to have entry gates to limit access to their private roads. These two PUDs were originally approved by the Planning Commission as a single PUD and were later divided into two PUDs by the developers. Now Echo Canyon wants to build that gate. The installation presents two problems.

1. The installation of the gate will require a cul-de-sac or other turnaround for the 180 foot street stub this gate will create on the Echo Canyon side.
2. The Mesa Verde residents will need a secondary access for their 136 homes. Prior to the new UDC updates of January 2007, using a gate locked to all but emergency traffic was acceptable as a secondary access point.

3. School bus drop off would have to move to Hardy Oaks. It is less safe for bus stop to be on a major thoroughfare.
4. The PUD plan needs to be revised to show the gate detail.

STAFF RECOMMENDATION:

Staff concurs with the AEVRC that the proposed exception does not meet the intent of the UDC and will result in an unsafe traffic condition for both PUDs and recommends **denial of the requested gate.**

Mesa Grande Home Owners Association

P.O. Box 100431
San Antonio, Texas 78201

2 May 2007

Administrative Exception/Variance Request Review
C/O Department Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

RE: EMERGENCY EXIT GATE TO BE ERECTED BETWEEN ECHO CANYON (ANNEXED TO MESA GRANDE SUBDIVISION PUD, UNIT 1 (April 22, 2002) AND MESA VERDE PUD.

Whereas the property known as Lot 30, Block 1, NCB 19226, Mesa Verde Subdivision, Unit 2, Planned Unit Development, City of San Antonio, Bexar County, Texas, according to Plat thereof recorded on Volume 9555, page 54, Deed and Plat records of Bexar County Texas (Common Area Streets) Dated July 19, 2005 and,

Whereas the property known as Lot 30, Block 1, NCB 19226, Mesa Verde Subdivision, Unit 4A, Planned Unit Development, City of San Antonio, Bexar County, Texas, according to Plat thereof recorded on Volume 9555, page 55-56, Deed and Plat Records of Bexar County, Texas (Common Area Streets)Dated July 19th 2005 as well as,

The 118 total lots in both units are

Part of the Mesa Grande subdivision, annexed by Laredo Mesa Grande/Brad Gallo in April of 2002, we are hereby requesting a waiver for the above mentioned gate, as it pertains to the UDC requirements listed below.

Since this is an emergency gate, and not open to through traffic, the UDC states that it must conform to the cul-de-sac rule. We are requesting a variance to this, for the following reasons:

1. The rule is 150' or less, to not require a cul-de-sac. That is not an issue on the Mesa Verde side of the gate, since the gate will be at the end of an intersection, thereby facilitating their need for a turn around, and there is only a 36' (186' feet from an intersection) difference on ours. To require a cul-de-sac would prove to be a hardship, as there are already 4 homes built on these lots. We planned on putting a sign up, notifying potential traffic of the dead end. We will also put up signage showing an alternative turn around point.

2. All streets in both Echo Canyon and Mesa Verde are cul-de-sac, and therefore should be considered acceptable for turn around availability.

The UDC recently changed its position as of January 2007, requiring that secondary access meet the same requirements as the primary access. We are requesting a variance to this, for the following reasons:

1. Echo Canyon has 117 homes, Mesa Verde has 136. The cut-off point is 125.
2. Mesa Verde residents do not have a regress (ingress/egress) or egress easement that supercedes our paperwork granting us the streets.
3. This is not contrary to the precedent that is already established in all of the subdivisions with gates in The Mesas of Stone Oak. They do not have secondary accesses, and yet have many more homes (example of 317 homes in Mesa Grande alone) than Echo Canyon or Mesa Verde.

There are several other issues that we would like to address.

1. Echo Canyon is a separate PUD from Mesa Verde, and as such our community and roads are considered to be private property, and should be gated at both ends. The developer (Jim Moore/Laredo Mesa Grande) told us in a meeting in 2003, that when construction was done in Echo Canyon, there would be a gate separating Mesa Verde from Echo Canyon, however, this was not done, so we are forced to do this now.
2. Closing the street to thru traffic does create a cul-de-sac situation, but it also creates a safer environment for the children of our subdivision due to traffic that uses the protection of our PUD to speed through the long straight stretches of Mesa Loop in our section. The gate would act as a traffic calming device.
3. Because of our concern for child safety, we are leaving the sidewalks open to accommodate the children who will be walking to school. Next school year, more children will be walking with the opening of Lopez Middle School, which is across the street from Hardy Oak Elementary.
4. We are planning on starting construction after this school year. NEISD will only have 1 bus next year, the Ronald Reagan High School bus. In past years, the Ronald Reagan bus has picked up outside the Mesa Verde and Echo Canyon gates. This year they came into the neighborhood. Handicap buses will still come into the neighborhood since their wheelbase is smaller and this will facilitate their use of the cul-de-sacs already in existence, once the emergency gate goes up. However, the Ronald Reagan bus will pick up outside the gates of Mesa Verde and Echo Canyon again (per Chris O'Conner, NEISD Transportation).
5. There are documented gang members in Mesa Verde. They race down our streets, using the protection of the PUD gates to avoid SAPD, and race to our half-million dollar sports facility. When they could not gain access, they proceeded to try and set the mulch on fire. I went to the facility, with my dog in tow, approached them and told them to go home. I found out later from

Matt Stuckey, that they were gang members and I should NEVER approach them because they have inflicted bodily harm on people in the past.

6. Because approx. 24 homes use our front gate to enter and exit (to avoid an extra 400 feet of travel to reach their own gate), there is additional wear and tear on our gate system. We are responsible for paying for that, not Mesa Verde. The same is to be said about our streets.
7. Our sports facility consists of a sport court, playground, junior size Olympic swimming pool, and a club house. These items, in particular, the sport court, are being utilized by Mesa Verde residents. They are there so often, that some of our own residents can't use the facilities because they are being used without permission. They gain access to the facility by traversing Mesa Verde's section of Mesa Loop to Echo Canyon's section of Mesa Loop.
8. We have also experienced thousands of dollars in vandalism to our facilities of which some portion we believe is attributable to use by Mesa Verde residents.
9. We have consulted with NEISD, SAPD, FDSA, and Councilman Wolff's office, and each have concluded that this gate can be allowed.
10. Because the Mesa Verde people are not subject to our Declaration, there is no way to control their actions or their misbehavior on our private property. Our residents can be fined for speeding and reckless driving, but Mesa Verde's people cannot.

Additional information we would like considered is as follows:

1. The developer, Laredo Mesa Grande/Brad Gallo annexed Mesa Verde's Units 2 and 4 into Mesa Grande's Unit 1, without notice to Mesa Grande sales people or homeowners. Mesa Grande was marketed as an all inclusive neighborhood, and we only found out in a meeting with Jim Moore what was happening (after we all bought our homes) that Mesa Verde's Units 2 and 4 were being annexed.
2. The developer's agent Jim Moore assured us at that same meeting that a gate would be installed to separate the 2 subdivisions of Mesa Verde and Echo Canyon. Ryland's salesperson, Martha Wilson also assured home buyers in Echo Canyon that after construction a gate would be going up to separate the 2 subdivisions.
3. Mesa Verde's HOA, specifically Matt Stuckey stated that he would keep his residents from using our roads, yet that has not happened.

In conclusion, we are asking for a variance to the secondary access and the need for a cul-de-sac turn around, so that we might install this gate and maintain the safety our children, our streets, and our facilities.

Respectfully,

Marion Horman

Marion Horman
Secretary/Treasurer

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	Echo Canyon/Mesa Verde Separation & Emergency Gate
Address:	
A/P #/PPR #:	
AEVR #:	
AEVR Submittal Date:	05/02/2007
AEVR Submitted by:	Mesa Grande HOA
Issue:	Installation of a gate, at the secondary access point, to limit access to all but emergency and school vehicles
Code Sections:	2007 Unified Development Code (UDC), Section 35-506(2) Cul de sac Streets, and 35-506(7) Secondary Access
By:	Andrew Winter, PE – Senior Engineer

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mesa Grande Home Owners Association letter dated May 2, 2007. The proposed project will consist of a gate across Mesa Loop road to separate Mesa Verde from Echo Canyon at the property line between the two PUDs.

The Unified Development Code (UDC) requires PUDs to have gates to limit access to their private roads. These two PUDs were originally approved by the Planning Commission as a single PUD and later divided into two PUDs by the developers. The developer promised a gate and never built it. Now Echo Canyon wants to build that gate. The installation of the gate presents two problems. The need for secondary access for the Mesa Verde PUD which has 136 homes and the need for a cul-de-sac on the Echo Canyon side where the gate will create a street stub of about 180 feet. This AEVR is requesting relief from those two UDC provisions. The AEVRC discussed all aspects of this request disagrees with the analysis provided in the applicant's letter for the following reasons:

1. The installation of the gate will require a cul-de-sac or other turnaround for the 180 foot street stub this gate will create. If the gate were moved 30 feet, this could be considered a street segment of less than one average lot depth and would not require a cul-de-sac or other turn around. Emergency vehicles will be able to pass through the gate but school, garbage, delivery, and passenger vehicles will not. This requires some form of turnaround or the traffic will use the residential driveways as a turnaround.

2. The Mesa Verde residents will need secondary access for their 136 homes. Prior to January 07 using a gate locked to all but emergency traffic was acceptable as a secondary

access point. However the current UDC requires secondary access to meet the same standards as the primary access. Therefore, this locked, emergency access gate, will not meet the current UDC requirements for secondary access.

The AEVRC believes the proposed exception does not meet the intent of the UDC and will result in an unsafe traffic condition for both PUDs.

RECOMENDATION: DENIAL

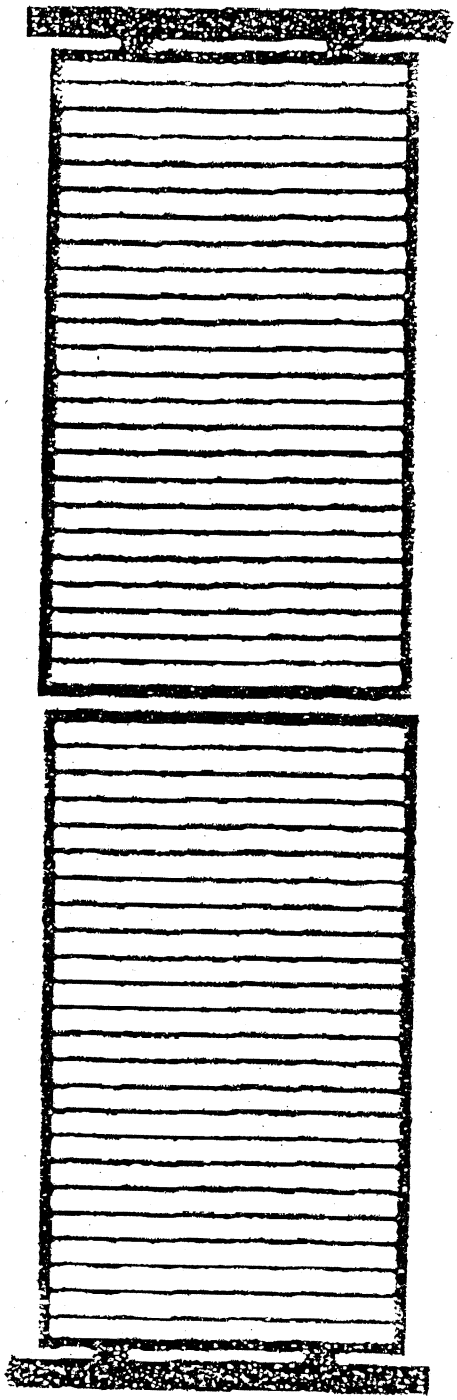
Andrew Winter, PE.
Senior Engineer
DSD – Land Development Engineering

7 MAY 07
Date

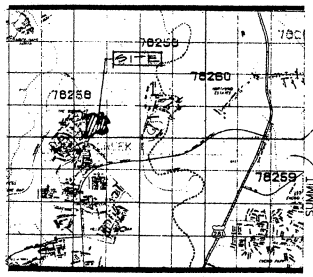
I have reviewed the AEVR Analysis and concur with the recommendation.

Fernando J. De León, P.E.
Assistant Director
DSD

5/8/07
Date



Fig

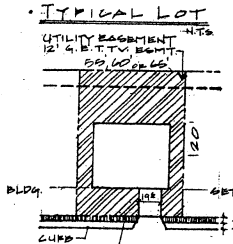


LOCATION MAP

SEE ACCESS TO NATURE ENCLOSED MAP

· TYPICAL LOT

N.T.S.



NOTE:

ALL PROPERTY TO THE NORTH, EAST AND SOUTH OF MESA VERDE IS OWNED BY RICHLAND PROPERTIES.

CB 4984-A

0 50 100 200 400

SCALE: 1" = 100'

UNPLATTED

UNIT - 2
13 @60'x120'
(2.84 ACRES)

UNIT - 1-A
35 @55'x120'
(8.105 ACRES)

UNIT -4
108 @65'x120'
(24.62 ACRES)

200' NOTIFICATION LIMIT

ECHO CANYON

MESA VERDE

GATE

CB 4984

UNIT - 3
101 LOTS @65'x120'
(23.42 ACRES)

UNPLATTED

DATE: 2/24/94
DRAWN BY: P.B.B.
CHECKED BY: S.A.K.

DEVELOPER
RICHLAND PROPERTIES
ONE URBAN CENTER
4830 W. KENNEDY BLVD., STE. 5740
TAMPIA, FLORIDA 33609

PLANNED UNIT DEVELOPMENT
MESAVERDE OF STONE OAK

390A

CLEAR VISION AREA

Curb Length:	LT	=	Equation A
	L	=	13(15D)(13 + (W₁/2 + K₀) - 4
		=	13(300')(13 + (60/2 + 7) - 4
		=	3900(19 + 7) - 4
		=	190' Street A - Street P
Curb Length:	RT	=	Equation D
	R	=	0.65(15D₁ - (W₁/2 + K₀)
		=	0.65(300' - (24/2 + 2)
		=	195 - 12.5
		=	182' Street A - Street P
Curb Length:	RT	=	Equation D
	R	=	0.65 (15D₁ - (W₁/2 + K₀)
		=	0.65(480' - (32/2 + 2)
		=	312 - 12
		=	240' HARDY OAK
Curb Length:	LT	=	Equation A
	L	=	13 (15D₁)(13 + (W₁/2 + K₀) - 4
		=	13(480')(13 + (32/2) + 7) - 4
		=	6240(19) - 4
		=	120' HARDY OAK

UNPLATTED

Density and Open Space Ratio

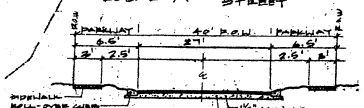
Base Zoning District	-	P-1, R-1
Max Density Allowed	-	8.0 units per acre
Proposed Density 288 units	-	4.82 units per acre
Minimum Required Percentage of open space allowed	-	35%
Proposed percentage of open space	-	55%
Total Space	-	2,969,430 ft² 68.186 ac.

307,750	Street/safety lane R.O.W.
124,312	Driveway 19.5 x 25 x 288
8,000	Drainage R.O.W.
0	Outdoor Storage Area
0	Mechanical Equipment
716,000	House Slabs

Occupied Open Space	=	1,156,942 ft²
Net Open Space	=	1,412,488 ft²
Total	=	2,969,430 ft²
Open Space Percentage	=	55%

STREET A

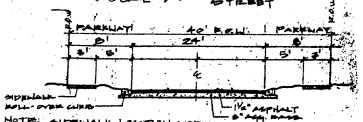
LOCAL "A" MAJOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN 8' PARKWAY.

STREETS B thru P

LOCAL "A" MINOR STREET



NOTE: SIDEWALK LOCATION VARIES WITHIN THE 8' PARKWAY

KOSSL CUDE GROUP
Land Planning
Landscape Architecture
10325 Bandera Rd.
San Antonio, TX 78250
(210) 523-9544

M.W. CUDE & ASSOCIATES, INC.
CONSULTING ENGINEERS
(210) 681-2951
MAILING ADDRESS: P. O. BOX 700905, SAN ANTONIO, TX 78270
LOCATION: 1803E BANDERA RD, SAN ANTONIO, TX 78228

Item #29

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
Interdepartmental Correspondence

TO: San Antonio Planning Commission

FROM: Melissa Ramirez, Special Projects Coordinator through Fernando DeLeón, Development Services Assistant Director

COPY: File and City Attorney's Office

SUBJECT: Appeal of Creamer rights determination for POADP # 772

DATE: May 23, 2007

SUMMARY AND RECOMMENDATION:

The applicant has filed an appeal of a denial for statutory rights associated with POADP #772, Creamer subdivision. Section 35-712(d) of the Unified Development Code (UDC) authorizes the Planning Commission to hear such appeals. The issue is which rules apply to determine rights associated with a POADP. POADP # 772 was submitted on March 5, 2001, therefore the regulations under the 1987 UDC, as amended are applicable and consistent with Chapter 245 of the Local Government Code. Staff recommends denial of the appeal.

