SAN ANTONIO PLANNING COMMISSION AGENDA

★ **July 11, 2007** ★

2:00 P.M.

Murray H. Van Eman, *Chairman*

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

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

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

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

1. PRELIMINARY ITEMS

A. Work session, **1:30** P.M., Tobin Room
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

REPLATS W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070184	**Escondido Creek** (At the intersection of Bitterwood Drive and Torchwood Drive, and the intersection of Trumpet Circle and White Horn Drive)	**OCL**	**586 C-6**
B. 070378	**Woodall** (East of the intersection of Stretch Avenue and W. Villaret Blvd.)	**4**	**682 A-4**

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

C. 06-032	**Babcock Road 165 (Amended)** (Near the intersection of Kyle Seale Parkway and Babcock Road)	**8**	**479**	**D-7**
D. 07-013	**Parkside Village** (West of the intersection of Wurzbach Parkway and Lockhill-Selma Road)	**8**	**549**	**F-3**

REPLATS:

E. 060581	**Mary and Manuel's** (On the northwest side of Pearsall Rd, southwest of Blanchard Rd)	**OCL**	**711**	**E-4**
F. 070159	**The Village at Hardy Oaks, Unit 2** (At the northwest corner of Hardy Oak Blvd. and Loop 1604)	**9**	**517**	**A-2**

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-11 HELD ABOVE:

6.	**070184**	**Escondido Creek** (At the intersection of Bitterwood Drive and Torchwood Drive, and the intersection of Trumpet Circle and White Horn Drive)	**OCL**	**586**	**C-6**
7.	**070378**	**Woodall** (East of the intersection of Stretch Avenue and W. Villaret Blvd.)	**4**	**682**	**A-4**
8.	**06-032**	**Babcock Road 165 Amended** (Near the intersection of Kyle Seale Pkwy and Babcock Road)	**8**	**479**	**D-7**
9.	**07-013**	**Parkside Village** (West of the intersection of Wurzbach Parkway and Lockhill-Selma Road)	**8**	**549**	**F-3**
10.	**060581**	**Mary and Manuel's** (On the northwest side of Pearsall Rd; southwest of Blanchard Rd)	**OCL**	**711**	**E-4**
11.	**070159**	**The Village at Hardy Oaks, Unit 2** (At the northwest corner of Hardy Oak Blvd and Loop 1604)	**9**	**517**	**A-2**

PLATS:

12.	**060240**	**Trophy Ridge, Unit 5** (Extending Rousseau southward from Axis Crossing)	**OCL**	**612 B-5**
13.	**060474**	**Trinity Oaks, Unit 5B PUD** (At the west extension of Rustin Brook)	**OCL**	**451 E-5**
14.	**060510**	**Silver Oaks, Unit 12** (On the south side of Galm Road; west of FM 1560)	**OCL**	**546 E-6**
15.	**060682**	**Sundance Ranch Unit 1** (On the south side of Toutant Beauregard Rd; west of Boerne Stage Rd)	**OCL**	**446 D-8**
16.	**060728**	**River Rock Ranch PUD, Unit 1** (Northwest of the intersection of I. H. 10 and Boerne Stage Rd)	**OCL**	**446 B-8**
17.	**070003**	**Canyon Crossing, Unit 2** (Near the southwest corner of Alamo Canyon and Cagnon Road)	**OCL**	**646 A-4**
18.	**070004**	**Canyon Crossing, Unit 4** (Near the southwest corner of Alamo Canyon and Cagnon Road)	**OCL**	**646 A-4**
19.	**070183**	**Texas Elm at Lockhill-Selma** (At the northwest intersection of Texas Elm and Lockhill-Selma)	**8**	**549 B-1**
20.	**070221**	**CMC Steel** (On the east side of Leslie Road; north of Braun Road)	**8**	**546 E-4**

VACATING DECLARATION:

21.	**070417**	**Villages at Stone Oak 1 Vacating Declaration** (South of the intersection of Stone Oak Pkway and Tynedale Trace)	**9**	**483 A-5**

INDIVIDUAL CONSIDERATION

RESOLUTIONS:

22.	**060388**	**Resurrection United Methodist Church** (On the southwest corner of New Sulphur Springs Rd and Knowlton RD)	**9**	**483 A-5**
23.	**060574**	**Paramount Rigsby-Roland** (On the southeast corner of Rigsby Avenue and Roland Avenue)	**9**	**483 A-5**

COMPREHENSIVE MASTER PLANS:

24. **Case Numer 07019** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 650-acres out of 1,832 total acres generally located at the south east corner of US Hwy 281 South and South Loop 410, more specifically described by legal descriptions CB 4283B P-18 ABS 769, CB 4283 P-55C ARB TR-1 ABS 769 11786/1487, NCB 11039 TR-H 2.44AC CB 4283 P-57 ABS 769 7.56AC, NCB 11039 LOT TRJ (2.48) CB 4283 P-58 17.52 AC CB 4283 P-58A ABS 769, CB 4283 P-53B ABS 769, CB 4283 P-55 ARB TR-4 11944/0222, CB 4283 P-53A ABS 769, CB 4283 P-53C, P-55A, P-55B, P-55E AND P-56 ABS 769 REFER TO:04283-000-0533, CB 4283 P-52D ABS 769, CB 4283 P-50 ABS 769 11944/0171, CB 4283 P-49B ABS 769 11944/0171, CB 4002-1 P-16 (177.35AC) CB 4283 P-59A AB 769(264.417 CB 5192 P-4 ABS 18(230.80AC), CB 4006-2 P-12A (10.0 AC) & P-12B (426.37 AC) ABS 3; CB 5162 P-2B (63.0 AC) ABS 18 12092/0841 & 12092/0793, CB 5162 P-2A ABS 18 12092/0841 & 12092/0793, NCB 11039 BLK LOT E 20.02 OF TR-D .343AC & CB 4283 P-52A ABS 769 .183 AC, NCB 11039 BLK LOT W 51.59 FT OF E 71.79 FT OF TR-D (.54) & CB 4283 P-52B ABS 769 (.22), CB 4283 P-53D ABS 769, CB 4283 P-52B ABS 769, CB 4283 P-50B (21.120), P-48A (.057 AC)& P-48B (.097 AC) ABS 769 9565/132, CB 4283 P-59C ABS 769 NON-ADJ REMAINS NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, CB 4283 P-59B ABS 769 NON-ADJ REMAINS NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, NCB 15647 LOT P-59C(14.737AC) & CB 4283 P-59D (383.447AC)ABS 769 NEW ACCT PER DEED 11627/0304 EXEC 8-31-05, NCB 15647 LOT P-59B (32.803AC) & CB 4283 P-59 (3.857AC)ABS 769 NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, NCB 11039 BLK LOT WEST 3.344 AC OF TR-D CB 4283 P-52 ABS 769 (1.3929 AC), CB 4283 P-20F ABS 769 (NON-ADJ RMS), NCB 11039 BLK LOT W 415.48' OF TR-D (1.641) & CB 4283 P-52E ABS 769 (.39) (NON-ADJ RMS), NCB 11039 BLK LOT W 82 FT OF E 153.79 FT OF TR-D (1.175) & CB 4283 P-52G ABS 769 (5.867), and NCB 11039 BLK LOT TR-E (3.17) & CB 4283 P-53 ABS 769 (2.298). from Agriculture land use to Rural Living and Urban Living land uses and Rural Living land use to Urban Living land use. (Planning and Community Development Department by Zenon F. Solis, Senior Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

25. Consideration of a resolution re-appointing members to the Planning Commission Technical Advisory Committee for a two-year term and selecting a Chair. (Development Services)

26. Approval of the minutes for the June 27, 2007 Planning Commission meeting

27. Director's report

28. Questions and discussion

29. 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

30. ADJOURNMENT

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A & 6 July 11, 2007

ESCONDIDO CREEK	MINOR PLAT	070184
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 C-6
OWNER: SA Escondido Creek Development, LTD, by Bruce Cash
ENGINEER: Bain Medina Bain, Inc., by Carl Bain, P.E.
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: July 11, 2007

Location: At the intersection of Bitterwood Drive and Torchwood Drive, and the intersection of Trumpet Circle and White Horn Drive.

Services Available: Bexar Metropolitan Water District and San Antonio River Authority

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

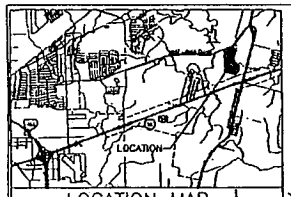
APPLICANT'S PROPOSAL:

The applicant is proposing to replat 1.09 acres consisting of two open space lots into two residential lots. The area to be replatted is described as lot 115 and lot 86, Blk. 42, CB 5080, out of the Escondido Creek Unit 1 subdivision plat, as recorded in Volume 9566, Page 95 and 96, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval

PLAT NUMBER : 070184

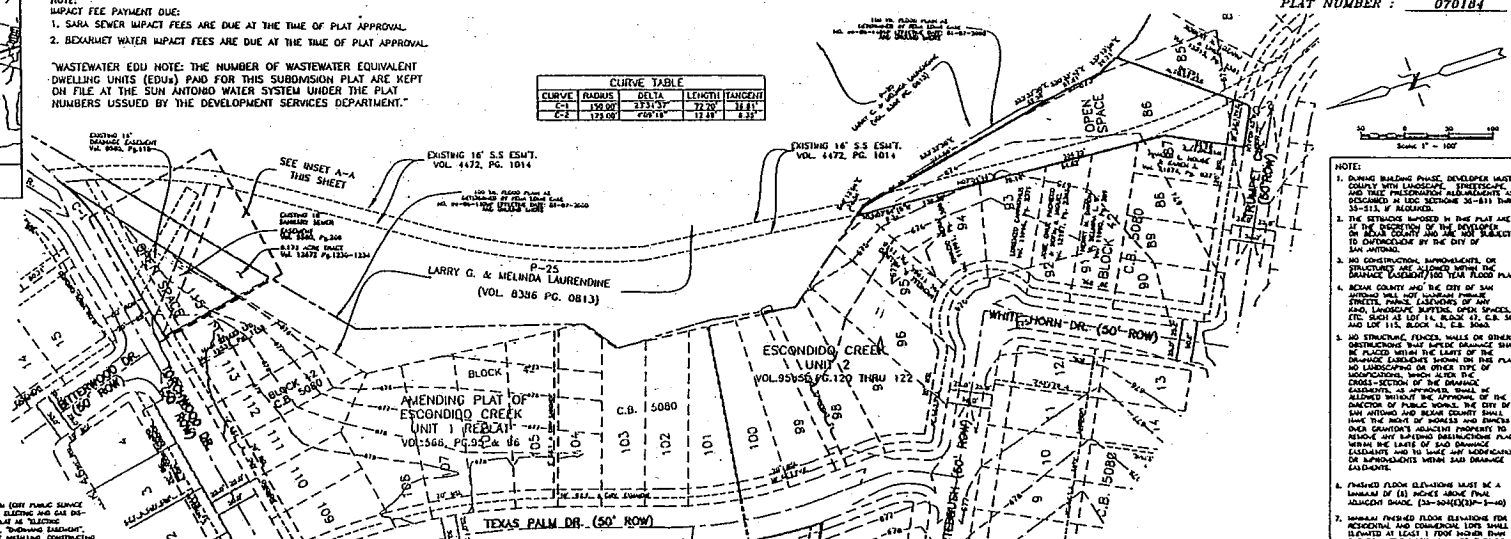


LOCATION MAP
NOT TO SCALE

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

"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 NUMBERS ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	TANGENT
C-1	150.00'	23°31'37"	72.70'	36.81'
C-2	120.00'	6°09'18"	12.88'	6.45'



BEARING SOURCE:
BASE PLANE BEARINGS
NAD 83 ADJUSTMENT

1/2" IRON ROD WITH ORANGE CAP STAMPED "BCM SURVEY" SET AT ALL PROPERTY CORNERS.

LEGEND:
B.S.L. = BUILDING SETBACK LINE
U.E.E. & D.E.E. EASEMENT = GAS, ELECTRIC, TELEPHONE CABLE TV EASEMENT

JOB No. : C-0934.01 , DATE : SEPTEMBER, 2004

OWNER/DEVELOPER:
BRUCE CASH
SA ESCONDIDO CREEK DEVELOPMENT, INC.
18607 WILKE LANE
P.O. BOX 1279
PFLUGERVILLE, TEXAS 78691

NOTE:
1. DURING BUILDING PHASE, DEVELOPER MUST COMPLY WITH LANDSCAPE, STREETSCAPE, AND TREE PRESERVATION REQUIREMENTS AS DESCRIBED IN UDC SECTIONS 35-511 THRU 35-513, IF REQUIRED.
2. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER ON BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
3. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
4. BEXAR COUNTY AND THE CITY OF SAN ANTONIO MAY, AT THEIR OPTION, INSTALL STREETS, PARKS, LATERALS OF ANY KIND, LANDSCAPE, BUFFERS, OPEN SPACES, ETC. SHOWN AS LOT 14, BLOCK 42, C.B. 5080, AND LOT 115, BLOCK 42, C.B. 5080.
5. 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-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 ACCESS AND PASSAGE OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY BLOCKING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (3) INCHES ABOVE FINAL ADJACENT GRADE. (30-304(E)(3)(F-1-10))
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE FULL WATER FLOW ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. ALL ACCESS DRIVEWAYS SHALL BE PAVED/GRAVEL AND MEET AS ARE IN ACCORDANCE WITH UDC 35-304(D)(3).

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 THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "UNIFORM EASEMENT", "SERVICE EASEMENT", "DRAINAGE EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING POLES, MAINTAIN OR REPAIR 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 INCREASE SAID EASEMENTS 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 OVERHANG OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IF A GRADE AND UNCONSTRUCTED FLOW NO BUILDINGS, CONCRETE BLOCK, OR WALLS SHALL 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 ELEVATIONS ALTERATION.

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

AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

LOT 115, BLOCK 42, C.B. 5080, AMENDING PLAT OF ESCONDIDO CREEK UNIT 1 REPLAT, AS RECORDED IN VOLUME 9566, PAGE 95 & 96 & LOT 88, BLOCK 42, C.B. 5080, ESCONDIDO CREEK UNIT 2, AS RECORDED IN VOLUME 9585, PAGE 120 THRU 122, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

REPLAT AND SUBDIVISION PLAT ESTABLISHING ESCONDIDO CREEK SUBDIVISION

LOT 116, BLOCK 42, C.B. 5080 OUT OF LOT 88, BLOCK 42, C.B. 5080, ESCONDIDO CREEK SUBDIVISION, UNIT 2, RECORDED IN VOLUME 9585, PAGES 120-122 AND LOT 117, BLOCK 42, C.B. 5080, OUT OF LOT 115, BLOCK 42, C.B.5080, AMENDING PLAT OF ESCONDIDO CREEK, UNIT 1 REPLAT, RECORDED IN VOLUME 9566, PAGES 95 & 98, AND A 0.173 ACRE TRACT AS RECORDED IN VOLUME 12872, PAGE 1230-1234, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 040565, ESCONDIDO CREEK SUBDIVISION UNIT 1 REPLAT, WHICH IS RECORDED IN VOLUME 9566, PAGE 118-119, AND PLAT NO. 040521, ESCONDIDO CREEK SUBDIVISION, UNIT 2, WHICH IS RECORDED IN VOLUME 9585, PAGE 120-122, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PORPERTY.

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 31 DAY OF MAY A.D. 2007.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KAY L. WHITESELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
11-07-2010

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, 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 BRUCE CASH 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 31 DAY OF MAY A.D. 2007

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KAY L. WHITESELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
11-07-2010

THIS PLAT OF ESCONDIDO CREEK SUBDIVISION REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

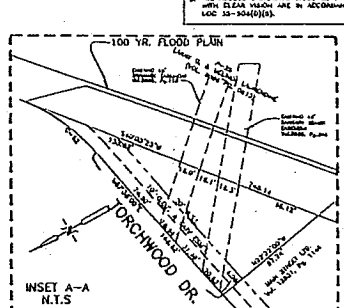
BY: _____
CHAIRMAN

BY: _____
SECRETARY

THIS MINOR PLAT OF ESCONDIDO CREEK SUBDIVISION REPLATS HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

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

BY: _____
EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES



INSET A-A
N.T.S

STATE OF TEXAS
HERNAN A. JARAMILLO
92831
LICENSED
PROFESSIONAL ENGINEER

05-29-2007

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THEREAT 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 PAUL A. WILKINSON, R.P.L.S.

PAUL A. WILKINSON
4103
LICENSED
PROFESSIONAL
SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20 _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK VOLUME _____, ON PAGE _____.

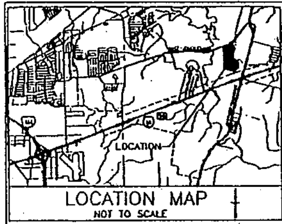
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. 20 _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro
San Antonio, Texas 78216
210/494-7223



LOCATION MAP
NOT TO SCALE

BEARING SOURCE:
STATE PLANE COORDINATES NAD 83 ADJUSTMENT.

SET 1/2" IRON ROD WITH ORANGE CAP STAMPED "BAIN MEDINA BAIN, INC." AT ALL PROPERTY CORNERS.

LEGEND:
B.S.L. = BUILDING SETBACK LINE
G.E.T. & CATV EASEMENT = GAS, ELECTRIC, TELEPHONE CABLE TV EASEMENT

JOB No. : C-0931.01 . DATE : SEPTEMBER, 2006

OWNER/DEVELOPER:
BRUCE CASH
SA ESCONDIDO CREEK DEVELOPMENT, INC.
18607 WILKE LANE
P.O. BOX 1279
PFLUGERVILLE, TEXAS 78691

CURVE TABLE				
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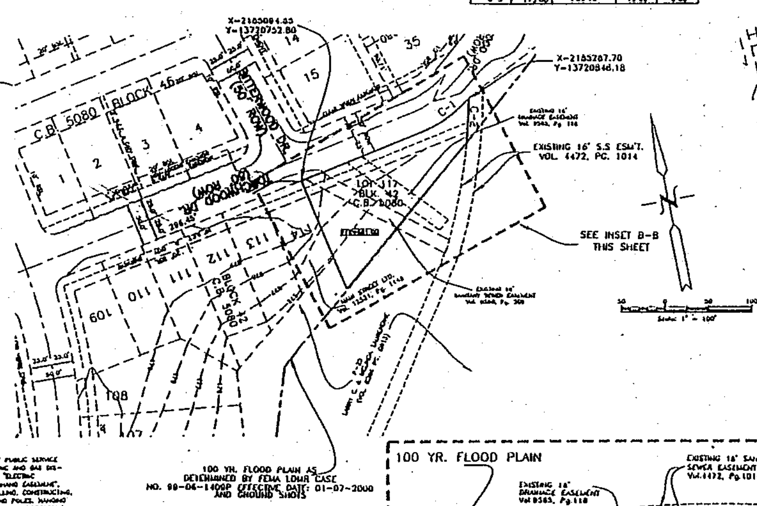
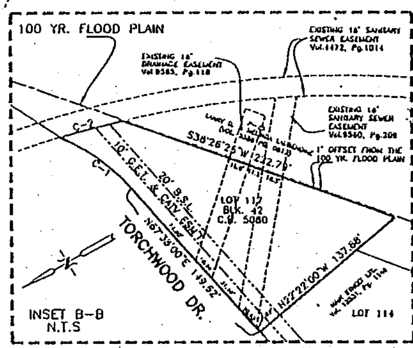
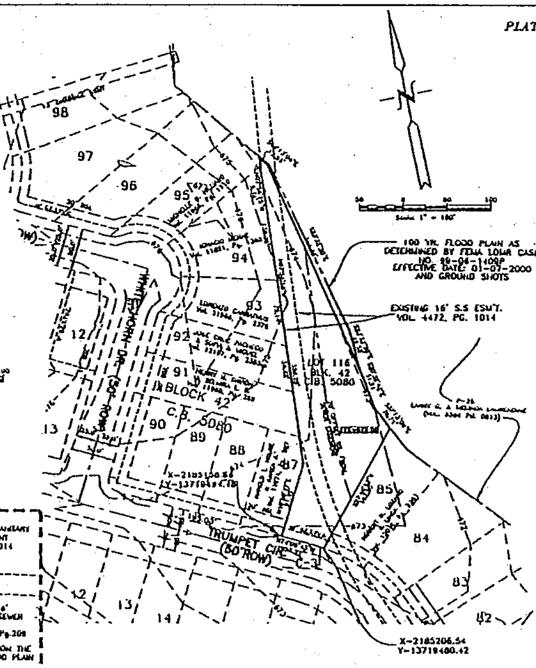
C-2	741.21'	3°30'16"	48.62'	24.83'
C-3	175.00'	4°08'16"	13.48'	8.35'







NOTE:
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3. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
4. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND, LANDSCAPE BUFFERS, OPEN SPACES, ETC. SUCH AS LOT 14, BLOCK 47, C.B. 5080, AND LOT 115, BLOCK 42, C.B. 5080.
5. 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-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 AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)F-5-a)
7. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT.
8. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION ARE IN ACCORDANCE WITH UDC 35-506(D)(5).

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 THE PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT AND TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NO. 040565, ESCONDIDO CREEK SUBDIVISION UNIT 1 REPLAT, WHICH IS RECORDED IN VOLUME 9565, PAGE 118-119, AND PLAT NO. 040521, ESCONDIDO CREEK SUBDIVISION, UNIT 2, WHICH IS RECORDED IN VOLUME 9565, PAGE 120-122, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PORPERTY.

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

________ OWNER

________ DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF MAY A.D. 2007.

________ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KAY L. WHITESELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
11-07-2010

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, 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 BRUCE CASH 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 31 DAY OF MAY A.D. 2007

________ NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

KAY L. WHITESELL
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
11-07-2010

REPLAT AND SUBDIVISION PLAT ESTABLISHING

ESCONDIDO CREEK SUBDIVISION

LOT 116, BLOCK 42, C.B. 5080 OUT OF LOT 86, BLOCK 42, C.B. 5080, ESCONDIDO CREEK SUBDIVISION, UNIT 2, RECORDED IN VOLUME 9565, PAGES 120-122 AND LOT 117, BLOCK 42, C.B. 5080, OUT OF LOT 115, BLOCK 42, C.B.5080, AMENDING PLAT OF ESCONDIDO CREEK, UNIT 1 REPLAT, RECORDED IN VOLUME 9566, PAGES 95 & 96, AND A 0.173 ACRE TRACT AS RECORDED IN VOLUME 12872, PAGE 1230-1234, OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

THIS PLAT OF ESCONDIDO CREEK SUBDIVISION REPLAT HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ________ A.D., 20 ____

BY: ________ CHAIRMAN

BY: ________ SECRETARY

THIS MINOR PLAT OF ESCONDIDO CREEK SUBDIVISION REPLATS HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

DATED THIS ______ DAY OF ________, A.D., 20 ____

BY: ________ EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

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

"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 NUMBERS USSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

STATE OF TEXAS
HERNAN A. JARAMILLO
92831
LICENSED
PROFESSIONAL ENGINEER
05-29-2007

STATE OF TEXAS
COUNTY OF BEXAR

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

________ 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: PAUL A. WILKINSON, R.P.L.S.

STATE OF TEXAS
PAUL A. WILKINSON
4103
PROFESSIONAL
SURVEYOR

________ REGISTERED PROFESSIONAL LAND SURVEYOR

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

BAIN MEDINA BAIN, INC.
ENGINEERS & SURVEYORS
7073 San Pedro
San Antonio, Texas 78216
210/494-7223

PLANNING COMMISSION

PUBLIC HEARING & CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5B & 7 July 11, 2007

WOODALL	MINOR PLAT	070378
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 682 A-4
OWNER: Randolph Woodall
ENGINEER: Dye Enterprises, by D. Scott Dye
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 11, 2007

Location: East of the intersection of Stretch Avenue and W. Villaret Blvd.

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single Family District

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To replat **2.523** acres consisting of **1** single family lot.

DISCUSSION:

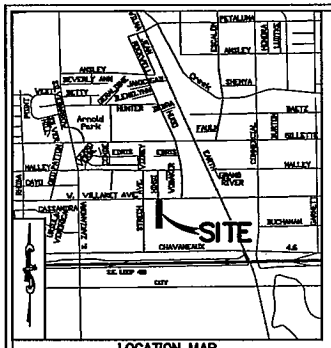
The Planning Commission will hold a public hearing on the proposed replatting of this property on July 11, 2007. Four notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

The applicant is proposing to replat 1 lot to reconfigure the lot layout. The area to be replatted is described as the west 127.5 feet of lot 365, block 39, NCB 11138, out of the Mayfield Park plat, as recorded in Volume 980, Page 94, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070378



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 100'
2' CONTOUR INTERVAL

LEGEND

— —910— — EXISTING CONTOUR
G.E.T.T.V.E. = GAS, ELEC., TELE. & CA.TV. EASEMENT
2499/271 = VOLUME/PAGE
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.R. = DEED RECORDS

OWNER/DEVELOPER:
WANDA JEAN WOODALL
842 WEST VILLARET
SAN ANTONIO, TX. 78224

FINISHED FLOOR NOTE:

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

SURVEYOR'S NOTES:

1. THE ORIGINAL RECORDED SUBDIVISION PLAT DOES NOT PROVIDE BEARINGS; HOWEVER, INTERIOR ANGLES ARE SHOWN TO PROVIDE FOR A PROPER LOT CLOSURE.

2. 1/2" STEEL REBAR FOUND AT ALL CORNERS UNLESS NOTED OTHERWISE.

