SAN ANTONIO PLANNING COMMISSION AGENDA

October 10, 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-Hrenek

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
   - Overview of the San Antonio Smart Code (Planning and Community Development)
   - Agenda items may be discussed (Development Services)
   - Planning Commission retreat follow up
   - Master Plan Committee update
   - Technical Advisory Committee update

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

		Council District	Ferguson Index #
REPLATS W/ WRITTEN NOTIFICATION:			
A. 070226	**Crestview Hills Unit 2** (On the west side of Stardust, north of Ingram Rd.)	**7**	**580 E-7**
PLANNED UNIT DEVELOPMENT (PUD) PLANS:			
B. 07-022	**Howard Crossing Townhome Subdivision** (Near the intersection of Howard Street and Millard Street)	**1**	**582 E-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 HEARING FOR ITEM 6 HELD ABOVE:

6.	070226	**Crestview Hills Unit 2** (On the west side of Stardust, north of Ingram Rd.)	7	580 E-7

PLATS:

7.	060328	**Windfield Unit 7** (Extending Windfield Path to the east from Unit 1)	OCL	585 E-8
8.	060362	**Windfield Unit 6** (The extension of Foster Fields from Windfield Unit 4)	OCL	585 E-8
9.	060549	**Tech Com Extension** (Extending Tech Com southeasterly from Crosswinds Way to I.H. 35)	10	553 B-4
10.	060720	**Trails of Briggs Ranch Unit 3A PUD** (South of the intersection of Lattiago Trail and Roundup Pass)	OCL	645 B-1
11.	070009	**Alamo Ranch Units 12A & 12B** (Extending Palmetto Way easterly from Alamo Ranch Unit 8)	OCL	577 D-2
12.	070020	**Bluff of Lost Creek Unit 5A** (At the southwestern corner of Ralph Fair Road and Old Paseo Way)	OCL	447 E-4
13.	070099	**Aviara PUD** (South of Westover Hills Blvd. and west of Hunt Lane)	6	578 E-7
14.	070129	**Stillwater Ranch Unit 5** (On the north side of Culebra west of Stillwater Parkway)	OCL	545 C-8
15.	070168	**Quorum Business Center** (On the north side of Stahl Road, east of Bulverde Rd.)	10	552 C-1

16.	070211	**Westover Town Center** (Southeast of the intersection of S.H. 151 and Westover Hills Blvd.)	6	578 D-8
17.	070220	**Kallison Ranch Unit 25** (Near the northeast corner of Talley Rd. and Culebra)	OCL	544 E-7
18.	070223	**Westwinds East Unit 4 PUD** (Southwest of the intersection of Culebra Rd. and Lone Star Parkway)	OCL	577 F-3
19.	070251	**Kallison Ranch Unit 24** (Northeast of the intersection of Culebra Rd. and Kallison Vista)	OCL	544 E-7
20.	070279	**Silver Oaks Unit 13** (On the south side of Galm Rd., west of F.M. 1560)	OCL	545 E-6
21.	070328	**Parkside Village Unit 1 PUD** (On the west side of NW Military Hwy, south of Wurzbach Parkway)	8	549 F-3
22.	070338	**Westwinds South Unit 4 PUD** (On the east side of Alamo Parkway, south of Wild Pine)	OCL	577 E-3
23.	070472	**Lowe's South** (Northwest of the intersection of IH 35 and Zarzamora)	4	649 E-7
24.	070546	**Bernhardt Place** (West of the intersection of Bernhardt Rd. and South Loop 1604)	OCL	687 B-8

DEFERRALS:

25.	070591	**Robards Texas 2nd Unit Replat** (Southeast of the intersection of Randolph Blvd. and Wesp Way)	2	553 D-3
26.	070682	**Redeeming Grace Baptist- Foster Rd.** (On the northeast side of N. Foster Rd., at Summer Fest)	OCL	585 D-7

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT (PUD) PLANS (PUBLIC HEARING FOR ITEM 26 HELD ABOVE):

27.	07-022	**Howard Crossing Townhome Subdivision** (Near the intersection of Howard Street and Millard Street)	1	582 E-6

LAND TRANSACTIONS:

28. A resolution recommending approval of the transfer of title for approximately 1,200 acres of real property from the City of San Antonio to the Land Heritage Institute Foundation, a 501(c)3 non-profit organization, subject to restrictive covenants limiting the development and use of the property to conservation, green belt, and similar uses (Parks and Recreation Department, by Malcolm Matthews, Director)

COMPREHENSIVE MASTER PLANS:

29. Discussion and appropriate action on the Master Plan Committee's report to Planning Commission

- **A.** Consideration of a resolution establishing criteria for plans added to Section 35-105 of the Unified Development Code as Master Plan Components
- **B.** Discussion of presentation for City Council "B" Session regarding Master Plan

OTHER ITEMS:

30. Approval of the minutes for the September 26, 2007 Planning Commission meeting

31. Director's report

32. Questions and discussion

33. 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

34. **ADJOURNMENT**

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

AGENDA ITEM NO: 5A/6 **October 10, 2007**

CRESTVIEW HILLS, UNIT 2 — MINOR PLAT — 070226
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 7
FERGUSON MAP GRID: 580 E-7
OWNER: Elpidio Medelez
ENGINEER: Martinez Engineering, Inc., by Arnold Martinez
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: October 10, 2007

Location: On the west side of Stardust Street; north of Ingram Road

Services Available: SAWS Water and Sewer

Zoning: NP-10 Neighborhood Preservation District
NCD-13 Neighborhood Conservation District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **0.296** acres consisting of **1** single family lot.

DISCUSSION:

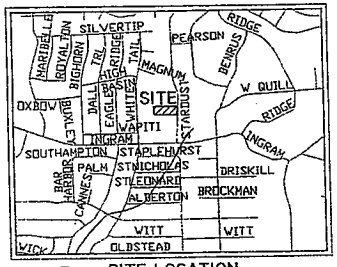
The Planning Commission will hold a public hearing on the proposed replatting of this property on October 10, 2007. Thirteen notices were mailed to the adjacent property owners, as of this writing one written response in support of the replat has been submitted.

The applicant is proposing to replat a portion of two lots into 1 lot. The area to be replatted is described as a portion of lot 7 and a portion of lot 8, Blk. 1, NCB 11504, out of the Crestview Hill Addition subdivision plat, as recorded in Volume 3025, Page 199, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval.

PLAT I.D. # 070226



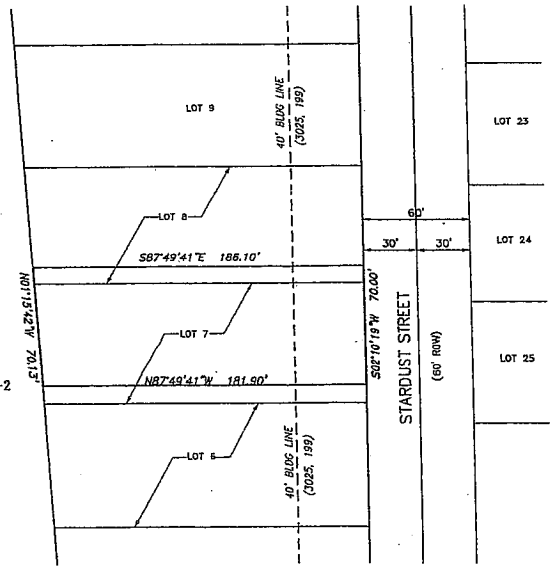
SITE LOCATION
NOT TO SCALE

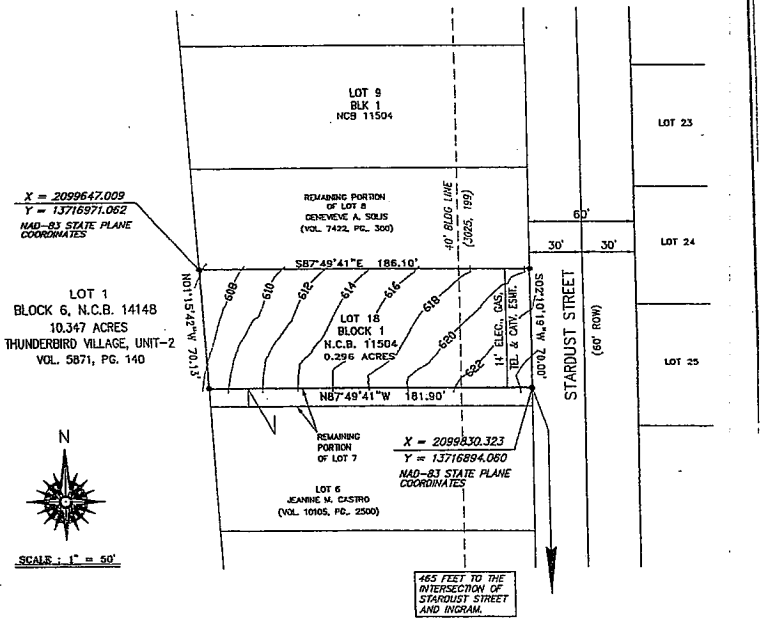
NORTH

MLAW Survey
16010 UNIVERSITY OAK, SUITE 104
SAN ANTONIO, TEXAS 78249
(210) 340-6521 (P)
(210) 340-5505 (F)

LOT 1
BLOCK 6, N.C.B. 14148
10.347 ACRES
THUNDERBIRD VILLAGE, UNIT-2
VOL. 5871, PG. 140

OWNER/DEVELOPER
ELPIDIO MEDELEZ
2600-9 S FLORES
SAN ANTONIO, TX 78204





BEARING SYSTEM BASED ON NAD-83 STATE PLANE COORDINATE SYSTEM.

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 I.D. NUMBER ISSUED BY THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES DEPARTMENT.

NOTES:
1. IRON PINS FOUND OR SET AT ALL CORNERS.
2. OWNER TO COMPLY WITH UDC #35-512 REQUIREMENT TO STREETSCAPE PLANTING STANDARDS DURING THE BUILDING PERMIT PROCESS.
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.(35-504(E)(2)b5-49)
4. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
5. OWNER SHALL PROVIDE SHARRED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506(r)(3).

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS 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: FISHER ENGINEERING, INC.

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

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 AND IN THE CAPACITY THEREIN STATED

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS____DAY OF____ 20____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

AREA BEING REPLATTED
THROUGH A PUBLIC HEARING
WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS A PORTION OF LOTS 7 AND 8, BLOCK 1, N.C.B. 11504, CRESTVIEW HILL ADDITION, VOLUME 3025, PAGE 199, AS RECORDED IN THE PLAT RECORDS OF BEXAR COUNTY, TEXAS ON THE 8TH OF MAY 1952.

THIS PLAT OF CREASTVIEW HILLS UNIT-2
HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS_____DAY OF_____A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT CRESTVIEW HILL ADDITION, WHICH IS RECORDED IN VOLUME 3025, PAGE 199, 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

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____DAY OF_____ 20____.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

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
ARNOLDO MARTINEZ, JR.
61594
LICENSED PROFESSIONAL ENGINEER

REPLAT ESTABLISHING
CRESTVIEW HILLS UNIT-2

A CERTAIN 0.296 ACRE TRACT OF LAND, A PORTION OF LOTS 7 AND 8, BLOCK 1, N.C.B. 11504, AT CRESTVIEW HILL ADDITION, RECORDED IN VOLUME 3025, PAGE 199, OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND TO BE KNOWN AS LOT 18, BLOCK 1, N.C.B. 11504, CRESTVIEW HILLS UNIT 2, SAN ANTONIO, 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 EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR 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.

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 ELEVATIONS ALTERATION.

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT 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 EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENT.

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_____ OF SAID COUNTY, IN BOOK VOLUME_____ON PAGE_____IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF_____20____.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY
COUNTY CLERK, BEXAR COUNTY, TEXAS

DATE: 01/26/07

PROJECT NO. 06-090

06090PLT.dwg

DEVELOPMENT SERVICES
RECEIVED
2007 SEP 20 PM 3:49

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5B October 10, 2007

HOWARD CROSSING TOWNHOME SUBDIVISION
PUD PLAN NAME

PUD 07-022
PLAN#

COUNCIL DISTRICT: 1
FERGUSON MAP GRID 582 E-6
OWNER: Howard Crossing by Bo Broll
ENGINEER: GGC Consulting Engineers, by Gus Gonzalez
CASE MANAGER: Jasmin Moore, Planner

Location: Near the intersection of Howard Street and Millard Street.

Land Use: PUD, Planned Unit Development
MF33, Multi-Family Residential

APPLICANT'S PROPOSAL:

- 21 dwelling units at a density of 12.24 units per acre.
- The subject property is located inside the City Limits.
- Open space ratio of 30.44%.
- The Plan is within the North Central Community Plan, and is not within 200 ft. of a Registered Neighborhood Association.

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)

DSD – Traffic Impact Analysis & Streets recommends approval with the following condition:

- All access driveways shall provide clear sight distance to provide adequate obstruction free viewing distances for approaching traffic.

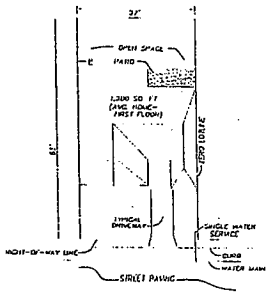
Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland provided shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing*.
- All amenities provided shall comply with UDC section 35-503(h) *Credit for Park Facilities*.

STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.

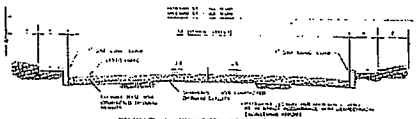


TYP. ZERO LOT LINE LOT

NOT TO SCALE

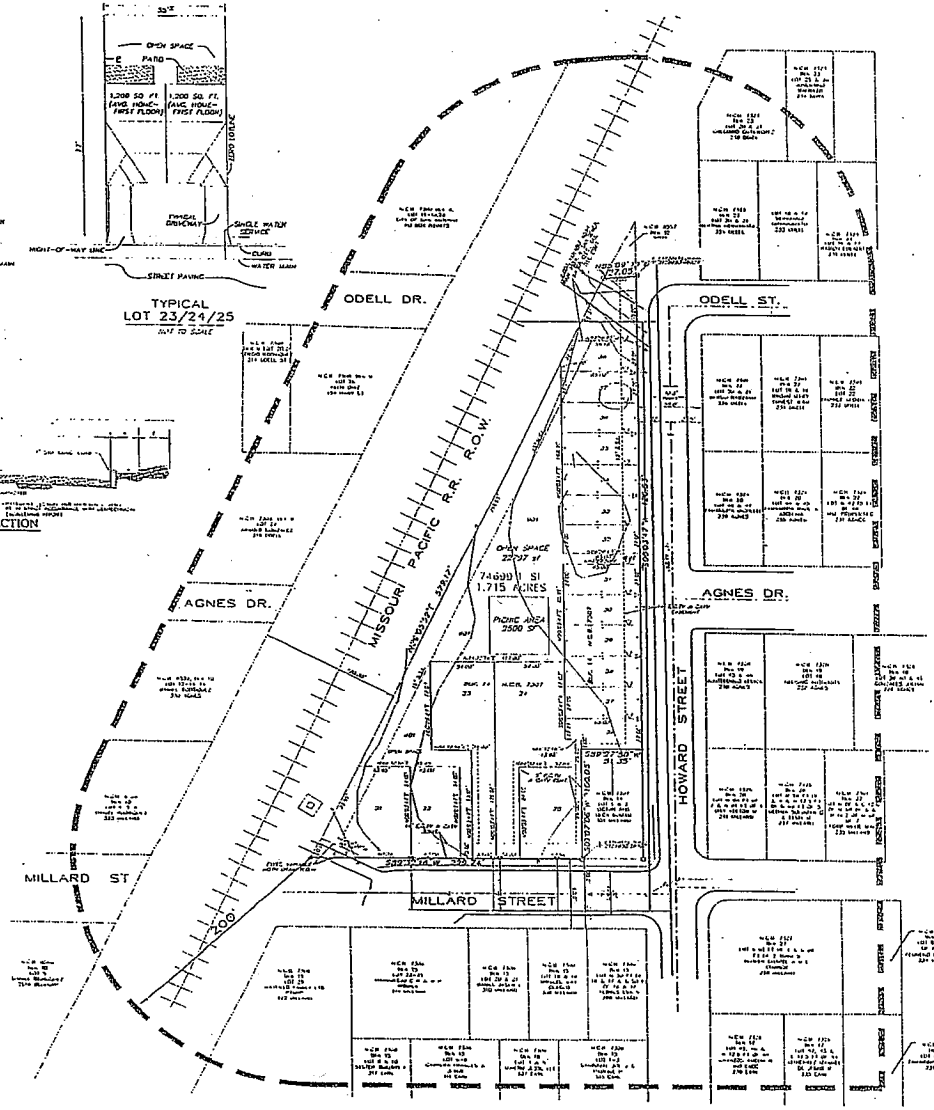
TYPICAL LOT 23/24/25

NOT TO SCALE



TYPICAL STREET SECTION

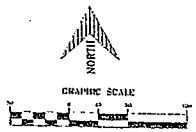
NOT TO SCALE

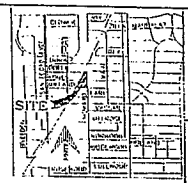


SUBJECT AREA

LEGEND

OWNER/APPLICANT:





LOCATION MAP

NOT TO SCALE

LEGEND

SUBDIVISION NAME:	HOWARD CROSSING TOWNHOME SUBDIVISION, PUD
DESIGNER / ENGINEER:	COL CONSULTING ENGINEERS, INC 11250 WEST AVE, SUITE 220B SAN ANTONIO, TX 78216 210.525.8590 210.525.8591
ADJACENT PROPERTY OWNERS:	SEE PLAN
LEGAL:	MERWOOD SUBDIVISION UNIT (A.C. 89-1), LOT 20, BLOCK 14, NEW CITY BLOCK 11900, RECORDED IN VOLUME 9511, PAGE 157, OF THE BEXAR COUNTY DEED AND PLAT RECORDS
UTILITIES	WATER AND SEWER PROVIDED BY SAWS ELECTRIC PROVIDED BY CPS ENERGY
PROPOSED LAND USE:	THE LAND USE IS PUD W 33
FLOOD PLAIN:	THERE IS NO FLOOD PLAIN ON THE PROPERTY
E.A.R.Z.:	THE PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE
STREET:	THERE WILL NOT BE A PRIVATE OR PUBLIC STREET
GATED STATUS	THE SUBDIVISION WILL NOT BE GATED
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE
BASIS OF BEARING:	THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET
TOTAL PROPERTY ACREAGE:	1.715 ACRES
TOTAL NUMBER OF LOTS:	19 AND 1 LOT OPEN SPACE
TOTAL AREA OF OPEN SPACE:	22,736.37 S.F.
OPEN SPACE RATIO:	0.30
DENSITY:	21 DWELLING UNITS / 1.715 ACRES = 12.24 LOTS PER ACRE PER UDC W-33 [MAXIMUM DWELLING UNITS IS 33 PER ACRE]
GENERAL NOTES:	SIDEWALKS WILL BE INSTALLED PER UDC

THE PLANNED UNIT DEVELOPMENT (PUD) PLAN OF HOWARD CROSSING TOWNHOME SUBDIVISION, PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION

DULY EXD. _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

Consulting Engineers INC

P.U.D. PLAN #07-022

HOWARD CROSSING TOWNHOME SUBD

SAN ANTONIO, TEXAS

REVISIONS		
NO.	DATE	

JOB NO. 06030

DATE 09-14-07

DESIGN BY GG

DRAWN BY RV

CHECKED BY GG

SCALE 1" = 50'

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 7 October 10, 2007

WINDFIELD, UNIT 7 — MAJOR PLAT — 060328

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 585 E-8
OWNER: XL Equity Partners, LTD, by Norman T. Dugas, Jr.
ENGINEER: Denham-Ramones Engineers, Inc., by Paul W. Denham
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 24, 2007

Location: Extending Windfield Path to the east from Unit 1

Services Available: SAWS Water and San Antonio River Authority 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: Residential

APPLICANT'S PROPOSAL:

To plat **12.447** acres consisting of **69** single family lots and **2,534** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060328

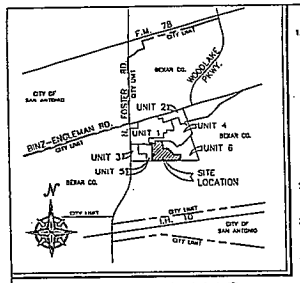
SHEET 1 OF 1

69 LOTS

SUBDIVISION PLAT ESTABLISHING

WINDFIELD SUBDIVISION UNIT 7

BEING 12.447 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, 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.

B.S.L. 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.

NOTE:

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

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.

PLAT REFERENCE	
①	WINDFIELD SUBDIVISION UNIT 1 (VOL. 9561, PGS. 182-185, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)
③	WINDFIELD SUBDIVISION UNIT 5 (VOL. 9568, PG. 113, D.P.R.)
④	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PGS. 194-495, D.P.R.)
⑤	WINDFIELD SUBDIVISION UNIT 6 PLAT I.D. NO. 060362

GRAPHIC SCALE

100 0 50 100 200

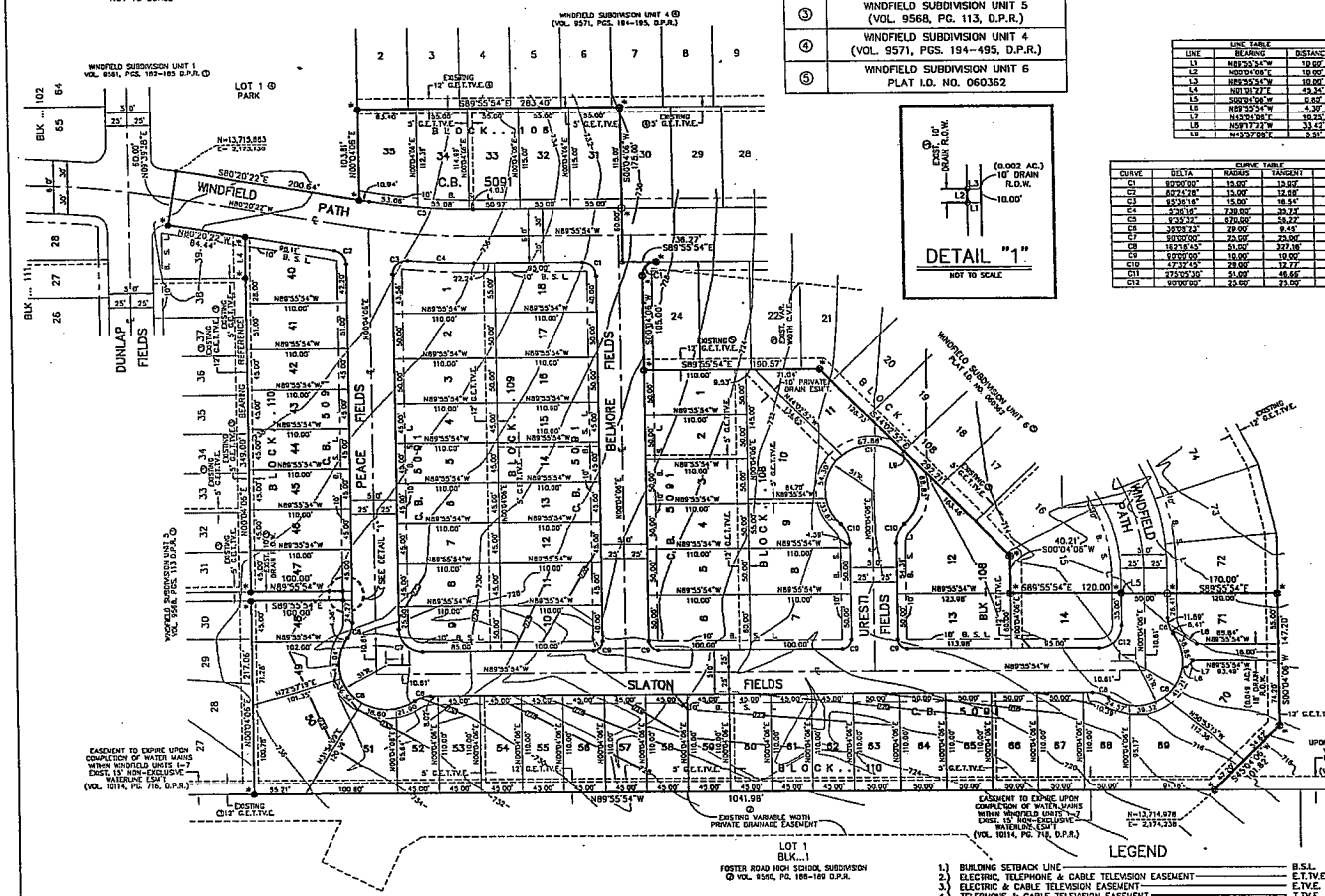
(IN FEET)
1 inch = 100 ft.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N89°55'54"W	10.00'
L2	N00°04'06"E	10.00'
L3	N89°55'54"W	10.00'
L4	N01°31'27"E	49.34'
L5	S00°04'06"W	6.60'
L6	N89°55'54"W	4.30'
L7	N43°31'06"E	19.25'
L8	N59°17'27"W	33.49'
L9	N43°31'06"E	6.50'

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	15.00'	15.00'	23.56'	21.21'
C2	60°13'28"	15.00'	12.69'	21.03'	19.37'
C3	85°36'16"	15.00'	16.54'	23.03'	22.32'
C4	5°36'16"	738.00'	36.73'	71.41'	71.38'
C5	9°33'32"	820.00'	68.27'	112.37'	112.04'
C6	26°38'23"	20.00'	9.45'	18.26'	17.99'
C7	90°00'00"	25.00'	25.00'	39.27'	35.36'
C8	182°18'45"	51.00'	327.18'	144.45'	100.78'
C9	90°00'00"	10.00'	10.00'	15.71'	14.14'
C10	47°37'15"	29.00'	12.77'	24.07'	23.39'
C11	275°05'30"	51.00'	46.66'	244.85'	69.85'
C12	90°00'00"	25.00'	25.00'	39.27'	35.36'

DETAIL "1"

NOT TO SCALE



LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
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 DEVELOPMENT SERVICES.
8.) PROPOSED FINISHED CONTOUR — (730)
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS (-) 0°25'40" (SEE UNIT 1)
10.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE EAST LINE OF LOTS 31-38, BLOCK 110 OF THE WINDFIELD SUBDIVISION UNIT 5 BETWEEN THE TWO MONUMENTS SHOWN HEREON AND CALLED S00°04'06"W ON THE PLAT RECORDED IN VOL. 9568, PG. 113 OF THE D.P.R. OF BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY "SARA". SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) 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.

"S.A.R.A. NOTE"

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.

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP
*● = 1/2" IRON ROD FOUND W/DR-E CAP
*○ = 1/2" IRON ROD SET W/DR-E CAP

Denham-Ramones Engineering and Associates, Inc.

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

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

OWNER/DEVELOPER:
XL EQUITY PARTNERS L.P.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

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: XL EQUITY PARTNERS L.P.

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 & SEAL OF OFFICE THIS _____ DAY OF _____ 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 WINDFIELD SUBDIVISION UNIT 7 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

FILED
2007 SEP 13 PM 3:23
COUNTY CLERK
BEXAR COUNTY, TEXAS

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 8 October 10, 2007

WINDFIELD UNIT 6 — MAJOR PLAT — 060362

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 585 E-8
OWNER: XL Equity Partners LP, by Norman T. Dugas, Jr.
ENGINEER: Denham-Ramones Engineering, by Paul w. Denham
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: September 24, 2007

Location: The extension of Foster Fields from Windfield Unit 4

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #751A, Woodlake Farms Ranch was accepted on February 15, 2004.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **18.943** acres consisting of **54** single family lots and **2,703** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060362

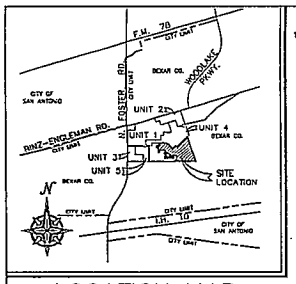
SHEET 1 OF 2

54 LOTS

SUBDIVISION PLAT ESTABLISHING

WINDFIELD SUBDIVISION UNIT 6

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, 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.

B.S.L. 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.

"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.

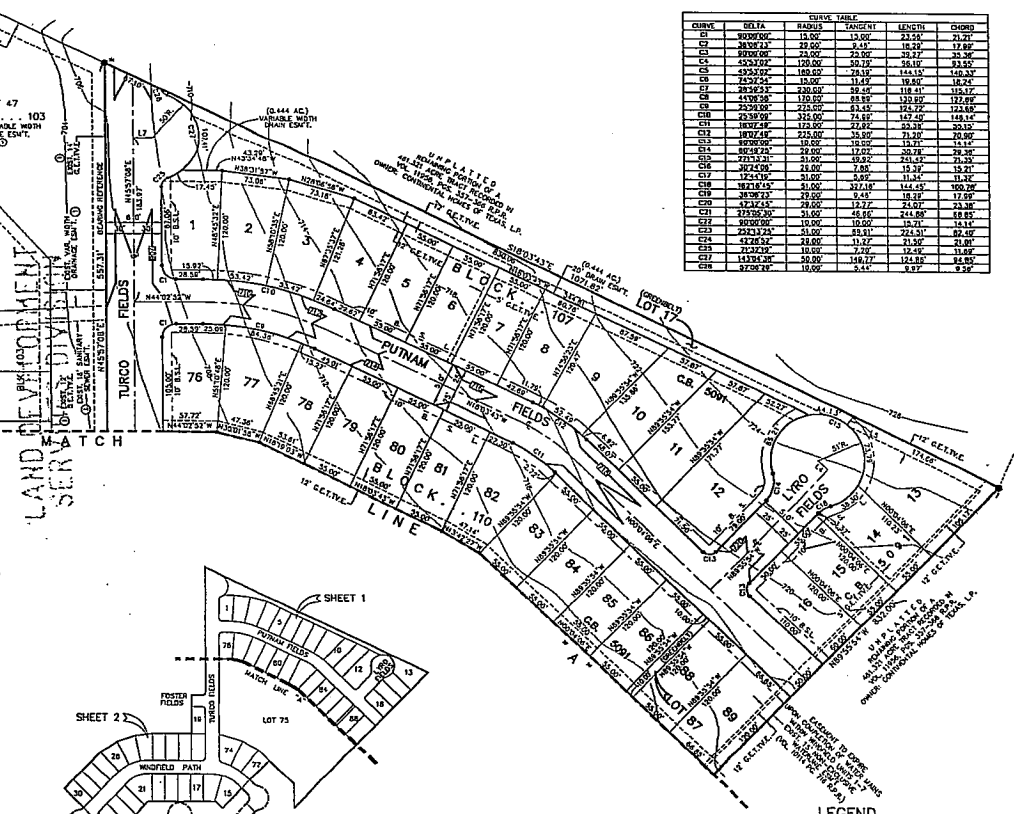
NOTE:

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

THE MAINTENANCE OF GREENBELTS (LOTS 75 & 87, BLK 110, LOT 17, BLK. 107) 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.

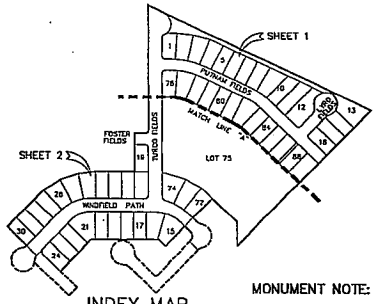
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL 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.

PLAT REFERENCE	
①	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PG. 194-195, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)



CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	13.00'	13.00'	23.56'	21.21'
C2	38°08'23"	29.00'	9.45'	18.29'	17.96'
C3	90°00'00"	23.00'	23.00'	36.21'	32.62'
C4	45°53'09"	120.00'	50.19'	96.10'	93.55'
C5	93°53'09"	180.00'	129.19'	294.93'	263.33'
C6	26°52'54"	15.00'	11.49'	19.60'	18.24'
C7	28°36'53"	230.00'	59.46'	118.41'	115.17'
C8	44°08'58"	120.00'	48.99'	120.99'	117.99'
C9	25°39'09"	275.00'	62.45'	124.77'	123.68'
C10	25°39'09"	325.00'	74.49'	147.40'	146.14'
C11	18°07'49"	173.00'	27.97'	55.38'	55.15'
C12	18°07'49"	225.00'	35.99'	71.20'	70.90'
C13	90°00'00"	10.00'	10.00'	15.71'	14.14'
C14	90°18'29"	19.00'	17.07'	29.94'	26.95'
C15	27°13'21"	51.00'	49.92'	24.23'	23.55'
C16	30°24'08"	29.00'	7.85'	15.39'	15.21'
C17	12°44'19"	51.00'	5.69'	11.34'	11.32'
C18	162°16'15"	51.00'	327.18'	144.45'	100.78'
C19	38°08'23"	29.00'	9.45'	18.29'	17.96'
C20	42°47'45"	29.00'	12.77'	24.07'	23.38'
C21	275°35'30"	51.00'	46.86'	244.88'	68.85'
C22	90°00'00"	10.00'	10.00'	15.71'	14.14'
C23	25°13'24"	51.00'	25.91'	224.31'	82.49'
C24	42°26'53"	29.00'	11.72'	21.50'	21.01'
C25	20°32'39"	10.00'	7.29'	12.49'	11.96'
C27	145°36'28"	50.00'	149.77'	127.69'	94.85'
C28	97°06'29"	10.00'	9.44'	9.97'	9.58'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S00°04'06"W	6.28'
L2	S89°55'54"E	10.00'
L3	N00°01'06"E	35.00'
L4	N00°04'06"E	15.00'
L5	N84°33'09"E	11.35'
L6	S89°55'54"E	38.37'
L7	N44°02'52"W	21.00'



INDEX MAP

1"=400'

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)

1 inch = 100 ft.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
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SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS (-) 0°25'40" (SEE UNIT 1)
10.) MONUMENTATION AS SHOWN IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 47, BLOCK 103, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, AND SHOWN AS S45°57'08"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
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 6 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY "SARA". SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) 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.
20.) LOT 17, BLOCK 107 AND LOTS 75 & 87, BLOCK 110 ARE GREENBELT, DRAINAGE AND ACCESS 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

"S.A.R.A. NOTE"

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.

OWNER/DEVELOPER:
XL EQUITY PARTNERS L.P.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

Denham-Ramones Engineering and Associates, Inc.

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

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

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: XL EQUITY PARTNERS L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

NORMAN T. DUGAS, JR. 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 _____ DAY OF _____ 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 WINDFIELD 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., 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 No. 060362

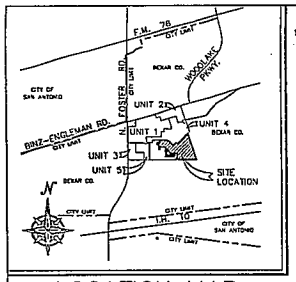
SHEET 2 OF 2

54 LOTS

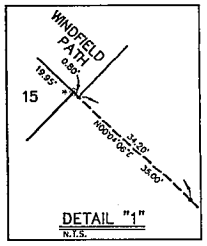
SUBDIVISION PLAT ESTABLISHING

WINDFIELD SUBDIVISION UNIT 6

BEING 18.943 ACRES OF LAND OUT OF A 95.82 ACRE TRACT RECORDED IN VOLUME 10114, PAGE 716, REAL PROPERTY RECORDS, OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703, C.B. 5091, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



DETAIL "1"
N.T.S.

"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.

B.S.L. 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.

"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.

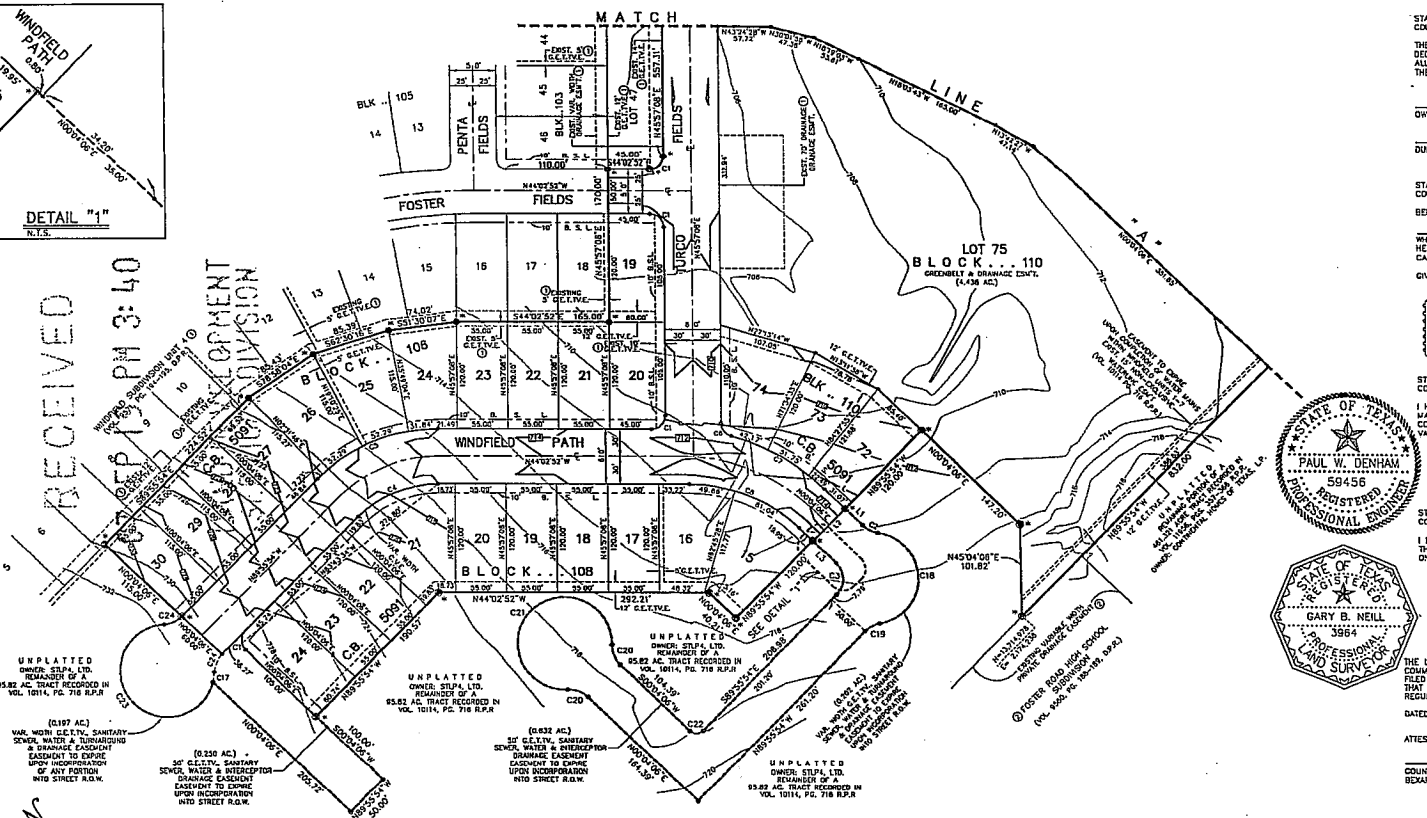
NOTE:

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

THE MAINTENANCE OF GREENBELTS (LOTS 75 & 87, BLK 110, LOT 17, BLK. 107) 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.

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.

PLAT REFERENCE	
①	WINDFIELD SUBDIVISION UNIT 4 (VOL. 9571, PG. 194-195, D.P.R.)
②	FOSTER ROAD HIGH SCHOOL SUBDIVISION (VOL. 9560, PG. 188-189, D.P.R.)



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

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LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
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 DEVELOPMENT SERVICES.
8.) PROPOSED FINISHED CONTOUR ——— 700
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS (-) 0°25'40" (SEE UNIT 1)
10.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE SOUTHEAST LINE OF LOT 47, BLOCK 103, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, AND SHOWN AS S45°57'08"W ON THE PLAT OF WINDFIELD SUBDIVISION UNIT 4, RECORDED IN VOLUME 9571, PAGES 194-195 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
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18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO RIVER AUTHORITY "SARA". SARA WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) 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.
20.) LOT 17, BLOCK 107 AND LOTS 75 & 85, BLOCK 110 ARE GREENBELT, DRAINAGE AND ACCESS EASEMENTS.

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

OWNER/DEVELOPER:
XL EQUITY PARTNERS L.P.
14502 BROOKHOLLOW
SAN ANTONIO, TEXAS 78232
PHONE: (210) 402-0866

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: XL EQUITY PARTNERS L.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NORMAN T. DUGAS, JR. 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 _____ DAY OF _____ 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
GARY B. NEILL
3964
REGISTERED 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 WINDFIELD 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., 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
SUBDIVISION

AGENDA ITEM NO: 9 **October 10, 2007**

TECH COM EXTENSION — MAJOR PLAT — 060549
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 553 B-4
OWNER: G. T. Sirizzotti, Ltd., by Gene J. Sirizzotti
ENGINEER: Macina, Bose, Copeland, Inc., by Robert A. Copeland, Jr.
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 24, 2007

Location: Extending Tech Com southeasterly from Crosswinds Way to I. H. 35

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
IH-1 National Highway System High Priority Corridor District

Plat is in accordance with:
MDP/POADP #474-B, Crosswinds Business Park was accepted on June 4, 1997

Proposed Use: Right of Way

Major Thoroughfare: I. H. 35 is a freeway.

APPLICANT'S PROPOSAL:

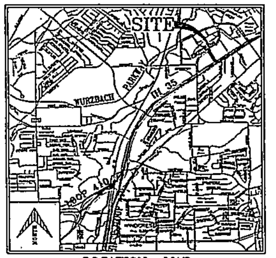
To plat **1.805** acres consisting of **772** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT ESTABLISHING TECH COM EXTENSION 060549

BEING A 1.805 ACRE TRACT OF LAND OUT OF THAT CALLED 158.867 ACRE TRACT AS RECORDED IN VOLUME 6175, PAGE 1463 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN THE J.F.A. SCOTT SURVEY, NO. 323, ABSTRACT NO. 676, AND PARTIALLY OUT OF THE HYPOLITO MENDIOLA SURVEY NO. 308, ABSTRACT NO. 491, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
—750—	EXISTING CONTOUR

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON MAP NUMBER 48029C0292 F, DATED JANUARY 04, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ZONE "X" (UNSHADED) – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING ONE (1) STREET RIGHT-OF-WAY, ONE (1) 14' UTILITY EASEMENT AND TWO (2) PRIVATE DRAINAGE EASEMENTS.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
4. ROTATE BEARINGS 00°15'39" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5. OWNER SHALL COMPLY WITH STREETSCAPE REQUIREMENTS AT THE TIME OF CONSTRUCTION.
6. SIDEWALKS TO BE INSTALLED DURING BUILDING PERMIT.
7. 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 910 AND STATEMENT p-5-39)(d)(5), (h)(1) p-5-48 AND 35-505 (g) (1) p-5-59.
8. THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

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 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 ALONG I.H. 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 120'.
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.

SEWER FEE 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.

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.

Crosswinds Land Partnership Limited
OWNER
By: [signature]
OWNER'S DULY AUTHORIZED AGENT Robert C. Wilson, III, President of JOQ GP, LLC, its general partner

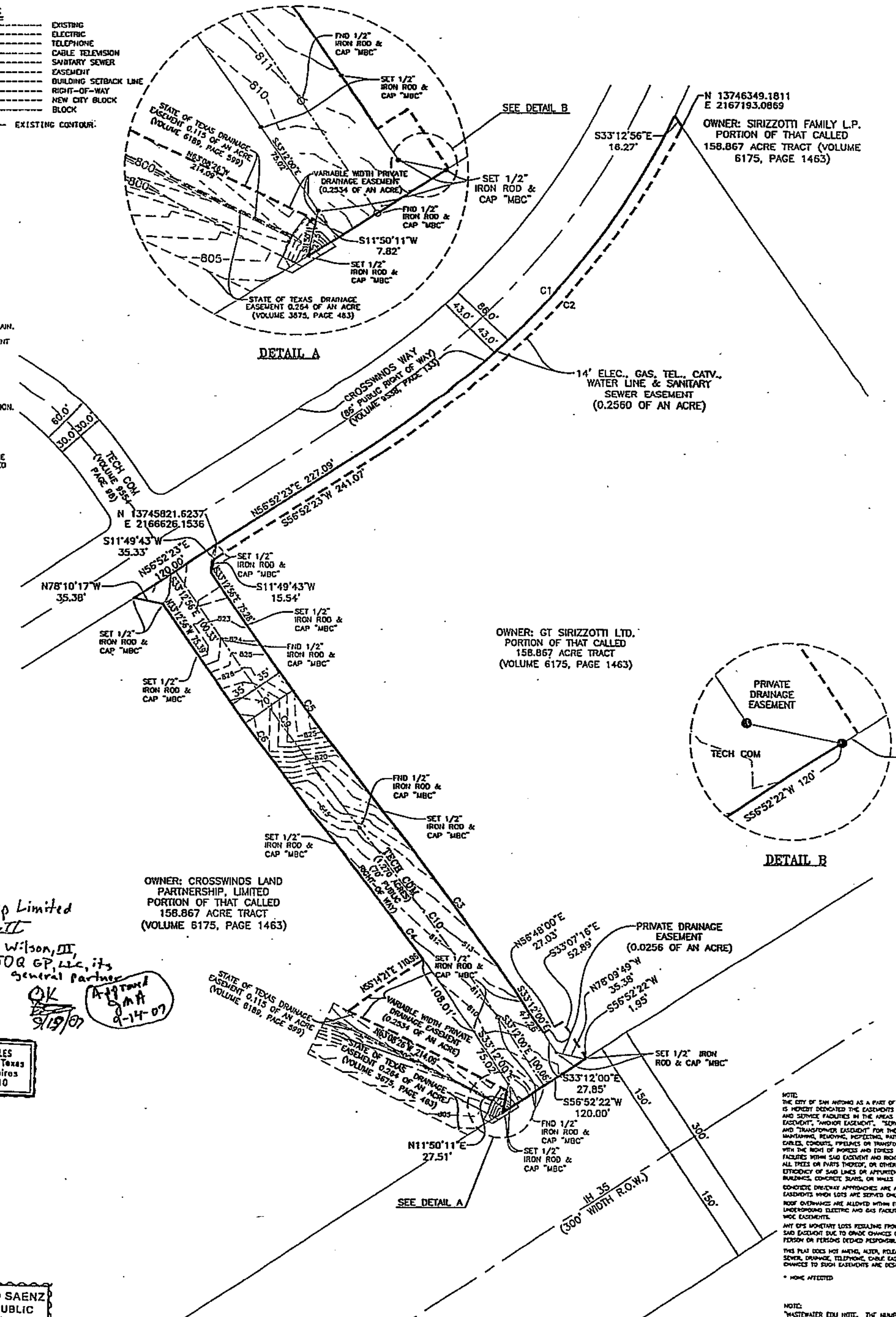
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT C. WILSON, III, PRESIDENT OF JOQ GP, LLC, AS GENERAL PARTNER OF CROSSWINDS LAND PARTNERSHIP LIMITED, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED 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 19th DAY OF September A.D. 20 07
Stephanie Arguelles
NOTARY PUBLIC
~~BEXAR~~ HARRIS COUNTY, TEXAS

STEPHANIE ARGUELLES
Notary Public, State of Texas
My Commission Expires
December 22, 2010

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.
[signature]
OWNER
OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GENE J. SIRIZZOTTI 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 10TH DAY OF SEPTEMBER A.D. 20 07
Fernando Saenz
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010



NORTH

SCALE: 1"=100'

BEARINGS ARE BASED ON THE SOUTHEAST RIGHT OF WAY LINE OF CROSSWINDS WAY AS BEING N56°52'23"E

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	30°55'21"	1043.00	288.49	562.91	556.10	N41°24'43"E
C2	30°28'14"	1057.00	287.88	562.12	555.52	S41°38'16"W
C3	04°06'19"	4035.00	144.62	289.12	289.06	N35°15'10"W
C4	04°06'19"	3965.00	142.11	284.10	284.04	N35°15'10"W
C5	04°05'23"	3965.00	141.57	283.02	282.96	S35°15'38"E
C6	04°05'23"	4035.00	144.07	288.02	287.95	S35°15'38"E
C9	04°05'24"	4000.00	142.83	285.54	285.48	S35°15'38"E
C10	04°06'20"	4000.00	143.37	286.62	286.65	N35°15'10"W

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 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 ★ ROBERT A. COPELAND JR. 70868 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:
[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED ★ RAY INMAN 4496 PROFESSIONAL LAND SURVEYOR

RECORDED SEP 2 ... 2007

OWNER/DEVELOPER:
CROSSWINDS LAND PARTNERSHIP LIMITED
c/o TOWERY & ASSOCIATES
3518 TRAVIS STREET, SUITE 200
HOUSTON, TEXAS 77002
TEL. NO. (713) 526-0084

OWNER/DEVELOPER:
G.T. SIRIZZOTTI, LTD.
19049 BANDERA ROAD, #5
HELOTES, TEXAS 78023
TEL. NO. (210) 680-1113

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
mbc ENGINEERS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

29275-1674

NOTE:
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.

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

ROOF OVERHANGS ARE ALLOWED WITHIN 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.

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.

* NONE AFFECTED

NOTE:
"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."

THIS PLAT OF ____ TECH COM EXTENSION ____ 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, ____ 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 ____ 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

SHEET 1 OF 1
DRAWN BY: TONY GONZALEZ

Date: Aug 31, 2007, 9:07am User ID: BHoerner
File: P:\1674\Crosswinds M\29275-CW Sirizzotti\Design\9275P1.dwg

PLANNING COMMISSION
VACATE, REPLAT, AND SUBDIVISION PLAT

AGENDA ITEM NO: 10 **October 10, 2007**

TRAILS OF BRIGGS RANCH, UNIT 3A PUD	MAJOR PLAT	060720
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 645 B-1
OWNER: Bilmar Construction, L.P., by William L. Patton
ENGINEER: Pape-Dawson Engineers, Inc., by Rick Wood
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: September 25, 2007

Location: South of the intersection of Lattiago Trail and Roundup Pass

Services Available: Bexar Met Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #623A, Briggs Ranch was accepted on January 28, 2000. PUD # 06-037, The Trails of Briggs Ranch and Royal Oaks at Briggs Ranch was approved on January 10, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **41.43** acres consisting of **72** single family lots and **5,100** linear feet of private streets.

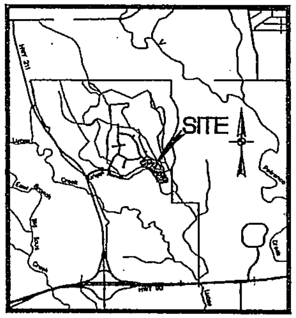
DISCUSSION:

The variable width drainage easements were delineated to contain the boundaries of the Hundred Year Flood Zone established by a flood study, FEMA Case Number 00-06-413P, as part of a letter of map revision request submitted to the Federal Emergency Management Agency (FEMA) for the flood hazard areas shown on Firm Panel Number 48029C0395, and 0415E dated February 11, 2000. 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 easements as necessary.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060720



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID: 645B1

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND ½" IRON ROD.
- 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
- VOL. = VOLUME
- PG. = PAGES
- 000.00 = MIN. FINISHED FLOOR ELEVATION
- ▼ = ZERO LOT LINE

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 5, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATTIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.

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

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

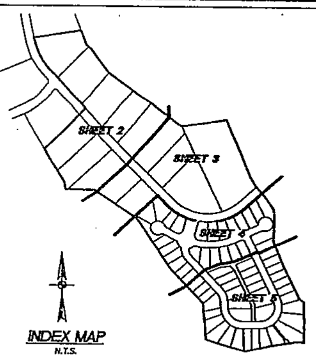
11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.

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

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

14. LOT 68, BLOCK 1, IS DESIGNATED A 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.



DRIVEWAY CULVERT NOTE:
ASSUMING FRONT LOT ACCESS, DRIVEWAY CULVERTS ON LOTS 60-68, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

SURVEYOR NOTES:

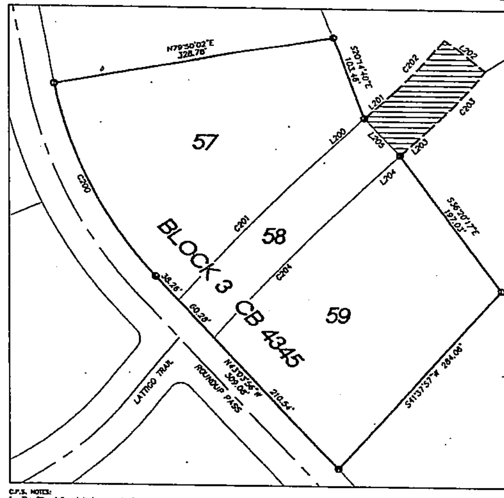
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NADB3 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC 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 DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE:

1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

SCALE : 1"=100'
0' 100' 200' 300'



LINE TABLE

LINE	LENGTH	BEARING
L200	74.01'	S46°56'04"W
L201	47.82'	N46°56'04"E
L202	60.00'	S51°38'52"E
L203	47.82'	S46°56'04"W
L204	74.01'	S46°56'04"W
L205	60.00'	S43°03'56"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C200	259.81'	470.00'	133.32'	31°40'20"	256.51'	N27°13'46"W
C201	232.26'	2430.00'	116.22'	05°28'35"	232.17	S44°11'47"W
C202	85.36'	570.00'	42.77'	08°34'56"	85.30'	N42°38'36"E
C203	94.37'	630.00'	47.27'	08°34'56"	94.28'	S42°38'36"W
C204	232.26'	2370.00'	116.23'	05°36'56"	232.19'	S44°07'36"W

▨ AREA TO BE VACATED

AREA BEING REPLATTED & VACATED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 PLANNED UNIT DEVELOPMENT AS RECORDED IN VOLUME 9550, PAGE 108, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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-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 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 these five (5) foot wide easements.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

FLOOD PLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, FEMA CASE NO. 00-06-413P, AS PART OF A LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0395 & 0415E DATED FEBRUARY 11, 2000. 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 EASEMENTS AS NECESSARY.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept A.D. 20 07

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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.

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

OWNER: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 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

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: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.L. Patton, 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 11th DAY OF Sept 07

Mary Gimon
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF Sept. A.D. 20 07

Rita A Brennan
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK COUNTY, IL

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

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: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A and C GRAVITT, 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 12 DAY OF Sept. 2007.

Rita A Brennan
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK COUNTY, IL

PAPE-DAWSON ENGINEERS

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

VACATE, REPLAT & SUBDIVISION PLAT OF TRAILS OF BRIGGS RANCH, UNIT 3A

(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

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

DATED THIS ____ DAY OF ______, 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 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

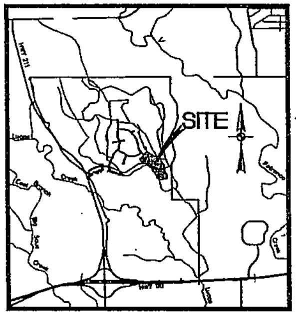
STATE OF TEXAS
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

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

Date: Sep 07, 2007, 8:38am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg

JOB NO. 5066-24

DRAWN BY: GRG



LOCATION MAP

NOT TO SCALE

FERGUSON MAP GRID: 645B1

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 3, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV, EASEMENTS.

6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATTIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.

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

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.

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

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

14. LOT 68, BLOCK 1, IS DESIGNATED A 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

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-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 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.

SURVEYOR 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.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).

4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF 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.

W.L. Patton [signature]
OWNER: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.L. Patton, 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 7th DAY OF Sept 07

Mary A. Gimon [signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

[signature]
OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept A.D. 20 07

Deborah L. Menshew [signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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.

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

[signature]
OWNER: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 07

Deborah L. Menshew [signature]
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 [signature]
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
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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[signature] / [signature]
OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF Sept. A.D. 20 07

Rita A Brennan [signature]
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK COUNTY, IL

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

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: (LOT 60, BLOCK 3)
[signature] / [signature]
DULY AUTHORIZED AGENT

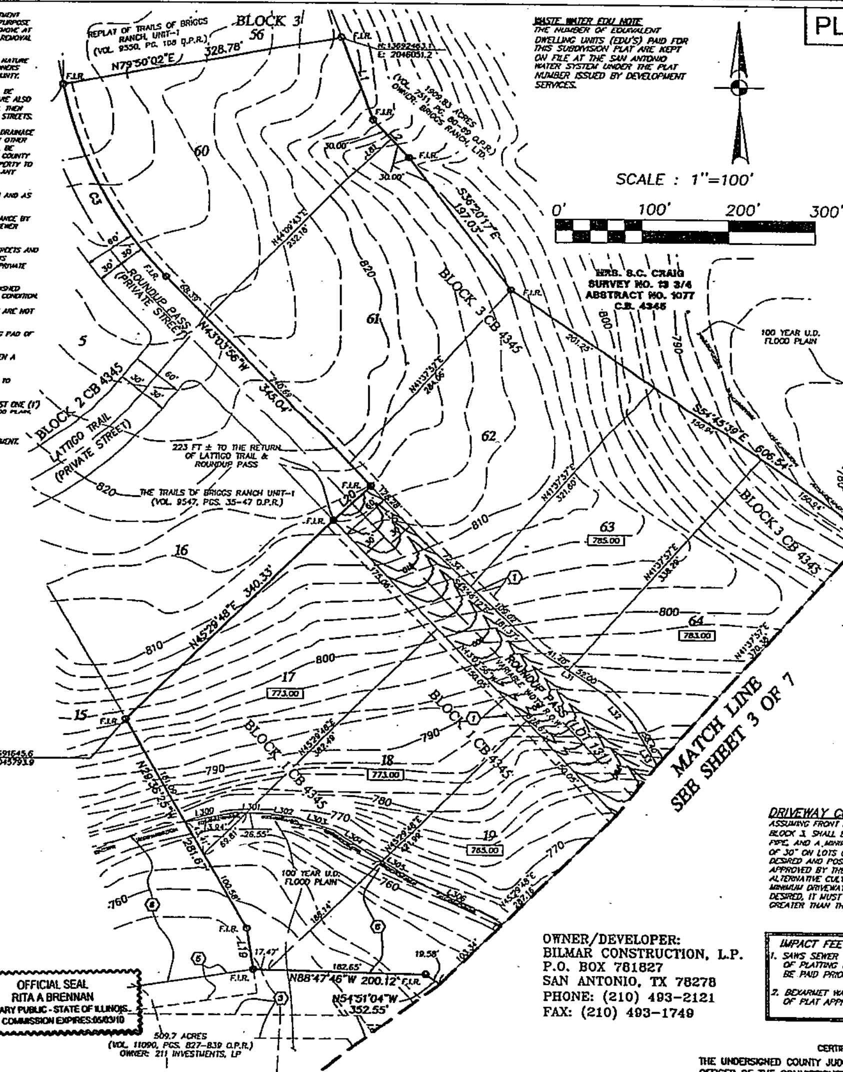
STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Aaad C Gravnt, 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 12 DAY OF Sept. 2007.