BACKGROUND INFORMATION:

On March 5, 2001, the City received an application to create the Creamer Subdivision POADP. The POADP was accepted on January 4, 2004 and assigned # 772. The standards in place at the time of application submittal was the 1987 UDC therefore processing of this POADP was in accordance with the "old" UDC. Under the current rules of the 2001 UDC a MDP has 24 months to be validated by either platting at least 20 acres or 8% of the net area or have at least $500,000 of project expenses. The "old" UDC provided these provisions for the determination of permit rights associated with the POADP.

The final acceptance date of the POADP was January 4, 2004. At that time the 24 month terms of validity began, providing the applicant until January 4, 2006 to plat at least 20 acres or 8% of the net area. Plat # 050209 "Shaenfield Ten Commercial" was the only plat filed on this property to validate the rights of the POADP. This plat was for 2.953 acres out of the 99.48 acres contained in the POADP and was submitted on February 8, 2005 and approved on June 21, 2005. Providing for right of way and drainage, the net developable area within the POADP is 69.69 acres. The platted 2.953 acres equates to only 4.237% of the net area; the UDC requires platting of 8% of the net area within 24 months of the approval date of the POADP to maintain rights. The rights of the POADP submittal expired on January 4, 2006 – 24 months after the acceptance date for this POADP.

The 1987 UDC, as amended established criteria to determine the existence of rights for projects initiated after September 25, 1997.

The following criteria will be used by the city in determining the existence of rights for ***projects initiated after September 1, 1997****. . . . rights will be recognized on the property which is subject to a POADP that has been approved by the city planning department. The permit rights recognized for property located within an approved POADP will expire unless a final plat is approved within 18 months from the approval of the POADP that plats at least 8% of the net area of the POADP area or that requires at least $500,000 in infrastructure expenses. . . . etc." (§35-1027(d))*

The expiration of permit rights for POADPs, subdivision plats and building permits were carried over to the May 3, 2001 "new" UDC and then were amended in February 2006 to extend the time to validate from 18 months to 24 months.

Summary of Rights Recognition Procedures for POADPs:

Application Date	Before 9/1/97	9/1/97 to 6/3/01	6/4/01 to 2/15/06	2/16/06 to present
Applicable UDC Section	§35-2076	§35-2076 <u>and</u> §35-1027	§35-412 (h)	§35-412 (h)
POADP Validity Terms *(when requesting permit rights)*	18 months to file a plat	18 months to file a plat <u>and</u> Must plat 8% of area within 18 months or $500,000 infrastructure	Must plat 8% of area within 18 months or $500,000 infrastructure	Must plat 8% of area within 2 years or $500,000 project expenses

On May 11, 1999 the Texas Legislature adopted Chapter 245 of the Local Government Code. Chapter 245. *This chapter applies only to a project in progress or commenced after September 1, 1997. For purposes of this chapter a project was in progress on September 1, 1997, if:*

(1) before September 1, 1997

(A) a regulatory agency approved or issued one or more permits for the project; <u>*or*</u>

(B) an application for a permit for the project was filed with a regulatory agency; <u>*and*</u>

(2) on or after September 1, 1997, a regulatory agency enacts, enforces, or otherwise imposes:

(A) an order, regulation, ordinance, or rule that in effect retroactively changes the duration of a permit for the project;

(B) a deadline for obtaining a permit required to continue or complete the project that was not enforced or did not apply to the project before September 1, 1997; <u>*or*</u>

(C) any requirement for the project that was not applicable to or enforced on the project before September 1, 1997."

A plat was filed demonstrating progress toward completion. For this reason, Development Services agrees that the POADP may remain valid. Notwithstanding this legislation, the 1997 ordinance adopting 35-1027 had already been adopted and enforced, therefore for the purposes of permit rights for a "project" associated with the POADP, the rights remained active for two years from its January 2004 acceptance date, and the rights expired on January 2006.

A vested rights permit ("VRP") was issued for this property based on POADP #772 on May 27, 2004. Although a VRP was issued and was valid at the time of its issuance the applicant failed to comply with the terms of validating the POADP. The January 2006 expiration date for rights associated with the POADP passed and the rights for the project expired.

Staff agrees with the applicant that the POADP is valid, however, there are no statutory rights associated with the POADP in accordance with Section 35-1027, the regulations in effect at the time of application submittal. The applicant is appealing this denial of statutory rights.

POLICY ANALYSIS:

The City of San Antonio will recognize permit rights on multi-phase projects (i.e. POADPs) through the provisions of the Unified Development Code as amended in 1997 and as adopted in the 2001UDC and amended in February 2006.

POADP #772 was submitted after September 1, 1997, the rights associated with it were subject to the conditions outlined in Section 35-1027(d). The reliance by the applicant on the filing of a single plat for 4.237% of the net area does not meet the Section 35-1027 requirement to plat a minimum of 8% of the area.

The terms of validity of the UDC are the regulations followed to determine applicable rights for "projects" that were never completed to the condition precedent. The terms of validity for POADPs and MDPs are a condition precedent similar to other permits authorized in the UDC. Subdivision plats and building permits are two other permit types that feature condition precedents else the plat or permits expire. Relieving the condition precedent of a particular type of permit would promote undesirable consequences for the City's authority to protect the health, safety and welfare of the community through the development review and inspection process.

STAFF RECOMMENDATION:

The POADP #772 was submitted after September 1, 1997 and thus subject to Section 35-1027 when requesting a rights determination, broadly defined "permits" to include POADPs, plats and building permits. The director's determination to deny "statutory rights" was based on the appropriate regulations in effect at the time of the submittal. Staff recommends that the Planning Commission uphold the action taken by the Director.

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL

BROWN, P.C.
ATTORNEYS AT LAW

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SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

April 11, 2007

Mr. Roderick J. Sanchez, AICP
Director, Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Re: Appeal of the Development Services Department's Determination Regarding Vested Rights Permit No. 07-01-022 for a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Mr. Sanchez:

Pursuant to Section 35-712(d) of the COSA Unified Development Code ("UDC"), please accept this correspondence as an appeal of the City of San Antonio ("COSA") Development Services Department's (the "Department") denial of **Vested Rights Permit No. 07-01-022**.

I. BACKGROUND FOR APPEAL

On January 31, 2007, our Firm requested that COSA (re)acknowledge vested rights as of March 2, 2001 for a commercial/retail project (the "Subject Project") based on the Creamer Subdivision Preliminary Overall Development Plan No. 772 ("POADP No. 772") and the Shaenfield Ten Commercial Subdivision Plat #050209 (the "Shaenfield Plat") (**Exhibit 1**). As noted in our request, COSA had previously acknowledged vested rights for the Subject Property/Project based on POADP No. 772 and the Shaenfield Plat (*see* Vested Rights Permit No. 04-04-106, which was issued by COSA on May 27, 2004) (**Exhibit 2**).

On February 2, 2007, correspondence was received from the Department indicating that a Fair Notice Form was required in order to process the subject vested rights application as per the "Fair Notice Ordinance" (Ordinance No. 2006-02-016-0241) (**Exhibit 3**). In short, the Department was asking for the property owner to comply with an ordinance adopted in 2006 in order to determine if he/she had perfected "vested rights" as of 2001. In addition to requiring a Fair Notice Form, the correspondence provided that "[a]ll appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements." Because our Firm interpreted this correspondence to be an adverse decision or action, an appeal of the Department's determination was filed on February 16, 2007 (well within the fifteen (15) day time period for appeals) (**Exhibit 4**). Nevertheless, rather than placing the matter on the Planning Commission

APPEAL
VRP# 07-01-022

agenda as required by Section 35-712(d) of the UDC, the Department issued a second notification of an adverse action or decision. The second notification, dated March 27, 2007, read in pertinent part as follows:

> "[i]t is **recommended** that the applicant submit a Fair Notice Form in compliance with [the "Fair Notice Ordinance"]. Notwithstanding the requirements of [the Fair Notice Ordinance], recommendation is for denial of rights effective March 2, 2001. **VRP # 04-04-106 is no longer valid based on Section 35-1027 of the Unified Development Code (UDC) [the "Development Rights Ordinance"], which was in effect at the time POADP #772 was submitted. When POADP #772 was submitted only a plat filed within 18 months was required to validate a POADP, Section 35-2076 of the 1987 UDC.** However, in accordance with Section 35-1027 permit rights expired 18 months after the acceptance of the POADP, without a final plat for eight (8) percent of the net area being approved. As a result **permit rights expired** January 4, 2006, including VRP # 04-04-106. Permit rights are not indefinite. Rights exist only as long as the underlying permit is valid and the rights are consistent with the applicable law" (emphasis added throughout) (**Exhibit 5**).

This correspondence shall serve as a second appeal of the Department's most recent action to deny vested rights for the Subject Property/Project as of March 2, 2001. The following analysis is presented (again) for the Planning Commission's review and consideration:

II. VESTED RIGHTS ANALYSIS FOR APPEAL

The Subject Property is a 99.40-acre tract of land, more particularly described as POADP No. 772. Said POADP No. 772 was filed with COSA on March 2, 2001 (**Exhibit 6**), and was ultimately "accepted" (i.e. approved) by COSA on January 4, 2004 (**Exhibit 7**). The project described by POADP No. 772 is a commercial/retail development (the "Subject Project"). POADP No. 772 is a required "permit" by COSA and, therefore, qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Texas Local Government Code ("Chapter 245").

As the Department noted in its second correspondence, **Section 35-2076** ("Terms of Validity") of the COSA Code of Ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted" (**Exhibit 8**). The current UDC requirements for maintaining the validity of a POADP are admittedly more demanding (**Exhibit 9**). But, applying such requirements to the Subject Project clearly undermines Chapter 245 in that the first application for POADP No. 772 was submitted prior to the adoption of the current UDC. It is for this reason that the Department is not denying "vested rights" for the Subject Project based on the current UDC. Rather, claims the Department, the Subject Project forfeited "vested rights" because POADP No. 772 did not comply with the POADP requirements called for by Section 35-1027 of the "Development Rights Ordinance" – interestingly, such POADP requirements are virtually identical to those outlined in the current UDC (**Exhibit 10**). The Department argues that the Subject Project is governed by the Development Rights Ordinance simply because it was "in effect at the time POADP #772 was submitted."

APPEAL
VRP# 07-01-022

EXHIBIT
1

KENNETH W. BROWN AICP
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TELEPHONE: 210 299.3704
FAX: 210 299 4731

January 31, 2007

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand Delivery

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand Delivery

Re: Vested Rights for the Creamer Subdivision POADP #772, a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Messrs. Herrera and Hart:

Vested Rights Permit No. 04-04-106

On May 27, 2004, the City of San Antonio ("COSA") recognized vested rights derived from Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") for the Subject Property. Such recognition was evidenced by Vested Rights Permit No. 04-04-106, which acknowledged vested rights for the Subject Property as of March 2, 2001 (*see* **Exhibit "1"**). Vested Rights Permit No. 04-04-106 was based on the following permit application submittals and approvals:

(i) the Creamer Subdivision Preliminary Overall Area Development Plan #772, which was submitted to COSA on March 2, 2001 (*see* **Exhibit "2"**), and was subsequently approved on January 4, 2004 ("POADP #772; *see* **Exhibit "3"**); and,

(ii) the Shaenfield Ten Commercial Subdivision Plat #050209, which was submitted to COSA on February 8, 2005 (the "Shaenfield Plat", *see* **Exhibit "4"**). Such plat platted a portion of the property encompassed by POADP #772.

Purging POADP #772

Nevertheless, the Development Services Department (the "Department") recently purged POADP #772 from the "MDP Master List" for its failure to satisfy Section 35-412(h) ("Scope of

APPEAL
VRP#07-01-022

VRP#07-01-022

Approval") of the current Unified Development Code (the "UDC"). As you know, the current UDC was adopted by COSA on May 3, 2001 (*see* **Exhibit "5"**). Because a valid application for POADP #772 was submitted to COSA on March 2, 2001, maintaining the validity of such POADP is governed by those requirements in effect *prior to* the adoption of the current UDC. The requirements in effect on March 2, 2001 (i.e. prior to the adoption of the current UDC) are codified as Section 35-2076 ("Terms of Validity") of the then COSA Code of Ordinances (*see* **Exhibit "6"**). As opposed to the current UDC requirements, Section 35-2076 makes clear that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added). Although POADP #772 was submitted to COSA on March 2, 2001 (thereby triggering the application of Section 35-2076), the POADP was not "accepted" (or, approved) by COSA until January 4, 2004. Following that, the Shaenfield Plat was "filed" with COSA on February 8, 2005, well within the eighteen (18)-month timeline required by Section 35-2076.

In the end, the Department recognized the applicability of Section 35-2076, and the ongoing validity of POADP #772, based on the analysis set forth above. The validity of POADP #772 was formally acknowledged by its reinstatement in the "MDP Master List," and in correspondence from the Department dated August 31, 2006 (*see* **Exhibit "7"**).

Failure to Recognize Vested Rights Permit No. 04-04-106

On June 2, 2006, the Department denied a Tree Permit for the Subject Property because Vested Rights Permit No. 04-04-106 was no longer valid. Of course, the Department's unilateral decision not to recognize Vested Rights Permit No. 04-04-106 directly conflicts with its acknowledgment that the underlying permits (POADP #772 and the Shaenfield Plat) remain valid (as discussed above). According to the Department, Vested Rights Permit No. 04-04-0106 is no longer valid because the underlying permits did not comply with COSA's "Development Rights" Ordinance (COSA Ordinance No. 86715).

As you know, COSA adopted the Developmental Rights Ordinance in 1997 because the Texas Legislature inadvertently repealed the then "vested rights" provisions in state law (*see* **Exhibit "8"**). The Development Rights Ordinance, which was codified as Section 35-1027 of then Code of Ordinances (entitled, "Development Permits"), specifically defined "Permit Rights" *and* mandated that "Permit Rights recognized for property located within an approved POADP . . . expire unless a final plat is approved within eighteen (18) months from the approval of the POADP that plats at least eight (8) percent of the net area of the POADP". Please note that the platting requirements mandated by the Development Rights Ordinance closely mirror the platting requirements mandated by the current UDC. The Department acknowledged that the current UDC's platting requirements do not apply to POADP #772 and, therefore, reinstated POADP #772. Now, because the Department could not force POADP #772 to comply with the current UDC's requirements, the Department has chosen to apply (essentially) the same platting requirements by virtue of the Development Rights Ordinance. As before, POADP #772 is not subject to the platting requirements the Department is attempting to impose.

In 1999 the Texas Legislature created Chapter 245 of the Texas Local Government Code, which reenacted the state law provisions for "vested rights" (*see* **Exhibit "9"**). The Development Rights Ordinance, however, was not repealed. By specifically defining "Permit Rights" prior to the enactment of Chapter 245 and by not amending such definition to include any reference to Chapter 245, COSA created a property development right independent of Chapter 245's "vested rights". Perhaps more importantly, COSA made clear in the Ordinance that "Permit Rights" (again, without any reference to Chapter 245) would expire unless the requisite platting requirements were satisfied. If the Subject Property's development were protected pursuant to a "Development Rights" Permit,

VRP# 07-01-022
APPEAL
VRP# 07-01-022

any "Permit Rights" would be assessed (as the Department is asserting) based on the platting requirements outlined in the Development Rights Ordinance. The Subject Property's development, however, is protected pursuant to Vested Rights Permit No. 04-04-106, issued pursuant to and governed solely by Chapter 245. The Subject Property's "vested rights" should be assessed based on the platting requirements of As a result, POADP #772's ongoing validity must be determined based on the requirements of the Texas Local Government Code, which triggers only the platting requirements of Section 35-2076 as it read on March 2, 2001.

Based on the analysis set forth above, an attempt was made to appeal the Department's decision via correspondence dated November 17, 2006. The correspondence specifically requested the following: (i) an appeal of the COSA's decision to invalidate Vested Rights Permit No. 04-04-106 pursuant to Section 35-712(d) of the UDC, and (ii) that the matter be set on the next available Planning Commission agenda. Shortly thereafter, our Firm was informed by the City Attorney's office an appeal pursuant to Section 35-712(d) of the UDC only applies to the denial of a Vested Rights Permit Application, and not to the rescission of a previously-issued Vested Rights Permit. In short, COSA unilaterally rescinded a previously-issued Vested Rights Permit and denied any appeal of such action.

For that reason, our client's only alternative is to file a new Vested Rights Permit Application for the Subject Property in order to perfect an appeal of the now-rescinded Vested Rights Permit Approval. Attached hereto please find a new Vested Rights Application for the Subject Property. This request to (re)recognize vested rights for the Subject Property is made pursuant to the current provisions of Chapter 245 of the Code, and the COSA's UDC, Chapter 35, Article 7, Division 2 ("Vested Rights"). Please note that submittal of a new Vested Rights Application in no way constitutes a waiver, renunciation, encumbrance, or modification of any rights (including appellate rights) associated with previously-issued Vested Rights Permit No. 04-04-106.

Analysis for Vested Rights

The Subject Property is a 99.40-acre tract of land, more specifically described as the Creamer Subdivision Preliminary Overall Development Plan #772. POADP #772 was filed with COSA on March 2, 2001 and was ultimately "accepted" (or, approved) by COSA on January 4, 2004. The development described by POADP #772 is a commercial/retail development (the "Subject Project"). POADP #772 is a required "permit" by a regulatory agency (i.e. the COSA) and, therefore, clearly qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Code.