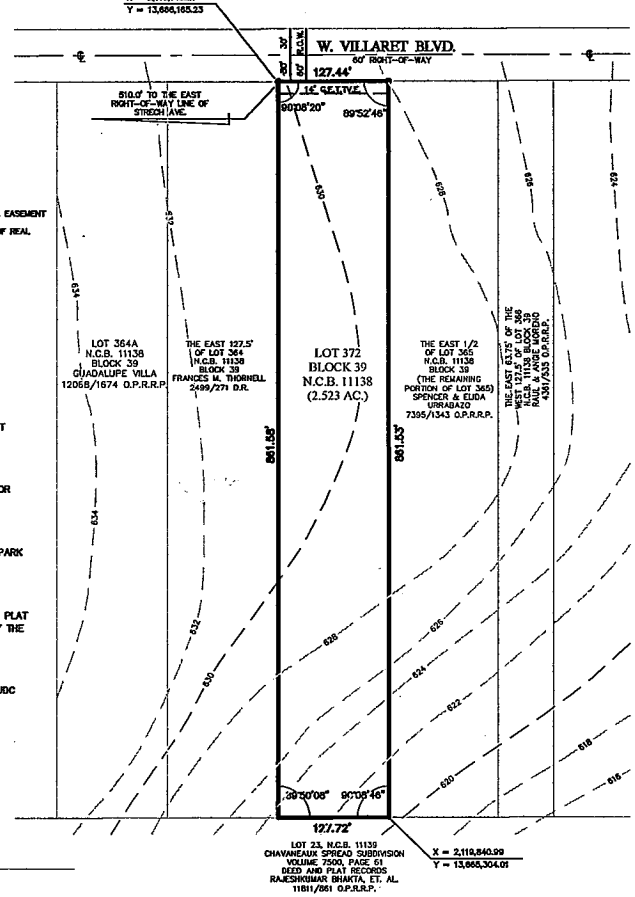
3. THE CONTOURS SHOWN WERE OBTAINED FROM THE ORIGINAL RECORDED PLAT OF MAYFIELD PARK AS REFERENCED HEREON.

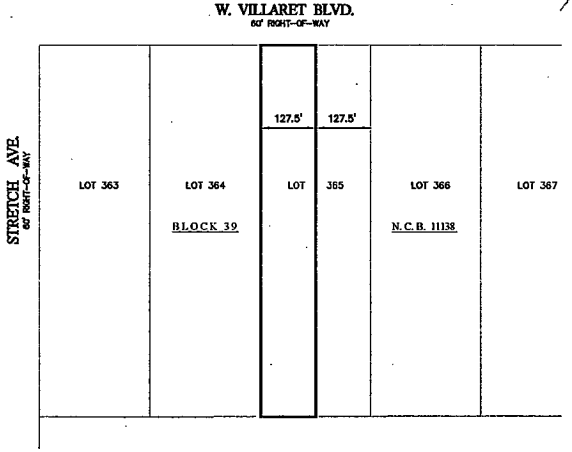
WASTEWATER EDU NOTE:

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

CLEAR VISION AREA NOTE:

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





REPLAT ESTABLISHING

WOODALL SUBDIVISION

LOT 372 (2.523 ACRES) BLOCK 39, N.C.B. 11138, 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 EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

AREA BEING REPLATTED THROUGH PUBLIC HEARING INVOLVING WRITTEN NOTIFICATION

THE WEST 1/2 OF LOT 365, BLOCK 39, NEW CITY BLOCK 11138, AS SHOWN ON PLAT OF MAYFIELD PARK, RECORDED IN VOLUME 980, PAGE 94, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

DYE ENTERPRISES
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

Survey Associates
2344 BOARDWALK
SAN ANTONIO, TEXAS 78217
(210) 828-1102

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 SURVEY ASSOCIATES.

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.

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THE MAYFIELD PARK PLAT WHICH IS RECORDED IN VOLUME 980, PAGE 94, 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, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

RECEIVED
07 JUL 13 PM 12:07
LAND DEVELOPMENT SERVICES SUBDIVISION

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.

THIS PLAT OF WOODALL 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.

Z:\2000\200308-00 W Villaret Blvd\Survey\200308-00 W Villaret Plat.dwg

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5C & 8 July 11, 2007

BABCOCK ROAD 165 (AMENDED) — PUD 06-032
PUD PLAN NAME — **PLAN#**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID 479 D-7
OWNER: Babcock Road 165, LTD. by Arthur Zuniga
ENGINEER: Moy Civil Engineers by Kerry J. Koehler, P.E.
CASE MANAGER: Robert L Lombrano, Planner II (207-5014)

Location: Near the intersection of Kyle Seale Pkwy and Babcock Road.

Land Use: PUD, R-6, Planned Unit Development
Single-family residential development
Multi-family residential development (outside city limits)
Commercial development (outside city limits)

Plan is associated with MDP # 827-A Babcock Road 165 (amended) accepted June 20, 2007

APPLICANT'S PROPOSAL:

- To plan 150 single-family residential units and 71 multi-family residential units at a density of 1.33 units per acre.
- The subject property is located inside and outside the City Limits.
- Open space ratio of 28 %
- Connectivity ratio of 1.2
- The plan is within 200 ft of Friends of Friedrich Wilderness Park and Cielo Vista Neighborhood Associations.

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)

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the project area is located near Friedrich Park, an area know to contain numerous archaeological sites and there is a **high probability** that the property may contain sites, some of which may be significant. Thus, before any work that might affect

any sites is begun, a qualified professional should conduct an archaeological investigation of the property. The investigation should be performed according to Archeological Survey Standards for Texas, and any previously identified sites should be reexamined and reevaluated, if any. A list of qualified archaeological consulting firms is available on line at www.c-tx-arch.org. The consultant may need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards and the CTA guidelines may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Law allows both the HPO and SHPO 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:

  1. 100 year Flood Plain Shown and Buffering (if applicable)

  2. Sensitive Recharge Features and Buffering (if applicable

  3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required)

  4. A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

  5. The above mentioned project is partially within the city limits and a portion is outside the city limits, therefore the Aquifer Protection Ordinance #81491 sections 34-913 applies to the portion within the city limits and section 34-914 applies to the portion outside the city limits. Buffering may be required in both cases. Any existing abandoned or substandard wells on the site should be plugged per SAWS regulations and standards.

  Contact Kirk Nixon for plugging procedures at 210-233-3523.

Parks and Recreation recommends approval with the following conditions: Babcock Road 165 is a proposed subdivision of 71 multi-family residential lots and 149 single-family lots. Per the "Consent Agreement" with the City of San Antonio and Cielo Vista Associates, Ltd. and/or its successors, the Parks Department cannot enforce the parkland dedication requirements set forth by the Unified Development Code unless the agreed upon amount of not less than ± 200 acres within the project boundaries (originally 1032.1

acres) has been set aside by deed retriction, conservation easement, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment. This development has set aside 46.32 acres of open space dedication.

If you have any further questions, please call David Clear at (210) 207-4091.

Bexar County states the following: Bexar County cites the following conditions will be provided by the developer prior to completion of the Babcock Road 165 Subdivision:

1. Dedicate and construct Kyle Seale Parkway as a secondary arterial type "A" four lane divided roadway, within the limits of this PUD.

2. Provide a minimum of 100-foot queue storage for the residential entrance from Kyle Seale.

3. A median opening on Kyle Seale Parkway will be allowed 480 feet east of Babcock for the residential access. However, if traffic demand for the westbound Kyle Seale Parkway creates queuing problems in the future due to the proximity of residential entrance to Babcock, the median opening may be closed.

4. The developer shall coordinate with Jim Brannan, P.E. (210-335-6711) at Bexar County for the extension of Kyle Seale Parkway due to a current Capital Improvement Project on Babcock Road .

It is understood that this PUD is a conceptual plan and controlled access should be maintained in order to uphold safe and efficient traffic flow. Therefore, the developer of this property is encouraged to design common access and shared driveways between all proposed commercial or multi-family lots. Bexar County reserves the right to address driveways, street design, sight distance, ADA requirements, drainage, and floodplain issues at time of platting.

If you have any further questions, please call Todd Sang at (210) 335-6649.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

CONSENT AGREEMENT

STATE OF TEXAS §
§
COUNTY OF BEXAR §

Whereas, Cielo Vista Associates, L.P. entered into City Water Board and Developer Customer Contract ("Water Commitment") approved by the City Water Board on October 9, 1986 and executed by the Water Board's General Manager on November 25, 1986; and

Whereas, the Water Commitment entitled Cielo Vista Associates, Ltd. to 5,424 equivalent dwelling units ("EDU") for the Project; and

Whereas, Cielo Vista Associates, Ltd. executed the Water Commitment by installing the approach mains and installing all necessary onsite facilities in accordance with the Board's regulation and at Cielo Vista Associates, Ltd. proportional share of the total cost; and

Whereas, in December 2003, Cielo Vista Associates, Ltd. and the City completed a transaction wherein CVA sold ±290 acres and donated ±40 acres to the Bexar Land Trust and the City of the improvement and expansion of Friedrich Park; and

Whereas, the donation of the 40 acres appraised valued was $580,000.00; and

Whereas, Cielo Vista Associates, Ltd. has expended over $2.5 million for approvals, entitlements, engineering and related costs to extend the infrastructure and construct the necessary facilities to provide water and sewer service to the development; and

Whereas, the particular land uses associated with the Project were identified in sewer report dated February 29, 1988 submitted to the City; and

Whereas, a Preliminary Overall Area Development Plan for the Project was filed which expired and has no further effect; and

Whereas, Cielo Vista Associates, Ltd. hereby agrees to surrender the full extent of vested rights Cielo Vista asserts are afforded by Texas Local Government Code Chapter 245 and are protected by common law and the state and federal constitutions in return for the City of San Antonio's agreement to the terms set out herein: NOW THEREFORE:

BE IT AGREED BY THE PARTIES HERETO:

This Consent Agreement (hereinafter referred to as "AGREEMENT"), is entered into by and between the **City of San Antonio**, a Texas home-rule municipality, (hereinafter referred to as "CITY"), and, **Cielo Vista Associates, L.P.**, a Texas limited partnership, its successors and assigns (hereinafter referred to as "DEVELOPER"), for the purpose of setting forth the terms and obligations between CITY and DEVELOPER (hereinafter referred to collectively as the "Parties"), with respect to the development of approximately 1032.1 acres of land (hereinafter the "PROJECT") as follows:

AFM

I. Terms and Conditions

A. City of San Antonio's Unified Development Code Section 35-711(d) terms and conditions.

1. **Legal Description of the project.** Developer's "PROJECT" is located on approximately 1032.1 acres of land located in Bexar County, Texas, as more fully depicted on the survey map attached hereto as Exhibit "A."

2. **Project owner.** The owner of the PROJECT is Cielo Vista Associates, Ltd., a Texas Limited Partnership.

3. **Duration.** This AGREEMENT shall continue until such time as the PROJECT is completed.

4. **Uses permitted on the project.** No more than 1800 single-family lots (within 991.6 acres); 300 multi-family units and 600,000 square feet of non-multi-family or commercial development (within 40.5 acres). Building heights will comply with existing zoning regulations. Modification may be made to the PROJECT provided that such modification does not increase the acreage of any above designated use (single-family, commercial, or multi-family) by more than ten percent and the above designated densities (units, or square footage, per acre) are not increased by such modification.

5. **Public facilities.** All sewer and water capacity shall be serviced by San Antonio Water System and all electrical and natural gas shall be serviced by City Public Service or Grey Forest Utilities. All off-site public facilities are currently constructed and in place. The construction of all on-site public facilities shall be the responsibility of DEVELOPER.

6. **Land dedication.** During the term of this agreement DEVELOPER shall set aside not less than ±200 acres within the PROJECT boundaries open space by deed restrictions, conservation easements, plat dedication, sale and/or donation to a governmental agency, non-profit organization or other entity whose purpose is to protect the environment.

7. **Development approvals.** City of San Antonio Master Development Plans, Plats, building permits, certificate of occupancies approval;, San Antonio Water System and City Public Service.

8. **Consistent with Master Plan.** The PARTIES agree that the PROJECT is consistent with the City's Master Plan and relevant parts of Chapter 35 of the City's Code of Ordinances.

9. **Health, safety, welfare.** The PROJECT shall comply with all applicable Texas Commission on Environmental Quality (TCEQ) and the appropriate Underground Water Authority regulations.

DEV. SERVICES
2006 MAY 19 P 2:12

AEM

10. **Compliance.** DEVELOPER shall comply with all applicable local, state and federal laws not specifically excluded by this by this AGREEMENT.

11. **Phasing.** This PROJECT shall be developed in not more than 10 primary phases and the subdivision and platting of lots shall be completed within 144 months of execution of this AGREEMENT.

12. **City Attorney Review.** The City Attorney shall review progress of the PROJECT pursuant to the consent agreement at least once every twelve (12) months to determine if there has been demonstrated good faith compliance with the terms of the consent agreement.

B. Unified Development Code Exclusions

The Parties agree that this AGREEMENT shall, supercede any and all codes, ordinances, rules, regulations of the City or the City's departments, agencies or subsidiaries that conflict with the terms of this AGREEMENT regarding the following matters:

a. The PROJECT shall be subject to the City's tree preservation and landscaping regulations in effect prior to May 3, 2001 and the City shall not impose any requirement on the PROJECT to preserve or plant trees or to install or maintain landscape that was not in effect prior to May 3, 2001;

b. The City shall not impose any parkland or open space requirement on the PROJECT other than what has been set out in this AGREEMENT;

c. The City shall not impose any streetscape requirements on the PROJECT (in the context of this AGREEMENT streetscape requirements means any requirement to plant or maintain vegetation of any kind within the right-of-way or any public or private street);

d. The PROJECT shall be subject to the City's Plan Unit Development regulations in effect prior to May 3, 2001 and the City shall not impose any Plan Unit Development regulation on the PROJECT that was not in effect prior to May 3, 2001;

e. The PROJECT shall be subject to all other applicable development regulations of the City provided that such regulations:

(i) do not conflict with subsections a through d of this AGREEMENT as set out immediately above; or

(ii) were in effect as of the date of the execution of this agreement or are listed as an exemption to Texas Local Government Code Chapter 245 in Section 245.004 thereof; or

(iii) have not been invalidated by a final judgment of a court of competent jurisdiction.

DEV. SERVICES
2006 MAY 19 P 2:13

AFM

II. General Provisions

A. Severability

This AGREEMENT is not severable.

B. Modification and Notification

Any modification to this AGREEMENT must be in writing and signed by each party hereto, or its successors, or they shall not be binding upon any of the parties hereto.

C. Successors and Assigns

The terms of this AGREEMENT shall be binding upon and inure to the benefits of the parties and their respective successors, assigns, and legal representatives.

D. No Partnership

Neither this AGREEMENT nor any part thereof shall be construed as creating a partnership, joint venture or other business affiliation among the parties or otherwise.

E. Entire Agreement

This AGREEMENT and the exhibits hereto supersede any and all other prior contemporaneous agreements, oral or written, among the parties hereto with respect to the development.

F. Notices

All notices given with respect to this AGREEMENT shall be writing and being delivered upon receipt if hand delivered or sent by confirmed facsimile transmission and, if mailed, deemed received on the third business day after deposit in the United States Mail, postage prepaid, addressed to the parties as shown below.

DEV SERVICES
2006 MAY 19 P 2:13

If to the CITY:

Andrew Martin
City Attorney
P.O. Box 839966
San Antonio, TX 78283-3966

If to DEVELOPER

Corky Ingraham
Cielo Vista Associates, Ltd.
745 East Mulberry Avenue, Suite 400
San Antonio, TX 78212

AFM

G. Enforcement

This AGREEMENT may be enforced by other the party through an action for specific performance. Either party shall have the right to cure any default within thirty (30) days after notice of said default having been provided by the non-defaulting party. Additionally, in accordance with CITY'S Unified Development Code, the CITY may revoke this AGREEMENT in the event of DEVELOPER'S default.

H. Signature Warranty Clause

The signatories in this AGREEMENT represent a warrant that they have the authority to execute this AGREEMENT on behalf of CITY and DEVELOPER, respectively.

DEV. SERVICES
2006 MAY 19 P 2:13

AFM

SIGNED and EFFECTIVE as of this 30th day of MARCH, 2005.

CITY OF SAN ANTONIO

By: Andrew Martin
Andrew Martin
City Attorney

CIELO VISTA ASSOCIATES, LTD.
By: Step Street Investments, Inc. a Texas Corporation, General Partner

By: Corky Ingraham
Corky Ingraham, Vice-President

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 30th day of March, 2005, by Andrew Martin, City Attorney, on behalf of City of San Antonio.

DEV. SERVICES
06 MAY 2 2:

LINDA DIANE HILL
MY COMMISSION EXPIRES
OCTOBER 14, 2006

Linda Diane Hill
Notary Public, State of Texas
My commission expires: 10/14/06

STATE OF TEXAS §
§
COUNTY OF BEXAR §

This instrument was acknowledged before me on the 29th day of March, 2005, by Corky Ingraham, Vice-President of Step Street Investments, Inc. a Texas Corporation, General Partner for and on behalf of Cielo Vista Associates, Ltd.

EVELYN M. AGUILAR
Notary Public, State of Texas
My Commission Expires
A[illegible] 2005

Evelyn M. Aguilar
Notary Public, State of Texas
My commission expires: _____

BABCOCK ROAD 165

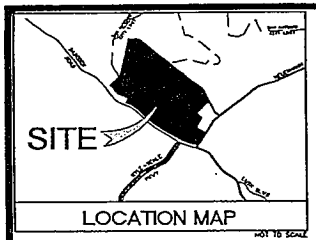
PLANNED UNIT DEVELOPMENT (PUD) PLAN

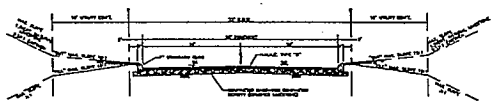
DEVELOPMENT SUMMARY				PHASING
ITEM	UNITS	ACRES	UNITS/AC	SEQUENCE
UNIT 1	56	67.66	0.83	1
UNIT 2	44	49.83	0.88	2
UNIT 3	48	35.80	1.34	3
MULTI-FAMILY/COMMERCIAL	70	9.78	7.16	4
TOTAL DEVELOPMENT	220	163.09	1.35	–

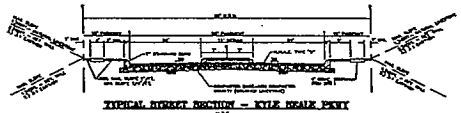
OPEN SPACE			
UNIT	ACTIVE	PASSIVE	TOTAL
1	1.81	25.44	27.25
2	–	14.18	14.18
3	–	4.86	4.86
TOTAL	1.81	44.51	46.32

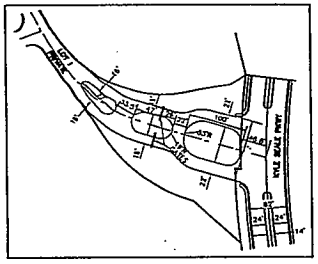
FLOOR AREA SUMMARY	
FLOOR AREA PER UDI	14,025 SQ. FT.
FLOOR AREA PER UNIT (MULTI-FAMILY/COMMERCIAL)	800 SQ. FT.
TOTAL FLOOR AREA OF BUILDING	13.44 AC.
TOTAL AREA OF DEVELOPMENT	163.09 AC.
% OF FLOOR AREA COVERAGE	8.33%

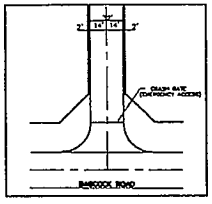
CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	1680.93'	13°18'11"	189.87'	387.32'
C2	2210.21'	08°30'11"	164.87'	328.14'
C3	2273.23'	07°00'04"	208.27'	398.96'
C4	1924.36'	23°33'26"	321.36'	539.29'
C5	1424.36'	02°33'27"	28.00'	56.00'
C6	487.40'	37°13'46"	167.36'	316.86'
C7	1207.01'	02°44'33"	9.06'	18.17'

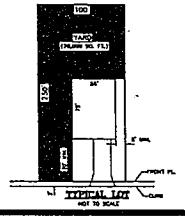


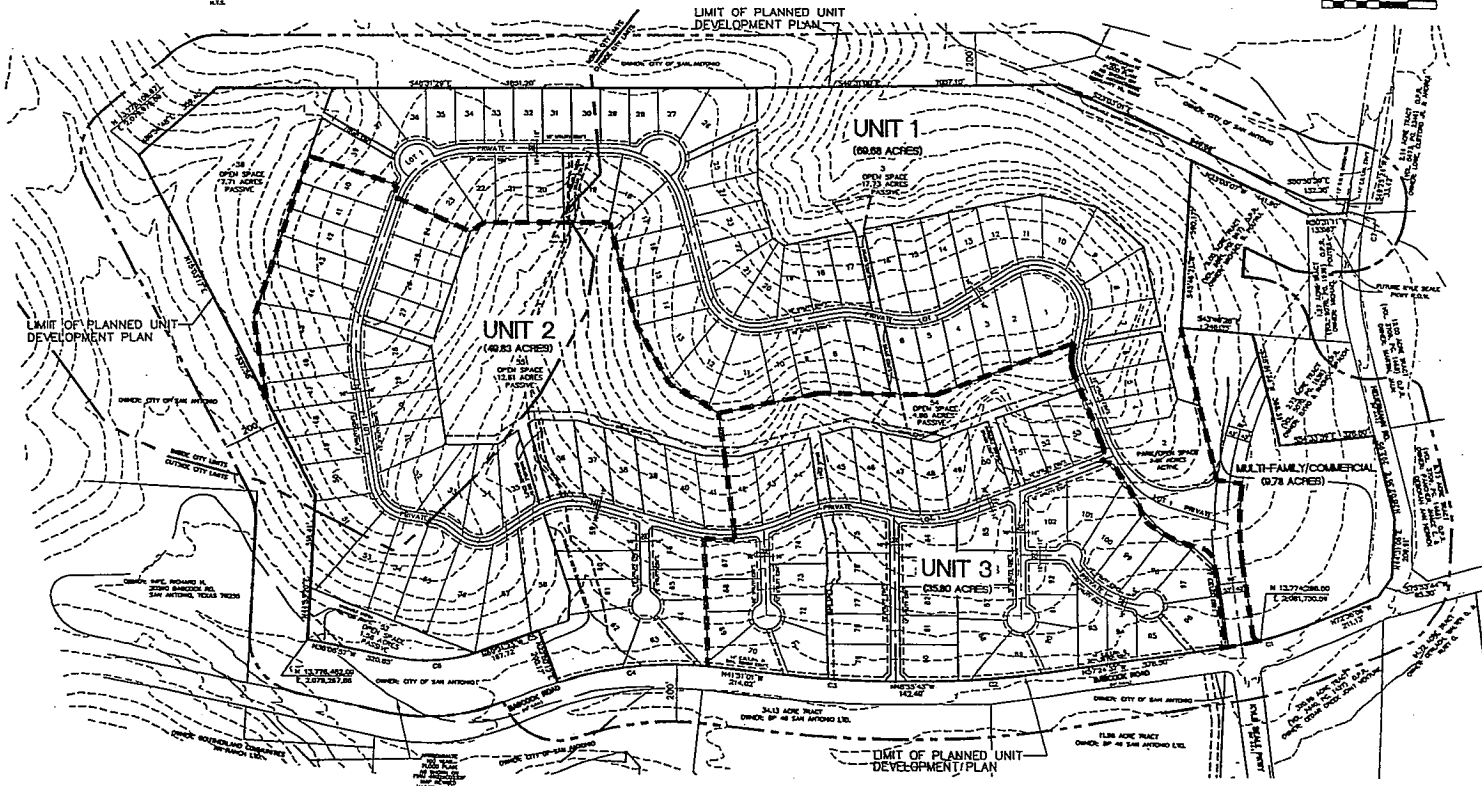












NOTES:

1. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC R.O.W. PER UDC ARTICLE 3, DIVISION 2:35-506 (a)
2. DUE TO LOW DENSITY OF OVERALL DEVELOPMENT, SIDEWALKS ARE NOT REQUIRED.
3. ALL PROPOSED STREETS ARE PRIVATE, LOCAL A, 27' R.O.W. AND 20' PAVEMENT WIDTH (NO SIDEWALKS).
4. BASIS OF BEARING WAS ESTABLISHED FROM GPS OBSERVATIONS. COORDINATES ARE BASED ON NAD 83, SURFACE, SURFACE ADJUSTMENT FACTOR APPLIED IS 1.00016
5. THIS PROJECT IS NOT OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. LOT DIMENSIONS TO BE SHOWN ON SUBDIVISION PLATS.
7. THIS DEVELOPMENT IS IN THE NORTHSIDE I.S.D.
8. DETAILED DRAINAGE ANALYSIS WILL BE COMPLETED WITH SUBDIVISION PLATS.
9. LOT 11, BLOCK 1 IS A PRIVATE STREET AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 2,3,34,53, BLOCK 1 AND LOTS 54,55, BLOCK 2 ARE TO BE DESIGNATED PARK/COMMON AREA OR SPACE AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. LOTS 3,34,51,54,60,61,82,83,73,74,77,78, BLOCK 1 AND LOTS 19,30,34,50,51,54,55, BLOCK 2, WILL ALSO CONTAIN A VARIABLE WIDTH DRAINAGE EASEMENT.
10. ZONING = P.U.D. R-6
    USES = SINGLE FAMILY (DETACHED)
    MAX. ALLOW DENSITY = 9 DWELLING UNITS/ACRE
11. AVERAGE DWELLING UNIT = 3,000 SQ. FT. (LIVING SPACE)
12. YARDS AND OPEN SPACE – APPROX. 70% OF TOTAL AREA
    20,000 SQ. FT. YARDS (TYPICAL)
    TOTAL YARDS (TYPICAL) = 66.40 ACRES
    TOTAL OPEN SPACE = 46.32 ACRES
    TOTAL = 112.72 ACRES

DEVELOPER
ZUNIGA DEVELOPMENT, INC.
12770 CIMARRON PATH, STE. 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 690-7600
FAX: (866) 328-0242

OWNER
BABCOCK ROAD 165, LTD.
303 W. WALL AVE.
MIDLAND, TEXAS 79701
TEL: (432) 687-1777
FAX: (432) 687-2509

P.U.D. PLAN NO. _____
APPROVED BY THE PLANNING COMMISSION
OF THE CITY OF SAN ANTONIO

CHAIRPERSON _____ DATE _____

SECRETARY _____ DATE _____

NO.	DATE	DESCRIPTION	BY

FIELD /	DSN. BY:	DWN. BY:	CHKD. BY:	DATE:
040471		KL		03/11/07

MOY CIVIL ENGINEERS
13775 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 496-5533
FAX: (210) 496-5535

BABCOCK ROAD 165
PLANNED UNIT DEVELOPMENT (PUD) PLAN

SHEET 1 OF 1

P:\040460-Babcock-Heuermann Tract\dwg\00_pudplan-amend.dwg, Layout1, 6/13/2007 8:41:48 AM, kcornett, 1:3.35774

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5D & 9 July 11, 2007

PARKSIDE VILLAGE
PUD PLAN NAME

PUD 07-013
PLAN#

COUNCIL DISTRICT: 8
FERGUSON MAP GRID 549 F-3
OWNER: Voelcker Investment Group, LTD. by Brad Richie, V.P.
ENGINEER: Pape-Dawson Engineering by Becky Culpepper, P.E.
CASE MANAGER: Richard Carrizales, Senior Engineering Technician (207-8050)

Location: The property is west of the intersection of Wurzbach Parkway and Lockhill Selma Road.