Rita A Brennan [signature]
NOTARY PUBLIC ~~BEXAR~~ COOK COUNTY, ~~TEXAS~~ ILLINOIS

PAPE-DAWSON ENGINEERS

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10



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 DEVELOPMENT SERVICES.

PLAT NO. 060720

KEY NOTES
1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 - 2088 O.P.R.)
4. 30' ELEC., GAS, TELE., & CA. T.V. EASEMENT
5. 28' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9547, PGS. 35-47 D.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. 20' WATER EASEMENT
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PGS. 35-47 D.P.R.)
9. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 23' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

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 DEVELOPMENT SERVICES.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
840 = FINISHED CONTOURS
VOL. = VOLUME
PG. = PAGES
000.00 = MIN. FINISHED FLOOR ELEVATION
▼ = ZERO LOT LINE

DRIVEWAY CULVERT NOTE:
ASSUMING FRONT LOT ACCESS, DRIVEWAY CULVERTS ON LOTS 60-68, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

VACATE, REPLAT & SUBDIVISION PLAT OF
TRAILS OF BRIGGS RANCH, UNIT 3A
(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

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

DATED THIS ____ DAY OF ______, 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 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 2 OF 7

Date: Sep 07, 2007, 8:39am User ID: JAdkins
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JOB NO. 5066-24

DRAWN BY: CRC

Date: Sep 07, 2007, 8:39am User ID: JAdkins
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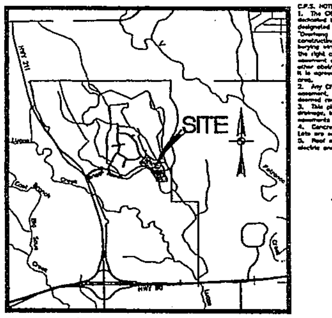
PLAT NO. 060720



LOCATION MAP

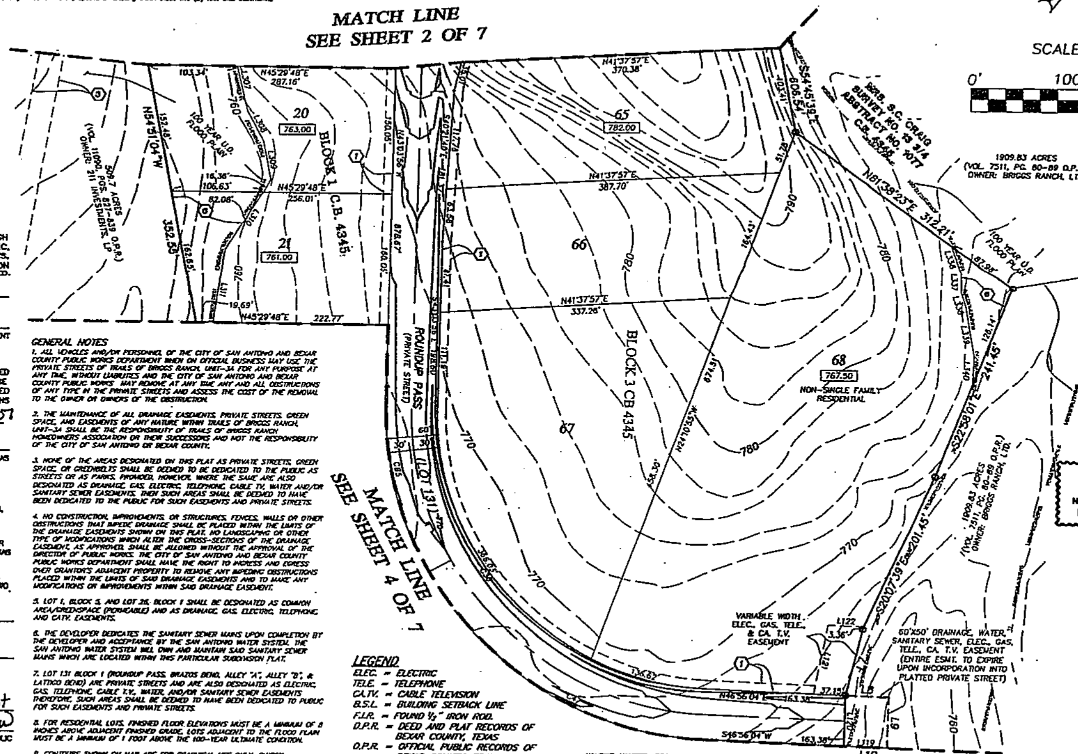
NOT TO SCALE
FERGUSON MAP GRID: 645B1

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-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 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.

SURVEYOR 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.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

KEY NOTES
1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 - 2088 O.P.R.)
4. 30' ELEC., GAS, TELE., & CA. T.V. EASEMENT
5. 28' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9547, PGS. 35-47 O.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. 20' WATER EASEMENT
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PGS. 35-47 D.P.R.)
9. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 23' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

SCALE : 1"=100'
0' 100' 200' 300'



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: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.L. Patton, 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 7th DAY OF Sept 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept A.D. 2007

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 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.

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
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 5, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.
6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.
9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.
11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.
12. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
13. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN.
14. LOT 68, BLOCK 1, IS DESIGNATED A 30' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

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 DEVELOPMENT SERVICES.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

PAPE-DAWSON ENGINEERS

LEGEND
- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- 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
- VOL. = VOLUME
- PG. = PAGES
- 000.00 = MIN. FINISHED FLOOR ELEVATION
- ZERO LOT LINE

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 DEVELOPMENT SERVICES.

DRIVEWAY CULVERT NOTE:
ASSUMING FRONT LOT ACCESS, DRIVEWAY CULVERTS ON LOTS 60-68, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

VACATE, REPLAT & SUBDIVISION PLAT OF TRAILS OF BRIGGS RANCH, UNIT 3A

(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12TH DAY OF Sept. A.D. 2007

NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK ILLINOIS

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

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: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Brad C. Gravitt, 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 12 DAY OF Sept 2007

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK IL

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

DATED THIS ____ DAY OF ______, 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 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: Sep 07, 2007, 8:40am User ID: JAdkins
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JOB NO. 5066-24

DRAWN BY: GRG

Date: Sep 07, 2007, 8:40am User ID: JAdkins
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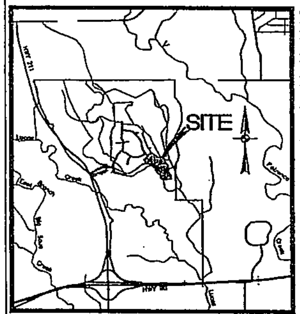
PLAT NO. 060720

SCALE : 1"=100'

0' 100' 200' 300'



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID: 645B1

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 5, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISON PLAT.

7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATTIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE. LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.

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

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.

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

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

14. LOT 64, BLOCK 1, IS DESIGNATED A 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

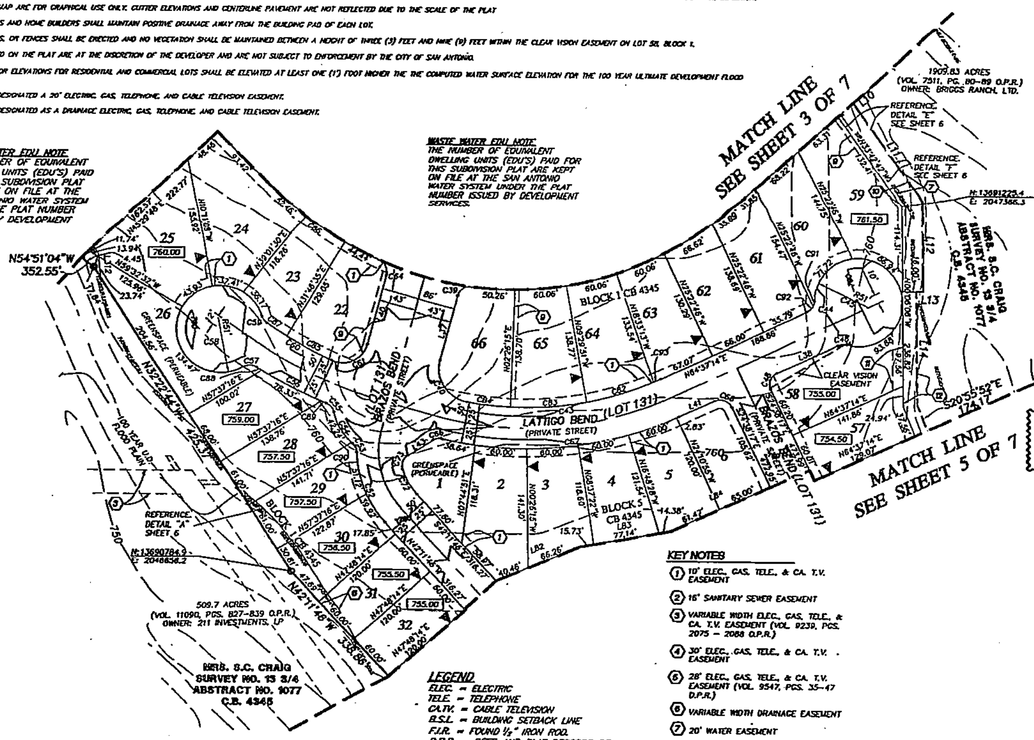
15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

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-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 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.

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 DEVELOPMENT SERVICES.



KEY NOTES

1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 – 2088 O.P.R.)
4. 30' ELEC., GAS, TELE., & CA. T.V. EASEMENT
5. 28' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9547, PGS. 35–47 D.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. 20' WATER EASEMENT
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PGS. 35–47 D.P.R.)
9. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 23' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD
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
VOL. = VOLUME
PG. = PAGES
000.00 = MIN. FINISHED FLOOR ELEVATION
▼ = ZERO LOT LINE

IMPACT FEE PAYMENT DUE:

1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

DRIVEWAY CULVERT NOTE:

ASSUMING FRONT LOT ACCESS, DRIVEWAY CULVERTS ON LOTS 60-68, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

PAPE-DAWSON ENGINEERS

VACATE, REPLAT & SUBDIVISION PLAT OF TRAILS OF BRIGGS RANCH, UNIT 3A

(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

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: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.C. Patton, 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 7th DAY OF Sept 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept A.D. 20 07

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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.

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

OWNER: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 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

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

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

SURVEYOR 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.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 57, BLOCK 3)

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF Sept A.D. 20 07

Rita A Brennan
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK ILLINOIS

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

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: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Paul C Gravitt, 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 12 DAY OF Sept 2007

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

Rita A Brennan
NOTARY PUBLIC ~~BEXAR COUNTY, TEXAS~~ COOK IL

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

DATED THIS ____ DAY OF ______, 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 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: Sep 07, 2007, 8:41am User ID: JAdkins
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JOB NO. 5066-24

DRAWN BY: GRG

Date: Sep 07, 2007, 8:41am User ID: JAdkins
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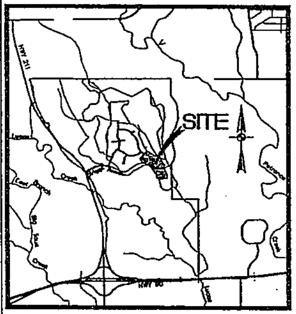
PLAT NO. 060720



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID: 645B1

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-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.
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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 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.

DRIVEWAY CULVERT NOTE:
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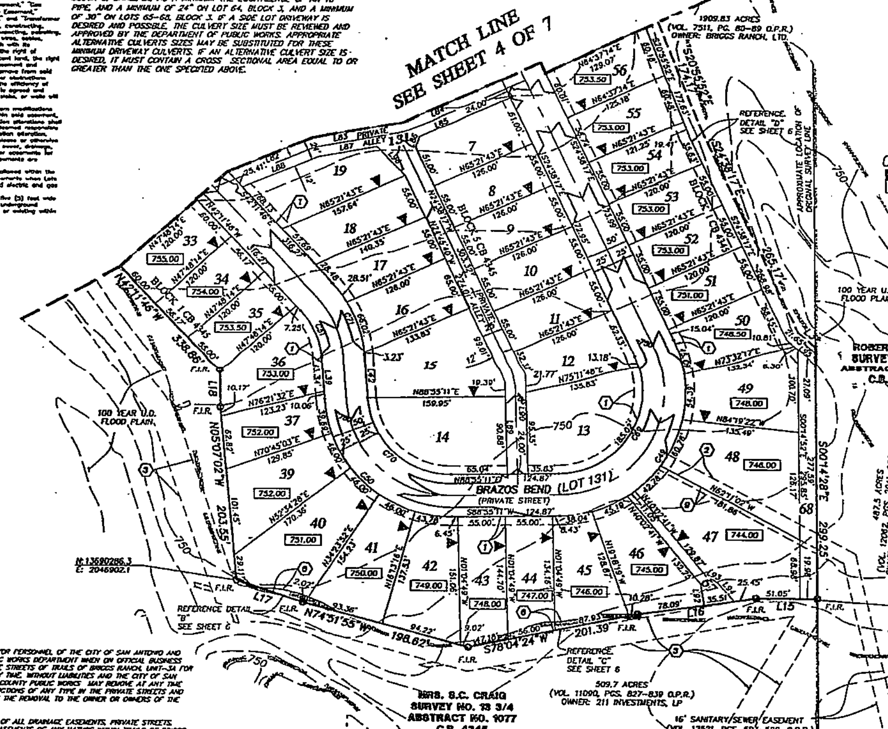

KEY NOTES
1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 - 2088 O.P.R.)
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11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

WASTE WATER EDU NOTE
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WASTE WATER EDU NOTE
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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.

[signature]
OWNER: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. L. Patton, 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 7th DAY OF Sept 07

[signature: Mary A. Gimon]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

[signature]
OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept
A.D. 2007

[signature: Deborah L. Menshew]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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[signature]
OWNER: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 07

[signature: Deborah L. Menshew]
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.

[signature: 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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
W.R. WOOD
65354
LICENSED
PROFESSIONAL ENGINEER

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

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 3, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATTICO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE, LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.

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

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.

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

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

14. LOT 68, BLOCK 1, IS DESIGNATED A 20' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT.

15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

PAPE-DAWSON ENGINEERS

SURVEYOR 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.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
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
VOL. = VOLUME
PG. = PAGES
000.00 = MIN. FINISHED FLOOR ELEVATION
▼ = ZERO LOT LINE

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

VACATE, REPLAT & SUBDIVISION PLAT OF
TRAILS OF BRIGGS RANCH, UNIT 3A
(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

[signature: Andrew Ulrich / Christine Grieth]
OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF Sept.
A.D. 2007

[signature: Rita A Brennan]
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK ILLINOIS

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

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.

[signature]
OWNER: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [handwritten name], 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 12 DAY OF Sept. 2007.

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

[signature: Rita A Brennan]
NOTARY PUBLIC ~~BEXAR COUNTY, TEXAS~~ COOK IL

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 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 ______, 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 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. ____

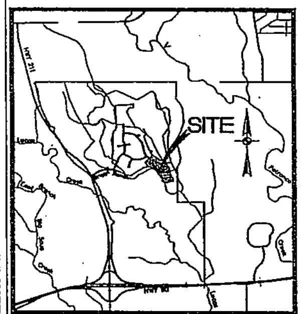
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

Date: Sep 07, 2007, 8:50am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg
JOB NO. 5066-24
DRAWN BY: GRG

Date: Sep 07, 2007, 8:50am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg

PLAT NO. 060720



LOCATION MAP

NOT TO SCALE
FERGUSON MAP GRID: 645B1

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-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 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.

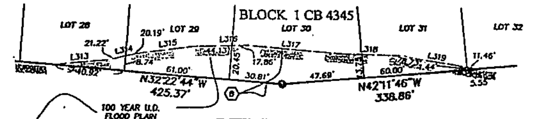
SURVEYOR NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

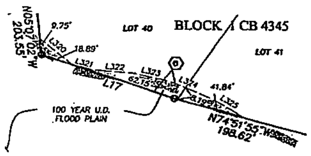
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).

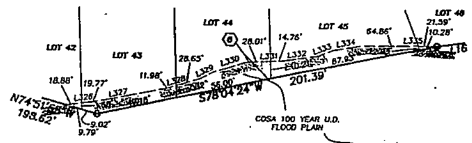
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



DETAIL "A"
SCALE: 1" = 50'



DETAIL "B"
SCALE: 1" = 50'



DETAIL "C"
SCALE: 1" = 50'

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 DEVELOPMENT SERVICES.

KEY NOTES

1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 – 2088 O.P.R.)
4. 30' ELEC., GAS, TELE., & CA. T.V. EASEMENT
5. 28' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9547, PGS. 35–47 O.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. 20' WATER EASEMENT
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PGS. 35–47 O.P.R.)
9. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 23' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

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.

[signature]
OWNER: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W.C. Patton, 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 7th DAY OF Sept 07

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

[signature]
OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept
A.D. 20 07

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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.

[signature]
OWNER: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Bill Hobbs, 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 7th DAY OF Sept 07

[signature]
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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 5, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.

6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE, LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.

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

10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.

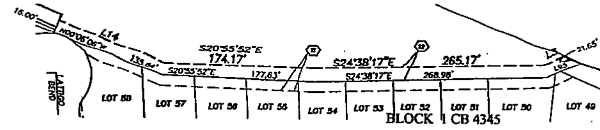
11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 3A, BLOCK 1.

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

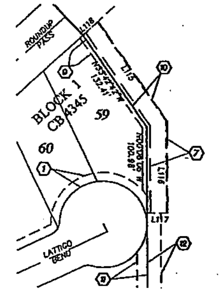
13. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1') FOOT HIGHER THE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN.

14. LOT 66, BLOCK 1, IS DESIGNATED A 20' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

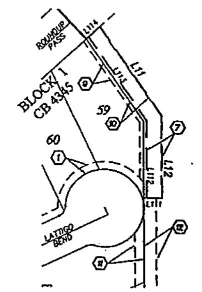
15. LOT 67, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.



DETAIL "D"
SCALE: 1" = 100'



DETAIL "E"
SCALE: 1" = 100'
(23' ELEC., GAS, TELE., & CA. T.V. EASEMENT)



DETAIL "F"
SCALE: 1" = 100'
(30' WATER EASEMENT)

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
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
VOL. = VOLUME
PG. = PAGES
000.00 = MIN. FINISHED FLOOR ELEVATION
▼ = ZERO LOT LINE

DRIVEWAY CULVERT NOTE:
ASSUMING FRONT LOT ACCESS. DRIVEWAY CULVERTS ON LOTS 60-68, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

VACATE, REPLAT & SUBDIVISION PLAT OF
TRAILS OF BRIGGS RANCH, UNIT 3A
(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

PAPE-DAWSON ENGINEERS

SHEET 6 OF 7

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/03/10

[signature]
OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12 DAY OF Sept
A.D. 20 07

Rita A Brennan
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK ILLINOIS

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

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.

[signature]
OWNER: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Hoyt C Gravitt, 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 12 DAY OF Sept 2007

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 05/03/10

Rita A Brennan
NOTARY PUBLIC ~~BEXAR COUNTY, TEXAS~~ COOK IL

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

DATED THIS ____ DAY OF ______, 20___.

______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK
BEXAR COUNTY, TEXAS

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. ____ 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

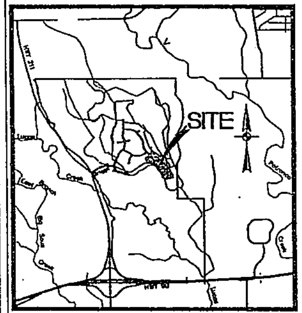
TRAILS OF BRIGGS RANCH, UNIT 3A

Date: Sep 07, 2007, 8:42am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg
JOB NO. 5066-24

DRAWN BY: CRG

Date: Sep 07, 2007, 8:42am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg

PLAT NO. 060720



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID: 645B1

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: THE VILLAS AT BRIGGS RANCH JOINT VENTURE

DULY AUTHORIZED AGENT

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED W. L. Pattiry, 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 7th DAY OF Sept 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OWNER: (LOT 58 & 59, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF Sept A.D. 20 07

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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: BRIGGS RANCH, LTD. (LOT 61, BLOCK 3)

DULY AUTHORIZED AGENT

DEBORAH LYNNE MENSHEW
My Commission Expires
November 1, 2009

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gil Hodge, 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 7th DAY OF Sept 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.

Rik 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
G.E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

SURVEYOR 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.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF THE 1909.83 ACRE TRACT RECORDED IN VOLUME 7511, PAGES 80-89 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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 TRAILS OF BRIGGS RANCH, UNIT-3A FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.
2. THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, PRIVATE STREETS, GREEN SPACE, AND EASEMENTS OF ANY NATURE WITHIN TRAILS OF BRIGGS RANCH, UNIT-3A SHALL BE THE RESPONSIBILITY OF TRAILS OF BRIGGS RANCH 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, GREEN SPACE, 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 CONSTRUCTION, IMPROVEMENTS, OR 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 PUBLIC WORKS DEPARTMENT 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. LOT 1, BLOCK 5, AND LOT 26, BLOCK 1 SHALL BE DESIGNATED AS COMMON AREA/GREENSPACE (PERMEABLE) AND AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, AND CATV. EASEMENTS.
6. THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
7. LOT 131 BLOCK 1 (ROUNDUP PASS, BRAZOS BEND, ALLEY "A", ALLEY "B", & LATIGO BEND) ARE PRIVATE STREETS AND ARE ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE, LOTS ADJACENT TO THE FLOOD PLAIN MUST BE A MINIMUM OF 1 FOOT ABOVE THE 100-YEAR ULTIMATE CONDITION.
9. CONTOURS SHOWN ON MAP ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT
10. INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PAD OF EACH LOT.
11. NO STRUCTURES, WALLS, OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENT ON LOT 58, BLOCK 1.
12. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
13. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THE THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN.
14. LOT 68, BLOCK 1, IS DESIGNATED A 30' ELECTRIC GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
15. LOT 87, BLOCK 1, IS DESIGNATED AS A DRAINAGE ELECTRIC GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

OWNER/DEVELOPER:
BILMAR CONSTRUCTION, L.P.
P.O. BOX 781827
SAN ANTONIO, TX 78278
PHONE: (210) 493-2121
FAX: (210) 493-1749

PAPE-DAWSON ENGINEERS

LINE TABLE		
LINE	LENGTH	BEARING
L1	103.46'	S20°14'40"E
L2	60.00'	S43°03'56"E
L3	26.32'	S47°52'39"E
L7	78.89'	S30°10'31"E
L8	50.00'	N46°56'04"E
L9	60.00'	S43°03'56"E
L10	25.73'	S46°56'04"W
L11	143.76'	S33°44'02"E
L12	108.09'	S00°06'06"E
L13	8.09'	S89°53'54"W
L14	132.90'	S00°06'06"E
L15	71.05'	S89°45'08"W
L16	139.04'	S81°30'32"W
L17	81.04'	N71°29'23"W
L18	44.86'	N00°19'10"W
L19	50.00'	N08°11'28"W
L20	60.00'	N46°56'04"E
L30	92.32'	S43°03'56"E
L31	93.41'	S35°23'35"E
L32	42.81'	S43°03'56"E
L33	93.41'	S30°44'16"E
L37	77.85'	S15°34'51"W
L38	78.54'	S64°37'14"W
L39	51.97'	N03°34'28"W
L40	83.32'	N15°34'51"E
L41	46.02'	S64°37'14"W
L42	53.40'	N03°34'00"W
L43	34.24'	N56°53'45"E
L81	74.01'	N46°56'04"E
L82	106.73'	S67°00'17"W
L83	107.26'	S79°27'27"W
L84	126.47'	N65°21'43"E
L85	116.00'	N65°21'43"E
L86	14.14'	N20°21'43"E
L87	69.31'	S79°27'27"W
L88	95.75'	S67°00'17"W
L89	110.27'	S01°04'49"E
L90	117.12'	S01°04'49"E
L91	30.00'	S43°03'56"E
L92	25.49'	S09°29'28"E
L93	12.08'	S63°58'02"E
L94	30.69'	N41°58'01"W
L95	44.20'	S47°52'39"E
L96	47.02'	N43°14'16"W
L111	20.00'	S89°53'54"W
L112	102.05'	N00°06'06"W
L113	134.43'	N33°44'02"W
L114	20.27'	N46°56'04"E
L115	143.14'	S33°42'42"E
L116	107.93'	S00°06'06"E
L117	23.00'	S89°53'54"W
L118	23.31'	N46°56'04"E
L119	50.00'	S46°56'04"W
L120	60.00'	S43°03'56"E
L121	81.35'	N32°41'07"W
L122	41.41'	S46°56'04"W
L300	58.46'	S78°33'52"W
L301	40.48'	N88°21'51"W
L302	32.29'	N82°02'51"W
L303	45.17'	N71°34'24"W
L304	47.86'	N56°11'40"W
L305	68.39'	N59°06'14"W
L306	90.68'	N65°04'56"W
L307	71.94'	N57°18'10"W
L308	41.69'	N71°13'15"W
L309	46.74'	N55°14'32"W
L310	98.44'	N11°50'24"W
L311	102.04'	N38°05'57"W
L312	28.20'	N04°43'25"W
L313	31.29'	N42°45'17"W
L314	20.70'	N49°24'41"W
L315	30.09'	N44°33'33"W
L316	31.00'	N38°37'00"W
L317	55.86'	N31°59'17"W
L318	32.77'	N35°49'45"W
L319	45.10'	N27°40'22"W
L320	24.49'	N50°06'00"W
L321	13.76'	S76°40'00"E
L322	21.57'	S85°49'02"E
L323	21.71'	S76°50'01"E
L324	25.32'	S68°05'33"E
L325	22.80'	S39°30'16"E
L326	19.33'	N83°17'22"E
L327	40.03'	N78°30'54"E
L328	20.32'	N74°12'41"E
L329	9.21'	N62°56'54"E
L330	19.70'	N72°13'12"E
L331	21.39'	N87°16'45"E
L332	19.72'	N81°23'18"E
L333	10.17'	N68°24'51"E
L334	17.00'	N79°59'48"E
L335	43.23'	N89°52'55"E
L336	34.41'	S63°21'24"E
L337	26.02'	S45°53'43"E
L338	17.98'	S61°49'59"E
L339	58.78'	S54°01'35"E
L340	35.56'	S41°18'13"E

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C3	259.81'	470.00'	133.32'	31°40'20"	256.51'	N27°13'46"W
C36	502.65'	320.00'	320.00'	90°00'00"	452.55'	S88°03'56"E
C39	21.35'	15.00'	12.94'	81°33'23"	19.59'	S56°21'32"W
C40	66.56'	40.00'	43.91'	95°20'23"	59.14'	S32°05'21"E
C43	230.03'	370.00'	118.87'	35°37'13"	226.34'	N82°25'31"E
C44	16.48'	15.00'	9.19'	62°57'52"	15.67'	N33°08'19"E
C45	252.54'	51.00'	40.05'	283°42'48"	63.00'	S36°29'13"E
C46	10.67'	15.00'	5.57'	40°44'47"	10.44'	S84°59'43"W
C47	332.96'	380.00'	178.07'	50°12'09"	322.41'	S72°07'09"W
C48	23.37'	15.00'	14.81'	89°15'32"	21.08'	S19°59'28"W
C49	297.29'	150.00'	229.04'	113°33'29"	250.97'	S32°08'27"W
C50	222.48'	145.00'	139.79'	87°54'17"	201.28'	N46°57'23"W
C51	64.05'	95.00'	33.30'	38°37'46"	62.84'	N22°32'53"W
C52	91.05'	125.00'	47.65'	41°43'59"	89.05'	N21°19'46"W
C53	12.66'	15.00'	6.74'	48°22'19"	12.29'	N24°38'56"W
C54	43.46'	65.00'	22.58'	38°18'28"	42.65'	N29°40'52"W
C55	14.77'	15.00'	8.05'	56°25'43"	14.18'	N38°44'29"W
C56	91.99'	535.00'	46.11'	09°51'06"	91.88'	N62°01'47"W
C57	16.63'	15.00'	9.28'	63°30'30"	15.79'	N88°51'29"W
C58	251.98'	51.00'	40.50'	283°05'22"	63.43'	N20°55'56"E
C59	9.82'	15.00'	5.09'	37°30'22"	9.64'	S36°16'34"E
C60	86.41'	485.00'	43.32'	10°12'30"	86.30'	S60°07'59"E
C61	51.93'	30.00'	35.74'	99°10'55"	45.69'	N65°10'18"E
C64	21.35'	15.00'	12.94'	81°33'23"	19.59'	N25°31'51"W
C65	151.95'	380.00'	77.00'	22°54'37"	150.94'	N54°31'14"W
C66	12.07'	15.00'	6.39'	46°07'22"	11.75'	N79°37'26"E
C67	281.47'	420.00'	146.25'	38°23'52"	276.23'	N83°49'11"E
C68	23.76'	15.00'	15.20'	90°44'28"	21.35'	S70°00'32"E
C69	198.20'	100.00'	152.69'	113°33'29"	167.31'	S32°08'27"W
C70	145.10'	95.00'	90.96'	87°30'48"	131.40'	N47°10'24"W
C71	97.76'	145.00'	50.82'	38°37'46"	95.92'	N22°52'53"W
C72	33.71'	75.00'	17.14'	25°45'09"	33.43'	N29°19'11"W
C73	19.20'	15.00'	11.17'	73°20'22"	17.92'	N20°13'34E
C82	81.83'	370.00'	41.08'	12°40'19"	81.66'	S72°18'41"W
C83	89.05'	370.00'	44.74'	13°47'25"	88.84'	S85°32'33"W
C84	50.39'	370.00'	25.23'	07°48'11"	50.35'	N83°39'38"W
C85	58.95'	485.00'	29.51'	06°57'52"	58.92'	N61°45'18"W
C86	[illegible]	300.00'	27.07'	[illegible]	[illegible]	S33°07'30"E
C87	27.46'	485.00'	13.73'	03°14'38"	27.45'	N56°39'03"W
C88	7.04'	535.00'	3.52'	00°45'14"	7.04'	S57°28'51"E
C89	6.62'	535.00'	3.31'	00°42'32"	6.62'	S66°36'05"E
C90	1.22'	65.00'	0.61'	01°04'40"	1.22'	S48°17'46"E
C91	6.56'	15.00'	3.33'	25°04'07"	6.51'	S14°11'26"W
C92	9.92'	15.00'	5.15'	37°53'45"	9.74'	S45°40'22"W
C93	8.75'	370.00'	4.37'	01°21'18"	8.75'	S65°17'53"W

KEY NOTES
1. 10' ELEC., GAS, TELE., & CA. T.V. EASEMENT
2. 16' SANITARY SEWER EASEMENT
3. VARIABLE WIDTH ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9239, PGS. 2075 - 2088 O.P.R.)
4. 30' ELEC., GAS, TELE., & CA. T.V. EASEMENT
5. 28' ELEC., GAS, TELE., & CA. T.V. EASEMENT (VOL. 9547, PGS. 35-47 D.P.R.)
6. VARIABLE WIDTH DRAINAGE EASEMENT
7. 20' WATER EASEMENT
8. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9547, PGS. 35-47 D.P.R.)
9. 5' ELEC., GAS, TELE., & CA. T.V. EASEMENT
10. 23' ELEC., GAS, TELE., & CA. T.V. EASEMENT
11. 12' ELEC., GAS, TELE., & CA. T.V. EASEMENT
12. 16' ELEC., GAS, TELE., & CA. T.V. EASEMENT

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES WERE PAID AT THE TIME OF PLAT APPROVAL.

VACATE, REPLAT & SUBDIVISION PLAT OF
TRAILS OF BRIGGS RANCH, UNIT 3A
(PLANNED UNIT DEVELOPMENT)

BEING A 41.43 ACRE TRACT OF LAND BEING ALL OF A 41.19 ACRE TRACT CONVEYED TO THE VILLAS AT BRIGGS RANCH JOINT VENTURE DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12899, PAGES 2279-2287, OUT OF A 1909.83 ACRE TRACT CONVEYED TO BRIGGS RANCH, LTD DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 7511, PAGES 80-89 BOTH IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF LOTS 57 AND LOT 59, BLOCK 3 AND A PORTION OF LOT 58, BLOCK 3, COUNTY BLOCK 4345 OF THE TRAILS OF BRIGGS RANCH, UNIT-1 REPLAT RECORDED IN VOLUME 9550, PAGE 108 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ALL OUT OF THE MRS. S.C. CRAIG SURVEY NUMBER 13¾, ABSTRACT 1077, COUNTY BLOCK 4345 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRAILS OF BRIGGS RANCH, UNIT-3A (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

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.T.V. = CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND ½" IRON ROD
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
VOL. = VOLUME
PG. = PAGES
000.00 = MIN. FINISHED FLOOR ELEVATION
▼ = ZERO LOT LINE

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-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.
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 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.

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 DEVELOPMENT SERVICES.

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 DEVELOPMENT SERVICES.

DRIVEWAY CULVERT NOTE:
ASSUMING FRONT LOT ACCESS, DRIVEWAY CULVERTS ON LOTS 60-64, BLOCK 3, SHALL BE AS A MINIMUM THE EQUIVALENCE OF AN 18" PIPE, AND A MINIMUM OF 24" ON LOT 64, BLOCK 3, AND A MINIMUM OF 30" ON LOTS 65-68, BLOCK 3. IF A SIDE LOT DRIVEWAY IS DESIRED AND POSSIBLE, THE CULVERT SIZE MUST BE REVIEWED AND APPROVED BY THE DEPARTMENT OF PUBLIC WORKS. APPROPRIATE ALTERNATIVE CULVERTS SIZES MAY BE SUBSTITUTED FOR THESE MINIMUM DRIVEWAY CULVERTS. IF AN ALTERNATIVE CULVERT SIZE IS DESIRED, IT MUST CONTAIN A CROSS SECTIONAL AREA EQUAL TO OR GREATER THAN THE ONE SPECIFIED ABOVE.

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON REPLAT OF TRAILS OF BRIGGS RANCH, UNIT-1 WHICH IS RECORDED IN VOLUME 9550, PAGE 108, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO 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 RESIDENTIAL UNITS PER LOT.

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

OWNER: (LOT 57, BLOCK 3)

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13 DAY OF Sept A.D. 20 07

Rita A Brennan
NOTARY PUBLIC
~~BEXAR COUNTY, TEXAS~~ COOK ILLINOIS

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

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: (LOT 60, BLOCK 3)

DULY AUTHORIZED AGENT

STATE OF ~~TEXAS~~ ILLINOIS
COUNTY OF ~~BEXAR~~ COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Andy C Gravitt, 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 12 DAY OF Sept 2007

OFFICIAL SEAL
RITA A BRENNAN
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES:05/03/10

Rita A Brennan
NOTARY PUBLIC ~~BEXAR COUNTY, TEXAS~~ COOK IL

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

DATED THIS ____ DAY OF ______, 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 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 7 OF 7

Date: Sep 07, 2007, 8:43am User ID: JAdkins
File: P:\50\66\24\Design\Civil\Plat\PL506624A1.dwg

JOB NO. 5066-24

DRAWN BY: GRG

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 11 October 10, 2007

ALAMO RANCH,UNITS 12A & 12B — MAJOR PLAT — 070009
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-2
OWNER: Continental Homes of Texas L. P., by Timothy D. Pruski
ENGINEER: Moy Civil Engineers, by Garth E. Coursen
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 24, 2007

Location: Extending Palmetto Way easterly from Alamo Ranch Unit 8

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808-F, Westwinds was accepted on August 1, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **21.902** acres consisting of **126** single family lots and **3,320** linear feet of public streets.

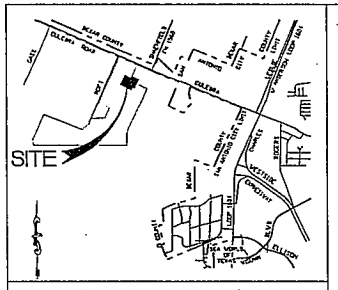
STAFF RECOMMENDATION:

Approval.

PLAT NO. 070009

SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNITS 12A AND 12B

BEING 21.902 ACRES OUT OF THE B.B.B. & C. R.R. CO. SURVEY NO. 386, ABSTRACT NO 97, COUNTY BLOCK 4411, BEXAR COUNTY TEXAS, AND ALSO BEING PART OF THE CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



LOCATION MAP NOT TO SCALE

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0235F & 48029C0405F, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. COORDINATES ARE IN SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS: 1.00017
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) 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-SECTION 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.
6) THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
8) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE ADJACENT PARCELS OF LAND, AND CURRENT DEED, AS APPLICABLE, UNLESS OTHERWISE NOTED.

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 RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OF 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.

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

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.

* NONE AFFECTED

LEGEND

--954--	EXISTING CONTOUR
1951	PROPOSED CONTOUR
E.C.T.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
EXIST.	EXISTING
DRN.	DRAINAGE
SAN. SEWER	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESMT.	EASEMENT
①	ALAMO RANCH UNIT 11 (PLAT ID NO. 060729)
②	ALAMO RANCH UNIT 8 (VOL. 9574, PGS. 14-15) PLAT RECORDS

MOY CIVIL ENGINEERS
13770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-9051
FAX: (210) 699-5010

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

OWNER/DEVELOPER:

CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER
211 N. LOOP 1604 E. SUITE 130
SAN ANTONIO, TEXAS 78232

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 AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEXAR COUNTY, 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:
MOY C.E. SURVEYORS, INC.

DONALD DEAN BOEHNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
13770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 696-9051

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

GARTH E. CORSEN
LICENSED PROFESSIONAL ENGINEER NO. 94784

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF ALAMO RANCH - UNITS 12A AND 12B 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN 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 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 _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE. THIS

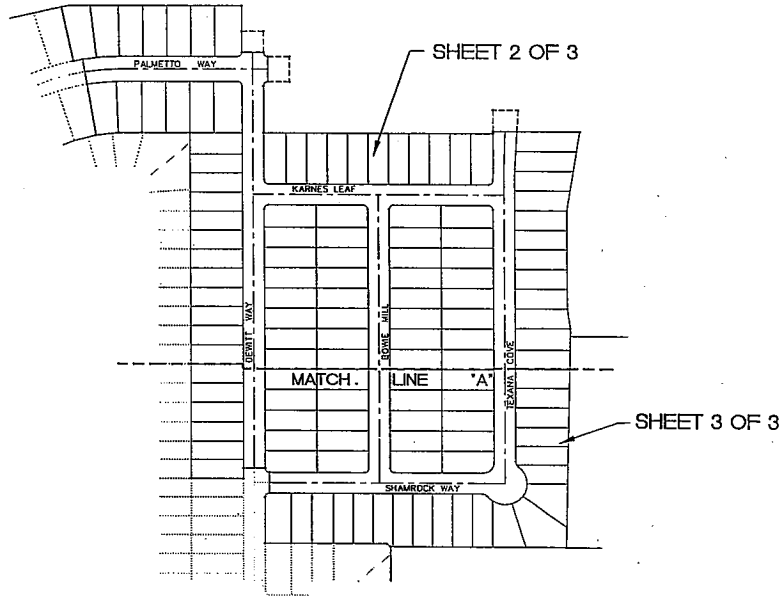
_____ DAY OF _____ A.D 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

200 0 100 200

SCALE: 1" = 200'



LINE TABLE		
LINE	LENGTH	BEARING
L1	18.84	N11°47'12"E
L2	60.00	S66°01'44"E
L3	50.00	N23°58'23"E
L4	50.00	S66°01'44"E
L5	50.00	N23°58'16"E
L6	60.00	S66°01'44"E
L7	50.00	S23°58'16"W
L8	110.00	S66°01'44"E
L9	50.00	N23°58'23"E
L10	60.00	N66°01'44"W
L11	5.00	N65°58'21"W
L12	50.00	N65°58'21"W
L13	130.17	N77°37'03"W
L14	58.34	N24°03'50"E
L15	50.00	S62°30'29"E
L16	55.32	N23°58'16"E
L17	2.51	N66°01'44"W
L18	52.21	S17°27'25"W
L19	46.92	S73°44'97"E
L20	12.61	S60°50'34"W
L21	110.00	N66°01'44"W
L22	50.00	N66°01'44"W
L23	50.00	S23°58'16"W
L24	25.00	S66°01'44"E
L25	120.00	S23°58'16"W
L26	110.42	S23°58'16"W
L27	34.21	S23°41'21"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	2°16'33"	535.00	21.26	S13°17'33"W	21.26
C2	90°00'00"	10.00	15.71	S21°01'44"E	14.14
C3	90°00'00"	10.00	15.71	N68°58'16"E	14.14
C4	9°32'26"	535.00	89.08	S19°12'05"W	88.98
C5	9°32'26"	475.00	79.09	S19°12'05"W	79.00
C6	90°00'00"	10.00	15.71	N21°01'44"W	14.14
C7	90°00'00"	10.00	15.71	N68°58'16"E	14.14
C8	90°00'00"	10.00	15.71	S21°01'44"E	14.14
C9	90°00'00"	10.00	15.71	S68°58'16"W	14.14
C10	90°00'00"	10.00	15.71	N68°58'16"E	14.14
C11	90°00'00"	10.00	15.71	S21°01'44"E	14.14
C12	90°00'00"	10.00	15.71	S68°58'16"W	14.14
C13	90°00'00"	10.00	15.71	S21°01'44"E	14.14
C14	90°00'00"	10.00	15.71	S68°58'16"W	14.14
C15	90°00'00"	10.00	15.71	N21°01'44"W	14.14
C16	52°41'41"	15.00	13.80	N87°37'26"E	13.31
C17	195°23'23"	51.00	173.92	N21°01'44"W	101.06
C18	52°41'41"	15.00	13.80	S50°15'07"W	13.31
C19	90°00'00"	25.00	39.27	N21°01'44"W	35.36
C20	90°00'00"	10.00	15.71	N68°58'16"E	14.14
C21	90°00'00"	10.00	15.71	N21°01'44"W	14.14
C22	1°47'19"	825.00	25.75	S63°08'04"E	25.75
C23	1°47'19"	775.00	24.19	S63°08'04"E	24.19

CLEAR VISION AREA NOTE:

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SETBACK NOTE:

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WASTEWATER EDU NOTE:

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 DEVELOPMENT SERVICES.

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SAWS NOTE:

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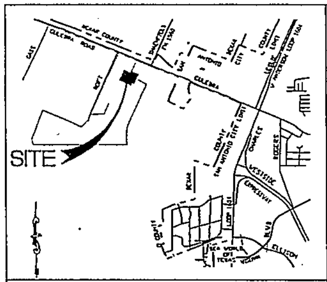
IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND (OPEN SPACE, LANDSCAPE BUFFERS, GREENBELTS, ETC.). HOA AND/OR LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

PEDESTRIAN ACCESS EASEMENT NOTE:

A 3-FOOT PEDESTRIAN ACCESS EASEMENT (PAE) LIES ADJACENT TO PALMETTO WAY R.O.W. FOR ALTERNATIVE SIDEWALK LOCATION. PEDESTRIAN ACCESS SHALL BE LIMITED ONLY TO SIDEWALKS. (PALMETTO WAY -- BLK. 19, LOTS 58-64, BLK. 11, LOTS 6-11.)



LOCATION MAP

NOT TO SCALE

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0230F & 48029C0405F, EFFECTIVE DATE JANUARY 4, 2002, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."

2) EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON PIN WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. COORDINATES ARE IN SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS: 1.00017

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

5) 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-SECTION 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.

6) THE DEVELOPER DEDICATES THE 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 SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

8) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE ADJACENT PARCELS OF LAND, AND CURRENT DEED, AS APPLICABLE, UNLESS OTHERWISE NOTES.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF IT'S 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", "OVERHEAD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH 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.

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

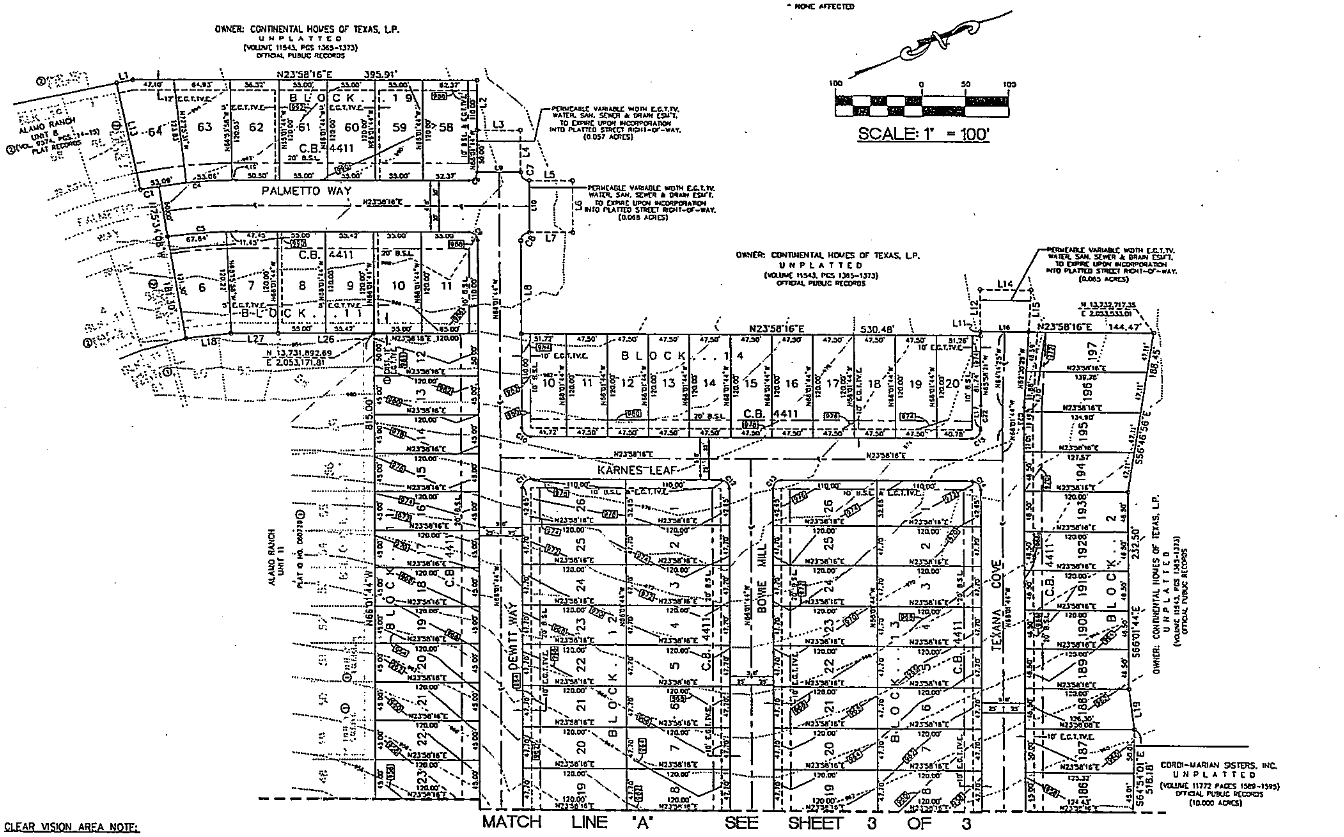
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.,G.,T.,T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

* NONE AFFECTED

LEGEND

---954---	EXISTING CONTOUR
954	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
EXIST.	EXISTING
DRN.	DRAINAGE
SAN. SEWER	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
①	ALAMO RANCH UNIT 11 (PLAT ID NO. 060729)
②	ALAMO RANCH UNIT 8 (VOL. 9574, PGS. 14-15) PLAT RECORDS



PLAT NO. 070009

SUBDIVISION PLAT
ESTABLISHING

ALAMO RANCH
UNITS 12A AND 12B

BEING 21.902 ACRES OUT OF THE B.B.B. & C. R.R. CO. SURVEY NO. 386, ABSTRACT NO 97, COUNTY BLOCK 4411, BEXAR COUNTY TEXAS, AND ALSO BEING PART OF THE CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 11543, PAGES 1365-1373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS INC.
A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232

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 AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEXAR COUNTY, 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: MOY C.E. SURVEYORS, INC.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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.

GARTH E. COURSEN
LICENSED PROFESSIONAL ENGINEER NO. 89784

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF ALAMO RANCH – UNIT 12A AND 12B 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN 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 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 _____ AND _____ 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

CLEAR VISION AREA NOTE:

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

SETBACK NOTE:

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.

WASTEWATER EDU NOTE:

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SUBDIVISION PLAT ESTABLISHING ALAMO RANCH UNITS 12A AND 12B

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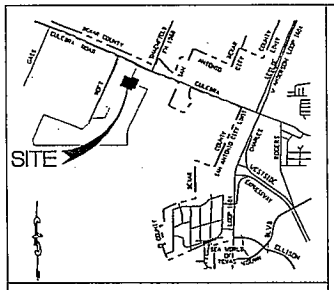

LOCATION MAP NOT TO SCALE

NOTES:

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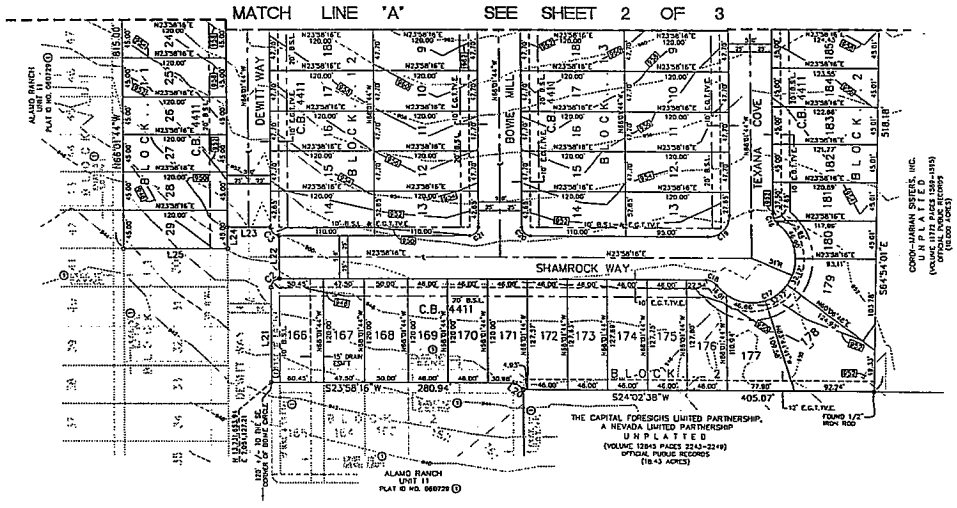
* NONE AFFECTED

LEGEND

--854--	EXISTING CONTOUR
(854)	PROPOSED CONTOUR
E.C.T.T.V.E.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
EXIST.	EXISTING
DRN.	DRAINAGE
SAN. SEWER	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
C	CENTERLINE
ESMT.	EASEMENT
①	ALAMO RANCH UNIT 11 (PLAT ID NO. 060728)
②	ALAMO RANCH UNIT 8 (VOL. 9574, PGS. 14-15) PLAT RECORDS

100 0 50 100

SCALE: 1" = 100'



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MOY CIVIL ENGINEERS

12770 CHARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 696-5051
FAX: (210) 696-5065

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/DEVELOPER:
CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS INC.
A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 E, SUITE 130
SAN ANTONIO, TEXAS 78232

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 AND SEAL OF OFFICE THIS _____ DAY OF _____

NOTARY PUBLIC
BEXAR COUNTY, 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 MOY C.E. SURVEYORS, INC.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS, INC.
12770 CHARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 696-5051

STATE OF TEXAS)
COUNTY OF BEXAR)

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GARTH E. COURSEN
LICENSED PROFESSIONAL ENGINEER NO. 94784

STATE OF TEXAS)
COUNTY OF BEXAR)

THIS PLAT OF ALAMO RANCH – UNIT 12A AND 12B 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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN 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 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 _____ AND _____ 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

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 12 October 10, 2007

BLUFFS OF
LOST CREEK, UNIT 5A — MAJOR PLAT — 070020
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 E-4
OWNER: Centex Homes, by Charles Marsh
ENGINEER: Pape Dawson Engineers, by John Adame
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: September 24, 2007

Location: At the southwestern corner of Ralph Fair Road and Old Paseo Way.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
POADP/MDP # 828-A, Lost Creek III, accepted on September 4, 2007

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

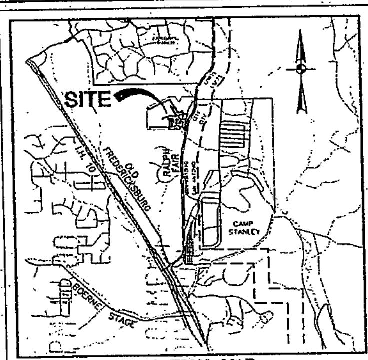
To plat **28.53** acres consisting of **76** single family lots and **3,750** linear feet of public streets.

STAFF RECOMMENDATION:
Approval

PLAT No.: 070020

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE

DEVELOPMENT SERVICES
RECEIVED
2007 SEP 19 PM 3:24



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-F4

LEGEND:

10' B.S.	10' BUILDING SETBACK
15' B.S.	15' BUILDING SETBACK
1' ESMT	1' NON-ACCESS EASEMENT
5' ESMT	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' ESMT	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' S.S. ESMT	12' SANITARY SEWER EASEMENT
14' ESMT	14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' ESMT	15' TxDOT RESERVATION EASEMENT
16' ESMT	16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' S.S. ESMT	16' SANITARY SEWER EASEMENT
20' S.S. ESMT	20' SANITARY SEWER EASEMENT
28' ESMT	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
CV ESMT	CLEAR VISION EASEMENT
F.I.R.	FOUND 1/2" IRON ROD
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
(NRL)	NON-RESIDENTIAL LOT (PERMEABLE)
840	FINISHED CONTOURS

SCALE: 1"=300'

SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4321_TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983435.880
DF4327_TXCC CORPUS CHRISTI R2 CORS ARP	N274426.854	W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 123.4 ACRE TRACT RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF 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 ____________, A.D. 20____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP
BY: CENTEX REAL ESTATE CORPORATION,
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER
[signature]
BY:

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/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 29th DAY OF August A.D. 2007

[signature: Mary A. Gimon]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

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: Rick Wood]
LICENSED PROFESSIONAL ENGINEER

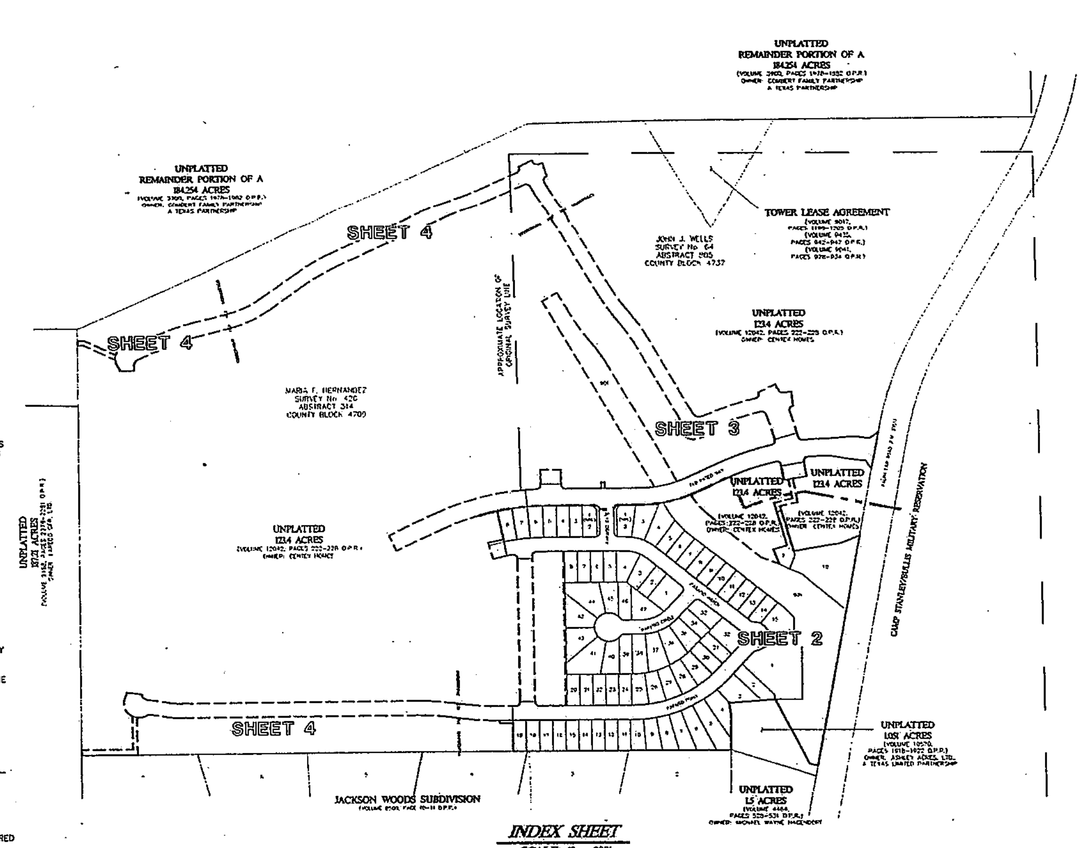
STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

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.

[signature: G. E. Buchanan]
REGISTERED PROFESSIONAL LAND SURVEYOR

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



INDEX SHEET
SCALE: 1" = 300'

SUBDIVISION PLAT
OF
THE BLUFFS OF LOST CREEK, UNIT-5A

A 28.53 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, AND A 6.99 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-5A 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 HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

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

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 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 MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 3351, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 953.69 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.

GENERAL NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.
2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT 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.
4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.
5. 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.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
7. BEXAR COUNTY WILL NOT MAINTAIN 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.
8. LOT 10, BLOCK 38, C.B. 4709, AND LOT 1, BLOCK 50, C.B. 4709 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THESE STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
9. LOT 901, BLOCK 40, C.B. 4709 AND LOT 901, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE, CABLE T.V., AND DRAIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.
10. LOT 1, BLOCK 49, C.B. 4709 AND LOT 1, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENTS. THEY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

CLEAR VISION EASEMENT NOTE:
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.

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.

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.

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 [illegible]
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 slabs 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.

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____.