Section 35-2076 ("Terms of Validity") of the code of ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added). Although the current UDC requirements for maintaining the validity of a POADP are somewhat more demanding, applying such requirements to a POADP that was submitted prior to the adoption of the current UDC clearly undermines the intent of Chapter 245 of the Code. POADP #772 did not expire due to COSA's approval of the Shaenfield Plat on June 21, 2005, which satisfied the applicable requirements of Section 35-2076. Moreover, the Subject Project is not "dormant," as defined by Section 245.005 of the Code and Section 35-717(c) of the UDC. Section 35-717(c) of the UDC provides that a project is in progress if within five (5) years after the filing of the application, progress towards completion has been demonstrated. Such progress is defined as submitting an application for a plat or plan, the filing of a permit, incurring infrastructure costs, posting a bond with a regulatory agency, or the payment of impact

VRP# 07-01-022
VRP# 07-01-022
APPEAL

fees. Progress for the Subject Project was satisfied by the filing, approval, and recording of the Shaenfield Plat, all of which occurred within five (5) years of the initial application date for POADP #772.

When taken together, POADP #772 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property. POADP #772 has satisfied the applicable eighteen (18) month validity requirement of Section 35-2076, and has satisfied Chapter 245's dormancy provisions by virtue of the submittal and approval of the Shaenfield Plat. Therefore, our Firm requests that the COSA acknowledge vested rights as of March 2, 2001 for a commercial/retail development by virtue of POADP #772 and the Shaenfield Plat, as applied to Vested Rights Permit No. 04-04-106, or the new Vested Rights Application attached hereto.

In the alternative, this correspondence shall serve as an appeal of the Department's determination in regards to the validity of Vested Rights Permit No. 04-04-106, in accordance with Section 35-712(d) of the UDC. The analysis confirming vested rights in the new Vested Rights Application, as set forth above, is identical to that advanced for the previously-issued Vested Rights Application No. 04-04-106. Because the analysis has not changed, and the Department has already rejected such analysis, our Firm requests that this issue be immediately placed on the next available Planning Commission agenda, in compliance with the Texas Open Meetings Act. The otherwise necessary forty-five (45)-day review period should not be necessary because the Department has already performed a review in deciding not to recognize Vested Rights Application No. 04-04-106.

Included with this correspondence, please find the enclosed check for $500.00 to cover the cost of processing this application.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P.C.

By: _____
Daniel Ortiz

Enclosures: As stated

F:\9001-Rick Sheldon\002- Creamer (Vested Rights)\Herrera Hart Vested Rights Letter-1-29-07(cb) clean.doc

VRP# 07-01-022
VRP# 07-01-022
APPEAL

EXHIBIT
2

BROWN, P.C.
Attorneys at Law

112 E Pecan Street
Suite 1490
SAN ANTONIO, TEXAS 78205
(210) 299-3704 Phone
(210) 299-4731 Fax

April 22, 2004

Via Hand Delivery

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Via Hand Delivery

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, Texas 78205

Re: Vested Rights for that certain 99.4 acre Commercial tract of land located on F.M. 1604 between Culebra Rd. and Bulverde Crossing; My File No. 9001.002

Dear Messrs. Herrera and Hart:

This request is made pursuant to provisions of the City of San Antonio's Unified Development Code, Chapter 35, Article 7, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) and applicable provisions of the Texas Local Government Code, Chapter 245, I am submitting to you a copy of the Creamer Subdivision Preliminary Overall Area Development Plan, accepted by the City of San Antonio on January 4, 2004 (COSA POADP No. 772).

The 99.4 acre subject tract is legally described in the application attached hereto. The subject tract is included within the boundaries of the Creamer Subdivision Preliminary Overall Area Development Plan (see City of San Antonio POADP No. 772). The subject POADP remains valid unless a plat is not filed within eighteen (18) months from the date the POADP was accepted (see City of San Antonio POADP status matrix). The subject POADP was submitted to the City of San Antonio on March 2, 2001 The Creamer Subdivision POADP was the first permit of permits necessary to develop the subject property. A zoning application was submitted to the City of San Antonio to rezone the subject property in early 2000. The subject property was rezoned by the City Council on March 9th of 2000 (see City of San Antonio Ordinance No. 91396) The subject property was rezoned from "R-1" Single Family Residence

VRP#07-01-022
APPEAL

District to "B-2" Business District and "B-3" Business District. The subject zoning designations were subsequently converted to "C-2" and "C-3 " The property owner has also obtained an access authorization letter from the Texas Department of Transportation. Said letter is dated February 17, 2002.

Please note that the "project" for which this permit was sought is the development of the subject property for Commercial Retail purposes. The submittal and acceptance of the Creamer Subdivision Preliminary Overall Area Development Plan was a necessary first step in the development of this property for Commercial Retail purposes. Therefore, I am requesting that the City acknowledge that this property is vested by the subject permit referenced herein, with the right to be developed under the City's development regulations that were in effect on or before March 2, 2001. Included with this correspondence, please find enclosed a check for $160.00 to cover the cost of processing this application and duplicate copies of the following:

1 Accepted Creamer Subdivision Preliminary Overall Area Development Plan (City of San Antonio POADP No. 772);
2. Vested Rights Permit Application;
3. City of San Antonio POADP Application for the Creamer Subdivision POADP;
4. City of San Antonio MDP/POADP status matrix; and
5 City of San Antonio Ordinance No. 91396.

In closing, I wish to thank you for your kind consideration to this matter. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P C.

BY: _____
Kenneth W. Brown

KWB/mjh
Enclosures: As stated

sak: K Brown 9001 002\Herrera Hart Ltr.doc

VRP# 07-01-022
VRP# 07-01-022
APPEAL

City of San Antonio

Development Services Department

Vested Rights Permit Application

Completeness Review

Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.

2. Section 35-B124

(a) Name and address of Applicant;
(b) Project description and name of subdivision or development, if applicable;
(c) Location of development;
(d) Total land area, in square feet;
(e) Total area of impervious surface, in square feet;
(f) Number of residential dwelling units, by type;
(g) Type and amount of non-residential square footage;
(h) Phases of the development, if applicable;
(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
(j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
(k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☐ **Accepted** ☐ **Rejected**

Completeness Review By:_____ **Date:**_____

VRP# 07-01-022
VRP# 07-01-022
APPEAL

Permit File # _____

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement APPLICATION

Permit File: # _____ **Date:** _____

Assigned by city staff

☐ **Vested Rights Permit** ☐ **Consent Agreement**

1. **All applicable information on application must be legibly printed or typed for processing.** ***If application is completed on behalf of the property owner please attach power of attorney or letter of agent.***

2. *Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.*

> ***Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.***

(a) Owner/Agent: Kenneth W. Brown, Brown P.C.

Phone: 299-3704 **Fax:** 299-4731

Address: 112 E. Pecan St., Suite 1490

City: San Antonio **State:** Texas **Zip code:** 78205

Engineer/Surveyor: M.W. Cude Engineers, LLC

Address: 10325 Bandera Road

City: San Antonio **State:** Texas **Zip code:** 78250

(b) Name of Project: Creamer Subdivision

(c) (k) Site location or address of Project and Legal description:

99.4 acres of land in the City of San Antonio, NCB 17636, out of 109.80 acre tract of land as described by Deed recorded in Vol. 8000, Pg. 564, Real Property Records of Bexar County, Texas and out of the J.M. Ross Survey No. 229, Abstract No. 648, County Block 4448, Bexar County, Texas.

VRP#07-01-022

VRP#07-01-022

APPEAL

Permit File # _____

Council District 8 ETJ No Over Edward's Aquifer Recharge? ( ) yes (x) no

3. **What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?** ***Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.***

(d) Total land use, in square feet 4,329,298 sq. ft.

(e) Total area of impervious surface, in square feet 4,242,712 sq. ft.

(f) Number of residential dwellings units, by type; n/a

(g) Type and amount of non-residential square footage; "C-3" = 871,636 sq. ft.; "c-2" = 3,458,229

(h) Phases of the development, (If Applicable); 19 units

4. What is the date the applicant claims rights vested for this Project? March 2, 2001

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. What, if any, construction or related actions have taken place on the property since that date?

_____

_____

_____

5. By what means does the applicant claim rights vested for this Project? ***Please specify all that may be applicable.***

- PERMIT

Type of Permit: POADP Date of Application: March 2, 2001

Permit Number: 772 Date issued: 1-4-04

Expiration Date: 7-5-05 Acreage: 99.4

VRP# 07-01-022

VRP# 07-01-022
APPEAL

Permit File # _____

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* **are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted** *after September 1, 1997* **are subject to 18 months for the POADP acceptance date.**

Name: Creamer Subdivision POADP **#** _____

Date accepted: 1-4-04 **Expiration Date:** 7-5-05 **MDP Size:** 99.4 **acres**

- **P.U.D. PLAN**

Name: _____ **#** _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ **Plat #** _____ **Acreage:** _____

Date submitted: _____ **Expiration Date:** _____

(Note: Plat must be approved within 18 months of application submittal date).

- **Approved Plat**

Plat Name: _____ **Plat #** _____ **Acreage:** _____ **Approval Date:** _____ **Plat recording Date:** _____ **Expiration Date:** _____ **Vol./Pg.** _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

_____

_____

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Kenneth W. Brown Signature: _____ Date: April 23, 2004

Sworn to and subscribed before me by Kenneth W. Brown on this 23rd day of April in the year 2004, to certify which witness my hand and seal of office.

Mary Jane Hobbs
Notary Public
State of Texas
My Commission Expires
JUNE 24, 2007

Mary Jane Hobbs
Notary Public, State of Texas

VRP# 07-01-022

VRP# 07-01-022

APPEAL

Permit File # 04-04-106

City of San Antonio use

Permit File: # 04-04-106
Assigned by city staff

Date: _____

☑ **Approved** ☐ **Disapproved**

Review By: NAL
Development Services Department

Date: 5/27/04

Comments: As of MARCH 2, 2001
(Application SUBMITTED PRIOR TO Adoption OF 2001 UDC)

VRP#07-01-022

VRP#07-01-022
APPEAL

EXHIBIT
3

City of San Antonio, Texas

Department of Development Services

February 2, 2007

Daniel Ortiz
Brown, P. C. Attorneys at Law
112 E. Pecan Street, Suite 1490
San Antonio, TX 78205

RE: Vested Rights for the Creamer Subdivision POADP #772, a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); Our File No. 9001.002

Dear Mr. Ortiz:

We have reviewed your application for Vested Rights that was submitted on January 31, 2007. Based on the information that was submitted the application was neither approved nor denied at this time; it is requested that the applicant please provide the following information:

A Fair Notice Form in compliance with Sec. 35 – 410 of the Unified Development Code.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Michael Herrera at 207-7038.

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

VRP# 07-01-022
APPEAL

EXHIBIT 4

KENNETH W. BROWN AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL

BROWN, P.C.
ATTORNEYS AT LAW

112 E PECAN STREET
SUITE 1490
SAN ANTONIO TEXAS 78205
TELEPHONE: 210 299 3704
FAX: 210 299 4731

PAUL M. JUAREZ
OF COUNSEL

February 16, 2007

2007 FEB 16 P 3:56
DEV. SERVICES

Mr. Roderick J. Sanchez, AICP
Interim Director
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Re: Appeal of the Development Services Department's Determination Regarding the Completeness Review for Vested Rights Permit No. 07-01-022 in connection with a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Mr. Sanchez:

This correspondence is submitted in accordance with Section 35-712(d) of the City of San Antonio (the "COSA") Unified Development Code ("UDC"). On January 31, 2007, our Firm requested that the COSA (re)acknowledge vested rights as of March 2, 2001 for a commercial/retail development by virtue of Creamer Subdivision Preliminary Overall Development Plan No. 772 ("POADP No. 772) and the Shaenfield Ten Commercial Subdivision Plat #050209 (the "Shaenfield Plat"). Please note that COSA already acknowledged vested rights for the Subject Property once before based on POADP No. 772 and the Shaenfield Plat (*see* Vested Rights Permit No. 04-04-106). On February 2, 2007, correspondence was received from the Development Services Department (the "Department"), requesting that a Fair Notice Form be submitted in accordance with an ordinance adopted by the COSA on February 16, 2006 (the "Fair Notice Ordinance") (*see* **Exhibit 1**). Accordingly, this correspondence shall serve as an appeal of the Department's determination regarding whether the application submitted for Vested Rights Permit No. 07-01-022 is "administratively complete" (*see* **Exhibit 2**). However, because the project associated with Vested Rights Permit No. 07-01-022 has vested rights as of March 2, 2001, the vested rights analysis itself (set forth below) will also need to be considered in this appeal.

I. VESTED RIGHTS

The Subject Property is a 99.40-acre tract of land, more particularly described as POADP No. 772. Said POADP No. 772 was filed with the COSA on March 2, 2001 (*see* **Exhibit 3**), and was ultimately "accepted" (or, approved) by the COSA on January 4, 2004 (*see* **Exhibit 4**). The development described by POADP No. 772 is a commercial/retail development (the "Subject Project"). POADP No. 772 is a required "permit" by a regulatory agency (i.e. the COSA) and,

VRP# 07-01-022
APPEAL

therefore, qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Texas Local Government Code ("Code").

Section 35-2076 ("Terms of Validity") of the COSA Code of Ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added) (*see* **Exhibit 5**). Although the current COSA UDC requirements for maintaining the validity of a POADP are somewhat more demanding (*see* **Exhibit 6**), applying such requirements to a POADP that was submitted *prior* to the adoption of the current UDC clearly undermines the intent of Chapter 245 of the Code. The same is true of the more demanding requirements for maintaining the validity of a POADP set forth in the former Development Rights Ordinance (*see* **Exhibit 7**). As you know, COSA adopted the Developmental Rights Ordinance in 1997 because the Texas Legislature inadvertently repealed the then "vested rights" provisions in state law. In 1999 the Texas Legislature reenacted the state law provisions for "vested rights" for a project in progress before, on, or after September 1, 1997, by adopting Chapter 245 of the Code (*see* **Exhibit 8**). Therefore, the Subject Property's "vested rights" should be assessed based upon the requirements of Chapter 245 of the Code, which triggers only the platting requirements of Section 35-2076 as it read on March 2, 2001.

Further, POADP No. 772 did not expire due to COSA's approval of the Shaenfield Plat on June 21, 2005, which satisfied the applicable requirements of Section 35-2076 (*see* **Exhibit 9**). Nor has the Subject Project become "dormant," as defined by Section 245.005 of the Code and Section 35-717(c) of the UDC. Section 35-717(c) of the UDC provides that a project is in progress if within five (5) years after the filing of the application, progress towards completion has been demonstrated. Such progress is defined as submitting an application for a plat or plan, the filing of a permit, incurring infrastructure costs, posting a bond with a regulatory agency, or the payment of impact fees. Progress for the Subject Project was satisfied by the filing, approval, and recording of the Shaenfield Plat, all of which occurred within five (5) years of the initial application date for POADP No. 772.

To better illustrate the above, the following timeline is presented:

September 25, 1997	The Development Rights Ordinance was adopted because the Texas Legislature inadvertently repealed the Vested Rights Statute during the previous legislative session.
May 11, 1999	House Bill 1704 ("HB 1704"), adopted by the 76th Texas Legislature, became effective (as codified in Chapter 245 of the Texas Local Government Code). *HB 1704 re-established statutory vested rights for a project in progress before, on, or after September 1, 1997.*
March 2, 2001	The original application for a permit was filed (i.e. the application for POADP No. 772) pursuant to Sections 245.001 and 245.002(a) of the Code.
May 3, 2001	Validation criteria is *first implemented* for a POADP as set forth in Section 35-412(h)(1)(A) of the UDC.

VRP#07-01-022
APPEAL

Finally, on May 27, 2004, the COSA acknowledged vested rights derived from Chapter 245 of the Code for the Subject Property based upon the analysis set forth herein. Such acknowledgement was specifically stated in Vested Rights Permit No. 04-04-106, which recognized vested rights for the Subject Property as of March 2, 2001 (*see* **Exhibit 10**).

When taken together, POADP No. 772 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property. POADP No. 772 has satisfied the applicable eighteen (18) month validity requirement of Section 35-2076, and has satisfied Chapter 245 of the Code's dormancy provisions by virtue of the submittal and approval of the Shaenfield Plat. Therefore, the Subject Project has vested rights as of March 2, 2001, rendering it "grandfathered" from the Fair Notice Ordinance, which was not adopted until February 16, 2006.

II. FAIR NOTICE ORDINANCE

Relevant to this discussion is the substantive nature of the Fair Notice requirement. First, Chapter 245 of the Code applies to all governmental regulations, rules or requirements, regardless of the substantive or procedure character. In fact, the key provision in Chapter 245 of the Code mandates:

> Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any *orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements* in effect at the time the original application for the permit is filed. . . . or a plan for development of real property or plat application is field with a regulatory agency. (emphasis added).[1]

When considering the common understanding of the terms "*orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements,*"[2] it can be readily seen that these terms are broad and would include virtually any governmental regulation, regardless of whether it is procedural or substantive in nature.