Land Use: PUD, Planned Unit Development
R-4, Residential single family
R-6, Residential single family
MF-25, Multi-family

Plan is associated with: Parkside Village MDP # 009-07, accepted June 20, 2007.

APPLICANT'S PROPOSAL:

- To plan a 325 single-family residential units and 201 multi-family residential units at a density of 4.47 units per acre.
- Open space ratio of 24.05%
- To construct approximately 14,500 ft. of private streets and 2800 ft. of private alleys.
- A connectivity ratio of 1.21
- The Plan is within 200' of Whispering Oaks 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 approves with the following conditions:

- The following requirements and off-site improvements are necessary and shall be provided by the developer, on and before the completion of the Parkside Village, at no cost to the City of San Antonio. Several locations are expected to meet or

exceed the City of San Antonio threshold requirement (60 vph) for a right-turn lane. The location are as follows:

1. Eastbound Wurzbach Parkway at Gated Entry "A"

2. Southbound NW Military Hwy. at Gated Entry "B"

- Design the right-turn deceleration lanes using the guidelines presented in the latest edition of the Texas Department of Transportation's (TxDOT) Roadway Design Manual.

- Provide clear-sight distance at each roadway to provide adequate, obstruction free-viewing distances for approaching traffic. No signage, landscaping and improvements should obstruct clear-sight distance areas.

- The City of San Antonio and TxDOT have been involved in discussions regarding the proposed signal locations at Gated Entry "B" and Driveway 5 (approximately 1200 feet north of Gated Entry "B") on NW Military Highway/FM 1535. Because the location and spacing of these signals is set at these intersections, traffic signals warrant study was not performed for either location as part of this study.

If you have any questions please contact Nicolas V. Fernandez at 210-207-0282

Parks and Recreation Department approves with the following conditions:

Parkside Village is a proposed subdivision with 526 residential units, composed of 325 single-family units and 201 multi-family units. UDC Section 35-503, Table 503-1 states that Planned Unit Developments are required to provide 1 acre of park/open space per every 70 dwelling units. The requirement for this development is 7.5 acres. This subdivision provides 8.6 acres of park/open space dedication.

- 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 is dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC Section 35-503(e) Designation of Parkland.

- Parkland dedication must be platted by the second phase of residential development; UDC Section 35-503(f) Development Phasing.

If you have any questions please contact David Clear at 210-207-4091.

Historic Preservation approves with the following conditions:

- The Texas Sites Atlas indicates an archaeological site previously identified within the above referenced property. Also, the property may contain other sites, some of which may be significant. Thus, before any work that might affect any sites is begun, we recommend that qualified professionals conduct an archaeological and historical structures investigation of the property. The investigations should be performed according to Archeological Survey Standards for Texas, and previously identified sites should be reexamined and reevaluated, if any. The Council of Texas Archeologists provides a list of qualified consultants that can be accessed on-line at www.c-tx-arch.org, The consultant will probably need to obtain an antiquities permit from the SHPO prior to starting the investigation. A report of findings should be prepared according to the Council of Texas Archeologists [CTA] Guidelines for Cultural Resource Management Reports and submitted to the HPO and SHPO for review. Copies of the survey standards, the CTA guidelines, and a list of qualified consultants may be obtained by calling the SHPO at 512-463-6096 or writing to P.O. Box 12276, Austin, Texas 78711-2276. Any part of the property investigated since March 18, 2007 may be omitted and the report for the previous study may be submitted for that area. Law both the HPO and SHPO allowed 30 days from receipt for reviews.

If there are any questions or additional information regarding archaeological sites is needed please call Kay Hindes at 210-207-7306.

Storm Water Engineering approves with the following conditions:

To facilitate future review of the plats, please address all comments below for MDP #009-07 and PUD #07-013. The following comments shall be addressed at the platting stage(s).

- General: For resubmittal involving changes to hydrology or hydraulics, please provide a complete resubmittal report to better facilitate review.

- General: MDP report has referenced the calculations within a Stormwater reports for various plats, please provide the Stormwater reports for the referenced plats.

- General: The report references hydrology done by Rust Lichlitter/Jameson in 1995, please provide all pertinent sections of this report/plans.

- To facilitate review, please clarify how sheet flow time of concentration is combined with channel flow time of concentration for existing conditions for drainage area N1, N2 and N4.

- Drainage Area N1: Please clarify the location of 1.38 acres of commercial impervious cover noted in the for existing conditions calculations.

- Please use City of San Antonio UDC rainfall intensities and corresponding flows for the hydrologic calculations for N4 detention basin. To facilitate review, please also label calculations for N4 detention basin.

- For calculation of existing condition hydrology within Appendix H, please revise existing conditions to match 2007 aerial map provided. Please also provide all necessary supporting documentation for HEC-HMS models.

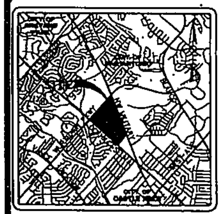
- Per City of San Antonio UDC, please provide 2000' downstream adverse impact analyses for plats where detention is not proposed.

- The revised Boss HEC-2 model provided for Wurzbach Parkway has output flows that do not match the input flow, please revise and/or clarify.

We shall continue our review pending receipt of the complete resubmittal. Additional comments may follow based on the new information.

If you have any questions please contact Jonn Kusch at 210-207-8494

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.



LOCATION MAP
SCALE: 1"=5000'

LEGEND:

- ① PROPERTY OWNERSHIP INFORMATION (SEE LIST)
- Ⓐ EASEMENT INFORMATION (SEE LIST)
- — — — 200' NOTIFICATION BOUNDARY
- 2' CONTOURS
- —900— 10' CONTOURS

PROPERTY OWNERSHIP:

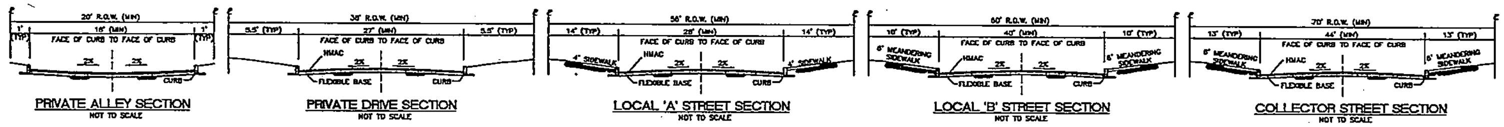
1. MAX AND MINNIE A. TOMERLIN VOELCKER c/o BANKS M. SMITH P-10 ABS 124 NON-ADJ NCB 11672
2. GULFSTREAM APT. PORTFOLIO LLC LOT N 417.61 FT. OF 2 BLK 2 NCB 16160
3. VR WHISPERING OAKS HOLDINGS LIMITED PARTNERSHIP LOT 8 BLK 1 NCB 11696
4. ADITHYA LIMITED PARTNERSHIP LOT 7 NCB 11671
5. LEE TED D & JERELDNE W LOT 1-4 BLK 1 NCB 11670
6. SYLVIA GARCIA LOT 56 BLK 1 NCB 14131
7. JORGE SALAS & GABRIELA G. LUJAN LOT 57 BLK 1 NCB 14131
8. BEVERLY J. BALDERAS LOT 58 BLK 1 NCB 14131
9. RAMONA TETER & LARRY LONAS LOT 59 BLK 1 NCB 14131
10. ROBERT V. AND SALLY L. HERRERA LOT 56 BLK 7 NCB 14137
11. LOWELL E. & JUDY CASTLEBERRY LOT 55 BLK 7 NCB 14137
12. JOHN J. & ERIN A. MCLENDON LOT 54 BLK 7 NCB 14137
13. LUIS & MARIA C. MONTANEZ LOT 53 BLK 7 NCB 14137
14. DANIEL R. AND IRMA SCIARAFFA LOT 52 BLK 7 NCB 14137
15. CHRISTOPHER D. ROLLINS LOT 51 BLK 7 NCB 14137
16. GEORGE C. & GLORIA V. GULLONG LOT 62 BLK 7 NCB 14279
17. JOE M. HERNANDEZ LOT 66 BLK 7 NCB 14137
18. ALLAN R. CROSS & DORIA G. LOT 63 BLK 7 NCB 14137
19. KARLA M. HANSON LOT 59 BLK 7 NCB 14137
20. JUAN A. ALVARADO LOT 58 BLK 7 NCB 14137
21. GLEN E. & LILLIAN MCALISTER LOT 74 BLK 10 NCB 14140
22. ROBERT S. JR. & EMILY KAUFMAN LOT 75 BLK 10 NCB 14140
23. KENNETH L. & MARGIE R. FOSTER LOT 78 BLK 10 NCB 14140
24. CARMEN GARZA LOT 56 BLK 10 NCB 14140
25. ROLANDO A. & MERCEDES MEDINA LOT 57 BLK 10 NCB 14140
26. SIRAJ ALI KAPADIA LOT 58 BLK 10 NCB 14140
27. SHEREE L. KREUSEL LOT 59 BLK 10 NCB 14140
28. YOUZ RIOS LOT 60 BLK 10 NCB 14140
29. CARLOS L. & OLGA J. CASAS LOT SE 55 FT OF 61 BLK 10 NCB 14140
30. ROSA L. OCHOA LOT 62 & NW 5' OF 61 BLK 10 NVB 14140
31. STEVE H. III & OLMA R. SANCHEZ LOT 63 BLK 10 NCB 14140
32. TUMA ADAR LOT 64 BLK 10 NCB 14140
33. OSCAR R. & MARIE-FRANCE A. BENAVENTE LOT 65 BLK 10 NCB 14140
34. ELIZABETH B. SCHEID LOT 66 BLK 10 NCB 14140
35. PETER C. HERON & ANDRE S. STEGMAN LOT 67 BLK 10 NCB 14140
36. GUADALUPE T. & ELVIRA P. FRAGOZO LOT 68 & 69 BLK 10 NCB 14140
37. DEBRA GAIL WILCOX LOT 70 BLK 10 NCB 14140
38. PAUL X. & GLORIA J. DANIEL LOT 71 BLK 10 NCB 14140

PROPERTY OWNERSHIP CONT.:

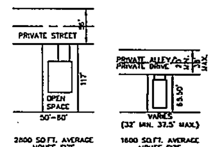
39. KIM SON LY LOT 72 BLK 10 NCB 14140
40. ERNEST J. DENHAM LOT 73 & P-100 BLK 10 NCB 14140
41. TEN YEAR PLAN INVESTMENTS LTD. LOT 48 EXC W TRI 4.06 FT BLK 10 NCB 14140
42. TUPELO PARTNERS LTD. LOT 3 BLK 12 NCB 14142
43. FARACO REALTY INC. # 255 LOT NE IRR 105' OF 2 BLK 12 NCB 14142
44. VOELCKER ESTATES LTD. LOT 1 BLK 8 NCB 11671
45. INVERNESS HOMEOWNERS ASSOCIATION INC. LOT 16 BLK 1 NCB 11671
46. VOELCKER ESTATES LTD. P-26A NCB 11671
47. VOELCKER ESTATES LTD P-28 NCB 11671

NOTES:

1. ALL PROPOSED LOCAL "A", LOCAL "B", AND COLLECTOR STREETS ARE PRIVATE.
2. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5, DIVISION. 2: 35-506(q). THE MINIMUM WIDTH OF SIDEWALKS ADJOINING A PLANTING STRIP SHALL BE FOUR (4) FEET IN WIDTH. THE MINIMUM WIDTH OF SIDEWALKS ADJOINING THE CURB SHALL BE SIX (6) FEET IN WIDTH FOR COLLECTORS (MINIMUM 70 FEET RIGHT-OF-WAY) AND ARTERIALS (MINIMUM 86 FEET RIGHT-OF-WAY) AND FOUR (4) FEET FOR RESIDENTIAL (MINIMUM 50 FEET RIGHT-OF-WAY).
3. THE PRIVATE RECREATIONAL AREA (AMENITY CENTER) WILL BE CONSTRUCTED WITH UNIT 1.
4. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. PHASING OF UNIT DEVELOPMENT MAY NOT BE IN SEQUENTIAL ORDER AS NOTED ON THIS PLAN.
6. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS DEFINED BY THE LATEST VERSION OF AASHTO.
7. THIS PROJECT IS NOT LOCATED WITHIN THE EDWARD'S AQUIFER RECHARGE ZONE.
8. DETENTION BASINS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL UNITS WHERE REQUIRED. ACREAGES SHOWN ARE BASED OF PRELIMINARY SIZING CALCULATIONS ASSUMING A 5.0' WATER STORAGE DEPTH. FINAL LOCATIONS OF DETENTION BASINS WILL BE BASED ON THE DEVELOPMENT DESIGN AND MAY VARY FROM THIS PLAN.
9. WATER AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE SAN ANTONIO WATER SYSTEM.
10. GAS AND ELECTRIC SERVICE TO BE PROVIDED BY CPS ENERGY.
11. ACCORDING TO FEMA FIRM MAP NO. 48029C0266F AND MAP NO. 48029C0267F, THIS SITE DOES NOT APPEAR TO BE WITHIN FEMA FLOODPLAIN.

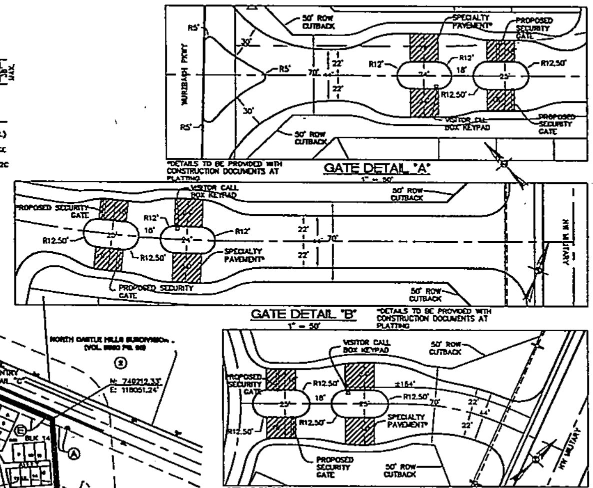


PRIVATE ALLEY SECTION — NOT TO SCALE
PRIVATE DRIVE SECTION — NOT TO SCALE
LOCAL 'A' STREET SECTION — NOT TO SCALE
LOCAL 'B' STREET SECTION — NOT TO SCALE
COLLECTOR STREET SECTION — NOT TO SCALE



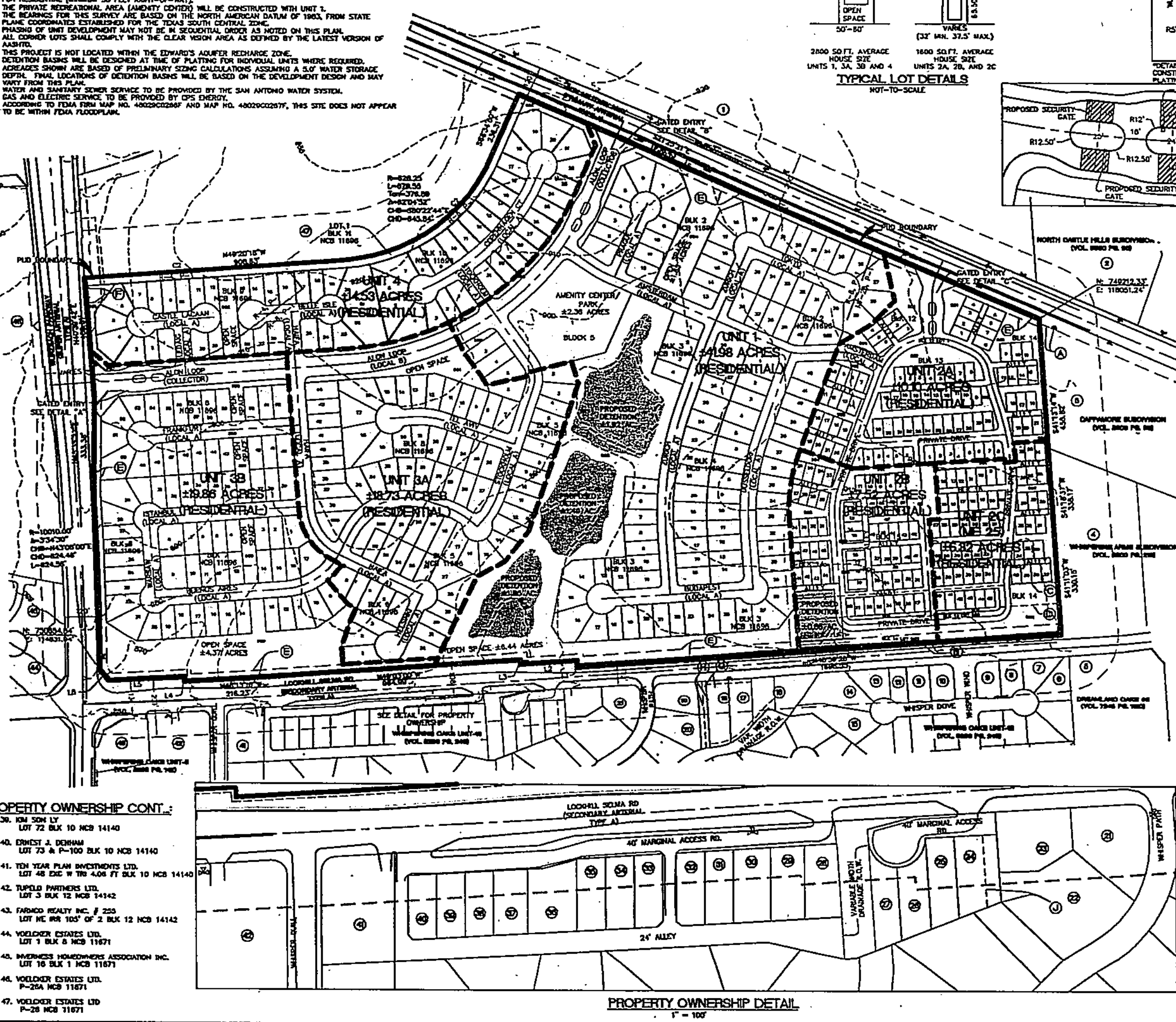
2800 SQ.FT. AVERAGE HOUSE SIZE UNITS 1, 3A, 3B AND 4
1600 SQ.FT. AVERAGE HOUSE SIZE UNITS 2A, 2B, AND 2C

TYPICAL LOT DETAILS — NOT-TO-SCALE



*DETAILS TO BE PROVIDED WITH CONSTRUCTION DOCUMENTS AT PLATTING

GATE DETAIL "A" 1" = 50'
GATE DETAIL "B" 1" = 50'
GATE DETAIL "C" 1" = 50'



PROPERTY OWNERSHIP DETAIL 1" = 100'

LEGAL DESCRIPTION:

BLOCKS 2-29, NCB 11696

BEING 117.78 ACRE, OR 5,130,457 SQUARE FEET MORE OR LESS TRACT OF LAND BEING OUT OF A 136.9 ACRE TRACT OF LAND CONVEYED TO MAX AND MINNIE A. TOMERLINE VOELCKER FUND AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11672, PAGES 713-729 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE PINKNEY CALDWELL SURVEY NO. 83, ABSTRACT 124, COUNTY BLOCK 4984 AND THE JAS. B. THOMPSON SURVEY NO. 84, ABSTRACT 740, COUNTY BLOCK 4983 OF BEXAR COUNTY, TEXAS, NOW ALL IN NEW CITY BLOCK 11671 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PARKS/OPEN SPACE

PARKS/OPEN SPACE REQUIRED PER UDC 35-503
540 LOTS/70 = 7.7 ACRES

EASEMENT/SETBACK INFORMATION:

- Ⓐ 14' ELECTRIC OVERHEAD EASEMENT (VOL. 8600, PG. 86, O.P.R.)
- Ⓑ 13.0' RIGHT-OF-WAY DEDICATION
- Ⓒ 150' MAX TWO STORIES (VOL. 6951 PGS. 1064-1074)
- Ⓓ 75' BUILDING SET-BACK LINE (VOL. 6951 PGS. 1064-1074)
- Ⓔ 25' GREENBELT (VOL. 6931, PGS. 1064-1074)
- Ⓕ VARIABLE WIDTH DRAINAGE CHANNEL EASEMENT (VOL. 6962, PGS. 1106-1114)
- Ⓖ 40' DRAINAGE R.O.W. (VOL. 8600 PG. 55)
- Ⓗ 17' ELECTRIC, SANITARY SEWER, TELEPHONE & ACCESS EASEMENT (VOL. 8600 PG. 55)
- Ⓙ ELECTRIC, SANITARY SEWER, TELEPHONE & ACCESS EASEMENT (VOL. 8200 PG. 248)

LAND USE RATIO AND DENSITY TABLE

UNIT	LAND USE	ZONING	NO. OF UNITS (RESIDENTIAL)	SIZE-GROSS(AC.)	GROSS DENSITY (UNITS/AC.)	ALLOWABLE DENSITY (UNITS/AC.)	OPEN SPACE (AC.)
1	RESIDENTIAL	R-6, P-1	113	41.96	2.69	5.00	13.39
2A	RESIDENTIAL	MF 25, P-1	85	10.10	8.42	25.00	2.89
2B	RESIDENTIAL	MF 25, P-1	60	7.52	7.98	25.00	1.45
2C	RESIDENTIAL	MF 25, P-1	56	6.32	8.86	25.00	2.20
3A	RESIDENTIAL	R6, P-1	79	18.73	4.22	5.00	1.16
3B	RESIDENTIAL	R6, P-1	71	19.86	3.58	5.00	5.17
4	RESIDENTIAL	R4, P-1; R6, P-1	62	14.53	4.65	5.00	2.07
TOTAL			526	117.78	4.47	—	28.33

LINE TABLE

LINE	LENGTH	BEARING
L1	23.77'	N41°16'47"E
L2	196.26'	N49°14'11"W
L3	16.36'	N41°30'26"E
L4	16.32'	N41°23'20"E
L5	263.04'	N48°16'14"W
L6	48.53'	N04°14'30"E

ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9020

DEVELOPER:
KB HOME
C/O JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78229
PHONE: (210) 301-2888
FAX: (210) 366-2378

OWNER:
VOELCKER INVESTMENT GROUP, LTD.
BY: TENOTEX PARTNERS, INC, G.P.
BY: BRAD RICHE, V.P.
8000 IH-10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
PHONE: (210) 344-9200

PUD PLAN NO. 07-013

APPROVED
PLANNED UNIT DEVELOPMENT PLAN
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRMAN: ______________ DATE: ________
SECRETARY: ______________ DATE: ________

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

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

PARKSIDE VILLAGE
KB HOME
PUD PLAN

JOB NO. 6469-06
DATE JANUARY 2007
DESIGNER BH
CHECKED BAC DRAWN KB
SHEET C100

Date: Jun 20, 2007, 10:29am User ID: DHunting
File: P:\64\69\07\Design\Civil\DIGITAL PUD646907.dwg

06-22-07 A07:47 IN

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5E'10 **July 11, 2007**

MARY AND MANUEL'S — MAJOR PLAT — 060581
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 711 E-4
OWNER: Manuel B. Terrazas
ENGINEER: Raymundo Villarreal
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: July 11, 2007

Location: On the northwest side of Pearsall Rd, southwest of Blanchard Rd

Services Available: Atascosa Water and On-Site Sewer System

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

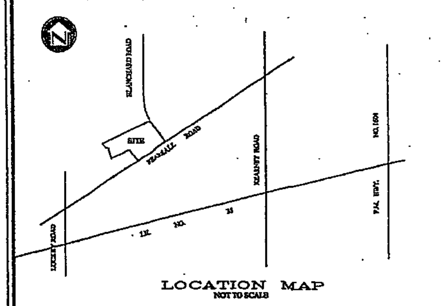
Major Thoroughfare: Pearsall Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

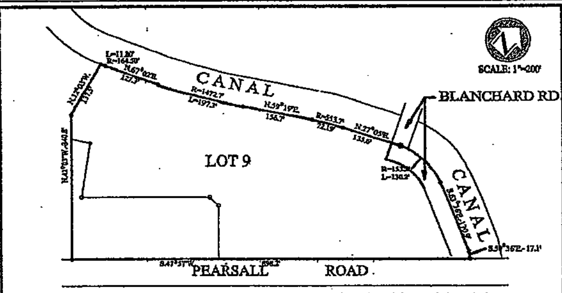
APPLICANT'S PROPOSAL:

To plat **5.258** acres consisting of **4** single family lots and **1** non-single family lot.

STAFF RECOMMENDATION:

Approval.





AREA BEING REPLATTED THRU PUBLIC HEARING

PORTION OF LOT 9, BLOCK 69, SAN ANTONIO SURBURBAN IRRIGATED FARMS SUBDIVISION, RECORDED JULY, 1929, VOLUME 980 AT PAGE 177 PLAT RECORDS/BEXAR COUNTY, TEXAS

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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

PLAT NO. 060581

MINOR PLAT:

THIS MINOR PLAT MARY and MANUEL'S SUBDIVISION HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS INFRASTRUCTURE SERVICES AND HAVING BEEN REVIEWED BY THE EXECUTIVE DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES.

DATED THIS __________ DAY OF __________ A.D., 2007.

BY __________

EXECUTIVE DIRECTOR OF INFRASTRUCTURE SERVICES

MAINTENANCE NOTE:
Bexar County will not be responsible to maintain easements.