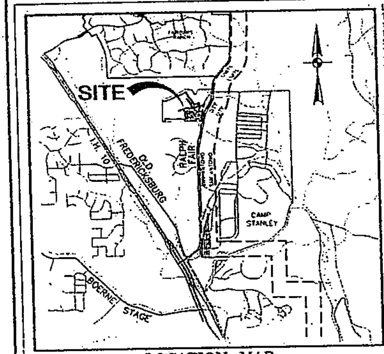
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________, DEPUTY

DRAWN BY: JAR JOB No.: 6197-05

Date: Aug 28, 2007, 8:13am User ID: JVelo
File: P:\61\97\05\Design\Civil\Plat\PL619705.dwg

PLAT No.: 070020



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-F4

LEGEND:
10' B.S. - 10' BUILDING SETBACK
15' B.S. - 15' BUILDING SETBACK
1' ESMT - 1' NON-ACCESS EASEMENT
5' ESMT - 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT - 10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' ESMT - 12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' S.S. ESMT - 12' SANITARY SEWER EASEMENT
14' ESMT - 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' ESMT - 15' TxDOT RESERVATION EASEMENT
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20' S.S. ESMT - 20' SANITARY SEWER EASEMENT
28' ESMT - 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
CV ESMT - CLEAR VISION EASEMENT
F.I.R. - FOUND 1/2" IRON ROD
D.R. - DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. - RIGHT-OF-WAY
(NRL) - NON-RESIDENTIAL LOT (PERMEABLE)
840 - FINISHED CONTOURS

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 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 MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 3351, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 953.69 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.

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 [illegible] 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, [illegible]

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 [illegible]

5. Roof overhangs are allowed within five (5) foot wide electric and gas easements [illegible]

SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE 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 R2 CORS ARP	N274426.834	W0972830.011
AF9488	ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 123.4 ACRE TRACT RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF 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 __________, A.D. 20_____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

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

BY: [signature]

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/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 28th DAY OF August
A.D. 20 07

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

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: Rick Wood]
LICENSED PROFESSIONAL ENGINEER

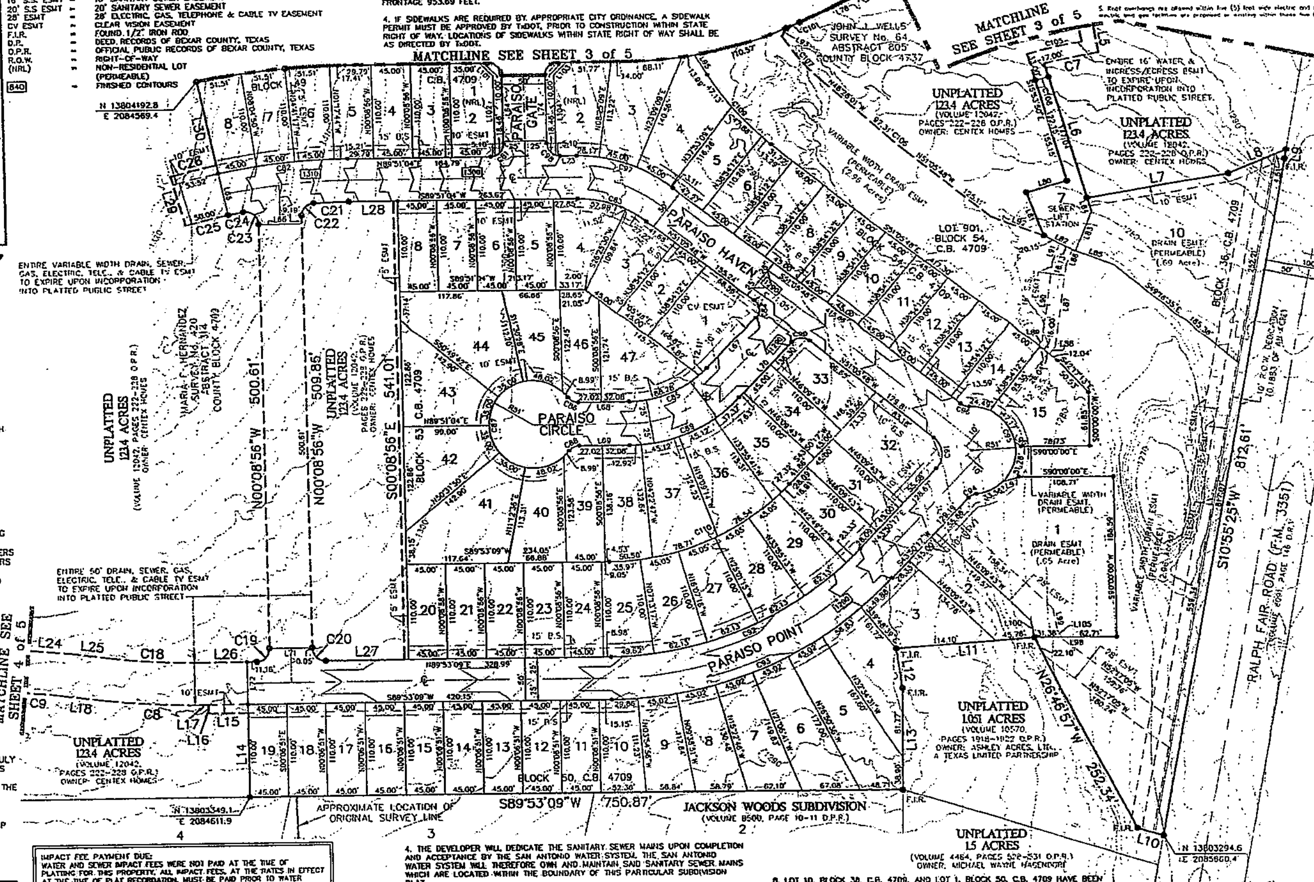
STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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



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.

GENERAL NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT 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.

4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.

5. 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.

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

7. BEXAR COUNTY WILL NOT MAINTAIN 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.

8. LOT 10, BLOCK 36, C.B. 4709, AND LOT 1, BLOCK 50, C.B. 4709 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THESE STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

9. LOT 901, BLOCK 40, C.B. 4709 AND LOT 901, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS VARIABLE WIDTH DRAIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

10. LOT 1, BLOCK 49, C.B. 4709 AND LOT 1, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENTS. THEY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

CLEAR VISION EASEMENT NOTE:
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.

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.

SUBDIVISION PLAT OF

THE BLUFFS OF LOST CREEK, UNIT-5A

A 28.53 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, AND A 6.99 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

OWNER/DEVELOPER
CENTEX HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-5A 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, __________ 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

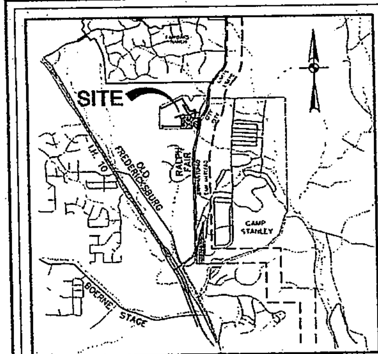
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 OF 5

DRAWN BY: JAR   JOB No.: 6197-05

Date: Aug 28, 2007, 7:59am User ID: JVela
File: P:\61\97\05\Design\Civil\Plat\PL619705.dwg

PLAT No.: 070020



LEGEND:

10' B.S.	-	10' BUILDING SETBACK
15' B.S.	-	15' BUILDING SETBACK
1' ESMT	-	1' NON-ACCESS EASEMENT
5' ESMT	-	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	-	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' ESMT	-	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' S.S. ESMT	-	12' SANITARY SEWER EASEMENT
14' ESMT	-	14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' ESMT	-	15' T×DOT RESERVATION EASEMENT
16' ESMT	-	16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
16' S.S. ESMT	-	16' SANITARY SEWER EASEMENT
20' S.S ESMT	-	20' SANITARY SEWER EASEMENT
28' ESMT	-	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
CV ESMT	-	CLEAR VISION EASEMENT
F.I.R.	-	FOUND 1/2" IRON ROD
D.R.	-	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	-	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	-	RIGHT-OF-WAY
(NRL)	-	NON-RESIDENTIAL LOT (PERMEABLE)
840	-	FINISHED CONTOURS

SURVEY NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371	TXAN SAN ANTONIO RRP2 CORS ARP	N292828.343	W0983435.880
DF4377	TXCC CORPUS CHRISTI R2 CORS ARP	N274426.854	W0972630.011
AF9488	ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1990), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 123.4 ACRE TRACT RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF 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 ________, A.D. 20____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

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

BY: [signature]

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/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 24th DAY OF August A.D. 20 07

[signature: Mary A. Gimon]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

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: Rick Wood]
LICENSED PROFESSIONAL ENGINEER

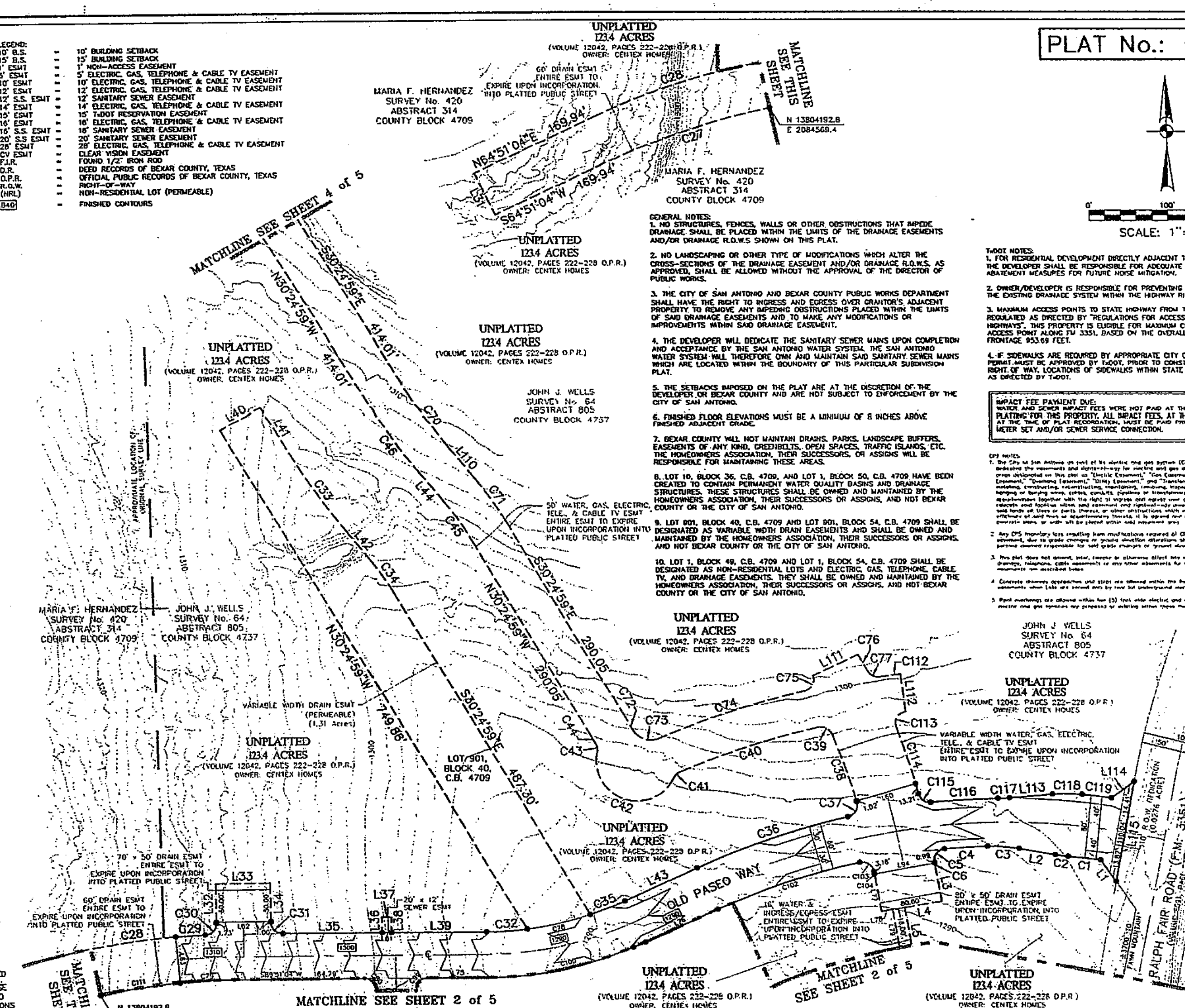
STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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



SCALE: 1"=100'

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.
2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT 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.
4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.
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T×DOT 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 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 MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 3351, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 953.69 FEET.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY T×DOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY T×DOT.

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.

CPS NOTES:

CLEAR VISION EASEMENT NOTE:
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.

WASTEWATER EDU NOTE:
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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

SUBDIVISION PLAT
OF

THE BLUFFS OF LOST CREEK, UNIT-5A

A 28.53 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, AND A 6.99 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-5A 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 HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

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

SHEET 3 OF 5

DRAWN BY: JAR   JOB No.: 6197-05

Date: Aug 28, 2007, 7:56am User ID: JVela
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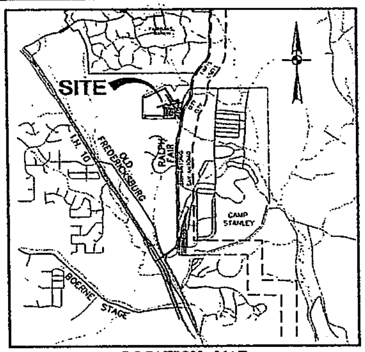
THE BLUFFS OF LOST CREEK, UNIT-5A



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-F4

LEGEND:

10' B.S.	-	10' BUILDING SETBACK
15' B.S.	-	15' BUILDING SETBACK
1' ESMT	-	1' NON-ACCESS EASEMENT
5' ESMT	-	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	-	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' ESMT	-	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' S.S. ESMT	-	12' SANITARY SEWER EASEMENT
14' ESMT	-	14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' ESMT	-	15' TxDOT RESERVATION EASEMENT
16' ESMT	-	16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
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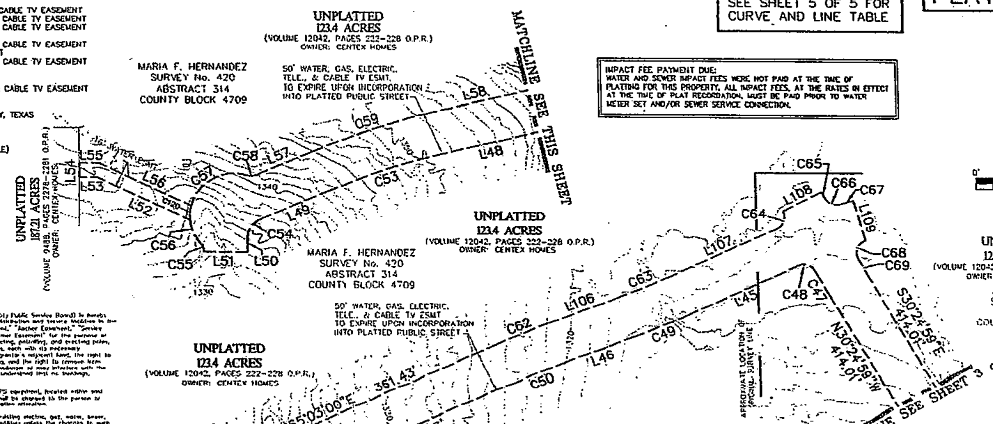
20' S.S ESMT	-	20' SANITARY SEWER EASEMENT
28' ESMT	-	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
CV ESMT	-	CLEAR VISION EASEMENT
F.I.R.	-	FOUND 1/2" IRON ROD
D.R.	-	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	-	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	-	RIGHT-OF-WAY
(NRL)	-	NON-RESIDENTIAL LOT (PERMEABLE)
840	-	FINISHED CONTOURS

NOTE:
SEE SHEET 5 OF 5 FOR CURVE AND LINE TABLE

PLAT No.: 070020

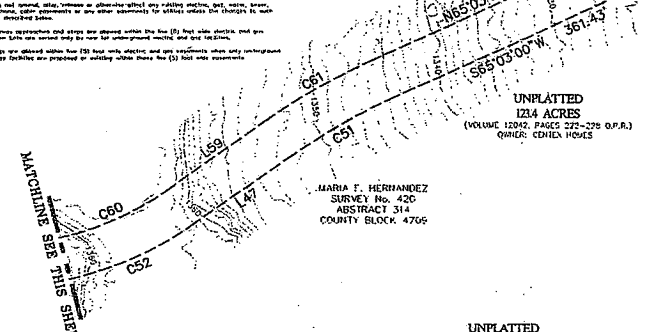
IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

SCALE: 1"=100'



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.



SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE 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 R2 CORS ARP	N274426.854	W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

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2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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9. LOT 901, BLOCK 40, C.B. 4709 AND LOT 901, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS VARIABLE WIDTH DRAIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

10. LOT 1, BLOCK 49, C.B. 4709 AND LOT 1, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENTS. THEY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR 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 SETBACK 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 MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 3351, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 953.69 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.

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

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.

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

BY: [signature]

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/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 29th DAY OF August A.D. 20 07

[signature: Mary A. Gimon]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

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: Rick Wood]
LICENSED PROFESSIONAL ENGINEER

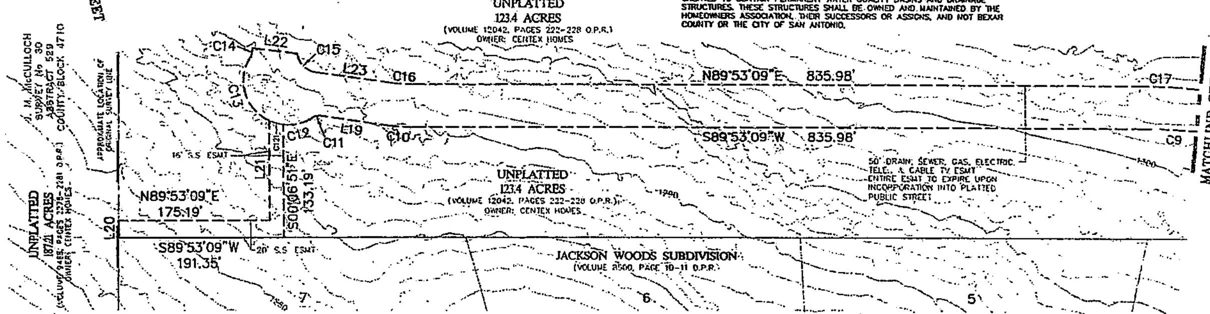
STATE OF TEXAS
W.R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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



MARIA F. HERNANDEZ
SURVEY No. 420
ABSTRACT 314
COUNTY BLOCK 4709

SUBDIVISION PLAT
OF
THE BLUFFS OF LOST CREEK, UNIT-5A

A 28.53 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, AND A 6.99 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-5A 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 HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

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

CLEAR VISION EASEMENT NOTE:
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.

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

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

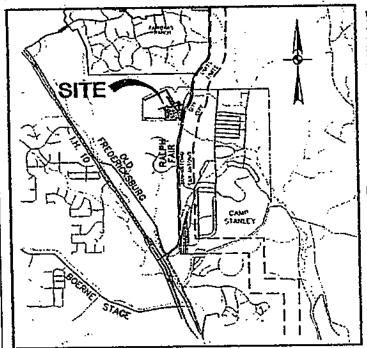
BY: ____________________, DEPUTY

SHEET 4 OF 5

DRAWN BY: JAR JOB No.: 6197-05

Date: Aug 28, 2007, 7:55am User ID: JVela
File: P:\61\97\05\Design\Civil\Plat\PL619705.dwg

THE BLUFFS OF LOST CREEK, UNIT-5A



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 447-F4

LEGEND:

10' B.S.	=	10' BUILDING SETBACK
15' B.S.	=	15' BUILDING SETBACK
1' ESMT	=	1' NON-ACCESS EASEMENT
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' ESMT	=	12' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
12' S.S. ESMT	=	12' SANITARY SEWER EASEMENT
14' ESMT	=	14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
15' ESMT	=	15' TxDOT RESERVATION EASEMENT
16' ESMT	=	16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
18' S.S. ESMT	=	18' SANITARY SEWER EASEMENT
20' S.S. ESMT	=	20' SANITARY SEWER EASEMENT
28' ESMT	=	28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
CV ESMT	=	CLEAR VISION EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	=	RIGHT-OF-WAY
(NRL)	=	NON-RESIDENTIAL LOT (PERMEABLE)
840	=	FINISHED CONTOURS

SCALE: 1"=100'

SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE 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 R2 CORS ARP N274428.854 W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 123.4 ACRE TRACT RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF 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 __________, A.D. 20_____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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.

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

BY: [signature]

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF August A.D. 2007.

[signature: Mary Gimon]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARY A. GIMON
Notary Public, State of Texas
My Commission Expires
November 24, 2008

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: 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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	02°44'11"	860.00'	20.54'	41.07'	41.07'	N83°33'16"W
C2	04°44'21"	200.00'	8.28'	16.54'	16.54'	N82°33'11"W
C3	11°34'27"	200.00'	20.27'	40.40'	40.33'	N85°58'14"W
C4	03°33'41"	870.00'	27.05'	54.08'	54.07'	S86°27'42"W
C5	94°50'18"	15.00'	16.32'	24.83'	22.09'	S37°15'42"W
C6	00°22'49"	1040.00'	3.45'	6.90'	6.90'	S09°58'02"E
C7	05°02'23"	717.00'	31.55'	63.07'	63.05'	S77°54'05"W
C8	07°15'46"	875.00'	55.53'	110.91'	110.84'	N86°28'58"W
C9	07°15'46"	825.00'	52.36'	104.58'	104.51'	N86°28'58"W
C10	08°08'23"	225.00'	16.01'	31.97'	31.94'	N86°02'39"W
C11	40°44'57"	15.00'	5.57'	10.67'	10.44'	S77°39'04"W
C12	39°28'07"	51.00'	18.30'	35.13'	34.44'	S77°00'40"W
C13	97°26'30"	51.00'	58.09'	86.73'	76.65'	N15°43'30"W
C14	40°44'57"	15.00'	5.57'	10.67'	10.44'	N12°37'17"E
C15	74°13'16"	25.00'	18.91'	32.39'	30.17'	S44°51'50"E
C16	08°08'23"	175.00'	12.45'	24.86'	24.84'	S86°02'39"E
C17	02°30'23"	875.00'	19.14'	38.28'	38.27'	S88°51'39"E
C18	07°15'46"	825.00'	52.36'	104.58'	104.51'	S86°28'58"E
C19	90°02'05"	15.00'	15.01'	23.57'	21.22'	N44°52'07"E
C20	89°57'55"	15.00'	14.99'	23.55'	21.21'	N45°07'53"W
C21	03°14'07"	710.00'	20.05'	40.09'	40.09'	N88°14'01"E
C22	86°45'53"	15.00'	14.18'	22.71'	20.61'	N43°14'01"E
C23	99°52'40"	15.00'	17.84'	26.15'	22.98'	N50°05'15"W
C24	01°26'47"	710.00'	8.96'	17.92'	17.92'	S79°15'01"W
C25	04°02'06"	710.00'	25.01'	50.00'	49.99'	S76°30'34"W
C26	04°02'06"	770.00'	27.12'	54.23'	54.22'	N76°30'34"E
C27	13°40'33"	870.00'	104.33'	207.66'	207.17'	S71°41'21"W
C28	20°27'39"	930.00'	167.84'	332.11'	330.35'	N75°04'54"E
C29	02°17'21"	930.00'	18.58'	37.16'	37.16'	N86°27'24"E
C30	87°45'00"	15.00'	14.42'	22.97'	20.79'	N43°43'35"E
C31	90°00'00"	15.00'	15.00'	23.56'	21.21'	S45°08'56"E
C32	07°05'03"	420.00'	26.00'	51.93'	51.90'	N88°18'33"E
C33	08°36'45"	750.00'	56.47'	112.74'	112.63'	S34°43'21"E
C34	08°36'45"	290.00'	21.84'	43.59'	43.55'	S34°43'21"E
C35	06°27'24"	420.00'	23.69'	47.33'	47.30'	N68°04'46"E
C36	12°25'15"	930.00'	101.20'	201.61'	201.21'	N71°03'42"E
C37	93°01'20"	15.00'	15.81'	24.35'	21.77'	N30°45'39"E
C38	05°29'03"	960.00'	45.98'	91.89'	91.85'	N18°28'32"W
C39	81°59'47"	15.00'	13.04'	21.47'	19.68'	N62°13'57"W
C40	10°04'17"	1050.00'	92.52'	184.57'	184.33'	S71°44'01"W
C41	41°52'32"	15.00'	5.74'	10.96'	10.72'	S45°45'36"W
C42	168°24'44"	51.00'	502.62'	149.91'	101.48'	N70°58'18"W
C43	42°33'30"	15.00'	5.84'	11.14'	10.89'	N08°02'41"W
C44	01°05'33"	685.00'	6.53'	13.06'	13.06'	N29°52'12"W
C45	08°36'45"	410.00'	30.87'	61.63'	61.57'	N34°43'21"W
C46	08°36'45"	630.00'	47.44'	94.70'	94.61'	N34°43'21"W
C47	02°32'21"	825.00'	18.28'	36.56'	36.56'	N29°08'48"W
C48	87°04'22"	15.00'	14.25'	22.80'	20.66'	N71°24'49"W
C49	03°47'40"	1025.00'	33.95'	67.88'	67.87'	S60°56'51"W
C50	03°47'40"	975.00'	32.30'	64.57'	64.56'	S65°56'51"W
C51	10°01'41"	775.00'	67.99'	135.64'	135.47'	S60°02'10"W
C52	21°23'52"	425.00'	80.30'	158.72'	157.80'	S85°43'15"W
C53	10°00'00"	775.00'	67.80'	135.26'	135.09'	S71°25'11"W
C54	66°02'00"	25.00'	16.25'	28.81'	27.24'	S33°24'12"W
C55	40°44'57"	15.00'	5.57'	10.67'	10.44'	N19°59'17"W
C56	35°09'02"	51.00'	16.15'	31.29'	30.80'	N22°47'14"W
C57	93°00'16"	51.00'	53.75'	82.78'	73.99'	N60°40'00"E
C58	40°44'57"	15.00'	5.57'	10.67'	10.44'	N65°47'40"E
C59	10°00'00"	825.00'	72.18'	143.99'	143.81'	N71°25'11"E
C60	21°23'52"	375.00'	70.85'	140.05'	139.24'	N65°43'15"E
C61	10°01'41"	825.00'	72.38'	144.39'	144.21'	N60°02'10"E
C62	03°47'40"	1025.00'	33.95'	67.88'	67.87'	N66°56'51"E
C63	03°47'40"	975.00'	32.30'	64.57'	64.56'	N66°56'51"E
C64	93°14'15"	15.00'	15.87'	24.41'	21.80'	N18°25'53"E
C65	00°34'11"	825.00'	4.10'	8.20'	8.20'	S27°54'09"E
C66	80°30'41"	15.00'	12.70'	21.08'	19.39'	S67°52'24"E
C67	01°36'27"	525.00'	7.37'	14.73'	14.73'	N72°40'29"E
C68	102°02'21"	15.00'	18.54'	26.71'	23.32'	S22°27'32"W
C69	01°51'20"	775.00'	12.55'	25.10'	25.10'	S29°29'19"E
C70	08°36'45"	580.00'	43.67'	87.18'	87.10'	S34°43'21"E
C71	08°36'45"	460.00'	34.64'	69.14'	69.08'	S34°43'21"E
C72	01°41'27"	735.00'	10.85'	21.69'	21.69'	S29°34'15"E
C73	84°55'21"	25.00'	22.88'	37.05'	33.75'	S71°11'12"E
C74	10°09'44"	1100.00'	97.81'	195.10'	194.84'	N71°25'59"E
C75	97°49'44"	15.00'	17.20'	25.61'	22.61'	N27°35'59"E

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C76	01°33'11"	911.00'	12.35'	24.69'	24.69'	S29°12'43"E
C77	70°02'10"	15.00'	10.51'	18.34'	17.22'	S63°27'12"E
C78	11°27'33"	420.00'	42.14'	84.00'	83.86'	N77°02'15"E
C79	04°32'21"	870.00'	34.48'	68.92'	68.91'	S87°34'54"W
C80	90°00'00"	15.00'	15.00'	23.56'	21.21'	N45°08'56"W
C81	90°00'00"	15.00'	15.00'	23.56'	21.21'	N44°51'04"E
C82	11°19'27"	760.00'	75.35'	150.21'	149.97'	S84°11'21"W
C83	39°03'08"	125.00'	44.33'	85.20'	83.56'	N70°37'22"W
C84	94°56'05"	15.00'	16.35'	24.85'	22.11'	N03°37'45"W
C85	46°00'47"	125.00'	53.08'	100.39'	97.71'	N66°50'41"E
C86	52°41'41"	15.00'	7.43'	13.80'	13.31'	S63°48'05"E
C87	285°23'23"	51.00'	38.86'	254.03'	61.82'	S00°08'56"E
C88	52°41'41"	15.00'	7.43'	13.80'	13.31'	S63°30'14"W
C89	46°00'47"	175.00'	74.31'	140.54'	136.79'	N66°50'41"E
C90	85°03'55"	15.00'	13.76'	22.27'	20.28'	S86°22'15"W
C91	94°56'05"	25.00'	27.25'	41.42'	36.84'	N03°37'45"W
C92	46°02'52"	400.00'	169.99'	321.47'	312.89'	N66°51'43"E
C93	46°02'52"	450.00'	191.24'	361.66'	352.00'	N66°51'43"E
C94	40°44'57"	15.00'	5.57'	10.67'	10.44'	S84°12'45"W
C95	176°25'58"	51.00'	1637.79'	157.05'	101.95'	N03°37'45"W
C96	40°44'57"	15.00'	5.57'	10.67'	10.44'	S71°28'16"E
C97	39°03'08"	175.00'	62.06'	119.28'	116.98'	N70°37'22"W
C98	90°00'00"	15.00'	15.00'	23.56'	21.21'	S45°08'56"E
C99	90°00'00"	15.00'	15.00'	23.56'	21.21'	S44°51'04"W
C100	22°59'53"	480.00'	97.65'	192.67'	191.38'	N78°21'08"E
C101	02°00'07"	480.00'	8.38'	16.77'	16.77'	N65°51'08"E
C102	12°27'06"	870.00'	94.91'	189.07'	188.70'	N71°04'37"E
C103	92°24'22"	15.00'	15.64'	24.19'	21.65'	S56°28'39"E
C104	00°30'50"	960.00'	4.31'	8.61'	8.61'	S10°02'03"E
C105	05°03'48"	733.00'	32.41'	64.78'	64.76'	S76°38'04"W
C106	02°43'30"	500.00'	11.89'	23.78'	23.78'	N49°44'03"W
C107	17°24'12"	240.00'	36.73'	72.90'	72.62'	N39°45'55"W
C108	01°18'35"	700.00'	8.00'	16.00'	16.00'	S74°45'28"W
C109	20°40'49"	300.00'	54.74'	108.28'	107.70'	S40°45'23"E
C110	46°02'52"	290.00'	123.24'	233.07'	226.85'	N66°51'43"E
C111	06°47'06"	870.00'	51.57'	103.03'	102.97'	S81°55'10"W
C112	01°26'13"	1100.00'	13.79'	27.59'	27.59'	N82°14'49"E
C113	103°01'47"	15.00'	18.87'	26.97'	23.48'	S31°27'02"W
C114	04°58'53"	1040.00'	45.24'	90.42'	90.39'	S17°34'25"E
C115	80°56'05"	15.00'	12.80'	21.19'	19.47'	S55°33'01"E
C116	05°14'44"	930.00'	42.60'	85.14'	85.11'	N86°36'19"E
C117	04°15'19"	200.00'	7.43'	14.85'	14.85'	N87°06'01"E
C118	10°48'11"	200.00'	18.91'	37.71'	37.65'	S89°37'33"E
C119	02°18'14"	940.00'	18.90'	37.80'	37.80'	S83°04'20"E
C120	19°22'35"	51.00'	8.71'	17.25'	17.17'	N04°28'34"E
C121	18°48'32"	51.00'	8.45'	16.74'	16.67'	S73°51'01"E

LINE TABLE		
LINE	BEARING	LENGTH
L96	N54°04'25"W	9.26'
L97	S72°52'35"W	19.76'
L98	S90°00'00"E	94.07'
L99	N11°22'11"W	24.15'
L100	S11°22'11"E	19.17'
L101	S45°08'56"E	21.21'
L102	N00°08'56"W	94.14'
L103	S44°51'04"W	21.21'
L104	N00°08'56"W	94.14'
L105	N26°46'57"W	11.97'
L106	N68°50'41"E	84.86'
L107	N65°03'00"E	136.76'
L108	N61°48'46"E	50.00'
L109	S16°31'18"E	50.00'
L110	S39°01'43"E	55.25'
L111	N64°02'14"E	62.90'
L112	S07°02'04"E	50.00'
L113	N84°58'22"E	54.86'
L114	N54°53'22"E	38.00'
L115	S10°56'14"W	130.02'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N35°12'29"W	34.64'
L2	N80°11'01"W	46.85'
L3	S09°46'38"E	44.32'
L4	S80°13'22"W	49.00'
L5	S09°46'38"E	84.10'
L6	S15°53'50"E	164.05'
L7	N80°13'22"E	163.09'
L8	N67°42'40"E	72.72'
L9	S10°56'14"W	11.06'
L10	N72°39'49"W	30.24'
L11	S85°43'40"W	159.85'
L12	S07°54'10"E	46.04'
L13	S01°00'31"W	120.67'
L14	N00°06'51"W	100.00'
L15	S89°53'09"W	45.00'
L16	N00°06'51"W	10.00'
L17	S89°53'09"W	7.95'
L18	N82°51'05"W	50.31'
L19	N81°58'28"W	76.38'
L20	N00°20'52"E	20.00'
L21	N00°06'51"W	117.86'
L22	S83°22'28"E	51.62'
L23	S81°58'28"E	89.19'
L24	S85°02'07"E	79.07'
L25	S82°51'05"E	43.85'
L26	N89°53'09"E	64.11'
L27	S89°53'09"W	90.01'
L28	N89°51'04"E	50.78'
L29	N15°30'29"W	60.00'
L30	N11°28'23"W	100.00'
L31	N25°08'56"W	60.00'
L32	N00°08'56"W	51.73'
L33	N89°51'04"E	70.00'
L34	S00°08'56"E	51.00'
L35	N89°51'04"E	125.00'
L36	N00°08'56"W	20.00'
L37	N89°51'04"E	12.00'
L38	S00°08'56"E	20.00'
L39	N89°51'04"E	120.66'
L40	N58°35'01"E	60.00'
L41	S30°24'59"E	77.36'
L42	S39°01'43"E	55.25'
L43	N64°51'04"E	101.10'
L44	N39°01'43"W	55.25'
L45	S65°03'00"W	139.94'
L46	S68°50'41"W	84.86'
L47	S55°01'19"W	137.12'
L48	S76°25'11"W	115.29'
L49	S66°25'11"W	86.31'
L50	S00°23'12"W	17.09'
L51	N89°36'48"W	50.00'
L52	N64°17'29"W	117.31'
L53	N89°39'44"W	21.44'
L54	N00°20'52"E	16.85'
L55	S89°39'44"E	23.24'
L56	S64°17'29"E	116.68'
L57	N66°25'11"E	69.23'
L58	N76°25'11"E	115.29'
L59	N55°01'19"E	137.12'
L60	S74°11'21"W	80.00'
L61	N89°51'04"E	12.00'
L62	N89°51'04"E	70.00'
L63	N04°41'17"W	60.00'
L64	S00°08'56"E	80.00'
L65	N11°28'23"W	50.00'
L66	S89°51'04"W	50.00'
L67	N43°50'17"E	82.07'
L68	N89°51'04"E	59.10'
L69	S89°51'04"W	59.10'
L70	S43°50'17"W	88.93'
L71	N89°51'04"E	50.00'
L72	N00°06'51"W	50.00'
L73	N89°51'04"E	18.83'
L74	S00°08'56"E	80.00'
L75	S89°51'04"W	75.78'
L76	N64°51'04"E	101.10'
L77	S09°46'38"E	44.32'
L78	N80°13'22"E	15.00'
L79	S09°46'38"E	68.22'
L80	S74°11'33"W	48.98'
L81	S20°41'03"E	55.33'
L82	S61°56'07"E	40.16'
L83	S21°28'39"W	51.85'
L84	S15°53'50"E	16.64'
L85	S69°05'14"E	45.19'
L86	N20°54'46"E	20.58'
L87	N08°05'25"E	100.84'
L88	N38°54'12"E	10.90'
L89	N38°54'12"E	6.50'
L90	N08°05'25"E	98.23'
L91	N20°54'46"E	24.39'
L92	N69°05'14"W	65.63'
L93	N30°06'55"E	10.81'
L94	S79°53'50"W	80.00'
L95	S30°24'59"E	27.70'

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 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 MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG FM 3351, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE 953.69 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.

GENERAL NOTES:
1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.

2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S. AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT 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.

4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.

5. 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.

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

7. BEXAR COUNTY WILL NOT MAINTAIN 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.

8. LOT 10, BLOCK 36, C.B. 4709, AND LOT 1, BLOCK 50, C.B. 4709 HAVE BEEN CREATED TO CONTAIN PERMANENT WATER QUALITY BASINS AND DRAINAGE STRUCTURES. THESE STRUCTURES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

9. LOT 901, BLOCK 40, C.B. 4709 AND LOT 901, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS VARIABLE WIDTH DRAIN EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

10. LOT 1, BLOCK 49, C.B. 4709 AND LOT 1, BLOCK 54, C.B. 4709 SHALL BE DESIGNATED AS NON-RESIDENTIAL LOTS AND ELECTRIC, GAS, TELEPHONE, CABLE TV, AND DRAINAGE EASEMENTS. THEY SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

CLEAR VISION EASEMENT NOTE:
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.

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.

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.

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 alterations.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

4. Concrete driveway approaches 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.

SUBDIVISION PLAT
OF
THE BLUFFS OF LOST CREEK, UNIT-5A

A 28.53 ACRE TRACT OF LAND BEING OUT OF A 123.4 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12042, PAGES 222-228, AND A 6.99 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12079, PAGES 375-379 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MARIA F. HERNANDEZ SURVEY NUMBER 420, ABSTRACT 314, COUNTY BLOCK 4709 AND OUT OF THE JOHN J. WELLS SURVEY NUMBER 64, ABSTRACT 805, COUNTY BLOCK 4737, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE BLUFFS OF LOST CREEK, UNIT-5A 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 HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

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

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

DRAWN BY: JAR JOB No.: 6197-05

Date: Aug 28, 2007, 8:13am User ID: JVela
File: P:\61\97\05\Design\Civil\Plat\PL619705.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 October 10, 2007

AVIARA PUD — MAJOR PLAT — 070099
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 E-7
OWNER: Devco Land Development by Israel Fogiel
ENGINEER: Pape-Dawson Engineers, Inc. by Jon Adame
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: September 25, 2007

Location: South of Westover Hills Boulevard and west of Hunt Lane

Services Available: SAWS Water and Sewer

Zoning: PUD Planned Unit Development
R-6 Residential Single Family

Proposed Use: Residential

Plat is in accordance with:
MDP/POADP #110-C, Westover Hills was accepted on December 4, 2002.
PUD #07-003, Aviara was approved on June 13, 2007.

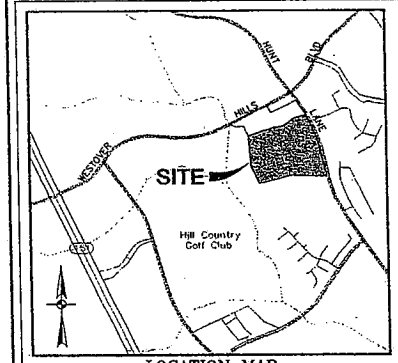
APPLICANT'S PROPOSAL:

To plat **41.66** acres consisting of **110** single family lots and **5,650** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT No.: 070099



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID NUMBER: 578-F7

SURVEY NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDB1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

3. THE BEARINGS FOR THIS PLAT HAVE TO BE ROTATED 0014'03" COUNTERCLOCKWISE TO MATCH THE NORTH AMERICAN DATUM OF 1983 (CORS 1998) FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. WITH THE REFERENCE BEARING BEING THE EAST LINE OF A 54.96 ACRE TRACT RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

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

LEGEND:

1' ESMT	=	1' VEHICULAR NON-ACCESS EASEMENT
4' ESMT	=	4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
9' ESMT	=	9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
19' ESMT	=	19' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	=	RIGHT-OF-WAY
840	=	FINISHED CONTOURS
D.P.R.	=	DEED AND PLAT RECORDS OF 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.

OWNER: GAC MANAGEMENT CO., LTD.
BY: TENOTEX PARTNERS, INC.

BY: Israel Fogel

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED (Israel) Fogel 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 10 DAY OF September A.D. 2007

Marian G. Adams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARIAN G. ADAMS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 8-5-2008

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.

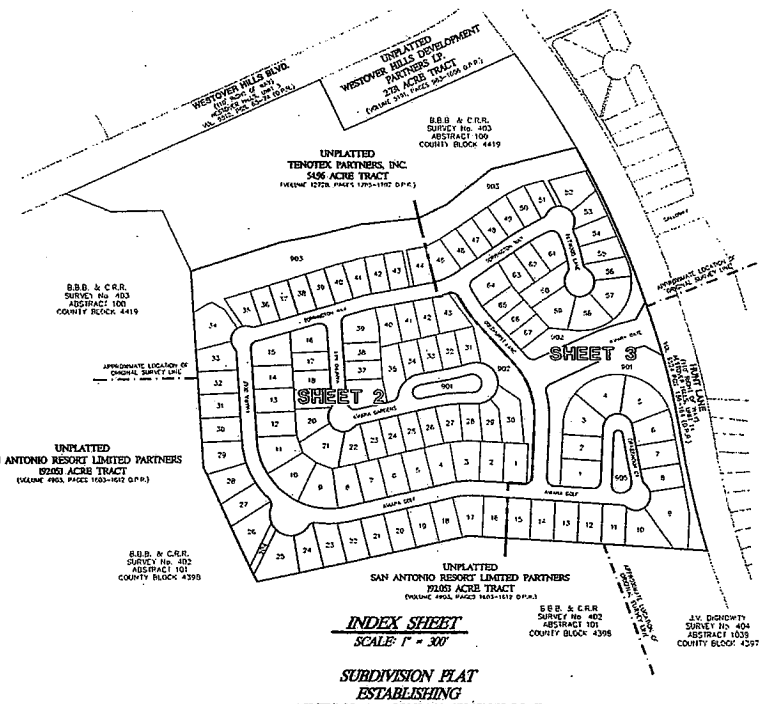
REGISTERED PROFESSIONAL LAND SURVEYOR

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

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	19°52'50"	3088.53'	541.27'	1071.66'	1066.30'	S18°28'32"E
C2	07°47'25"	2880.36'	188.56'	376.65'	376.37'	S12°10'19"E
C3	10°11'55"	600.00'	53.54'	106.80'	106.68'	S68°57'09"W
C4	77°37'35"	25.00'	20.11'	33.87'	31.34'	S25°02'24"W
C5	17°18'24"	325.00'	49.46'	98.17'	97.80'	S05°07'11"E
C6	90°00'00"	25.00'	25.00'	39.27'	35.36'	S41°27'59"E
C7	90°00'00"	25.00'	25.00'	39.27'	35.36'	N48°32'01"E
C8	166°38'40"	50.00'	-	145.72'	99.35'	N87°01'21"E
C9	40°32'08"	25.00'	9.23'	17.69'	17.32'	S23°45'23"E
C10	180°25'41"	50.00'	-	157.45'	100.00'	S40°11'22"W
C11	36°52'12"	25.00'	8.33'	16.09'	15.81'	N69°01'33"W
C12	102°41'43"	275.00'	39.66'	78.77'	78.50'	S83°19'39"W
C13	22°04'19"	290.00'	56.56'	111.72'	111.03'	S88°08'28"W
C14	67°17'38"	25.00'	16.84'	29.36'	27.70'	S63°32'48"W
C15	169°23'35"	20.00'	-	207.14'	139.42'	N53°19'44"W
C16	67°17'38"	25.00'	16.84'	29.36'	27.70'	N12°12'15"W
C17	433°19'55"	290.00'	115.21'	219.32'	214.13'	N24°11'07"W
C18	36°52'12"	25.00'	8.33'	16.09'	15.81'	N20°52'15"W
C19	149°24'13"	50.00'	-	130.39'	96.46'	N35°18'46"E
C20	36°52'12"	25.00'	8.33'	16.09'	15.81'	S88°25'13"E
C21	06°32'33"	250.00'	14.28'	28.53'	28.52'	N76°24'53"E
C22	23°50'48"	250.00'	52.79'	104.05'	103.30'	N67°45'41"E
C23	07°51'21"	525.00'	33.29'	66.48'	66.44'	N59°27'59"E
C24	36°52'12"	25.00'	8.33'	16.09'	15.81'	N44°39'33"E
C25	176°26'35"	50.00'	-	153.98'	99.95'	S63°33'13"E
C26	45°06'38"	25.00'	10.38'	19.68'	19.18'	S00°06'44"W
C27	11°16'33"	425.00'	42.08'	83.88'	83.75'	S16°47'19"E
C28	48°13'23"	25.00'	11.18'	21.03'	20.41'	S35°13'44"E
C29	276°27'46"	50.00'	-	241.19'	66.67'	S78°54'57"W
C30	48°13'23"	25.00'	11.18'	21.03'	20.41'	N12°27'39"E
C31	12°50'12"	375.00'	42.18'	84.02'	83.84'	N17°33'08"W
C32	92°56'06"	25.00'	26.31'	40.55'	36.25'	N70°26'18"W
C33	07°15'21"	475.00'	30.12'	60.15'	60.11'	S39°27'59"W
C34	86°11'36"	25.00'	23.33'	37.61'	34.18'	S12°41'31"W
C35	08°25'53"	275.00'	22.68'	45.27'	45.22'	S35°04'14"E
C36	01°13'27"	325.00'	3.58'	7.18'	7.18'	S39°09'12"E
C37	77°37'35"	25.00'	20.11'	33.87'	31.34'	S27°30'01"E

LINE TABLE		
LINE	BEARING	LENGTH
L1	N79°11'54"E	125.00'
L2	N75°38'16"E	158.63'
L3	N84°26'38"E	109.95'
L4	N60°15'09"W	69.65'
L5	S74°03'07"W	48.46'
L6	N63°06'39"E	43.54'
L7	S11°08'03"E	29.87'
L8	N11°08'03"W	29.87'
L9	S63°06'39"W	38.09'
L10	S30°21'17"E	49.94'
L11	N74°03'07"E	48.46'
L12	N28°21'22"E	69.85'
L13	S30°21'17"E	51.76'
L14	N23°06'41"E	74.66'
L15	N89°27'59"W	7.03'
L16	S27°07'18"W	25.36'
L17	N59°53'24"W	48.42'

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C38	101°11'55"	700.00'	92.45'	124.60'	124.44'	N68°57'09"E
C39	09°25'52"	325.00'	26.81'	53.56'	53.44'	S32°04'14"E
C40	43°19'11"	275.00'	109.21'	207.92'	203.00'	S18°07'35"E
C41	90°00'00"	25.00'	25.00'	39.27'	35.36'	S48°32'01"W
C42	167°41'43"	325.00'	46.87'	93.09'	92.78'	S85°19'40"W
C43	100°21'33"	240.00'	287.85'	420.38'	368.67'	N52°41'55"W
C44	75°39'50"	25.00'	19.41'	33.01'	30.67'	N35°18'46"E
C45	104°20'10"	25.00'	32.19'	45.53'	39.49'	N54°41'14"W
C46	05°44'43"	300.00'	15.02'	30.08'	30.07'	S05°23'31"E
C47	44°38'47"	25.00'	10.27'	19.48'	18.99'	S14°03'31"W
C48	170°37'48"	50.00'	-	153.20'	99.84'	S51°40'59"E
C49	36°52'12"	25.00'	8.33'	16.09'	15.81'	N58°41'12"E
C50	151°18'06"	585.00'	77.98'	155.04'	154.58'	N84°42'51"E
C51	200°53'35"	71.20'	386.16'	249.64'	140.04'	N08°08'24"W
C52	090°01'41"	575.00'	40.35'	80.57'	80.50'	S75°25'39"E
C53	68°57'20"	92.00'	63.18'	110.72'	104.16'	S44°37'50"W
C54	66°36'08"	25.00'	16.43'	29.08'	27.46'	S43°48'14"W
C55	52°22'23"	25.00'	28.06'	40.31'	38.08'	N56°41'30"W
C56	07°59'10"	258.00'	17.45'	34.85'	34.82'	N06°30'44"W
C57	75°39'50"	25.00'	19.41'	33.01'	30.67'	N35°18'46"E
C58	06°32'23"	200.00'	11.43'	22.83'	22.82'	N78°24'53"E
C59	10°45'02"	300.00'	28.23'	56.28'	56.21'	N74°18'33"E
C60	80°52'41"	25.00'	21.24'	35.32'	32.55'	S70°42'38"E
C61	166°58'40"	15.20'	134.07'	44.59'	30.41'	S87°01'21"W
C62	103°01'20"	35.00'	44.02'	62.93'	54.76'	N42°01'21"E
C63	90°00'00"	25.00'	25.00'	39.27'	35.36'	S41°27'59"E
C64	06°42'02"	612.00'	35.83'	71.57'	71.53'	N76°05'29"E
C65	198°15'30"	31.62'	196.77'	109.41'	62.44'	N08°07'47"W
C66	13°52'39"	622.00'	75.20'	150.65'	150.29'	S84°03'38"W
C67	157°06'09"	22.00'	108.63'	60.32'	43.12'	S24°19'38"E
C68	25°13'04"	55.00'	12.30'	24.21'	24.01'	S66°49'58"W
C69	166°58'40"	185.00'	1620.93'	539.15'	367.61'	S87°01'21"W
C70	06°20'57"	3078.53'	170.75'	341.15'	340.97'	N23°40'47"W
C71	115°53'36"	175.00'	279.51'	353.99'	298.65'	N32°26'30"E
C72	16°24'43"	460.00'	66.34'	131.76'	131.31'	S85°19'39"W



INDEX SHEET
SCALE: 1" = 300'

SUBDIVISION PLAT
ESTABLISHING
AVIARA SUBDIVISION
(PLANNED UNIT DEVELOPMENT)

A 41.66 ACRE TRACT OF LAND BEING OUT OF A 54.96 ACRE TRACT CONVEYED TO GAC MANAGEMENT CO., LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 402, ABSTRACT 101, COUNTY BLOCK 4398 AND OUT OF THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT 1039, COUNTY BLOCK 4397, NOW IN NEW CITY BLOCK 17673 OF THE CITY OF SAN ANTONIO BEXAR COUNTY TEXAS.

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
(210) 344-9200

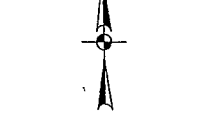
PAPE-DAWSON ENGINEERS
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

THIS PLAT OF AVIARA SUBDIVISION (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



SCALE: 1"=300'

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 AVIARA P.U.D. 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 AVIARA P.U.D. SHALL BE THE RESPONSIBILITY OF AVIARA 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. AVIARA P.U.D. STREETS (LOT 999, N.C.B. 17673) 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 903-905, BLOCK 12, & LOT 901, BLOCK 13, N.C.B. 17673 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

7. LOTS 901 & 902, BLOCK 12, & LOT 902, BLOCK 13, N.C.B. 17673 SHALL BE DESIGNATED AS PARK AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

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

9. 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 EASEMENT NOTE:
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.

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.

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

AVIARA SUBDIVISION (P.U.D.)

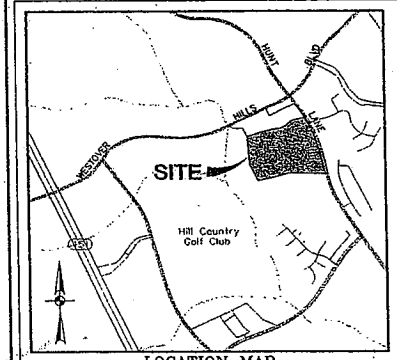
SHEET 1 OF 3

DRAWN BY: JLV JOB No.: 6560-01

Date: Sep 06, 2007, 12:41pm User ID: JRiOs

NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE

PLAT No.: 070099



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID NUMBER: 578-F7

SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE 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 TXCC CORPUS CHRISTI R2 CORS ARP N274428.854 W097263.011
AF5488 ARP3 ARANSAS PASS CORS ARP N275018.049 W097033.219

3. THE BEARINGS FOR THIS PLAT HAVE TO BE ROTATED 00°14'03" COUNTERCLOCKWISE TO MATCH THE NORTH AMERICAN DATUM OF 1983 (CORS-1996), FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE EAST LINE OF A 54.96 ACRE TRACT RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

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

LEGEND:

1' ESMT	=	1' VEHICULAR NON-ACCESS EASEMENT
4' ESMT	=	4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
9' ESMT	=	9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
19' ESMT	=	19' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	=	RIGHT-OF-WAY
840	=	FINISHED CONTOURS
D.P.R.	=	DEED AND PLAT RECORDS OF 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.

OWNER: GAC MANAGEMENT CO., LTD.
BY: TENOTEX PARTNERS, INC.

BY: Israel Fogel

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Israel Fogel 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 10 DAY OF September A.D. 2007

Marian G. Adams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MARIAN G. ADAMS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 05-05-2010

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.

Rick Wood
LICENSED PROFESSIONAL ENGINEER

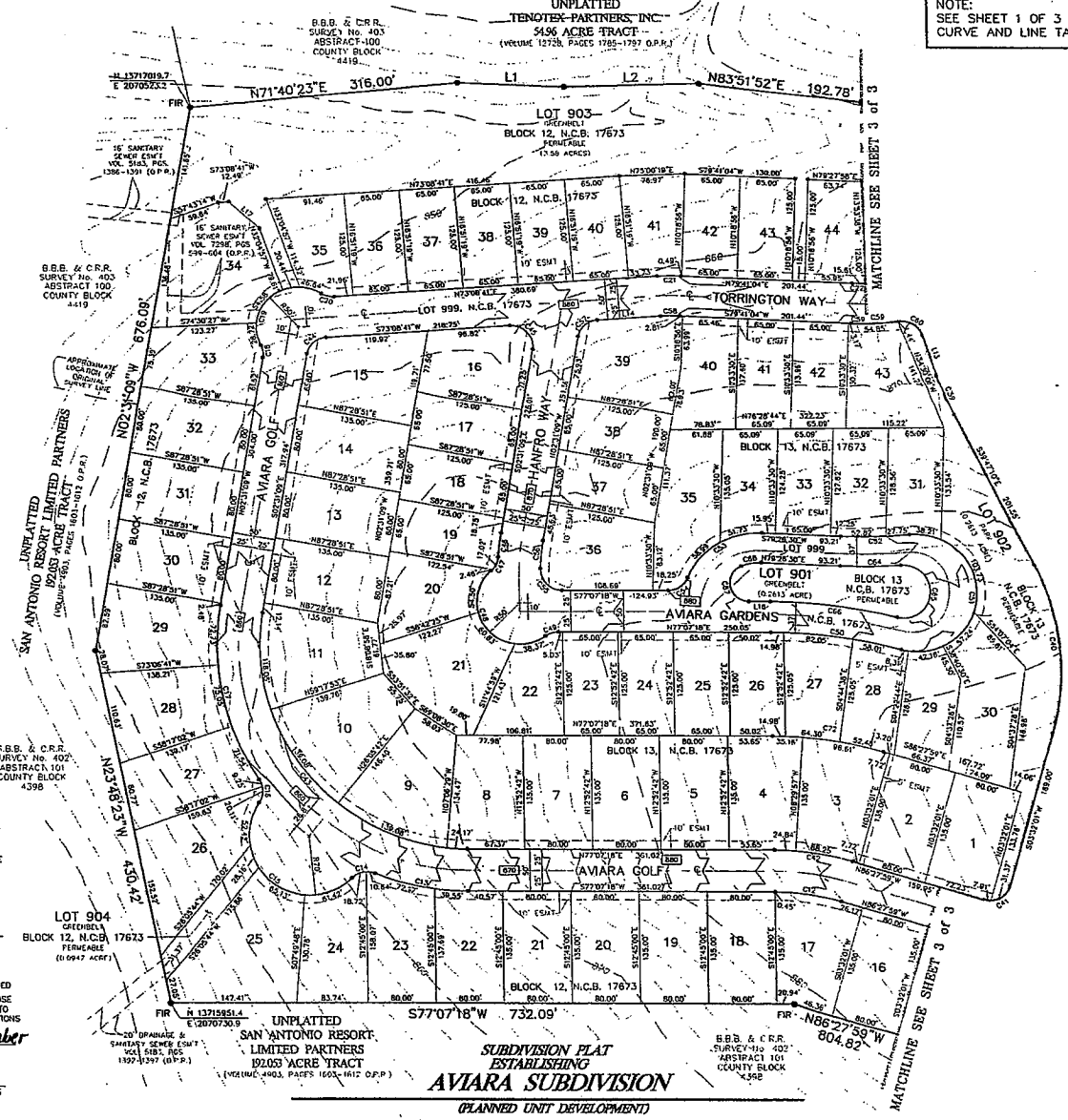
STATE OF TEXAS
W. R. WOOD
65364
LICENSED
PROFESSIONAL ENGINEER

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
G.E. BUCHANAN
4999
REGISTERED
LAND SURVEYOR



SUBDIVISION PLAT ESTABLISHING

AVIARA SUBDIVISION

(PLANNED UNIT DEVELOPMENT)

A 41.66 ACRE TRACT OF LAND BEING OUT OF A 54.96 ACRE TRACT CONVEYED TO GAC MANAGEMENT CO., LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 402, ABSTRACT 101, COUNTY BLOCK 4398 AND OUT OF THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT 1039, COUNTY BLOCK 4397, NOW IN NEW CITY BLOCK 17673 OF THE CITY OF SAN ANTONIO BEXAR COUNTY TEXAS.

THIS PLAT OF AVIARA SUBDIVISION (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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
(210) 344-9200

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 OF 3

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 AVIARA P.U.D. 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.

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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 LANDSCAPE 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 FOUND WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

5. AVIARA P.U.D. STREETS (LOT 999, N.C.B. 17673) 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 903-905, BLOCK 12, & LOT 901, BLOCK 13, N.C.B. 17673 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

7. LOTS 901 & 902, BLOCK 12, & LOT 902, BLOCK 13, N.C.B. 17673 SHALL BE DESIGNATED AS PARK AND AS ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, WATER AND SANITARY SEWER EASEMENTS AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

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

9. 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 EASEMENT NOTE:
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.

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 access, 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.

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

AVIARA SUBDIVISION (P.U.D.)