Notwithstanding the potentially broad scope of Section 245.002 of the Code, the context of the entire Chapter should also be considered.[3] Of specific relevance is Section 245.004 of the Code, which outlines certain exemptions in which the Vested Rights afforded by Chapter 245 of the Code will not apply. Although certain procedures were excluded from the recognition of vested rights,

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[1] TEX. LOC. GOV'T. CODE ANN. *245*.002(a) and (b).

[2] All of these terms relate to "a body of rules of action or conduct prescribed by controlling authority and having binding legal force." BLACK'S LAW DICTIONARY 795 (5th ed. 1979). An "order" denotes "a mandate or direction authoritatively given such as a rule or regulation." *Id.* at 988. A "regulation" is a "rule or order prescribed by government." *Id.* at 1156. An "ordinance" is "a rule established by authority." *Id.* at 988. A "rule" is "an established standard." *Id.* at 1195. An "expiration date" is a date identifying the lapse of time." *Id.* at 519. A "requirement" denotes "a demand or instruction *Id* at 1172.

[3] *Bridgestone/Firestone, Inc v. Glyn-Jones*, 878 S.W.2d 132, 133 (Tex. 1994); *Berel v. HCA Health Servs. of Texas, Inc.*, 881 S.W. 21, 25 (Tex. App.—Houston [1st Dist.] 1994, writ denied).

VRP#0Y-01-022
APPEAL

these exclusions are limited to building permits and fees.[4] It is a well-settled rule of statutory construction that express mention or enumeration of a thing of consequence or class is equivalent to an express exclusion of all others.[5] When specific exclusions or exception to a statute are stated by the legislature, the intent is usually clear that no others shall apply.[6] Accordingly, the doctrine of Vested Rights cannot be applied to laws, ordinances, procedures, rules, or regulations adopting building, design and construction standards, and the prevention of the imminent threat of property destruction or injury, or fees for development permits.[7] Chapter 245 of the Code, however, can be used to protect land entitlements from any other procedural regulation not otherwise listed. Unless a procedural or substantive requirement falls within the ambit of Section 245.004, vested rights as set forth in Chapter 245 of the Code will apply to any governmental regulation, rule, or requirement, to include any ordinance adopted by the COSA. As such, the March 2, 2001 "vesting date" exempts the project from the COSA's Fair Notice Ordinance.

Notwithstanding the foregoing, the fair notice requirement is substantive in nature. Texas law is clear that substantive law (i) fixes the primary rights and duties of the parties *and* (ii) defines the remedy for the breach of these duties and rights.[8] Whereas, procedural law is simply the provisions that govern the process by which substantive rights are made effective.[9] Chapter 245 of the Code makes clear that "[r]ights to which a permit applicant is entitled under this chapter accrue on the *filing* of an original application or plan for development or plat application that gives the regulatory agency *fair notice* of the project and the nature of the permit sought (emphasis added).[10] In breaking this provision down to its basic elements, the primary rights and duties of a project (i.e. vested rights) is fixed upon the following: (i) a filing, and (ii) fair notice of the project. Therefore, Chapter 245 of the Code exemplifies that the overall concept of fair notice is a substantive requirement.

The COSA has carried out this concept in its adoption of a Fair Notice Ordinance. Said ordinance is likewise a substantive requirement because it fixes the development rights in connection with a particular tract of property. Specifically, Section 35-B132 of the UDC fixes the specific lot layout, general building footprint, square footage, impervious cover and land use for the development of the property, as does the requirement to submit a site plan. Any subsequent change to the number of buildings or square footage destroys vested rights for the project. Although the mere submission of a form could be construed as a procedural requirement, fixing the specific uses for a property in this manner constitutes a substantive requirement as defined above.

III. CONCLUSION

Based upon the analysis set forth above, the Subject Project has vested rights as of March 2, 2001, as previously acknowledged by the COSA pursuant to Vested Rights Permit No. 04-04-106. A regulatory agency (such as the COSA) can only consider the approval, disapproval, or conditional

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[4] TEX. LOC. GOV'T. CODE ANN. § 245.004(2).
[5] *State v. Mauritz-Wells Co.*, 175 S.W.2d 238, 241 (Tex. 1943).
[6] *Unigard Sec. Ins. Co. v. Schaefer*, 572 S.W.2d 303, 307 (Tex. 1978).
[7] *Id.* § 245.004(1-11).
[8] *McGilvray v. Moses*, 8 S.W.3d 761 (Tex.App. – Fort Worth 1999); *see also Missouri Pac. R.R. Co. v. Dallas County Appraisal Dist.*, 732 S.W.2d 717, 720-21 (Tex.App.-Dallas 1987, no writ).
[9] *Id.*
[10] TEX. LOC. GOV'T. CODE ANN. 245.002(a) and (b).

VRP# 07-01-022
APPEAL

approval of an application for a permit solely on the basis of any *orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements* in effect on March 2, 2001. The COSA's Fair Notice Ordinance was not adopted until February 16, 2006. As such, the March 2, 2001 "vesting date" exempts the project from the COSA's Fair Notice Ordinance. Ultimately, because the application for Vested Rights Permit No. 07-01-022 was recently returned for submission of a fair notice form as required by the Fair Notice Ordinance, the vested rights analysis will need to be considered by the Planning Commission prior to consideration of the completeness review.

The Planning Commission needs to consider this correspondence as an appeal of the outcome of a completeness review for Vested Rights Permit No. 07-01-022, but also as a simultaneous appeal of the overall vested rights associated with the Subject Project for the Subject Property. As described herein, the two issues are directly interrelated; one cannot be considered without discussing the other simultaneously. The requirement for a fair notice form as applied to the Subject Property simply cannot be determined until vested rights is considered and either acknowledged or denied. Only then can the completeness review (that turns on the applicability of the Fair Notice Ordinance to the Subject Project) be fully evaluated.

If you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,
BROWN, P.C.

By: _____
Kenneth W. Brown, AICP

Enclosures: As stated

VRP# 07-01-022
APPEAL

EXHIBIT 5

City of San Antonio, Texas

Department of Development Services

March 27, 2007

Connie Basel
Brown P.C. Attorneys at Law
112 E. Pecan, Suite 1490
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-01-022 (Creamer Subdivision)

Dear Ms. Basel:

We have reviewed your application for Vested Rights that was submitted on March 2, 2007. Based on the information provided the following are our official findings:

It is recommend that applicant submit a *Fair Notice Form* in compliance with Section 35-410 of the Unified Development Code. Notwithstanding the requirements of Ordinance No.2006-02-16-0241, recommendation is for denial of rights effective March 2, 2001. VRP # 04-04-106 is no longer valid based on Section 35-1027 of the 1987 Unified Development Code (UDC), which was in effect at the time POADP # 772 was submitted. When POADP # 772 was submitted only "***a***" (emphasis added) plat filed within 18 months was required to validate a POADP, Section 35-2076 of the 1987 UDC. However in accordance with Section 35-1027 permit rights expired 18 months after the acceptance of the POADP, without a final plat for eight (8) percent of the net area being approved. As a result permit rights expired January 4, 2006, including VRP # 04-04-106. Permit rights are not indefinite. Rights exist only as long as the underlying permit is valid and the rights are consistent with the applicable law.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Robert Lombrano at 207-5014.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

VRP# 07-01-022
APPEAL

EXHIBIT 6

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted:	March 2, 2001	Name of POADP:	Creamer Subdivision
Owners:	FCS Creamer LTD.	Consulting Firm:	M. W. Cude Engineers, L. L. C.
Address:	601 Sonterra Blvd	Address:	10325 Bandera Rd
City/State/Zip:	San Antonio Texas 78258	City/State/Zip:	San Antonio, Texas 78250
School District:	Northside I.S.D.	Phone:	(210) 681-2951
Existing Zoning:	B-2 and B-3	Proposed Zoning:	B-2 and B-3

Site is over/within/includes:

Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases: 22	☒ Yes	☐ No
San Antonio City Limits?	☒ Yes	☐ No
Council District: 8		
Ferguson Map Grid Pg.546, D-7 & 8, C-8		

Land area being platted:

	Lots	Acres
Single Family (SF)	N/A	0
Multi-family (MF)	N/A	0
Commercial and non-residential	22	99.4

Is there a previous POADP for this Site?	NO		

Name _____ No. _____

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

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

Contact Person and authorized representative:

Print Name: R. J. Buckley / Rick Sheldon Signature: _____

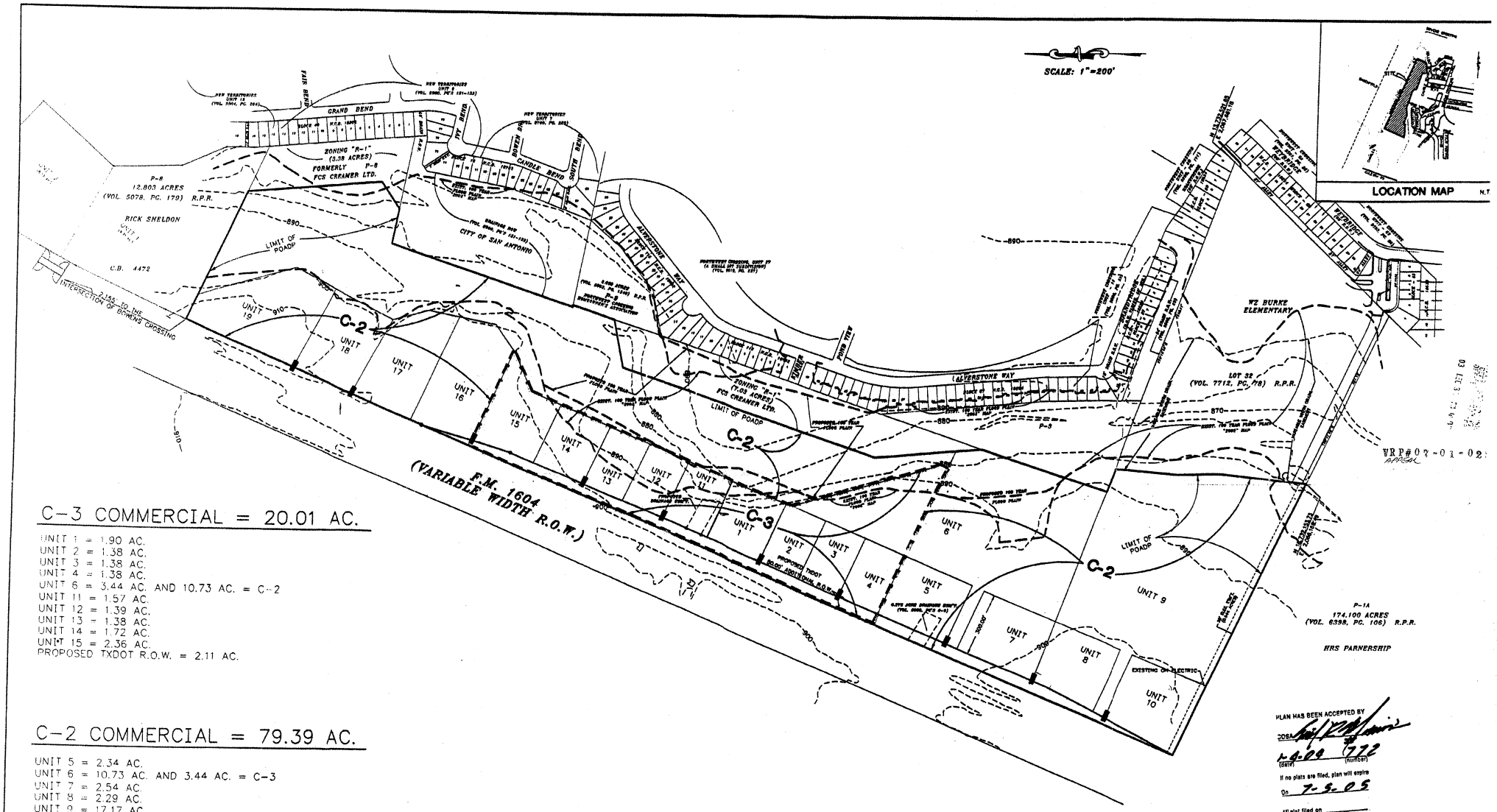
Date: March 2, 2001 Phone: (210) 490-2500 Fax: (210) 490-4465

VRP#07-01-022

VRP#07-01-022

APPEAL

EXHIBIT 7



C-3 COMMERCIAL = 20.01 AC.

UNIT 1 = 1.90 AC.
UNIT 2 = 1.38 AC.
UNIT 3 = 1.38 AC.
UNIT 4 = 1.38 AC.
UNIT 6 = 3.44 AC. AND 10.73 AC. = C-2
UNIT 11 = 1.57 AC.
UNIT 12 = 1.39 AC.
UNIT 13 = 1.38 AC.
UNIT 14 = 1.72 AC.
UNIT 15 = 2.36 AC.
PROPOSED TXDOT R.O.W. = 2.11 AC.

C-2 COMMERCIAL = 79.39 AC.

UNIT 5 = 2.34 AC.
UNIT 6 = 10.73 AC. AND 3.44 AC. = C-3
UNIT 7 = 2.54 AC.
UNIT 8 = 2.29 AC.
UNIT 9 = 17.17 AC.
UNIT 10 = 2.84 AC.
UNIT 16 = 3.62 AC.
UNIT 17 = 3.15 AC.
UNIT 18 = 2.86 AC.
UNIT 19 = 4.25 AC.
PROPOSED TXDOT R.O.W. = 1.66 AC.
DRAINAGE R.O.W. = 25.94 AC.

THE OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS FRONTING F.M. LOOP 1604 USING A COMMON ACCESS EASEMENT ACROSS ADJOINING LOTS BY MEANS OF PLATTING OR RECORDED DEED COVENANT.

▮ DENOTES ACCESS POINTS

NOTE: ACCESS IS IN ACCORDANCE WITH TXDOT LETTER DATED 2/17/2002.

PLAN HAS BEEN ACCEPTED BY
COSA [signature]
1-4-04 (date) 772 (number)
If no plats are filed, plan will expire
On 7-5-05
1st plat filed on

CREAMER SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
LOCATION: 10325 BANDERA RD. SAN ANTONIO, TEXAS 78250
TEL: (210) 681-2951 FAX: (210) 523-7112 TAIL: WWW.MWCUDE.COM

DATE	DESCRIPTION
10/28/02	REV. LOTS
11/7/02	2002 FDAA
5/11/03	PLAT REV
7/28/03	ACCESS ESM'T.
8/19/03	REV. ACREAGE

DRAWN BY:	M.E.E.	DATE:	3/1/01	SHEET	
CHECKED BY:	S.L.V.	JOB NO.:	153403	1 OF 1	

POADP Validation Provision at the time of submittal of Creamer POADP

EXHIBIT 8

Sec. 35-2072. Scope.

The POADP shall be required in all instances when a tract of land within the city or its extraterritorial jurisdiction is platted or intended to be platted into two (2) or more units. In lieu of a POADP, the applicant may submit a preliminary PUD plan which includes all of the area to be platted into two (2) or more units.
(Ord. No 65513, § 2(f), 8-13-87; Ord. No 74489, § 1(Att A), 10-3-91)

Sec. 35-2073. Filing.

Six (6) prints of the POADP shall be filed with the planning department for review by city agencies and departments at the earliest possible date but no later than the application date for the letters of certification required by Article IV. Within twenty (20) work days of submittal, the director of planning shall provide a written response indicating whether or not the POADP complies with current regulations, the city master plan, and parts thereof. If the POADP is not in compliance, the applicant may work with staff to reach a mutually satisfactory resolution or appeal to the planning commission for a final decision.
(Ord. No 65513, § 2(f), 8-13-87)

Sec. 35-2074. Review and acknowledgment.

No plat shall be considered filed until review and acceptance of the POADP is completed.
(Ord No. 65513, § 2(f), 8-13-87)

Sec. 35-2075. Information required.

The POADP, as a minimum, shall include the following information:

(a) Perimeter property lines

(b) Name of the plan and the subdivisions

(c) Scale of map

(d) Proposed land uses by location, type, and acreage

(e) Existing and proposed circulation system of collector, arterial, and local type B streets (clearly identified), and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system

(f) Contour lines at intervals no greater than ten (10) feet

(g) Ownership from title and/or city or county roads for adjacent properties and, if known, proposed development of such land

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or the applicable county. In cases where the one hundred-year floodplain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres

(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

(k) Name and address of the developer
(Ord. No. 65513, § 2(f), 8-13-87; Ord No. 86711, § 6, 9-25-97)

Sec. 35-2076. Terms of validity.

The POADP shall be maintained in the permanent files of the director of planning and shall be conformed to in processing subsequent unit plats. The POADP shall remain valid until all units contained in the POADP are completed or upon receipt of a proposal to modify the POADP filed by the developer. The POADP shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted
(Ord. No 65513, § 2(f), 8-13-87)

Sec. 35-2077. Revisions.

Revisions to a POADP may be made at any time by submission of a new POADP to the director of planning. Within fifteen (15) working days after filing of the proposed revisions, the

VRP# 07-01-022

VRP# 07-01-022

APPEAL

EXHIBIT 9

applicant within the time period allowed for review.