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

No structure, fences, walls or other obstructures that impede drainage shall be placed within the limits of the drainage easement shown on this plat. No landscaping or other types of modifications which alter the cross-section of the 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 right of ingress and egress over grantor's adjacent property to remove any impeding obstructions placed within the limits of said drainage easement and to make any modifications or improvements within said drainage easement.

Lot owners will be responsible for maintaining these areas.

GENERAL NOTES

1. 1/2" IRON PINS FOUND OR SET AT ALL CORNERS.
2. BASIS OF BEARING = R.O.W MAP
3. CONTOUR LINES AT ONE FOOT INTERVALS.

"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."

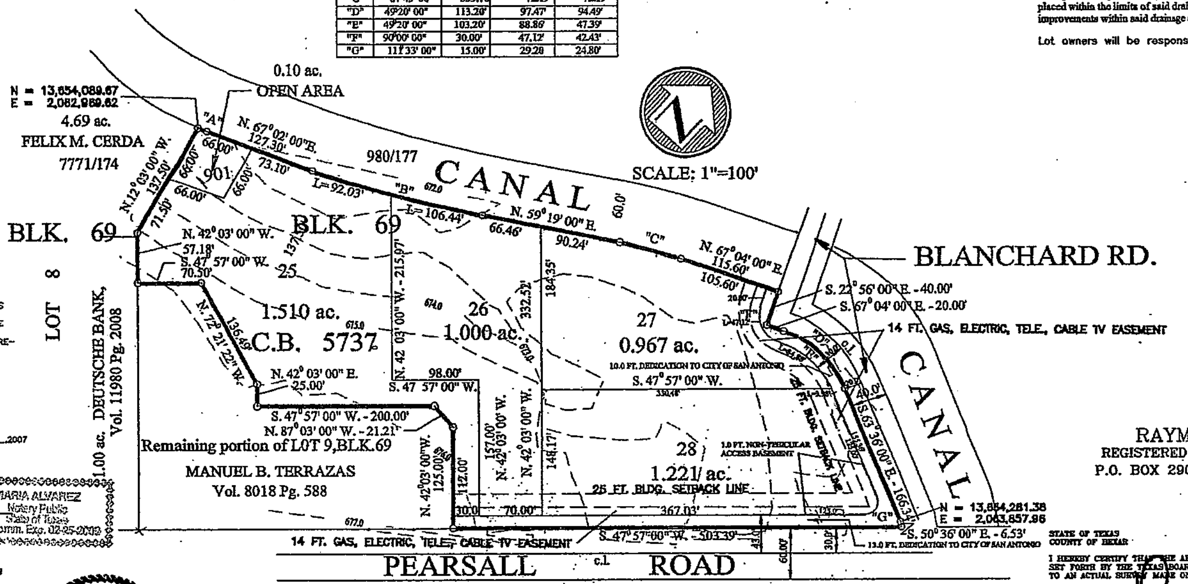
The coordinates shown are based on the TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

SETBACK NOTE:
The setbacks imposed on the plat are at the discretion of the developer or Bexar County and are not subject to enforcement by the City of San Antonio.

Owner shall provide shared cross access with adjacent lots UDC 35-506 r3.

All access driveways shall be provided with clear vision area in accordance with UDC 35-506(d)(5).

CURVE DATA				
NO.	ANGLE	R	L	C
"A"	02°04' 12"	326.60	11.80'	11.80'
"B"	07°43' 00"	1472.70	198.35'	198.19'
"C"	07°45' 00"	553.70	72.19'	72.19'
"D"	49°20' 00"	113.20'	97.47'	94.49'
"E"	49°20' 00"	103.20'	88.86'	47.39'
"F"	90°00' 00"	30.00'	47.12'	42.43'
"G"	111°33' 00"	15.00'	29.28	24.80'



STATE OF TEXAS:
COUNTY OF BEXAR:

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT OF SAN ANTONIO SURBURBAN IRRIGATED FARMS SUBDIVISION WHICH IS RECORDED IN VOLUME 980 AT PAGE 209, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I 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 MORE THAN TWO RESIDENTIAL UNITS PER LOT.

[signature]
OWNER: MANUEL B. TERRAZAS

SWORN AND SUBSCRIBED BEFORE ME THIS THE 15th DAY OF June 2007

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

MY COMMISSION EXPIRES 02-25-2009

MARIA ALVAREZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2009

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATIONS 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] P.E.
FELIX I. BERNAL LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
FELIX I. BERNAL
92657
LICENSED PROFESSIONAL ENGINEER

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.

[signature]
OWNER: MANUEL B. TERRAZAS, 16991 I.H. 35 SOUTH, SAN ANTONIO, TX , (210) 822-3821

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MANUEL B. TERRAZAS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 7th DAY OF June A.D., 2007

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

MARIA ALVAREZ
Notary Public
State of Texas
My Comm. Exp. 02-25-2009

DRWG. NO. 12519-A-10-06

REPLAT ESTABLISHING

MARY and MANUEL'S SUBDIVISION

A 5.258 ACRE TRACT OF LAND OUT OF LOT 9, BLOCK 69, SAN ANTONIO SURBURBAN IRRIGATED FARMS SUBDIVISION, RECORDED IN VOLUME 980 AT PAGE 177 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF COUNTY BLOCK 5737, BEXAR COUNTY, TEXAS TO CREATE LOTS 25, 26, 27, AND 28, BLOCK 69, COUNTY BLOCK 5737.

THIS PLAT OF MARY and MANUEL'S 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. 2007

BY: __________
CHAIRMAN

BY: __________
SECRETARY

PREPARED BY:
RAYMUNDO VILLARREAL
REGISTERED PROFESSIONAL LAND SURVEYOR
P.O. BOX 290040, SAN ANTONIO, TEXAS 78280
(210) 344-8748

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: RAYMUNDO VILLARREAL

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR No. 1550

STATE OF TEXAS
REGISTERED
RAYMUNDO VILLARREAL
1550
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: __________ DEPUTY

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 5F&11 **July 11, 2007**

THE VILLAGE AT HARDY OAKS U-2 — MINOR PLAT — 070159
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 A-2
OWNER: Loop 1604/ Hardy Oaks I, Ltd., by Vernon C. Friesenhahn
ENGINEER: Matkin- Hoover Engineering & Surveying, by Jeffrey Carroll
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 11, 2007

Location: At the northwest corner of Hardy Oak Blvd. and Loop 1604

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
ERZD Edwards Recharge Zone District

Proposed Use: Retail

Major Thoroughfare: Loop 1604 is a freeway, minimum R.O.W. 250 feet. Hardy Oak Blvd. is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

- To replat **0.623** acres consisting of **1** non-single family lot.

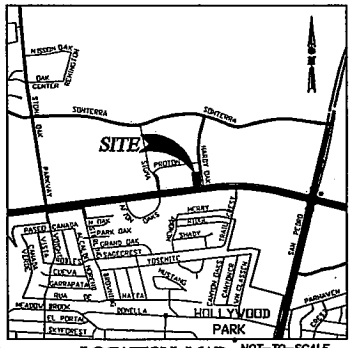
DISCUSSION:

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

STAFF RECOMMENDATION:

Approval

PLAT. NO. 070159



LOCATION MAP NOT-TO-SCALE

EASEMENT NOTE:
OWNER SHALL BE RESPONSIBLE FOR MAINTAINING EASEMENTS. BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED. STREETSCAPE PLANTING MUST BE DONE AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

SHARED ACCESS NOTE:
OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. SAN ANTONIO UDC 35-506(r)(3)

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.

CLEAR VIEW NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(3)

SAWS REGULATIONS:
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.

FINISHED FLOOR NOTE:
THE FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

RECHARGE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 5 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

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

NOTES:
1. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
3. DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE ADJUSTMENT FACTOR IS 1.00017

Wastewater EDU note
The number of 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.

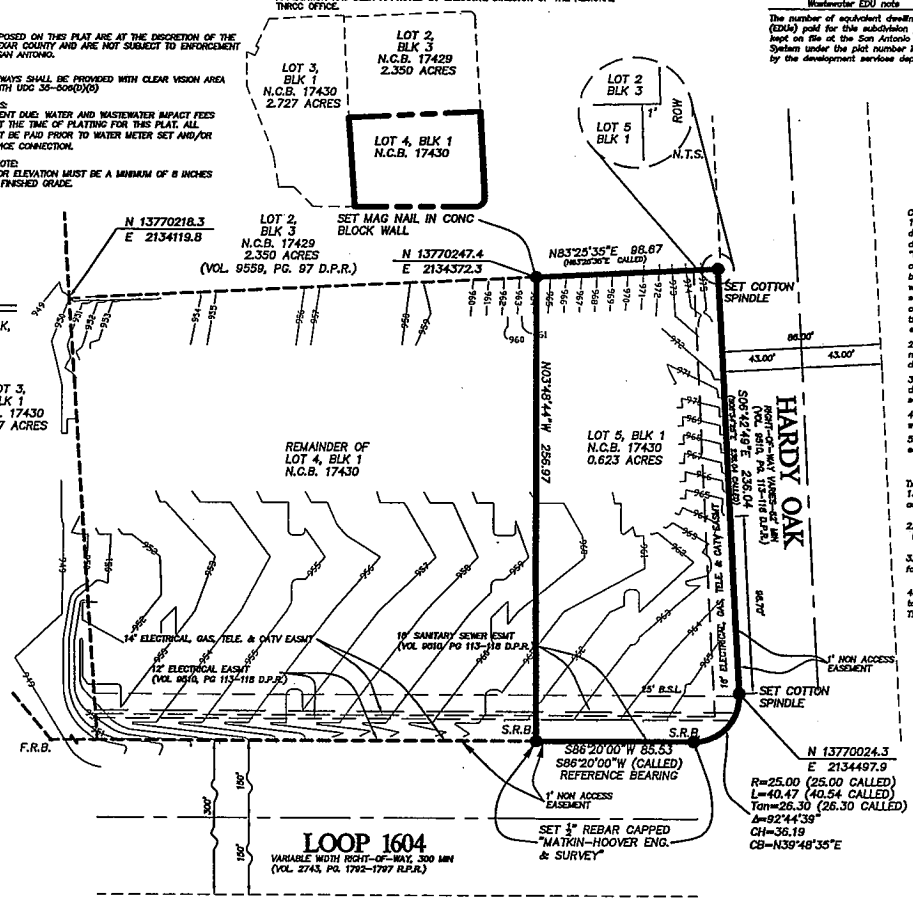
LEGEND

ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA. T.V.	=	CABLE TELEVISION
ESMT.	=	EASEMENT
B.S.L.	=	BUILDING SETBACK LINE
F.R.B.	=	FOUND 1/2" REBAR
S.R.B.	=	SET 1/2" REBAR CAPPED "MATKIN-HOOVER ENG. & SURVEY"

Scale: 1" = 50'

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING A PORTION LOT 4, BLOCK 1, N.C.B. 17430, THE VILLAGE AT HARDY OAK, RECORDED IN VOLUME 9566, PAGE 58 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 and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear 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 five (5) foot wide easements.

TxDOT NOTE:
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 highways 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 LP 1604.

4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right of way. Locations of sidewalks within State right of way shall be directed by TxDOT.

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
DONALD DUANE HYATT
RPLS # 5215

RECEIVED
PM 2:
LAND 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

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 _____ A.D. 20____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

REPLAT ESTABLISHING

THE VILLAGE AT HARDY OAK UNIT 2

BEING LOT 5, BLOCK 1, N.C.B. 17430, THE VILLAGE AT HARDY OAK, RECORDED IN VOLUME 9566, PAGE 58 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF THE VILLAGE AT HARDY OAK UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISION 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:

LOOP 1604 / HARDY OAKS I LTD.
300 TORCIDO DRIVE
SAN ANTONIO, TX 78209
PH: 210-826-0181

MATKIN-HOOVER ENGINEERING & SURVEYING

CIVIL ENGINEERS
LAND PLANNERS
CONSULTANTS

P.O. BOX 54
8 SPENCER ROAD, SUITE 100
BOERNE, TEXAS 78006
PH: 830-249-0600

REPLAT NOTE
STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT (195953) WHICH IS RECORDED IN VOLUME 4181, PAGE 85, 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 THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Date: Jun 06, 2007, 10:26am User ID: twasson

Z:\PROJECTS\2185\03\PLAT.dwg

San Antonio Water System

April 30, 2007

Mr. Jeffrey Carroll, P.E.
Matkin-Hoover Engineering
8 Spencer Road Suite 100
P.O. Box 54
Boerne, Texas 78006

RE: File No. 0704008- Request for review of **Villages at Hardy Oak, Unit 2, Plat No.** 070159 located at the Northwest Corner of Loop 1604 and Hardy Oak.

Dear Mr.Carroll:

On April 26, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 0.639 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

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

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated January 19, 2006.An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Village at Hardy Oak, Unit 2, Plat No. 070159.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 12 **July 11, 2007**

TROPHY RIDGE, UNIT 5 — MAJOR PLAT — 060240
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 612 B-5
OWNER: Laredo C., Ltd, by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Al Chua
CASE MANAGER: Donna L. Schueling (207-5016)

Date filed with Planning Commission: June 27, 2007

Location: Extending Rousseau southward from Axis Crossing

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #778, Trophy Ridge was accepted on January 28, 2004.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

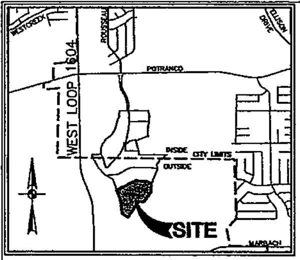
To plat **31.01** acres consisting of **99** single family lots and **4,524** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060240

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.



LOCATION MAP

NOT TO SCALE

NOTE FOR PROPOSED CONTOURS: 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.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. 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.

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 CONNECTION.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

CLEAR VISION: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTION, 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 OFFICIAL (AASHTO) "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", LATEST REVISION THEREOF.

NOTE: NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENTS/100 YEAR FLOOD PLAIN.

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 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 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

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

OWNER: LAREDO C., LTD.
A. BRADFORD GALO, MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF Dec A.D. 20 06

Kara Lynn Kelley
NOTARY PUBLIC BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF 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: CONCORD WEST CORP.
(OFFSITE 16' SAN. SEWER ESM'T ONLY)
SR. V.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William T. Ellis, 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 31 DAY OF JAN. A.D. 20 07

Carlos C. Sandoval
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

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: CB/WIND GATE RANCH, LTD.
(OFFSITE 16' SAN. SEWER ESM'T. ONLY)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [illegible], 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 25 DAY OF January A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

TABETHA RAYE ESTES
MY COMMISSION EXPIRES
April 27, 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 — 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

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.59'	S29°39'58"E
L2	50.00'	N60°20'02"E
L3	1.89'	S28°01'48"W
L4	6.19'	N56°54'02"W
L5	9.47'	N24°44'10"W
L6	76.04'	S88°06'37"W
L7	3.31'	N10°25'43"W
L8	75.98'	N88°06'37"E
L9	63.77'	S42°47'15"W
L10	5.14'	N55°48'20"W
L11	14.14'	N07°43'34"W
L12	52.81'	N42°47'15"E
L13	50.00'	S81°58'12"E
L14	1.58'	N28°01'48"E
L15	1.58'	S28°01'48"W
L16	10.79'	S77°43'25"W
L17	10.05'	S82°36'57"W
L18	54.85'	N88°06'37"E
L19	56.12'	N88°06'37"E
L20	51.12'	N60°20'02"E
L21	52.90'	S61°14'19"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	13.62'	15.00'	7.32'	52°01'12"	13.16'	S64°09'26"W
C2	55.21'	1460.00'	27.61'	02°10'00"	55.21'	S36°17'36"E
C3	15.71'	10.00'	10.00'	89°59'59"	14.14'	S74°39'58"E
C4	203.49'	1305.00'	101.95'	08°56'03"	203.28'	N64°48'04"E
C5	17.81'	10.00'	12.38'	102°03'08"	15.55'	N18°14'31"E
C6	111.42'	1390.00'	55.74'	04°35'33"	111.39'	N35°04'49"W
C7	757.76'	1460.00'	387.62'	29°44'14"	749.28'	S22°30'29"E
C8	35.99'	20.00'	25.19'	103°05'33"	31.32'	N59°11'06"W
C9	403.75'	675.00'	208.12'	34°16'18"	397.76'	S52°07'56"W
C10	13.73'	15.00'	7.39'	52°25'41"	13.25'	S08°46'57"W
C11	191.80'	50.00'	138.18'	219°47'07"	94.03'	N87°32'20"W
C12	13.62'	15.00'	7.32'	52°01'12"	13.16'	N05°39'22"W
C13	3.14'	1425.00'	1.57'	00°07'35"	3.14'	S29°35'12"E
C14	15.71'	10.00'	10.00'	90°00'01"	14.14'	S15°20'02"W
C15	195.69'	1255.00'	98.05'	08°56'03"	195.50'	S64°48'04"W
C16	14.12'	10.00'	8.53'	80°54'16"	12.98'	N70°16'46"W
C17	222.52'	1390.00'	111.50'	09°10'20"	222.28'	N25°14'28"W
C18	15.69'	10.00'	9.99'	89°55'23"	14.13'	N24°18'24"E
C19	158.27'	1015.00'	79.30'	08°56'03"	158.11'	N64°48'04"E
C20	15.71'	10.00'	10.00'	89°59'59"	14.14'	S74°39'58"E
C21	15.71'	10.00'	10.00'	90°00'01"	14.14'	S15°20'02"W
C22	150.47'	985.00'	75.39'	08°56'03"	150.32'	S64°48'04"W
C23	16.23'	10.00'	10.53'	92°59'04"	14.51'	N64°14'23"W
C24	223.80'	1390.00'	112.14'	09°13'30"	223.56'	N13°08'06"W
C25	13.58'	10.00'	8.07'	77°47'26"	12.56'	N30°22'22"E
C26	407.15'	725.00'	209.10'	32°10'37"	401.83'	N53°10'47"E
C27	49.41'	25.00'	37.95'	113°14'33"	41.75'	S86°17'15"E
C28	247.87'	50.00'	39.04'	284°02'25"	61.54'	S00°10'02"W
C29	13.62'	15.00'	7.32'	52°01'12"	13.16'	S63°49'22"E
C30	14.36'	10.00'	8.74'	82°17'14"	13.16'	N49°01'25"E
C31	114.30'	325.00'	57.74'	20°09'00"	113.71'	N17°57'18"E
C32	97.10'	275.00'	49.06'	20°13'49"	96.60'	S17°54'53"W
C33	97.14'	325.00'	48.93'	17°07'29"	96.78'	S16°21'43"W
C34	218.13'	50.00'	71.46'	249°57'40"	81.93'	N30°05'42"W
C35	21.87'	15.00'	13.40'	83°32'41"	19.99'	N53°06'47"E
C36	17.00'	275.00'	8.50'	03°32'28"	16.99'	N09°34'13"E
C37	17.04'	10.00'	11.43'	97°37'57"	15.05'	N41°00'59"W

SURVEYOR'S NOTES:

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

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE SOUTH LINE OF TROPHY RIDGE, UNIT 5 SUBDIVISION AS RECORDED IN VOLUME 9569, PAGES 67-69 D.&P.

4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GUILBEAU, 1953 (P.I.D. #AY0950) N:13736374.7226 E:2075804.5144

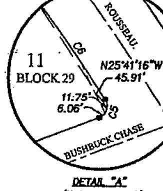
HOFFMAN, 1953 (P.I.D. #AY0622) N:13691653.9837 E:2078963.3119

5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

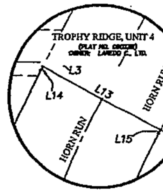
6. BEARINGS SHOWN MUST BE ROTATED 00°17'09" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

OWNER/DEVELOPER:
LAREDO C., LTD.
1210 ARION PARKWAY
SAN ANTONIO, TX 78216
TEL. NO. (210) 497-3385

LEGEND
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
F.F. = FINISHED FLOORS
5' ESM'T = 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
10' ESM'T = 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
12' ESM'T = 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
16' ESM'T = 16' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FF= = MINIMUM FINISHED FLOOR



DETAIL "A"
(NOT TO SCALE)



DETAIL "B"
(NOT TO SCALE)

SUBDIVISION PLAT OF
TROPHY RIDGE, UNIT-5

A 31.02 ACRE TRACT OF LAND BEING OUT OF A 315.3 ACRE TRACT CONVEYED TO LAREDO C., LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9352, PAGES 158-184, A 558.649 ACRE TRACT CONVEYED TO CONCORD WEST CORPORATION DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 6497, PAGES 1996-2003 AND A 185.5 ACRE TRACT CONVEYED TO CB/WIND GATE RANCH, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10986, PAGES 422-427, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT 248, COUNTY BLOCK 4333 AND THE WILLIAM T. NEAL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF TROPHY RIDGE, 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. 20____

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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 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.

2. 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.

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

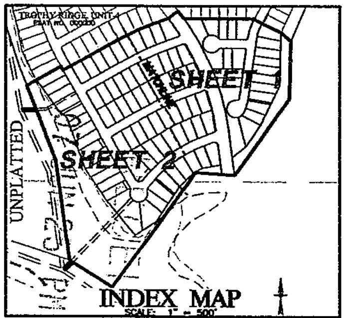
4. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

5. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

7. LOT 30 AND LOT 48 BLOCK 22, LOT 14, BLOCK 30, COUNTY BLOCK 4362 SHALL BE DESIGNATED AS A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

8. THE MAINTENANCE OF PERMEABLE LOT 30, LOT 48, AND LOT 53 BLOCK 22, LOT 14 AND LOT 5, BLOCK 30, AND ALL DRAINAGE EASEMENTS OF ANY NATURE WITHIN TROPHY RIDGE, UNIT-5, SHALL BE THE RESPONSIBILITY OF THE TROPHY RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.



INDEX MAP

SCALE: 1" = 500'

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

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

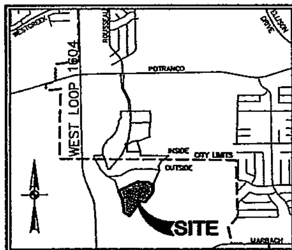
STATE OF TEXAS
COUNTY OF BEXAR

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

PLAT NO. 060240



LOCATION MAP
NOT TO SCALE

LEGEND

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
F.F. = FINISHED FLOORS
5' ESM'T = 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
10' ESM'T = 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
12' ESM'T = 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
16' ESM'T = 16' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FF= = MINIMUM FINISHED FLOOR

STREETSCAPE NOTE: STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

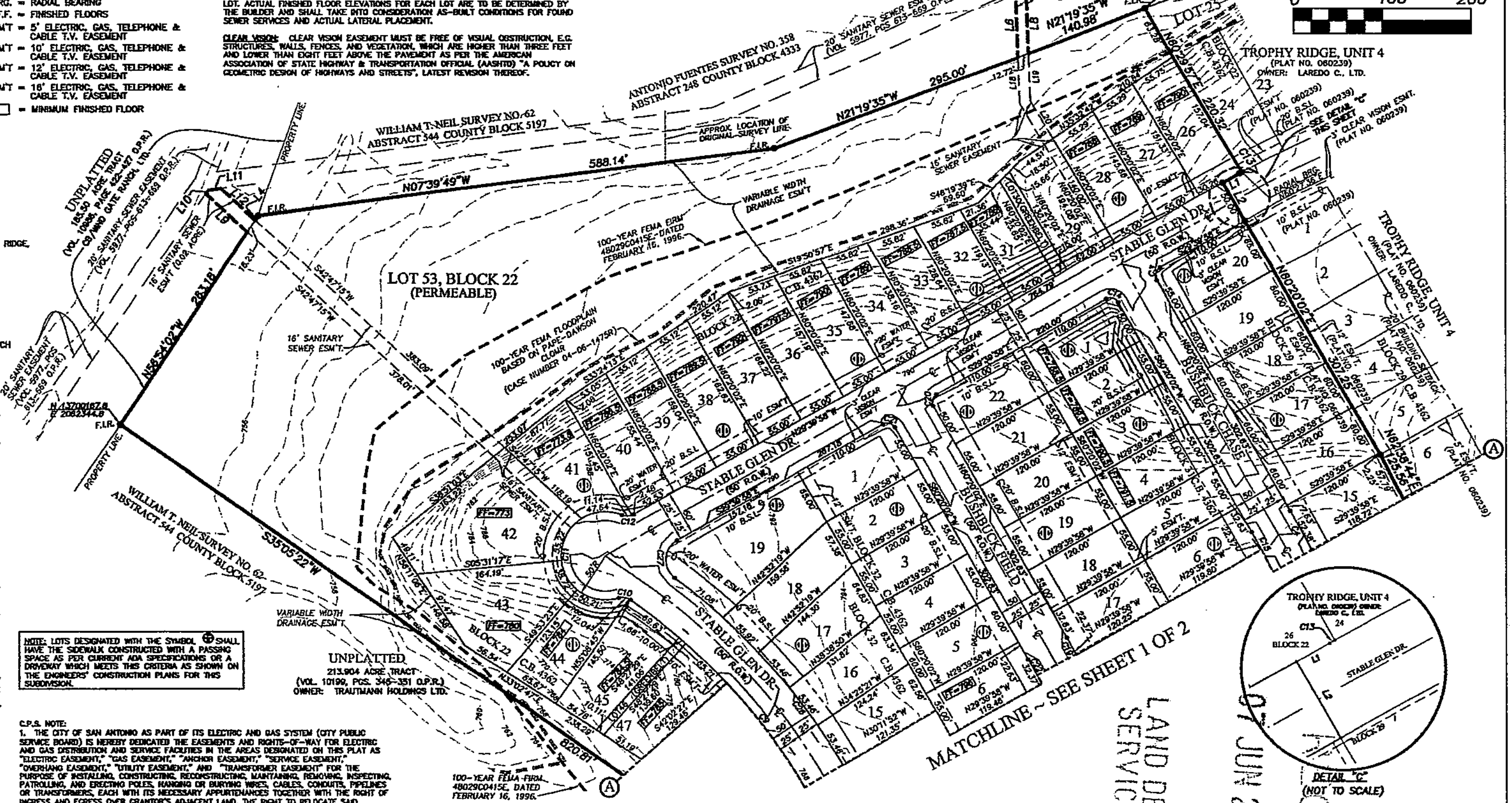
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. 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.