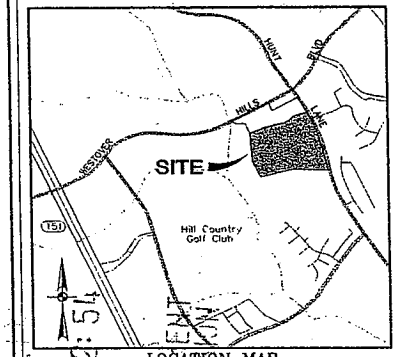
Date: Sep 05, 2007, 12:40pm User ID: JRios

DRAWN BY: JLV JOB No.: 6560-01

RECEIVED

NOTE:
SEE SHEET 1 OF 3 FOR CURVE AND LINE TABLE

PLAT No.: 070099



LOCATION MAP
(NOT-TO-SCALE)

FERGUSON MAP GRID NUMBER: 578-F7

SURVEY NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D.-83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF437 TXDOT SAN ANTONIO ARP#2-CORS ARP N292928.343 W0983435.880
DF4377 TXDOT CORPUS CHRISTI #2-CORS ARP N274426.854 W0972630.011
AP9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

3. THE BEARINGS FOR THIS PLAT HAVE TO BE ROTATED 00°14'03" COUNTERCLOCKWISE TO MATCH THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE EAST LINE OF A 54.96 ACRE TRACT RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

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

LEGEND:

1' ESMT	=	1' VEHICULAR NON-ACCESS EASEMENT
4' ESMT	=	4' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
9' ESMT	=	9' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
19' ESMT	=	19' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	=	RIGHT-OF-WAY
840	=	FINISHED CONTOURS
D.P.R.	=	DEED AND PLAT RECORDS OF 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.

OWNER: GAC MANAGEMENT CO., LTD.
BY: TENOTEX PARTNERS, INC.

BY: _____

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/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 10 DAY OF September A.D. 20 07

Marian G. Adams
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

MARIAN G. ADAMS
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP. 8-5-2009

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
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.

G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

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 AVIARA P.U.D. 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 AVIARA P.U.D. SHALL BE THE RESPONSIBILITY OF AVIARA 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.

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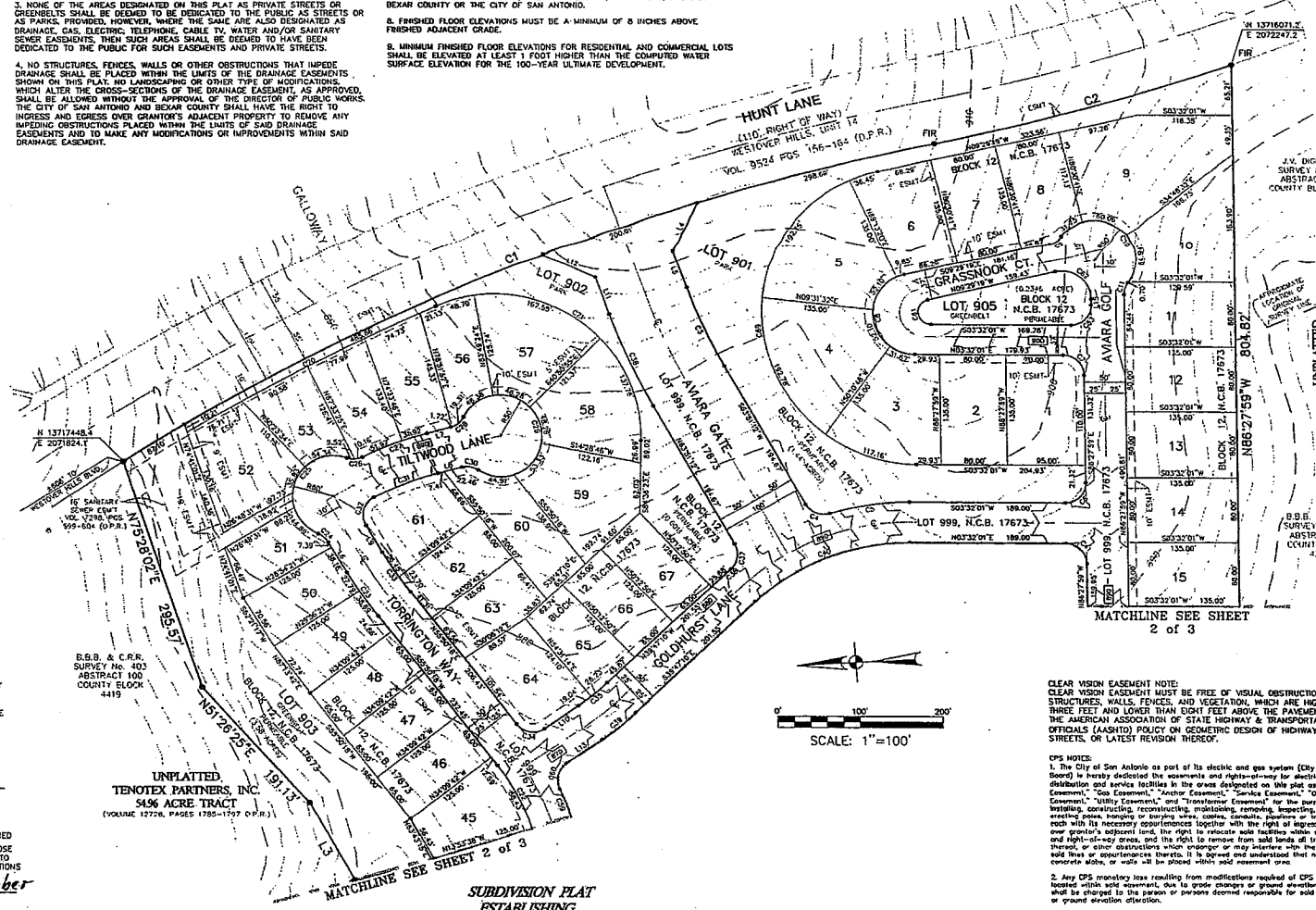

CLEAR VISION EASEMENT NOTE:
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CPS NOTICE:
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2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations 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 in 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.

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

SUBDIVISION PLAT
ESTABLISHING
AVIARA SUBDIVISION
(PLANNED UNIT DEVELOPMENT)

A 41.66 ACRE TRACT OF LAND BEING OUT OF A 54.96 ACRE TRACT CONVEYED TO GAC MANAGEMENT CO., LTD. IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12728, PAGES 1785-1797 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 403, ABSTRACT 100, COUNTY BLOCK 4419, OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 402, ABSTRACT 101, COUNTY BLOCK 4398 AND OUT OF THE J.V. DIGNOWITY SURVEY NUMBER 404, ABSTRACT 1039, COUNTY BLOCK 4397, NOW IN NEW CITY BLOCK 17673 OF THE CITY OF SAN ANTONIO BEXAR COUNTY TEXAS.

THIS PLAT OF AVIARA SUBDIVISION (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

OWNER/DEVELOPER
TENOTEX PARTNERS, INC.
8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
(210) 344-9200

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

SHEET 3 OF 3

AVIARA SUBDIVISION (P.U.D)

Date: Sep 06, 2007, 12:39pm User ID: JRios

DRAWN BY: JLV JOB No.: 6560-01

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 14 **October 10, 2007**

STILLWATER RANCH, UNIT 5 — MAJOR PLAT — 070129
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits and 6
FERGUSON MAP GRID: 545 C-8
OWNER: JSL Development Corporation, by Shannon Livingston
ENGINEER: LJA Engineering & Surveying, Inc., by David M. Quebedeaux
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: September 27, 2007

Location: On the north side of Culebra west of Stillwater Parkway

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District
Outside San Antonio City Limits

Plat is in accordance with:
POADP/MDP # 362, The Renaissance at the Dominion, accepted on June 15, 1993

Proposed Use: Residential

Major Thoroughfare: Culebra Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

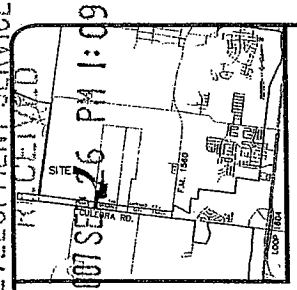
APPLICANT'S PROPOSAL:

To plat **26.43** acres consisting of **96** single family lots and **5,000** linear feet of public streets.

STAFF RECOMMENDATION:
Approval.

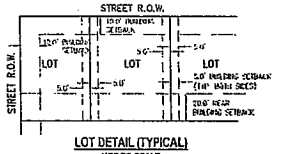
DEVELOPMENT SERVICES
RECEIVED
2007 SEP 26 PM 1:09

PLAT NO. 070129



577C1

LOCATION MAP
SCALE: 1"=7000'



LOT DETAIL (TYPICAL)
NOT TO SCALE

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

N

100 50 0 100 200
SCALE: 1" = 100'

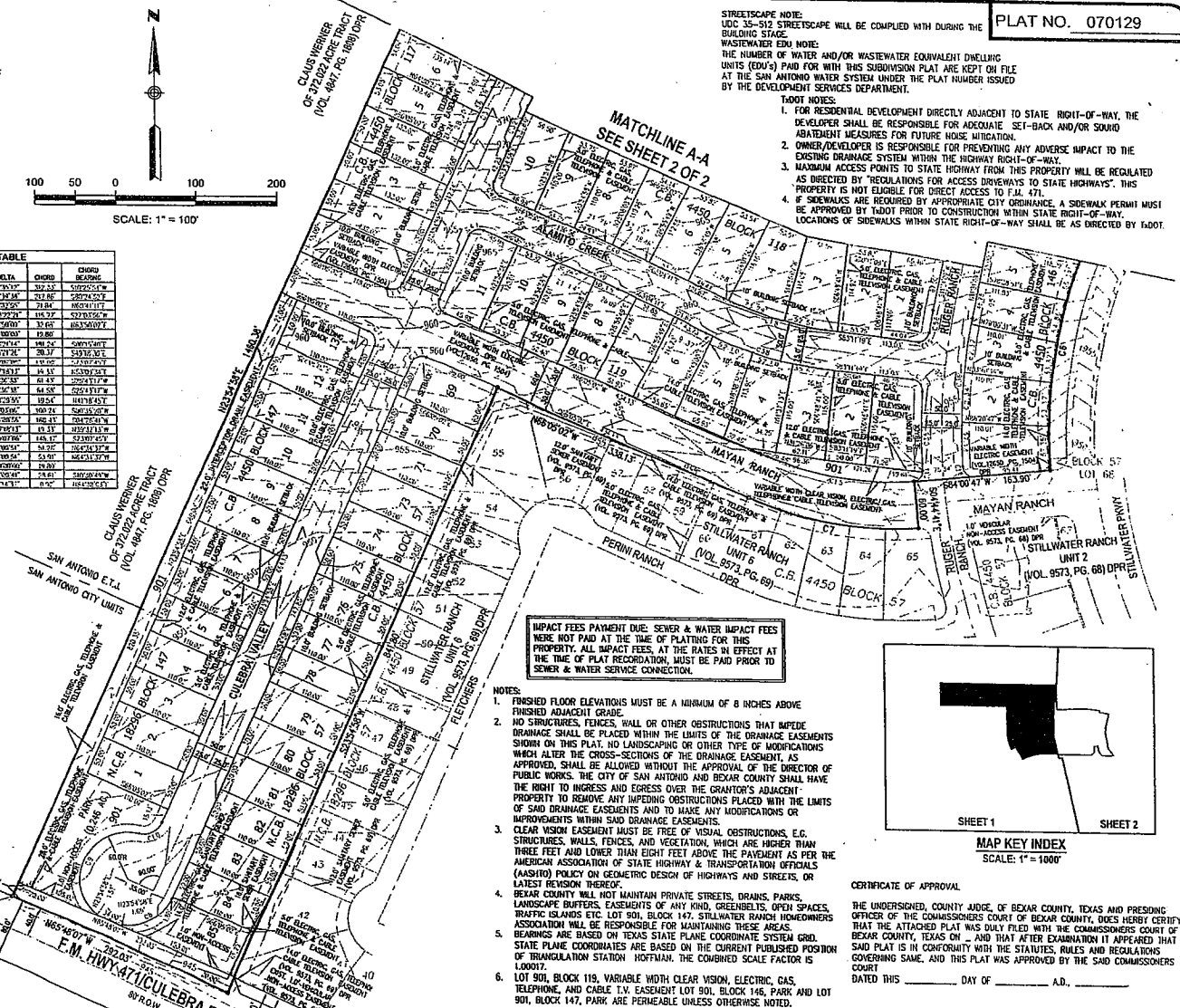
STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.
WASTEWATER EDU NOTE:
THE NUMBER OF WATER AND/OR WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR WITH THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

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 F.M. 471.
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.

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 EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASE- MENT, 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 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.

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C6	655.00'	315.37'	27°35'17"	312.33'	S02°25'51"W
C7	470.00'	219.00'	26°42'16"	217.00'	S09°24'50"E
C8	69.00'	77.00'	73°32'25"	71.84'	N60°41'11"E
C9	68.00'	168.61'	141°27'21"	115.37'	S27°03'56"W
C10	25.00'	34.81'	79°16'00"	32.08'	N63°56'07"E
C11	14.00'	21.99'	90°00'00"	19.80'	
C15	170.00'	183.18'	26°29'14"	181.24'	S00°03'08"E
C16	14.00'	22.00'	90°01'24"	20.17'	S43°16'30"E
C18	375.00'	170.00'	26°00'00"	168.55'	S23°00'45"E
C19	14.00'	21.97'	89°51'17"	19.79'	N53°01'33"E
C22	525.00'	63.44'	6°55'33"	63.43'	S29°41'17"W
C23	1625.00'	64.56'	2°16'18"	64.55'	S25°41'17"W
C24	14.00'	21.67'	88°39'55"	19.54'	N41°18'45"E
C25	475.00'	109.24'	13°10'16"	109.01'	S26°05'20"W
C26	325.00'	168.91'	14°28'52"	166.91'	S04°26'41"W
C27	14.00'	21.33'	87°21'13"	19.33'	N39°13'13"W
C28	425.00'	149.23'	20°07'06"	148.47'	S23°07'45"E
C29	525.00'	54.29'	5°55'51"	54.26'	N24°31'37"W
C30	1625.00'	53.92'	1°53'54"	53.91'	N24°31'37"W
C31	14.00'	21.97'	90°00'00"	19.80'	
C32	475.00'	24.62'	2°58'46"	24.61'	S02°26'47"W
C34	375.00'	4.92'	0°45'11"	4.92'	N14°55'07"E



IMPACT FEES PAYMENT DUE: SEWER & WATER 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 SEWER & WATER SERVICE CONNECTION.

NOTES:
1. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
2. NO STRUCTURES, FENCES, WALL 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. 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.
4. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS ETC. LOT 901, BLOCK 147, STILLWATER RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
5. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID. STATE PLANE COORDINATES ARE BASED ON THE CURRENT PUBLISHED POSITION OF TRIANGULATION STATION HOFFMAN. THE COMBINED SCALE FACTOR IS 1.00017.
6. LOT 901, BLOCK 119, VARIABLE WIDTH CLEAR VISION, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT LOT 901, BLOCK 146, PARK AND LOT 901, BLOCK 147, PARK ARE PERMEABLE UNLESS OTHERWISE NOTED.

MAP KEY INDEX
SCALE: 1" = 1000'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, WHO WILL BE AUTHORIZING THE DEDICATION OF EASEMENTS OUTSIDE THE PROPERTY BOUNDARY, 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.

OWNER: JSL DEVELOPMENT CORP.
SHANNON LIVINGSTON

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Shannon Livingston KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THE 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 25th DAY OF September 2007.

NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES March 14 2009

LISA FRATANGELO
NOTARY PUBLIC, STATE OF TEXAS
MY COMMISSION EXPIRES
MARCH 14, 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.

David M. Quebedeaux 9-24-07
DAVID M. QUEBEDEAUX, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56916

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:

Thomas C. Haberer 9-25-07
THOMAS C. HABERER, R.P.L.S. #4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO ST.
SAN ANTONIO, TEXAS 78217

STATE OF TEXAS
DAVID M. QUEBEDEAUX
56916
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
THOMAS C. HABERER
4350
PROFESSIONAL
LAND SURVEYOR

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- ■ MONUMENT FOUND
- —560— EXISTING CONTOURS
- —500— PROPOSED CONTOURS
- OPR OFFICIAL PUBLIC RECORDS
- DPR DEED AND PLAT RECORDS

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO RD., STE.
325 SAN ANTONIO, TX 78216
(210) 479-3300

LJA Engineering & Surveying, Inc.
13300 Old Blanco Road
Building II, Suite 326
San Antonio, Texas 78216
Phone 210.678.4700
Fax 210.678.4796

SUBDIVISION PLAT ESTABLISHING

STILLWATER RANCH UNIT 5

BEING 26.43 ACRES OUT OF 180.245 ACRE TRACT AND 120.576 ACRE TRACT OF LAND BOTH BEING SITUATED IN BEXAR COUNTY, TEXAS, A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18296, OUT OF THE SOUTH PART OF THE M.M. Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BOTH BEING THE SAME TRACT OF LAND CALLED 180.245 ACRES CONVEYED TO CULEBRA VALLEY 2004, LTD. AND RECORDED IN VOLUME 11922, PAGES 2296-2303 AND 120.576 ACRES CONVEYED TO CULEBRA VALLEY 2004, LTD AND RECORDED IN VOLUME 11224, PAGES 2457-2460 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF STILLWATER RANCH, UNIT 5 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 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., _____

_____
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

SHEET 1 OF 2

K:\SA001\1600\CAD\SA001600PR.DWG
User: jpenson
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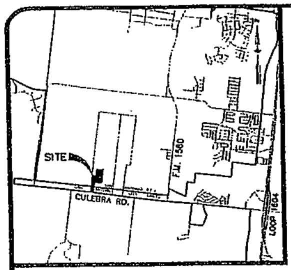

577C1 **LOCATION MAP**

SCALE: 1"=7000'

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-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 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.

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, WHO WILL BE AUTHORIZING THE DEDICATION OF EASEMENTS OUTSIDE THE PROPERTY BOUNDARY, 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.

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NOTARY PUBLIC,
IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES March 14, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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David M. Quebedeaux 9-24-07
DAVID M. QUEBEDEAUX, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 56916

STATE OF TEXAS
COUNTY OF BEXAR

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Thomas C. Haberer 9.25.07
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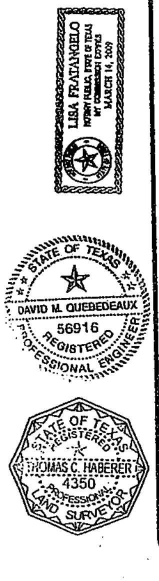

NOTES:

1. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.
2. NO STRUCTURES, FENCES, WALL 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
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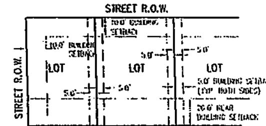
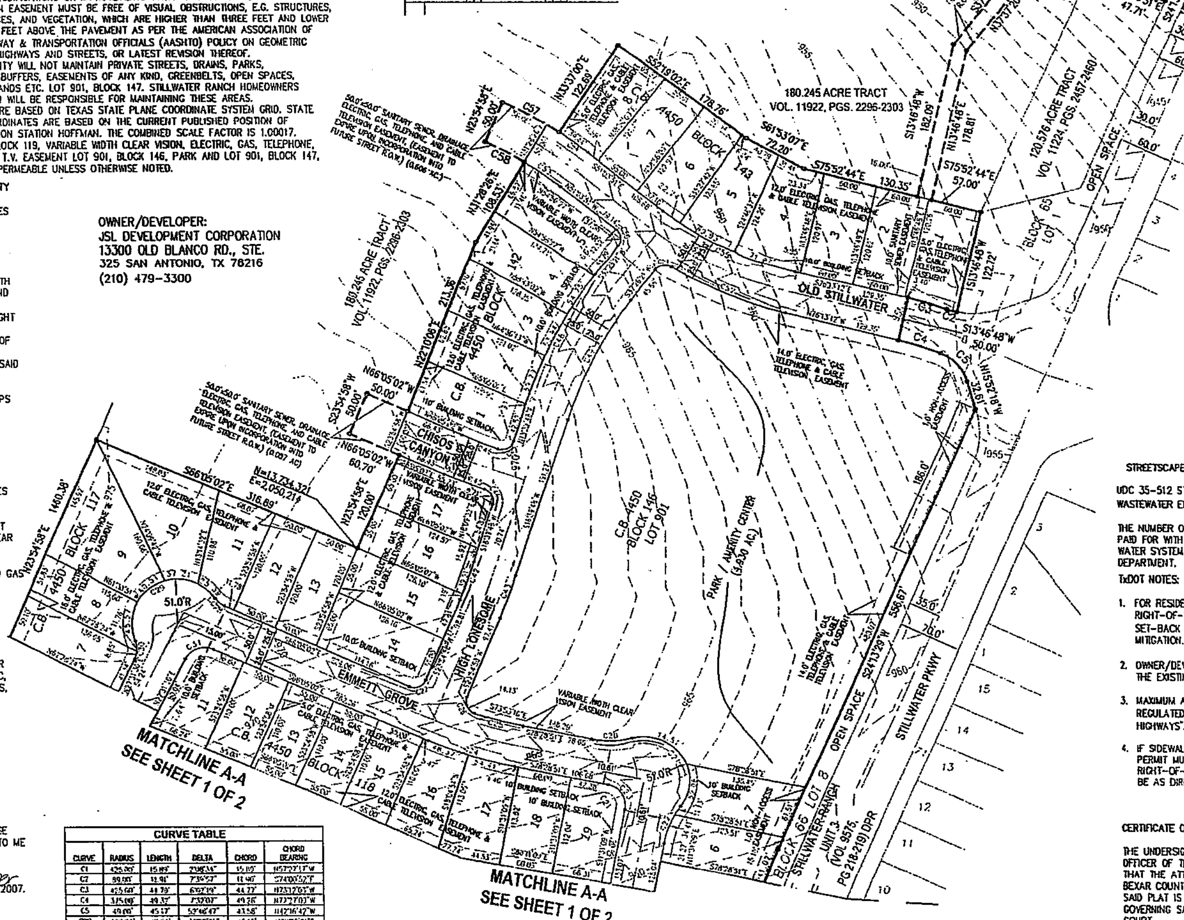
OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO RD., STE.
325 SAN ANTONIO, TX 78216
(210) 479-3300

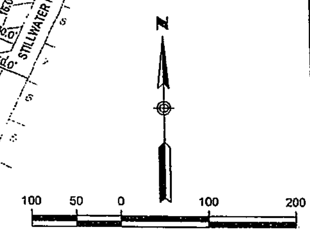


LOT DETAIL (TYPICAL)
NOT TO SCALE

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



PLAT NO. 070129



IMPACT FEES PAYMENT DUE: SEWER & WATER 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 SEWER & WATER SERVICE CONNECTION.

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

WASTEWATER EDU NOTE:

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

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 F.M. 471.
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.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HERBY 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., ________

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

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	425.00'	15.09'	2°02'36"	15.09'	N57°27'17"W
C2	89.00'	11.91'	7°39'57"	11.90'	S74°00'52"E
C3	425.00'	44.79'	6°02'19"	44.77'	N73°12'07"W
C4	375.00'	49.37'	7°32'07"	49.26'	N72°27'03"W
C5	49.00'	45.17'	52°48'47"	43.58'	N42°16'42"W
C20	100.00'	45.54'	26°05'36"	45.15'	N88°28'21"E
C21	51.00'	126.56'	142°11'01"	96.50'	S33°20'51"E
C22	100.00'	45.54'	26°05'36"	45.15'	S24°33'52"W
C23	24.00'	37.70'	90°00'00"	33.94'	N33°28'51"W
C24	475.00'	102.77'	12°23'49"	102.57'	S72°16'56"E
C25	425.00'	56.93'	7°40'30"	56.89'	S74°38'56"E
C26	14.00'	23.14'	94°42'13"	20.60'	S23°26'41"E
C27	14.00'	21.99'	90°00'00"	19.80'	N68°54'58"E
C28	24.00'	13.17'	31°25'47"	13.00'	S50°22'08"E
C29	51.00'	148.67'	167°01'34"	101.35'	S61°49'59"W
C30	24.00'	20.61'	49°12'24"	19.92'	N02°55'24"E
C31	24.00'	36.10'	86°23'23"	32.86'	S70°43'17"W
C42	508.16'	16.40'	1°52'23"	16.39'	N21°17'23"E
C43	556.16'	50.09'	5°09'10"	50.07'	N21°17'23"E
C44	14.00'	22.00'	90°15'10"	19.81'	N26°21'55"W
C45	525.00'	49.65'	5°25'35"	49.64'	S68°41'19"E
C46	475.00'	44.10'	5°19'10"	44.08'	S68°44'37"E
C47	14.00'	21.97'	89°56'01"	19.79'	N65°37'48"E
C48	525.00'	172.94'	18°52'24"	172.20'	S28°03'05"W
C49	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C50	14.00'	21.53'	88°08'13"	19.54'	N06°48'45"W
C51	14.00'	20.75'	84°54'12"	18.90'	S74°53'37"W
C52	425.00'	137.69'	18°33'45"	137.09'	S66°55'01"E
C53	375.00'	49.84'	7°37'43"	48.85'	N54°47'43"W
C54	425.00'	55.35'	7°27'43"	55.31'	N54°47'43"W
C55	375.00'	164.64'	25°09'21"	163.32'	S63°29'37"E
C57	425.00'	71.96'	9°42'02"	71.87'	N61°14'01"W
C58	375.00'	49.46'	7°33'28"	49.43'	N62°10'18"W

LJA Engineering & Surveying, Inc.
13300 Old Blanco Road
Building II, Suite 326
San Antonio, Texas 78216
Phone 210.678.4700
Fax 210.678.4796

SUBDIVISION PLAT ESTABLISHING

STILLWATER RANCH UNIT 5

BEING 26.43 ACRES OUT OF 180.245 ACRE TRACT AND 120.576 ACRE TRACT OF LAND BOTH BEING SITUATED IN BEXAR COUNTY, TEXAS, A PART OF WHICH IS IN THE CITY OF SAN ANTONIO IN NEW CITY BLOCK 18295, OUT OF THE SOUTH PART OF THE M.M. Y. MUSQUIZ SURVEY NO. 90, ABSTRACT NO. 467, COUNTY BLOCK 4450, BOTH BEING THE SAME TRACT OF LAND CALLED 180.245 ACRES CONVEYED TO CULEBRA VALLEY 2004, LTD. AND RECORDED IN VOLUME 11922, PAGES 2296-2303 AND 120.576 ACRES CONVEYED TO CULEBRA VALLEY 2004, LTD. AND RECORDED IN VOLUME 11224, PAGES 2457-2460 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF ________ STILLWATER RANCH, UNIT 5 ________ 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

LEGEND

•	1/2" IRON ROD FOUND (UNLESS NOTED)
o	1/2" IRON ROD SET
■	MONUMENT FOUND
--500--	EXISTING CONTOURS
—500—	PROPOSED CONTOURS
OPR	OFFICIAL PUBLIC RECORDS
DPR	DEED AND PLAT RECORDS

SHEET 2 OF 2

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 October 10, 2007

QUORUM BUSINESS CENTER — MAJOR PLAT — 070168
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 552 C-1
OWNER: Lonnie R. Hines
ENGINEER: Macina, Bose Copeland & Associates, Inc., by Todd M. Putnam
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 27, 2007

Location: On the north side of Stahl Road; east of Bulverde Road

Services Available: SAWS Water and Sewer

Zoning: L Light Industrial District

Proposed Use: Office

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

APPLICANT'S PROPOSAL:

To plat **8.510** acres consisting of **5** non-single family lots

STAFF RECOMMENDATION:

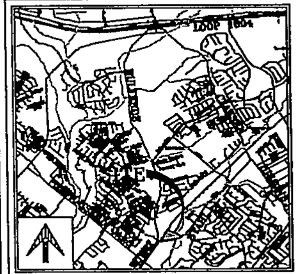
Approval.

SUBDIVISION PLAT
ESTABLISHING

QUORUM BUSINESS CENTER

070168

AN 8.510 ACRE TRACT OF LAND OUT OF THAT CALLED 9.038 ACRE TRACT AS RECORDED IN VOLUME 5631, PAGE 20 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
B.S.L.	BUILDING SETBACK LINE
R.O.W.	RIGHT-OF-WAY
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK

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 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.

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

NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	05°43'21"	1402.89'	70.10'	140.09'	140.03'	S80°11'20"W
C2	14°06'10"	788.64'	87.79'	184.69'	184.10'	S70°12'08"W
C3	13°26'10"	328.17'	38.66'	76.97'	76.79'	N68°42'54"W
C4	05°23'49"	1389.50'	65.50'	130.90'	130.85'	S80°26'05"W
C5	13°58'47"	778.64'	95.10'	189.26'	188.78'	S70°07'24"W
C6	12°15'14"	315.17'	33.83'	67.41'	67.28'	N87°21'28"W
C7	72°50'48"	30.00'	22.14'	38.14'	35.62'	N50°08'38"E
C8	14°53'28"	120.00'	15.68'	31.19'	31.10'	N21°09'58"E
C9	64°30'02"	10.00'	8.80'	17.43'	16.47'	N04°40'01"W
C10	289°08'41"	50.00'	—	252.33'	57.97'	S73°24'02"E
C11	30°23'28"	15.00'	4.07'	7.98'	7.88'	S55°58'34"W
C12	12°10'10"	180.00'	19.19'	38.23'	38.16'	S34°41'40"W
C13	122°02'40"	30.00'	54.17'	63.90'	52.48'	S32°24'40"E

NUMBER	DIRECTION	DISTANCE
L1	N35°20'08"W	47.75'
L2	S18°18'38"E	16.56'
L3	S18°18'38"E	8.93'
L4	S03°12'46"W	16.01'
L5	N18°18'38"W	10.01'

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "A" AND "X" (UNSHADED), OR COMMUNITY PANEL NUMBER 480045 0285 F, DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

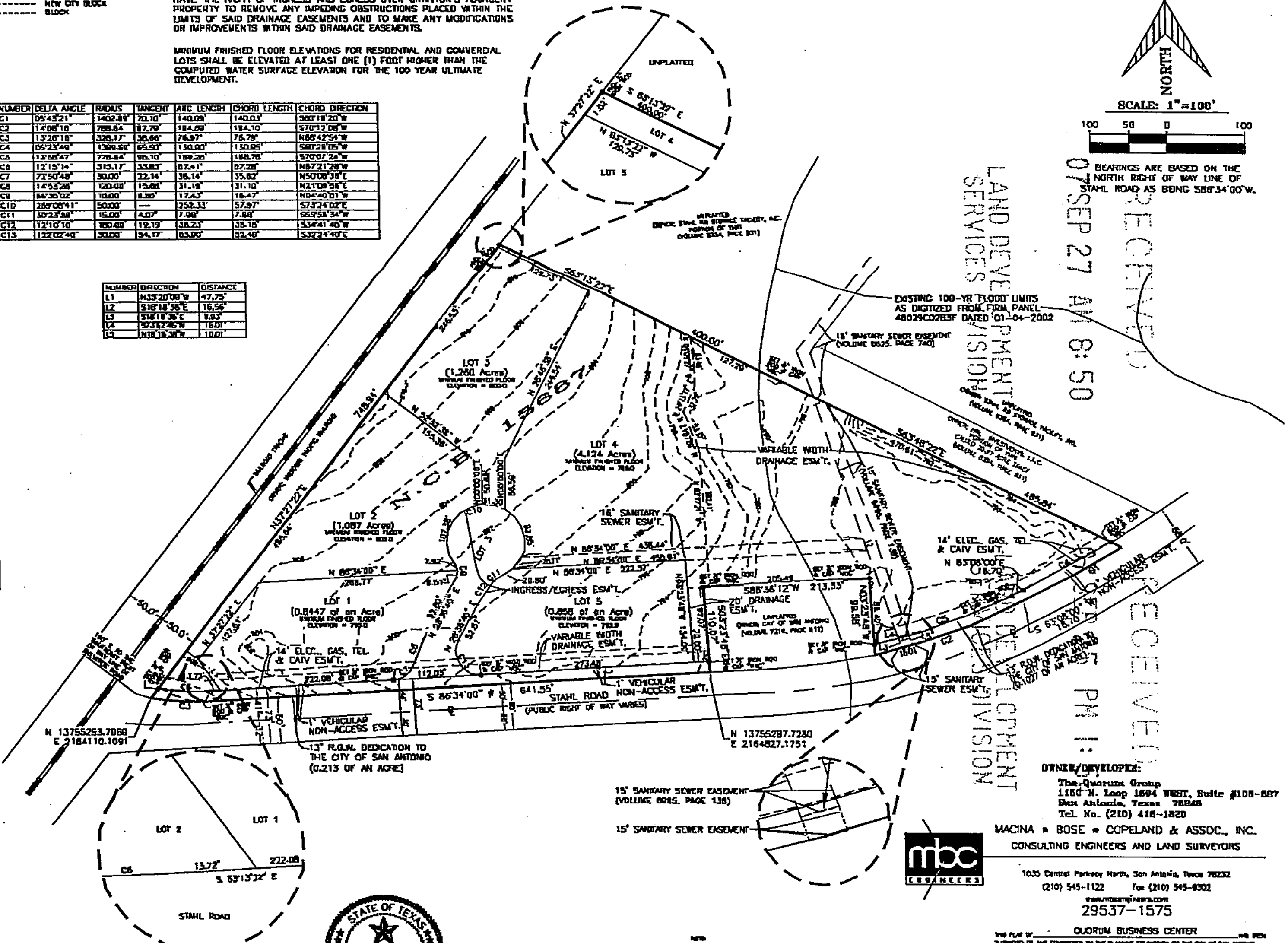
   ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING FIVE (5) NON SINGLE FAMILY LOTS.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM ECODERS, INC.
4. ROTATE BEARINGS 00°15'32" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5. STREETSCAPE ORDINANCE WILL BE COMPLIED WITH AT THE TIME OF BUILDING PERMIT.
6. INDIVIDUAL LOT OWNERS SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS AS REQUIRED BY UDC SECTION 35-506.
7. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

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.

NORTH

SCALE: 1"=100'

BEARINGS ARE BASED ON THE NORTH RIGHT OF WAY LINE OF STAHL ROAD AS BEING S86°34'00"W.



RECEIVED
07 SEP 27 AM 8:50
LAND DEVELOPMENT
SERVICES DIVISION

OWNER/DEVELOPER:
The Quorum Group
1150 N. Loop 1604 WEST, Suite #108-587
San Antonio, Texas 78248
Tel. No. (210) 418-1820

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

mbc ENGINEERS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
29537-1575

STATE OF TEXAS ★ TODD M. PUTNAM 84764 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ★ L. RAY INMAN 4496 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

STATE OF TEXAS
COUNTY OF BEXAR

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF QUORUM BUSINESS CENTER

COUNTY CLERK, BEXAR COUNTY, TEXAS

NOTE:

SHEET 1 OF

Date: Sep 24, 2007, 7:37pm User ID: BWoerner
File: P:\1575\29537-3897 Stahl Road\Outgoing\PlatNo070168 07-0924.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 October 10, 2007

WESTOVER TOWN CENTER MAJOR PLAT 070211
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 D-8
OWNER: Codevco Group, Inc. by Israel Fogiel
ENGINEER: by Coy D. Armstrong, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: October 2, 2007

Location: Southeast of the intersecton of S.H. 151 and Westover Hills Blvd.

Services Available: SAWS Water and Sewer

Zoning: C3 General Commercial District
GC-2 Gateway Corridor District-2

Plat is in accordance with:
MDP/POADP 110, Westover Hills was accepted on May 17, 1991.

Proposed Use: Commercial

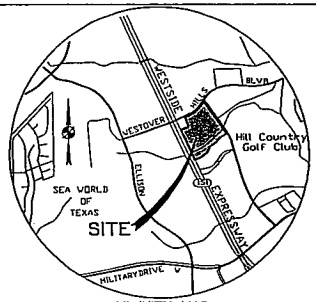
APPLICANT'S PROPOSAL:

To plat **27.739** acres consisting of **11** non-single family lots and **1,706** linear feet of public streets.

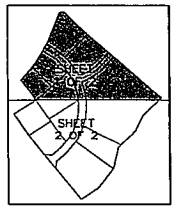
STAFF RECOMMENDATION:

Approval.

PLAT NO. 070211



VICINITY MAP
NOT TO SCALE
SAN ANTONIO, TEXAS



KEY MAP

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

GENERAL NOTES:

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204)
2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
   BURY + PARTNERS – S.A., INC.
   922 ISOM RD. SUITE 100
   SAN ANTONIO, TEXAS 78216
3. SHARED ACCESSS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r) (3).
4. OWNER/DEVELOPER:
   NAME: CODEVCO GROUP, INC.
   A TEXAS CORPORATION
   8000 IH-10 WEST, SUITE 700
   SAN ANTONIO, TEXAS 78230
5. 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.
6. MINIMUM FINISHED FLOOR ELEVATION FOR BLOCK 9, LOT 2 IS 884.61, LOT 3 IS 877.17, AND LOT 4 IS 875.58.

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 TWO ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1012.34'.
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.

WASTEWATER EDU NOTE:

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

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	4°53'50"	1255.00	107.27	N55°39'52"E	107.23
C2	14°07'32"	1255.00	309.41	S46°09'10"W	308.62
C3	7°41'08"	1255.00	168.34	N35°14'51"E	168.22
C4	5°48'44"	1145.00	116.15	N34°20'20"E	116.10
C5	113°50'12"	40.00	79.47	N85°49'57"W	67.03
C6	6°19'46"	2783.00	307.43	N32°00'06"W	307.28
C7	2°23'18"	1752.00	73.03	N34°07'42"W	73.03
C8	114°02'03"	565.00	1124.50	S08°43'41"W	947.88
C9	87°24'10"	15.00	22.88	N88°00'35"E	20.73
C10	90°01'17"	15.00	23.57	S09°49'28"W	21.22
C11	24°57'14"	470.00	204.70	N67°18'39"E	203.08
C12	86°01'49"	15.00	22.52	N57°11'50"W	20.47
C13	34°06'25"	635.00	378.00	N31°14'08"W	372.44
C14	87°41'34"	15.00	22.96	N84°45'22"W	20.78
C15	71°59'16"	635.00	797.83	N29°45'05"E	746.38
C16	86°01'49"	15.00	22.52	N36°48'21"E	20.47
C17	24°57'14"	530.00	230.83	N67°18'39"E	229.01
C18	89°59'56"	15.00	23.56	N80°10'00"W	21.21
C19	5°41'04"	2783.00	276.10	N31°40'45"W	275.99
C20	0°38'42"	2783.00	31.33	N34°50'38"W	31.33
C21	16°02'54"	635.00	177.86	N41°55'53"W	177.28
C22	18°03'31"	635.00	200.14	N23°12'41"W	199.31
C23	36°39'16"	635.00	406.24	N12°05'05"E	399.34
C24	15°41'23"	635.00	173.89	N38°15'25"E	173.34
C25	19°38'32"	635.00	217.71	N55°55'24"E	216.64
C26	14°48'03"	565.00	145.95	N58°20'41"E	145.55
C27	43°21'31"	565.00	427.56	N29°15'55"E	417.43
C28	28°19'44"	585.00	279.35	N06°34'43"W	276.52
C29	27°32'45"	565.00	271.63	S34°30'57"E	269.02
C30	7°15'10"	1255.00	158.87	N47°13'45"E	158.76
C31	4°53'50"	1255.00	107.27	N55°39'52"E	107.23
C32	2°08'24"	1295.80	48.40	N45°22'42"E	48.40

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:
   1. 28' ELECTRIC EASEMENT (VOL. 4691, PG. 1450 & VOL. 4768, PG. 1679)
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 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.

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.

DRAINAGE NOTE:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY 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 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.

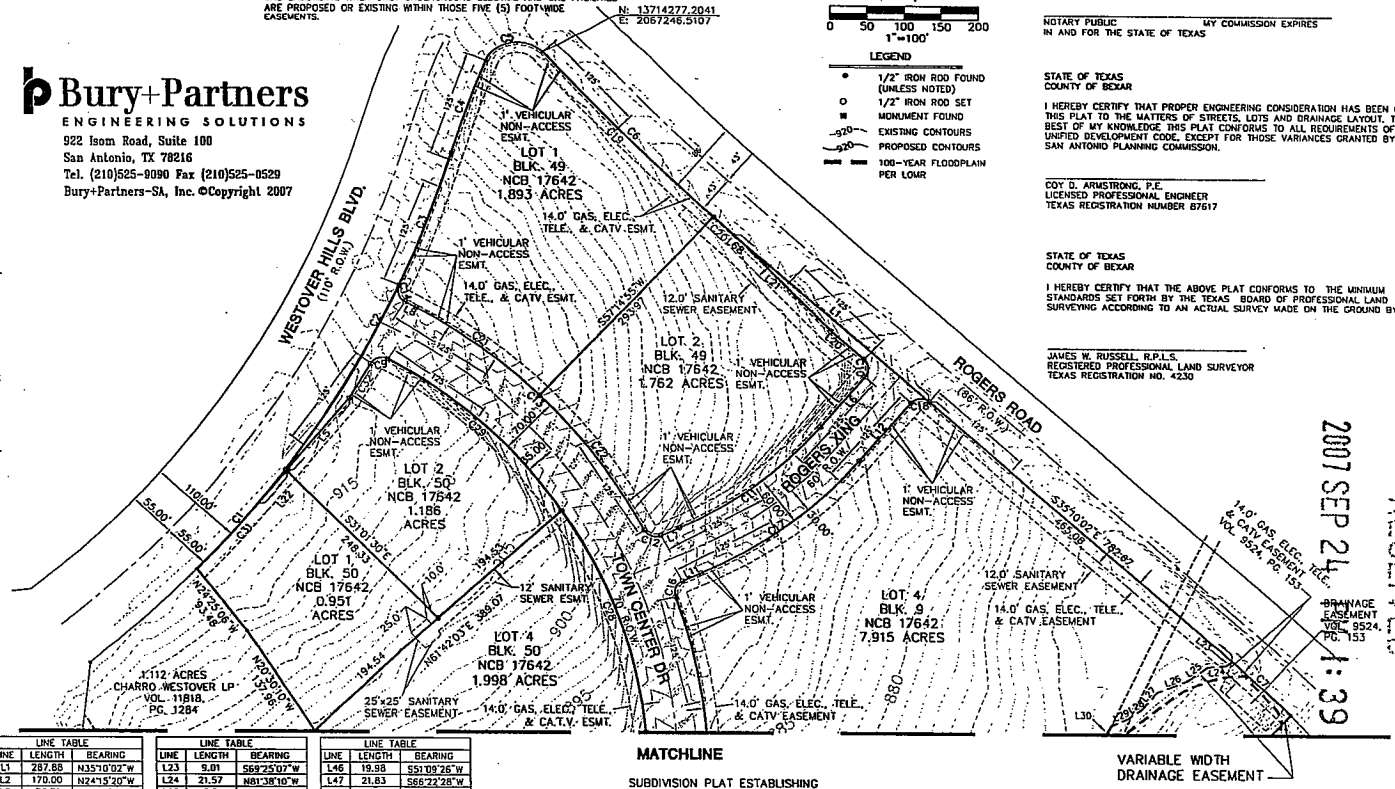
CLEAR VISION NOTE:

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

0 50 100 150 200
1"=100'

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET
- MONUMENT FOUND
- 920 EXISTING CONTOURS
- 920 PROPOSED CONTOURS
- 100-YEAR FLOODPLAIN PER LOMR



LINE TABLE

LINE	LENGTH	BEARING
L1	287.88	N35°10'02"W
L2	170.00	N24°15'20"W
L3	70.71	N69°15'17"W
L4	36.75	N65°44'43"E
L5	113.18	N54°05'47"E
L6	80.32	N54°50'02"E
L7	23.68	N79°47'16"E
L8	14.43	N48°36'09"W
L9	70.71	N20°44'43"E
L10	36.75	N65°44'43"E
L11	23.68	N79°47'16"E
L12	92.38	N54°50'02"E
L13	106.11	N69°25'42"E
L14	80.35	N72°26'11"E
L15	236.95	N36°31'49"E
L16	203.65	N57°15'31"E
L17	209.97	N40°47'15"E
L18	170.47	N41°21'00"E
L19	197.65	N59°52'40"E
L20	50.49	S35°11'15"E
L21	147.87	S30°28'46"E
L22	51.50	N54°05'47"E

LINE TABLE

LINE	LENGTH	BEARING
L23	5.01	S69°25'07"W
L24	21.57	N81°38'10"W
L25	27.76	S70°04'53"W
L26	38.29	S82°25'02"W
L27	25.71	S54°07'51"W
L28	21.01	S72°08'17"W
L29	20.26	S80°51'28"W
L30	14.53	S47°29'49"W
L31	11.16	S56°20'56"W
L32	30.81	S40°29'00"W
L33	16.52	S51°02'22"W
L34	11.05	S40°22'09"W
L35	18.13	S50°17'48"W
L36	12.42	S29°06'37"W
L37	9.84	S21°35'48"W
L38	24.38	S34°52'25"W
L39	25.11	S32°11'56"W
L40	22.17	S19°06'57"W
L41	29.67	S50°02'54"W
L42	23.09	S40°02'53"W
L43	9.22	S63°32'31"W
L44	40.06	S58°28'49"W
L45	29.93	S54°44'09"W

LINE TABLE

LINE	LENGTH	BEARING
L46	19.98	S51°09'26"W
L47	21.83	S66°22'28"W
L48	21.07	S60°57'54"W
L49	15.32	S36°19'37"W
L50	22.20	S25°42'46"W
L51	22.57	S58°17'30"W
L52	29.43	S51°33'41"W
L53	15.06	S11°19'22"W
L54	24.99	S82°53'53"W
L55	22.64	S23°17'30"W
L56	169.56	S40°47'15"W
L57	20.78	S43°45'19"W
L58	31.08	S40°03'30"W
L59	17.37	S46°13'18"W
L60	15.24	S38°25'14"W
L61	27.13	S41°31'19"W
L62	12.12	S50°17'53"W
L63	14.41	S41°44'03"W
L64	17.45	S57°32'11"W
L65	37.54	S54°49'53"W
L66	33.77	S47°38'38"W
L67	139.47	S60°24'20"W
L68	11.23	S35°10'02"E

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529

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SUBDIVISION PLAT ESTABLISHING

WESTOVER TOWN CENTER

BEING A 27.739 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 17642, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 44.15 ACRE TRACT CONVEYED TO WESTOVER COMMERCIAL GROUP, LTD. IN VOLUME 7818, PAGE 1662 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER TOWN CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PUBLIC HEARING PLAT APPROVED BY THE PLANNING COMMISSION.

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

BY: _____
PLANNING COMMISSION

BY: _____
SECRETARY

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:

NAME: CODEVCO GROUP, INC.
A TEXAS CORPORATION
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

By: _____
Israel Fogiel, President

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGEL, 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 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 MY COMMISSION EXPIRES
IN AND FOR THE STATE OF 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.

_____
COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 87617

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:

_____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

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 THE _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DEVELOPMENT SERVICES
RECEIVED
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Date: Sep 24, 2007, 9:53am User ID: rgalvan
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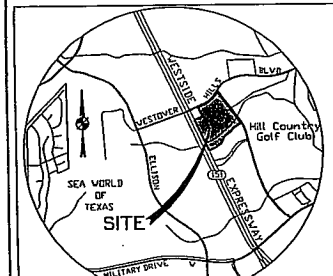
PLAT NO. 070211



VICINITY MAP
NOT TO SCALE

GENERAL NOTES: SAN ANTONIO, TEXAS

1. THE BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS COORDINATE SYSTEM, NAD83, SOUTH CENTRAL ZONE (4204)
2. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
   BURY + PARTNERS – SA, INC.
   922 ISOM RD. SUITE 100
   SAN ANTONIO, TEXAS 78216
3. SHARED ACCESS NOTE: OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH ADC 35-506 (r) (3).
4. OWNER:
   NAME: CODEVCO GROUP, INC.
   A TEXAS CORPORATION
   8000 IH-10 WEST, SUITE 700
   SAN ANTONIO, TEXAS 78230
5. 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.
6. MINIMUM FINISHED FLOOR ELEVATION FOR BLOCK 9, LOT 2 IS 884.61, LOT 3 IS 877.17, AND LOT 4 IS 875.58.

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 MITIGATION.
2. OWNER 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 TWO ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1012.34'.
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.

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

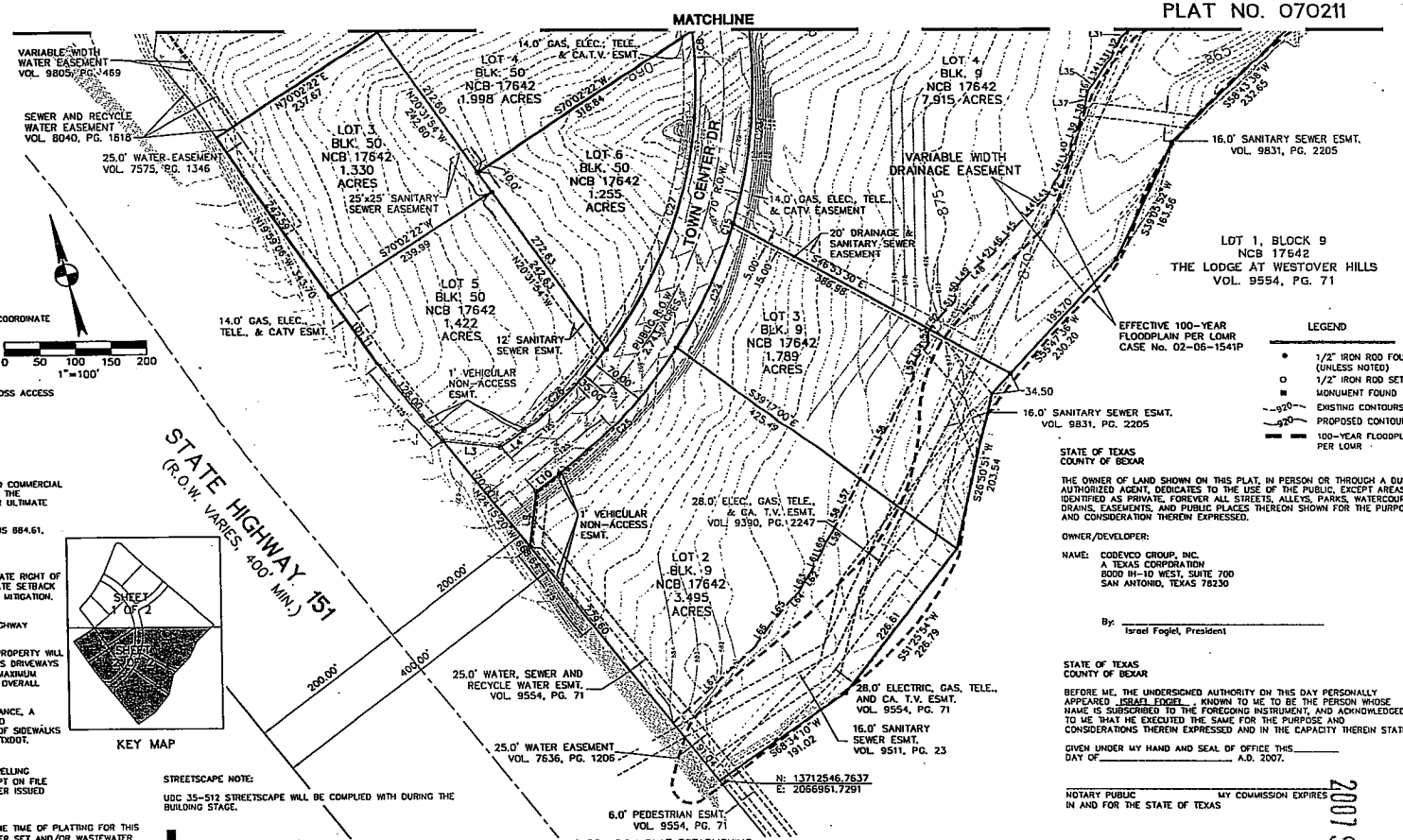
IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

DRAINAGE NOTE:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAY 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 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.

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

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:
   1. 28' ELECTRIC EASEMENT (VOL. 4691, PG. 1450 & VOL. 4768, PG. 1679)
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 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.



KEY MAP

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9000 Fax (210)525-0529

Bury+Partners-SA, Inc. ©Copyright 2007

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	4°53'50"	1255.00	107.27	N55°39'52"E	107.23
C2	14°07'32"	1255.00	309.41	S48°09'10"W	308.62
C3	7°41'08"	1255.00	168.34	N35°14'51"E	168.22
C4	5°48'44"	1145.00	116.15	N34°20'20"E	116.10
C5	113°50'12"	40.00	79.47	N85°49'57"W	67.03
C6	6°9'46"	2783.00	307.43	N32°00'08"W	307.28
C7	2°23'18"	1752.00	73.03	N34°07'42"W	73.03
C8	114°02'03"	565.00	1124.50	S08°43'41"W	947.88
C9	87°24'10"	15.00	22.88	N88°00'35"E	20.73
C10	90°01'17"	15.00	23.57	S09°49'28"W	21.22
C11	24°57'14"	470.00	204.70	N67°18'39"E	203.08
C12	86°01'49"	15.00	22.52	N57°11'50"W	20.47
C13	34°06'25"	635.00	378.00	S31°14'08"E	372.44
C14	87°41'34"	15.00	22.95	N04°45'22"W	20.78
C15	71°59'16"	635.00	797.83	N29°45'05"E	746.38
C16	86°01'49"	15.00	22.52	N36°46'21"E	20.47
C17	24°57'14"	530.00	230.83	N67°18'39"E	229.01
C18	89°59'56"	15.00	23.56	N80°10'00"W	21.21
C19	5°41'04"	2783.00	276.10	N31°40'45"W	275.99
C20	0°38'42"	2783.00	31.33	N34°50'38"W	31.33
C21	16°02'54"	635.00	177.86	N41°15'53"W	177.28
C22	18°03'31"	635.00	200.14	N23°12'41"W	199.31
C23	36°39'16"	635.00	406.24	N12°05'05"E	399.34
C24	15°41'23"	635.00	173.88	N38°15'25"E	173.34
C25	19°38'37"	635.00	217.71	N55°55'24"E	216.64
C26	14°48'03"	565.00	145.95	N58°20'41"E	145.55
C27	43°21'31"	565.00	427.56	N28°15'55"E	417.43
C28	28°19'44"	565.00	279.36	N08°34'43"W	276.52
C29	27°32'45"	565.00	271.63	S34°30'57"E	269.02
C30	7°15'10"	1255.00	158.87	N47°13'45"E	158.76
C31	4°53'50"	1255.00	107.27	N55°39'52"E	107.23
C32	2°08'24"	1295.80	48.40	N45°22'42"E	48.40

SUBDIVISION PLAT ESTABLISHING
WESTOVER TOWN CENTER

BEING A 27.739 ACRE TRACT OF LAND SITUATED IN THE CITY OF SAN ANTONIO, N.C.B. 17642, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT CERTAIN 44.15 ACRE TRACT CONVEYED TO WESTOVER COMMERCIAL GROUP, LTD. IN VOLUME 7818, PAGE 1662 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTOVER TOWN CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

PUBLIC HEARING PLAT APPROVED BY THE PLANNING COMMISSION.

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

BY: _____
PLANNING COMMISSION

BY: _____
SECRETARY

LINE TABLE		
LINE	LENGTH	BEARING
L1	287.88	N35°10'02"W
L2	170.00	N24°15'20"W
L3	70.71	N69°15'17"W
L4	36.75	N65°44'43"E
L5	113.18	N54°05'47"E
L6	80.32	N54°50'02"E
L7	23.68	N79°47'16"E
L8	14.43	N48°36'09"W
L9	70.71	N20°44'43"E
L10	36.75	N65°44'43"E
L11	23.68	N79°47'16"E
L12	92.38	N54°50'02"E
L13	106.11	N69°25'42"E
L14	80.35	N72°26'11"E
L15	236.95	N36°31'49"E
L16	203.55	N57°15'31"E
L17	209.97	N40°47'15"E
L18	170.47	N41°21'00"E
L19	197.65	N59°52'40"E
L20	50.49	S35°11'15"E
L21	147.87	S30°28'46"E
L22	51.50	N54°05'47"E

LINE TABLE		
LINE	LENGTH	BEARING
L23	9.01	S69°25'07"W
L24	21.57	N81°38'10"W
L25	27.76	S70°04'53"W
L26	38.29	S82°25'02"W
L27	25.71	S54°07'51"W
L28	21.01	S72°08'17"W
L29	20.28	S80°51'28"W
L30	14.53	S47°29'49"W
L31	11.16	S05°20'56"W
L32	30.81	S40°29'00"W
L33	16.52	S51°02'22"W
L34	11.05	S40°22'09"W
L35	18.13	S50°17'48"W
L36	12.42	S29°08'37"W
L37	9.84	S21°35'48"W
L38	24.38	S34°52'25"W
L39	25.11	S37°11'56"W
L40	22.17	S19°06'57"W
L41	29.67	S50°02'54"W
L42	23.09	S40°02'53"W
L43	9.22	S63°32'31"W
L44	40.06	S58°28'49"W

LINE TABLE		
LINE	LENGTH	BEARING
L45	29.93	S54°44'09"W
L46	19.98	S51°09'26"W
L47	21.83	S66°22'28"W
L48	21.07	S60°57'54"W
L49	15.32	S56°19'37"W
L50	22.20	S25°42'46"W
L51	22.57	S58°17'30"W
L52	29.43	S51°33'41"W
L53	15.06	S11°19'22"W
L54	24.99	S52°53'53"W
L55	22.64	S23°12'30"W
L56	169.56	S40°47'15"W
L57	20.78	S43°45'19"W
L58	31.08	S40°03'30"W
L59	17.37	S48°13'18"W
L60	15.24	S38°25'14"W
L61	27.13	S41°31'19"W
L62	12.12	S50°17'53"W
L63	14.41	S41°44'03"W
L64	17.45	S57°32'11"W
L65	37.54	S54°49'53"W
L66	33.77	S47°38'38"W
L67	139.47	S60°24'20"W
L68	11.23	S35°10'02"E

LEGEND

- ● 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- ■ MONUMENT FOUND
- 970 EXISTING CONTOURS
- 970 PROPOSED CONTOURS
- 100-YEAR FLOODPLAIN PER LOMR

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:

NAME: CODEVCO GROUP, INC.
A TEXAS CORPORATION
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

By: _____
Israel Fogiel, President

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ISRAEL FOGIEL, 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 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 MY COMMISSION EXPIRES
IN AND FOR THE STATE OF 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.