(3) Basis for Statutory Rights. The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for a project that is the subject of the permit. Provided, however, a minor plat that plats only easements shall not confer any rights. The rights acquired in reliance on one (1) of the types of permits indicated below will expire in five (5) years unless the action required to maintain rights is taken within the time frame indicated for each permit type and the project does not become dormant in accordance with V.T.C.A. Local Government Code Ch. 245 and this chapter. A property owner or developer may take advantage of changes to this chapter that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

A. Master Development Plan (MDP)/Preliminary Overall Area Development Plan (POADP). Rights under V.T.C.A. Local Government Code Ch. 245 will be recognized on the project which is the subject of a MDP/POADP that has been approved by the city. A property owner or developer may elect to continue a project under the City Code provisions in effect on September 1, 1997 or to take advantage of changes to this chapter that enhance or protect the project without forfeiting any rights under this chapter provided that fair notice is provided with a MDP/POADP application in accordance with this chapter or by requesting recognition of rights for an existing and valid MDP/POADP and providing fair notice in accordance with this chapter. The rights recognized for projects located within an approved MDP/POADP will expire unless a final plat is approved within two (2) years from the approval of the MDP/POADP that plats, at least eight (8) percent of the net area of the POADP area or an expenditure of at least five hundred thousand dollars ($500,000.00) in project expenses has been made if the master development plan is one thousand (1,000) acres or less or an expenditure of at least one million dollars ($1,000,000.00) has been made if the master development is more than one thousand (1,000) acres.

Further, the rights for projects within an approved MDP/POADP will expire unless fifty (50) percent of the net area with the approved MDP/POADP is the subject of final plats or development within ten (10) years from the date of approval of the MDP/POADP. For a POADP existing prior to September 1, 1997 that meets the requirements of subsection 35-1027(i) of the 1987 UDC, the rights for projects will expire ten (10) years from the date of approval of the MDP/POADP or September 25, 2007, whichever is later. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the MDP/POADP has been platted or developed unless specific provisions to the contrary exist in an individual ordinance or city code provision, the filing of a minor amendment to a MDP/POADP, a plat or replat will not result in a loss of rights to the entire MDP/POADP, provided that the required area of acreage within the MDP/POADP platted or valueof project expenses do not fall below the amounts indicated above as a result of the minor amendment, plat, or replat. A plat or replat that changes the project within a particular area of an MDP/POADP will cause rights for that area to terminate.

B. Plat Applications. Rights under V.T.C.A. Local Government Code Ch. 245 will be recognized for the project that is the subject of an application for a plat identification number/letters of certification that has been filed with the department of development services provided all necessary fees have been paid. The rights recognized for a project located within such a plat application will expire unless the plat application is heard by and approved by the director of

VRP#07-01-022

APPEAL

EXHIBIT 10

(5) Fees lawfully imposed by the city in connection with development permits;

(6) Regulations to prevent imminent destruction of property or injury to persons;

(7) Construction standards for public works located on public lands and easements;

(8) Regulations for utility connections; or

(9) Regulations for annexations

(d) *Basis for permit rights* The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for property that is the subject of the permit Provided, however, a minor plat that plats only easements shall not confer any permit rights. The permit rights acquired in reliance on one (1) of the types of permits indicated below will expire unless the action required to maintain permit rights is taken within the time frame indicated for each permit type:

(1) *Preliminary overall area development plan (POADP).* Permit rights will be recognized on the property which is the subject of a POADP that has been approved by the city planning department The permit rights recognized for property located within an approved POADP will expire unless a final plat is approved within eighteen (18) months from the approval of the POADP that plats, at least eight (8) percent of the net area of the POADP area OR that requires at least five hundred thousand dollars ($500,000 00) in infrastructure expenses if the POADP is one thousand (1,000) acres or less or at least one million dollars ($1,000,000.00) if the POADP is more than one thousand (1,000) acres.

Further, the permit rights for property within an approved POADP will expire unless fifty (50) percent of the net area within the approved POADP is the subject of final plats or development within ten (10) years from the date of approval of the POADP. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the POADP has been platted or developed. Unless specific provisions to the contrary exist in an individual ordinance or City Code provision, the filing of an amending POADP, plat, or replat will not result in a loss of permit rights provided that the required area of acreage within the POADP platted or value of infrastructure expenses do not fall below the amounts indicated above as a result of the amendment or replat

(2) *Plat applications* Permit rights will be recognized on the property that is the subject of a plat application that has been filed with the city planning department, provided all necessary platting fees have been paid. The rights recognized for property located within such a plat application will expire unless the plat application is heard by and approved by the director of planning or the planning commission within eighteen (18) months from the date the plat application is filed with the city planning department.

(3) *Plats.* Permit rights will be recognized on the property which is the subject of a plat that has been approved by the city planning commission or director of planning The permit rights recognized for property located within an approved plat will expire unless the plat is recorded in the Bexar County Deed Records within three (3) years from the date of approval by the city planning commission or director of planning

(4) *Building permits.* A building permit may be relied on as a basis for permit rights for property identified in the site plan submitted to the city as part of the building permit application. However, rights that are based on a building permit will expire unless construction authorized by the building permit is begun within six (6) months from the date the building permit is issued.

VRP#07-01-022

VRP#07-01-022
APPEAL

EXHIBIT
11

H.B. No. 1704

AN ACT

relating to the approval of certain permit applications by local governments.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. FINDINGS; INTENT. (a) The legislature finds that the former Subchapter I, Chapter 481, Government Code, relating to state and local permits, originally enacted by Section 1, Chapter 374, Acts of the 70th Legislature, Regular Session, 1987, and subsequently amended by Section 3.01, Chapter 4, Acts of the 71st Legislature, Regular Session, 1989, Section 2, Chapter 118, Acts of the 71st Legislature, Regular Session, 1989, and Section 1, Chapter 794, Acts of the 74th Legislature, Regular Session, 1995, was inadvertently repealed by Section 51(b), Chapter 1041, Acts of the 75th Legislature, Regular Session, 1997.

(b) The legislature finds that the repeal of former Subchapter I, Chapter 481, Government Code, which became effective September 1, 1997, resulted in the reestablishment of administrative and legislative practices that often result in unnecessary governmental regulatory uncertainty that inhibits the economic development of the state and increases the cost of housing and other forms of land development and often resulted in the repeal of previously approved permits causing decreased property and related values, bankruptcies, and failed projects.

(c) The legislature finds that the restoration of requirements relating to the processing and issuance of permits and approvals by local governmental regulatory agencies is necessary to minimize to the extent possible the effect of the inadvertent repeal of the former Subchapter I, Chapter 481, Government Code, and to safeguard the general economy and welfare of the state and to protect property rights.

(d) It is the intent of the legislature that no project, permit, or series of permits that was protected by former Subchapter I, Chapter 481, Government Code, be prejudiced by or required

VRP# 07-01-022
VRP# 07-01-022
APPEAL

or allowed to expire because of the repeal of former Subchapter I or an action taken by a regulatory agency after the repeal

SECTION 2. AMENDMENT. Subtitle C, Title 7, Local Government Code, is amended by adding Chapter 245 to read as follows:

CHAPTER 245. ISSUANCE OF LOCAL PERMITS

Sec. 245.001. DEFINITIONS. In this chapter:

(1) "Permit" means a license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

(2) "Political subdivision" means a political subdivision of the state, including a county, a school district, or a municipality.

(3) "Project" means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

(4) "Regulatory agency" means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving, or issuing a permit.

Sec. 245.002. UNIFORMITY OF REQUIREMENTS. (a) Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time the original application for the permit is filed.

(b) If a series of permits is required for a project, the orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time the original application for the first permit in that series is filed shall be the sole basis for consideration of all subsequent permits required for the completion of the project. All permits required for the project are considered to be a single series of permits. Preliminary plans and related subdivision

VRP#07-01-022

VRP#07-01-022
APPEAL

plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.

(c) After an application for a project is filed, a regulatory agency may not shorten the duration of any permit required for the project.

(d) Notwithstanding any provision of this chapter to the contrary, a permit holder may take advantage of recorded subdivision plat notes, recorded restrictive covenants required by a regulatory agency, or a change to the laws, rules, regulations, or ordinances of a regulatory agency that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

Sec. 245.003. APPLICABILITY OF CHAPTER. This chapter applies only to a project in progress on or commenced after September 1, 1997. For purposes of this chapter a project was in progress on September 1, 1997, if:

(1) before September 1, 1997:

(A) a regulatory agency approved or issued one or more permits for the project; or

(B) an application for a permit for the project was filed with a regulatory agency; and

(2) on or after September 1, 1997, a regulatory agency enacts, enforces, or otherwise imposes:

(A) an order, regulation, ordinance, or rule that in effect retroactively changes the duration of a permit for the project;

(B) a deadline for obtaining a permit required to continue or complete the project that was not enforced or did not apply to the project before September 1, 1997; or

(C) any requirement for the project that was not applicable to or enforced on the project before September 1, 1997.

Sec. 245.004. EXEMPTIONS. This chapter does not apply to:

VRP#07-01-022
VRP#07-01-022
APPEAL

(1) a permit that is at least two years old, is issued for the construction of a building or structure intended for human occupancy or habitation, and is issued under laws, ordinances, procedures, rules, or regulations adopting only:

(A) uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; or

(B) local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons;

(2) municipal zoning regulations that do not affect lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by a restrictive covenant required by a municipality;

(3) regulations that specifically control only the use of land in a municipality that does not have zoning and that do not affect lot size, lot dimensions, lot coverage, or building size;

(4) regulations for sexually oriented businesses;

(5) municipal or county ordinances, rules, regulations, or other requirements affecting colonias;

(6) fees imposed in conjunction with development permits;

(7) regulations for annexation;

(8) regulations for utility connections;

(9) regulations to prevent imminent destruction of property or injury to persons, including regulations effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy; or

(10) construction standards for public works located on public lands or easements.

Sec. 245.005. DORMANT PROJECTS. Notwithstanding any other provision of this chapter, after the first anniversary of the effective date of this chapter, a regulatory agency may enact an ordinance, rule, or regulation that places an expiration date on a permit if as of the first anniversary of the effective date of this chapter: (1) the permit does not have an expiration date;

VRP#07-01-022
VRP#07-01-022
APPEAL

and (ii) no progress has been made towards completion of the project. Any ordinance, rule, or regulation enacted pursuant to this section shall place an expiration date of no earlier than the fifth anniversary of the effective date of this chapter. Progress towards completion of the project shall include any one or more of the following:

(1) an application for a final plat or plan is submitted to a regulatory agency;

(2) a good-faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;

(3) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;

(4) fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or

(5) utility connection fees or impact fees for the project have been paid to a regulatory agency.

Sec. 245.006. ENFORCEMENT OF CHAPTER. This chapter may be enforced only through mandamus or declaratory or injunctive relief.

SECTION 3. EFFECT OF PRIOR LAW. (a) The repeal of Subchapter I, Chapter 481, Government Code, by Section 51(b), Chapter 1041, Acts of the 75th Legislature, Regular Session, 1997, and any actions taken by a regulatory agency for the issuance of a permit, as those terms are defined by Section 245.001, Local Government Code, as added by Section 2 of this Act, after that repeal and before the effective date of this Act, shall not cause or require the expiration or termination of a project, permit, or series of permits to which Section 2 of this Act applies. An action by a regulatory agency that violates this section is void to the extent necessary to give effect to this section.

VR P# 07-01-022

APPEAL

VR P# 07-01-022

(b) This Act does not affect the rights or remedies of any person or entity under a final judgment rendered by a court before the effective date of this Act, or in any litigation pending in a court on the effective date of this Act, involving an interpretation of Subchapter I, Chapter 481, Government Code, as it existed before its repeal by the 75th Legislature.

SECTION 4. CONSTRUCTION OF ACT. Nothing in this Act shall be construed to apply to a condition or provision of an ordinance, rule, or regulation that is enacted by a regulatory agency, as that term is defined by Section 245.001, Local Government Code, as added by Section 2 of this Act, which is specifically required by uniformly applicable regulations adopted by a state agency after the effective date of this Act.

SECTION 5. EFFECT ON COASTAL ZONE MANAGEMENT ACT. Nothing in this Act shall be construed to:

(1) limit or otherwise affect the authority of a municipality, a county, another political subdivision, the state, or an agency of the state, with respect to the implementation or enforcement of an ordinance, a rule, or a statutory standard of a program, plan, or ordinance that was adopted under the federal Coastal Zone Management Act of 1972 (16 U.S.C. Section 1451 et seq.) or its subsequent amendments or Subtitle E, Title 2, Natural Resources Code; or

(2) apply to a permit, order, rule, regulation, or other action issued, adopted, or undertaken by a municipality, a county, another political subdivision, the state, or an agency of the state in connection with the federal Coastal Zone Management Act of 1972 (16 U.S.C. Section 1451 et seq.) or its subsequent amendments or Subtitle E, Title 2, Natural Resources Code.

SECTION 6. EMERGENCY. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended, and that this Act take effect and be in force from and after its passage, and it is so enacted.

VRP#07-01-022
VRP#07-01-022
APPEAL

President of the Senate Speaker of the House

I certify that H.B. No. 1704 was passed by the House on April 21, 1999, by the following vote: Yeas 140, Nays 5, 3 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1704 was passed by the Senate on April 29, 1999, by the following vote: Yeas 26, Nays 3.

Secretary of the Senate

APPROVED: _____

Date

Governor

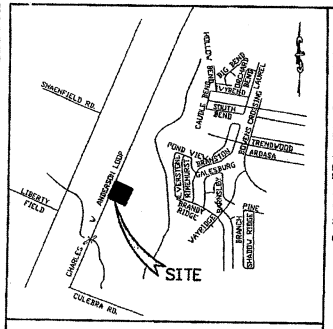
VRP#07-01-022

VRP#07-01-022

APPEAL

Filed & Recorded
06/24/2005 3:13PM
GERRY RICHHOFF COUNTY CLERK

BEXAR COUNTY 25.00
RECORDING 51.00
RECORDING ARCHIVE 1.00
COURTHOUSE SECURITY 1.00



LOCATION MAP N.T.S.

THE CITY OF SAN ANTONIO AS A 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 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 THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

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

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AY0121

STREETSCAPE REQUIREMENTS WILL BE COMPLETED AT THE TIME OF BUILDING CONSTRUCTION.

OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).

WASTEWATER 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 DEVELOPMENT SERVICES

IMPACT FEE PAYMENT DUE: OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

TxDOT NOTES:
FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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

MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LP 1604 , BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 361.38'.

IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TXDOT.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY DSD - STREETS AND DRAINAGE.

PLAT NO. 050209

M.W. CUDE ENGINEERS, L.L.C.
SHAENFIELD TEN COMMERCIAL

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Rick Sheldon 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 21st DAY OF June 2005

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NANCY RANGE HIATT
Notary Public, State of Texas
My Commission Expires
May 13, 2007

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 SAN ANTONIO PLANNING COMMISSION.

M.W CUDE ENGINEERS L.L.C.
MICHAEL W. CUDE, P.E.

LICENSED PROFESSIONAL ENGINEER

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.
M.W. CUDE ENGINEERS L.L.C

M.W CUDE ENGINEERS L.L.C
MICHAEL W CUDE, R.P.L.S

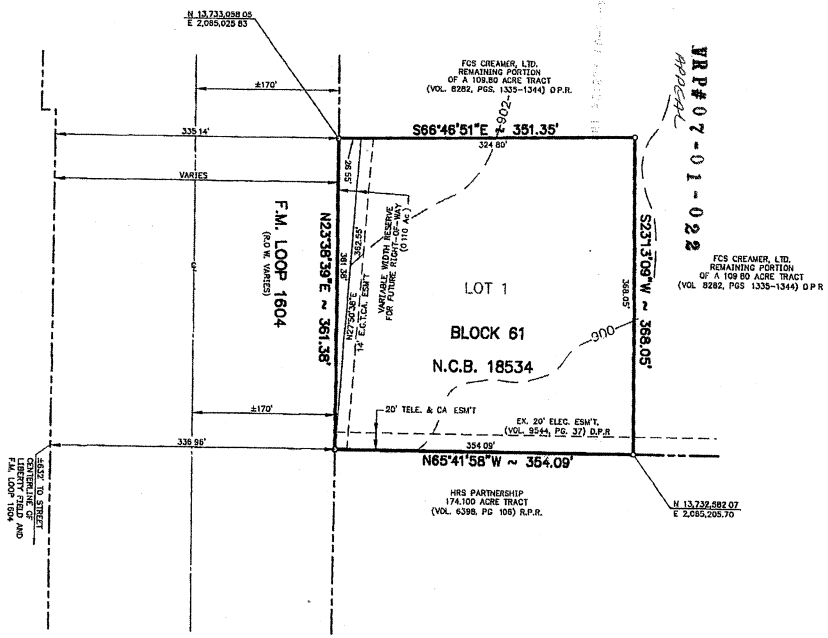
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER / DEVELOPER

FCS CREAMER, LTD.
CONTACT: RICK SHELDON
601 SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258
TEL: (210) 490-2500
FAX: (210) 490-4465

SCALE: 1" = 100'

100 0 50 100



STATE OF TEXAS
MICHAEL W. CUDE
63630
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
MICHAEL W. CUDE
2313
REGISTERED
PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT
ESTABLISHING

SHAENFIELD TEN COMMERCIAL

BEING 2.953 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17636 OUT OF A 109.80 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 8282, PAGES 1335-1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.M. ROSS SURVEY NO 229, ABSTRACT NO. 648 COUNTY BLOCK 4448, BEXAR COUNTY, TEXAS.