CLEAR VISION: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTION, 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 OFFICIAL (AASHTO) "A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS", LATEST REVISION THEREOF.

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FESS, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO SEWER CONNECTION.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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



LAND DEVELOPMENT SERVICES DIVISION

07 JUN 25 PM 2:

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: LAREDO C., LTD.
A. BRADFORD GALO, MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 4 DAY OF Dec A.D. 20 06

Kara Lynn Kelley
NOTARY PUBLIC BEXAR COUNTY, TEXAS

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF 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: CONCORD WEST CORP.
(OFFSITE 16' SAN. SEWER ESM'T ONLY)
SR.V.P.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM T. ELLIS, 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 31 DAY OF JAN. 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

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: CB/WIND GATE RANCH, LTD.
(OFFSITE 16' SAN. SEWER ESM'T. ONLY)

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED P. Edward Barron, 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 25th DAY OF January A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

TABETHA RAYE ESTES
MY COMMISSION EXPIRES
April 27, 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
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

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.

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 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 AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

OWNER/DEVELOPER:
LAREDO C., LTD.
1210 ARION PARKWAY
SAN ANTONIO, TX 78216
TEL. NO. (210) 497-3385

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 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.
2. 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.
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
4. 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.
5. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
6. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
7. LOT 30 AND LOT 46 BLOCK 22, LOT 14, BLOCK 30, COUNTY BLOCK 4362 SHALL BE DESIGNATED AS A SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.
8. THE MAINTENANCE OF PERMEABLE LOT 30, LOT 46, AND LOT 53 BLOCK 22, LOT 14 AND LOT 5, BLOCK 30, AND ALL DRAINAGE EASEMENTS OF ANY NATURE WITHIN TROPHY RIDGE, UNIT-5, SHALL BE THE RESPONSIBILITY OF THE TROPHY RIDGE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SUBDIVISION PLAT OF
TROPHY RIDGE, UNIT-5

A 31.02 ACRE TRACT OF LAND BEING OUT OF A 315.3 ACRE TRACT CONVEYED TO LAREDO C., LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9352, PAGES 158-184, A 558.649 ACRE TRACT CONVEYED TO CONCORD WEST CORPORATION DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 6497, PAGES 1996-2003 AND A 185.5 ACRE TRACT CONVEYED TO CB/WIND GATE RANCH, LTD. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10986, PAGES 422-427, ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE ANTONIO FUENTES SURVEY NUMBER 358, ABSTRACT 248, COUNTY BLOCK 4333 AND THE WILLIAM T. NEAL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF TROPHY RIDGE, 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. 20___.

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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

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 2 OF 2

JOB NO. 5582-08

Date: Dec 04, 2006, 9:41am User ID: EVonGunden

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **July 11, 2007**

TRINITY OAKS, UNIT 5B PUD — MAJOR PLAT — 060474
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 451 E-5
OWNER: Trinity Oaks, SA Ltd., by James Japhet
ENGINEER: Macina, Bose, Copeland & Associates, Inc. by Robert Liesman
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: June 28, 2007

Location: At the west extension of Rustic Brook

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #721, De La Vega was accepted on December 2, 2003.
PUD # 03-021D, Trinity Oaks was approved on June 2, 2006.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **6.5909** acres consisting of **29** single family lots and **830** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

060474

SUBDIVISION PLAT
OF
TRINITY OAKS, UNIT-5B
PLANNED UNIT DEVELOPMENT

BEING 6.5909 ACRES OF LAND OUT OF A 145.7320 ACRE TRACT OF LAND BEING OUT OF A 237.773 ACRE TRACT DESCRIBED IN CONVEYANCE TO JDLV PROPERTIES RECORDED IN VOLUME 8321 PAGE 1770-1777 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE GUADALUPE COLLEGE SURVEY No. 416, ABSTRACT 266, COUNTY BLOCK 4864 OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
TRINITY OAKS S.A. LTD.
3619 PAESANOS PKWY., SUITE #200
SAN ANTONIO, TEXAS 78231
TEL. No. (210) 448-0800

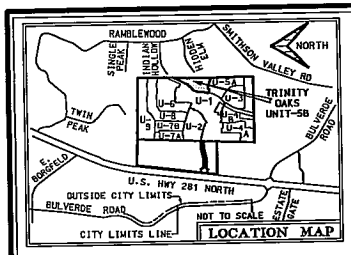
N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS S00°31'43"E 562.58'

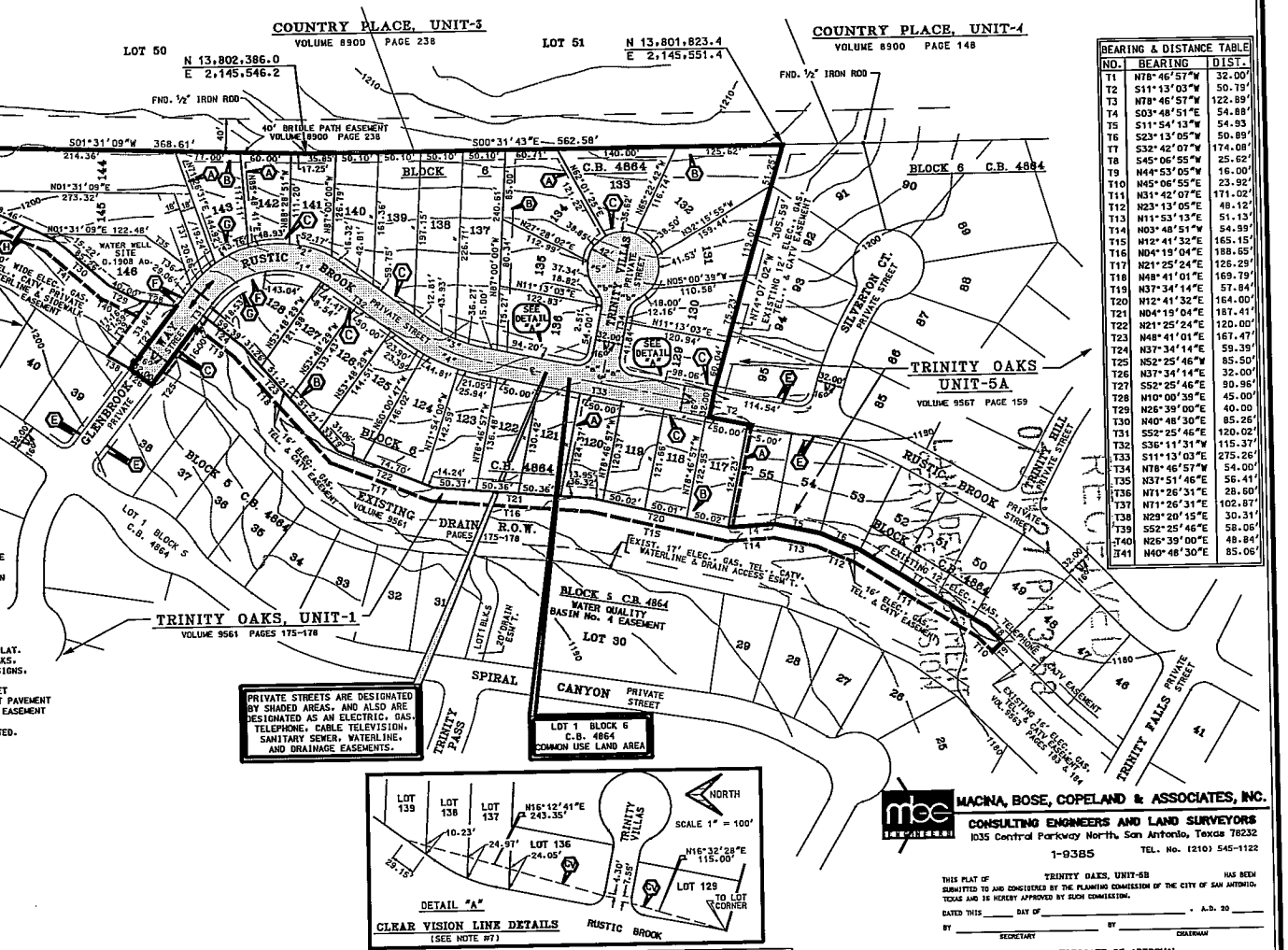
BEARINGS BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 24, 2003

NORTH

SCALE: 1" = 100'

CURVE DATA				
NO.	RADIUS	DELTA	TANGENT	LENGTH
a	18.00'	90°00'00"	18.00'	28.27'
b	23.00'	53°07'48"	11.50'	21.33'
1	98.00'	88°37'17"	95.67'	151.58'
2	130.00'	88°37'17"	126.91'	201.08'
3	184.00'	24°58'28"	40.75'	80.20'
4	216.00'	24°58'28"	47.84'	94.15'
5	42.00'	286°15'37"	-	209.84'





BEARING & DISTANCE TABLE		
NO.	BEARING	DIST.
T1	N78°46'57"W	32.00'
T2	S11°13'03"W	50.79'
T3	N78°46'57"W	122.89'
T4	S03°48'51"E	54.88'
T5	S11°54'13"W	54.93
T6	S23°13'05"W	50.89'
T7	S32°42'07"W	174.08'
T8	S45°06'55"W	25.62'
T9	N44°53'05"W	16.00'
T10	N45°06'55"E	23.92'
T11	N31°42'07"E	171.02'
T12	N23°13'05"E	48.12'
T13	N11°53'13"E	51.13'
T14	N03°48'51"W	54.99'
T15	N12°41'32"E	165.15'
T16	N04°19'04"E	188.65'
T17	N21°25'24"E	126.29'
T18	N48°41'01"E	169.79'
T19	N37°34'14"E	57.84'
T20	N12°41'32"E	164.00'
T21	N04°19'04"E	187.41'
T22	N21°25'24"E	120.00'
T23	N48°41'01"E	167.47'
T24	N37°34'14"E	59.39'
T25	N52°25'46"W	85.50'
T26	N37°34'14"E	32.00'
T27	S52°25'46"E	90.96'
T28	N10°00'39"E	45.00'
T29	N26°39'00"E	40.00
T30	N40°48'30"E	85.26'
T31	S52°25'46"E	120.02'
T32	S36°11'31"W	115.37'
T33	S11°13'03"E	275.26'
T34	N78°46'57"W	54.00'
T35	N37°51'46"E	56.41'
T36	N71°26'31"E	28.60'
T37	N71°26'31"E	102.87'
T38	N29°20'15"E	30.31'
T39	S52°25'46"E	58.06'
T40	N26°39'00"E	48.84'
T41	N40°48'30"E	85.06'

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
A	5' ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
B	12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
C	6' SIDEWALK, ELECTRIC, GAS, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
D	10' SIDEWALK, ELECTRIC, GAS, TELEPHONE, CATV WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
E	EXISTING 6' SIDEWALK, ELECTRIC, GAS, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
F	5' SIDEWALK, ELECTRIC, GAS, WATERLINE, SANITARY SEWER, & DRAINAGE EASEMENT
G	10' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
H	18' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
SV	CLEAR VISION LINE (INTERSECTION SIGHT DISTANCE) SEE NOTE #7

NOTES:

1. LOT 1, BLOCK 6, C.B. 4864, (PRIVATE STREETS): UNIT-1 = 0.1754 Ac.; UNIT-3 = 1.8843 Ac.; UNIT-5A = 1.2672 Ac; AND UNIT-5B = 0.7613 Ac. FOR A TOTAL OF 4.0882 Ac. AND IS COMMON USE LAND AREA.
2. A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.
3. NO GARAGE FACING SHALL BE PLACED CLOSER THAT TWENTY (20) FEET TO THE BACK OF SIDEWALK.
4. PRIVATE STREETS ARE DESIGNATED BY SHADED AREAS, AND ALSO, ARE ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
5. 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.
6. THE MAINTENANCE OF PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN TRINITY OAKS, UNIT-5B SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.
7. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): NO PERMANENT STRUCTURES BETWEEN 3' AND 8' IN HEIGHT ABOVE ADJACENT PAVEMENT GRADE, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT AS OUTLINED IN THE LASTEST VERSION OF AASHTO.
8. IRON ROD WITH MBC CAP SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.
9. 29 SINGLE FAMILY RESIDENTIAL LOTS AND 1 WATER WELL SITE LOT ESTABLISHED.

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.

OWNER FOR 0.1908 Ac. PARCEL - LOT 146

STATE OF TEXAS — DULY AUTHORIZED AGENT
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
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.

OWNER JAMES JAPHET, PRESIDENT

STATE OF TEXAS — DULY AUTHORIZED AGENT
COUNTY OF BEXAR
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES JAPHET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT 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: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ★ ROBERT A. LIESMAN 44131 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED SAMUEL B. BLEDSOE III 3112 PROFESSIONAL LAND SURVEYOR

UDC 35-512: STREETSCAPE PLANTING MUST BE DONE AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-519 OF UDC.

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.

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.

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-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, 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 RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

CPS 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 OVERHANDS 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.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
TEL. No. (210) 545-1122
1-9385

THIS PLAT OF TRINITY OAKS, UNIT-5B 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 _____ SECRETARY — BY _____ CHAIRMAN

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS — COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, A.D. 20 ____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 ____ AT _____ M.
IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.
THIS _____ DAY OF _____, A.D. 20 ____

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

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 14 **July 11, 2007**

SILVER OAKS, UNIT 12	MAJOR PLAT	060510
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 546 E-6
OWNER: Centex Homes, by Damon Lyles
ENGINEER: Denham-Ramones Engineering, Inc., by Paul W. Denham
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: June 25, 2007

Location: On the south side of Galm Road; west of FM 1560

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #848, Moos Tract was accepted on September 14, 2006.

Proposed Use: Residential

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

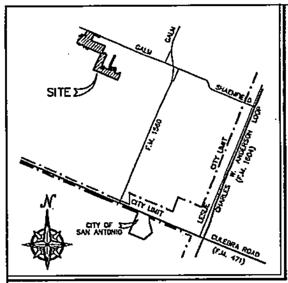
APPLICANT'S PROPOSAL:

To plat **34.950** acres consisting of **167** single family lots and **6,970** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No. 060510



LOCATION MAP

NOT TO SCALE

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

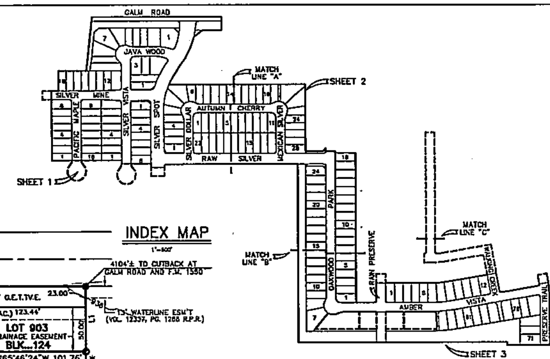
ATTESTED: ______

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

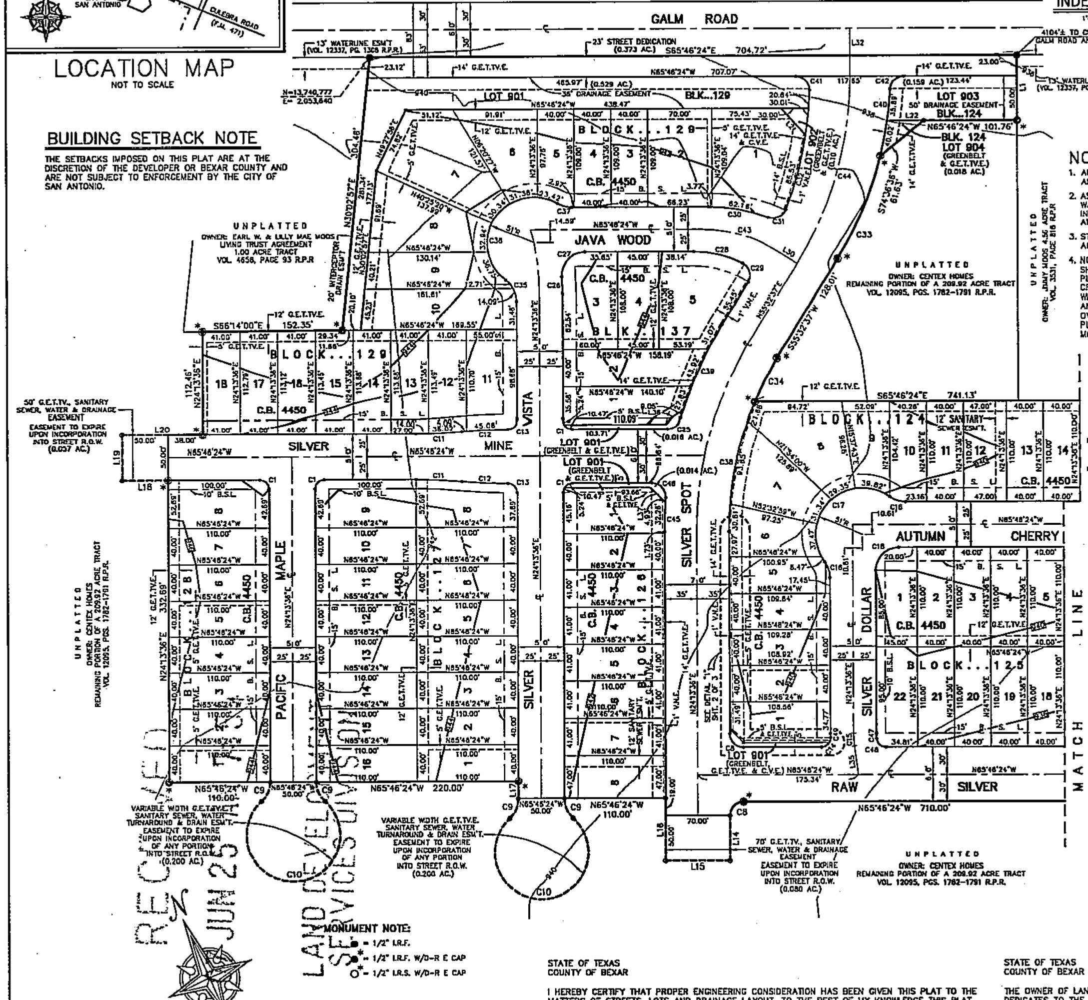
BUILDING SETBACK NOTE

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"=800'



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
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.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	90°00'00"	10.00'	10.00'	15.71'	14.14'
C2	9°59'22"	375.00'	32.77'	65.38'	65.30'
C3	95°24'36"	10.00'	10.99'	16.65'	14.79'
C4	4°34'46"	325.00'	12.99'	25.98'	25.97'
C5	88°28'19"	10.00'	9.74'	15.44'	13.95'
C6	1°31'41"	375.00'	5.00'	10.00'	10.00'
C7	10°08'14"	425.00'	37.70'	75.20'	75.10'
C8	90°00'00"	15.00'	15.00'	23.56'	21.21'
C9	47°32'45"	29.00'	12.77'	24.07'	23.38'
C10	275°05'30"	51.00'	46.66'	244.88'	68.85'
C11	5°43'55"	500.00'	25.03'	50.02'	50.00'
C12	5°44'46"	500.00'	25.09'	50.14'	50.12'
C13	90°00'01"	10.00'	10.00'	15.71'	14.14'
C14	92°07'21"	10.00'	10.38'	16.08'	14.40'
C15	8°00'18"	100.00'	7.00'	13.97'	13.96'
C16	36°08'23"	29.00'	9.46'	18.29'	17.99'
C17	162°16'45"	51.00'	327.16'	144.45'	100.78'
C18	90°00'00"	25.00'	25.00'	39.27'	35.36'
C19	100°08'14"	10.00'	11.95'	17.48'	15.34'
C20	9°58'22"	595.00'	52.00'	103.74'	103.61'
C21	1°09'08"	645.00'	6.48'	12.96'	12.96'
C22	69°23'00"	51.00'	35.30'	61.76'	58.05'
C23	92°53'45"	51.00'	53.65'	82.69'	73.92'
C24	8°50'16"	645.00'	49.84'	99.49'	99.39'
C25	73°25'05"	15.00'	11.18'	19.22'	17.93'
C26	3°38'26"	297.24'	9.45'	18.89'	18.89'
C27	93°38'26"	25.00'	26.64'	40.86'	36.46'
C28	26°07'46"	120.00'	27.85'	54.73'	54.25'
C29	95°11'13"	15.00'	16.42'	24.92'	22.15'
C30	20°59'20"	180.00'	33.34'	65.94'	65.57'
C31	89°59'29"	15.00'	15.00'	23.56'	21.21'
C32	19°30'23"	400.00'	68.76'	136.18'	135.52'
C33	17°41'03"	400.00'	62.22'	123.48'	122.97'
C34	8°22'36"	365.00'	26.73'	53.36'	53.32'
C35	52°56'46"	29.00'	14.44'	26.80'	25.86'
C36	173°55'21"	51.00'	960.71'	154.81'	101.88'
C37	30°58'35"	29.00'	8.04'	15.68'	15.49'
C38	22°56'24"	365.00'	74.06'	146.14'	145.16'
C39	14°44'08"	435.00'	56.25'	111.87'	111.56'
C40	10°52'22"	400.00'	38.07'	75.91'	75.79'
C41	91°28'28"	15.00'	15.40'	23.95'	21.49'
C42	87°14'25"	15.00'	14.29'	22.84'	20.70'
C43	31°19'01"	150.00'	42.05'	81.99'	80.97'
C44	31°19'01"	400.00'	112.12'	218.63'	215.92'
C45	4°53'54"	435.00'	18.61'	37.19'	37.18'
C46	94°53'54"	15.00'	16.34'	24.84'	22.10'
C47	4°24'42"	75.00'	2.89'	5.77'	5.77'
C48	85°35'18"	10.00'	9.26'	14.94'	13.59'
C49	2°07'21"	125.00'	2.32'	4.63'	4.63'

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 PLAT I.D. # 060502
②	SILVER OAKS SUBDIVISION UNIT 4B VOL. 9572, PGS. 197-200 D.P.R.

"C.P.S. NOTES"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

LEGEND

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. [EDU]
8.) PROPOSED FINISHED CONTOUR
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), 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 W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF LOT 70, BLOCK 84, BETWEEN TWO FOUND 1/2" REBARS, SHOW AS S65°37'31"E ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, PLAT I.D. No. 060502 (NOT YET RECORDED).
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) 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: 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.) 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. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK. 66, LOTS 901 & 902, BLK. 122, LOTS 901-904, BLK. 124 LOT 901, BLK. 128, LOT 901, BLK. 137, LOT 901 & 902, BLK. 129)

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

SHEET 1 OF 3

167 LOTS

SUBDIVISION PLAT
OF

SILVER OAKS SUBDIVISION UNIT 12

BEING 34.950 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOLUME 12095, PAGES 1782-1791, & A 119.07 ACRE TRACT RECORDED IN VOLUME 11089, PAGES 957-962 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

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

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

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: 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 20th DAY OF JUNE A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 12 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______
CHAIRMAN

BY: ______
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

______ DAY OF ______ A.D. ______ AT ______ M, AND DULY RECORDED THE

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

______ OF SAID COUNTY, IN BOOK VOLUME ______

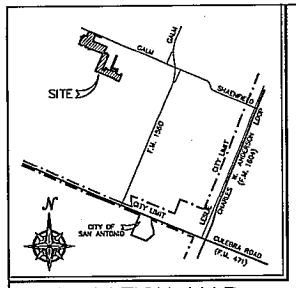
ON PAGE ______
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

______ DAY OF ______ A.D. ______
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

RECEIVED JUN 25 LAND DEVELOPMENT SERVICES DIVISION

PLAT No. 060510



LOCATION MAP

NOT TO SCALE

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S24°13'38"W	23.00'
L2	S65°46'24"E	50.00'
L3	S24°13'38"W	9.28'
L4	S65°46'24"E	50.00'
L5	S24°13'38"W	50.00'
L6	S67°42'17"E	60.64'
L7	S24°13'38"W	57.63'
L8	N65°46'24"W	40.30'
L9	N24°13'38"E	50.00'
L10	N14°14'15"E	40.00'
L11	S72°45'45"E	50.00'
L12	S14°14'15"W	40.00'
L13	N24°13'38"E	15.55'
L14	S24°13'38"W	50.00'
L15	N65°46'24"W	20.00'
L16	N24°13'38"E	69.00'
L17	N24°13'38"E	19.57'
L18	N65°46'24"W	50.00'
L19	N24°13'38"E	50.00'
L20	S65°46'24"E	68.00'
L21	N17°23'30"W	29.82'
L22	N65°46'24"W	40.00'
L23	N67°34'49"W	49.70'
L24	N70°21'38"E	62.19'
L25	N74°32'48"W	50.04'
L26	N23°22'56"W	18.13'
L27	N88°37'04"E	18.13'
L28	N30°45'45"W	17.01'
L29	N59°14'15"E	17.01'
L30	N77°37'10"E	24.09'
L31	N34°27'37"W	30.89'
L32	N24°13'38"E	18.77'
L33	N09°39'20"W	53.03'
L34	N58°26'33"E	7.68'
L35	N18°33'18"E	31.35'
L36	N77°37'10"E	24.09'
L37	N20°48'24"W	22.83'
L38	N20°48'24"W	21.21'
L39	N69°13'36"E	10.78'

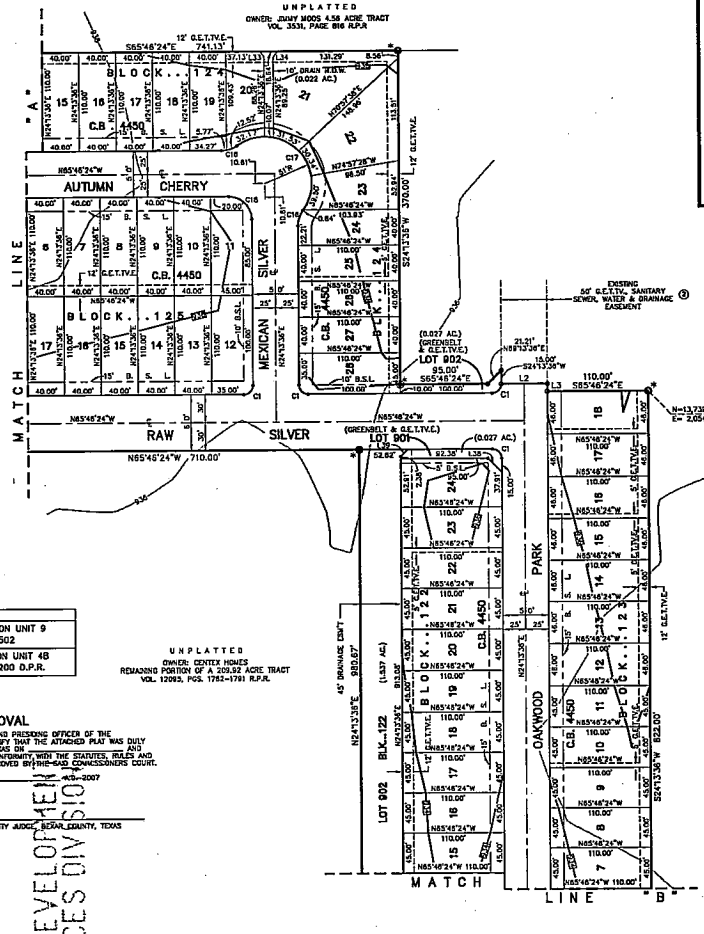
BUILDING SETBACK NOTE

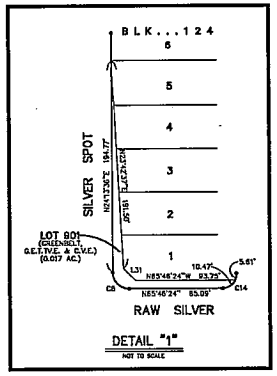
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 PLAT I.D. # 060502
②	SILVER OAKS SUBDIVISION UNIT 4B VOL. 9572, PGS. 197–200 D.P.R.