_____
COY D. ARMSTRONG, P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NUMBER 87617

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:

_____
JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

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 THE _____ DAY OF _____ A.D. _____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

2007 SEP 4 PM 1:3
DEVELOPMENT SERVICES
RECEIVED

Date: Sep 24, 2007, 9:54am User ID: rgalvan
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PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 17 October 10, 2007

KALLISON RANCH, UNIT 25 — MAJOR PLAT — 070220
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 544 E-7
OWNER: Continental Homes, by Timothy D. Pruski
ENGINEER: Denham-Ramones Engineering, by Paul Denham
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: September 26, 2007

Location: Near the northeast corner of Talley Road and Culebra

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
POADP/MDP # 838, Kallison Ranch, accepted on August 29, 2005

Proposed Use: Residential

Major Thoroughfare: Culebra Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

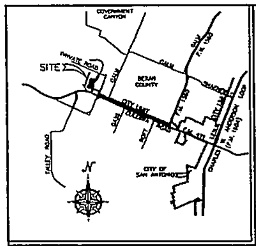
To plat **61.817** acres consisting of **90** single family lots and **6,330** linear feet of public streets.

DISCUSSION:

It is noted that construction shall not be allowed until FEMA LOMR flood plain study is prepared and approved and a letter of map revision is issued by FEMA indicating no 100 year flood plain encroachment exist on the drainage easement. Elevation certificates for constructed on the above-mentioned lots shall be submitted to the City of San Antonio and Bexar County.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	8°19'34"	2974.78'	213.03'	473.31'	474.92'
C2	6°41'45"	2984.78'	173.43'	348.47'	346.27'
C3	13°28'21"	31.00'	6.03'	12.01'	11.98'
C4	34°05'01"	29.00'	8.88'	17.25'	17.00'
C5	70°23'39"	25.00'	17.63'	30.72'	28.82'
C6	102°07'22"	51.00'	63.12'	90.90'	79.34'
C7	49°43'28"	29.00'	13.44'	25.17'	24.39'
C8	109°45'20"	70.00'	99.46'	134.09'	114.49'
C9	2°04'11"	365.00'	6.59'	13.18'	13.18'
C10	90°00'00"	10.00'	10.00'	15.71'	14.14'
C11	90°00'00"	25.00'	25.00'	39.27'	35.36'
C12	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
C13	162°16'45"	51.00'	327.16'	144.45'	100.78'
C14	278°29'38"	25.00'	38.33'	341.41'	[illegible]
C15	18°36'20"	860.00'	152.09'	301.17'	299.93'
C16	18°36'20"	830.00'	100.69'	318.23'	318.88'
C17	2°07'43"	365.00'	6.78'	13.56'	13.56'
C18	12°27'54"	1061.00'	115.67'	230.85'	230.37'
C19	18°36'20"	1138.00'	186.60'	369.75'	367.03'
C20	97°09'27"	25.00'	28.33'	42.39'	37.49'
C21	86°37'40"	25.00'	23.55'	36.82'	35.03'
C22	35°23'34"	29.00'	9.25'	17.91'	17.63'
C23	83°23'39"	25.00'	22.20'	36.31'	33.20'
C24	71°40'53"	31.00'	[illegible]	[illegible]	[illegible]
C25	65°32'06"	31.00'	33.46'	39.27'	33.53'
C26	15°46'47"	31.00'	7.07'	14.05'	14.00'
C27	153°20'47"	31.00'	229.87'	137.07'	99.39'
C28	2°04'11"	432.00'	7.80'	15.61'	15.60'
C29	2°07'45"	332.00'	6.17'	12.34'	12.34'
C30	2°08'24"	332.00'	6.20'	12.40'	12.40'
C31	2°04'46"	432.00'	7.84'	15.68'	15.68'
C32	3°30'13"	830.00'	20.48'	40.94'	40.94'
C33	17°30'42"	1010.00'	150.57'	314.37'	313.30'
C34	6°26'28"	2949.78'	165.86'	331.61'	331.43'
C35	92°10'18"	25.00'	25.97'	40.22'	36.02'
C36	87°49'42"	25.00'	24.07'	38.32'	34.68'
C37	3°43'41"	923.00'	30.10'	60.16'	60.17'
C38	12°49'11"	932.00'	104.70'	208.53'	208.10'
C39	75°03'00"	25.00'	19.20'	32.75'	30.46'
C40	109°38'31"	25.00'	35.09'	47.99'	40.93'
C41	24°38'26"	719.00'	159.23'	313.39'	310.97'
C42	26°30'39"	641.00'	149.09'	291.09'	288.56'
C43	22°31'34"	720.00'	144.38'	285.43'	283.00'
C44	94°29'35"	25.00'	27.20'	41.40'	36.84'
C45	76°24'35"	25.00'	19.66'	33.34'	30.92'
C46	108°20'13"	25.00'	33.47'	46.48'	40.06'
C47	83°17'34"	25.00'	22.48'	36.03'	33.44'
C48	6°00'35"	719.00'	37.78'	75.48'	75.45'
C49	3°07'03"	641.00'	17.45'	34.88'	34.88'
C50	5°29'11"	310.00'	14.85'	29.68'	29.67'
C51	5°29'11"	300.00'	14.37'	28.73'	28.72'
C52	5°29'11"	290.00'	13.89'	27.77'	27.76'
C53	5°29'11"	300.00'	14.37'	28.73'	28.72'
C54	3°09'22"	500.00'	13.77'	27.54'	27.54'
C55	3°09'22"	500.00'	13.77'	27.54'	27.54'
C56	90°00'00"	15.00'	15.00'	23.56'	21.21'
C57	7°01'39"	920.00'	56.49'	112.84'	112.77'
C58	35°32'29"	29.00'	9.30'	18.18'	17.86'
C59	167°08'21"	31.00'	432.30'	149.77'	101.36'
C60	30°10'43"	29.00'	7.82'	15.27'	15.10'
C61	101°31'34"	25.00'	30.81'	44.30'	38.73'
C62	2°06'24"	432.00'	7.94'	15.88'	15.88'
C63	8°23'44"	861.00'	63.10'	126.16'	126.05'
C64	8°29'25"	500.00'	37.11'	74.09'	74.02'
C65	6°07'33"	820.00'	46.55'	93.02'	92.97'
C66	38°47'10"	29.00'	10.16'	19.59'	19.22'
C67	167°11'49"	31.00'	434.52'	146.02'	101.36'
C68	27°23'31"	29.00'	7.12'	13.87'	13.63'
C69	108°06'48"	25.00'	34.46'	47.17'	40.46'
C70	6°43'03"	173.00'	10.32'	20.87'	20.81'
C71	2°08'24"	363.00'	6.87'	13.63'	13.63'
C72	2°04'46"	363.00'	6.65'	13.23'	13.22'
C73	2°08'42"	332.00'	6.22'	12.43'	12.43'
C74	2°05'03"	432.00'	7.86'	15.72'	15.72'
C75	2°08'24"	363.00'	6.78'	13.47'	13.47'
C76	2°10'05"	363.00'	6.91'	13.81'	13.81'
C77	5°36'29"	750.00'	36.73'	73.41'	73.38'
C78	2°10'05"	332.00'	6.29'	12.56'	12.56'
C79	2°09'43"	363.00'	6.85'	13.69'	13.68'
C80	4°18'36"	930.00'	35.06'	70.09'	70.07'
C81	12°17'41"	732.00'	78.84'	157.07'	156.77'
C82	1°56'33"	363.00'	6.19'	12.38'	12.38'
C83	7°15'08"	363.00'	23.13'	46.20'	46.17'
C84	14°44'21"	865.00'	111.88'	222.53'	221.91'
C85	19°11'45"	939.00'	158.10'	313.25'	311.78'
C86	8°22'00"	363.00'	46.29'	92.37'	92.20'
C87	2°07'13"	300.00'	9.25'	18.51'	18.51'
C88	0°55'38"	1632.00'	12.81'	25.63'	25.63'
C89	7°15'30"	432.00'	27.40'	54.73'	54.69'
C90	29°37'30"	939.00'	247.58'	484.15'	478.80'
C91	33°44'04"	861.00'	261.33'	507.44'	500.13'
C92	12°17'41"	732.00'	78.84'	157.07'	156.77'
C93	1°56'33"	363.00'	6.19'	12.38'	12.38'
C94	7°15'08"	363.00'	23.13'	46.20'	46.17'
C95	27°34'19"	935.00'	229.42'	449.94'	445.61'
C96	24°24'47"	883.00'	187.12'	368.37'	365.79'
C97	1°55'04"	700.00'	11.72'	23.43'	23.43'
C98	8°29'25"	500.00'	37.11'	74.09'	74.02'
C99	10°10'02"	632.00'	56.78'	113.25'	113.10'
C100	2°09'21"	939.00'	17.67'	35.33'	35.33'

DEVELOPER/OWNER:

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

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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 98, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 115 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C101	4°09'16"	661.00'	31.23'	62.43'	62.42'
C102	12°14'35"	632.00'	67.78'	135.04'	134.78'
C103	2°25'33"	500.00'	10.59'	21.17'	21.17'
C104	12°22'33"	983.00'	106.63'	212.66'	212.45'
C105	12°17'54"	915.00'	98.58'	196.40'	196.03'
C106	7°21'40"	363.00'	23.45'	46.09'	46.06'
C107	2°37'20"	368.00'	8.16'	16.31'	16.31'
C108	1°02'18"	1061.00'	9.62'	19.23'	19.23'
C109	19°44'48"	51.00'	8.88'	17.58'	17.49'
C110	81°31'34"	51.00'	44.27'	72.66'	66.82'
C111	60°40'24"	51.00'	29.85'	54.01'	51.52'
C112	79°31'44"	13.00'	10.81'	18.46'	17.32'
C113	22°58'38"	51.00'	10.35'	20.45'	20.29'
C114	2°05'05"	363.00'	6.64'	13.28'	13.28'
C115	1°00'30"	3881.18'	34.34'	68.68'	68.68'
C116	2°41'53"	3891.18'	93.98'	187.24'	187.02'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°00'30"W	10.00'
L2	S65°31'01"E	2.00'
L3	N73°30'31"E	38.17'
L4	N13°30'26"E	102.03'
L5	S10°28'07"E	26.71'
L6	S24°00'30"W	15.00'
L7	N65°35'30"W	8.03'
L8	S66°00'34"W	20.01'
L9	N18°13'47"W	28.40'
L10	N65°35'30"W	7.87'
L11	S26°14'34"W	18.85'
L12	N43°47'31"E	11.80'
L13	N43°47'31"E	14.71'
L14	S43°09'19"W	9.20'
L15	S46°50'41"E	9.20'
L16	S64°19'39"E	15.81'
L17	N20°37'30"W	12.47'
L18	N13°30'26"E	56.14'
L19	N13°30'26"E	80.81'
L20	N16°34'17"E	67.83'
L21	N17°54'36"E	35.70'
L22	N30°41'36"E	42.01'
L23	N51°06'30"W	10.01'
L24	N38°36'10"E	89.04'
L25	N34°36'29"W	32.92'
L26	N18°13'47"W	49.75'

MONUMENT NOTE:

"● = 1/2" IRON ROD FOUND W/NO CAP
"○ = 1/2" IRON ROD SET W/B-R E. CAP

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.

(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.

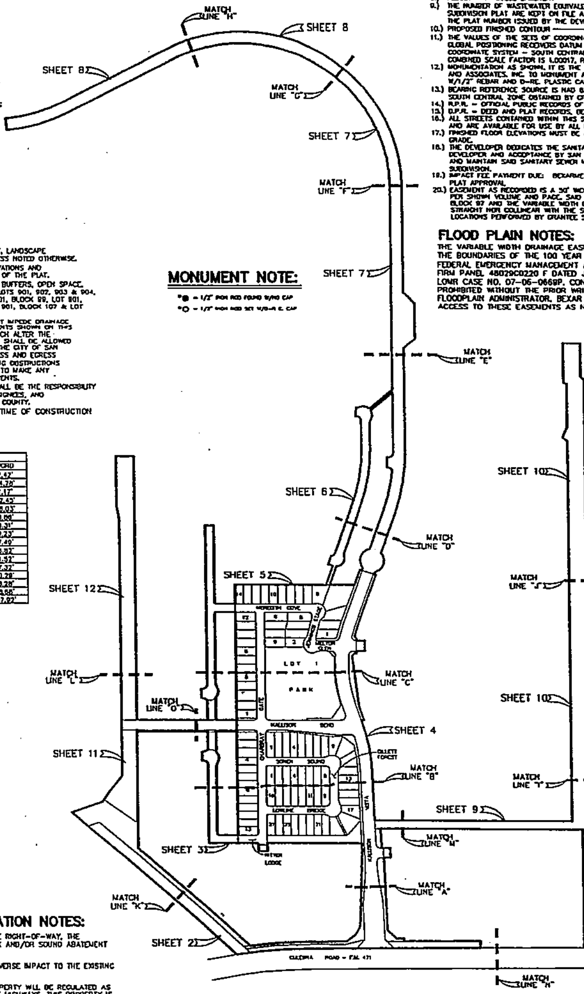
"CLEAR VISION EASEMENT"

"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.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252



LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — [950]
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.

PLAT No. 070220

SHEET 1 OF 12

91 LOTS

SUBDIVISION PLAT OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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 — REGISTERED — GARY B. NEILL — 3964 — PROFESSIONAL LAND SURVEYOR

______
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

GRAPHIC SCALE

600 0 300 600 1200

(IN FEET)
1 inch = 600 ft.

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

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
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.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ______ A.D., 2007.

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

______
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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: Sep 21, 2007, 9:19am User ID: Romanskuis File: H:\land projects J\CDC-Kallison-U25\dwg\Kallison-Ilee-U25.dwg

PLAT No. 070220

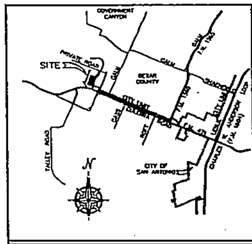
SHEET 2 OF 12

91 LOTS

SUBDIVISION PLAT
OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY, GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 96, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 89, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — (850)
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 30' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 30' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.

(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.

MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/ID CAP
"○ – 1/2" IRON ROD SET W/D-R CAP

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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

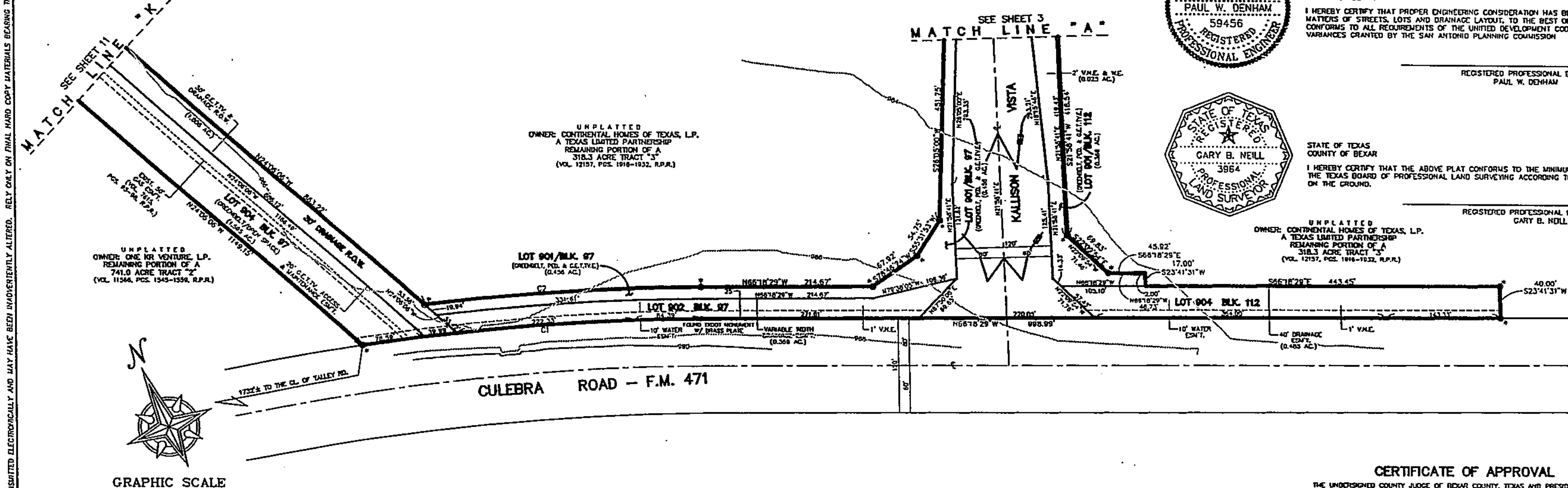
STATE OF TEXAS ★ PAUL W. DENHAM 59456 REGISTERED PROFESSIONAL ENGINEER

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 REGISTERED ★ GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR



GRAPHIC SCALE

0 50 100 200

(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.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070085
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 26 PLAT NO. 070252

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

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 496-3100 Office
(210) 496-3122 Fax

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 ______ DAY OF ______ A.D., 2007.

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

______
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 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

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: Sep 21, 2007, 9:19am User ID: Ramonesluis File: H:\Vond projects J\CDC-Kallison-U25\dwg\Kallison-lles-U25.dwg

PLAT No. 070220

SHEET 3 OF 12

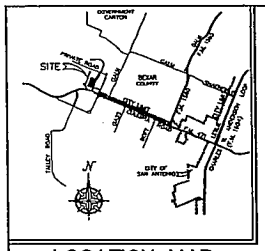
91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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", "GUYWARD EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, GUYWIRE OR GUYWARD 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 ORDINARILY 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 WHICH 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.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

1. ALL EASEMENTS SHOWN AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE PRIVATE AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 900, BLOCK 99, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 115 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1484.45'.

(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.

LEGEND

1.)	BUILDING SETBACK LINE	B.S.L.
2.)	CLEAR VISION EASEMENT	C.V.E.
3.)	ELECTRIC & CABLE TELEVISION EASEMENT	E.C.T.V.
4.)	TELEPHONE & CABLE TELEVISION EASEMENT	T.C.T.V.
5.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.C.T.V.E.
6.)	VEHICULAR NON-ACCESS EASEMENT	V.N.A.E.
7.)	WALL EASEMENT	W.E.
8.)	PEDESTRIAN ACCESS EASEMENT	P.E.
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.	[TBD]
10.)	PROPOSED FINISHED CONTOUR	[TBD]

11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS (GPS) AND ARE IN NAD(83), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00013, ROTATION GRID TO PLAT IS 00-00-00

12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS OBSERVATIONS SHOWN HEREON.

14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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 6 INCHES ABOVE FINISHED ADJACENT GRADE.

18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAWS WITHIN WATER SYSTEMS "SAWS", SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

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

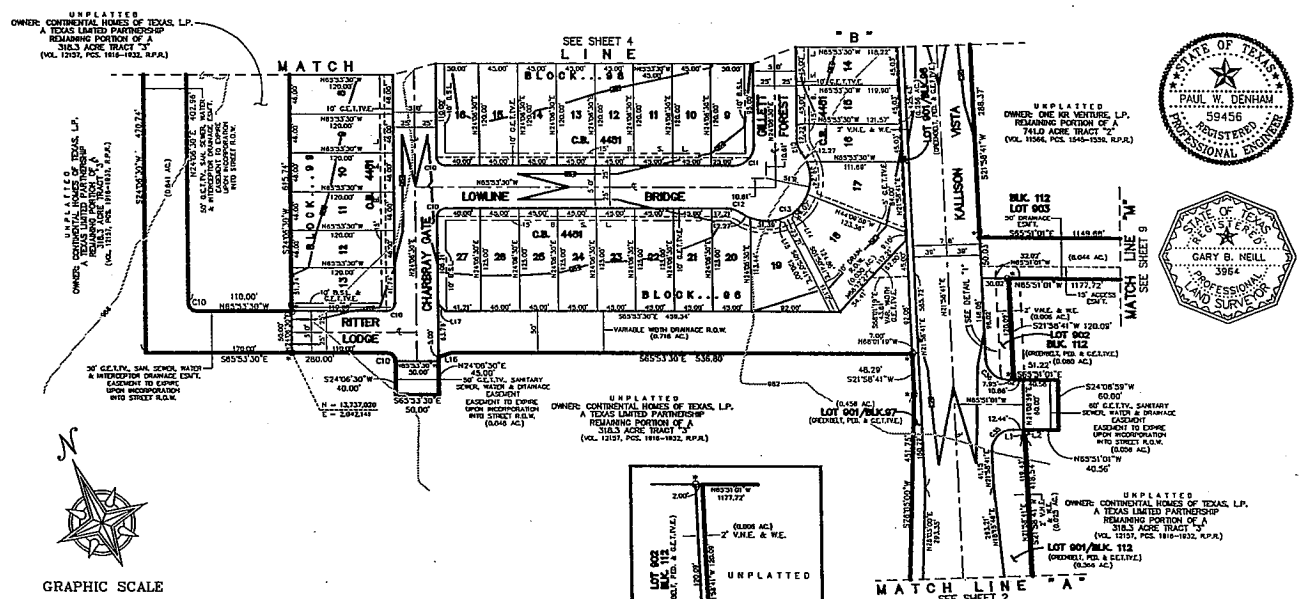
20.) EASEMENT AS RECORDED IN A 50' WIDE EASEMENT, CONTROL ON PIPELINE AS CONSTRUCTED PER SHORT VOLUME AND PAGE; SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLINEAR WITH THE SIDELINES OF SAID TRACTS PER PARCLAR POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

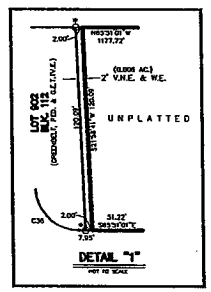
FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.

MONUMENT NOTE:

*B = 1/2" IRON ROD FOUND W/NO CAP
*D = 1/2" IRON ROD SET W/D-R E. CAP





"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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 26 PLAT NO. 070252

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

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78218
(210) 495-3100 Office
(210) 495-3122 Fax

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

STATE OF TEXAS
REGISTERED
PAUL W. DENHAM
59456
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

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.
BY: A TEXAS LIMITED PARTNERSHIP
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 _____ DAY OF _____ A.D., 2007.

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

_____
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 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

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 HAS 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: Sep 21, 2007, 9:19am User ID: Ramonesdwr File: N:\land projects 3\CDC-Hofman-1123\dwg\Kallison-Hire-1225.dwg

PLAT No. 070220

SHEET 4 OF 12

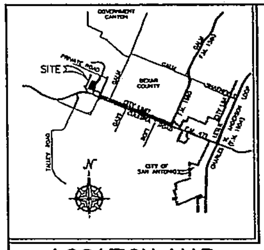
91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 98, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 93)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.C.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1404.45'.

(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.

MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/NO CAP
"○ – 1/2" IRON ROD SET W/D-R E. CAP

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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

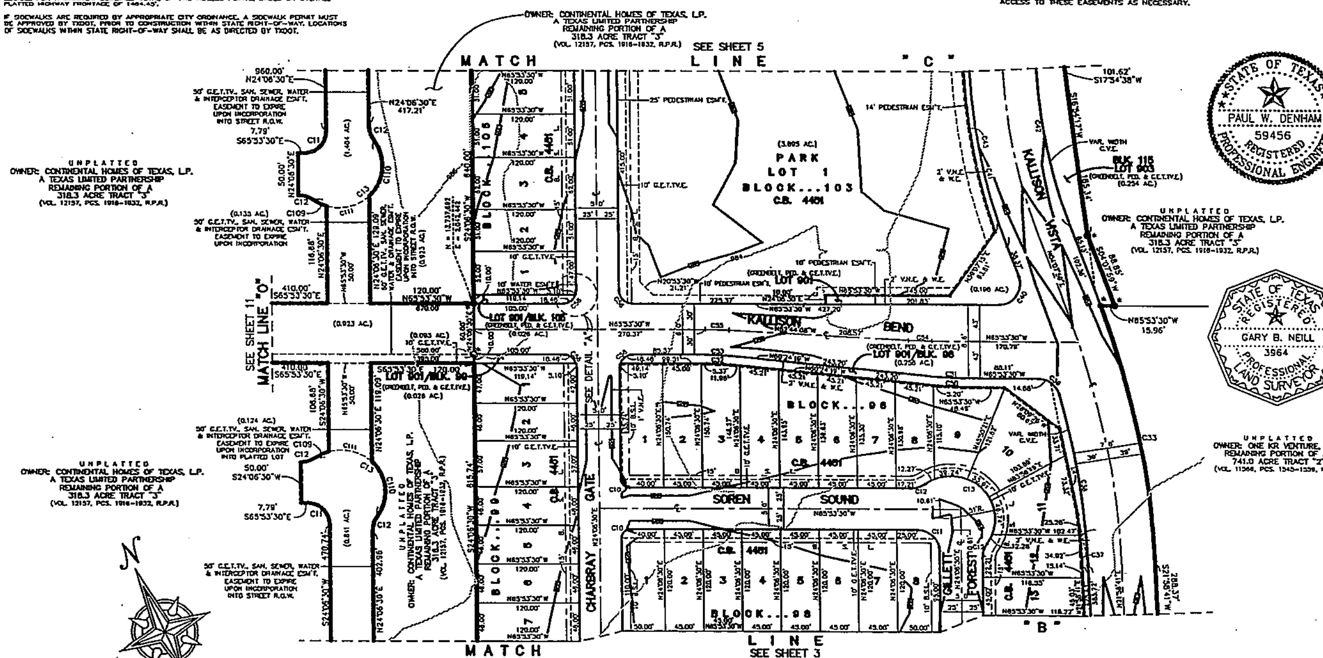
______
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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 – REGISTERED – GARY B. NEILL – 3964 – PROFESSIONAL LAND SURVEYOR

______
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



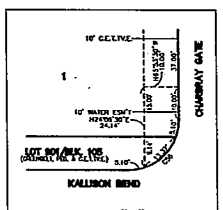
GRAPHIC SCALE

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

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



DETAIL "A"

NOT TO SCALE

"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.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252

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.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ______ A.D., 2007.

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

______
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 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

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 HAS 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: Sep 21, 2007, 9:20am User ID: Ramonesluis File: H:\land projects J\CDC-Kallison-U25\dwg\Kallison-Ilex-U25.dwg

PLAT No. 070220

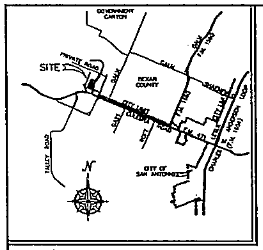
SHEET 5 OF 12

91 LOTS

SUBDIVISION PLAT OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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.

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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.

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NOTES:

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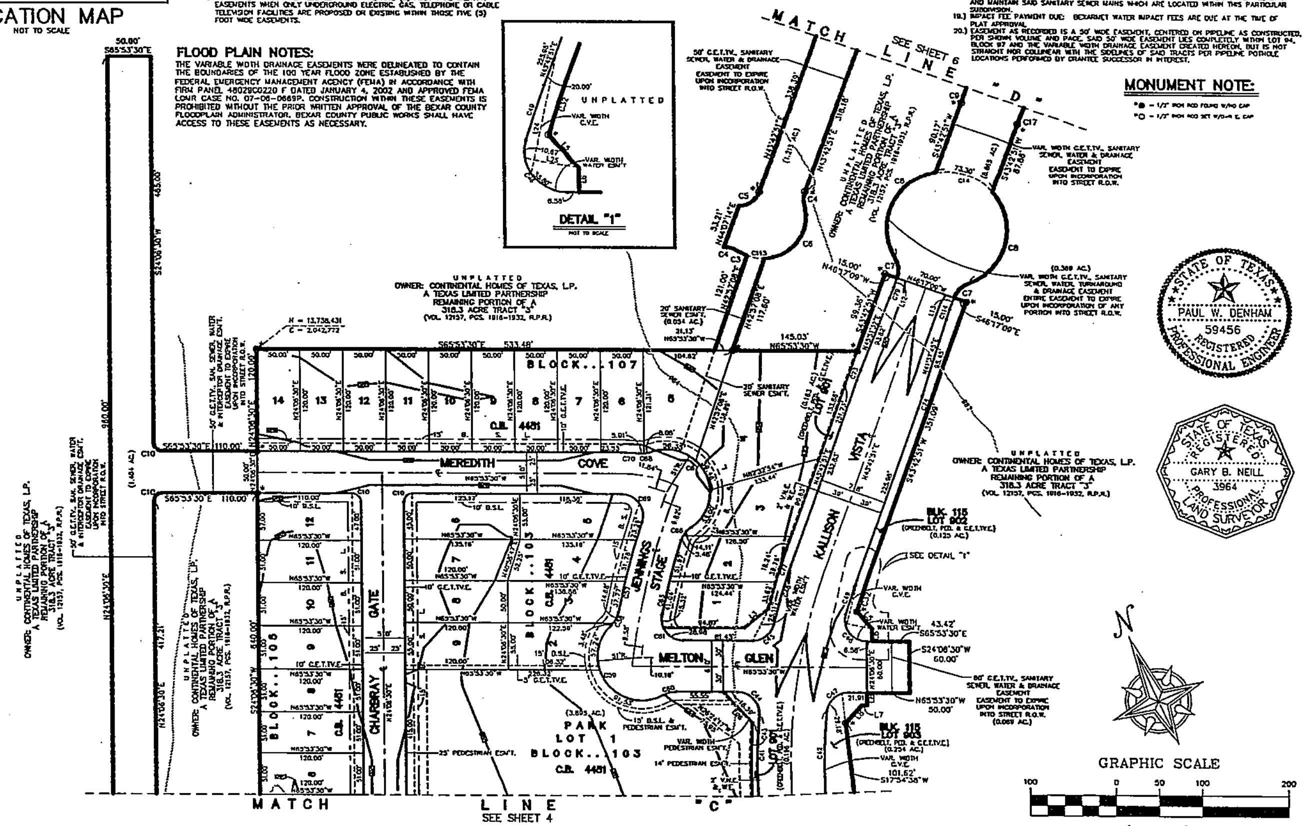
4. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — [950]
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/NO CAP
"○ – 1/2" IRON ROD SET W/D-R E. CAP



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.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ____________ A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

"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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252

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

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

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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 — REGISTERED — GARY B. NEILL — 3964 — PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.
(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.

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

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: Sep 21, 2007, 9:20am User ID: Ramonesluis File: H:\land projects J\CDC-Kallison-U25\dwg\Kallison-Ilex-U25.dwg

PLAT No. 070220

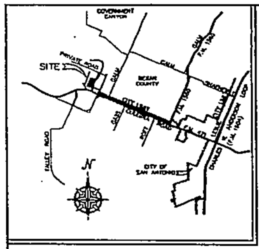
SHEET 6 OF 12

91 LOTS

SUBDIVISION PLAT
OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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 C.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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 96, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 115 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — 950
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1484.45'.

(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.

MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/NO CAP
"○ – 1/2" IRON ROD SET W/D-R E. CAP

FLOOD PLAIN NOTES:

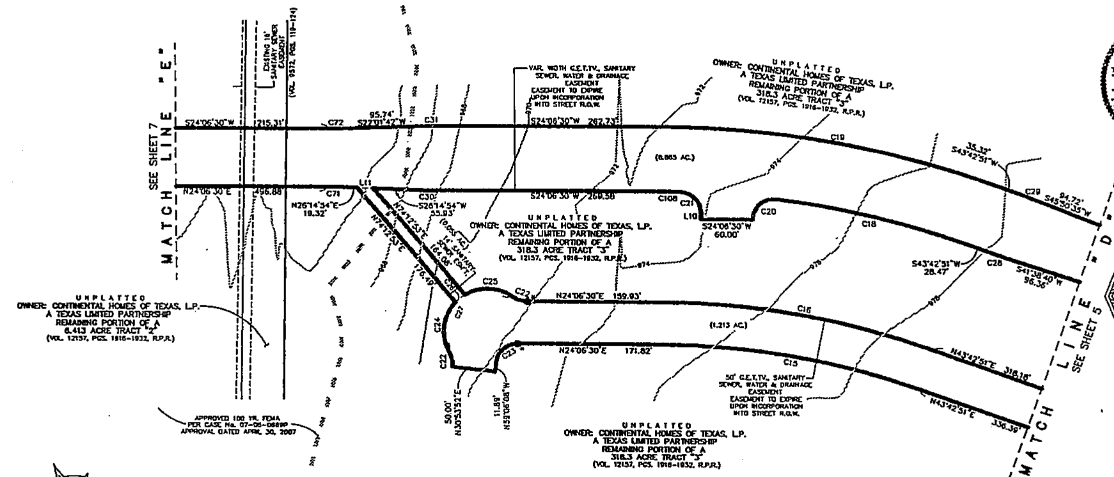
THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. CONSTRUCTION WITHIN THESE 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.

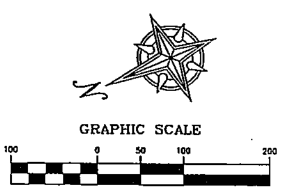
THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______________ A.D., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY





GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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
REGISTERED
GARY B. NEILL
3964
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

"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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 26 PLAT NO. 070252

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 ______ DAY OF ______________ A.D., 2007.

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

____
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 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

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

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

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Date: Sep 21, 2007, 9:20am User ID: Ramonekule File: H:\land projects J\CGC-Kallison-U25\dwg\Kallison-Wee-U25.dwg

PLAT No. 070220

SHEET 7 OF 12

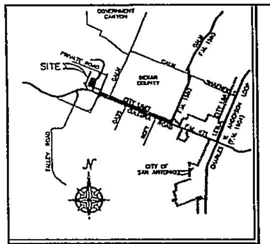
91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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.

NOTES:

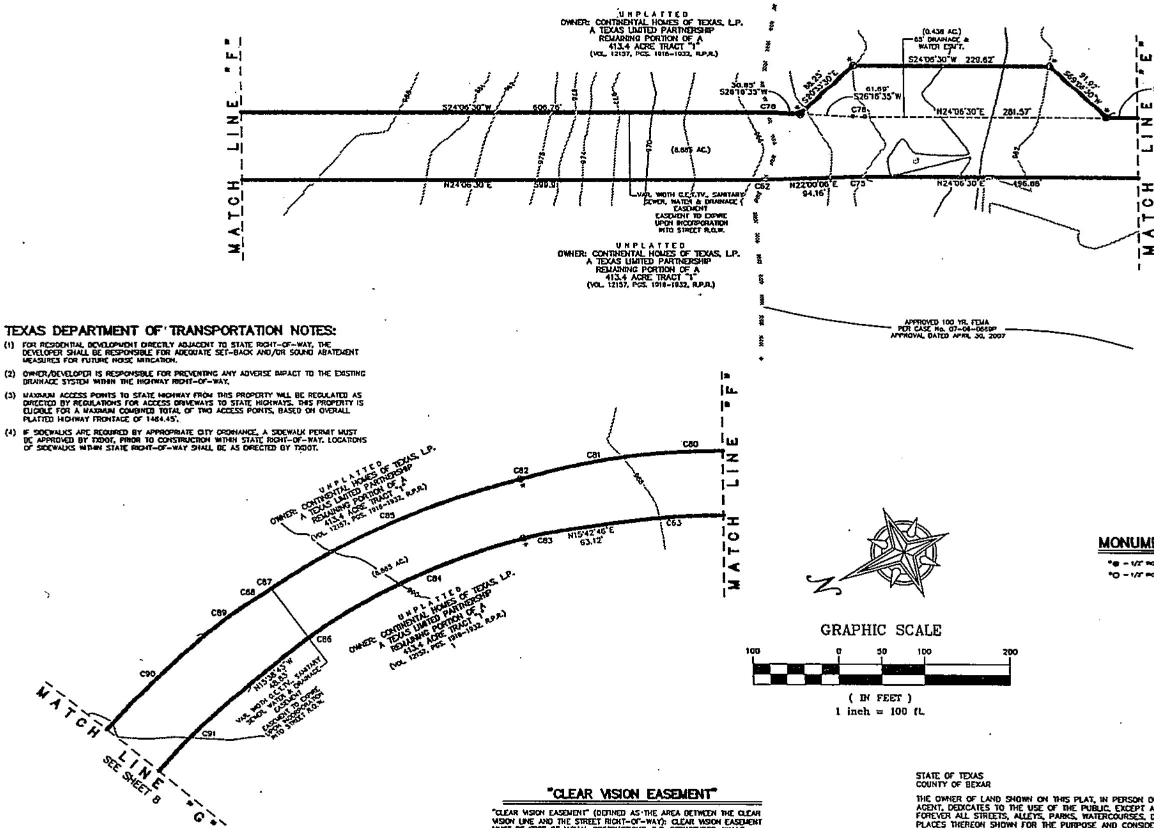
1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 96, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 98, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0869P. 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.

LEGEND

1.) BUILDING SETBACK LINE —— B.S.L.
2.) CLEAR VISION EASEMENT —— C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT —— E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT —— T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT —— G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT —— V.N.E.
7.) WALL EASEMENT —— W.E.
8.) PEDESTRIAN ACCESS EASEMENT —— PED.
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.) PROPOSED FINISHED CONTOUR —— 950
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECOVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE, SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.



TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1484.45'.

(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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

MONUMENT NOTE:

"●" – 1/2" IRON ROD FOUND W/NO CAP
"○" – 1/2" IRON ROD SET W/D-R E. CAP

"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.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 25 PLAT NO. 070252

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

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390 San Antonio, Tx. 78216 — (210) 495-3100 Office (210) 495-3122 Fax

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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 — REGISTERED — GARY B. NEILL — 3964 — 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: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ______ A.D., 2007.

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

______
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 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

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

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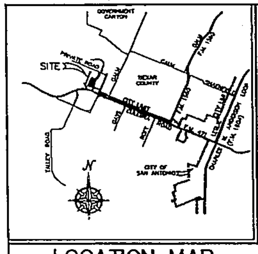

LOCATION MAP

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.

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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.

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MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/NO CAP
"○ – 1/2" IRON ROD SET W/D-R E. CAP

LEGEND

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(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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.43'.
(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. 070220

SHEET 8 OF 12

91 LOTS

SUBDIVISION PLAT
OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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

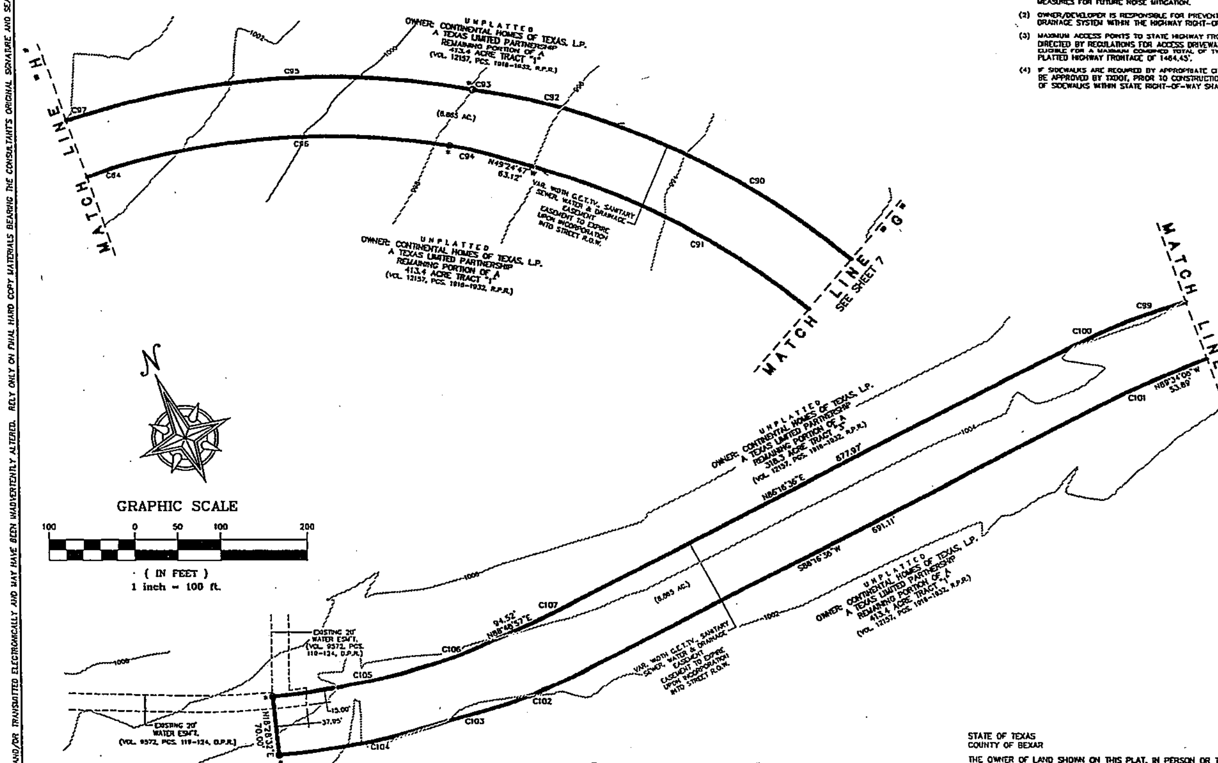
____
REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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 · REGISTERED · GARY B. NEILL · 3964 · PROFESSIONAL LAND SURVEYOR

____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL



"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.

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252

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 ______ DAY OF ______________ A.D., 2007.

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

____
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 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

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

Denham-Ramones Engineering and Associates, Inc.

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

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

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PLAT No. 070220

SHEET 9 OF 12

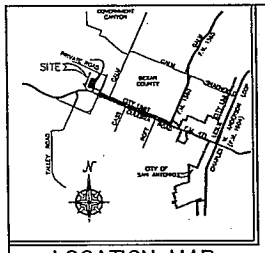
91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AND RIGHT-OF-WAY.

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.

MONUMENT NOTE:

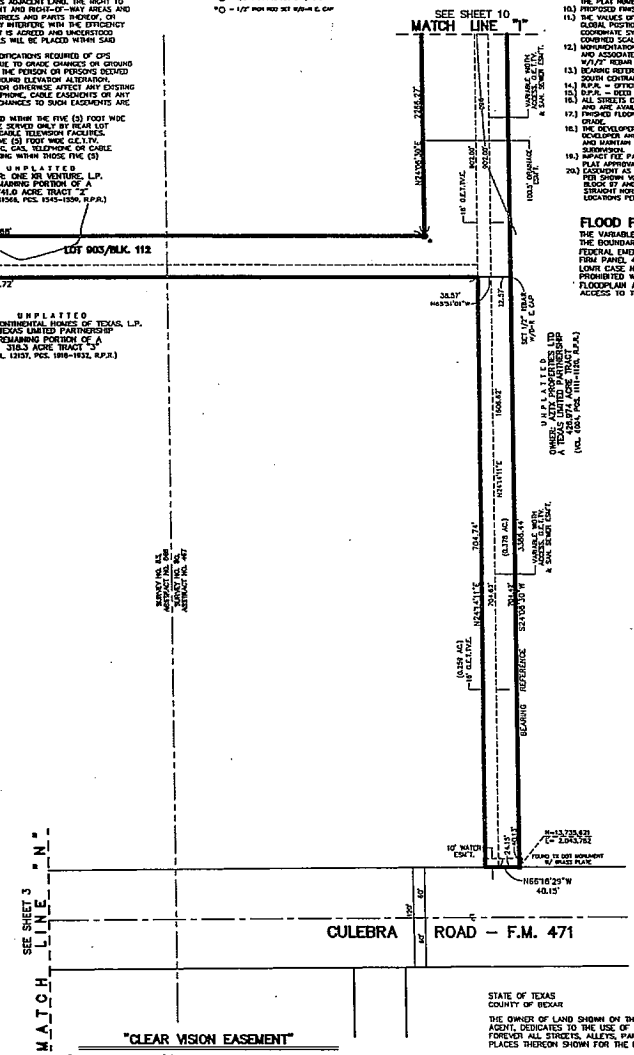
"●" = 1/2" IRON ROD FOUND W/NO CAP
"○" = 1/2" IRON ROD SET W/BLUE E. CAP

LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) CLEAR VISION EASEMENT ——— C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.A.E.
7.) WALL EASEMENT ——— W.E.
8.) PEDESTRIAN ACCESS EASEMENT ——— P.A.E.
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. (300)
10.) PROPOSED FINISHED CONTOUR ——— (630)
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE, COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DONALDSON-HARRIS ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND 5-RC, PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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 2 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 30' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED PER SHOWN VOLUME AND PAGE. SAID 30' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 87 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE BOUNDS OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANITE SUCCESSOR IN INTEREST.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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, 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.



TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.

(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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR DRAINAGE USE ONLY. CURBS ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 96, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

GRAPHIC SCALE

100 0 50 100 200

(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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 25 PLAT NO. 070252

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 THEREON EXPRESSED.

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
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 _____ DAY OF _____ A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
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 KALLISON RANCH SUBDIVISION UNIT 25 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

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

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

Denham-Ramonee Engineering and Associates, Inc.
12961 Park Central, Suite 1300
San Antonio, Tx. 78216
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Date: Sep 21, 2007, 9:21am User ID: Rampersaud File: H:\land projects\JLCOC-Kallison-1025\dwg\Kallison-Rev-1025.dwg

PLAT No. 070220

SHEET 10 OF 12

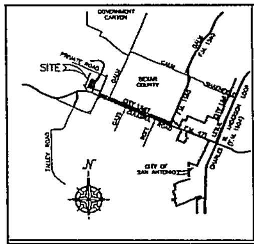
91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, 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 THE 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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 98, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 801, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0869P. 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.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — 950
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.43'.

(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.

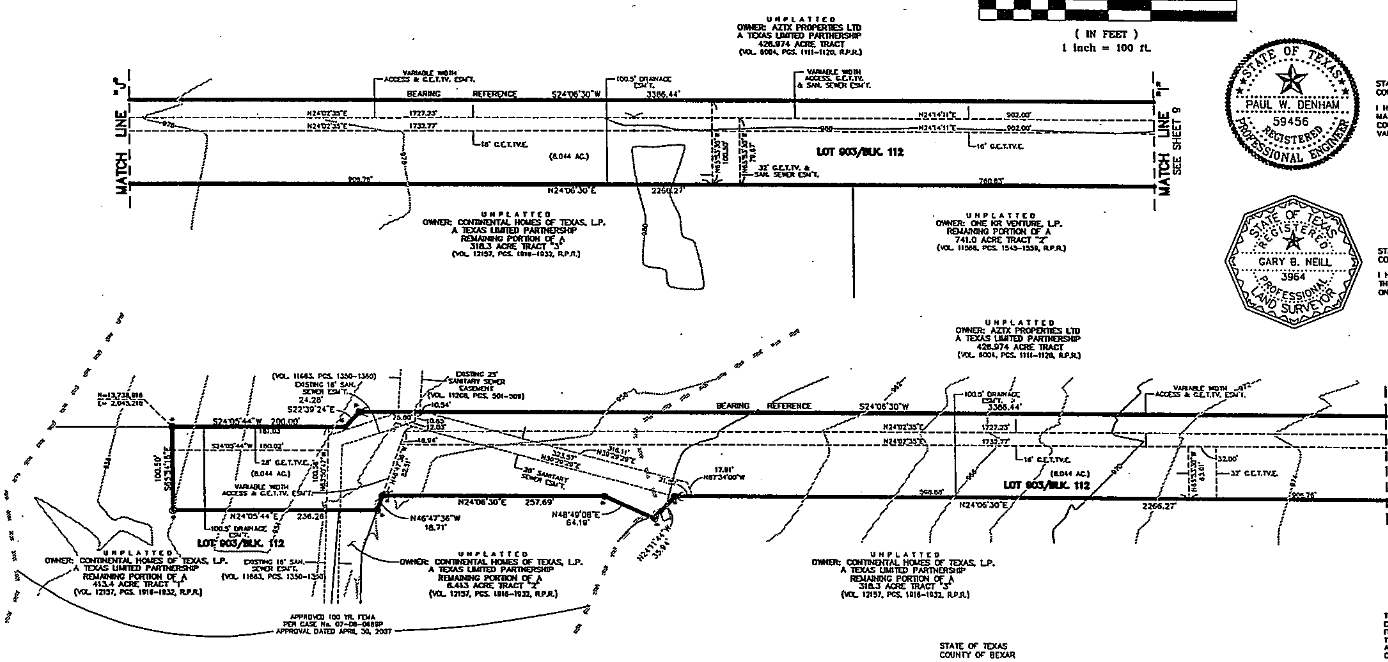
MONUMENT NOTE:

*● = 1/2" IRON ROD FOUND W/NO CAP
*○ = 1/2" IRON ROD SET W/D-R E CAP

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.



THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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 REGISTERED GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR

____
REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

"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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 26 PLAT NO. 070252

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

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

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 ______ DAY OF ______ A.D., 2007.

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

____
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 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

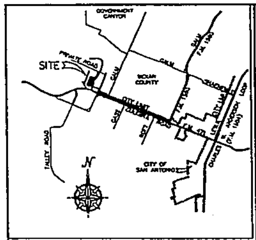
I, ______________________ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M, AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M, IN THE RECORDS OF ______ OF SAID COUNTY, IN BOOK VOLUME ______ 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: Sep 21, 2007, 9:21am User ID: Ramonesluis File: H:\land projects J\CCC-Kallison-U25\dwg\Kallison-New-U25.dwg



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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 98, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0689P. 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.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.

(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.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — 1020
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
20.) EASEMENT AS RECORDED IS A 50' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 50' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

MONUMENT NOTE:

"● – 1/2" IRON ROD FOUND W/NO CAP
"○ – 1/2" IRON ROD SET W/D-R E. CAP

PLAT No. 070220

SHEET 11 OF 12

91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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

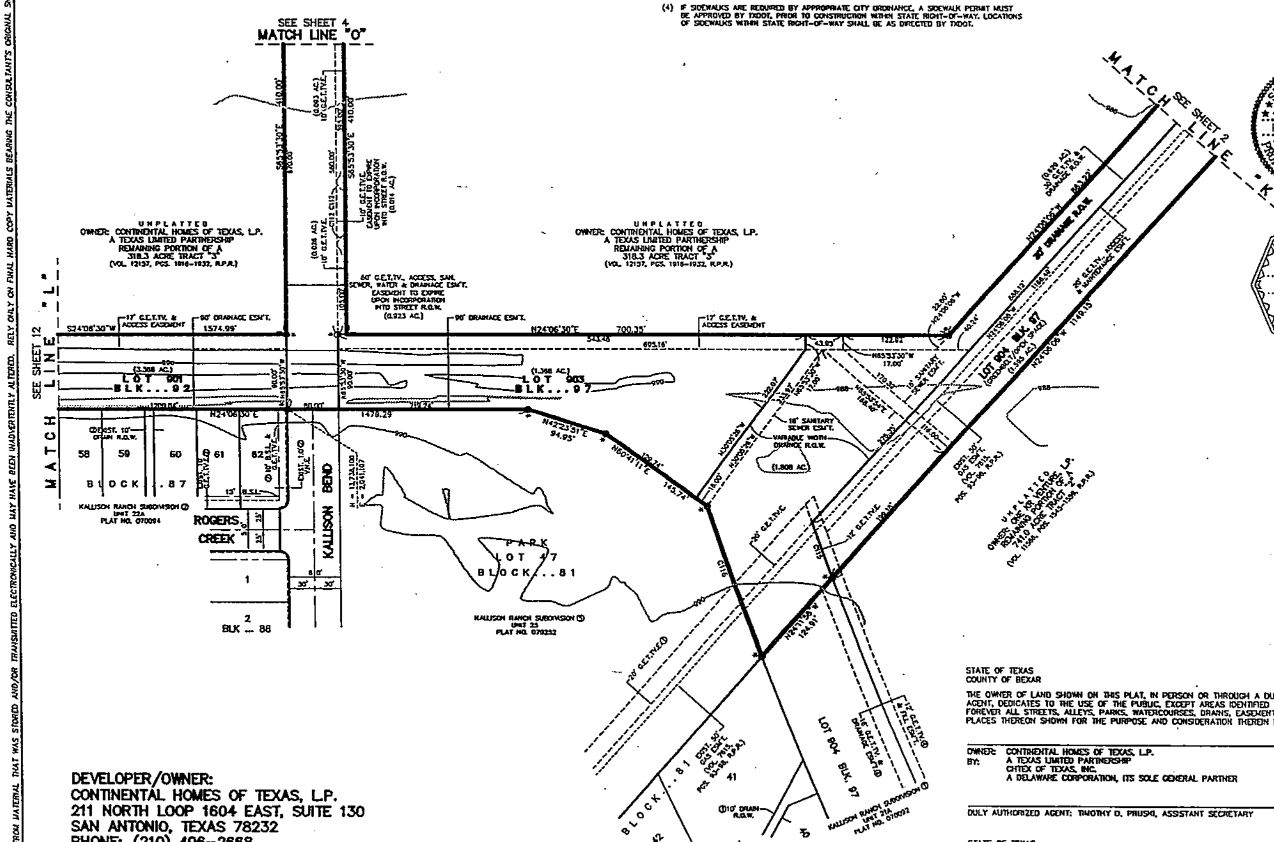
STATE OF TEXAS — PAUL W. DENHAM — 59456 — REGISTERED PROFESSIONAL ENGINEER

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 — REGISTERED — GARY B. NEILL — 3964 — PROFESSIONAL LAND SURVEYOR



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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

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
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.
BY: A TEXAS LIMITED PARTNERSHIP
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 ________ DAY OF ________________ A.D., 2007.

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

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252

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

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

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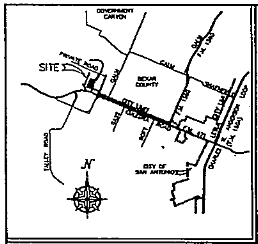
Date: Sep 21, 2007, 9:21am User ID: RamonesLuis File: H:\land projects J\CDC-Kallison-U25\dwg\Kallison-Nw-U25.dwg



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.

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. HOMEOWNER(S) ASSOCIATION WILL MAINTAIN PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS. (LOT 901, BLOCK 96, LOTS 901, 902, 903 & 904, BLOCK 97 & LOT 901, BLOCK 103, LOT 901, BLOCK 105, LOT 901, BLOCK 99, LOT 901, 902, 903 & 904, BLOCK 112, LOT 902, 903, BLOCK 113 & LOT 901, BLOCK 107 & LOT 901, BLOCK 92)
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 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.
5. THE MAINTENANCE OF DRAINAGE EASEMENTS & GREENBELTS 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.
6. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — [950]
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL
20.) EASEMENT AS RECORDED IS A 30' WIDE EASEMENT, CENTERED ON PIPELINE AS CONSTRUCTED, PER SHOWN VOLUME AND PAGE. SAID 30' WIDE EASEMENT LIES COMPLETELY WITHIN LOT 94, BLOCK 97 AND THE VARIABLE WIDTH DRAINAGE EASEMENT CREATED HEREON, BUT IS NOT STRAIGHT NOR COLLINEAR WITH THE SIDELINES OF SAID TRACTS PER PIPELINE POTHOLE LOCATIONS PERFORMED BY GRANTEE SUCCESSOR IN INTEREST.

PLAT No. 070220

SHEET 12 OF 12

91 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 25

BEING 61.817 ACRES OF LAND OUT OF A 738.113 ACRE TRACT RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451 & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

TEXAS DEPARTMENT OF TRANSPORTATION 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 TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1464.45'.

(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.

MONUMENT NOTE:

"●" = 1/2" IRON ROD FOUND W/NO CAP
"○" = 1/2" IRON ROD SET W/D-R CAP

FLOOD PLAIN NOTES:

THE VARIABLE WIDTH DRAINAGE 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 48029C0220 F DATED JANUARY 4, 2002 AND APPROVED FEMA LOMR CASE NO. 07-06-0669P. 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.

THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 25 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

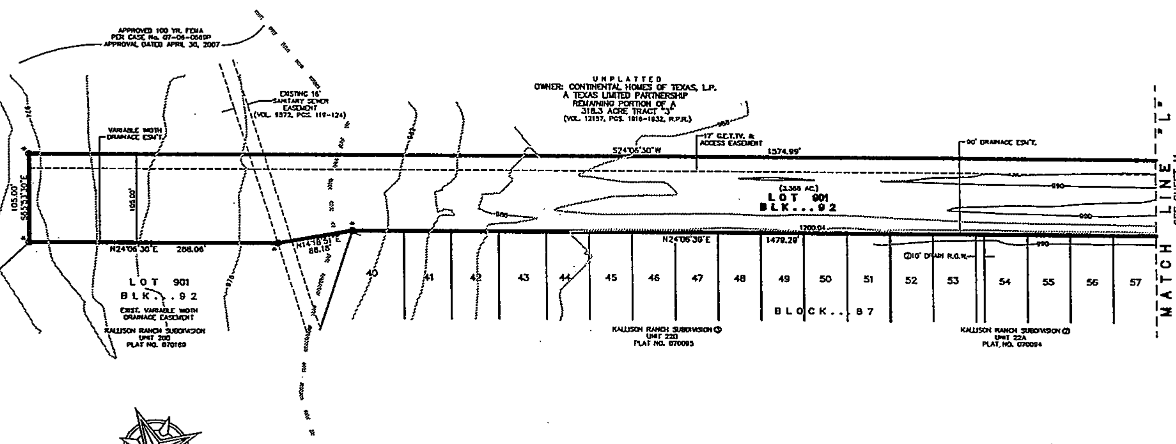
STATE OF TEXAS · PAUL W. DENHAM · 59456 · REGISTERED PROFESSIONAL ENGINEER

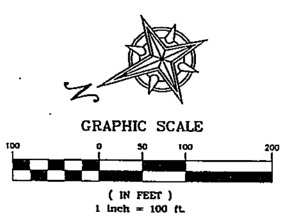
STATE OF TEXAS
COUNTY OF BEXAR

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 · REGISTERED · GARY B. NEILL · 3964 · PROFESSIONAL LAND SURVEYOR





"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.

	PLAT REFERENCE
①	KALLISON RANCH SUBDIVISION UNIT 21A PLAT NO. 070092
②	KALLISON RANCH UNIT 22A PLAT NO. 070094
③	KALLISON RANCH UNIT 22B PLAT NO. 070095
④	KALLISON RANCH UNIT 20A PLAT NO. 070091
⑤	KALLISON RANCH UNIT 28 PLAT NO. 070252

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

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

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.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ______________ A.D., 2007.

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

____
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 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

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: Sep 21, 2007, 9:21am User ID: Ramones Fire: H:\land projects J\CDC-Kallison-U25\dwg\Kallison-New-U25.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 18 **October 10, 2007**

WESTWINDS EAST, UNIT-4 PUD — MAJOR PLAT — 070223
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 F-3
OWNER: AR Development, Inc. by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc. by Alfonso Chua, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: September 25, 2007

Location: Southwest of the intersecton of Culebra Road and Lone Star Parkway.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP # 808-E, Westwinds East, Unit-4 was accepted on September 11, 2006.
PUD # 05-039Westwinds East and South was approved on April 26, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **11.58** acres consisting of **40** single family lots and **2,053** linear feet of private streets.