LEGEND

●	= INDICATES IRON PINS SET OR FOUND
ELEC.	= ELECTRIC
TELE. & CA. ESM'T.	= TELEPHONE & CABLE T.V. ESM'T.
N.C.B.	= NEW CITY BLOCK
D.P.R.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TX.
R.P.R.	= REAL PROPERTY RECORDS OF BEXAR COUNTY, TX
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX.
E.G.T.CA. ESM'T.	= ELECTRIC, GAS, TELEPHONE, & CABLE T.V. ESM'T.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

CITY OF SAN ANTONIO

THIS PLAT OF SHAENFIELD TEN COMMERCIAL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES

DATED THIS 21 DAY OF June A.D. 2005

BY: DIRECTOR OF DEVELOPMENT SERVICES

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Richhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF June A.D. 2005 AT 3:13 P.M. AND DULY RECORDED THE 24th DAY OF June A.D. 2005 AT 1:55 P.M. IN THE DEED AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME 9506 ON PAGE 8 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF June A.D. 2005

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: DEPUTY

JUNE 2005 SHEET 1 OF 1

EXHIBIT 12

Item #30

CITY OF SAN ANTONIO

Department of Asset Management
Interdepartmental Correspondence Sheet

TO: Planning Commission **Individual Consideration**

FROM: Shawn P. Eddy, Director of Asset Management for

SUBJECT: S.P. No. 1307 - Request to close, vacate and abandon portions of West Park Avenue, Lewis Street and a small remaining portion of an alley adjacent to NCBs 375 & 1898

DATE: Monday, May 07, 2007

PETITIONER: Alamo Community College District
Attn: John W. Strybos, Director of Facilities
7990 Pat Booker Rd.
Live Oak, TX 78233

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and a Public Hearing at the Planning Commission meeting on 5/23/2007.

BACKGROUND

Petitioner is requesting the closure, vacation and abandonment of portions of West Park Avenue, Lewis Street and a small remaining portion of an alley adjacent to NCBs 375 & 1898 as shown on attached Exhibit "A." All abutting properties are owned by the Alamo Community College District (ACCD), who would like to use these rights of way if approved, for the expansion of the San Antonio College Campus.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement by which the petitioner agrees with all fees and conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

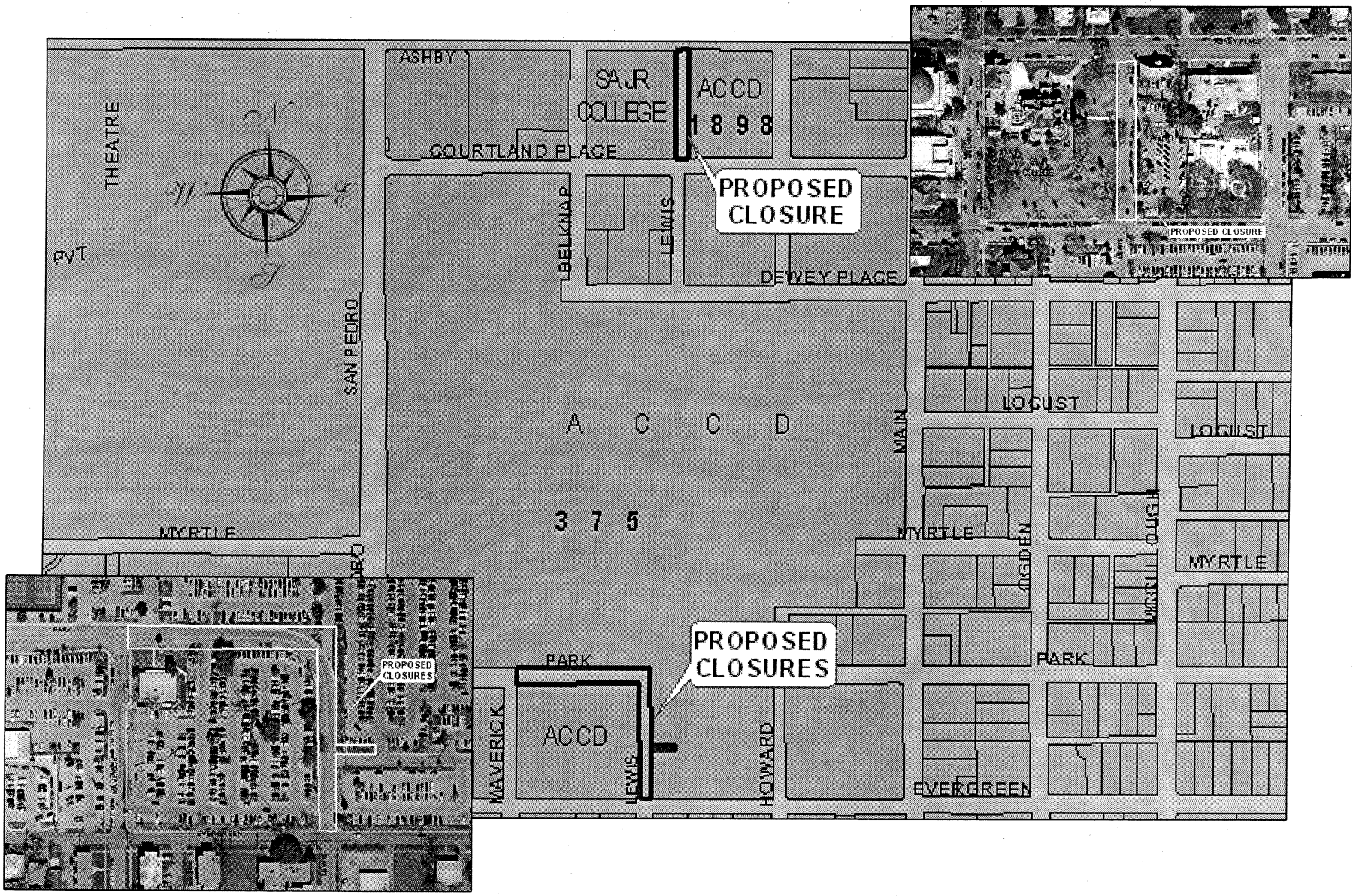
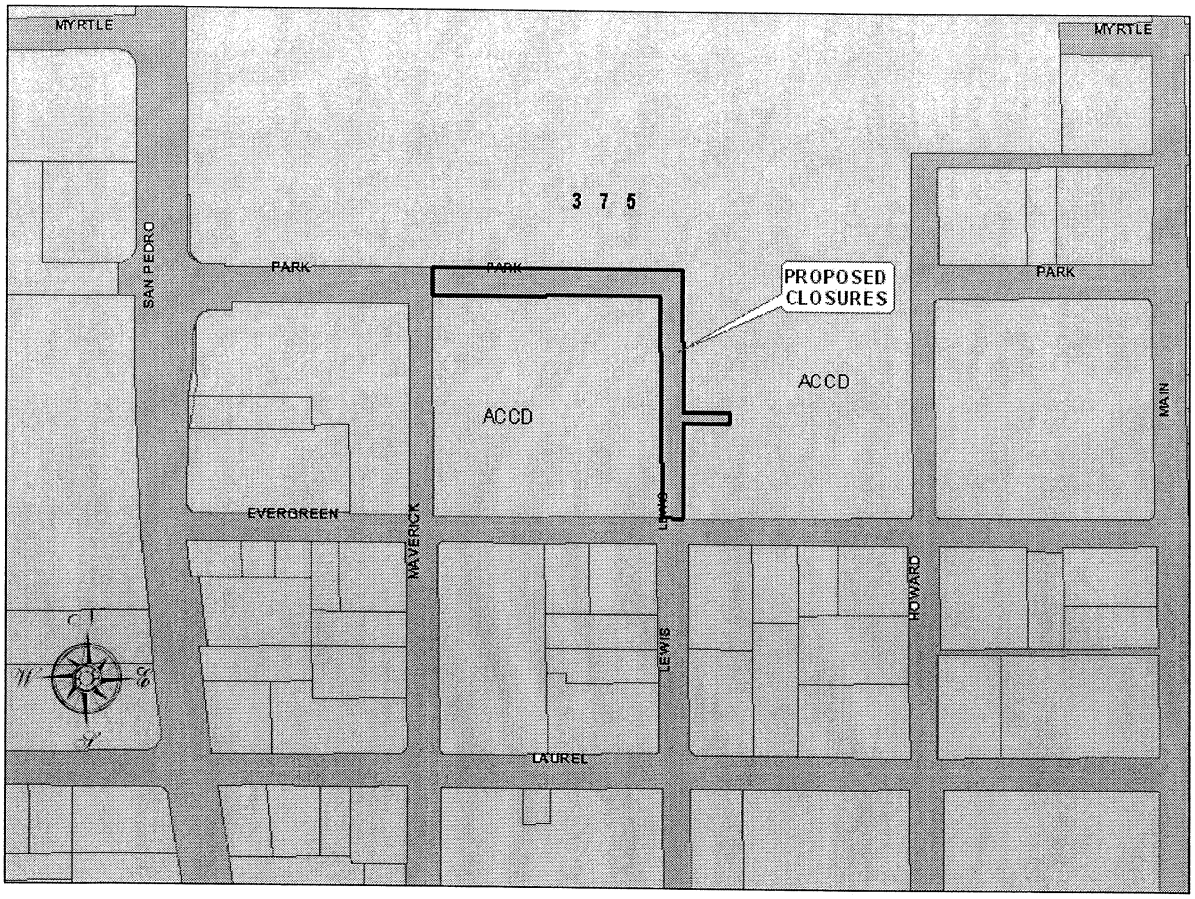


Exhibit "A"

S. P. No. 1307

Pg. 1 of 2

Petitioner: ACCD



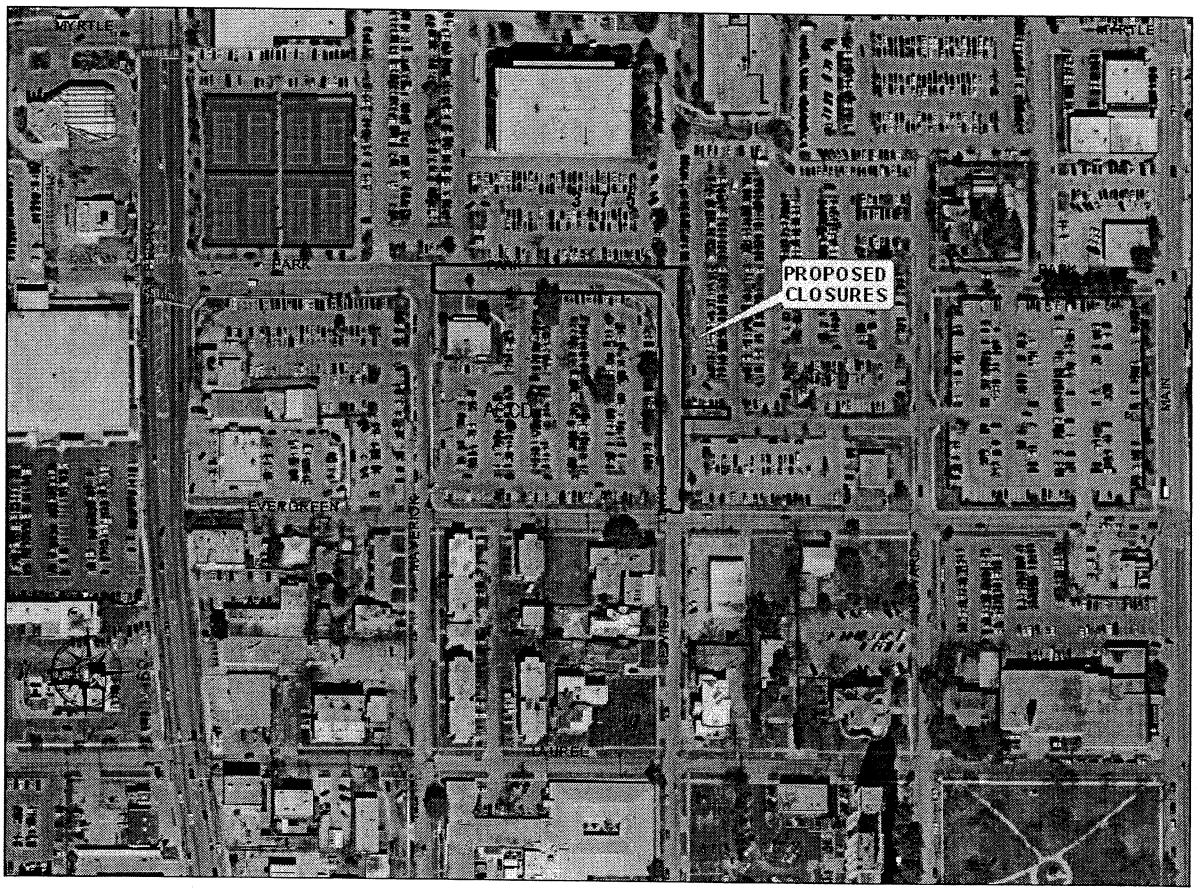


Exhibit "A"

S. P. No. 1307

Page 2 of 2

Petitioner: ACCD

City of San Antonio Planning Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 07015 Item #31

Council District: **3** City Council Meeting Date: **June 21, 2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
Request to amend the Land Use Plan designation **from Mixed Use & Parks/Open Space to Regional Commercial.**

Background Information:

Applicant: Brown PC
Owner: J. Allen Family Partners, LTD
Property Location: 6711 N. New Braunfels
Acreage: 47.23
Current Land Use of site: Commercial (parking lot)
Adjacent Land Uses: Vacant
N: Single Family
E: Public Institutional, Multifamily, Commercial
S: Brooks City Base
W: Public Institutional

Issue:

LAND USE ANALYSIS:

Comments on impact to current and future land uses adjacent to site: The purpose of the Land Use change request is to allow for a commercial shopping center. The subject property is currently vacant and fronts New Braunfels and SE Military. The requested Regional Commercial land use includes more intense commercial uses with high-impact to adjacent uses. Example of uses include malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, motels, and automobile dealership. Regional Commercial should be located at the intersection nodes at major arterial roadway and interstate highways, along mass transit system, or where an existing commercial area has been established.
☒Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: S. New Braunfels is a Secondary Arterial Type B.
Other streets: SE Military is Primary Arterial Type A.
Comments: The subject property is located in an area where there is access to major thoroughfares The subject property's primary access is located on S. New Braunfels and SE Military Drive. At this location, S. New Braunfels is a two-lane road that experiences significant queuing during peak traffic periods. A 2005 City of San Antonio traffic count for S. New Braunfels north of SE Military Drive showed an estimated XXX vehicles per day. A Regional Commercial land use at this site has the potential to significantly increase traffic along S New Braunfels, especially during normal commercial business hours, which often coincide with peak traffic periods. A Regional Commercial land use also allows for big-box uses, which could further complicate existing traffic delays as queuing for such a use might encroach onto S New Braunfels during periods of heavy customer traffic.
☒Significant Impact to Transportation Capacity

City of San Antonio Planning Department
Plan Amendment Recommendation

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Pytel Park
Comments: Pytel Park is approximately 3,000 feet north of subject property.
☒Minimal Impact

Recommendation:

STAFF RECOMMENDATION:
☒Denial **Comments:** During the update process many hours were spent with the community and stakeholders at the state level to identify the best land use for the state properties. A desired Master Plan for the 509 acre area owned by the State of Texas was to integrate uses, establish linkages to adjacent sites, and promote quality development. Several ideas pertaining to the land use were: open space, greenways, upscale housing, traffic safety issues on New Braunfels, linkages to Brooks City Base, Mission Trails and incorporate principles of New Urbanism into the site design (See Attachment #3). Regional Commercial is neither appropriate at the proposed intersection nor combatable with surrounding uses. There are currently drainage concerns on New Braunfels that will further worsen the situation if Regional Commercial is allowed. The area surrounding the S. New Braunfels and SE Military Drive intersection has been designated Mixed Use by the Community Plan and currently contains High Density, Mixed Use and Public Institutional uses, making a Regional Commercial land use incompatible with surrounding uses. Regional Commercial land uses could also cause significant traffic issues for the transportation infrastructure in this area. Additionally, the proposed commercial shopping center can be accommodated within the current mixed use designation with UD zoning district. For these reasons, staff recommends denial of the proposed plan amendment