NOTE:

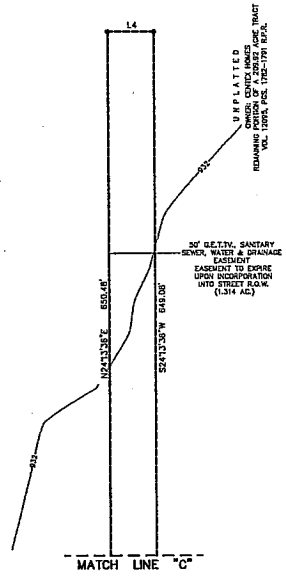
1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 928.0 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
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.





DETAIL "1"

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.IVE. 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.)	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. (5818)	
8.)	PROPOSED FINISHED CONTOUR	
9.)	THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(NAVD), 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 OF PRACTICAL IN THE SUBDIVISION W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.	
11.)	BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF LOT 70, BLOCK 86, BETWEEN TWO FOUND 1/2" REBARS, SHOW AS S50°37'31"E ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 9, PLAT I.D. No. 060502 (NOT YET RECORDED)	
12.)	R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.	
13.)	D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.	
14.)	I.R.F. = IRON REBAR FOUND	
15.)	I.R.S. = IRON REBAR SET	
16.)	ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.	
17.)	FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.	
18.)	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: 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.)	THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK. 86, LOTS 901 & 902, BLK. 122, LOTS 901-904, BLK. 124 LOT 801, BLK. 124, LOT 901, BLK. 137, LOT 901 & 902, BLK. 129)	

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

SHEET 2 OF 3

167 LOTS

SUBDIVISION PLAT
OF

SILVER OAKS SUBDIVISION UNIT 12

BEING 34.950 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOLUME 12095, PAGES 1782-1791, & A 119.07 ACRE TRACT RECORDED IN VOLUME 11089, PAGES 957-962 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.

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

RECEIVED
07 JUN 25 AM 7:5
LAND DEVELOPMENT
SERVICES DIVISION

MONUMENT NOTE:
- 1/2" I.R.F.
- 1/2" I.R.F. W/D-R E CAP
- 1/2" I.R.S. W/D-R E CAP

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

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: 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 20th DAY OF JUNE A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 12 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 _____

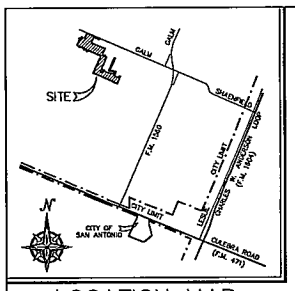
ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

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

BY: _____, DEPUTY

Denham-Ramones Engineering
and Associates, Inc.
12861 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

PLAT No. 060510



LOCATION MAP
NOT TO SCALE

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. ALL THE LOTS WITHIN THIS SUBDIVISION WILL REQUIRE PRESSURE REDUCING VALVE.
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.

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

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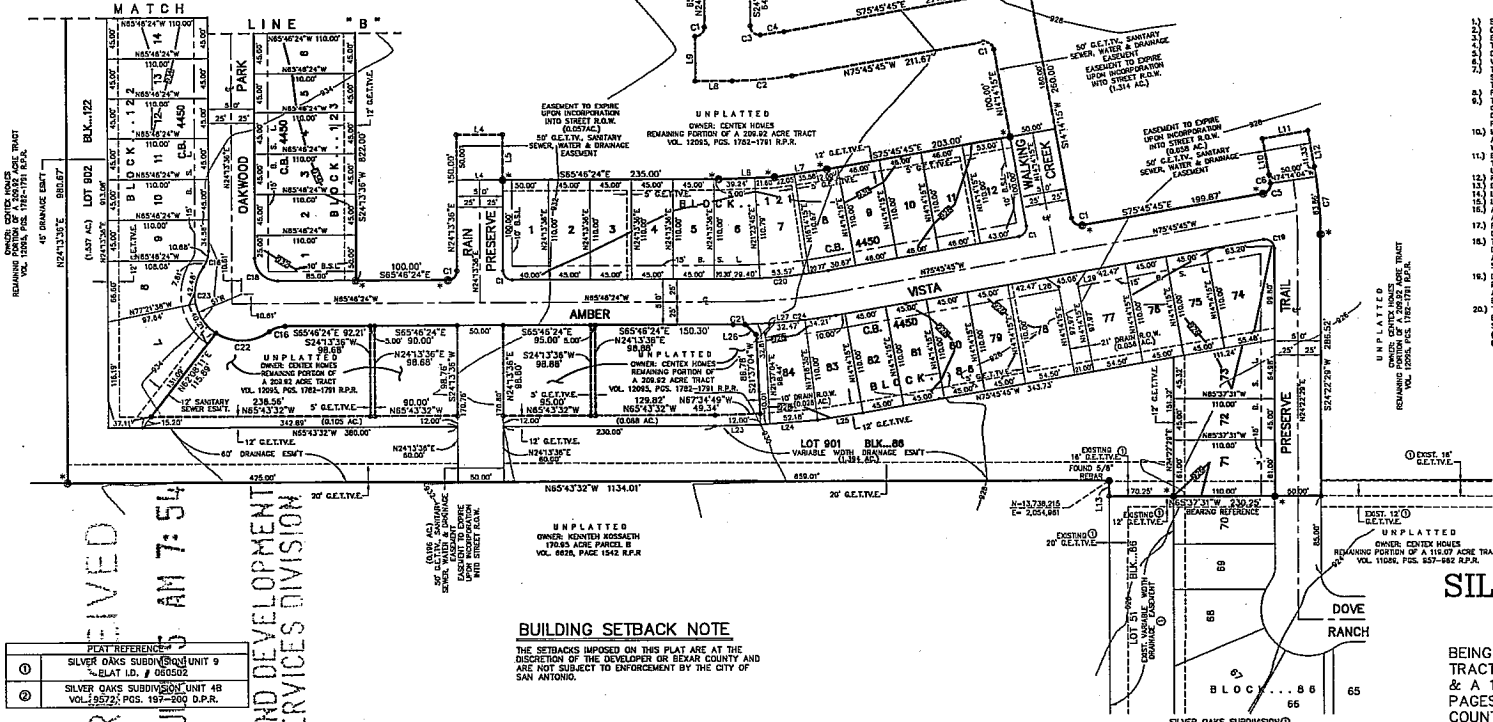
5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.V.E.
6.) VEHICULAR NON-ACCESS EASEMENT _____ V.N.A.
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 _____
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83/93(HARN), 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 W/1/2" REBAR AND D-RE. PLASTIC CAP UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS THE NORTHEAST LINE OF PART 70, BLOCK 86, BETWEEN TWO FOUND 1/2" REBARS, SHOWN AS N85°37'31"E ON THE PLAT OF SILVER OAKS SUBDIVISION UNIT 8, PLAT NO. 060502 (NOT YET RECORDED).
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM "SAWS". SAWS 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.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK. 85, LOTS 901 & 902, BLK. 122, LOTS 901-904, BLK. 124 LOT 901, BLK. 126, LOT 901, BLK. 137, LOT 901 & 902, BLK. 129)



PLAT REFERENCE	
①	SILVER OAKS SUBDIVISION UNIT 9 PLAT I.D. # 060502
②	SILVER OAKS SUBDIVISION UNIT 48 VOL. 9573, PGS. 197-200 D.P.R.

RECEIVED
07 JUN 5 AM 7:54
LAND DEVELOPMENT SERVICES DIVISION

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.

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

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

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: 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 20th DAY OF JUNE A.D., 2007.

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF SILVER OAKS SUBDIVISION UNIT 12
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

DEVELOPER/OWNER:
CENTEX HOMES
1354 NORTH LOOP 1604, SUITE 108
SAN ANTONIO, TEXAS 78232
PHONE: (210) 496-1985

SHEET 3 OF 3

167 LOTS

SUBDIVISION PLAT OF SILVER OAKS SUBDIVISION UNIT 12

BEING 34.950 ACRES OF LAND OUT OF A 209.92 ACRE TRACT RECORDED IN VOLUME 12095, PAGES 1782-1791, & A 119.07 ACRE TRACT RECORDED IN VOLUME 11089, PAGES 957-962 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.

Denham-Ramones Engineering and Associates, Inc.
12861 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **July 11, 2007**

SUNDANCE RANCH, UNIT 1	MAJOR PLAT	060682
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 D-8
OWNER: Post River Sundance Ranch, Ltd., by T. Craig Glendenning
ENGINEER: Brown Engineering Co., by J. Steven Brown
CASE MANAGER: Donna L. Schueling (207-5016)

Date filed with Planning Commission: June 27, 2007

Location: On the south side of Toutant Beauregard Rd; west of Boerne Stage Rd

Services Available: SAWS Water and On Site Sewer System

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #028-06, Sundance Ranch was accepted on November 7, 2006.

Proposed Use: Single-Family Residential

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

APPLICANT'S PROPOSAL:

To plat **75.682** acres consisting of **93** single family lots and **8,672** linear feet of public streets.

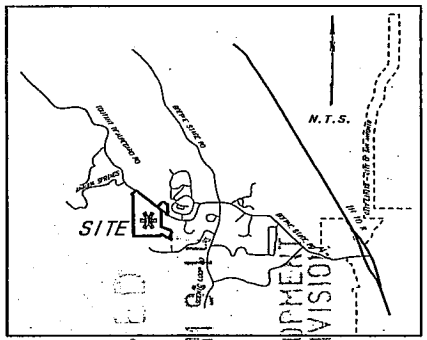
STAFF RECOMMENDATION:
Approval.

060682

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 1

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DESCRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 8699, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



LOCATION MAP

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

MAINTENANCE NOTE:
BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC., SUNDANCE RANCH HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLK 1, LOT 902, BLK 1, LOT 901, BLK 2, LOT 902, BLK. 2, LOT 901, BLK 5.

LOT AREA TABLE

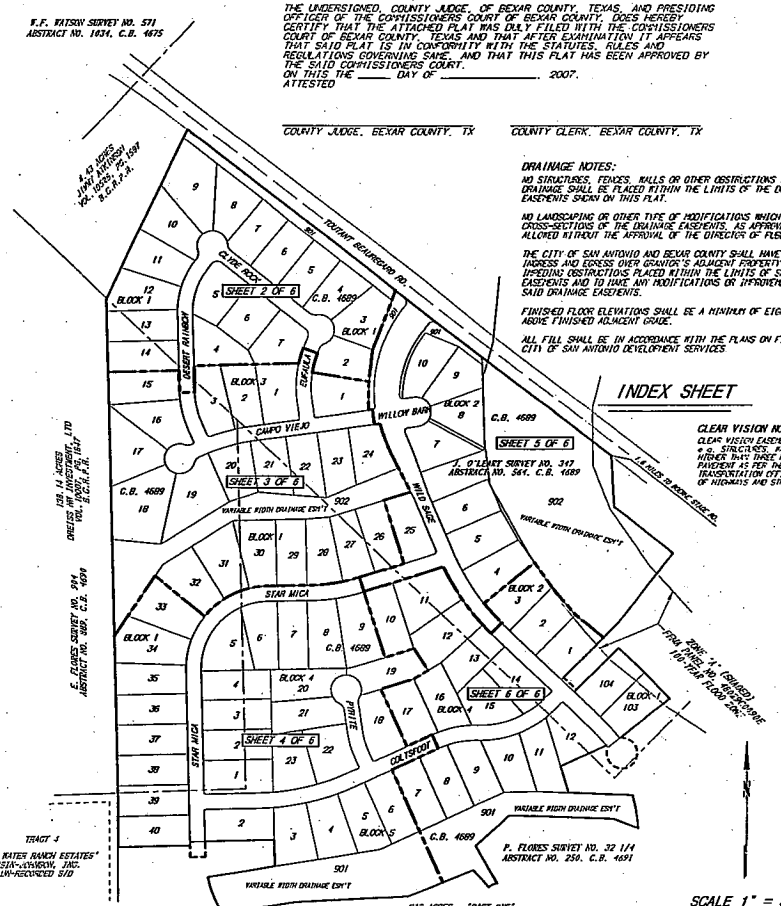
LOT NO.	BLOCK NO.	GROSS AREA IN ACRES	NET AREA = (GROSS LESS EASEMENTS) IN ACRES
1	1	0.53 ACRES	0.51 ACRES
2	1	0.50 ACRES	0.50 ACRES
3	1	0.51 ACRES	0.50 ACRES
4	1	0.51 ACRES	0.50 ACRES
5	1	0.51 ACRES	0.50 ACRES
6	1	0.50 ACRES	0.50 ACRES
7	1	0.51 ACRES	0.51 ACRES
8	1	0.55 ACRES	0.55 ACRES
9	1	0.65 ACRES	0.59 ACRES
10	1	0.59 ACRES	0.50 ACRES
11	1	0.58 ACRES	0.50 ACRES
12	1	0.55 ACRES	0.51 ACRES
13	1	0.56 ACRES	0.50 ACRES
14	1	0.56 ACRES	0.50 ACRES
15	1	0.98 ACRES	0.91 ACRES
16	1	0.60 ACRES	0.54 ACRES
17	1	0.10 ACRES	0.89 ACRES
18	1	0.99 ACRES	0.92 ACRES
19	1	0.18 ACRES	0.78 ACRES
20	1	0.51 ACRES	0.51 ACRES
21	1	0.50 ACRES	0.50 ACRES
22	1	0.51 ACRES	0.51 ACRES
23	1	0.51 ACRES	0.50 ACRES
24	1	0.51 ACRES	0.50 ACRES
25	1	0.53 ACRES	0.53 ACRES
26	1	0.51 ACRES	0.50 ACRES
27	1	0.50 ACRES	0.50 ACRES
28	1	0.51 ACRES	0.50 ACRES
29	1	0.51 ACRES	0.50 ACRES
30	1	0.60 ACRES	0.60 ACRES
31	1	0.61 ACRES	0.61 ACRES
32	1	0.60 ACRES	0.60 ACRES
33	1	0.61 ACRES	0.61 ACRES
34	1	0.70 ACRES	0.66 ACRES
35	1	0.57 ACRES	0.53 ACRES
36	1	0.54 ACRES	0.50 ACRES
37	1	0.54 ACRES	0.50 ACRES
38	1	0.54 ACRES	0.50 ACRES
39	1	0.54 ACRES	0.50 ACRES
40	1	0.55 ACRES	0.51 ACRES
103	1	0.59 ACRES	0.59 ACRES
104	1	0.58 ACRES	0.58 ACRES
1	2	0.54 ACRES	0.51 ACRES
2	2	0.54 ACRES	0.51 ACRES
3	2	0.54 ACRES	0.51 ACRES
4	2	0.56 ACRES	0.53 ACRES
5	2	0.59 ACRES	0.55 ACRES
6	2	0.53 ACRES	0.50 ACRES
7	2	0.54 ACRES	0.51 ACRES
8	2	0.50 ACRES	0.50 ACRES
9	2	0.51 ACRES	0.51 ACRES
10	2	0.52 ACRES	0.51 ACRES
1	3	0.58 ACRES	0.51 ACRES
2	3	0.52 ACRES	0.50 ACRES
3	3	0.55 ACRES	0.53 ACRES
4	3	0.51 ACRES	0.51 ACRES
5	3	0.54 ACRES	0.51 ACRES
6	3	0.53 ACRES	0.53 ACRES
7	3	0.55 ACRES	0.50 ACRES
8	3	0.58 ACRES	0.57 ACRES
1	4	0.53 ACRES	0.51 ACRES
2	4	0.53 ACRES	0.51 ACRES
3	4	0.53 ACRES	0.51 ACRES
4	4	0.56 ACRES	0.53 ACRES
5	4	0.53 ACRES	0.50 ACRES
6	4	0.53 ACRES	0.50 ACRES
7	4	0.53 ACRES	0.51 ACRES
8	4	0.59 ACRES	0.57 ACRES
9	4	0.61 ACRES	0.59 ACRES
10	4	0.53 ACRES	0.51 ACRES
11	4	0.66 ACRES	0.62 ACRES
12	4	0.65 ACRES	0.65 ACRES
13	4	0.57 ACRES	0.54 ACRES
14	4	0.56 ACRES	0.54 ACRES
15	4	0.55 ACRES	0.51 ACRES
16	4	0.53 ACRES	0.51 ACRES
17	4	0.53 ACRES	0.50 ACRES
18	4	0.53 ACRES	0.50 ACRES
19	4	0.52 ACRES	0.52 ACRES
20	4	0.52 ACRES	0.52 ACRES
21	4	0.54 ACRES	0.52 ACRES
22	4	0.57 ACRES	0.50 ACRES
23	4	0.54 ACRES	0.50 ACRES
24	4	0.56 ACRES	0.51 ACRES
1	5	0.56 ACRES	0.55 ACRES
2	5	0.56 ACRES	0.55 ACRES
3	5	0.56 ACRES	0.55 ACRES
4	5	0.54 ACRES	0.54 ACRES
5	5	0.53 ACRES	0.52 ACRES
6	5	0.51 ACRES	0.50 ACRES
7	5	0.51 ACRES	0.50 ACRES
8	5	0.51 ACRES	0.50 ACRES
9	5	0.51 ACRES	0.50 ACRES
10	5	0.50 ACRES	0.50 ACRES
11	5	0.52 ACRES	0.51 ACRES
12	5	0.51 ACRES	0.50 ACRES

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 _____, 2007.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX



INDEX SHEET

DRAINAGE NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE NEITHER THAN THREE FEET AND LONGER 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 THERE OF.

SCALE 1" = 300'

300' 150' 0 300'

LEGEND

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

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED)
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48029C0330E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT ALL OF THE LOTS AND STREET RIGHTS-OF-WAY WITHIN THIS SUBDIVISION ARE LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN".
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER, SEWER AND DRAINAGE EASEMENTS.
7. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
8. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
9. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
10. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
11. LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC TANKS.
12. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE CONFINED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD.

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

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS

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

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

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

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

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
JACK STEVEN BROWN
83086
REGISTERED
PROFESSIONAL ENGINEER

6/25/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 26 day of June A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

6.25.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRN: KA APP: JSB

SHEET 1 OF 6

BROWN ENGINEERING CO.

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

JOB NO.: 411-004-19 DATE: 06/25/2007

SUBDIVISION PLAT ESTABLISHING

060682

SUNDANCE RANCH SUBDIVISION, UNIT 1

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DESCRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 6899, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

LEGEND

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

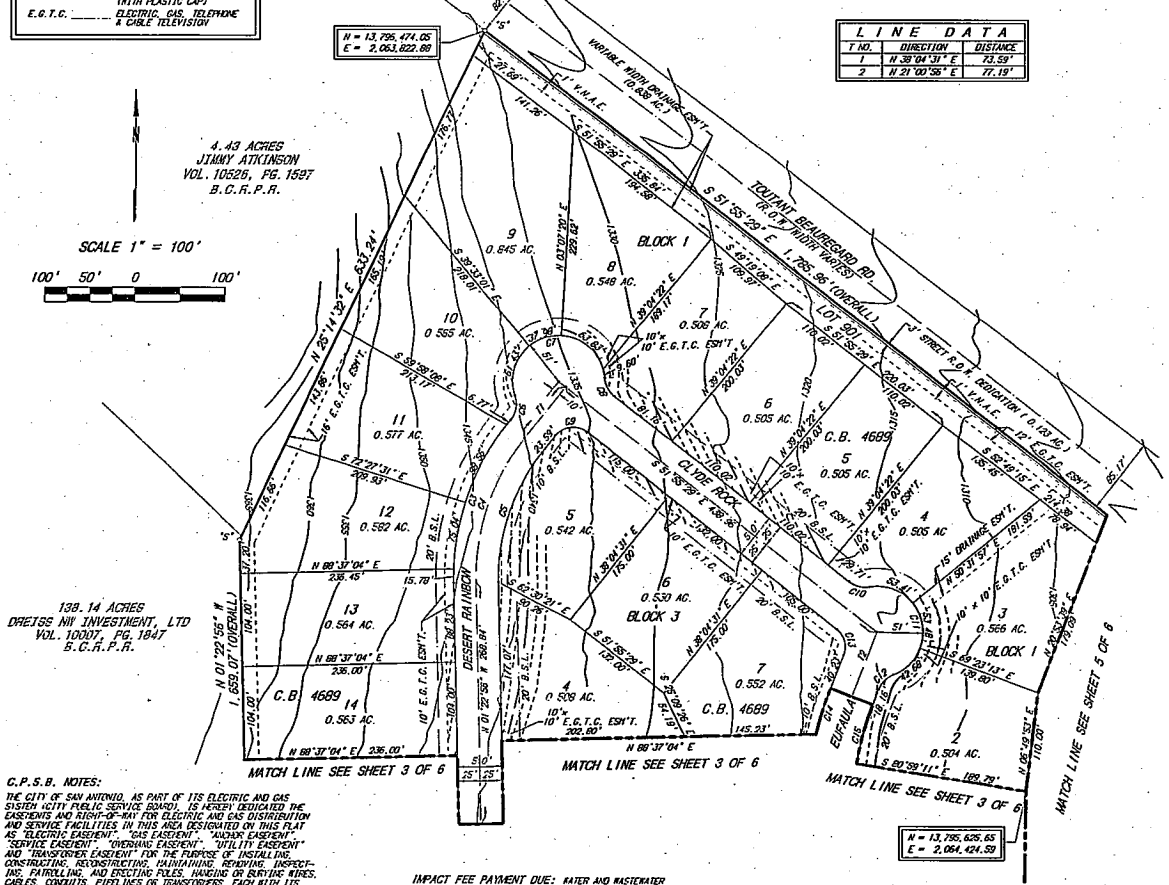
SEE SHEET 1 OF 6 FOR GENERAL NOTES

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
3	035°27'26"	275.00'	98.62'	169.38'	N 18°20'48" E	165.66'
4	035°27'26"	250.00'	89.65'	153.77'	N 18°20'48" E	151.78'
5	035°27'26"	225.00'	80.69'	154.95'	N 18°20'48" E	151.90'
6	055°37'59"	29.00'	15.63'	28.67'	N 09°45'32" E	27.51'
7	194°10'44"	51.00'	410.07'	172.84'	N 78°31'54" E	101.22'
8	047°32'45"	29.00'	12.77'	24.07'	S 28°09'07" E	23.39'
9	090°00'00"	25.00'	25.00'	39.27'	N 83°04'31" E	35.36'
10	047°32'45"	29.00'	12.77'	24.07'	S 75°41'52" E	23.39'
11	168°01'56"	51.00'	486.55'	149.57'	S 15°27'16" E	101.44'
12	047°32'45"	29.00'	12.77'	24.07'	S 44°47'19" W	23.39'
13	073°56'26"	25.00'	18.48'	31.83'	N 15°27'16" W	29.72'
14	008°21'54"	375.00'	27.42'	54.75'	S 16°50'00" W	54.70'
15	012°00'07"	325.00'	34.16'	68.09'	N 15°00'53" E	67.95'

LINE DATA

T NO.	DIRECTION	DISTANCE
1	N 38°04'31" E	73.59'
2	N 21°00'56" E	77.19'



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
JACK STEVEN BROWN
83086
REGISTERED PROFESSIONAL ENGINEER

6/25/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 26 day of June A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

6.25.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ ; DEPUTY

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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.

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 _____, 2007.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

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 THERE OF.

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE H2
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

DWN: KA APP: JSB

SHEET 2 OF 6

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

JOB NO.: 411-004-19 DATE: 06/25/2007

SUBDIVISION PLAT ESTABLISHING

060682

SUNDANCE RANCH SUBDIVISION, UNIT 1

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 899, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DECRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 8699, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

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 _____, 2007.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

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 EXCEEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

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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.