STAFF RECOMMENDATION:
Approval.

PLAT NO. 070223

LOCATION MAP

NOT TO SCALE

FERGUSON MAP GRID: 577 – F3

CLEAR VISION EASEMENT: 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 AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

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.

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.

LEGEND

- ELEC – ELECTRIC
- TELE. – TELEPHONE
- CATV – CABLE TELEVISION
- ESM'T – EASEMENT
- 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
- F.F. – FINISHED FLOOR
- FF= – MINIMUM FINISHED FLOOR FOR SEWER
- 10' ESM'T. – 10' ELEC., GAS, TELE. & CA.T.V. ESM'T.
- C.V. – CLEAR VISION
- GB – GREENBELT
- SAN. SWR. – SANITARY SEWER
- (1) – ADJACENT INFORMATION

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	309.05'	2000.00'	154.84'	08°51'13"	308.75'	S46°50'44"W
C2	117.55'	1000.00'	58.84'	06°44'07"	117.48'	S47°54'17"W
C3	32.46'	975.00'	16.23'	01°54'26"	32.45'	S43°35'00"W
C4	17.76'	500.00'	8.88'	02°02'08"	17.76'	S32°06'16"W
C5	15.94'	10.00'	10.14'	90°47'00"	14.24'	N68°32'11"E
C6	12.82'	10.00'	7.46'	73°28'21"	11.96'	N77°11'30"E
C7	73.02'	1025.00'	36.53'	04°04'54"	73.00'	N42°29'46"E
C8	123.43'	1050.00'	61.79'	06°44'07"	123.36'	N47°54'17"E
C9	18.46'	15.00'	10.61'	70°31'44"	17.32'	N16°00'28"E
C10	147.72'	60.00'	169.71'	141°03'27"	113.14'	N51°16'20"E
C11	18.46'	15.00'	10.61'	70°31'44"	17.32'	N86°32'12"E
C12	263.95'	1950.00'	132.18'	07°45'20"	263.75'	N47°23'40"E
C13	20.27'	15.00'	12.02'	77°26'01"	18.76'	N04°48'00"E
C14	223.69'	50.00'	63.61'	256°20'07"	78.62'	S85°44'57"E
C15	41.44'	975.00'	20.72'	02°26'07"	41.44'	S43°19'10"W
C16	28.20'	15.00'	20.53'	107°41'53"	24.22'	S11°44'50"E
C17	44.42'	160.00'	22.35'	15°54'22"	44.28'	S57°39'36"E
C18	78.62'	275.00'	39.58'	16°22'49"	78.35'	N57°52'55"W
C19	15.71'	10.00'	10.00'	90°00'00"	14.14'	S68°55'41"W
C20	68.72'	550.00'	34.40'	07°09'31"	68.67'	S27°30'26"W
C21	62.47'	500.00'	31.28'	07°09'31"	62.43'	N27°30'26"E
C22	15.71'	10.00'	10.00'	90°00'00"	14.14'	N21°04'19"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 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.

SURVEYOR'S NOTES:

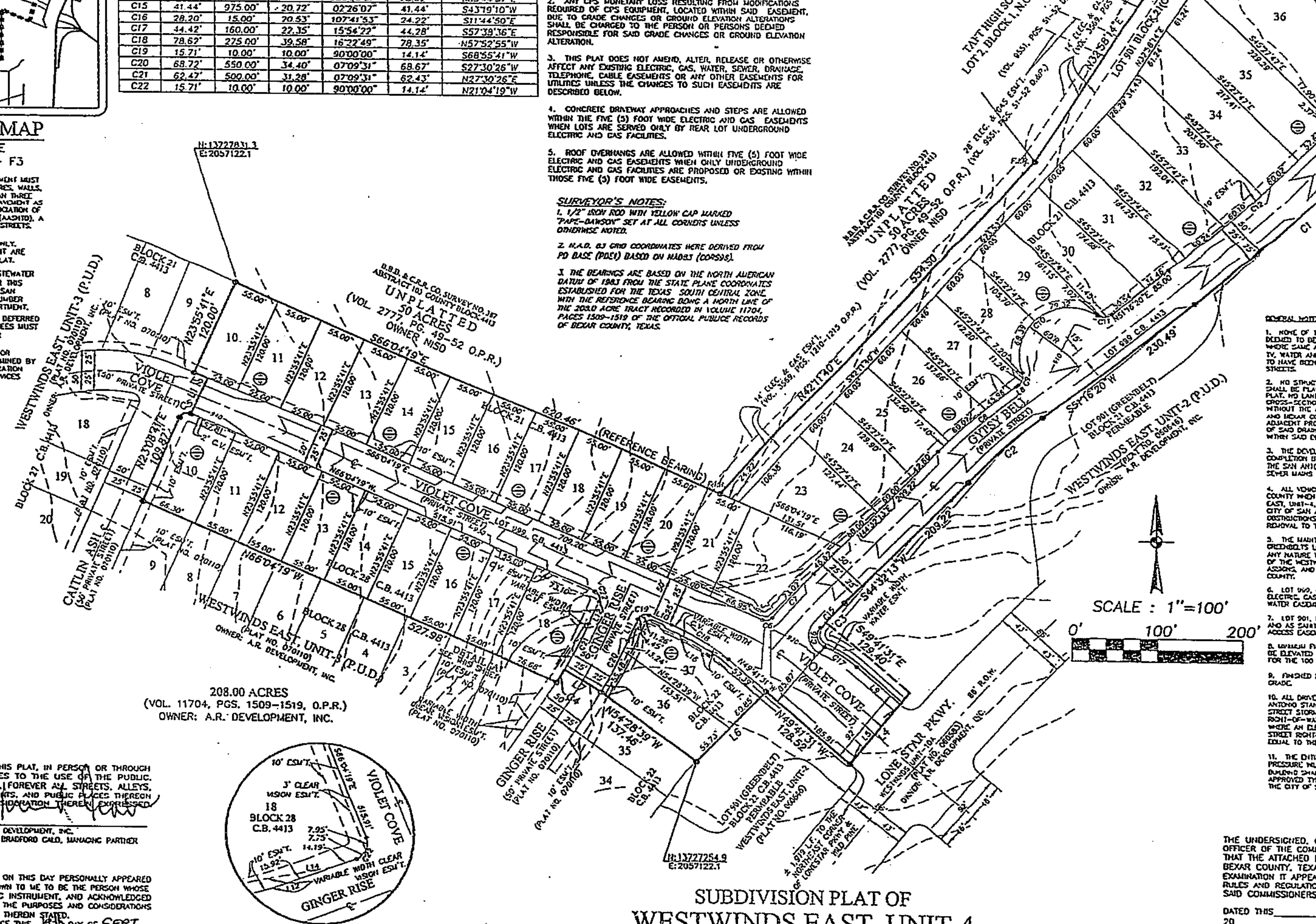
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDS1) BASED ON NAD83 (CORS96).

3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM THE STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING A NORTH LINE OF THE 208.0 ACRE TRACT RECORDED IN VOLUME 11704, PAGES 1509-1519 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	50.00'	N23°55'41"E
L2	17.75'	N66°04'19"W
L3	26.07'	S42°25'07"W
L4	109.25'	S40°28'29"W
L5	92.00'	S40°24'29"W
L6	116.55'	S44°48'02"W
L7	50.00'	N58°54'48"W
L8	4.06'	S49°41'31"E
L9	66.77'	N51°16'20"E
L10	29.28'	N66°04'19"W
L11	30.11'	S23°55'41"W
L12	30.11'	N23°55'41"E
L13	NOT USED	
L14	97.15'	N33°25'59"E
L15	NOT USED	
L16	115.47'	S63°26'20"E



LEGEND ADJOINERS:

1. 20' SAN. SEWER ESM'T. (VOL. 3536, PGS. 41-47 O.P.R.)
2. 21.51 AC. OWNER: DONALD R. & ELIZABETH VESTEL AND HARRY SCHILLING LIMITED PARTNERSHIP (VOL. 12552, PGS. 1309-1309, O.P.R.)

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ 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.

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 WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS EAST, UNIT-4, (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 999, COUNTY BLOCK 4413 AND ALL GREENBELTS LOT 901, BLOCK 21, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS EAST, UNIT-4, (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE WESTWINDS SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, 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 901, BLOCK 21, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

8. 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.

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

10. 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 MIGRATING 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.

11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 953 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.

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.
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 11th DAY OF SEPT. A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 03-22-2010

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 – ALFONSO R. CHUA, JR. – 84556 – 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 – G.E. BUCHANAN – 4999 – PROFESSIONAL LAND SURVEYOR

208.00 ACRES
(VOL. 11704, PGS. 1509–1519, O.P.R.)
OWNER: A.R. DEVELOPMENT, INC.

DETAIL "A"
NOT TO SCALE

OWNER/DEVELOPER:
AR DEVELOPMENT, INC.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF WESTWINDS EAST, UNIT-4

PLANNED UNIT DEVELOPMENT

AN 11.58 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT CONVEYED TO AR DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509-1519 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C. R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS EAST, UNIT-4 (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

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

SHEET 1 OF 1

BY: ______ , DEPUTY

JOB NO. 6123-24

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 19 **October 10, 2007**

KALLISON RANCH UNIT 24 — MAJOR PLAT — 070251
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 544 E-7
OWNER: Continental Homes of Texas L.P., by Timothy D. Pruski
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: September 24, 2007

Location: Northeast of the intersection of Culebra Road and Kallison Vista

Services Available: BexarMet Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #838, Kallison Ranch was accepted on August 29, 2005.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **25.347** acres consisting of **117** single family lots and **4,300** linear feet of public streets.

DISCUSSION:

It is noted that because plat # 070220, Kallison Ranch Unit 25, 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. 070251

SHEET 1 OF 3

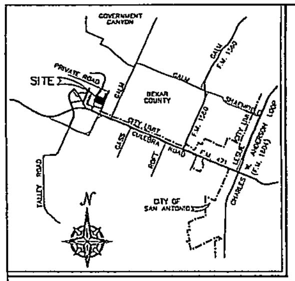
117 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 24

BEING 25.347 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 25 PLAT NO. 070220

LINE	BEARING	DISTANCE
L1	N04°07'58"E	88.65'
L2	N58°00'34"E	29.01'
L3	S65°53'30"E	8.03'
L4	N24°06'30"E	75.00'
L5	S65°53'30"E	9.59'
L6	N24°06'30"E	15.00'
L7	N16°29'07"W	26.21'
L8	N70°53'41"W	21.21'
L9	S70°19'28"W	21.68'
L10	N57°35'03"E	22.54'
L11	S32°24'32"E	22.54'
L12	S65°53'30"E	20.00'
L13	S24°06'30"W	21.57'
L14	S65°53'30"E	15.98'

"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.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	3°36'33"	650.00'	20.46'	40.94'	40.94'
C2	2°38'32"	325.00'	7.49'	14.99'	14.99'
C3	8°03'14"	325.00'	22.88'	45.68'	45.65'
C4	9°22'07"	275.00'	22.53'	44.97'	44.92'
C5	87°50'08"	15.00'	14.44'	23.00'	20.81'
C6	109°36'20"	15.00'	21.27'	28.69'	24.52'
C7	34°05'01"	29.00'	8.89'	17.25'	17.00'
C8	138°33'47"	51.00'	134.83'	123.34'	95.40'
C9	70°23'40"	25.00'	17.63'	30.72'	28.82'
C10	39°45'24"	29.00'	10.49'	20.12'	19.72'
C11	162°18'36"	51.00'	327.74'	144.47'	100.79'
C12	82°47'47"	25.00'	22.04'	36.13'	33.06'
C13	90°00'00"	10.00'	10.00'	15.71'	14.14'
C14	90°00'00"	25.00'	25.00'	39.27'	35.36'
C15	37°49'24"	29.00'	9.94'	19.14'	18.80'
C16	165°38'48"	51.00'	405.04'	147.45'	101.20'
C17	40°14'10"	29.00'	10.62'	20.37'	19.95'
C18	170°28'20"	51.00'	611.59'	151.74'	101.65'
C19	36°08'23"	29.00'	9.46'	18.29'	17.99'
C20	5°30'32"	51.00'	2.45'	4.90'	4.90'
C21	23°53'30"	51.00'	10.79'	21.27'	21.11'
C22	132°52'42"	51.00'	116.85'	118.28'	93.50'
C23	90°00'00"	25.00'	25.00'	39.27'	35.36'
C24	36°08'23"	29.00'	9.46'	18.29'	17.99'
C25	60°00'00"	25.00'	14.43'	26.18'	25.00'
C26	33°08'06"	29.00'	8.63'	16.77'	16.54'
C27	58°08'58"	51.00'	28.34'	51.73'	49.54'
C28	22°37'47"	51.00'	10.20'	20.14'	20.01'
C29	45°31'30"	51.00'	21.40'	40.52'	39.47'
C30	33°08'06"	29.00'	8.63'	16.77'	16.54'

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
7.) WALL EASEMENT — W.E.
8.) PEDESTRIAN ACCESS EASEMENT — PED.
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.) PROPOSED FINISHED CONTOUR — (900)
11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00
12.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.
14.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
15.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
19.) IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

MONUMENT NOTE:

*● = 1/2" IRON ROD FOUND W/NO CAP
*○ = 1/2" IRON ROD SET W/D-R CAP

NOTES:

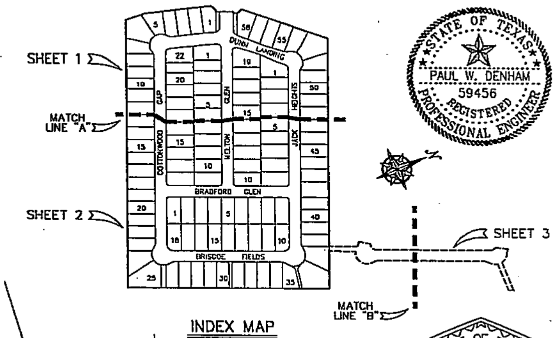
1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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 COUNY. (LOTS 901, 902 & 903, BLOCK 115).
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 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.

"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.

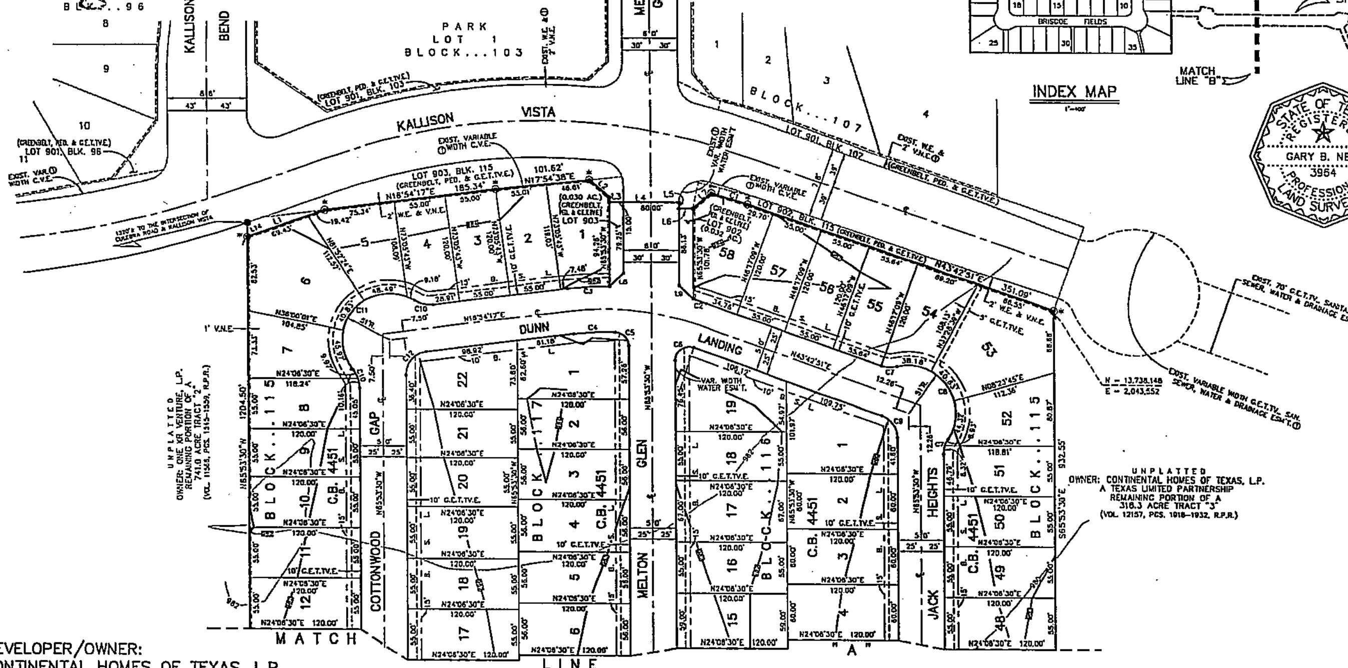
BUILDING SETBACK NOTE

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.



INDEX MAP

1"=400'



THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 24 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 REGISTERED GARY B. NEILL 3964 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: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
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 ______ DAY OF ______ 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

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

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

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

REC'D 07 SEP 58
LAND DEVELOPMENT SERVICES DIVISION

PLAT No. 070251

SHEET 2 OF 3

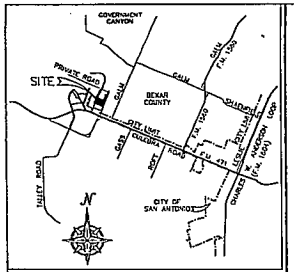
117 LOTS

SUBDIVISION PLAT

OF

KALLISON RANCH SUBDIVISION UNIT 24

BEING 25.347 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916–1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 25 PLAT NO. 070220

"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.IV. 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" IRON ROD FOUND W/RED CAP

*○ = 1/2" IRON ROD SET W/DR-E CAP

LEGEND

1.)	BUILDING SETBACK LINE	B.S.L.
2.)	CLEAR VISION EASEMENT	C.V.E.
3.)	ELECTRIC & CABLE TELEVISION EASEMENT	E.T.V.E.
4.)	TELEPHONE & CABLE TELEVISION EASEMENT	T.T.V.E.
5.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.T.V.E.
6.)	VEHICULAR NON-ACCESS EASEMENT	V.N.E.
7.)	WALL EASEMENT	W.E.
8.)	PEDESTRIAN ACCESS EASEMENT	P.E.
9.)	THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE HOFF ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.	(EDU)
10.)	PROPOSED FINISHED CONTOUR	
11.)	THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017, ROTATION GRID TO PLAT IS 00-00-00	
12.)	MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.	
13.)	BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.	
14.)	R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	
15.)	D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	
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.)	THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.	
19.)	IMPACT FEE PAYMENT DUE: BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL	

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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, (LOTS 901, 902 & 903, BLOCK 115).
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 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.

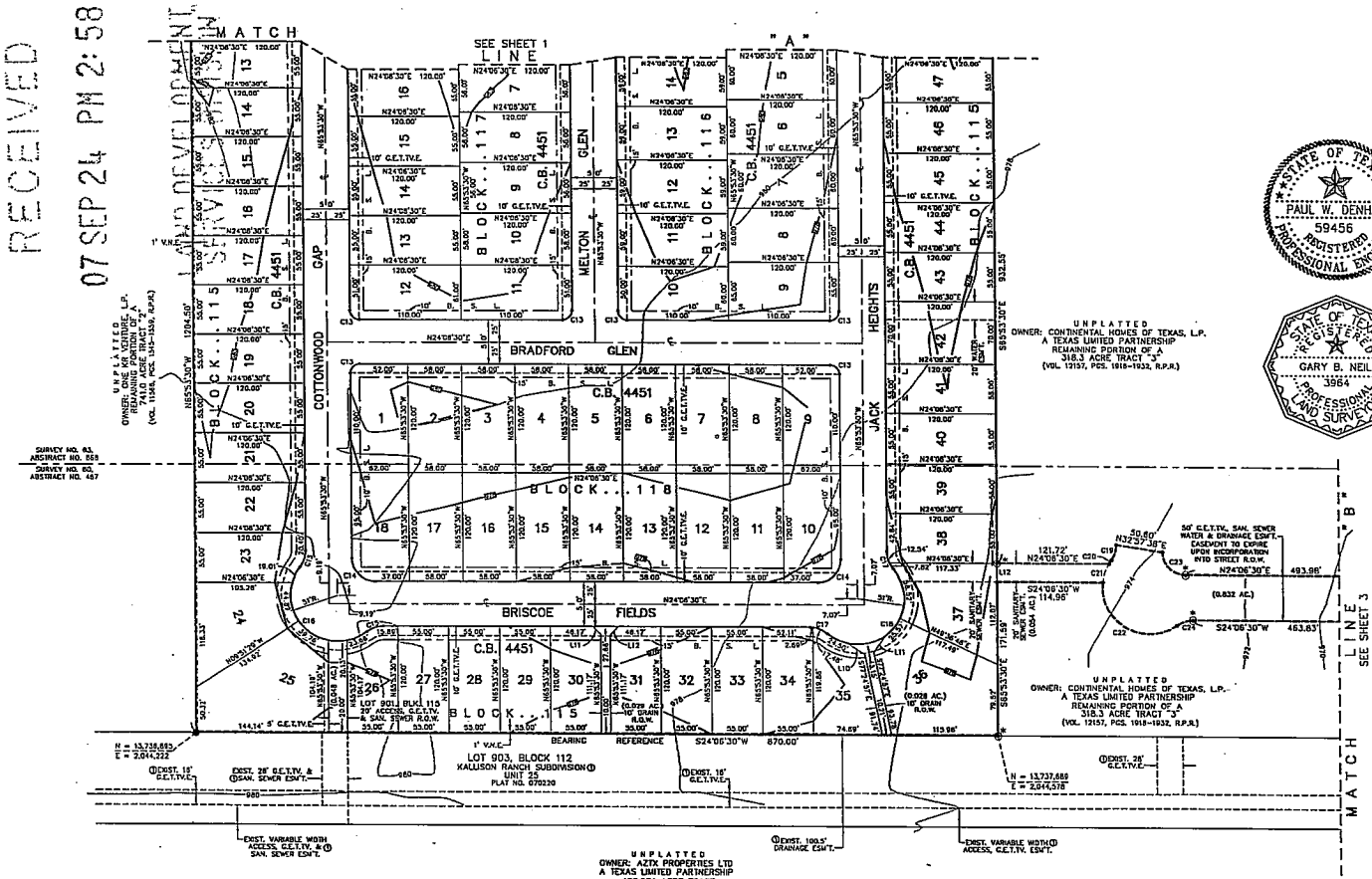
"CLEAR VISION EASEMENT"

"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.

RECEIVED
07 SEP 24 PM 2:58
LAND DEVELOPMENT



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

Denham-Ramones Engineering and Associates, Inc.

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

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

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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 KALLISON RANCH SUBDIVISION UNIT 24 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
REGISTERED
GARY B. NEILL
3964
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: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
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 _____ DAY OF _____ A.D., 2007.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

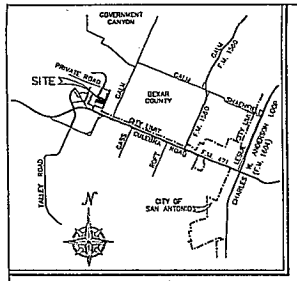
_____ DAY OF _____, A.D. _____ AT _____ M., IN THE RECORDS OF

_____ 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



LOCATION MAP
NOT TO SCALE

PLAT REFERENCE	
①	KALLISON RANCH SUBDIVISION UNIT 25 PLAT NO. 070220

RECEIVED
07 SEP 24 PM 2:
LAND DEVELOPMENT SERVICES DIVISION

"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 C.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.)	CLEAR VISION EASEMENT	C.V.E.
3.)	ELECTRIC & CABLE TELEVISION EASEMENT	E.T.V.E.
4.)	TELEPHONE & CABLE TELEVISION EASEMENT	T.T.V.E.
5.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.T.V.E.
6.)	VEHICULAR NON-ACCESS EASEMENT	V.N.E.
7.)	WALL EASEMENT	W.E.
8.)	PEDESTRIAN ACCESS EASEMENT	P.E.
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.	[illegible]
10.)	PROPOSED FINISHED CONTOUR	

11.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83(CORS), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 00°00'00"

12.) MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION W/1/2" REBAR AND 9-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.

13.) BEARING REFERENCE SOURCE IS NAD 83, TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE OBTAINED BY GPS BETWEEN MONUMENTS SHOWN HEREON.

14.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

15.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

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.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.

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

MONUMENT NOTE:

*● = 1/2" IRON ROD FOUND W/NO CAP
*○ = 1/2" IRON ROD SET W/DR-E CAP

NOTES:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.
3. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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. (LOTS 901, 902 & 903, BLOCK 115).
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 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.

"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.

PLAT No. 070251

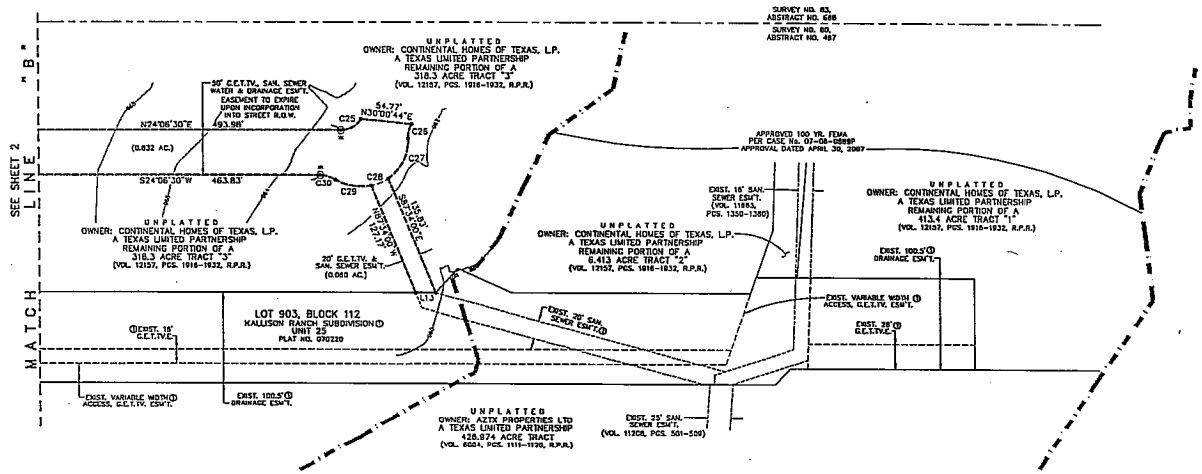
SHEET 3 OF 3

117 LOTS

SUBDIVISION PLAT
OF

KALLISON RANCH SUBDIVISION UNIT 24

BEING 25.347 ACRES OF LAND OUT OF A 318.3 ACRE TRACT "3" RECORDED IN VOL. 12157, PGS. 1916-1932, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE J.J. SANCHEZ SURVEY NO. 83, ABSTRACT NO. 666, COUNTY BLOCK 4451, & IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



THIS PLAT OF KALLISON RANCH SUBDIVISION UNIT 24 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: CONTINENTAL HOMES OF TEXAS, L.P.
BY: A TEXAS LIMITED PARTNERSHIP
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 _____ DAY OF _____ A.D., 2007.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

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

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

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

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

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 20 **October 10, 2007**

SILVER OAKS, UNIT 13 — MAJOR PLAT — 070279
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 E-6
OWNER: Centex Homes, by Charles Marsh
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 25, 2007

Location: On the south side of Galm Road; west of F.M. 1560

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #848A, Moos Tract was accepted on May 25, 2007.

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **21.182** acres consisting of **115** single family lots and **3,975** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 070279

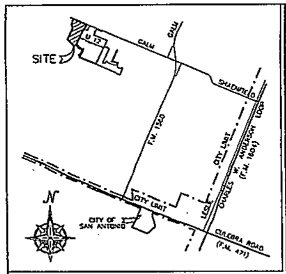
SHEET 1 OF 2

115 LOTS

SUBDIVISION PLAT
OF

SILVER OAKS SUBDIVISION UNIT 13

BEING 21.182 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782–1791, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
*● = 1/2" IRON ROD FOUND W/D-R E. CAP
*○ = 1/2" IRON ROD SET W/D-R E. CAP

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
3. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
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 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.
5. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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. (LOT 903 & 904 BLOCK 129, LOT 901, 902, 903, & 904 BLOCK 131 & LOT 902 BLOCK 122)
6. 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.

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. 2007

ATTESTED:

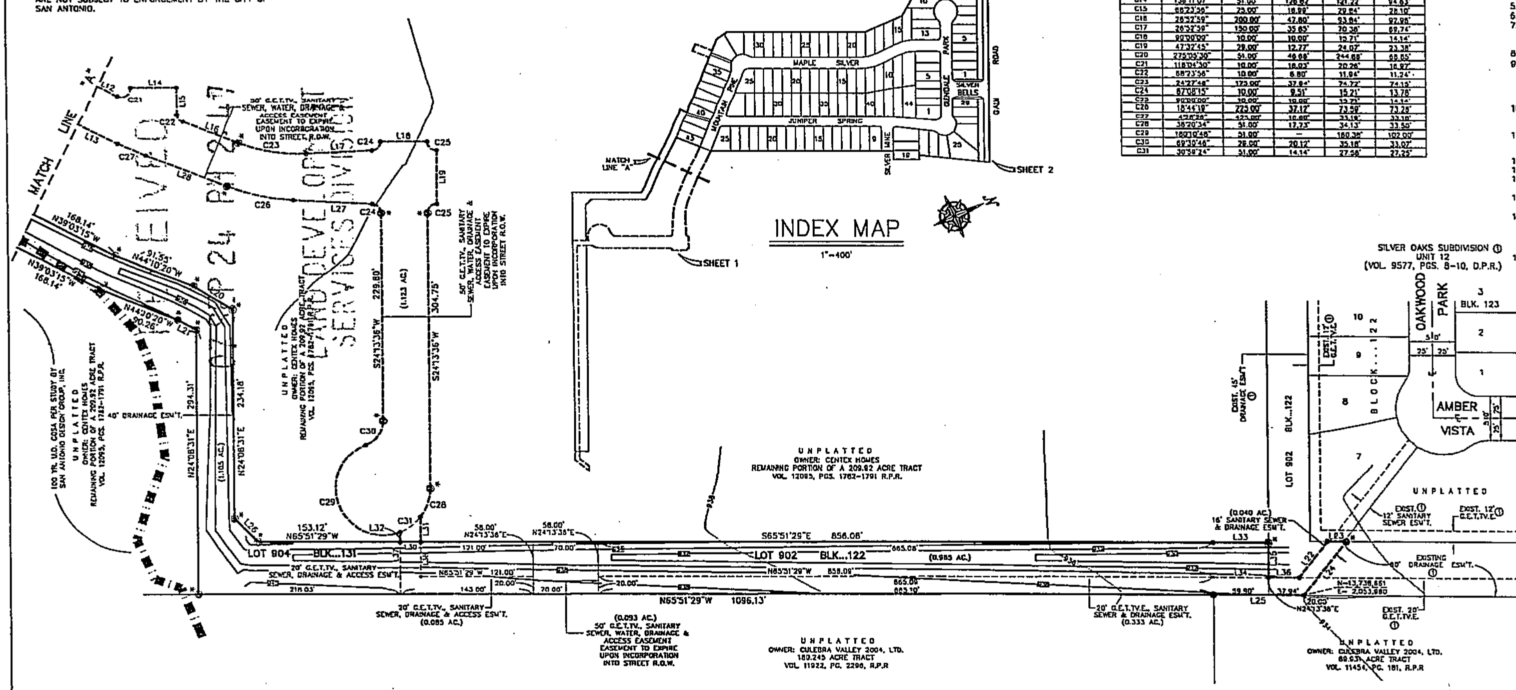
COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	4°28'28"	425.00'	16.60'	33.19'	33.18'
C2	4°28'28"	375.00'	14.65'	29.28'	29.27'
C3	36°48'48"	29.00'	9.65'	18.63'	18.31'
C4	169°31'13"	51.00'	558.12'	150.89'	101.57'
C5	95°53'37"	25.00'	27.71'	41.84'	37.13'
C6	0°45'38"	375.00'	2.49'	4.97'	4.97'
C7	95°08'01"	10.00'	10.94'	16.60'	14.78'
C8	90°00'00"	10.00'	10.00'	15.71'	14.14'
C9	5°53'37"	425.00'	21.88'	43.72'	43.70'
C10	68°23'30"	10.00'	6.80'	11.94'	11.24'
C11	111°36'04"	10.00'	14.71'	19.48'	16.54'
C12	13°08'54"	100.00'	11.52'	22.95'	22.90'
C13	33°53'36"	29.00'	8.84'	17.15'	16.91'
C14	138°11'07"	51.00'	128.82'	121.72'	94.63'
C15	68°23'36"	25.00'	18.99'	29.84'	28.10'
C16	26°52'59"	200.00'	47.80'	93.84'	92.98'
C17	26°52'59"	150.00'	35.85'	70.36'	69.74'
C18	90°00'00"	10.00'	10.00'	15.71'	14.14'
C19	47°32'45"	29.00'	12.77'	24.07'	23.38'
C20	275°05'30"	51.00'	46.66'	244.88'	68.85'
C21	118°04'30"	10.00'	18.03'	20.26'	16.97'
C22	68°23'58"	10.00'	6.80'	11.94'	11.24'
C23	24°27'48"	175.00'	37.94'	74.72'	74.15'
C24	87°08'15"	10.00'	9.51'	15.21'	13.78'
C25	90°00'00"	10.00'	10.00'	15.71'	14.14'
C26	18°44'19"	225.00'	37.12'	73.59'	73.26'
C27	4°28'28"	425.00'	16.60'	33.19'	33.18'
C28	38°20'34"	51.00'	17.73'	34.13'	33.50'
C29	180°10'48"	51.00'	—	160.38'	102.00'
C30	69°30'48"	28.00'	20.12'	35.18'	33.07'
C31	30°58'24"	51.00'	14.14'	27.58'	27.25'

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) CLEAR VISION EASEMENT — C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT — E.TV.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT — T.TV.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
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 — 910
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. COMBINED SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°16'24"
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 CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE NORTHWEST LINE OF LOTS 1-8, BLOCK 128, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N24°13'38"E ON THE PLAT OF SILVER OAKS UNIT 12 RECORDED IN VOL. 9577, PGS. 8-10, D.P.R. OF BEXAR COUNTY, TEXAS.
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.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
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 AND/OR SEWER SERVICE CONNECTION.



DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

"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.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S86°14'00"E	20.45'
L2	N65°46'24"W	38.00'
L3	N08°38'22"W	52.79'
L4	N21°30'29"E	40.04'
L5	N20°46'24"W	14.14'
L6	N69°13'36"E	21.21'
L7	S20°46'24"E	21.21'
L8	S69°13'36"W	14.14'
L9	S24°13'36"W	110.00'
L10	N24°13'36"E	110.00'
L11	N65°46'24"W	22.00'
L12	S39°41'54"E	72.85'
L13	S39°41'54"E	96.95'
L14	S65°46'24"E	50.00'
L15	S24°13'36"W	30.95'
L16	S44°10'20"E	64.64'
L17	S86°38'08"E	71.01'
L18	S65°45'32"E	50.00'
L19	S24°13'36"W	60.00'
L20	N35°22'24"W	48.61'
L21	N35°22'24"W	22.89'
L22	N62°08'11"E	50.67'
L23	S65°43'32"E	20.27'
L24	S62°08'11"W	78.00'
L25	N65°43'32"W	97.85'
L26	N20°51'29"W	35.36'
L27	S62°54'39"E	85.16'
L28	S44°10'20"E	94.71'
L29	N65°51'29"W	65.00'
L30	N65°51'29"W	22.00'
L31	S24°13'36"W	26.30'
L32	S24°13'35"W	10.25'
L33	S65°43'32"E	58.92'
L34	S65°43'32"E	59.91'
L35	S24°13'36"W	39.00'
L36	S65°43'32"E	33.24'
L37	N24°13'36"E	38.00'
L38	N24°13'36"E	39.00'
L39	N45°49'40"E	40.00'
L40	S24°13'36"W	67.50'
L41	N65°46'24"W	40.00'
L42	N88°28'19"W	11.71'
L43	S01°00'07"W	11.50'
L44	N82°15'46"E	14.33'
L45	N07°02'29"E	13.18'

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 12 (VOL. 9577, PGS. 8-10, D.P.R.)

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 — 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: CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

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

BY: ________________
CHARLES MARSH
LAND DEVELOPMENT 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 & SEAL OF OFFICE THIS ______ DAY OF ____________ A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 13 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.

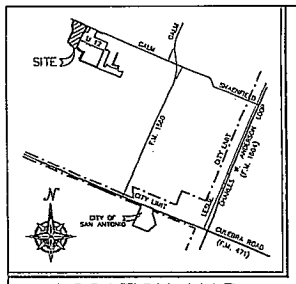
12961 Park Central, Suite 1390
San Antonio, Tx. 78216

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

SUBDIVISION PLAT
OF

SILVER OAKS SUBDIVISION UNIT 13

BEING 21.182 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOL. 12095, PGS. 1782–1791, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND LYING IN THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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.

NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
3. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.
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 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.
5. THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND 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. (LOT 903 & 904 BLOCK 129, LOT 901, 902, 903, & 904 BLOCK 131 & LOT 902 BLOCK 122)
6. 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.

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

CERTIFICATE OF APPROVAL

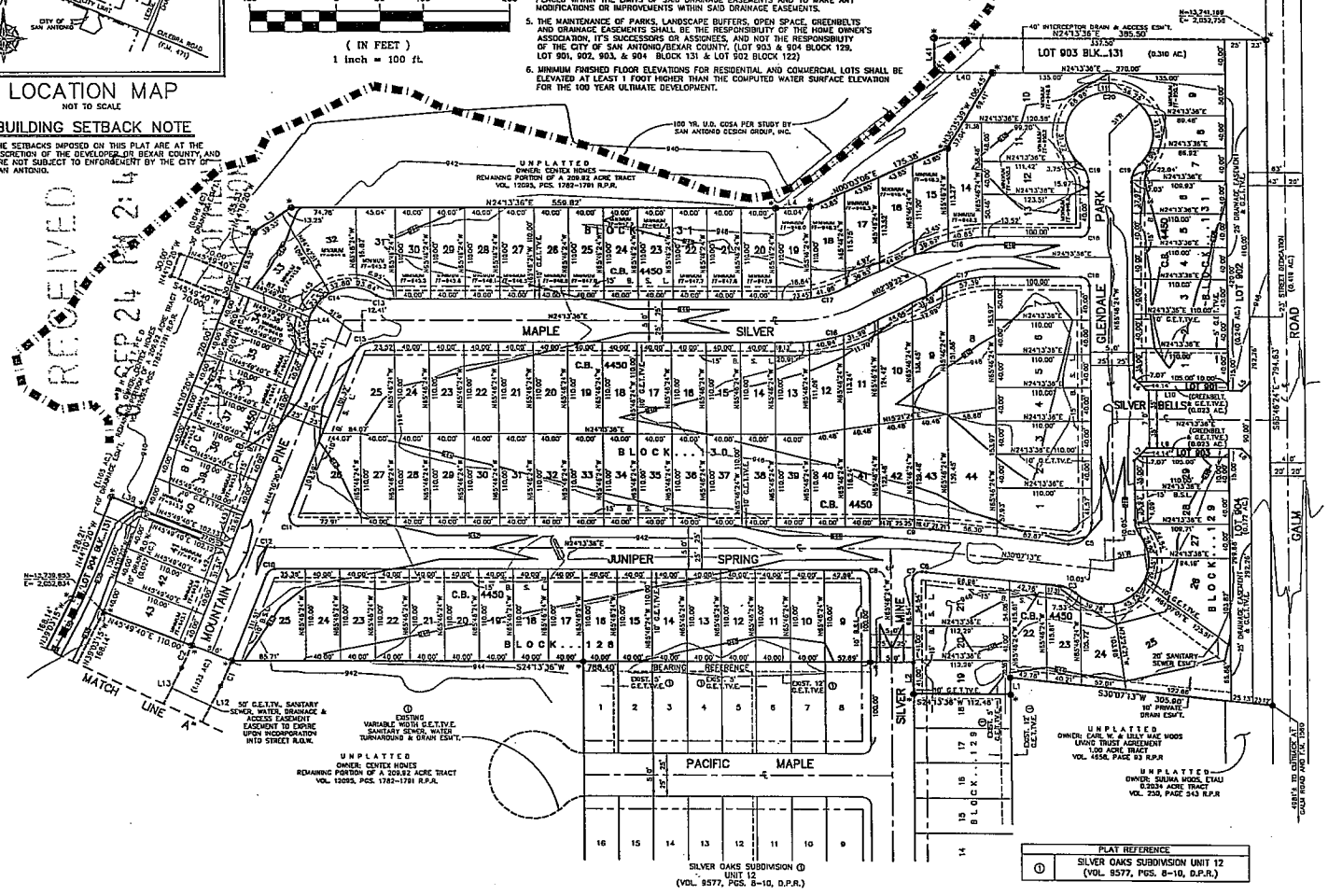
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY 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. 2007

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS



LEGEND

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) CLEAR VISION EASEMENT ——— C.V.E.
3.) ELECTRIC & CABLE TELEVISION EASEMENT ——— E.T.V.E.
4.) TELEPHONE & CABLE TELEVISION EASEMENT ——— T.T.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
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 ——— (910)
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
COMBINED SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°16'24"
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 CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE NORTHWEST LINE OF LOTS 1-8, BLOCK 128, BETWEEN THE MONUMENTS SHOWN HEREON AND CALLED N24°13'36"E ON THE PLAT OF SILVER OAKS UNIT 12 RECORDED IN VOL. 9577, PGS. 8-10, D.P.R. OF BEXAR COUNTY, TEXAS.
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.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
16.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEMS "SAWS". SAWS WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
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 AND/OR SEWER SERVICE CONNECTION.

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

"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 E.C.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 13
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

MONUMENT NOTE:

● = 1/2" IRON ROD FOUND W/NO CAP, OR CAP SHOWN
*● = 1/2" IRON ROD FOUND W/D-R E. CAP
*O = 1/2" IRON ROD SET W/D-R E. CAP

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
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: CENTEX HOMES,
A NEVADA GENERAL PARTNERSHIP

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

BY: _____
CHARLES MARSH
LAND DEVELOPMENT 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 & SEAL OF OFFICE THIS _____ DAY OF _____ A.D., 2007.

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

NOTARY PUBLIC, 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

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 21 October 10, 2007

PARKSIDE VILLAGE UNIT 1 PUD — MAJOR PLAT — 070328
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 549 F-3
OWNER: KB Home, by Joe Hernandez
ENGINEER: Pape-Dawson Engineers, by Dennis R. Rion
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: September 28, 2007

Location: On the west side of NW Military Hwy, south of Wurzbach Parkway

Services Available: SAWS Water and Sewer

Zoning: R-6 PUD Residential Single Family District
Planned Unit Development District

Plat is in accordance with:
MDP/POADP #009-07, Parkside Villages, was accepted on June 20, 2007.
PUD # 07-013, Parkside Villages was approved on July 11, 2007.

Proposed Use: Residential

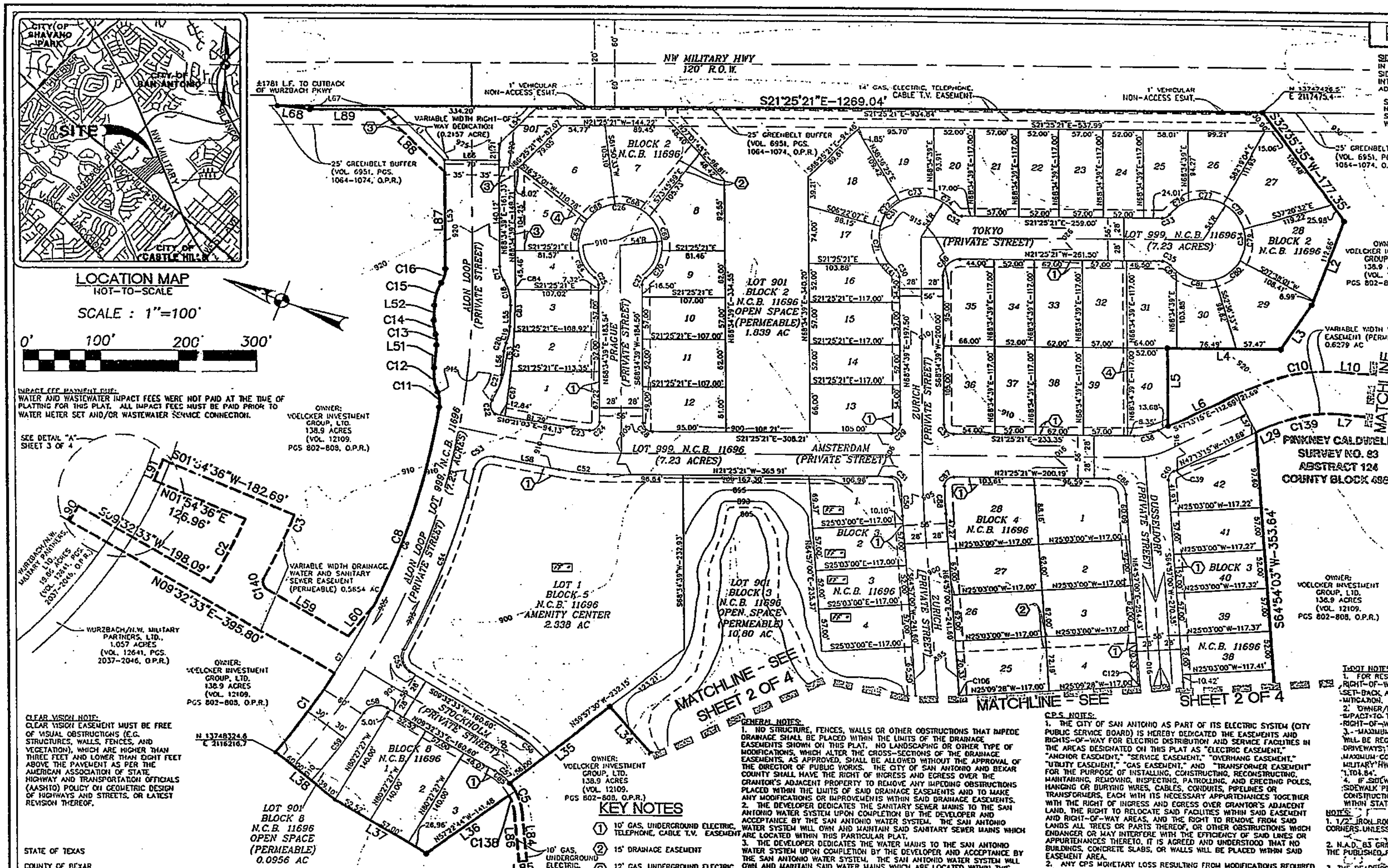
Major Thoroughfare: NW Military Hwy is a primary arterial, Type A, minimum R.O.W. 120 feet and Lockhill-Selma is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **43.66** acres consisting of **128** single family lots, **2** non-single family lots and **5,612** linear feet of private streets.

STAFF RECOMMENDATION:

Approval.



SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

STREETSCAPE 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.

LEGEND

FIR	FOUND IRON ROD
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
—1140—	EXISTING 10' CONTOURS
—1138—	EXISTING 2' CONTOURS
—1140—	PROPOSED 5' CONTOURS
— — —	100 YEAR FLOODPLAIN (SEE "FINISHED FLOOR ELEVATION NOTE")
FF	MINIMUM FINISH FLOOR ELEVATION (SEE TABLE SHEET 3 OF 4)

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

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.

CLEAR VISION NOTE:
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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

KEY NOTES

1. 10' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
2. 15' DRAINAGE EASEMENT
3. 12' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
4. 5' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENTS

10' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT (0.0210 AC)

GENERAL NOTES:
1. 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 THE 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN PARKSIDE VILLAGE-UNIT 1, P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 2, LOT 901, BLOCK 3, AND LOT 901, BLOCK 8. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.
6. LOT 999, N.C.B. 11696 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.
7. 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, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V., 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.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 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 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.

FINISHED FLOOR ELEVATION NOTE:
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 FLOODPLAIN AS COMPUTED BY THE PAPE-DAWSON ENGINEERS, INC. STORMWATER MANAGEMENT REPORT.

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 POINTS ALONG FM 1535 (NW MILITARY HWY.), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,104.84'.
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.

NOTES:
1. 1/2" IRON RODS WITH YELLOW-CAP-MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (POC1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
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 EAST LINE OF A 138.9 ACRE TRACT RECORDED IN VOLUME 12109, PAGES 802-808 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1333950) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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/DEVELOPER: KB HOME c/o JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joe C. Hernandez, 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 24th DAY OF Sept A.D. 20 07

CINDY M. HANSEN
Notary Public, State of Texas
My Commission expires April 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, 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: WURZBACH/N.W. MILITARY PARTNERS, LTD.
C/O FULCRUM PROPERTY GROUP, INC.
9100 WEST IH 10, SUITE 230
SAN ANTONIO, TX 78230
(210) 593-0777
(SIGNING FOR 0.1046 ACRE ONLY - SEE DETAILS SHEET 3 OF 4)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jack Bralla, 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 21 DAY OF Sept. A.D. 20 07

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires March 01, 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.

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 ★ DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR JOHN DERRICK RICKMAN 5826

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT ESTABLISHING
PARKSIDE VILLAGE-UNIT 1, P.U.D.

A 43.66 ACRE TRACT OF LAND OUT OF A 138.9 ACRE TRACT CONVEYED TO VOELCKER INVESTMENT GROUP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12109, PAGES 802-808 AND OUT OF A 1.057 AND A 19.86 ACRE TRACT CONVEYED TO WURZBACH/NW MILITARY PARTNERS, LTD DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12641, PAGES 2037-2046 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PINKNEY CALDWELL SURVEY NUMBER 83, ABSTRACT 124, COUNTY BLOCK 4984, AND THE JAS. B. THOMPSON SURVEY NUMBER 84, ABSTRACT 740, COUNTY BLOCK 4983 NOW ALL IN THE NEW CITY BLOCK 11696, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PARKSIDE VILLAGE-UNIT 1, 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

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. ______ 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

JOB NO. 6469-13

Date: Sep 21, 2007, 11:15am User ID: DHunting
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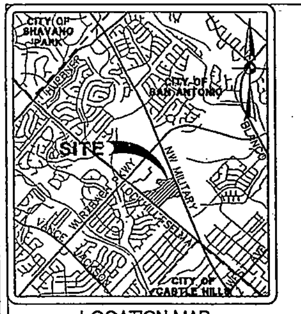


LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=100'
0' 100' 200' 300'

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 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 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 NOTE:
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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

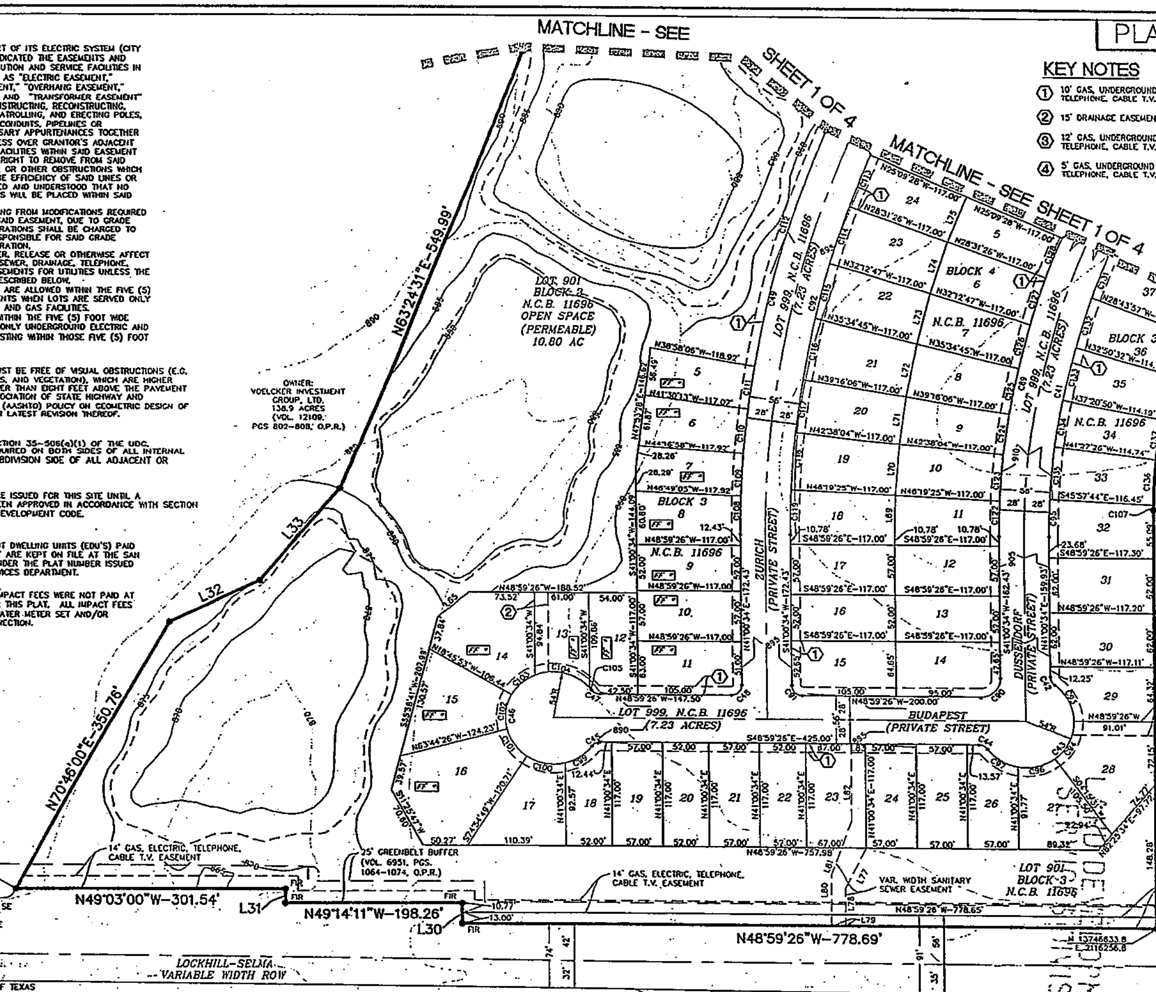
SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

STREETSCAPE 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.

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

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.

GENERAL NOTES:
1. 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 THE 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN PARKSIDE VILLAGE-UNIT 1, P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 2, LOT 901, BLOCK 3, AND LOT 901, BLOCK 8. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.
6. LOT 999, N.C.B. 11696 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.
7. 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, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V., 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.



KEY NOTES

1. 10' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
2. 15' DRAINAGE EASEMENT
3. 12' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
4. 5' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

LEGEND

FIR FOUND IRON ROD
D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W. RIGHT OF WAY
C.B. COUNTY BLOCK
N.C.B. NEW CITY BLOCK
—1140— EXISTING 10' CONTOURS
—1138— EXISTING 2' CONTOURS
—1140— PROPOSED 5' CONTOURS
100 YEAR FLOODPLAIN (SEE "FINISHED FLOOR ELEVATION NOTE")
MINIMUM FINISH FLOOR ELEVATION (SEE TABLE SHEET 3 OF 4)
SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

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/DEVELOPER: KB HOME c/o JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
(210) 301-2886

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 19th DAY OF Sept

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CINDY M. HANSEN
Notary Public, State of Texas
My Commission expires
April 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/DEVELOPER: WURZBACH/N.W. MILITARY PARTNERS, LTD.
C/O FULCRUM PROPERTY GROUP, INC.
9100 WEST IH 10, SUITE 230
SAN ANTONIO, TX 78230
(210) 593-0777
(SIGNING FOR 0.1046 ACRE ONLY - SEE DETAILS SHEET 3 OF 4)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Talli Brahr, 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 21 DAY OF Sept.
A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

STATE OF TEXAS
COUNTY OF BEXAR

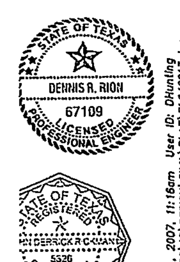
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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



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PAPE-DAWSON ENGINEERS

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1333950) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

FINISHED FLOOR ELEVATION NOTE:
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 FLOODPLAIN AS COMPUTED BY THE PAPE-DAWSON ENGINEERS, INC. STORMWATER MANAGEMENT REPORT.

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 POINTS ALONG FM 1535 (NW MILITARY HWY.), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,104.84'.
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.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
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 EAST LINE OF A 138.9 ACRE TRACT RECORDED IN VOLUME 12109, PAGES 802-808 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SUBDIVISION PLAT ESTABLISHING

PARKSIDE VILLAGE-UNIT 1, P.U.D.