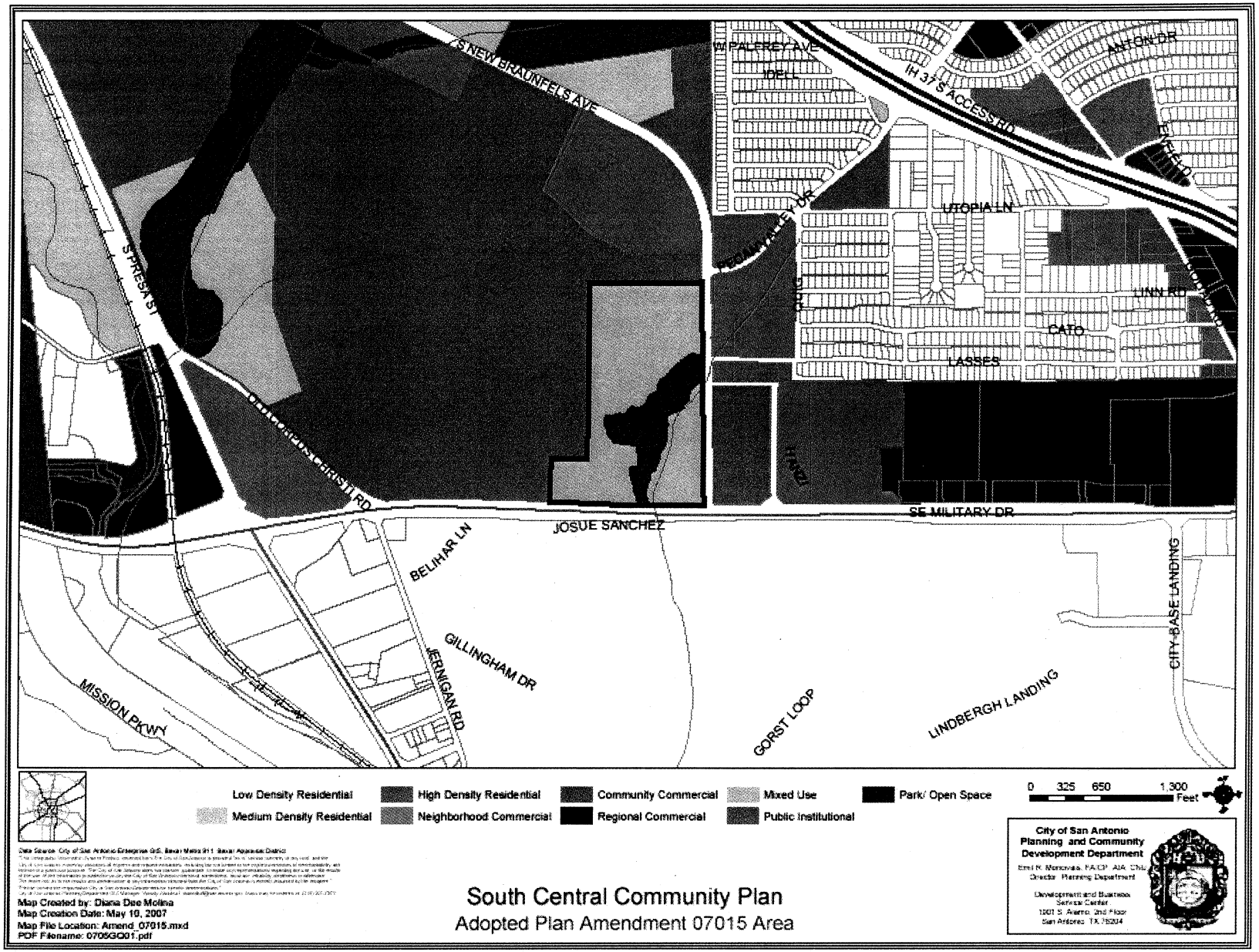
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: May 23, 2007
☐Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: May 4, 2007
No. Notices mailed 10 days prior to Public Hearing: 32
Registered Neighborhood Association(s) Notified: East Pyron/Symphony Lane NA, Highland Hills NA, Mission San Jose Neighborhood Appearance & Safety Committee, Riverside NA, Riverside South NA, Roosevelt Park NA

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007199
Current zoning district: R4
Proposed zoning district: C3
Zoning Commission Public Hearing Date: June 5, 2007
☐Approval

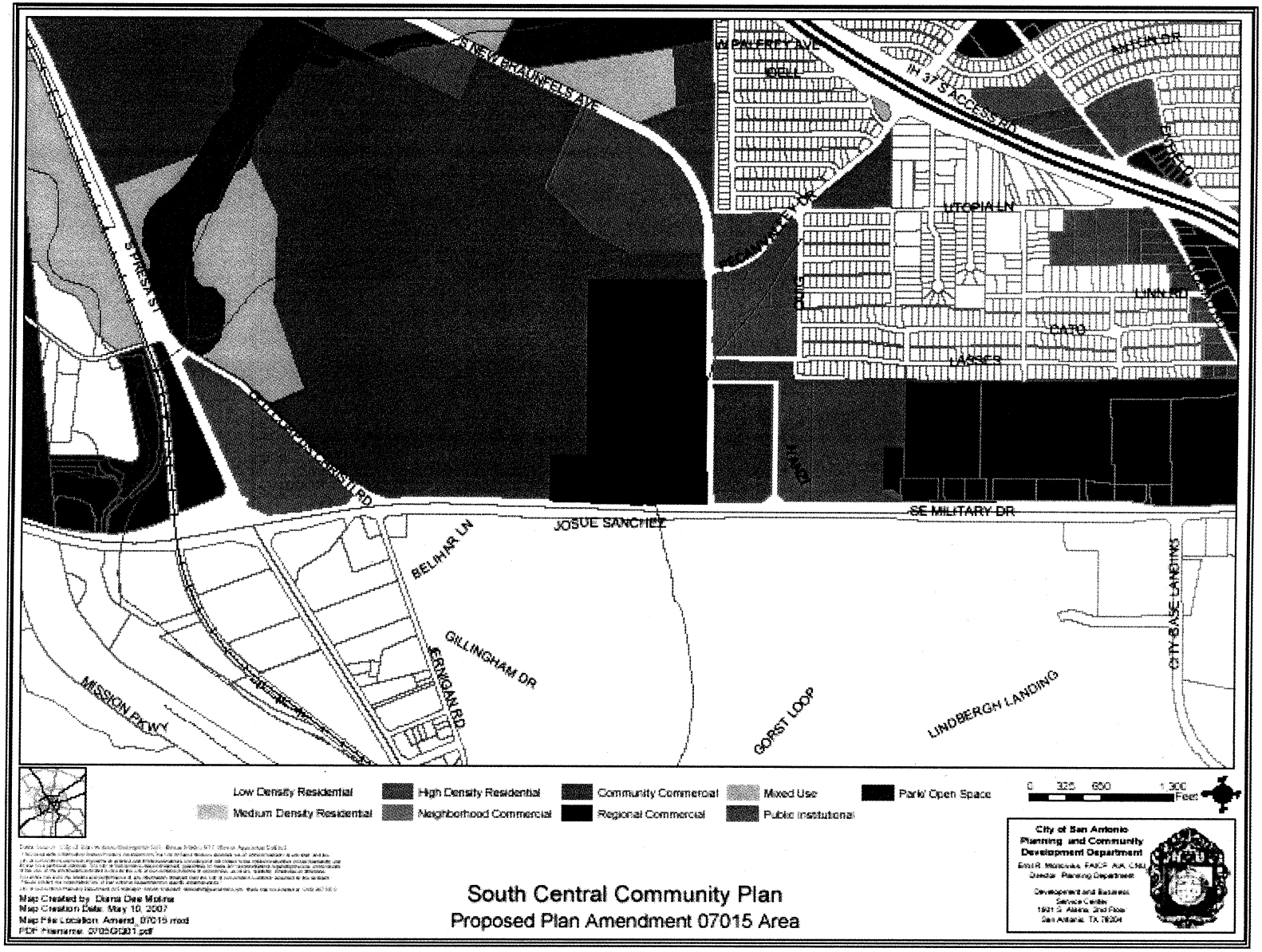
Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Joe Mendoza	Sr. Planner	Phone No.: 207-2731

Land Use Plan as adopted:



Proposed Amendment:

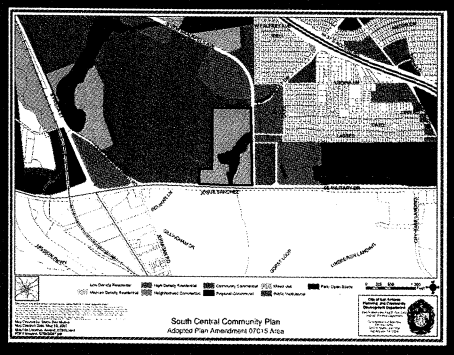


Master Plan Amendment 07015 South Central San Antonio Community Plan

Planning Commission
May 23, 2007
Agenda Item No. xx

Amendment 07015

Plan as adopted:



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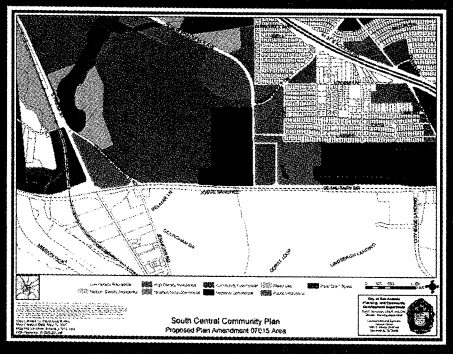

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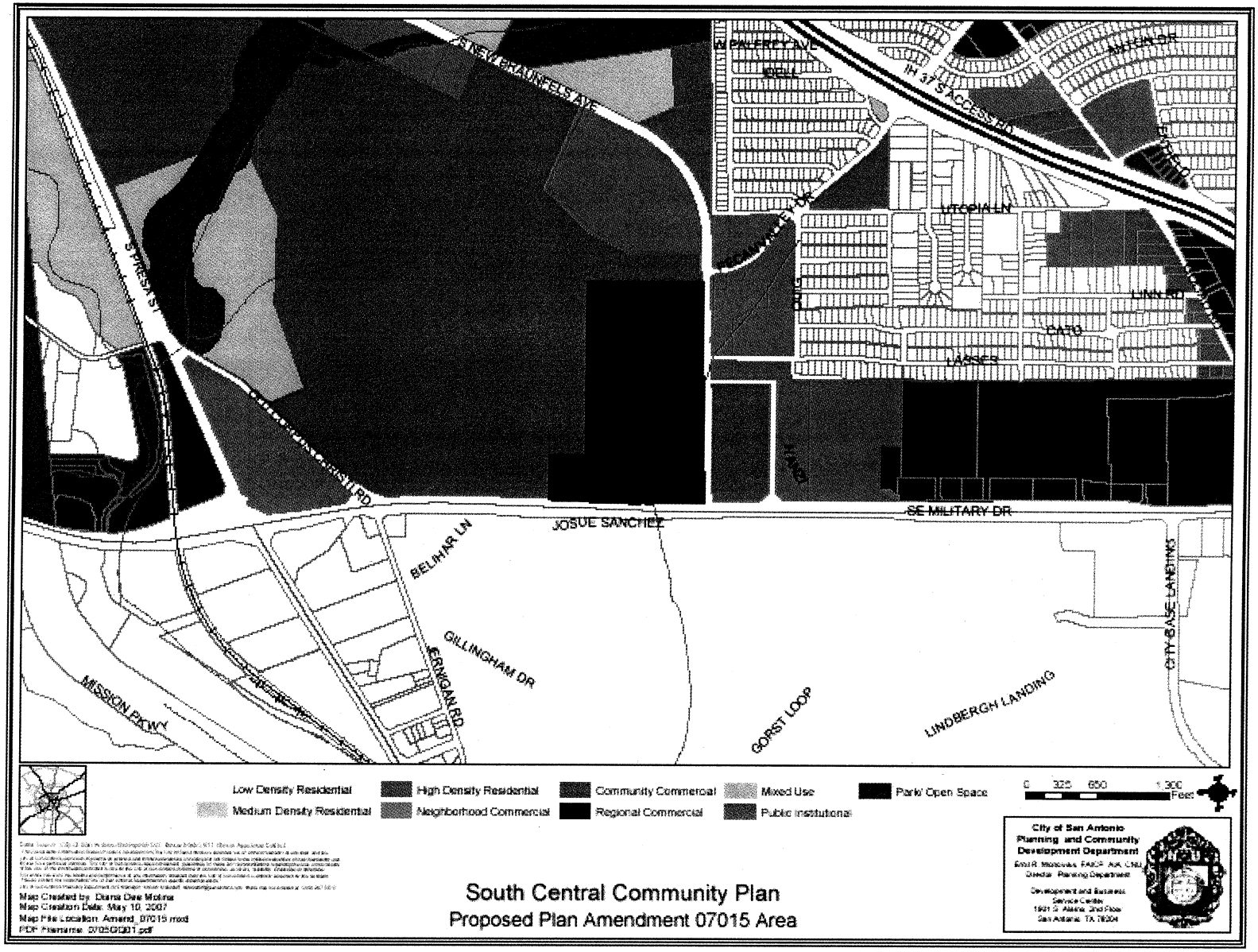


RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND PARKS/OPEN SPACE LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 47.23-ACRES LOCATED ON 6711 N NEW BRAUNFELS AVE.

WHEREAS, City Council approved the South Central San Antonio Community Plan Update as an addendum to the Master Plan on October 26, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 23, 2007 and **APPROVED / DENIED** the amendment on May 23; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan Update attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF MAY 2007.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 07016 Item # 32

Council District: **7** City Council Meeting Date: **8/2/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **High Density Residential.**

Background Information:

Applicant: Brown, P.C. – Kenneth W. Brown, AICP
Owner: Rocio Artola
Property Location: 8900 Guilbeau Road
Acreage: 2.20
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Low Density Residential
E: Vacant
S: Low Density Residential, Vacant
W: Public (Northwest Community Church), Vacant

Issue:

LAND USE ANALYSIS:
The proposed use for the subject parcel is a townhome development. Existing surrounding land uses include Low Density Residential, Public and Vacant tracts. The subject parcel is designated *Low Density Residential* Land Use in the Northwest Community Plan which includes: Single Family Residential development on individual lots. This form of development should be located away from major arterials and can include certain non-residential uses such as schools, places of worship and parks that are centrally located for convenient neighborhood access.

The proposed *High Density Residential* Land Use includes multi-family developments with more than four units, such as apartment complexes, but can also include low density and medium density residential uses. This form of development should be located along collectors, arterials or highways and can serve as a buffer between low or medium density residential land uses and commercial uses. High density residential uses should be appropriately buffered from adjacent residential uses through landscaping, screening and lighting controls.

The subject property is adjacent to single family developments to the north and south/southeast. The proposed plan amendment would place high-density residential development alongside low-density single-family development with no buffer of uses in between. A High Density Residential land use designation at this location would be incompatible with the adjacent low density uses.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Guilbeau Road is a Secondary Arterial Type A - 86' ROW
Other streets:

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Comments: Secondary arterials call for a limited at-grade access which supports the primary arterial system by providing essential system linkages to expressways, primary arterials and activity centers of medium density. Although a Secondary Arterial Type A may generally be able to support higher density residential development, access to/from Guilbeau could be limited, in which case, a high density residential development could cause significant congestion near the Guilbeau Road access point.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Falcone Park is less than a mile to the East/Northeast and New Territories Park is less than a mile to the West. VIA bus stops for route 606 are situated adjacent to the subject parcel on Guilbeau.
Comments:
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☐ Denial ☒ Alternate Recommendation: Medium Density Residential
Comments: Guilbeau Road is a highly trafficked arterial which could support development with greater density than single family. Medium density residential is appropriate along arterials and would provide a buffer from Guilbeau Road to the single family developments to the south of the subject parcel.