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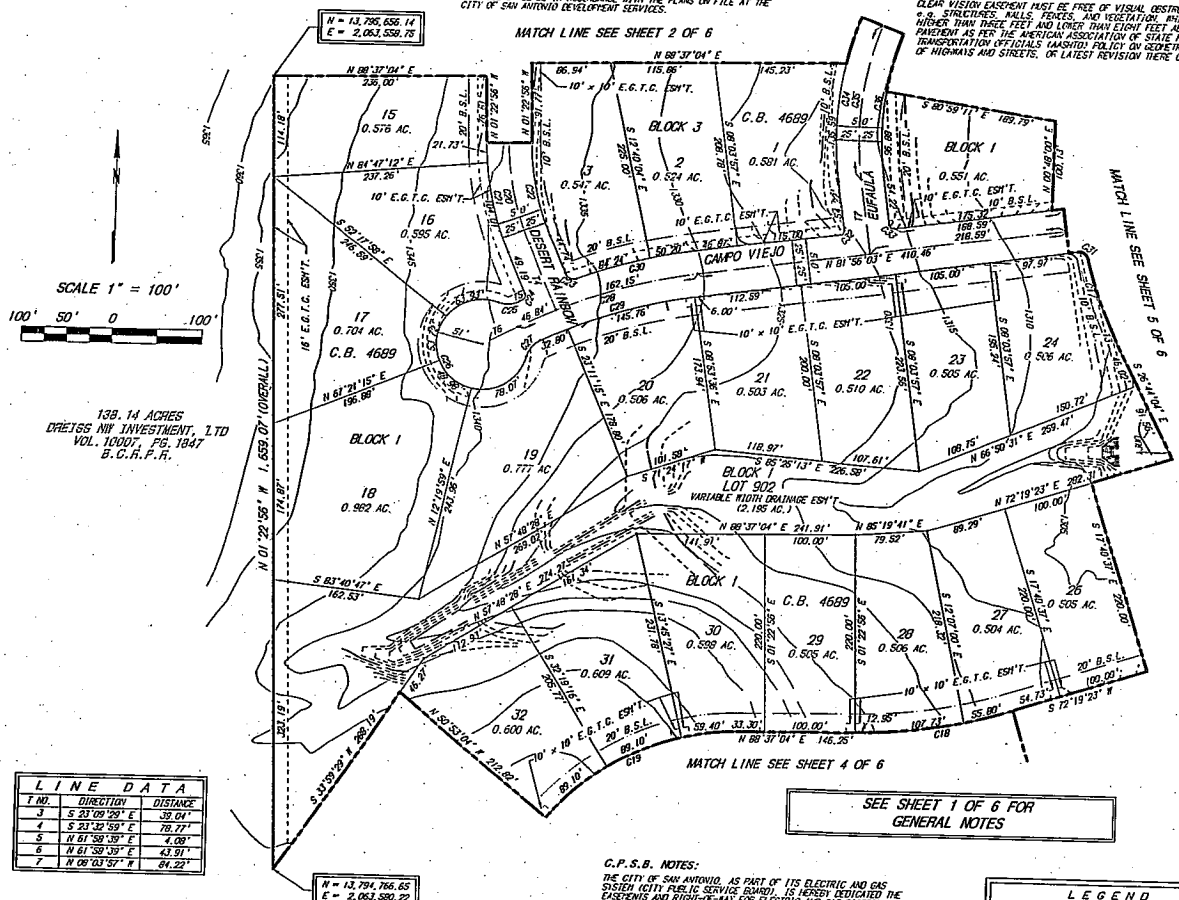
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, e.g. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF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



LINE DATA		
T NO.	DIRECTION	DISTANCE
3	S 23°09'29" E	39.04'
4	S 23°32'59" E	78.77'
5	N 81°59'39" E	4.08'
6	N 61°39'39" E	43.91'
7	N 09°03'57" W	84.22'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
17	009°18'49"	463.00'	33.64'	67.17'	S 19°00'08" E	67.11'
18	016°17'42"	575.00'	82.32'	163.53'	N 80°28'14" E	162.99'
19	049°30'09"	275.00'	126.78'	237.59'	N 63°52'00" E	230.27'
20	022°10'03"	300.00'	58.77'	116.07'	S 12°37'57" E	115.35'
21	022°10'03"	325.00'	63.67'	125.74'	S 12°37'57" E	124.95'
22	022°10'03"	275.00'	53.87'	106.40'	S 12°37'57" E	105.73'
23	086°50'25"	10.00'	9.46'	15.16'	S 66°59'11" E	13.75'
24	085°31'38"	5.00'	4.62'	7.46'	S 19°12'50" W	6.79'
25	047°32'45"	29.00'	12.77'	24.07'	S 85°45'01" W	23.38'
26	274°53'36"	51.00'	46.62'	244.69'	S 27°55'24" E	68.98'
27	048°54'52"	29.00'	13.19'	24.76'	N 39°05'13" E	24.01'
28	019°57'25"	600.00'	105.56'	208.99'	N 71°57'21" E	207.93'
29	018°23'26"	575.00'	93.09'	184.56'	N 72°44'21" E	183.77'
30	012°19'27"	625.00'	67.48'	134.44'	N 75°46'20" E	134.19'
31	083°13'09"	10.00'	8.88'	14.53'	S 56°27'22" E	13.28'
32	090°00'00"	5.00'	5.00'	7.85'	N 36°55'03" E	7.07'
33	090°00'00"	5.00'	5.00'	7.85'	S 53°03'57" E	7.07'
34	029°04'53"	375.00'	97.27'	190.34'	N 06°28'30" E	188.30'
35	029°04'53"	350.00'	90.78'	177.65'	N 06°28'30" E	175.75'
36	029°04'53"	325.00'	84.30'	164.96'	N 06°28'30" E	163.19'

SEE SHEET 1 OF 6 FOR GENERAL NOTES

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. 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.

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

LEGEND

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

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
601 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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 JACK STEVEN BROWN 83086 REGISTERED PROFESSIONAL ENGINEER

6/25/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 26 day of June A.D., 2007.

LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200_.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

6.25.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: JSB

SHEET 3 OF 6

BROWN ENGINEERING CO.

JOB NO.: 411-004-19 DATE: 06/25/2007

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

SUBDIVISION PLAT ESTABLISHING

SUNDANCE RANCH SUBDIVISION, UNIT 1

060682

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DESCRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 8699, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THOSE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

LEGEND

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

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 THERE OF.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 2007.
ATTESTED

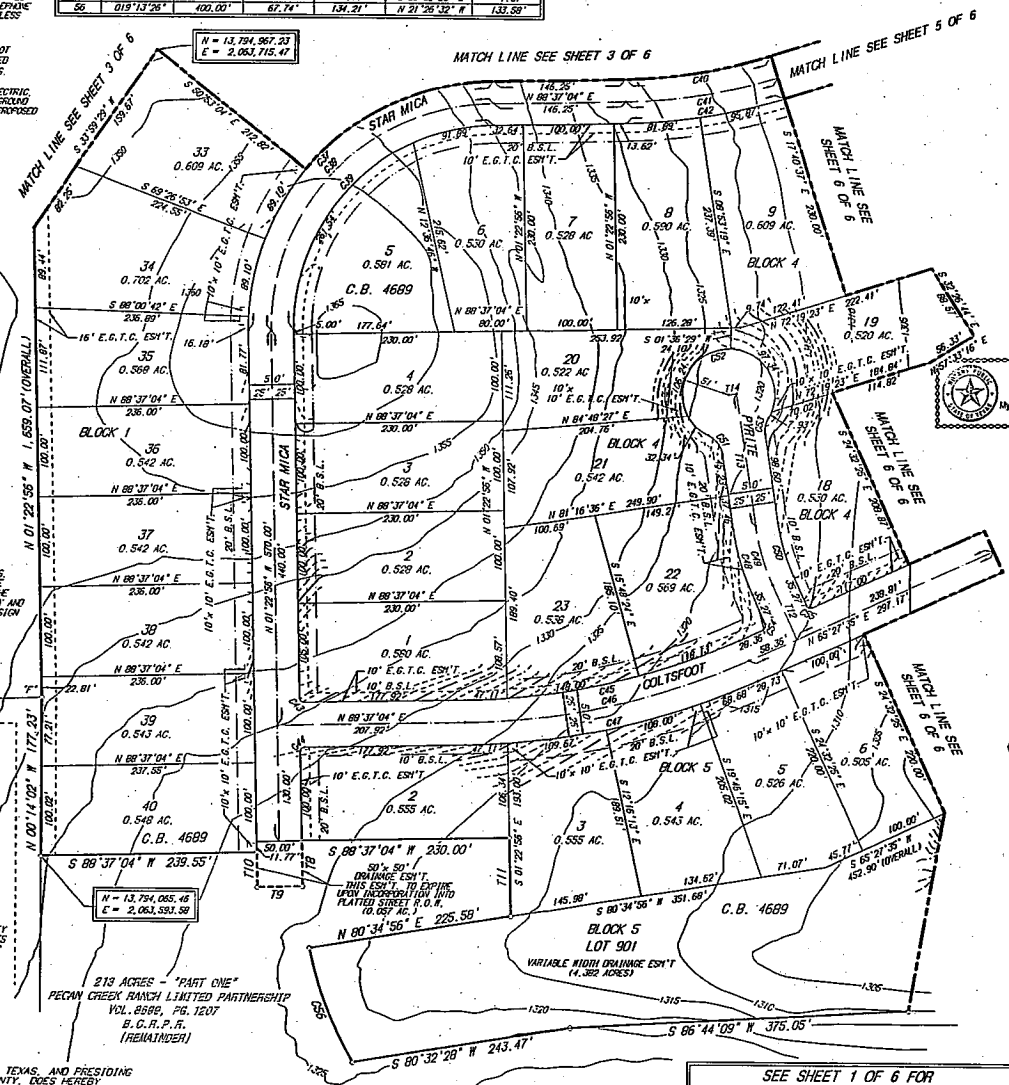
COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

CURVE DATA					
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
37	090°00'00"	275.00'	275.00'	431.97'	N 43°37'04" E	388.91'
38	090°00'00"	250.00'	250.00'	392.70'	N 43°37'04" E	353.55'
39	090°00'00"	225.00'	225.00'	353.43'	N 43°37'04" E	318.20'
40	016°17'42"	575.00'	82.33'	163.53'	N 80°28'14" E	162.99'
41	016°17'42"	600.00'	85.90'	170.64'	N 80°28'14" E	170.07'
42	016°17'42"	625.00'	89.48'	177.75'	N 80°28'14" E	177.15'
43	090°00'00"	5.00'	5.00'	7.85'	S 46°22'56" E	7.07'
44	090°00'00"	5.00'	5.00'	7.85'	N 43°37'04" E	7.07'
45	023°09'29"	775.00'	159.79'	313.25'	N 77°02'20" E	311.12'
46	023°09'29"	800.00'	163.91'	323.35'	N 77°02'20" E	321.15'
47	023°09'29"	825.00'	169.03'	333.45'	N 77°02'20" E	331.19'
48	015°49'01"	275.00'	38.20'	75.92'	S 16°37'55" E	75.68'
49	015°49'01"	250.00'	34.73'	69.01'	S 16°37'55" E	68.80'
50	015°49'01"	225.00'	31.26'	62.11'	S 16°37'55" E	61.92'
51	055°21'29"	29.00'	15.21'	28.02'	N 36°24'09" W	26.94'
52	273°57'18"	51.00'	47.60'	243.85'	N 72°53'46" E	69.59'
53	038°35'49"	29.00'	10.15'	19.54'	S 10°34'30" W	19.17'
54	090°00'00"	5.00'	5.00'	7.85'	N 20°27'35" E	7.07'
55	090°00'00"	5.00'	5.00'	7.85'	S 69°32'25" E	7.07'
56	019°13'26"	400.00'	67.74'	134.21'	N 21°26'32" W	133.59'

LINE DATA		
T NO.	DIRECTION	DISTANCE
8	S 01°22'56" E	50.00'
9	S 88°37'04" W	50.00'
10	N 01°22'56" W	39.33'
11	N 01°22'56" W	86.66'
12	S 24°32'25" E	65.27'
13	S 09°43'24" E	148.51'
14	N 81°16'36" E	8.52'

SCALE 1" = 100'

100' 50' 0 100'



SEE SHEET 1 OF 6 FOR GENERAL NOTES

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.

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.

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE 112
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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 JACK STEVEN BROWN 83086 REGISTERED PROFESSIONAL ENGINEER

6/25/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA 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 26 day of June A.D., 2007.

LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 19, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

6-25-2007
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

DWN: KA APP: JSB

SHEET 4 OF 6

BROWN ENGINEERING CO.

JOB NO.: 411-004-19 DATE: 06/25/2007

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

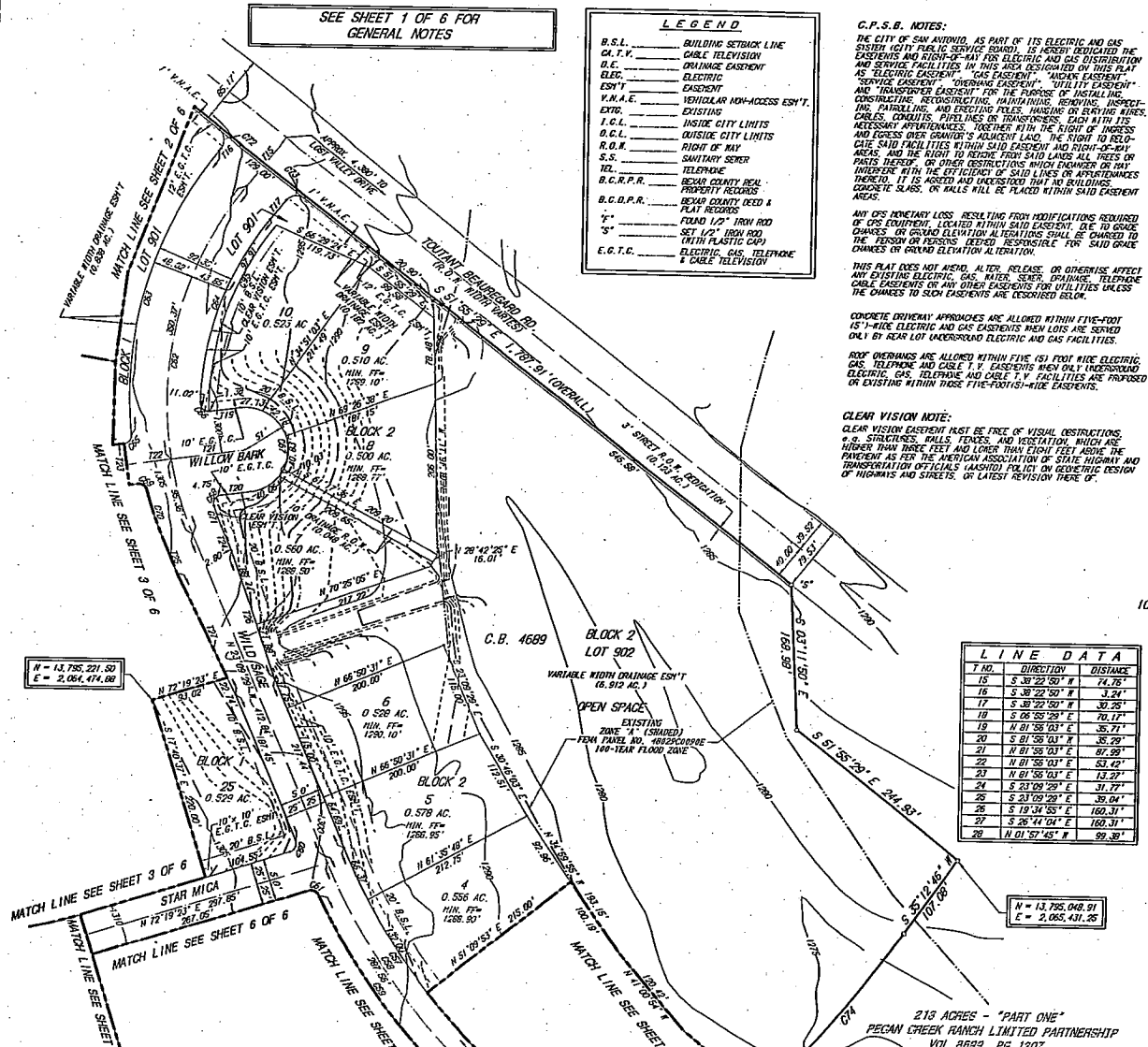
SEE SHEET 1 OF 6 FOR GENERAL NOTES

SUBDIVISION PLAT ESTABLISHING

060682

SUNDANCE RANCH SUBDIVISION, UNIT 1

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DESCRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 8699, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.



LEGEND

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

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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 THERE OF.

SCALE 1" = 100'

100' 50' 0 100'

LINE DATA		
T NO.	DIRECTION	DISTANCE
15	S 38°22'50" W	74.75'
16	S 38°22'50" W	3.24'
17	S 38°22'50" W	30.25'
18	S 06°55'29" E	70.17'
19	N 81°56'03" E	35.71'
20	S 81°56'03" W	35.29'
21	N 81°56'03" E	87.99'
22	N 81°56'03" E	53.49'
23	N 81°56'03" E	13.27'
24	S 23°09'29" E	31.77'
25	S 23°09'29" E	35.04'
26	S 19°34'55" E	160.31'
27	S 26°41'04" E	160.31'
28	N 01°57'45" W	99.38'

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
57	022°37'13"	725.00'	145.00'	286.23'	S 34°29'06" E	284.38'
58	022°37'13"	750.00'	150.00'	296.10'	S 34°29'06" E	294.18'
59	019°40'04"	775.00'	134.34'	266.03'	S 35°56'41" E	264.73'
60	095°28'52"	10.00'	11.01'	16.67'	N 24°34'57" E	14.80'
61	081°33'59"	10.00'	8.63'	14.24'	S 66°53'38" E	13.06'
62	061°32'19"	415.00'	247.09'	445.73'	N 07°36'40" E	424.61'
63	044°45'24"	470.00'	193.51'	367.14'	N 16°00'09" E	357.88'
64	037°42'33"	365.00'	124.63'	240.21'	N 19°31'38" E	235.99'
65	088°18'31"	10.00'	9.71'	15.41'	N 37°45'45" E	13.93'
66	090°44'24"	10.00'	11.65'	17.23'	N 49°41'45" W	15.18'
67	180°00'00"	51.00'	———	160.22'	S 00°03'57" E	102.00'
68	100°59'25"	10.00'	12.13'	17.63'	N 31°26'21" E	15.43'
69	083°13'09"	10.00'	8.88'	14.52'	S 56°27'22" E	13.28'
70	006°18'42"	463.00'	33.64'	67.17'	S 19°00'08" E	67.11'
71	004°06'08"	367.00'	13.14'	26.28'	S 21°06'25" E	26.27'
72	090°18'19"	15.00'	15.08'	23.64'	N 06°46'20" W	21.27'
73	089°41'41"	15.00'	14.92'	23.46'	N 83°13'40" E	21.16'
74	005°00'31"	1488.00'	117.22'	233.96'	N 39°43'02" E	233.72'
94	039°06'53"	355.00'	126.33'	242.74'	N 18°39'50" E	237.87'
95	039°10'40"	355.00'	126.33'	242.74'	S 18°39'56" W	238.04'

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.

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.

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 _____, 2007.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE H2
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

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
JACK STEVEN BROWN
83086
REGISTERED
PROFESSIONAL ENGINEER

6/25/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 26 day of June A.D., 2007.

Laurie A. Rothman
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2009

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

6.25.2007
Michael A. Romans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: JSB

SHEET 5 OF 6

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

JOB NO.: 411-004-19 DATE: 06/25/2007

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
74	001°00'30"	475.00'	4.18'	8.36'	S 38°42'07" E	8.35'
75	007°34'51"	500.00'	33.13'	66.16'	S 41°59'17" E	66.11'
76	007°34'51"	525.00'	34.78'	69.46'	S 41°59'17" E	69.41'
77	007°34'51"	475.00'	31.47'	62.85'	S 41°59'17" E	62.80'
80	090°00'00"	5.00'	5.00'	7.85'	S 89°13'17" W	7.07'
81	090°00'00"	5.00'	5.00'	7.85'	N 00°46'43" W	7.07'
82	024°26'32"	350.00'	75.81'	149.31'	N 77°40'51" E	148.18'
83	024°26'32"	325.00'	70.39'	138.64'	N 77°40'51" E	137.60'
84	024°26'32"	300.00'	64.98'	127.98'	N 77°40'51" E	127.01'
85	045°40'50"	300.00'	126.36'	239.18'	N 67°03'42" E	232.90'
86	045°40'50"	325.00'	136.89'	259.11'	N 67°03'42" E	252.31'
87	045°40'50"	350.00'	147.42'	279.05'	N 67°03'42" E	271.71'
88	019°40'04"	775.00'	134.34'	266.03'	S 35°56'41" E	264.73'
89	006°56'36"	725.00'	43.98'	87.86'	S 42°18'25" E	87.81'
90	081°33'59"	10.00'	8.63'	14.24'	S 66°53'38" E	13.06'
91	294°16'11"	50.00'	32.30'	256.80'	S 51°48'08" W	54.27'
92	013°10'47"	475.00'	54.87'	109.26'	S 10°18'04" E	109.02'
93	034°38'29"	51.00'	15.90'	30.84'	N 63°45'13" E	30.37'

CURVE DATA

T NO.	DIRECTION	DISTANCE
28	S 45°46'43" E	60.00'
29	N 44°13'17" E	92.36'
30	N 89°54'07" E	16.00'
31	N 89°54'07" E	16.00'
32	N 89°54'07" E	16.00'
33	N 65°27'35" E	91.81'
34	S 17°03'12" E	90.00'
35	S 70°00'00" E	85.99'
36	S 89°08'50" E	132.89'
37	N 47°31'30" E	148.29'
38	N 29°57'06" W	141.22'
39	S 42°13'03" E	76.89'

LINE DATA

SEE SHEET 1 OF 6 FOR GENERAL NOTES

SUBDIVISION PLAT ESTABLISHING

060682

SUNDANCE RANCH SUBDIVISION, UNIT 1

BEING 75.682 ACRES OF LAND SITUATED WITHIN THE E. FLORES SURVEY NO. 904, ABSTRACT NO. 889, C.B. 4690, THE P. FLORES SURVEY NO. 32 1/4, ABSTRACT NO. 250, C.B. 4691 AND THE J. O'LEARY SURVEY NO. 347, ABSTRACT NO. 564, C.B. 4689; BEING A PORTION OF THAT CERTAIN 213 ACRE TRACT DESCRIBED AS "PART ONE" IN INSTRUMENT RECORDED IN VOLUME 8699, PAGE 1207 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

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 __________, 2007.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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.

JACK STEVEN BROWN 83086 REGISTERED PROFESSIONAL ENGINEER (seal)

[signature] 6/25/07
LICENSED PROFESSIONAL ENGINEER

FLOODPLAIN NOTE:

LOTS 103 THRU 104, BLOCK 1, AND LOTS 1 THRU 3, BLOCK 2 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, COMMUNITY PANEL NO. 48029C0090E, EFFECTIVE DATE FEBRUARY 16, 1996. A FEMA LOVR/CLOVR FLOODPLAIN STUDY HAS BEEN PREPARED BY BROWN ENGINEERING CO. AND HAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.

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]
POST RIVER SUNDANCE RANCH, LTD.
BY: GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared ALEJANDRO MEDINA, 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 26 day of June A.D., 2007.

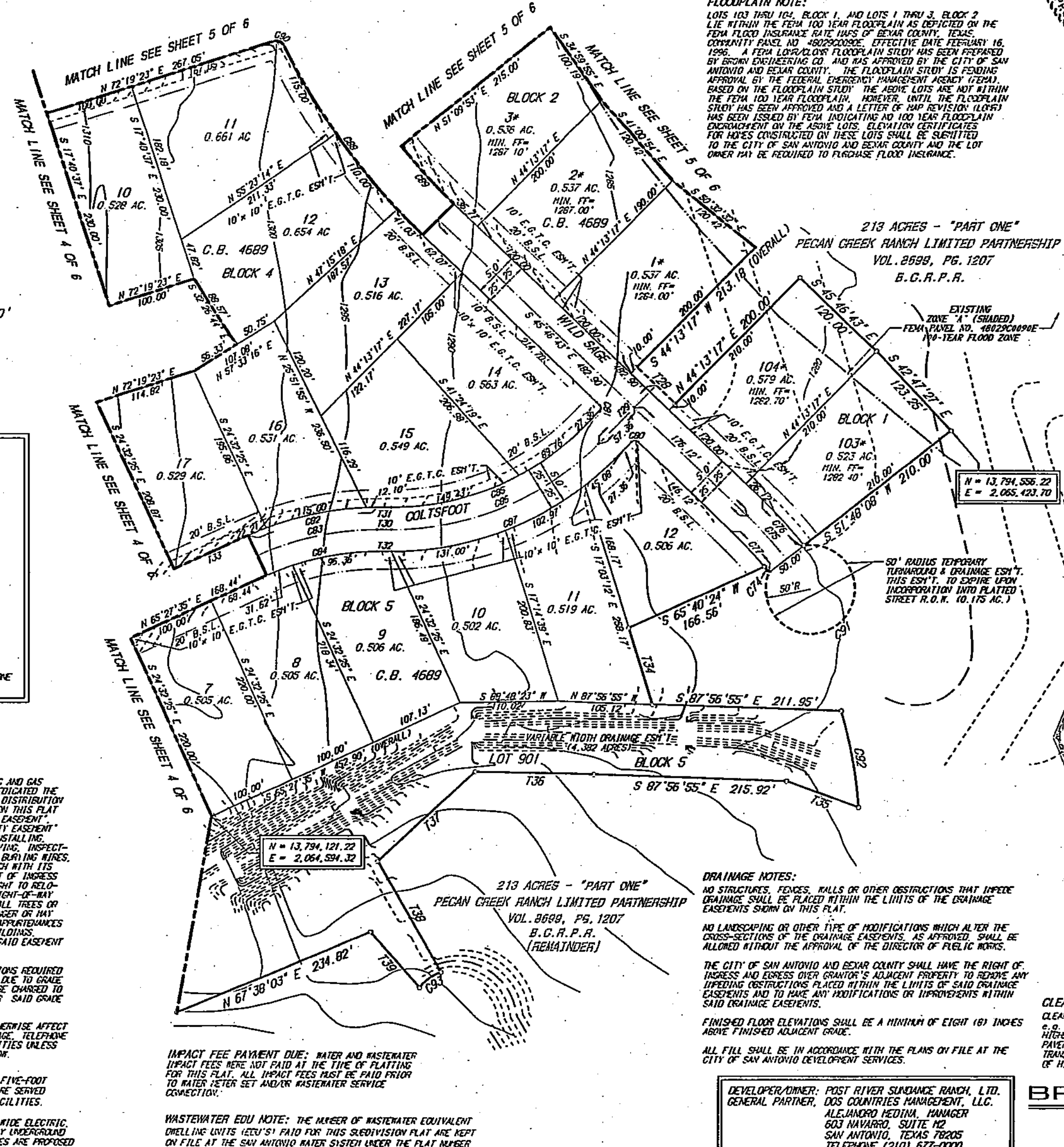
LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 19, 2009 (seal)

[signature]
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of SUNDANCE RANCH SUBDIVISION, UNIT 1 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of __________ A.D., 200__.