A 43.66 ACRE TRACT OF LAND OUT OF A 138.9 ACRE TRACT CONVEYED TO VOELCKER INVESTMENT GROUP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12109, PAGES 802-808 AND OUT OF A 1.057 AND A 19.86 ACRE TRACT CONVEYED TO WURZBACH/NW MILITARY PARTNERS, LTD DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12641, PAGES 2037-2046 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PINKNEY CALDWELL SURVEY NUMBER 83, ABSTRACT 124, COUNTY BLOCK 4984, AND THE JAS. B. THOMPSON SURVEY NUMBER 84, ABSTRACT 740, COUNTY BLOCK 4983 NOW ALL IN THE NEW CITY BLOCK 11696, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PARKSIDE VILLAGE-UNIT 1, 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

STATE OF TEXAS
COUNTY OF BEXAR

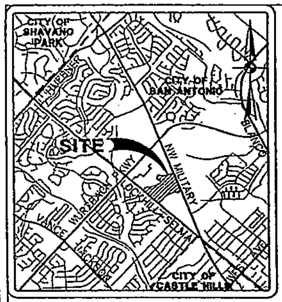
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NO. 6469-13

PLAT NO. 070328



LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=100'

0' 100' 200' 300'

LEGEND

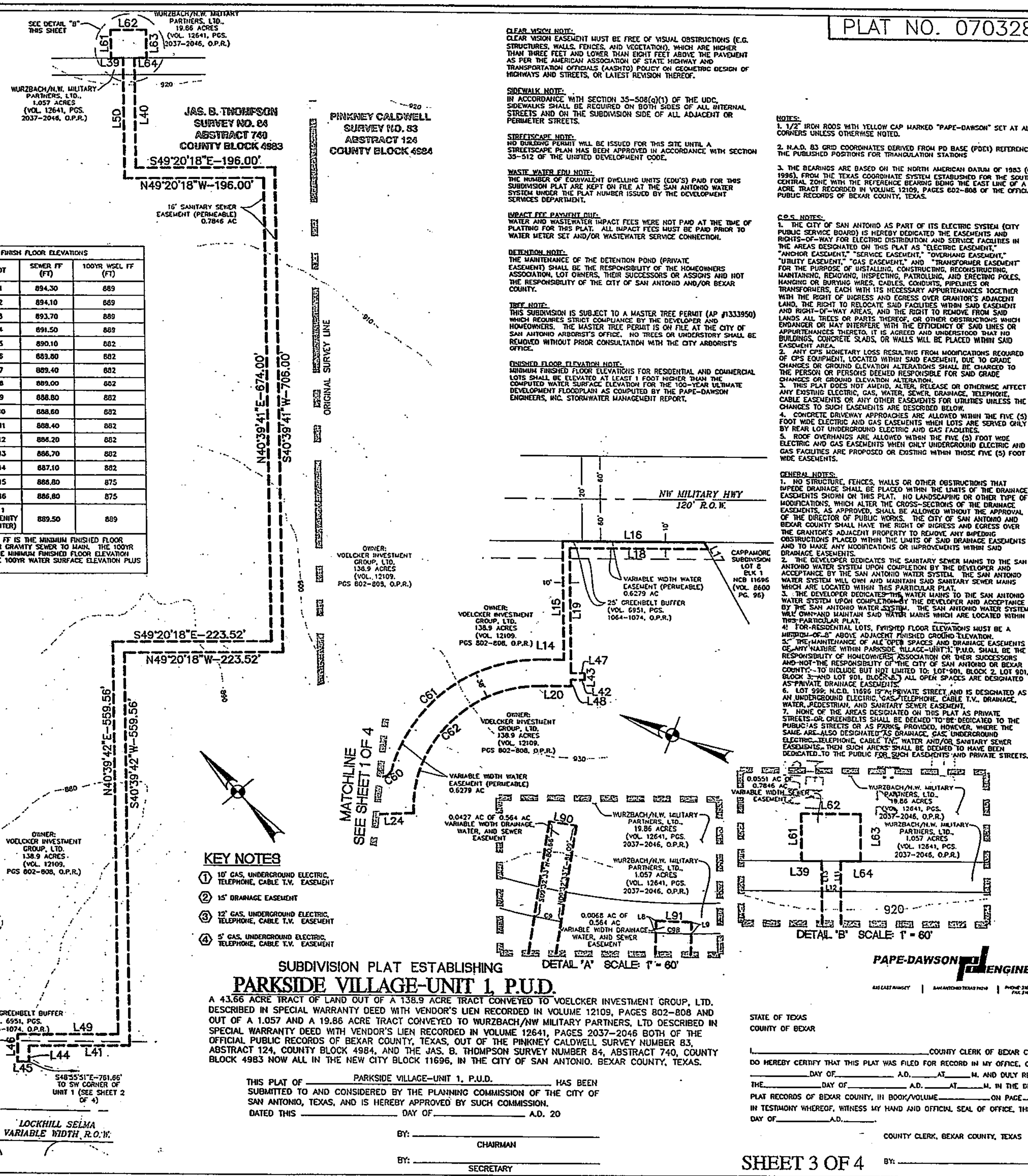
FIR	FOUND IRON ROD
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
—1140—	EXISTING 10' CONTOURS
—1138—	EXISTING 2' CONTOURS
—1140—	PROPOSED 5' CONTOURS
— — —	100 YEAR FLOODPLAIN (SEE "FINISHED FLOOR ELEVATION NOTE"
FF	MINIMUM FINISH FLOOR ELEVATION (SEE TABLE SHEET 3 OF 4)

SEE SHEET 4 OF 4 FOR LINE AND CURVE TABLES

FINISH FLOOR ELEVATIONS

BLOCK	LOT	SEWER FF (FT)	100YR WSEL FF (FT)
3	1	894.30	889
3	2	894.10	889
3	3	893.70	889
3	4	891.50	889
3	5	890.10	882
3	6	889.80	882
3	7	889.40	882
3	8	889.00	882
3	9	888.80	882
3	10	888.60	882
3	11	888.40	882
3	12	886.20	882
3	13	886.70	882
3	14	887.10	882
3	15	888.80	875
3	16	886.80	875
5	1 (AMENITY CENTER)	889.50	889

NOTE: SEWER FF IS THE MINIMUM FINISHED FLOOR ELEVATION FOR GRAVITY SEWER TO MAIN. THE 100YR WSEL FF IS THE MINIMUM FINISHED FLOOR ELEVATION BASED ON THE 100YR WATER SURFACE ELEVATION PLUS ONE FOOT.



KEY NOTES

1. 10' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
2. 15' DRAINAGE EASEMENT
3. 12' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
4. 5' GAS, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT

CLEAR VISION NOTE:
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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-508(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

STREETSCAPE 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.

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

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.

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP #1333950) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

FINISHED FLOOR ELEVATION NOTE:
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 FLOODPLAIN AS COMPUTED BY THE PAPE-DAWSON ENGINEERS, INC. STORMWATER MANAGEMENT REPORT.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
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 EAST LINE OF A 138.9 ACRE TRACT RECORDED IN VOLUME 12109, PAGES 802-808 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 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 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.

GENERAL NOTES:
1. 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 THE 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN PARKSIDE VILLAGE-UNIT 1, P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 2, LOT 901, BLOCK 3 AND LOT 901, BLOCK 5 ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.
6. LOT 999, N.C.B. 11696 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.
7. 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, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V., 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.

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 POINTS ALONG FM 1535 (NW MILITARY HWY.), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,104.84'.
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.

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/DEVELOPER: WURZBACH/N.W. MILITARY PARTNERS, LTD.
C/O FULCRUM PROPERTY GROUP, INC.
9100 WEST IH 10, SUITE 230
SAN ANTONIO, TX 78230
(210) 593-0777
(SIGNING FOR 0.1046 ACRE ONLY - SEE DETAILS THIS SHEET)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jack Braha, 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 21 DAY OF Sept. A.D. 20 07.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 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/DEVELOPER: KB HOME c/o JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph E. Hernandez, 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 24th DAY OF September A.D. 20 07.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CINDY M. HANSEN
Notary Public, State of Texas
My Commission expires
April 10, 2009

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 — DENNIS R. RION — 67109 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — JOHN DERRICK RICHARDSON — 5525 — PROFESSIONAL LAND SURVEYOR

Date: Sep 21, 2007, 11:16am User ID: DHunting
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SUBDIVISION PLAT ESTABLISHING
PARKSIDE VILLAGE-UNIT 1, P.U.D.

A 43.66 ACRE TRACT OF LAND OUT OF A 138.9 ACRE TRACT CONVEYED TO VOELCKER INVESTMENT GROUP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12109, PAGES 802-808 AND OUT OF A 1.057 AND A 19.86 ACRE TRACT CONVEYED TO WURZBACH/NW MILITARY PARTNERS, LTD DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12641, PAGES 2037-2046 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PINKNEY CALDWELL SURVEY NUMBER 83, ABSTRACT 124, COUNTY BLOCK 4984, AND THE JAS. B. THOMPSON SURVEY NUMBER 84, ABSTRACT 740, COUNTY BLOCK 4983 NOW ALL IN THE NEW CITY BLOCK 11696, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PARKSIDE VILLAGE-UNIT 1, 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

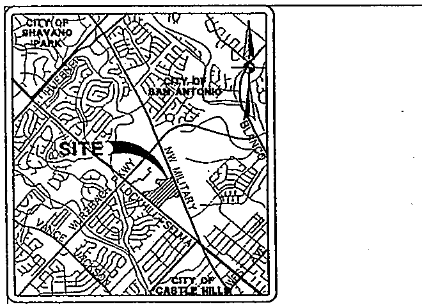
STATE OF TEXAS
COUNTY OF BEXAR

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

PLAT NO. 070328



LOCATION MAP
NOT-TO-SCALE

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP #1333950) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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

DETENTION NOTE:
THE MAINTENANCE OF THE DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

FINISHED FLOOR ELEVATION NOTE:
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 FLOODPLAIN AS COMPUTED BY THE PAPE-DAWSON ENGINEERS, INC. STORMWATER MANAGEMENT REPORT.

CLEAR VISION NOTE:
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 AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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.

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/DEVELOPER: WURZBACH/N.W. MILITARY PARTNERS, LTD.
C/O FULCRUM PROPERTY GROUP, INC.
9100 WEST IH 10, SUITE 230
SAN ANTONIO, TX 78230
(210) 593-0777
(SIGNING FOR 0.1046 ACRE ONLY - SEE DETAILS SHEET 3 OF 4)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jack Bratte, 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 21 DAY OF Sept. A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 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/DEVELOPER: KB HOME c/o JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
(210) 301-2886

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Joseph C. Hernandez, 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 24th DAY OF September

CINDY M. HANSEN
Notary Public, State of Texas
My Commission expires
April 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.

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
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5830
PROFESSIONAL
LAND SURVEYOR

Date: Sep 21, 2007, 11:40am User ID: Dhunling
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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	129.06'	970.00'	64.63'	07°37'24"	128.96'	S75°13'41"E
C2	96.34'	772.00'	48.23'	07°09'00"	96.28'	S83°57'30"E
C3	93.36'	828.00'	46.73'	06°27'37"	93.31'	N86°25'02"W
C4	232.10'	549.89'	117.81'	24°11'03"	230.39'	S53°11'23"W
C5	41.93'	72.00'	21.58'	33°22'01"	41.34'	S46°43'30"W
C6	512.22'	970.00'	262.23'	30°15'20"	506.29'	S86°32'40"E
C7	104.18'	970.00'	52.14'	06°09'13"	104.13'	N82°07'00"W
C8	278.98'	970.00'	140.46'	16°28'44"	278.02'	N86°34'02"E
C9	23.01'	655.00'	11.50'	02°00'45"	23.00'	N79°21'50"W
C10	121.70'	228.00'	62.33'	30°34'54"	120.26'	S31°55'48"E
C11	19.43'	37.00'	9.94'	30°05'01"	19.20'	N63°17'10"E
C12	33.97'	74.00'	17.29'	26°18'15"	33.68'	N61°23'46"E
C13	13.80'	37.00'	6.98'	21°22'35"	13.72'	N63°51'36"E
C14	19.35'	63.00'	9.75'	17°35'42"	19.27'	N61°58'09"E
C15	31.95'	63.00'	16.32'	29°03'16"	31.61'	N85°17'38"E
C16	20.18'	37.00'	10.35'	31°14'37"	19.93'	N84°11'58"E
C17	19.58'	37.00'	10.02'	30°18'47"	19.35'	S53°25'19"W
C18	35.74'	63.00'	18.36'	32°30'04"	35.26'	S54°30'58"W
C19	22.98'	63.00'	11.62'	20°54'04"	22.85'	S81°13'02"W
C20	11.06'	37.00'	5.57'	17°07'11"	11.01'	S83°06'29"W
C21	36.24'	74.00'	18.49'	28°03'21"	35.87'	S88°34'34"W
C22	23.50'	13.00'	13.08'	90°20'06"	18.44'	S57°26'12"W
C23	29.11'	272.00'	14.57'	06°07'53"	29.09'	S13°24'59"E
C24	19.88'	12.00'	13.08'	94°56'25"	17.69'	S63°57'08"E
C25	11.04'	12.00'	5.94'	52°41'41"	10.65'	N42°13'48"E
C26	268.97'	54.00'	41.14'	285°23'23"	65.45'	S21°25'21"E
C27	11.04'	12.00'	5.94'	52°41'41"	10.65'	N85°04'30"W
C28	18.85'	12.00'	12.00'	90°00'00"	16.97'	S23°34'39"W
C29	18.85'	12.00'	12.00'	90°00'00"	16.97'	S66°25'21"E
C30	11.04'	12.00'	5.94'	52°41'41"	10.65'	N42°13'48"E
C31	184.15'	54.00'	399.67'	195°23'23"	107.03'	S66°25'21"E
C32	11.04'	12.00'	5.94'	52°41'41"	10.65'	S04°55'30"W
C33	11.04'	12.00'	5.94'	52°41'41"	10.65'	S47°46'12"E
C34	268.97'	54.00'	41.14'	285°23'23"	65.45'	S68°34'39"W
C35	11.04'	12.00'	5.94'	52°41'41"	10.65'	N04°55'30"E
C36	34.56'	22.00'	22.00'	90°00'00"	31.11'	N66°25'21"W
C37	18.85'	12.00'	12.00'	90°00'00"	16.97'	S23°34'39"W
C38	32.42'	72.00'	16.49'	25°47'54"	32.15'	S34°19'18"E
C39	5.20'	128.00'	2.60'	02°19'42"	5.20'	N46°03'24"W
C40	14.69'	12.00'	8.43'	70°09'27"	13.79'	N79°58'17"W
C41	339.29'	812.00'	172.16'	23°56'26"	336.83'	S52°58'47"W
C42	11.04'	12.00'	5.94'	52°41'41"	10.65'	S14°39'43"W
C43	184.15'	54.00'	399.67'	195°23'23"	107.03'	S86°00'34"W
C44	11.04'	12.00'	5.94'	52°41'41"	10.65'	N22°38'36"W
C45	11.04'	12.00'	5.94'	52°41'41"	10.65'	N75°20'17"W
C46	268.97'	54.00'	41.14'	285°23'23"	65.45'	N41°00'34"E
C47	11.04'	12.00'	5.94'	52°41'41"	10.65'	S22°38'36"E
C48	18.85'	12.00'	12.00'	90°00'00"	16.97'	N86°00'34"E
C49	483.86'	1158.00'	245.51'	23°56'26"	480.35'	N52°58'47"E
C50	39.96'	818.00'	19.99'	02°47'57"	39.96'	N66°20'58"E
C51	18.68'	12.00'	11.83'	89°10'18"	16.85'	N23°09'48"E
C52	63.38'	328.00'	31.79'	11°04'18"	63.28'	N15°53'12"W
C53	33.51'	22.00'	20.98'	87°16'33"	30.36'	N53°59'19"W
C54	259.67'	1030.00'	130.53'	14°26'41"	258.98'	S89°35'45"W
C55	33.51'	22.00'	20.98'	87°16'33"	30.36'	S53°10'49"W
C56	45.80'	128.00'	23.15'	20°29'57"	45.55'	S19°47'31"W
C57	25.76'	72.00'	13.02'	20°29'57"	25.62'	N19°47'31"E
C58	33.51'	22.00'	20.98'	87°16'33"	30.36'	N34°05'44"W
C59	113.56'	1030.00'	56.84'	06°19'01"	113.50'	N74°34'30"W
C60	16.76'	12.00'	10.07'	80°01'42"	15.43'	S56°39'12"E
C61	287.61'	219.00'	168.79'	75°14'42"	267.38'	S59°02'42"E
C62	291.36'	181.00'	188.18'	92°13'44"	260.90'	N67°32'13"W
C63	175.86'	1055.00'	88.14'	09°33'03"	175.66'	N73°21'11"E
C64	41.82'	54.00'	22.02'	44°22'18"	40.78'	S38°04'07"W
C65	43.93'	54.00'	23.26'	46°36'44"	42.73'	S83°33'38"W
C66	42.39'	54.00'	22.35'	44°58'33"	41.31'	N50°38'43"W
C67	60.09'	1055.00'	30.05'	03°15'48"	60.08'	N76°29'48"E
C68	48.92'	54.00'	26.28'	51°54'05"	47.26'	N02°12'24"W
C69	49.27'	54.00'	26.50'	52°16'54"	47.58'	N49°53'05"E
C70	42.64'	54.00'	22.50'	45°14'48"	41.54'	S81°21'04"E
C71	52.27'	54.00'	28.38'	55°27'21"	50.25'	S55°54'12"W
C72	42.39'	54.00'	22.35'	44°58'33"	41.31'	N73°52'51"W
C73	46.06'	54.00'	24.54'	48°52'29"	44.68'	N26°57'20"W
C74	31.85'	54.00'	16.40'	33°47'26"	31.39'	N14°22'37"E
C75	52.19'	1055.00'	26.10'	02°50'04"	52.19'	N73°26'52"E
C76	30.79'	54.00'	15.83'	32°40'07"	30.37'	N57°46'59"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C77	46.30'	54.00'	24.68'	49°07'51"	44.90'	N16°53'00"W
C78	42.39'	54.00'	22.35'	44°58'33"	41.31'	N30°10'12"E
C79	42.39'	54.00'	22.35	44°58'33"	41.31'	N75°08'45"E
C80	42.39'	54.00'	22.35'	44°58'33"	41.31'	S59°52'43"E
C81	53.13'	54.00'	28.94'	56°22'13"	51.01'	S09°12'20"E
C82	11.59'	54.00'	5.82'	12°17'34"	11.56'	S25°07'34"W
C83	57.04'	1055.00'	28.53'	03°05'52"	57.03'	N70°28'54"E
C84	6.54'	1055.00'	3.27'	00°21'19"	6.54'	N68°45'18"E
C85	38.09'	72.00'	19.50'	30°18'52"	37.65'	S24°41'59"W
C86	33.16'	22.00'	20.65'	86°22'21"	30.11'	S21°45'49"W
C87	19.04'	12.00'	12.19'	90°55'00"	17.11'	S66°52'51"E
C88	36.05'	762.00'	18.03'	02°42'39"	36.05'	N66°18'19"E
C89	362.69'	868.00'	184.03'	23°56'26"	360.05'	S52°58'47"W
C90	34.56'	22.00'	22.00'	90°00'00"	31.11'	S86°00'34"W
C91	18.85'	12.00'	12.00'	90°00'00"	16.97'	N03°59'26"W
C92	460.46'	1102.00'	233.64'	23°56'26"	457.12'	N52°58'47"E
C93	49.23'	54.00'	26.48'	52°14'23"	47.55'	N14°26'04"E
C94	50.62'	54.00'	27.34'	53°42'16"	48.78'	N67°24'23"E
C95	42.92'	812.00'	21.47'	03°01'43"	42.92'	N42°31'25"E
C96	43.74'	54.00'	23.15'	46°24'49"	42.56	S62°32'05"E
C97	40.56'	54.00'	21.29'	43°01'55"	39.61'	S17°48'43"E
C98	30.00'	655.00'	15.00'	02°37'29"	30.00'	N88°44'47"W
C99	36.60'	54.00'	19.03'	38°50'04"	35.90'	S82°16'06"E
C100	45.02'	54.00'	23.91'	47°45'53"	43.72'	S38°58'07"E
C101	38.97'	54.00'	20.38'	41°20'45"	38.13'	S05°35'12"W
C102	42.39'	54.00'	22.35'	44°58'33"	41.31'	S48°44'50"W
C103	35.85'	54.00'	18.61'	38°02'09"	35.19'	N89°34'49"W
C104	67.05'	54.00'	38.62'	71°08'15"	62.82'	N35°09'37"W
C105	3.11'	54.00'	1.55'	03°17'45"	3.11'	N02°03'22"E
C106	2.07'	1102.00'	1.04'	00°06'28"	2.07'	N64°53'46"E
C107	5.34'	549.89'	2.67'	00°33'24"	5.34'	S41°22'33"W
C108	43.91'	1158.00'	21.96'	02°10'21"	43.91'	S42°05'44"W
C109	51.24'	1158.00'	25.63'	02°32'07"	51.24'	S44°26'58"W
C110	56.17'	1158.00'	28.09'	02°46'45"	56.16'	S47°06'25"W
C111	51.24'	1158.00'	25.63'	02°32'07"	51.24'	S49°45'51"W
C112	281.30'	1158.00'	141.35'	13°55'06"	280.61'	S57°59'27"W
C113	64.74'	1102.00'	32.38'	03°21'57"	64.73'	N63°09'33"E
C114	70.96'	1102.00'	35.49'	03°41'22"	70.95'	N59°37'54"E
C115	64.74'	1102.00'	32.38'	03°21'57"	64.73'	N56°06'14"E
C116	70.96'	1102.00'	35.49'	03°41'22"	70.95'	N52°34'35"E
C117	64.74'	1102.00'	32.38'	03°21'57"	64.73'	N49°02'55"E
C118	70.96'	1102.00'	35.49'	03°41'22"	70.95'	S45°31'16"W
C119	51.29'	1102.00'	25.65'	02°40'01"	51.29'	S42°20'34"W
C120	49.99'	549.89'	25.01'	05°12'32"	49.97'	S60°53'52"W
C121	17.08'	549.89'	8.54'	01°46'46"	17.08'	S64°23'31"W
C122	40.40'	868.00'	20.21'	02°40'01"	40.40'	S42°20'34"W
C123	55.89'	868.00'	27.96'	03°41'22"	55.88'	S45°31'16"W
C124	50.99'	868.00'	25.50'	03°21'57"	50.98'	S49°02'55"W
C125	55.89'	868.00'	27.96'	03°41'22"	55.88'	S52°34'35"W
C126	50.99'	868.00'	25.50'	03°21'57"	50.98'	S56°06'14"W
C127	55.89'	868.00'	27.96'	03°41'22"	55.88'	S59°37'54"W
C128	50.99'	868.00'	25.50'	03°21'57"	50.98'	S63°09'33"W
C129	1.63'	868.00'	0.82'	00°06'28"	1.63'	S64°53'46"W
C130	NOT USED					
C131	52.19'	812.00'	26.10'	03°40'57"	52.18'	N63°06'31"E
C132	58.24'	812.00'	29.13'	04°06'35"	58.23'	N59°12'45"E
C133	63.85'	812.00'	31.94'	04°30'18"	63.83'	N54°54'19"E
C134	58.24'	812.00'	29.13'	04°06'35"	58.23'	N50°35'52"E
C135	63.85'	812.00'	31.94'	04°30'18"	63.83'	N46°17'25"E
C136	54.79'	549.89'	27.42'	05°42'32"	54.77'	S44°30'31"W
C137	50.04'	549.89'	25.04'	05°12'51"	50.03'	S49°58'13"W
C138	24.21'	62.00'	12.26'	22°22'36"	24.06'	N52°13'12"E
C139	91.81'	172.00'	47.02'	30°34'54"	90.72'	N31°55'48"W
C140	18.28'	12.00'	11.44'	87°16'14"	16.56'	S53°10'40"W
C141	11.59'	54.00'	5.82'	12°17'34"	11.56'	S22°01'45"W
C142	54.86'	549.89'	27.45'	05°42'57"	54.83'	S55°26'07"W

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 POINTS ALONG FM 1535 (NW MILITARY HWY.), BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,104.84'.
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.

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(q)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

STREETSCAPE 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.

PAPE-DAWSON ENGINEERS

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 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 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.

SUBDIVISION PLAT ESTABLISHING
PARKSIDE VILLAGE-UNIT 1, P.U.D.

A 43.66 ACRE TRACT OF LAND OUT OF A 138.9 ACRE TRACT CONVEYED TO VOELCKER INVESTMENT GROUP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12109, PAGES 802-808 AND OUT OF A 1.057 AND A 19.86 ACRE TRACT CONVEYED TO WURZBACH/NW MILITARY PARTNERS, LTD DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12641, PAGES 2037-2046 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PINKNEY CALDWELL SURVEY NUMBER 83, ABSTRACT 124, COUNTY BLOCK 4984, AND THE JAS. B. THOMPSON SURVEY NUMBER 84, ABSTRACT 740, COUNTY BLOCK 4983 NOW ALL IN THE NEW CITY BLOCK 11696, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PARKSIDE VILLAGE-UNIT 1, 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

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
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 EAST LINE OF A 138.9 ACRE TRACT RECORDED IN VOLUME 12109, PAGES 802-808 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	93.64'	N23°34'39"E
L2	119.65'	S89°18'04"W
L3	72.07'	N77°11'45"W
L4	145.96'	N21°25'21"W
L5	103.87'	S68°34'39"W
L6	120.69'	S47°13'15"E
L7	32.42'	N16°38'21"W
L8	9.96'	N01°54'36"E
L9	9.61'	S01°54'36"W
L10	32.54'	S16°38'21"E
L11	25.00'	S40°39'42"W
L12	16.00'	N49°20'18"W
L13	25.00'	N40°39'42"E
L14	33.15'	S21°25'21"E
L15	175.00'	N68°34'38"E
L16	199.61'	S21°25'21"E
L17	11.26'	S41°13'14"W
L18	194.78'	N21°25'21"W
L19	184.02'	S68°34'38"W
L20	43.15'	N21°25'21"W
L21	NOT USED	
L22	NOT USED	
L23	NOT USED	
L24	48.35'	N23°39'05"W
L25	NOT USED	
L26	NOT USED	
L27	NOT USED	
L28	NOT USED	
L29	21.69'	N47°13'15"W
L30	23.77'	N41°16'47"E
L31	16.36'	N41°50'28"E
L32	112.06'	S73°46'19"E
L33	138.76'	N81°47'22"E
L34	81.09'	N27°53'38"E
L35	164.95'	N59°57'30"W
L36	131.38'	N57°22'44"W
L37	136.48'	N09°32'33"E
L38	99.10'	N18°35'00"E
L39	17.00'	N49°20'18"W
L40	162.00'	S40°39'42"W
L41	141.45'	N49°20'18"W
L42	19.08'	N21°11'01"W
L43	10.00'	S68°34'39"W
L44	22.91'	S41°46'44"W
L45	16.00'	N48°13'16"W

LINE TABLE

LINE	LENGTH	BEARING
L46	38.60'	N41°46'44"E
L47	19.08'	S21°11'01"E
L48	8.98'	S68°34'38"W
L49	141.14'	S49°20'18"E
L50	178.00'	N40°39'42"E
L51	30.21'	N74°27'23"E
L52	20.62'	N70°46'00"E
L53	143.87'	N68°34'39"E
L54	70.71'	N66°25'21"W
L55	28.48'	S70°46'00"W
L56	31.60'	S74°32'54"W
L57	56.00'	S42°46'45"W
L58	85.11'	N10°21'03"W
L59	120.18'	S09°32'33"W
L60	52.62'	S72°18'23"E
L61	40.01'	N40°39'41"E
L62	50.00'	S49°20'22"E
L63	40.01'	S40°39'41"W
L64	17.00'	N49°20'18"W
L65	44.88'	S87°03'46"E
L66	70.00'	N21°25'21"W
L67	106.54'	N21°25'21"W
L68	41.75'	N14°32'41"W
L69	45.84'	S42°20'34"W
L70	63.41'	S45°31'16"W
L71	57.86'	S49°02'55"W
L72	63.41'	S52°34'35"W
L73	57.86'	S56°06'14"W
L74	63.41'	S59°37'54"W
L75	57.86'	S63°09'33"W
L76	NOT USED	
L77	50.47'	S68°47'22"W
L78	43.34'	S41°00'34"W
L79	16.00'	N48°59'26"W
L80	57.39'	N41°00'34"E
L81	65.01'	N62°13'20"E
L82	87.00'	N41°00'34"E
L83	16.00'	S48°59'26"E
L84	64.36'	S63°24'31"W
L85	10.00'	N26°35'29"W
L86	64.36'	N63°24'31"E
L87	126.90'	N68°34'39"E
L88	117.64'	N23°34'39"E
L89	89.57'	N21°25'21"W
L90	23.00'	S80°27'27"E
L91	30.00'	S88°05'24"E

GENERAL NOTES:
1. 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 THE 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.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN PARKSIDE VILLAGE-UNIT 1, P.U.D. SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 2, LOT 901, BLOCK 3, AND LOT 901, BLOCK 8. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS.
6. LOT 999, N.C.B. 11696 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., DRAINAGE, WATER, PEDESTRIAN, AND SANITARY SEWER EASEMENT.
7. 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, UNDERGROUND ELECTRIC, TELEPHONE, CABLE T.V., 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.

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

SHEET 4 OF 4

JOB NO. 6469-13

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 22 **October 10, 2007**

WESTWINDS SOUTH UNIT 4 PUD — MAJOR PLAT — 070338
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-3
OWNER: AR Development, Inc., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: September 25, 2007

Location: On the east side of Alamo Parkway; south of Wild Pine

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808E, Westwinds was accepted on September 11, 2007.
PUD # 05-039, Westwinds East and South was approved on April 26, 2006.

Proposed Use: Residential

Major Thoroughfare: Alamo Parkway is a primary arterial, Type B, minimum R.O.W. 120 feet.

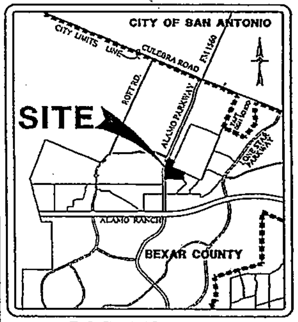
APPLICANT'S PROPOSAL:

To plat **12.41** acres consisting of **61** single family lots and **2,083** linear feet of private streets.

STAFF RECOMMENDATION:

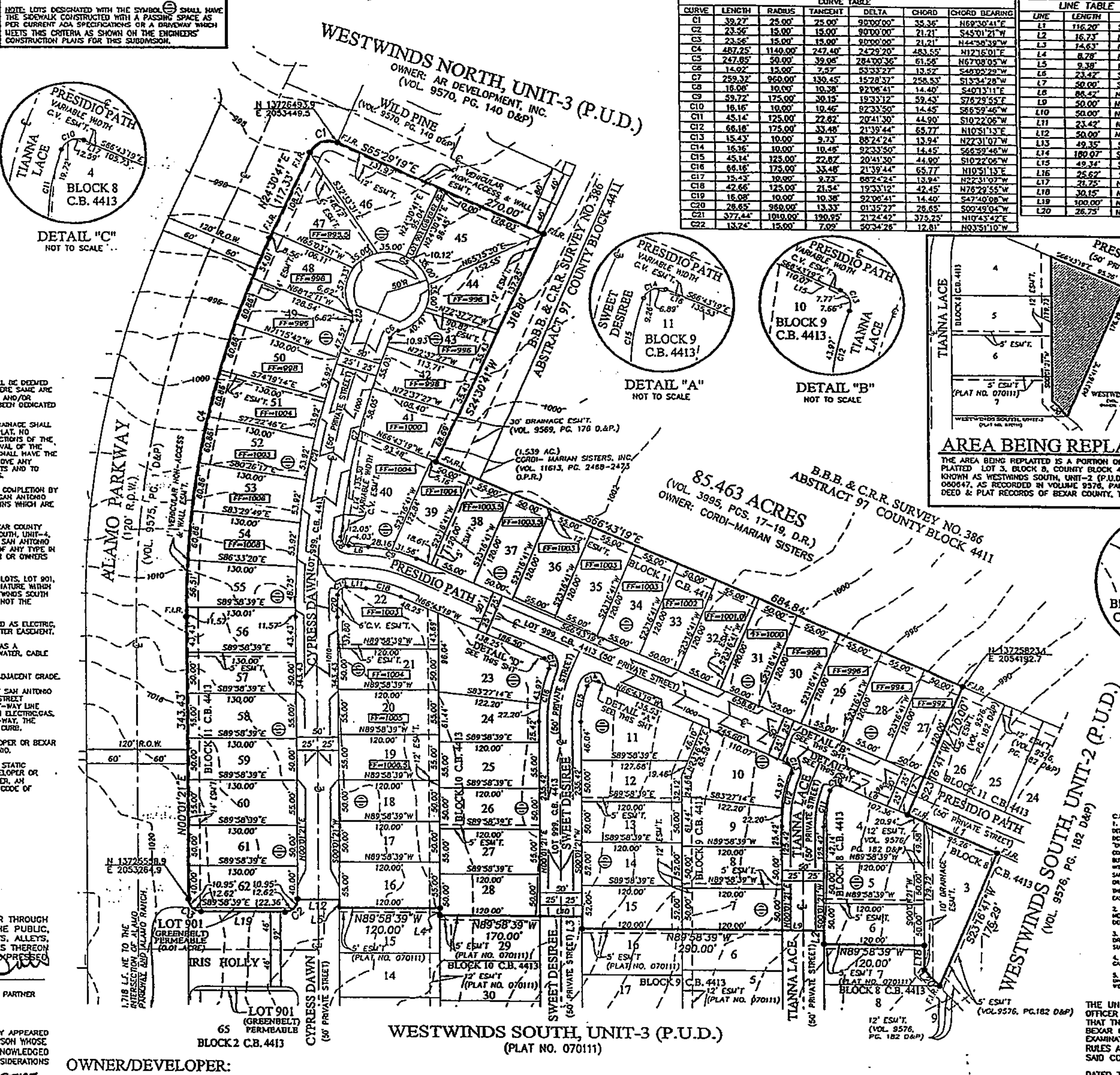
Approval.

PLAT NO. 070338



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID: 577 – E3/E4

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ 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.



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED LOT 3, BLOCK 8, COUNTY BLOCK 4413 IN THE PLAT KNOWN AS WESTWINDS SOUTH, UNIT–2 (P.U.D.) PLAT NO. 060647, AS RECORDED IN VOLUME 9576, PAGE 182, OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	25.00'	90°00'00"	35.36'	N69°30'41"E
C2	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°01'21"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°58'39"W
C4	487.25'	1140.00'	247.40'	24°29'20"	483.55'	N12°15'01"E
C5	247.85'	50.00'	39.06'	284°00'36"	61.58'	N67°08'05"W
C6	14.02'	15.00'	7.57'	53°33'27"	13.52'	S48°05'29"W
C7	259.32'	960.00'	130.45'	15°28'37"	258.53'	S13°34'28"W
C8	16.08'	10.00'	10.38'	92°06'41"	14.40'	S40°13'11"E
C9	59.72'	175.00'	30.15'	19°33'12"	59.43'	S76°29'55"E
C10	16.16'	10.00'	10.46'	92°33'50"	14.45'	S66°59'46"W
C11	45.14'	125.00'	22.82'	20°41'30"	44.90'	S10°22'06"W
C12	66.16'	175.00'	33.48'	21°39'44"	65.77'	N10°51'13"E
C13	15.43'	10.00'	9.73'	88°24'24"	13.94'	N22°31'07"W
C14	16.16'	10.00'	10.46'	92°33'50"	14.45'	S66°59'46"W
C15	45.14'	125.00'	22.82'	20°41'30"	44.90'	S10°22'06"W
C16	66.16'	175.00'	33.48'	21°39'44"	65.77'	N10°51'13"E
C17	15.43'	10.00'	9.73'	88°24'24"	13.94'	N22°31'07"W
C18	42.66'	125.00'	21.54'	19°33'12"	42.45'	N76°29'55"W
C19	16.08'	10.00'	10.38'	92°06'41"	14.40'	S47°40'08"W
C20	26.65'	960.00'	13.33'	01°35'27"	26.65'	S00°49'04"W
C21	377.44'	1010.00'	190.95'	21°24'42"	375.25'	N10°43'42"E
C22	13.24'	15.00'	7.09'	50°34'26"	12.81'	N03°51'10"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	116.20'	S66°43'19"E
L2	16.73'	N00°01'21"E
L3	14.63'	N00°01'21"E
L4	8.78'	N00°01'21"E
L5	9.38'	N00°01'21"E
L6	23.42'	S86°16'32"E
L7	50.00'	S23°16'41"W
L8	86.42'	N66°43'19"W
L9	50.00'	N89°58'39"W
L10	50.00'	N89°58'39"W
L11	23.42'	N86°16'32"W
L12	50.00'	N89°58'39"W
L13	49.35'	S63°23'06"E
L14	180.07'	S08°39'05"W
L15	49.34'	S63°23'05"E
L16	25.62'	S71°50'04"E
L17	21.75'	N71°46'28"W
L18	30.15'	N00°01'21"E
L19	100.00'	N89°58'39"W
L20	26.75'	N42°02'43"W

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS 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 LINE OF ALAMO PARKWAY AS RECORDED IN VOLUME 9575, PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96).

CLEAR VISION EASEMENT: 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 AND TRANSPORTATION OFFICIALS (AASHTO), A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS.

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.

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.

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = 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
- F.F. = MINIMUM FINISHED FLOOR FOR SEWER
- C.V. = CLEAR VISION
- SHT = SHEET
- 5' ESM'T. = 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
- 10' ESM'T. = 10' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
- 12' ESM'T. = 12' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
- 14' ESM'T. = 14' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
- FF= ☐ = MINIMUM FINISHED FLOOR FOR SEWER

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 WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS SOUTH, UNIT-4, 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 999 AND ALL GREENBELT LOTS, LOT 901, AND 902 BLOCK 11, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS SOUTH UNIT-4, 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 999, 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 901, AND 902, 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 MIGRATING 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. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.

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.
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 14th DAY OF SEPT A.D. 20 07

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 — ALFONSO R. CHUA, JR. — 84556 — 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 — G.E. BUCHANAN — 4999 — PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
AR DEVELOPMENT, INC.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

REPLAT & SUBDIVISION PLAT ESTABLISHING
WESTWINDS SOUTH, UNIT-4
(PLANNED UNIT DEVELOPMENT)

A 12.41 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT CONVEYED TO AR DEVELOPMENT, INC. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509–1519 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 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS SOUTH, UNIT–4 (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

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 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.

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

SHEET 1 OF 1

JOB NO. 6123-25

Date: Sep 19, 2007, 8:38am User ID: EVonGunden

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 23 **October 10, 2007**

LOWE'S SOUTH	MAJOR PLAT	070472
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 649 E-7
OWNER: Alamo Concrete Products, Ltd., by Allen Walsh
ENGINEER: Pape-Dawson Engineers, by W.R. Wood
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: September 24, 2007

Location: Northwest of the intersection of IH 35 and Zarzamora

Services Available: BexarMet Water and SAWS Sewer

Zoning: C-3 General Commercial District

Proposed Use: Home Improvement Center

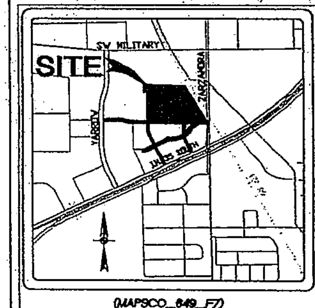
Major Thoroughfare: Zarzamora is a primary arterial, Type A, minimum R.O.W. 120 feet and IH 35 is a freeway, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To plat **22.61** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval



(MAPSCO_649_F7)
LOCATION MAP
NOT TO SCALE

NOTES:
1. ALL CORNERS ARE SET 1/2" IRON PINS WITH YELLOW CAPS STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.

2. BEARINGS 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 YARROW BOULEVARD, A 86-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9533, PAGES 166-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) BASED ON NAD83 (CORS96)

4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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 TWO ACCESS POINTS TO I.H.35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 120'.

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

LEGEND:

D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
FIR	=	FOUND IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
UTILITY	=	IMPLIES GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, & DRAINAGE WITH THE CONSENT OF OWNER

IMPACT FEE PAYMENT DUE:
1. SAWS 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 SEWER SERVICE CONNECTION.

NOTE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLATTING.

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 CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

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.

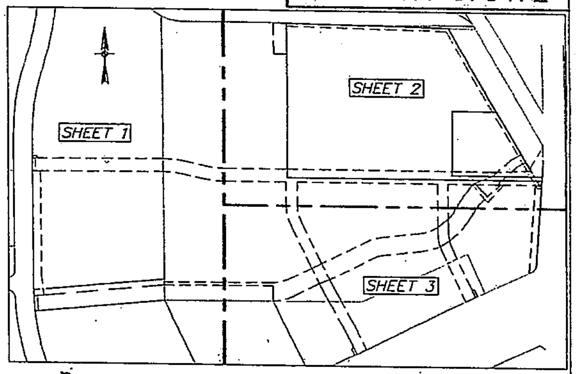
C.P.S. NOTES
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "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 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 ARE DESCRIBED BELOW: NONE.

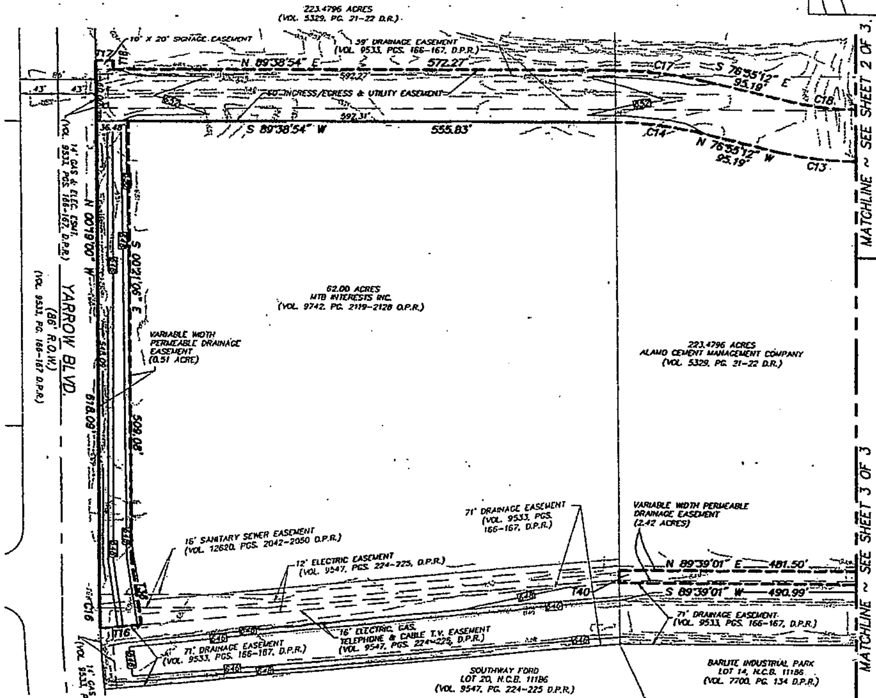
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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



INDEX MAP
SCALE: 1"=400'

LINE TABLE		
NO.	BEARING	LENGTH
T1	N 87°46'54" E	55.18'
T2	S 04°06'52" W	69.28'
T3	N 64°37'54" E	10.00'
T4	S 25°21'14" E	36.00'
T5	S 64°37'54" W	60.00'
T6	S 25°20'27" E	54.11'
T7	S 62°31'48" W	49.01'
T8	S 64°40'39" W	11.03'
T9	N 25°20'27" W	36.00'
T10	N 64°40'39" E	10.00'
T11	N 25°20'27" W	64.00'
T12	N 25°20'27" W	57.00'
T13	S 62°31'48" W	135.93'
T14	N 62°31'48" E	110.96'
T15	N 00°00'00" E	113.25'
T16	S 84°22'49" W	47.28'
T17	N 89°38'54" E	20.00'
T18	S 00°19'00" E	10.00'
T19	S 90°00'00" W	60.00'
T20	N 00°00'00" E	113.25'
T21	N 90°00'00" E	112.65'
T22	S 31°16'53" W	43.08'
T23	S 30°51'13" W	61.75'
T24	N 00°00'00" E	167.88'
T25	S 65°23'44" W	50.00'
T26	N 25°20'27" W	81.06'
T27	N 59°40'29" E	50.19'
T28	N 25°20'27" W	84.56'
T29	N 90°00'00" W	135.23'
T30	N 00°00'00" E	59.85'
T31	N 00°00'00" E	22.08'
T32	N 60°06'44" E	51.38'
T33	N 60°06'44" E	46.62'
T34	N 47°26'26" E	118.48'
T35	N 47°26'26" E	114.31'
T36	S 08°20'43" E	79.70'
T37	N 67°42'13" E	105.43'
T38	N 48°41'33" W	12.12'
T39	N 00°20'59" W	70.96'
T40	N 00°22'48" W	14.50'
T41	N 63°57'44" W	50.00'
T42	N 67°58'20" W	50.08'
T43	N 52°55'42" E	62.67'
T44	N 58°11'08" E	52.01'
T45	S 04°06'52" W	387.92'
T46	S 34°37'47" W	25.95'
T47	S 64°43'35" W	19.31'
T48	N 04°06'52" E	417.59'
T49	N 42°33'34" W	20.90'
T50	S 47°26'26" W	23.14'
T51	S 04°06'52" W	473.05'
T52	S 47°26'26" W	101.89'
T53	N 41°07'59" W	91.49'
T54	N 42°33'34" W	65.00'
T55	N 36°25'55" W	13.53'



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: JWOB PROPERTIES, LTD., AND
MTB PROPERTIES, LTD.
PO BOX 171190
SAN ANTONIO, TEXAS 78217
(ONLY SIGNING FOR 1.07 ACRES)

[signature] VP
JOHN C. WAPLES

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John C. Waples, 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 20th DAY OF September A.D. 20 07

STATE OF TEXAS

[signature: Alice Carlson]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

ALICE CARLSON
Notary Public, State of Texas
My Commission Expires
June 03, 2011

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: ALAMO CONCRETE PRODUCTS, LTD.
P.O. BOX 34807
SAN ANTONIO, TEXAS 78265

[signature]
ALLEN WALSH

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Allen Walsh, 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 19 DAY OF September A.D. 2007

[signature: Carolyn C. Barry]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CAROLYN C. BARRY
Notary Public
State of Texas
My Comm. Exp. 07-20-2008

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: 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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT ESTABLISHING

LOWE'S SOUTH

A 22.61 ACRE TRACT OF LAND BEING OUT OF A 223.47 ACRE TRACT RECORDED IN VOLUME 5329, PAGES 21-22 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 5.003 ACRE TRACT RECORDED IN VOLUME 110356, PAGES 2301-2305 AND VOLUME 9742, PAGES 2261-2265 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A 62.00 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 711-716 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUTNY, TEXAS IN NEW CITY BLOCK 11186 OF THE CITY OF SAN ANTONIO, ALSO BEING OUT OF THE A.J. LESLIE SURVEY NUMBER 99, ABSTRACT 447, COUNTY BLOCK 4291 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LOWE'S SOUTH 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

COUNTY CLERK

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

LOWE'S SOUTH

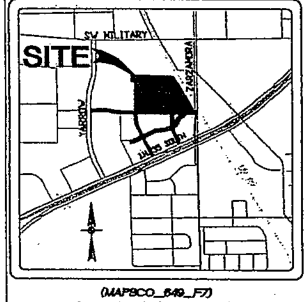
SHEET 1 OF 3

Date: Sep 18, 2007, 3:25pm User ID: CKwong
File: P:\67\31\00\Design\Civil\PLAT\PL673100.dwg

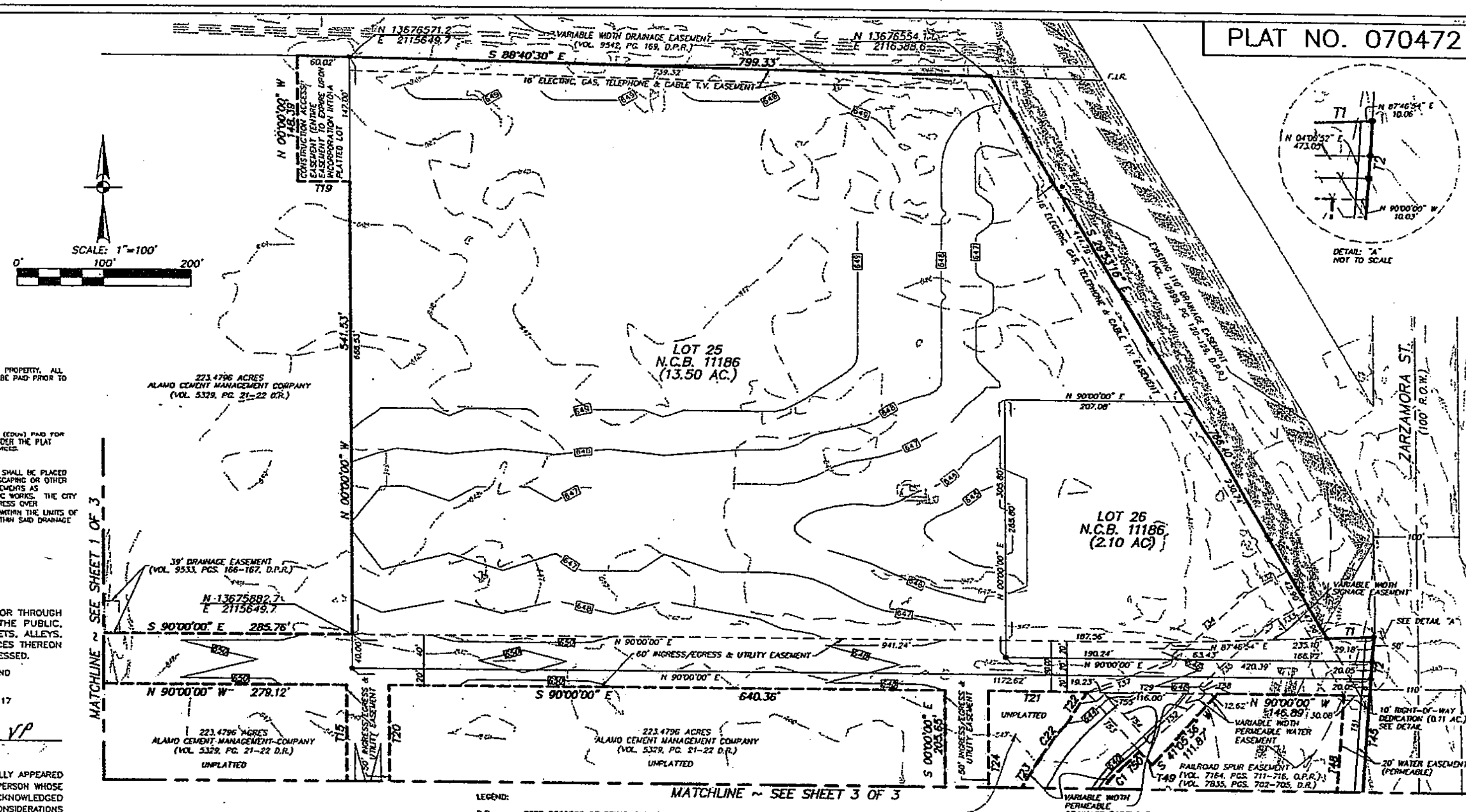
DRAWN BY: MD

JOB NO. 6731-00

PLAT NO. 070472



(MAPSCO_649_F7)
LOCATION MAP
NOT TO SCALE



IMPACT FEE PAYMENT DUE:
1. SAWS 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 SEWER SERVICE CONNECTION.

NOTE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLATTING.

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 CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

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.

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: WDB PROPERTIES, LTD., AND
MTB PROPERTIES, LTD.
PO BOX 171190
SAN ANTONIO, TEXAS 78217
(ONLY SIGNING FOR 1.07 ACRES)

JOHN C. WAPLES VP

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John C. Waples ; 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 20th DAY OF September A.D. 20 07
STATE OF TEXAS

Alice Carlson
NOTARY PUBLIC BEXAR COUNTY, TEXAS

ALICE CARLSON
Notary Public, State of Texas
My Commission Expires
June 03, 2011

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: ALAMO CONCRETE PRODUCTS, LTD.
P.O. BOX 34807
SAN ANTONIO, TEXAS 78265

ALLEN WALSH

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Allen Walsh , 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 14 DAY OF September A.D. 20 07

Carolyn C. Barry
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CAROLYN C. BARRY
Notary Public
State of Texas
My Comm. Exp. 07-28-2008

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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

NOTES:
1. ALL CORNERS ARE SET 1/2" IRON PINS WITH YELLOW CAPS STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.

2. BEARINGS 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 YARROW BOULEVARD, A 86-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9533, PAGES 166-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDC1) BASED ON NAD83 (CORS96)

4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

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 TWO ACCESS POINTS TO I.H.35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 120'.

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.

LEGEND:

D.R. - DEED RECORDS OF BEXAR COUNTY, TEXAS
FIR - FOUND IRON ROD
D.P.R. - DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. - OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
UTILITY - IMPLIES GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, & DRAINAGE WITH THE CONSENT OF OWNER

C.P.S. 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 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 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 ARE DESCRIBED BELOW: NONE.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

SUBDIVISION PLAT ESTABLISHING

LOWE'S SOUTH

A 22.61 ACRE TRACT OF LAND BEING OUT OF A 223.47 ACRE TRACT RECORDED IN VOLUME 5329, PAGES 21-22 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 5.003 ACRE TRACT RECORDED IN VOLUME 110356, PAGES 2301-2305 AND VOLUME 9742, PAGES 2261-2265 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A 62.00 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 711-716 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 11186 OF THE CITY OF SAN ANTONIO, ALSO BEING OUT OF THE A.J. LESLIE SURVEY NUMBER 99, ABSTRACT 447, COUNTY BLOCK 4291 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LOWE'S SOUTH 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

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

CURVE TABLE						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	162.50'	16°35'13"	23.69'	47.04'	46.88'	S 39°08'50" W
C2	302.50'	24°55'59"	66.88'	131.64'	130.60'	S 43°19'13" W
C3	175.00'	11°43'56"	17.98'	35.83'	35.77'	S 19°29'16" E
C4	305.50'	17°47'12"	47.80'	94.84'	94.46'	S 74°32'25" W
C5	132.99'	20°47'11"	24.39'	48.25'	47.98'	S 72°58'54" W
C6	750.00'	03°47'25"	24.82'	49.61'	49.60'	S 27°14'09" E
C7	800.00'	03°47'25"	26.47'	52.92'	52.91'	S 27°14'09" E
C8	750.00'	03°47'25"	24.82'	49.61'	49.60'	N 27°14'09" W
C9	800.00'	03°47'25"	26.47'	52.92'	52.91'	N 27°14'09" W
C10	195.53'	27°07'14"	47.16'	92.55'	91.69'	S 76°05'25" W
C11	190.00'	27°07'13"	45.83'	89.93'	89.10'	N 76°05'24" E
C12	225.00'	25°20'27"	50.58'	99.51'	98.70'	N 12°40'13" W
C13	400.00'	13°04'48"	45.86'	91.32'	91.12'	N 83°27'36" W
C14	400.00'	13°25'54"	47.10'	93.77'	93.56'	N 83°38'09" W
C15			NOT USED			
C16	1157.00'	02°11'33"	22.14'	44.27'	44.27'	N 01°24'52" W
C17	460.00'	13°25'54"	54.17'	107.84'	107.59'	S 83°38'09" E
C18	340.00'	13°04'48"	38.98'	77.62'	77.45'	S 83°27'36" E
C19	202.63'	27°15'15"	49.12'	96.39'	95.48'	S 70°27'16" W
C20	216.01'	20°58'33"	39.99'	79.08'	78.64'	S 72°58'54" W
C21	175.00'	25°20'27"	39.34'	77.40'	76.77'	N 12°40'13" W
C22	242.50'	12°48'43"	27.23'	54.23'	54.11'	S 37°15'35" W
C23	222.50'	11°13'01"	21.85'	43.56'	43.49'	S 36°27'44" W
C24	175.00'	13°37'18"	20.90'	41.60'	41.51'	N 06°48'39" W
C25			NOT USED			
C26	225.00'	17°45'38"	35.15'	69.75'	69.47'	N 08°52'49" W
C27			NOT USED			
C28	225.00'	07°35'36"	14.93'	29.82'	29.80'	N 21°33'26" W

COUNTY CLERK

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

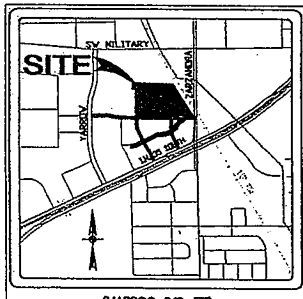
LOWE'S SOUTH

Date: Sep 18, 2007, 3:25pm User ID: CKwong
File: P:\67\31\00\Design\Civil\PLAT\PL673100.dwg

DRAWN BY: MD

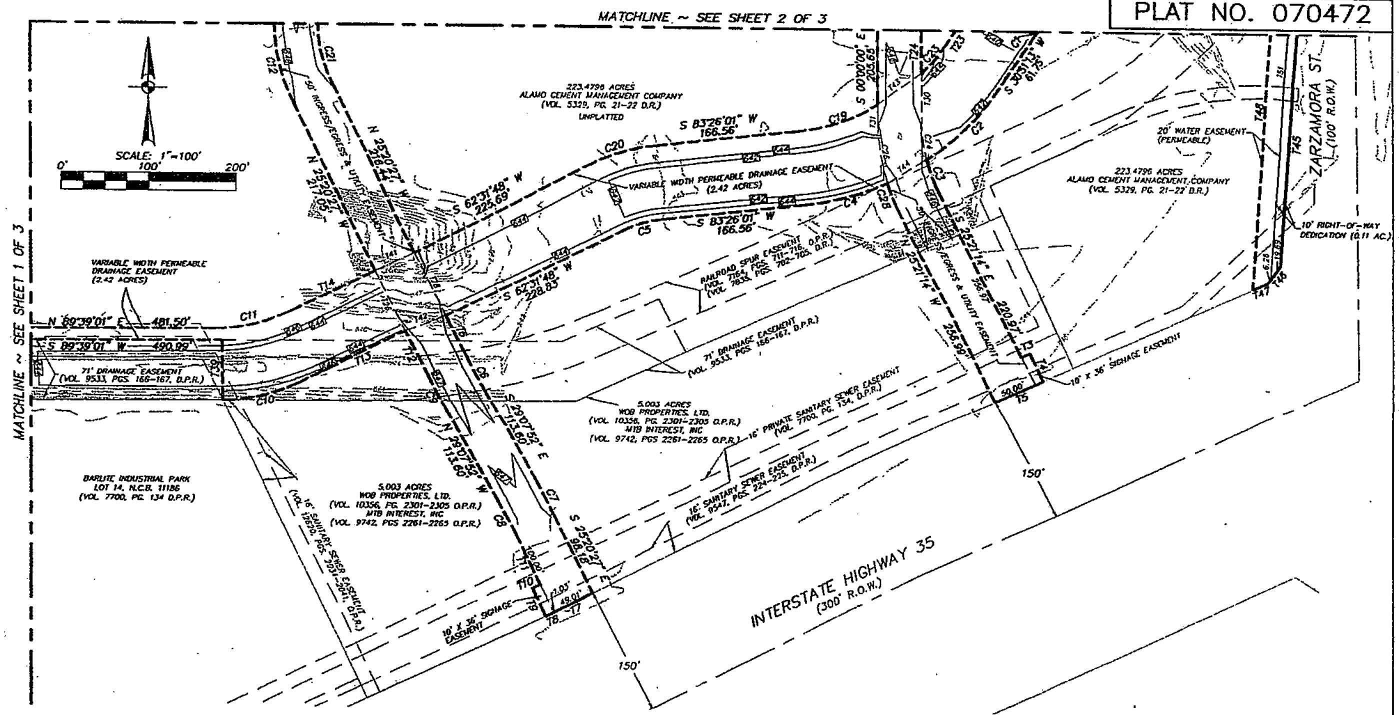
JOB NO. 6731-00

PLAT NO. 070472



LOCATION MAP
NOT TO SCALE

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 TWO ACCESS POINTS TO IH-35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 120'.
4. 6' SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE. A SIDEWALK PERMIT MUST BE APPROVED BY T-DOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY T-DOT.