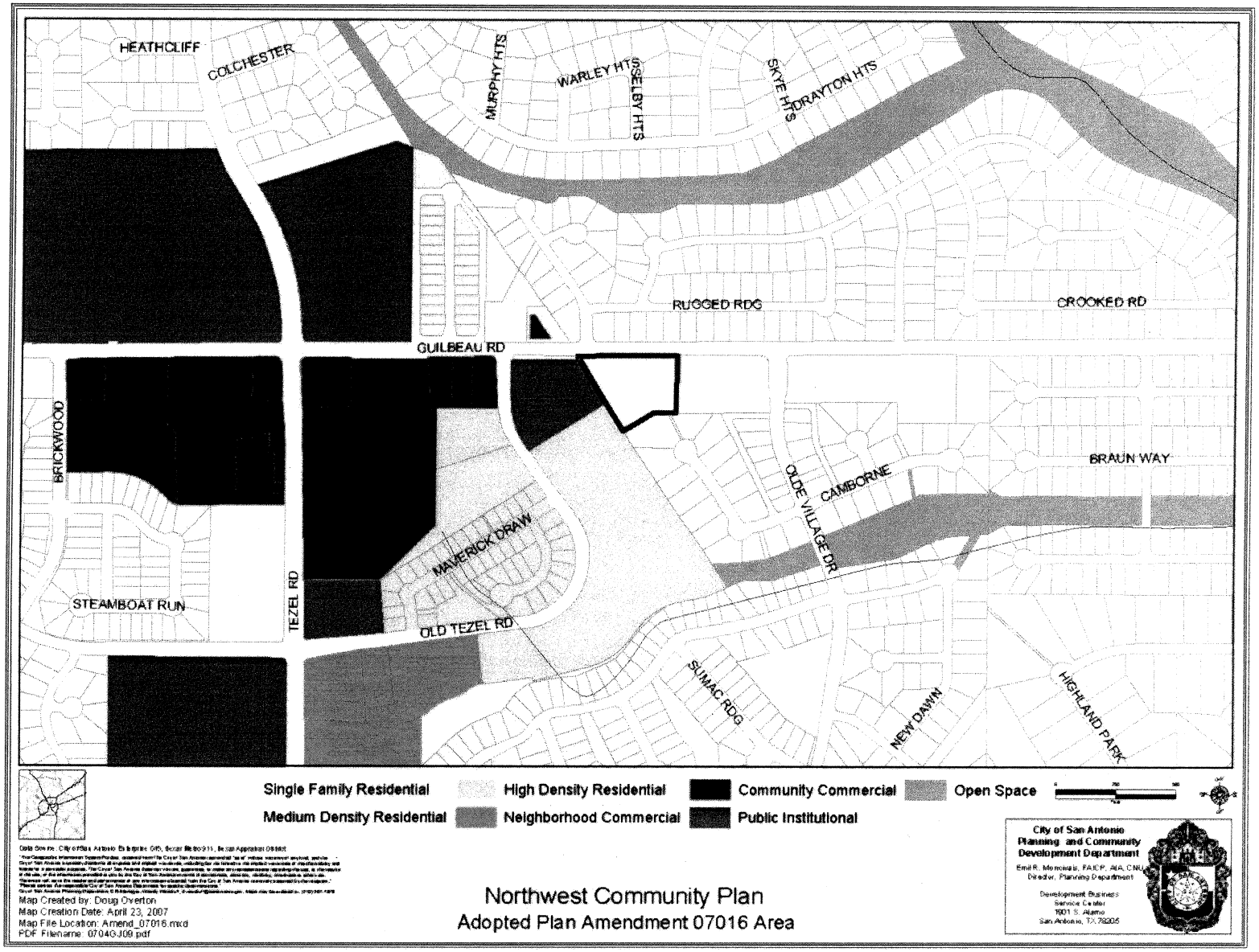
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: May 23, 2007
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: May 4, 2007
No. Notices mailed 10 days prior to Public Hearing: 57
Registered Neighborhood Association(s) Notified: Braun Station West, Village in the Woods, Northwest Crossings HOA Inc., Braun Station East, New Territories HOA, Braun's Farm HOA, Misty Oaks HOA, Guilbeau Park Owners Assn., Great Northwest Comm. Imp. Assn., Inc., Stonefield Assn., Inc., Northchase HOA, Silverbrook Assn., Inc., The Crossing at Quail Creek, Saddlebrook, Hidden Meadow Comm., Wildwood West NA, Braun Hollow HOA
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007198
Current zoning district: R-6 Proposed zoning district: PUD MF-25
Zoning Commission Public Hearing Date: 6/5/2007
☐ Approval ☐ Denial

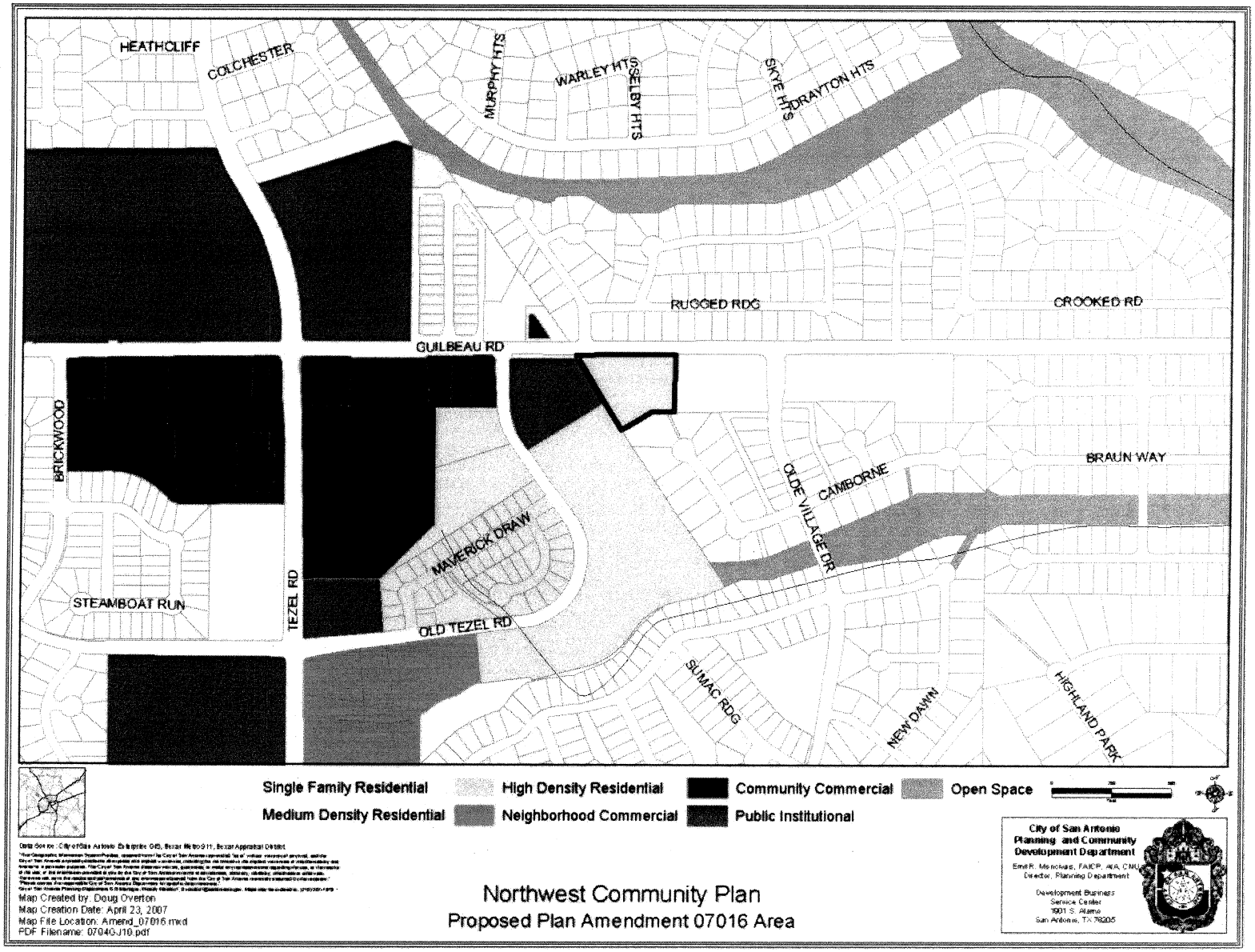
Planning Department Staff:

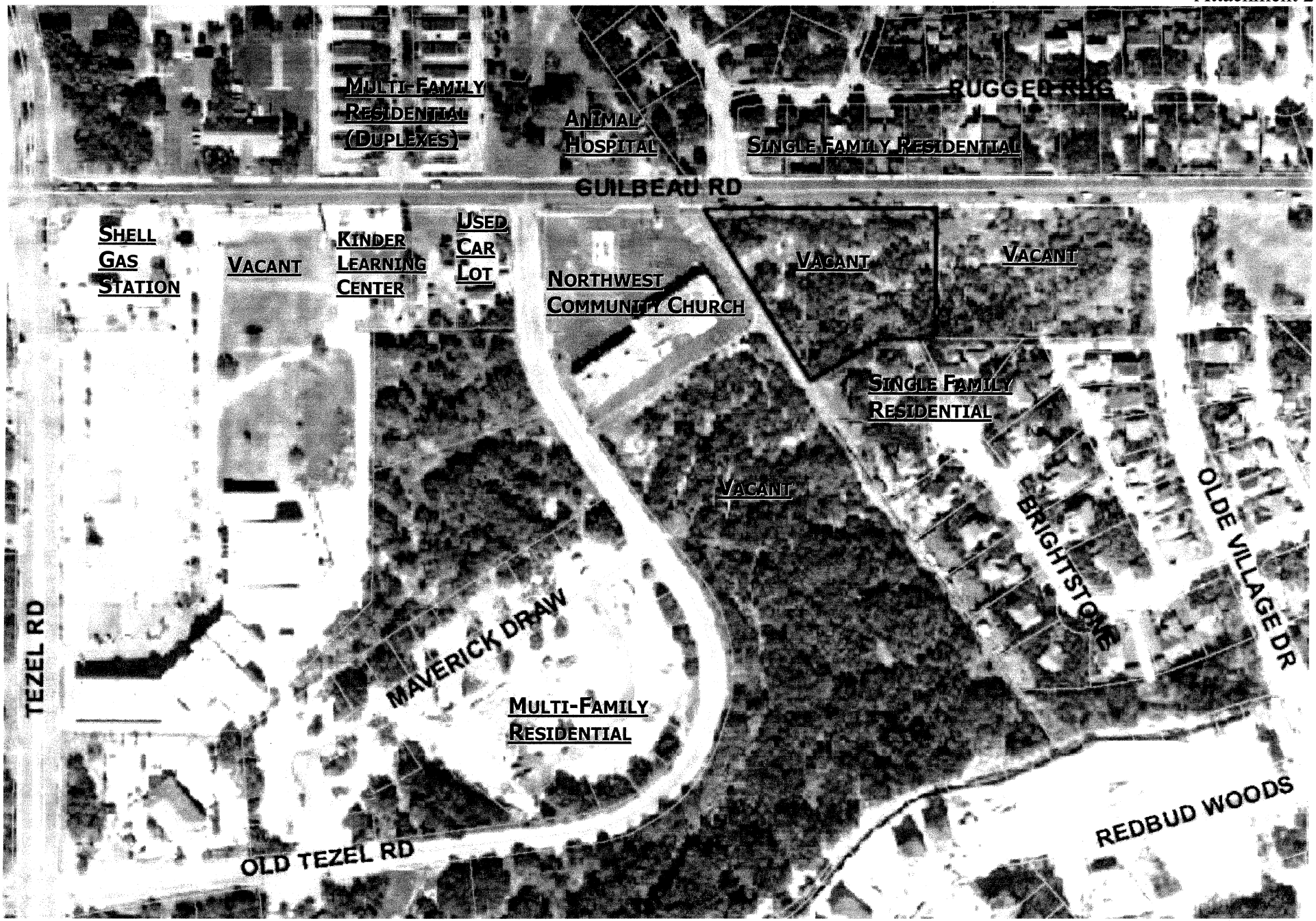
Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Andrea Gilles	Sr. Planner	Phone No.: 207-2736

Land Use Plan as adopted:



Proposed Amendment:



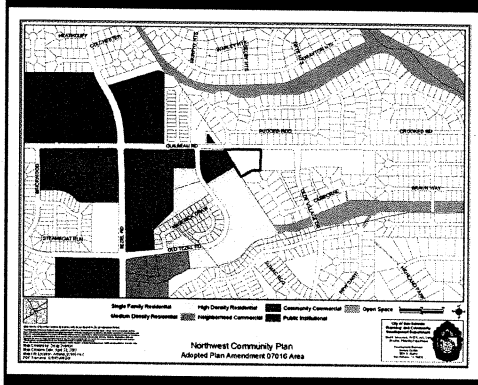

MULTI-FAMILY RESIDENTIAL (DUPLEXES)
ANIMAL HOSPITAL
RUGGED RUG
SINGLE FAMILY RESIDENTIAL
GUILBEAU RD
SHELL GAS STATION
VACANT
KINDER LEARNING CENTER
USED CAR LOT
NORTHWEST COMMUNITY CHURCH
VACANT
VACANT
SINGLE FAMILY RESIDENTIAL
VACANT
BRIGHTSTONE
OLDE VILLAGE DR
TEZEL RD
MAVERICK DRAW
MULTI-FAMILY RESIDENTIAL
REDBUD WOODS
OLD TEZEL RD

Master Plan Amendment 07016
Northwest Community Plan

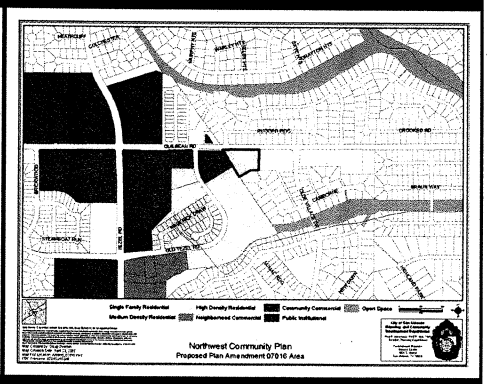
Planning Commission
May 23, 2007
Agenda Item No. 32

Amendment 07016

Plan as adopted:

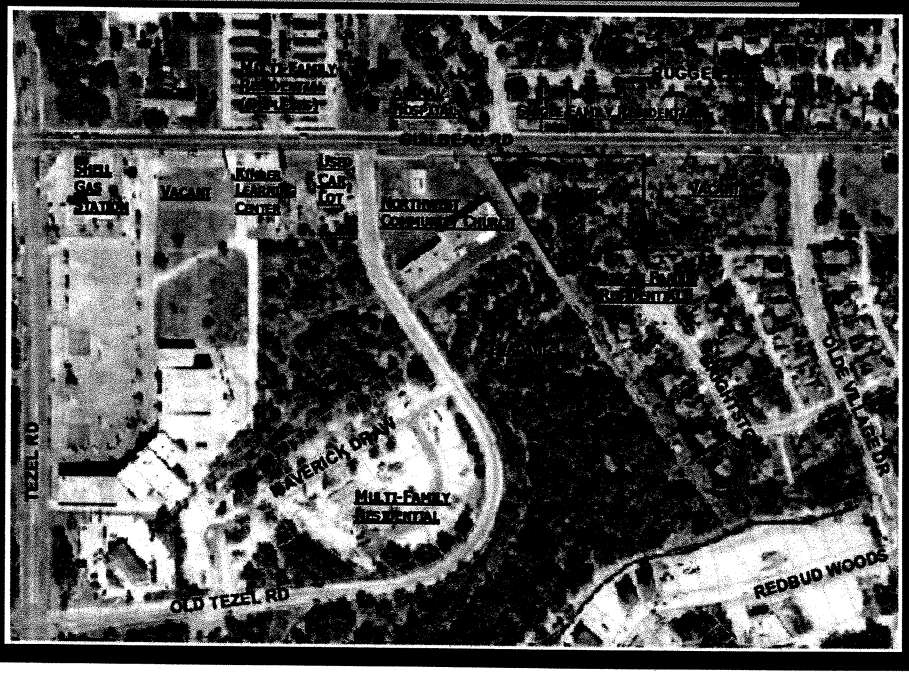


Proposed amendment:



2

Land Use


SHELL GAS STATION
VACANT
KINDER LEARNING CENTER
USED CAR LOT
NORTHWEST COMMUNITY CHURCH
MAVERICK DRAW
MULTI-FAMILY RESIDENTIAL
TEZEL RD
OLD TEZEL RD
OLDE VILLAGE DR
REDBUD WOODS

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 2.20-ACRES LOCATED AT 8900 GUILBEAU ROAD.

WHEREAS, City Council approved the Northwest Community Plan Update as an addendum to the Master Plan on May 27, 2004; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 23, 2007 and **APPROVED / DENIED** the amendment on May 23, 2007; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF May 2007.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

P/C AGENDA FOR May 23, 2007			
Item Number	Plat/PUD Name	Company	Owner Information
5A & 6	Braun Oaks Unit 9	NW Development Joint Venture	Jerry W Smith
5B & 7	Carmona Hills Unit 1	Fieldstone Communities	Rick Barnett
5C & 8	Silverado Hills Unit 1	Centex Homes	Charles Marsh
5D & 9	Hunter's Glenn PUD Plan	New Leaf Homes LLC	Fred Ghavidel
5E & 10	Windcrest Heights PUD Plan	En Seguido LTD	Ronald Brazell
5F & 11	Arrowhead 410	Odyssey Investments	Stephen Cook, Agent
5G & 12	Utopia Heitns PUD	N/A	Mike McLean
13	Stuart Estates	Alamo Note & Homes Buyers	Tom Smith
14	Indian Springs Estates North U-1 PUD	Continental Homes of Texas LP	Timothy D Pruski
15	The Park at University Hills Unit 6	Centex Real Estate Corporation	Damon Lyles
16	Horizon Point Unit 2	Continental Homes of Texas LP	Timothy D Pruski
17	Perserve at Indian Springs Unit 3 Ph 2	Standard Pacific Homes	Mark Sparrow
18	Kingsbury	Tesoro Homes LTD	Milton Zaiontz
19	Sablechase Unti 1 (Enclave)	Laredo OFR LTD	George W Peck
20	Estonia Unit 1A	Stnadard Pacific Homes	Mark Sparrow
21	Hunter's Pond Ph 51 TIF	Hunters Pond LLP	Harry Hausman
22	Westwinds South Unit 2 PUD	AR Development	A Bradford Galo
23	Estonia Unit 3	Standard Pacific Homes	Mark Sparrow
24	Value Place Hotel - Guilbeau	Vineyard San Antonio 2 LLC	Matt Mabe
25	Westwinds Wild Pine	Laredeo S LTD	A Bradford Galo
26	Rex Murphy	N/A	Rex Murphy
27	Boerne Stage Field PUD	N/A	Robert Bruce