NOTES:
1. ALL CORNERS ARE SET 1/2" IRON PINS WITH YELLOW CAPS STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.
2. BEARINGS 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 YARROW BOULEVARD, A 86-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9533, PAGES 166-167 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PO BASE (PDE1) BASED ON NAD83 (CORS96)
4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

LEGEND:

D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
FIR = FOUND IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
UTILITY = IMPLIES GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER, WATER, & DRAINAGE WITH THE CONSENT OF OWNER

C.P.S. 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 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 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 ARE DESCRIBED BELOW: NONE.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT 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 AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

IMPACT FEE PAYMENT DUE:
1. SAWS 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 SEWER SERVICE CONNECTION.

NOTE:
1. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLATTING.

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 CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

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.

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: WOB PROPERTIES, LTD., AND
MTB PROPERTIES, LTD.
PO BOX 171190
SAN ANTONIO, TEXAS 78217
(ONLY SIGNING FOR 1.07 ACRES)

[signature] VP
JOHN C. WAPLES

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John C. Waples, 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 20th DAY OF September A.D. 20 07
STATE OF TEXAS

Alice Carlson
NOTARY PUBLIC BEXAR COUNTY, TEXAS

ALICE CARLSON
Notary Public, State of Texas
My Commission Expires
June 03, 2011

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: ALAMO CONCRETE PRODUCTS, LTD.
P.O. BOX 34807
SAN ANTONIO, TEXAS 78265

[signature]
ALLEN WALSH

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ALLEN WALSH, 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 19 DAY OF SEPTEMBER A.D. 20 07

Carolyn C. Barry
NOTARY PUBLIC BEXAR COUNTY, TEXAS

CAROLYN C. BARRY
Notary Public
State of Texas
My Comm. Exp. 07-28-2009

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.

Kirk Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
R. WOOD
5364
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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT ESTABLISHING

LOWE'S SOUTH

A 22.61 ACRE TRACT OF LAND BEING OUT OF A 223.47 ACRE TRACT RECORDED IN VOLUME 5329, PAGES 21-22 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A 5.003 ACRE TRACT RECORDED IN VOLUME 110356, PAGES 2301-2305 AND VOLUME 9742, PAGES 2261-2265 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF A 62.00 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 711-716 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUTNY, TEXAS IN NEW CITY BLOCK 11186 OF THE CITY OF SAN ANTONIO, ALSO BEING OUT OF THE A.J. LESLIE SURVEY NUMBER 99, ABSTRACT 447, COUNTY BLOCK 4291 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF LOWE'S SOUTH 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

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

COUNTY CLERK
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

LOWE'S SOUTH

JOB NO. 6731-00

DRAWN BY: MD
Date: Sep 18, 2007, 3:26pm User ID: CKwong
File: P:\67\31\00\Design\Civil\PL AT\PL6731 00.dwg

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 24 October 10, 2007

BERNHARDT PLACE — MAJOR PLAT — 070546
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 687 B-8
OWNER: TLS Projects Inc. by Thomas L. Smith
ENGINEER: Camacho-Hernandez & Associates by Arturo Camacho
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: September 25, 2007

Location: West of the intersection of Bernhardt Road and South Loop 1604

Services Available: East Central Water Supply and On Site Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Commercial/Residential

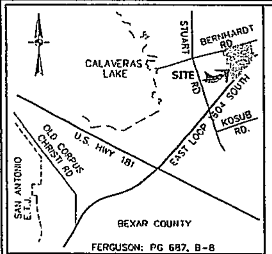
APPLICANT'S PROPOSAL:

To plat **17.83** acres consisting of **7** single family lots and **1** non-single family lot.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070546

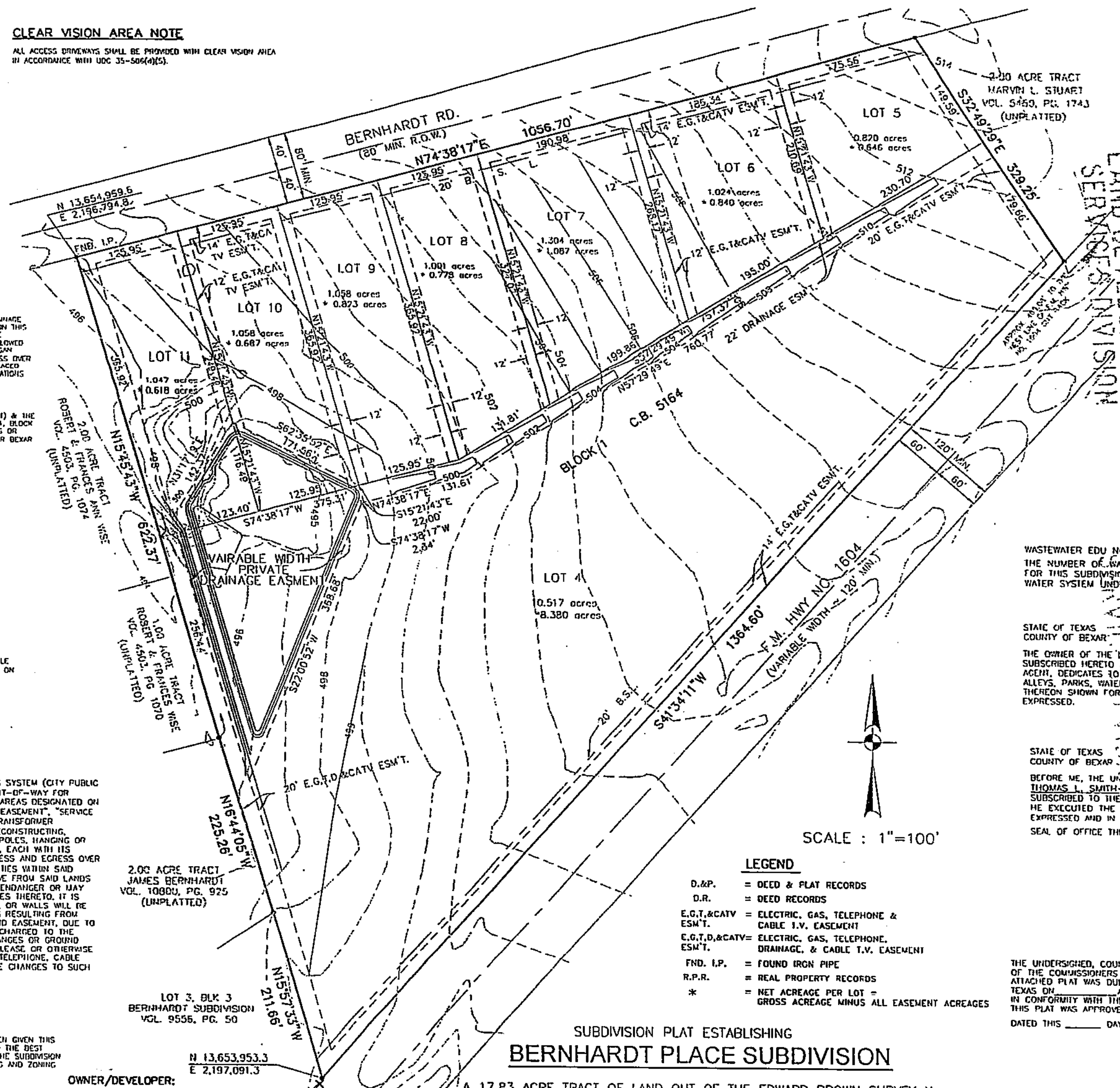


LOCATION MAP

NOT TO SCALE

CLEAR VISION AREA NOTE

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



LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.&CATV ESM'T.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
E.G.T.D.&CATV ESM'T.	= ELECTRIC, GAS, TELEPHONE, DRAINAGE, & CABLE T.V. EASEMENT
FND. I.P.	= FOUND IRON PIPE
R.P.R.	= REAL PROPERTY RECORDS
*	= NET ACREAGE PER LOT = GROSS ACREAGE MINUS ALL EASEMENT ACREAGES

NOTES:

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

2.) BEARING SHOWN HEREIN ARE BASED ON THE REFERENCED DEED

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE CURRENT PUBLISHED POSITION FOR TRIANGULATION STATION SASPANCO, P.I.D. AY 1834.

4.) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR IS 0.999836

5.) BEARINGS SHOULD BE ROTATED COUNTERCLOCKWISE 00°15'08" TO CONFORM TO N.A.D. 83.

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

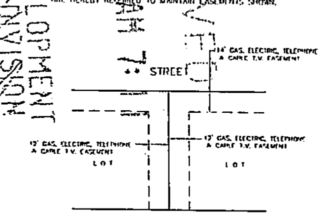
7.) TREESCAPE NOTE: NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A TREESCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

8.) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. (35-504 (C)(2) P-5-40)

9.) 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.

10.) 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.

LAND DEVELOPMENT SERVICES DIVISION



TYPICAL LOT EASEMENTS

NOT TO SCALE

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.

THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) & THE DRAINAGE EASEMENT SHALL BE THE RESPONSIBILITY OF THE OWNER OF LOT 4, BLOCK 1, CB 5164 OF THE BERNHARDT PLACE SUBDIVISION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

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 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 THREE ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 1,364.60'.

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 TxDOT.

"C.P.S. 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 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 EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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 ST. HEDWIG.

ARTURO CAMACHO, P.E.
LICENSED PROFESSIONAL ENGINEER No. 81956

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, BY: THOMAS C. HAEBERER

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4350
NORTHSTAR LAND SURVEYING, INC.
9033 AERO SUITE 270
SAN ANTONIO, TX. 78217
(210) 826-6228

OWNER/DEVELOPER:
TLS PROJECTS, INC.
14686 STUART RD.
SAN ANTONIO, TEXAS 78223
PHONE: 210-710-4919

CAMACHO-HERNANDEZ
& ASSOCIATES

Engineering - Planning - Transportation - Related Services

Highpoint Executive Plaza
1603 Babcock Road, Suite 260
San Antonio, Texas 78229
Phone: (210)341-6200, Fax: (210)341-6300

SUBDIVISION PLAT ESTABLISHING

BERNHARDT PLACE SUBDIVISION

A 17.83 ACRE TRACT OF LAND OUT OF THE EDWARD BROWN SURVEY No. 120, ABSTRACT No.58, COUNTY BLOCK No. 5164, BEXAR COUNTY, TEXAS, AND BEING A PART OR PORTION OF THE SAME LAND DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 2737, PAGE 98, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BERNHARDT PLACE 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

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 DEVELOPMENT SERVICES

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.

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 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

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 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 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

DATE: 6/04/07

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 25 **October 10, 2007**

ROBARDS TEXAS 2ND UNIT REPLAT
SUBDIVISION NAME:

070591
PLAT #:

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 553 D-3
OWNER: Peter Falcone
ENGINEER: Butz Land Surveying, by J.M. Butz, Jr.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Location: Southeast of the intersection of Randolph Blvd. and Wesp Way

Zoning: C-3 NA IH-1 General Commercial District, Nonalcoholic Sales, National Highway System High Priority Corridor District

Proposed use: Commercial

APPLICANT'S PROPOSAL:

To plat **2** non-single family lot consisting of **0.255** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service and building permits prior to plat approval & recordation.

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 for approval 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 requests shall become null and void.

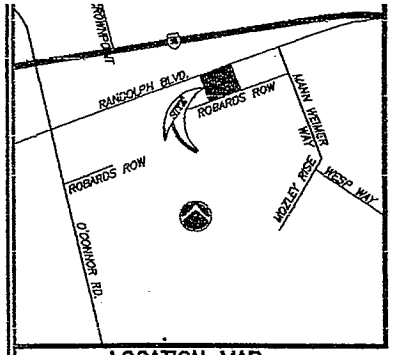
PLAT NO. 070591

REPLAT OF

ROBARDS TEXAS

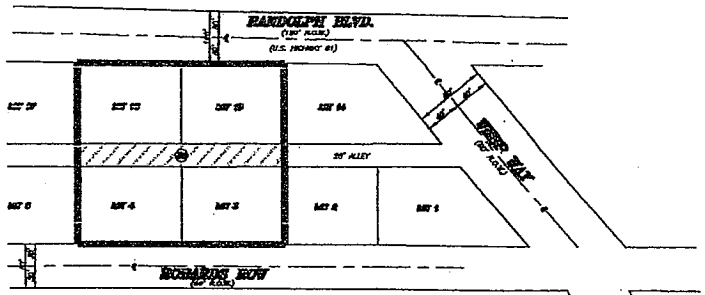
(SECOND UNIT)

BEING Lots 3-4, 15-16, and the adjacent 20' of a 25' alley, and being 0.295 acre of land, out of Block 38, N.C.B. 17624 of Robards Texas (Second Unit), City of San Antonio, Bexar County, Texas as recorded in Volume 2575, Page 59 of the Deed and Plat Records of Bexar County, Texas.



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED

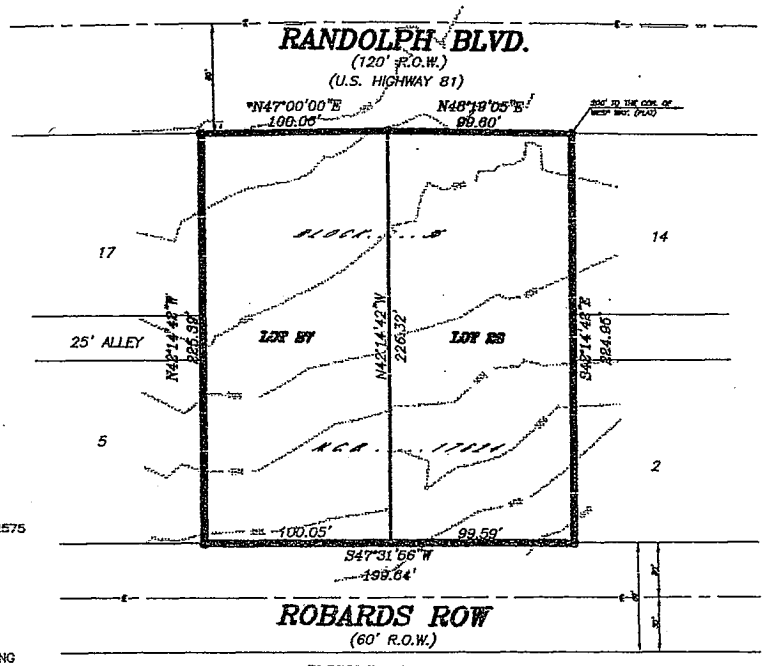
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS ROBARDS TEXAS (SECOND UNIT) WHICH IS RECORDED IN VOLUME 2575, PAGE 59, BEXAR COUNTY PLAT AND DEED RECORDS .

ALLEY PREVIOUSLY CLOSED BY BEXAR COUNTY.

SCALE: 1" = 100'

RECEIVED
07 SEP 24 PM 3:45
LAND DEVELOPMENT SERVICES DIVISION

SCALE: 1" = 50'



REPLAT

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, READING, 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 GAS FACILITIES WITHIN GAS 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 WORK PERFORMED BY OWNER PURSUANT TO THIS PLAT WILL BE CHARGED TO THE OWNER OF PROPERTY DEEMED RESPONSIBLE FOR SAID CHANGE OVERHEAD OR UNDERGROUND FACILITIES.

THIS PLAT DOES NOT ABOLISH, ALTER, VACATE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, TELEPHONE, SEWERS, DRAINAGE, WATERWAYS, PUBLIC EASEMENTS OR ANY OTHER EASEMENTS FOR WHICH RECORD OR EVIDENCE TO SUCH EASEMENTS ARE REFERENCED BELOW.

SURVEY NOTES

1. BEARINGS ARE BASED ON PLAT RECORDED IN VOLUME 2575 PAGE 59 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
2. 1/2" IRON RODS LOCATED AT ALL PROPERTY CORNERS UNLESS NOTED OTHERWISE
3. COORDINATES BASED ON 1983 NORTH AMERICAN DATUM FOR THE TEXAS SOUTH CENTRAL ZONE 4204.
4. STREETSCAPE TREE PLANTING WILL BE COMPLETED DURING BUILDING STAGE.

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

BUTZ LAND SURVEYING

2020 MUENSTER RD.
ST MEDINA, TX. 78832-0718

PHONE: 210-667-1300
FAX: 210-667-1354

JOB NO. 07-131 DATE 08/21/07 DRAWN BY: R.C.C.

OWNER

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: SCOTT OLYMPIA PROPERTIES, LLC

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT SUBSTANTIALLY 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 BUTZ LAND SURVEYING.

STATE OF TEXAS
REGISTERED
J. M. BUTZ, JR.
2024
PROFESSIONAL
LAND SURVEYOR

J. M. BUTZ, JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2024

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
FRANK L. GRANT
35415
REGISTERED
PROFESSIONAL ENGINEER

FRANK L. GRANT
REGISTERED PROFESSIONAL ENGINEER NO. 38415

STATE OF TEXAS
COUNTY OF BEXAR

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 ___

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. 20___ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20___ AT _____ M. IN THE RECORDS OF _____ AND _____ 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

Case Manager:
Liz Adams

Scott Olympia Properties, LLC

RECEIVED
07 SEP 24 PM 3: 45

LAND DEVELOPMENT
SERVICES DIVISION

To: City of San Antonio
Development Services
Subdivision Section

Re: Plat Deferral Package

To Whom It May Concern: September 20, 2007

This letter is to serve as a request for plat deferral. Please be assured that a surveyor and an engineer have been formally retained to prepare and execute the required plat. The services required are to allow platting of lots in order to build while the city to verifies that an adjoining alleyway has been granted by the county to the then owners and therefore has been abandoned. The deferral is necessary in order to begin construction. Alternatively, the owners will have to sue the title company which was responsible for finding clear title for the property prior to purchase.

Peter Falcone for Scott Olympia

JENNIFER CANTRELL
Notary Public, State of Texas
My Commission Expires
June 24, 2009

Jenn Cantrell
9-20-7

PO Box 65098 SAN ANTONIO, TEXAS 78265

Book 12942 Page 284 3pgs Doc# 20070143376

STC/17343/DT

RECEIVED
07 SEP 24 PM 3:46
LAND DEVELOPMENT SERVICES DIVISION

NO. 85-CI-11052

SERGIO BORRERO AND LONDIE BORRERO	*	IN THE DISTRICT COURT
VS.	*	57TH JUDICIAL DISTRICT
GERALD THOMAS COOPER AND CECILIA ANN COOPER	*	BEXAR COUNTY, TEXAS

AGREED JUDGMENT

Came on to be heard on the 14th day of October, 1987, the trial on the merits in the above numbered and styled cause. The parties appearing in person and by and through their attorneys announced that they had reached a compromise and settlement of the above referenced and styled cause and requested that the Court approve same. The Court, being of the opinion that the compromise and settlement is in the best interests of all parties, enters this judgment in accordance with the request of the parties herein.

It is therefore, ORDERED, ADJUDGED AND DECREED that Plaintiffs, SERGIO BORRERO and LONDIE BORRERO, recover from Defendants, GERALD THOMAS COOPER AND CECILIA ANN COOPER, the title to and possession of the following described property situated in the County of Bexar, Texas:

> That certain 25 foot alley located adjacent to and between Lots 3 and 15, Block 36, Robards, Texas, according to plat recorded in Volume 2575, Page 59 of the Plat Records of Bexar County, Texas.

IT IS FURTHER ORDERED that Plaintiffs have their writ of possession and that Plaintiffs recover form Defendants all costs of Court incurred in this cause, for which let execution issue, if not timely paid.

It is further ORDERED, ADJUDGED, AND DECREED that any relief not expressly granted herein is hereby denied.

VOL 7346 PG 596

DEED

809614

RECEIVED
87 SEP 21 PM 3:46

THE STATE OF TEXAS X

COUNTY OF BEXAR X

KNOW ALL MEN BY THESE PRESENTS:

LAND DEVELOPMENT SERVICES DIVISION

That, BEXAR COUNTY, TEXAS, acting by and through Leo Mendoza, Jr., County Judge of Bexar County, Texas, pursuant to authorization by the Commissioners Court of Bexar County, Texas, by Court Order dated March 21, 1984, for and in consideration of the sum of ONE AND NO/100 - - -($1.00)- - - DOLLAR, in hand paid by the Grantee herein named, the receipt of which is herby acknowledged, have GRANTED, SOLD AND QUITCLAIMED, and by these presents do GRANT, SELL AND QUITCLAIM, unto ROBERT CURRY PARIS, JR., of the County of Bexar and State of Texas, the following described real property situated in Bexar County, Texas, to wit:

The southeast one-half of that certain 25' alley located adjacent to Lot 4 Block 36, Robards, Texas, according to plat recorded in Volume 2575, Page 59, of the Plat Records of Bexar County, Texas.

This conveyance is made subject to and this Deed is accepted by the grantees herein named with the full knowledge of and subject to all easements and rights of way for all public utilities and oil and gas pipe lines which may have been heretofore granted upon the above described property and the validity of such easements and rights of way are fully acknowledged by the grantees herein. And this conveyance is futher made and accepted subject to any and all conditions and restrictions, if any, relating to the herein above described property, shown of record in the office of the County Clerk of Bexar County, Texas.

TO HAVE AND TO HOLD the above described property and premises unto the said Grantee, its successors and assigns forever, so that neither Bexar County, nor its successors or assigns shall at any time hereafter have, claim or demand any right of title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 29th day of March, 1984.

Leo Mendoza, Jr., County Judge
Bexar County, Texas

VOL 3177 PAGE 2070

080384 01 $5.00 08331254

THE STATE OF TEXAS X

COUNTY OF BEXAR X

Before me, the undersigned authority, on this day personally appeared LEO MENDOZA, JR., COUNTY JUDGE, BEXAR COUNTY, TEXAS, 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 on this the 29th day of March, 1984.

NOTARY PUBLIC STATE OF TEXAS COUNTY OF BEXAR

Charles O. Tolle
Notary Public, in and for Bexar County, Texas

CHARLES O. TOLLE
Notary Public, Bexar County, Texas
Comm. Expires 11-13-85

Return to:
R C Paris
306 Deer Creek Dr
Round Rock Tx 78664

FILED IN OFFICE
ERNEST O. GREEN
COUNTY CLERK BEXAR CO.
1984 AUG -3 P 1:08

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED in the Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Bexar County, Texas on

AUG 6 1984

COUNTY CLERK BEXAR COUNTY, TEXAS

VOL 8177 PAGE 2071

DEED

762968

RECEIVED

07 SEP 24 PM 3:46

LAND DEVELOPMENT SERVICES DIVISION

THE STATE OF TEXAS X

COUNTY OF BEXAR X

KNOW ALL MEN BY THESE PRESENTS:

That, BEXAR COUNTY, TEXAS, acting by and through Leo Mendoza, Jr., County Judge of Bexar County, Texas, pursuant to authorization by the Commissioners Court of Bexar County, Texas, by Court Order dated March 21, 1984, for and in consideration of the sum of ONE AND NO/100 - - -($1.00)- - - DOLLAR, in hand paid by the Grantee herein named, the receipt of which is herby acknowledged, have GRANTED, SOLD AND QUITCLAIMED, and by these presents do GRANT, SELL AND QUITCLAIM, unto MRS. JOHN F. OEHLER, SR., of the County of Bexar and State of Texas, the following described real property situated in Bexar County, Texas, to wit:

The northwest one-half of that certain 25' alley located adjacent to Lot 16, Block 36, Robards, Texas, according to plat recorded in Volume 2575, Page 59, of the Plat Records of Bexar County, Texas.

This conveyance is made subject to and this Deed is accepted by the grantees herein named with the full knowledge of and subject to all easements and rights of way for all public utilities and oil and gas pipe lines which may have been heretofore granted upon the above described property and the validity of such easements and rights of way are fully acknowledged by the grantees herein. And this conveyance is futher made and accepted subject to any and all conditions and restrictions, if any, relating to the herein above described property, shown of record in the office of the County Clerk of Bexar County, Texas.

TO HAVE AND TO HOLD the above described property and premises unto the said Grantee, its successors and assigns forever, so that neither Bexar County, nor its successors or assigns shall at any time hereafter have, claim or demand any right of title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 29th day of March, 1984.

2 051184 01 $5.00 17036173

Leo Mendoza, Jr., County Judge
Bexar County, Texas

VOL 3104 PAGE 355

THE STATE OF TEXAS X

COUNTY OF BEXAR X

Before me, the undersigned authority, on this day personally appeared LEO MENDOZA, JR., COUNTY JUDGE, BEXAR COUNTY, TEXAS, 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 on this the 29th day of March, 1984.

Charles O. Tolle

Notary Public, in and for Bexar County, Texas

CHARLES O. TOLLE
Notary Public, Bexar County, Texas
Comm. Expires 11-18-85

FILED IN THE OFFICE OF ROBERT D. GREEN COUNTY CLERK, BEXAR CO.
1984 MAY 11 PM 12 43

Mrs. J. F. Cehler
110 E. Orchard
Fredericksburg, Tx 78624

VOL 3104 PAGE 1356

STATE OF TEXAS
COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me, and was duly RECORDED, in the Official Public Records of Real Property of Bexar County, Texas on

MAY 11 1984

COUNTY CLERK BEXAR COUNTY, TEXAS

RECORDED BY: AMERIPOINT TITLE
SAN ANTONIO
GF NO. 06040709B-MW
$ 20.00

Book 12132 Page 406 3pgs Doc# 20060117195

QUITCLAIM DEED

NOTICE OF CONFIDENTIALITY RIGHTS. IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

THE STATE OF TEXAS §
§ KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR §

That the undersigned, Robert Curry Paris and Caren Paris, husband and wife, hereinafter referred to as "Grantor," whether one or more, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) in hand paid by Grantee herein named, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has QUITCLAIMED, and by these presents does QUITCLAIM unto **JOSE MUNOZ**, of the County of Bexar, State of Texas, herein referred to as "Grantee," whether one or more, the real property described as follows:

The southeast one-half of that certain 25' alley located adjacent to Lot 4, Block 36, New City Block 17624, ROBARDS, TEXAS (SECOND UNIT), in the City of San Antonio, Bexar County, Texas, according to plat thereof recorded in Volume 2575, Page(s) 59, Deed and Plat Records of Bexar County, Texas.

TO HAVE AND TO HOLD all of Grantor's right, title and interest in and to the above described property and premises unto the Grantee, and Grantee's heirs, administrators, executors, successors and/or assigns forever; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns shall have, claim or demand any right or title to the aforesaid property, premises or appurtenances or any part thereof.

EXECUTED this 10 day of May, 2006.

Robert Curry Paris

Caren Paris

STATE OF TEXAS §
§
COUNTY OF BELL §

This instrument was acknowledged before me on the 10 day of May, 2006, by Robert Curry Paris and Caren Paris, husband and wife.

ROSEMARY COOPER
MY COMMISSION EXPIRES
November 4, 2007

Rosemary Cooper
NOTARY PUBLIC, STATE OF TEXAS

Rosemary Cooper
PRINTED NAME OF NOTARY

MY COMMISSION EXPIRES:
11/4/07

After Recording Return To:
JOSE MUNOZ
1002 MOREY PEAK DR
SAN ANTONIO, TX 78213-1721

RECEIVED

07 SEP 24 PM 3:46

LAND DEVELOPMENT
SERVICES DIVISION

Doc# 20060117195
Pages 3
05/22/2006 12:16:09 PM
e-Filed & e-Recorded in the
Official Public Records of
BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Fees 20.00

STATE OF TEXAS
COUNTY OF BEXAR
This is to Certify that this document
was e-FILED and e-RECORDED in the Official
Public Records of Bexar County, Texas
on this date and time stamped thereon.
05/22/2006 12:16:09 PM
COUNTY CLERK, BEXAR COUNTY TEXAS

FA GF# 00906622TB $13.00 ~~14.00~~ 13.00

WARRANTY DEED WITH VENDOR'S LIEN

RECEIVED

Doc# 20010169628

17 SEP 24 PM 3:45

LAND DEVELOPMENT SERVICES DIVISION

Date: September 12, 2001

Grantor: JOHN FREDERICK OEHLER, JR. AND WIFE, BILLIE L OEHLER

Grantor's Mailing Address:

JOHN FREDERICK OEHLER, JR. AND WIFE, BILLIE L OEHLER
619 Sonnet
SAN ANTONIO, TX 78216
BEXAR County

Grantee: JOSE ALEJANDRO MUNOZ

Grantee's Mailing Address:

JOSE ALEJANDRO MUNOZ
~~619 Sonnet~~ 1002 Morey Peak
SAN ANTONIO, TX ~~78216~~ 78213
BEXAR County

Consideration:

Cash and a note of even date executed by Grantee and payable to the order of Grantor in the principal amount of FIVE THOUSAND AND NO/100 DOLLARS ($5,000.00). The note is secured by a first and superior vendor's lien and superior title retained in this deed and by a first-lien deed of trust of even date from Grantee to JAMES L. BRISTER or STUART H. SIMMS, trustee.

Property (including any improvements):

See Exhibit "A" attached hereto and made a part hereof for all purposes.

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Liens described as part of the Consideration and any other liens described in this deed as being either assumed or subject to which title is taken; validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2001, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

The vendor's lien against and superior title to the Property are retained until each note described is fully paid according to its terms, at which time this deed will become absolute.

When the context requires, singular nouns and pronouns include the plural.

VOL 9065 PG 0511

John Frederick Oehler
JOHN FREDERICK OEHLER, JR.

Billie L. Oehler
BILLIE L OEHLER

STATE OF TEXAS)

COUNTY OF GUADALUPE)

This instrument was acknowledged before me on Sept 12, 2001, by JOHN FREDERICK OEHLER, JR. & Billie L Oehler

Notary Public, State of Texas

TINA L. BUNN
Notary Public State of Texas
Comm. Exp. 07-02-02

VOL 9065 PAGE 512

PREPARED IN THE OFFICE OF:

LAW OFFICES OF JAMES L. BRISTER
2117 Pat Booker Road
Universal City, TX 78148
Tel: (210) 659-1956
Fax: (210) 659-6307

AFTER RECORDING RETURN TO:

JOSE ALEJANDRO MUNOZ
1002 Morey Peak
SAN ANTONIO, TX ~~78216~~
78213

Exhibit A

TRACT I:
Lot 16, Block 36, New City Block 17624, ROBARDS, TEXAS (SECOND UNIT), City of San Antonio, Bexar County, Texas, according to map or plat thereof recorded in Volume 2575, Page 59, Deed and Plat Records of Bexar County, Texas.

TRACT II:
A 0.028 acres of land and the northwest one-half of a certain 25 foot alley and being out of Robards, Texas (Second Unit) Subdivision, Block 36, New City Block 17624 recorded in Volume 2575, Page 59, Deed and Plat Records of Bexar County, Texas being more particularly described as follows:

BEGINNING: at a found iron pin found on the south right of way line of Randolph Blvd. And the northwest corner of Lot 16, Block 36, New City Block 17624 out of Robards, Texas (Second Unit) Subdivision recorded in Volume 2575, Page 59;

THENCE: leaving the south right of way line of Randolph Blvd. In a southerly direction, 100.00 feet along said common property line of Lot 15 and Lot 16 to a iron pin for the southwest corner of Lot 16 and the northwest corner of the herein descibed tract;

THENCE: Southerly, 12.50 feet for the southwest corner of the herein described tract;

THENCE: 90 deg. 00 min. 00 sec., Southwesterly, 100.00 feet for the southeast corner of the herein described tract;

THENCE: 90 deg. 00 min. 00 sec., Northwesterly, 12.50 feet for the southeast corner of the herein described tract;

THENCE: 90 deg. 00 min. 00 sec., Northeasterly, 100.00 feet returning to the POINT OF BEGINNING and containing 0.028 acres of land more or less in Bexar County, Texas.

NOTE: The Company is prohibited from insuring the area or quantity of the land described herein. Any statement in the above legal description of the area or quantity of land is not a representation that such area or quantity is correct, but is made only for informational and/or identification purposes and does not override Item 2 of Schedule B hereof.

VOL 6065 PAGE 513

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on

SEP 25 2001

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20010169628
Pages 3
09/25/2001 01:38:03 PM
Filed & Recorded in
Official Records of
BEXAR COUNTY
GERRY RICKHOFF
COUNTY CLERK
Fees $13.00

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 26 **October 10, 2007**

REDEEMING GRACE
BAPTIST – FOSTER RD.
SUBDIVISION NAME:

070682
PLAT #:

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 585 D-7
OWNER: Redeeming Grace Baptist Church, by Brent M. Bryant, Sr.
ENGINEER: Stephen G. Cook Engineering, Inc., by Stephen G. Cook
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: On the northeast side of N Foster Road, at Summer Fest

Zoning: Outside San Antonio City Limits

Proposed use: Church

APPLICANT'S PROPOSAL:

To plat **1** non-single family lot consisting of **10.637** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant's justification is in the attached letter.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service 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 for approval within 30 days of a formal plat filing.

3. If no utility service is issued within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

Redeeming Grace Baptist Church

6035 FM 78
San Antonio, TX 78244
(210) 661-5024 • Fax (210) 661-5022
www.rgbc.org

RECEIVED
07 SEP 24 AM 9:07
LAND DEVELOPMENT
SERVICES DIVISION

September 17, 2007

Roderick Sanchez
Director of Development Services
1901 S. Alamo
San Antonio, TX 78204

Dear Mr. Sanchez:

Redeeming Grace Baptist Church is currently developing a new Church located on the northeast corner of the intersection of North Foster Road and Summer Fest Drive in San Antonio, Texas. We have signed a contract with Timbercon Construction and upon contacting the City of San Antonio for permits found that the property has not been platted.

Redeeming Grace Baptist Church requests a plat deferral so that it can proceed with the installation of utilities and building the new worship facility for this property. A plat deferral is needed so that our Church can open as scheduled.

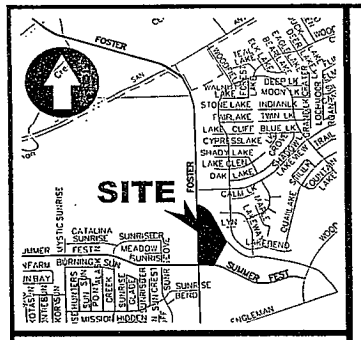
In the event that a plat deferral is not granted to Redeeming Grace Baptist Church and it takes from four to six months to obtain a regular plat, then Redeeming Grace Baptist Church will suffer undo financial hardship and will be unable to recover because the new Church will not be able to open on time and the members of our Church have invested so much.

For these reasons, Redeeming Grace Baptist Church requests a plat deferral relating to the development of the new Church. Thank you for your assistance in this matter. If you have any questions, please feel free to give me a call.

In His Service,

Bishop Brent M. Bryant, Sr., Senior Pastor

PLAT I.D. 070682



LOCATION MAP
(NOT TO SCALE)

ENGINEER/SURVEYOR:
STEPHEN G. COOK ENGINEERING
12000 STARCREST, SUITE 107
SAN ANTONIO, TX 78247

OWNER/SUBDIVIDER:
REDEEMING GRACE BAPTIST CHURCH
BRENT M. BRYANT, SR.
6035 FM 78
SAN ANTONIO, TEXAS 78244
(210) 661-5024

CITY PUBLIC SERVICE NOTES

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) 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", "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.

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.

SAN ANTONIO WATER SYSTEM NOTES

1. 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 B THE DEVELOPMENT SERVICES DEPARTMENT.

2. 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.

SURVEYOR NOTES

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "S.G.C.E. 5293" 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.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

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)

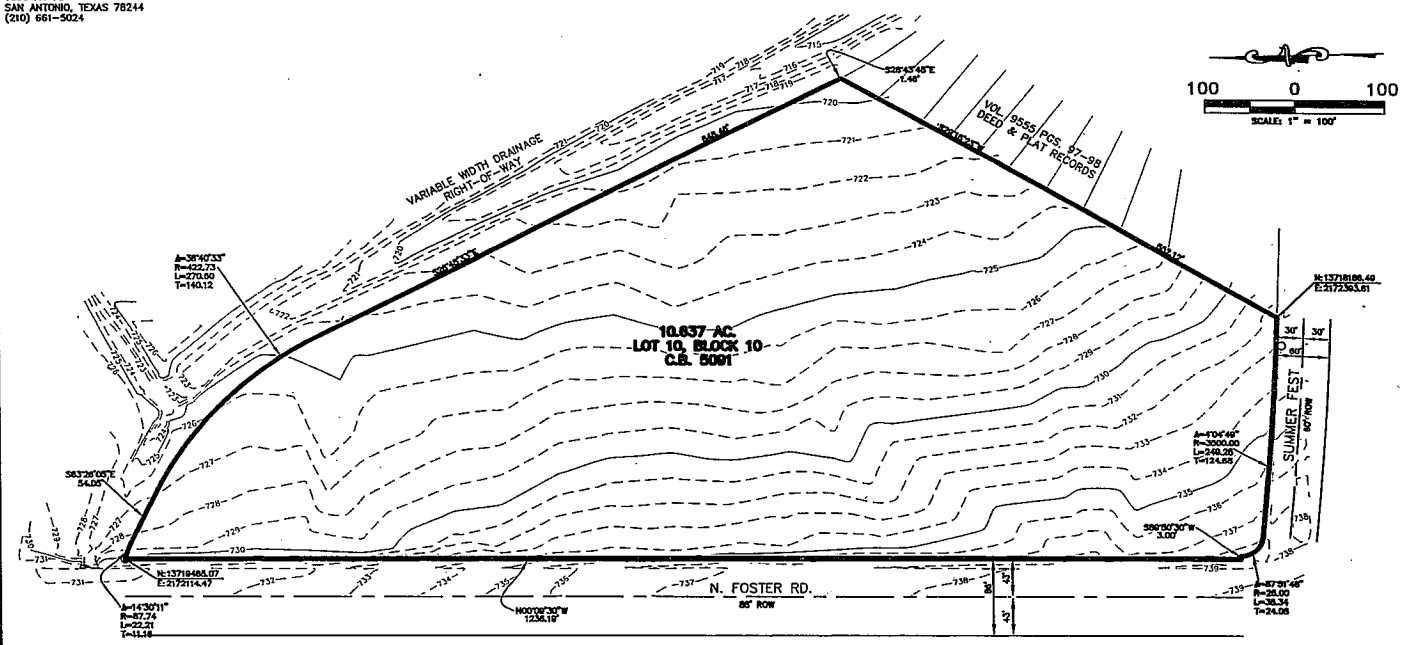
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE FOR NEW RESIDENTIAL LOTS PROPOSED. UDC 35-504 (E)(5)

4. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLAT UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED. UDC 35-512

GENERAL NOTES

1. MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.

2. 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.



SUBDIVISION PLAT ESTABLISHING

REDEEMING GRACE BAPTIST – FOSTER RD.

BEING A TOTAL OF 10.637 AC. OUT OF THE J.L. SCHOONOVER SURVEY NO. 321, ABSTRACT NO. 703 AND BURCHARD MILLER SURVEY NO. 40, ABSTRACT NO. 486, ESTABLISHING LOT 10, BLOCK 10, C.B. 5091 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

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

RECEIVED
SEP 26 AM 9
DEVELOPMENT SERVICES 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.

_____
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: _____

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF REDEEMING GRACE BAPTIST – FOSTER RD. 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 _____ DAY OF _____ A.D., _____.

BY: _____
DIRECTOR OF DEVELOPMENT SERVICES

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

S:\Engineering\Drawings\861-001 Redeeming Grace\dwg\S-PLAT.dwg DVO REVISED: 08/23/07

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 27 October 10, 2007

HOWARD CROSSING TOWNHOME SUBDIVISION — PUD 07-022
PUD PLAN NAME — **PLAN#**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID 582 E-6
OWNER: Howard Crossing by Bo Broll
ENGINEER: GGC Consulting Engineers, by Gus Gonzalez
CASE MANAGER: Jasmin Moore, Planner

Location: Near the intersection of Howard Street and Millard Street.

Land Use: PUD, Planned Unit Development
MF33, Multi-Family Residential

APPLICANT'S PROPOSAL:

- 21 dwelling units at a density of 12.24 units per acre.
- The subject property is located inside the City Limits.
- Open space ratio of 30.44%.
- The Plan is within the North Central Community Plan, and is not within 200 ft. of a Registered Neighborhood Association.

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)

DSD – Traffic Impact Analysis & Streets recommends approval with the following condition:

- All access driveways shall provide clear sight distance to provide adequate obstruction free viewing distances for approaching traffic.

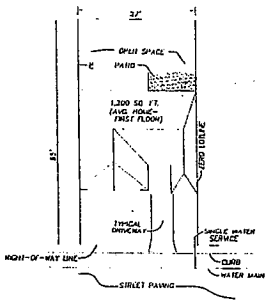
Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland provided shall be dedicated to the Homeowners Association.
- The instruments creating the Homeowners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland*
- Parkland dedication shall be platted by the second phase of development; UDC section 35-503(f) *Development Phasing.*
- All amenities provided shall comply with UDC section 35-503(h) *Credit for Park Facilities.*

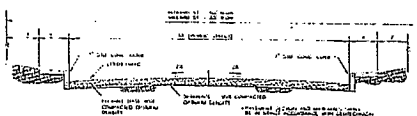
STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.

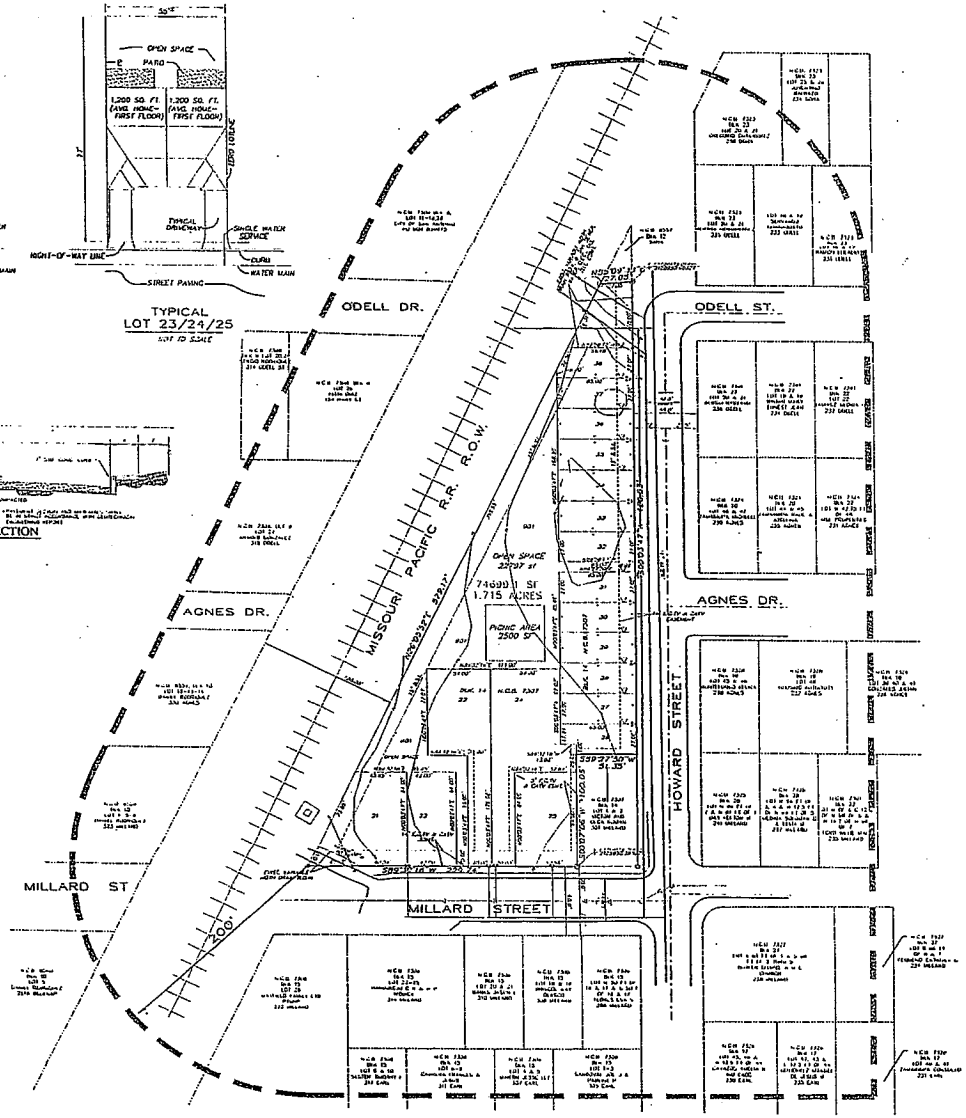


TYP. ZERO LOT LINE LOT
NOT TO SCALE

TYPICAL
LOT 23/24/25
NOT TO SCALE



TYPICAL STREET SECTION
NOT TO SCALE



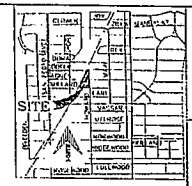
SUBJECT AREA

LENWOOD SUBDIVISION UNIT AND NS-1,
LOT 20, BLOCK 14, NEW CITY BLOCK 11060,
RECORDED IN VOLUME 9511, PAGE 157, OF THE
BEXAR COUNTY DEED AND PLAT RECORDS

OWNER/APPLICANT:
HOLT HOMES, L.P.
3374 GUNNING SPRINGS
SAN ANTONIO, TEXAS 78201
210 667.7007
830-303-9461

NORTH

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



LEGEND

	CHAINLINK FENCE
OH	OVERHEAD ELECTRIC
ZLL	ZERO LOT LINE
	DUAL WATER SERVICE
	FIRE HYDRANT
	SANITARY SEWER FLOW DIRECTION
	POWER POLE
	MANHOLE
	CENTERLINE
	ROAD LINE

SUBDIVISION NAME:	HOWARD CROSSING TOWNHOME SUBDIVISION, P.U.D
DESIGNER / ENGINEER:	GSE CONSULTING ENGINEERS, INC 11250 WEST AVE, SUITE 2208 SAN ANTONIO, TX 78213 210.525.8590 210.525.8531
ADJACENT PROPERTY OWNERS:	SEE PLAN
LEGAL:	LENWOOD SUBDIVISION UNIT AND NS-1, LOT 20, BLOCK 14, NEW CITY BLOCK 11060, RECORDED IN VOLUME 9511, PAGE 157, OF THE BEXAR COUNTY DEED AND PLAT RECORDS
UTILITIES	WATER AND SEWER PROVIDED BY SAWS ELECTRIC PROVIDED BY CPS ENERGY
PROPOSED LAND USE:	THE LAND USE IS PUD MF 33
FLOOD PLAIN:	THERE IS NO FLOOD PLAIN ON THE PROPERTY
EARZ:	THE PROPERTY IS NOT LOCATED OVER THE EDWARD'S AQUIFER RECHARGE ZONE
STREET:	THERE WILL NOT BE A PRIVATE OR PUBLIC STREET
GATED STATUS	THE SUBDIVISION WILL NOT BE GATED
NUMBER OF PHASES:	THE SUBDIVISION WILL BE DEVELOPED IN ONE PHASE
BASIS OF BEARING:	THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S SURVEY FEET.
TOTAL PROPERTY ACREAGE:	1.715 ACRES
TOTAL NUMBER OF LOTS:	18 AND 1 LOT GREEN SPACE
TOTAL AREA OF OPEN SPACE:	22,736.37 S.F
OPEN SPACE RATIO:	0.30
DENSITY:	21 DWELLING UNITS / 1.715 ACRES = 12.24 LOTS PER ACRE PER UDC MF-33 (MAXIMUM DWELLING UNITS IS 33 PER ACRE)
GENERAL NOTES:	SIDEWALKS WILL BE INSTALLED PER UDC

THIS PLANNED UNIT DEVELOPMENT (P.U.D.) PLAN OF HOWARD CROSSING TOWNHOME SUBDIVISION, 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

STATE OF TEXAS
GUSTAVO GONZALEZ
66694
LICENSED
PROFESSIONAL ENGINEER

GSE Consulting Engineers, Inc
11250 West Ave.
San Antonio, Texas 78213
P: 210.525.8590
F: 210.525.8531

P.U.D. PLAN #07-022
HOWARD CROSSING TOWNHOME SUBD
SAN ANTONIO, TEXAS

NO	DATE	REVISIONS	BY

JOB NO. 06095
DATE 09-13-07
DESIGN BY GG
DRAWN BY RM
CHECKED BY GG
SHEET 1 OF 1

item #28

CITY OF SAN ANTONIO

PARKS AND RECREATION DEPARTMENT

Interdepartment Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Malcolm Matthews, Director, Parks and Recreation Department

COPIES: Seott Stover, Park Projects Manager, Parks and Recreation Department
Laurel Jensen, Contract Coordinator, Parks and Recreation Department
File

SUBJECT: Transfer of Land to Land Heritage Institute

DATE: September 21, 2007

The City of San Antonio Parks and Recreation Department is requesting to transfer approximately 1,200 acres to the Land Heritage Institute Foundation subject to restrictive covenants limiting the development and use of the property to conservation, green belt and similar uses.

The property is located south of the Toyota facilities, with the Medina River separating the two properties. Along with the Medina River as the northern boundary, the property is bounded by Neal Road to the south and east, while the western boundary is approximately 1,200 feet east of Applewhite Road.

San Antonio Water Systems (SAWS) conveyed this property to the City of San Antonio in February of 2004 under the Starbright Agreement for the Toyota plant development. SAWS originally acquired this property to facilitate the now abandoned Applewhite Reservoir project. Restrictions have been placed on the land by SAWS, and they retain all surface and groundwater rights on the property. Also, in partial fulfillment of the Starbright Agreement, the property is subject to restrictive covenants limiting the development and use of the property to conservation, green belt and similar uses.

Some of the restrictions outlined in the current deed include the provision of a trail easement to allow the City of San Antonio to complete the Medina River trail as well as provision of a mitigation area in which the City has and continues to meet the obligations for mitigation related to the development of the Toyota property. Furthermore, performance measures are put in place related to LHI's obligation to enhance and use the property for conservation and land heritage purposes.

The City of San Antonio Parks and Recreation Department previously placed this item before the Planning Commission in 2006. The Commission requested more information

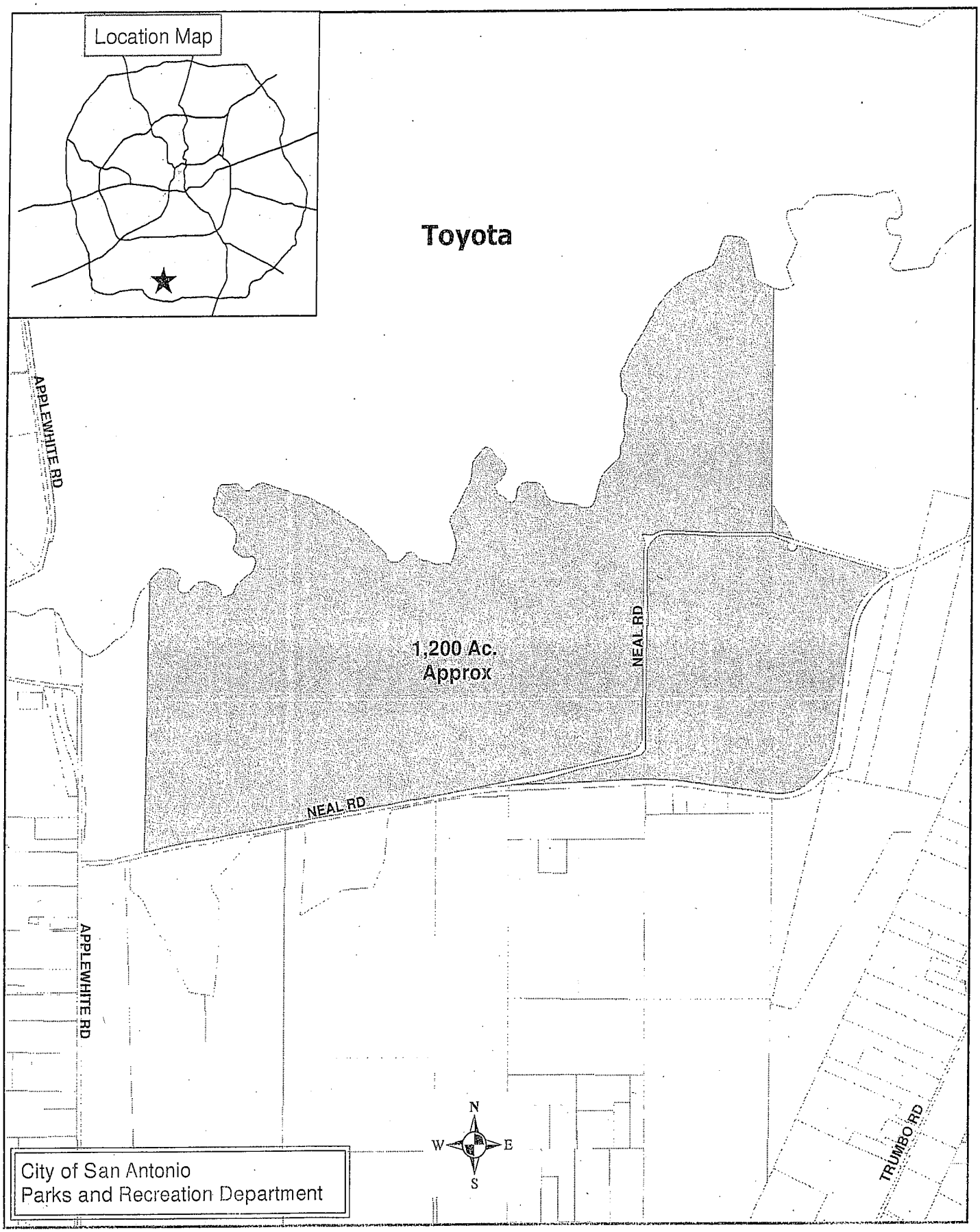
during this meeting regarding the Land Heritage Institute. The mission of the Land Heritage Institute is to acquire, maintain, preserve and develop the Medina River property as a public open space, consistent with the Land Heritage Institute of the Americas Plan prepared by Texas A & M University, for the following charitable purposes: to provide educational, recreational, archaelogical, cultural, and environmentally responsible opportunities to the general public. The Land Heritage Institute has developed a Staged Development Plan, which outlines the sequence for planned development of the property.

This transfer of property is consistent with the recommendations outlined for the South Subarea in the Parks and Recreation System Plan, which recommends the implementation of cooperative efforts between various organizations within City South. In addition, this transfer of property is also consistent with the goals and objectives of the City South Community Plan, which encourages the preservation and protection of open space within the planning area. Subsequent benefits to the City include transferring the obligation of property maintenance from the City of San Antonio to the Land Heritage Institute, and the Land Heritage Institute's future planning and maintenance of the property as open space for the benefit of citizens.

Malcolm Matthews
Director of Parks and Recreation

Site Map

Land Heritage Institute



SAN ANTONIO PLANNING COMMISSION

RESOLUTION NO. _____

RECOMMENDING THE ADOPTION AND APPROVAL OF THE TRANSFER OF TITLE OF APPROXIMATELY 1,200 ACRES OF REAL PROPERTY FROM THE CITY OF SAN ANTONIO TO THE LAND HERITAGE INSTITUTE FOUNDATION SUBJECT TO RESTRICTIVE COVENANTS LIMITING THE DEVELOPMENT AND USE OF THE PROPERTY TO CONSERVATION, GREEN BELT AND SIMILAR USES.

WHEREAS, there is an opportunity for a transfer of property between the City of San Antonio and the Land Heritage Institute; and

WHEREAS, the transfer includes the possibility of approximately 1,200 acres of land for future use as public open space at Neil Road in City Council District 3; and

WHEREAS, this project is consistent with the recommendations outlined for the South Subarea in the Parks and Recreation System Plan which recommend the implementation of cooperative efforts with various organizations within City South; **NOW THEREFORE**

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. That the transfer of approximately 1,200 acres from the City of San Antonio to the Land Heritage Institute is a worthwhile effort and is approved to move forward.

2. That the City Council is urged to consider approval of this project.

PASSED AND APPROVED THIS _____ DAY OF THE MONTH OF _____, 2007.

_____
Chairperson

ATTEST: _____
Executive Secretary

P/C AGENDA FOR OCTOBER 10, 2007

Item Number	Plat Name	Company	Owner Information
5A/ 6	Crestview Hills Unit 2	Martinez Engineering	Elpidio Medelez
5B/ 27	Howard Crossing Townhome Subdivision	GGC Consulting Engineers	Howard Crossing
7	Windfield Unit 7	Denham-Ramones Engineers, Inc.	XL Equity Partners, LTD.
8	Windfield Unit 6	Denham-Ramones Engineers, Inc.	XL Equity Partners, LTD.
9	Tech Com Extension	Macina, Bose, Copeland, Inc.	G.T. Sirizzotti
10	Trails of Briggs Ranch Unit 3A PUD	Pape-Dawson Engineers, Inc.	Bilmar Construction, L.P.
11	Alamo Ranch Units 12A & 12B	Moy Civil Engineers	Continental Homes of Texas, L.P.
12	Bluff of Lost Creek Unit 5A	Pape-Dawson Engineers, Inc.	Centex Homes
13	Aviara PUD	Pape-Dawson Engineers, Inc.	Devco Land Development
14	Stillwater Ranch Unit 5	LJA Engineering & Surveying, Inc.	JSL Development Corporation
15	Quorum Business Center	Macina, Bose, Copeland, Inc.	Lonnie R. Hines
16	Westover Town Center	Bury & Partners Engineering	Codevco Group, Inc.
17	Kallison Ranch Unit 25	Denham-Ramones Engineers, Inc.	Continental Homes of Texas, L.P.
18	Westwinds East Unit 4 PUD	Pape-Dawson Engineers, Inc.	AR Development, Inc.
19	Kallison Ranch Unit 24	Denham-Ramones Engineers, Inc.	Continental Homes of Texas, L.P.
20	Silver Oaks Unit 13	Denham-Ramones Engineers, Inc.	Centex Homes
21	Parkside Village Unit 1 PUD	Pape-Dawson Engineers, Inc.	KB Homes
22	Westwinds South Unit 4 PUD	Pape-Dawson Engineers, Inc.	AR Development, Inc.
23	Lowe's South	Pape-Dawson Engineers, Inc.	Alamo Concrete Products, Ltd.
24	Bernhardt Place	Camacho-Hernandez & Associates	TLS Projects, Inc.
25	Robards Texas 2nd Unit Replat	Butz Land Surveying	Peter Falcone
26	Redeeming Grace Baptist- Foster Rd.	Stephen G. Cook Engineering, Inc.	Redeeming Grace Baptist Church