BY: __________
CHAIRMAN

BY: __________
SECRETARY



LEGEND

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

STATE OF TEXAS
COUNTY OF BEXAR

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

MICHAEL A. ROMANS 4657 REGISTERED PROFESSIONAL LAND SURVEYOR (seal)

[signature] 6.25.2007
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

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.

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.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

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

DEVELOPER/OWNER: POST RIVER SUNDANCE RANCH, LTD.
GENERAL PARTNER, DOS COUNTRIES MANAGEMENT, LLC.
ALEJANDRO MEDINA, MANAGER
603 NAVARRO, SUITE M2
SAN ANTONIO, TEXAS 78205
TELEPHONE (210) 677-0000

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

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 THERE OF.

DWN: KA APP: JSB

SHEET 6 OF 6

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

JOB NO.: 411-004-19 DATE: 06/25/2007

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **July 11, 2007**

RIVER ROCK RANCH PUD U-1 — MAJOR PLAT — 060728
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 B-8
OWNER: Green Land Ventures, LTD., by Dana Green
ENGINEER: Moy Civil Engineers, by Jeffrey J. Hutzler, P.E.
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: July 2, 2007

Location: Northwest of the intersection of I.H. 10 and Boerne Stage Road.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #036-06, River Rock Ranch was accepted on March 19, 2007.
PUD # 06-033, River Rock Ranch was approved on June 15, 1996.

Proposed Use: Single Family Residential

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

APPLICANT'S PROPOSAL:

To plat **26.963** acres consisting of **106** single family lots and **5,500** linear feet of private streets.

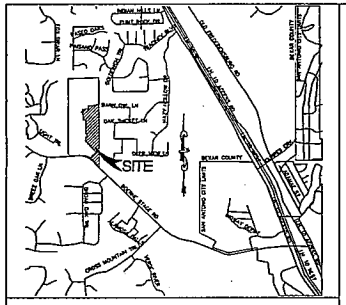
DISCUSSION:

Lots 2 through 4 and 6 through 11, Block 65 lie within the FEMA 100-year floodplain as depicted on the FEMA Flood Insurance Rate Map of Bexar County, Texas. Based on a floodplain study prepared by Moy Civil

Engineers and approved by the City of San Antonio and Bexar County, these lots do no lie within the FEMA 100-year floodplain. This floodplain study is pending approval by FEMA; therefore, an elevation certificate for homes constructed on these lots shall be submitted to the City of San Antonio and Bexar County, until FEMA issues a letter of map revision.

STAFF RECOMMENDATION:

Approval



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. 48029C0095E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

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

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIC INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

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) OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

7) 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.

8) LOT 10 (0.919 AC), BLOCK 64 AND LOT 5 (0.530 AC), BLOCK 65 ARE WATER QUALITY CONTROL AREAS.

9) LOT 1, BLOCK 61 IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

10) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

11) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

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.

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.

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", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.,T.,CA.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.,CA.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

--951---	EXISTING CONTOUR
-(955)-	PROPOSED CONTOUR
E.C.T.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
FIR	FOUND 1/2" IRON ROD
FIRR	FOUND 3/8" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

PLAT NO. 060728

SUBDIVISION PLAT
ESTABLISHING

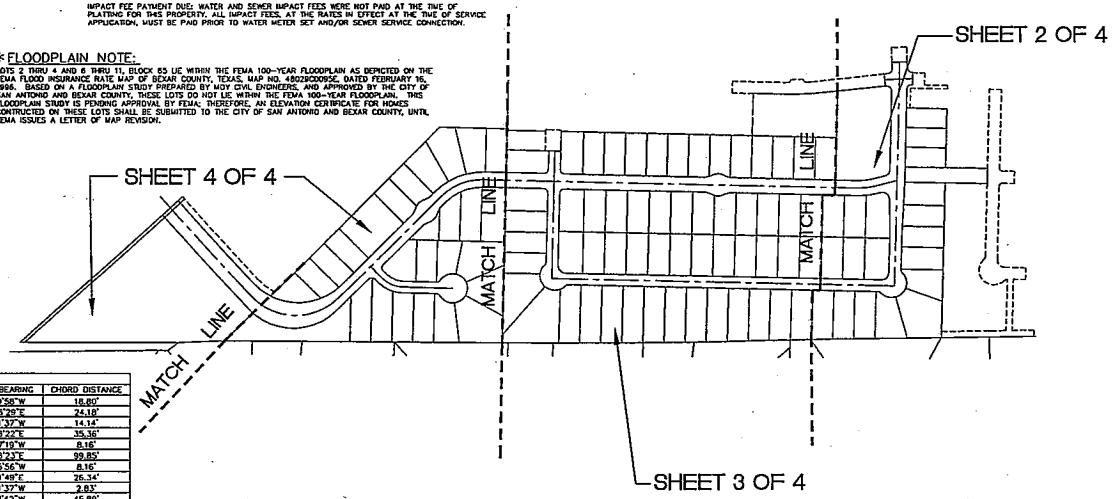
RIVER ROCK RANCH P.U.D. UNIT 1

BEING A 41.383 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CHAMPION PARK, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-0001
FAX: (210) 696-3065

* FLOODPLAIN NOTE:

LOTS 2 THRU 4 AND 6 THRU 11, BLOCK 65 UE WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0095E, DATED FEBRUARY 16, 1996. BASED ON A FLOODPLAIN STUDY PREPARED BY MOY CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY, THESE LOTS DO NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY IS PENDING APPROVAL BY FEMA; THEREFORE, AN ELEVATION CERTIFICATE FOR HOMES CONTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY, UNTIL FEMA ISSUES A LETTER OF MAP REVISION.



300 0 150 300

SCALE: 1" = 300'

CURVE TABLE					
CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	84°21'50"	20.61'	14.00'	N48°19'58"W	18.80'
C2	1°25'16"	24.18'	975.00'	N88°48'28"E	24.18'
C3	90°00'00"	15.71'	10.00'	N43°41'37"W	14.14'
C4	90°00'00"	39.27'	25.00'	N46°18'23"E	35.36'
C5	48°11'23"	8.41'	10.00'	N22°47'19"W	8.16'
C6	186°22'46"	162.65'	50.00'	N46°18'23"E	99.85'
C7	48°11'23"	8.41'	10.00'	N64°35'56"W	8.16'
C8	87°46'53"	29.11'	19.00'	N45°11'49"E	26.34'
C10	90°00'00"	3.14'	2.00'	N43°41'37"W	2.83'
C11	15°04'10"	46.03'	175.00'	N06°13'42"W	45.89'
C12	15°04'10"	59.18'	225.00'	N06°13'42"W	59.01'
C13	90°00'00"	15.71'	10.00'	N46°18'23"E	14.14'
C14	90°00'00"	21.99'	14.00'	N43°41'37"W	19.80'
C15	90°00'00"	39.27'	25.00'	N43°41'37"W	35.36'
C16	48°11'23"	8.41'	10.00'	N25°24'04"E	8.16'
C17	186°22'46"	162.65'	50.00'	N43°41'37"W	99.85'
C18	48°11'23"	8.41'	10.00'	N67°12'41"E	8.16'
C19	95°11'54"	16.62'	10.00'	N43°42'26"E	14.77'
C20	2°15'31"	18.92'	480.00'	N05°01'17"W	18.92'
C21	90°00'00"	15.71'	10.00'	N43°41'37"W	14.14'
C22	48°11'23"	8.41'	10.00'	N22°47'19"W	8.16'
C23	186°22'46"	162.65'	50.00'	N46°18'23"E	99.85'
C24	48°11'23"	8.41'	10.00'	N64°35'56"W	8.16'
C25	90°00'00"	39.27'	25.00'	N46°18'23"E	35.36'
C26	90°00'00"	21.99'	14.00'	N46°18'23"E	19.80'
C27	90°00'00"	21.99'	14.00'	N43°41'37"W	19.80'
C28	90°00'00"	21.99'	14.00'	N46°18'23"E	19.80'
C29	90°00'00"	21.99'	14.00'	N43°41'37"W	19.80'
C30	33°05'15"	16.17'	28.00'	N15°14'15"W	15.95'
C31	66°10'30"	53.13'	46.00'	N01°18'23"E	50.22'
C32	33°05'15"	16.17'	28.00'	N17°51'00"E	15.95'
C33	33°05'15"	16.17'	28.00'	N15°14'15"W	15.95'
C34	66°10'30"	53.13'	46.00'	N01°18'23"E	50.22'
C35	33°05'15"	16.17'	28.00'	N17°51'00"E	15.95'
C36	7°27'28"	67.68'	520.00'	N02°25'20"W	67.63'
C37	92°42'43"	323.63'	200.00'	N01°23'51"E	289.46'
C38	92°42'43"	323.63'	200.00'	N01°23'51"E	289.46'
C39	90°00'00"	21.99'	14.00'	N00°02'29"E	19.80'
C40	90°00'00"	21.99'	14.00'	N88°57'31"W	19.80'
C41	43°44'06"	61.07'	80.00'	N23°10'26"E	59.59'
C42	43°44'06"	61.60'	120.00'	N23°10'26"E	60.39'
C43	300°00'00"	261.80'	50.00'	N88°41'37"W	50.00'
C44	60°00'00"	10.47'	10.00'	N31°18'23"E	10.00'
C45	60°00'00"	10.47'	10.00'	N28°41'37"W	10.00'
C46	46°15'54"	141.31'	175.00'	N21°49'34"W	137.50'
C47	46°15'54"	181.68'	225.00'	N21°49'34"W	176.79'
C48	33°05'15"	16.17'	28.00'	N61°30'09"W	15.95'
C49	66°10'30"	53.13'	46.00'	N44°57'31"W	50.22'
C50	33°05'15"	16.17'	28.00'	N28°24'54"W	15.95'
C51	33°05'15"	16.17'	28.00'	N61°30'09"W	15.95'
C52	66°10'30"	53.13'	46.00'	N44°57'31"W	50.22'
C53	33°05'15"	16.17'	28.00'	N28°24'54"W	15.95'
C54	92°42'43"	323.63'	200.00'	N01°23'51"E	289.46'
C55	22°11'00"	69.69'	180.00'	N30°39'42"E	69.26'
C56	92°27'26"	32.32'	19.00'	N42°34'40"E	28.56'
C57	1°31'30"	26.62'	1000.00'	N87°55'52"W	26.62'
C58	1°31'30"	26.62'	1000.00'	N87°55'52"W	26.62'
C59	1°54'11"	33.21'	1000.00'	N89°38'43"W	33.21'
C60	74°55'50"	23.54'	18.00'	N31°13'42"W	21.90'
C61	103°09'59"	43.21'	24.00'	N37°49'12"E	37.61'
C62	1°01'24"	18.31'	1025.00'	N88°34'34"E	18.31'

LINE TABLE		
LINE	LENGTH	BEARING
L1	50.00'	N88°03'52"E
L2	20.00'	N42°14'48"W
L3	50.00'	N88°03'52"E
L4	40.00'	N01°18'23"E
L5	40.00'	N88°41'37"W
L6	40.00'	N01°18'23"E
L7	69.72'	N01°18'23"E
L8	40.00'	N88°41'37"W
L9	40.00'	N01°18'23"E
L10	72.56'	N00°57'16"W
L11	20.02'	N88°41'37"W
L12	76.78'	N01°18'23"E
L13	12.00'	N88°41'37"W
L14	121.00'	N01°18'23"E
L15	63.27'	N88°41'37"W
L16	20.00'	N01°18'23"E
L17	55.77'	S00°57'16"E
L18	123.00'	N01°18'23"E
L19	40.00'	N01°18'23"E
L20	40.00'	N01°27'38"W
L21	40.00'	N88°41'37"W
L22	52.00'	N01°18'23"E
L23	70.00'	N88°41'37"W
L25	40.00'	N01°18'23"E
L26	40.00'	N01°18'23"E
L27	70.00'	N88°41'37"W
L28	5.00'	N88°41'37"W
L29	50.00'	N01°56'08"W
L30	40.00'	N88°41'37"W
L31	40.00'	N88°41'37"W
L32	4.22'	N01°18'23"E
L33	70.00'	N88°41'37"W
L34	40.00'	N01°18'23"E
L35	16.05'	N00°54'21"E
L36	20.62'	N00°54'21"E
L37	40.00'	N83°50'57"E
L38	70.00'	N42°14'48"W
L39	20.17'	N34°46'09"W
L40	20.17'	N34°46'09"W
L41	40.00'	N01°18'23"E

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: DANA GREEN
GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TX 78258

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, 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 CE & SURVEYORS, INC.

WES REKRODE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6001

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.

KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH, P.U.D., UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____DAY OF _____A.D. _____

BY_____
CHAIRMAN

BY_____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____DAY OF _____, A.D. _____.

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_____,

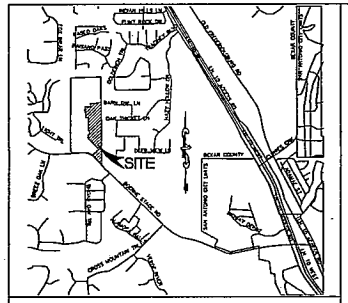
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF_____A.D 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

2007 JUN 25 PM 3:54
DEVELOPMENT SERVICES
RECEIVED

PLAT NO. 060728



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. 48029C0095E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEAR FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

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

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIX INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

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) OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

7) 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.

8) LOT 10 (0.919 AC), BLOCK 64 AND LOT 5 (0.530 AC), BLOCK 65 ARE WATER QUALITY CONTROL AREAS.

9) LOT 1, BLOCK 61 IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

10) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

11) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTES.

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.

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.

* FLOODPLAIN NOTE:

LOTS 2 THRU 4 AND 6 THRU 11, BLOCK 65 LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0095E, DATED FEBRUARY 16, 1996. BASED ON A FLOODPLAIN STUDY PREPARED BY MOY CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY, THESE LOTS DO NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY IS PENDING APPROVAL BY FEMA; THEREFORE, AN ELEVATION CERTIFICATE FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY, UNTIL FEMA ISSUES A LETTER OF MAP REVISION.

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", "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 THEREIN. 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.C.A.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.CA.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.T.V.E.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
FIR	FOUND 1/2" IRON ROD
FIRR	FOUND 3/8" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

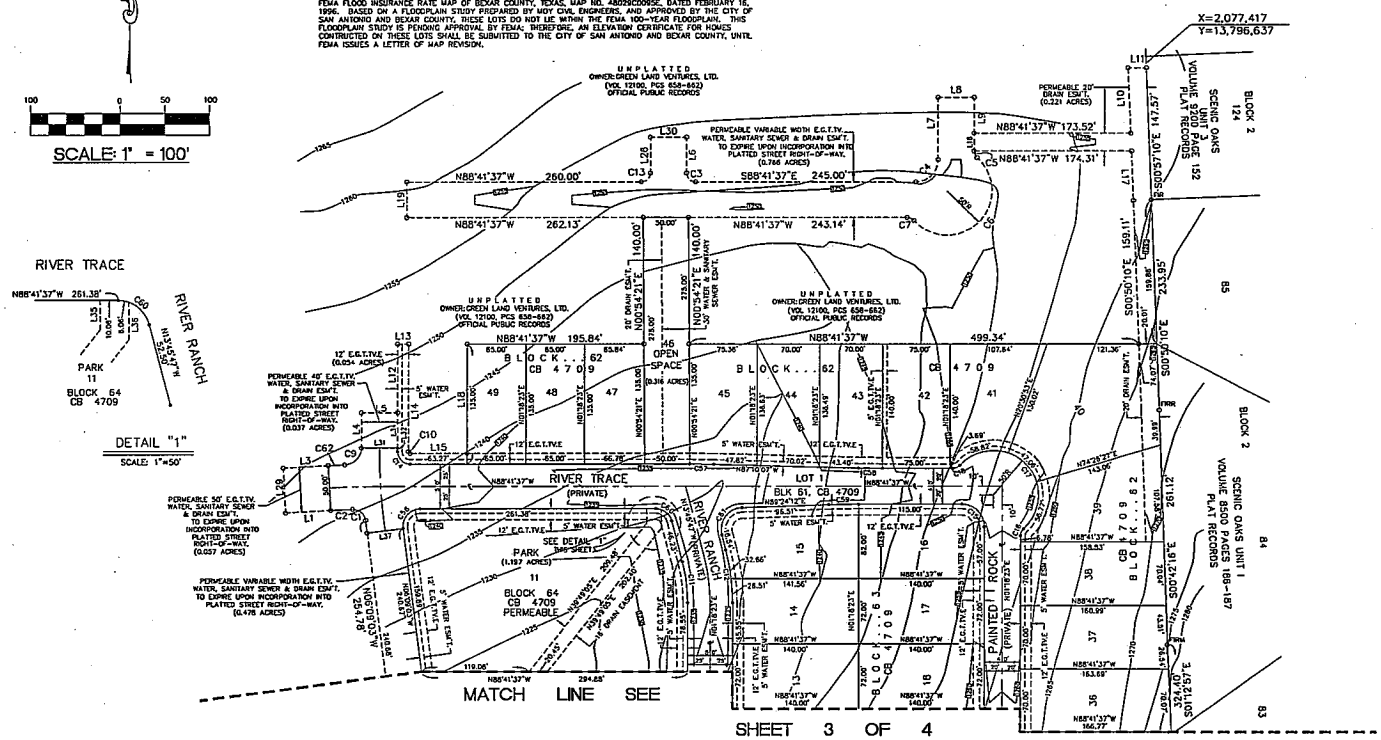
SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH P.U.D.
UNIT 1

BEING A 41.383 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-5051
FAX: (210) 696-5065

SCALE: 1" = 100'



DETAIL "1"
SCALE: 1"=50'

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: DANA GREEN
GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TX 78258

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, 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 CE & SURVEYORS, INC.

_____
WES REXRODE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6001

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.

_____
HENRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH P.U.D., UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

BY _____
CHAIRMAN

BY _____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, A.D. _____.

_____
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 _____ NO. _____ 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

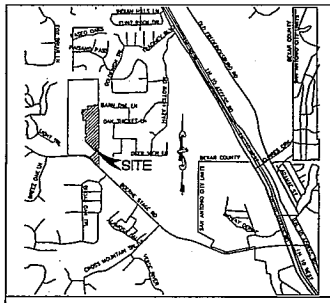
DEVELOPMENT SERVICES
RECEIVED
2007 JUN 25 PM 3:54

PLAT NO. 060728

SUBDIVISION PLAT
ESTABLISHING

RIVER ROCK RANCH P.U.D. UNIT 1

BEING A 41.383 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, 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. 48029C0095E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

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

3) BASIS OF BEARING WAS ESTABLISHED FROM DEED RECORDED IN VOLUME 12100 PAGES 658-662, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS. STATE PLANE COORDINATES PROVIDED BY GEODETIX INC.

4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE. ADJACENT TO FLOODPLAIN, MINIMUM FINISHED FLOOR ELEVATIONS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

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) OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

7) 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.

8) LOT 10 (0.919 AC), BLOCK 64 AND LOT 5 (0.530 AC), BLOCK 65 ARE WATER QUALITY CONTROL AREAS.

9) LOT 1, BLOCK 61 IS A PRIVATE STREET R.O.W. AND ELECTRIC, TELEPHONE, GAS, CABLE TV, POSTAL, WATER, SANITARY SEWER AND DRAINAGE EASEMENT.

10) RIVER ROCK RANCH HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS, PARKS AND OPEN SPACE.

11) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE CURRENT DEEDS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

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.

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.

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", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH IT'S NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS, ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE E.G.T.C.A.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.C.A.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

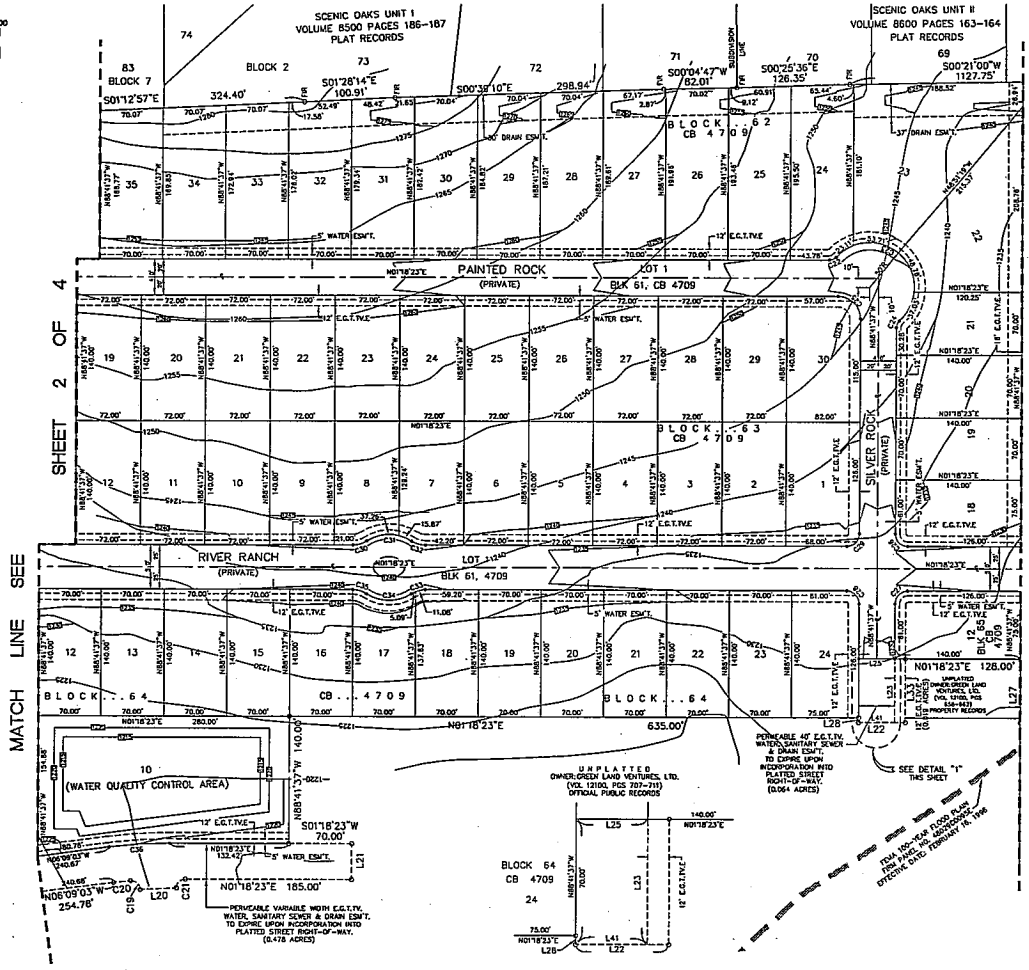
LEGEND

---954---	EXISTING CONTOUR
-954-	PROPOSED CONTOUR
E.G.T.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
FIR	FOUND 1/2" IRON ROD
FIPR	FOUND 3/8" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

* FLOODPLAIN NOTE:

LOTS 2 THRU 4 AND 6 THRU 11, BLOCK 65 LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0095E, DATED FEBRUARY 16, 1996. BASED ON A FLOODPLAIN STUDY PREPARED BY MOY CIVIL ENGINEERS, AND APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY, THESE LOTS DO NOT LIE WITHIN THE FEMA 100-YEAR FLOODPLAIN. THIS FLOODPLAIN STUDY IS PENDING APPROVAL BY FEMA; THEREFORE, AN ELEVATION CERTIFICATE FOR HOMES CONTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY, UNTIL FEMA ISSUES A LETTER OF MAP REVISION.

SCALE: 1" = 100'



DETAIL "1"
SCALE: 1"=50'

DEVELOPMENT SERVICES
RECEIVED
2007 JUN 25 PM 3:54

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-5031
FAX: (210) 696-5085

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: DANA GREEN
GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TX 78258

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, 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 CE & SURVEYORS, INC.

WES REXRODE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6001

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.

KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH P.U.D., UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____DAY OF _____A.D. _____

BY_____
CHAIRMAN

BY_____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____DAY OF _____, A.D. _____.

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

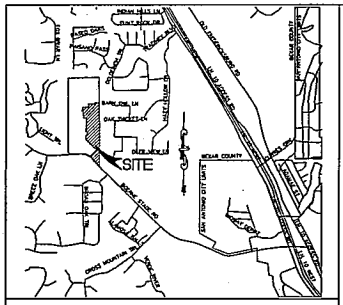
BY: _____, DEPUTY

PLAT NO. 060728

SUBDIVISION PLAT ESTABLISHING

RIVER ROCK RANCH P.U.D. UNIT 1

BEING A 41.383 ACRE TRACT OF LAND OUT OF THE M.F. HERNANDEZ SURVEY NO. 420, ABSTRACT NO. 314, COUNTY BLOCK 4709 AND THE L. GONZABA SURVEY NO. 31, ABSTRACT NO. 254, COUNTY BLOCK 4704, BEXAR COUNTY, TEXAS, SAID 41.383 ACRE TRACT ALSO BEING A PORTION OF THAT CERTAIN 87.025 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 707-711, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND ALSO BEING A PORTION OF THAT CERTAIN 96.858 ACRE TRACT CONVEYED TO GREEN LAND VENTURES, LTD. BY DEED RECORDED IN VOLUME 12100, PAGES 658-662, 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. 48029C0095C, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT A PORTION OF SUBJECT TRACT IS LOCATED WITHIN ZONE "A" WHICH IS DETERMINED BY FEMA AS AN AREA INUNDATED BY 100-YEARFLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

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

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7) 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.

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* NONE AFFECTED

LEGEND

—954—	EXISTING CONTOUR
—950—	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
DRN.	DRAINAGE
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
FIR	FOUND 1/2" IRON ROD
FIRR	FOUND 3/8" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP

100 0 50 100

SCALE: 1" = 100'

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.

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.

* FLOODPLAIN NOTE:

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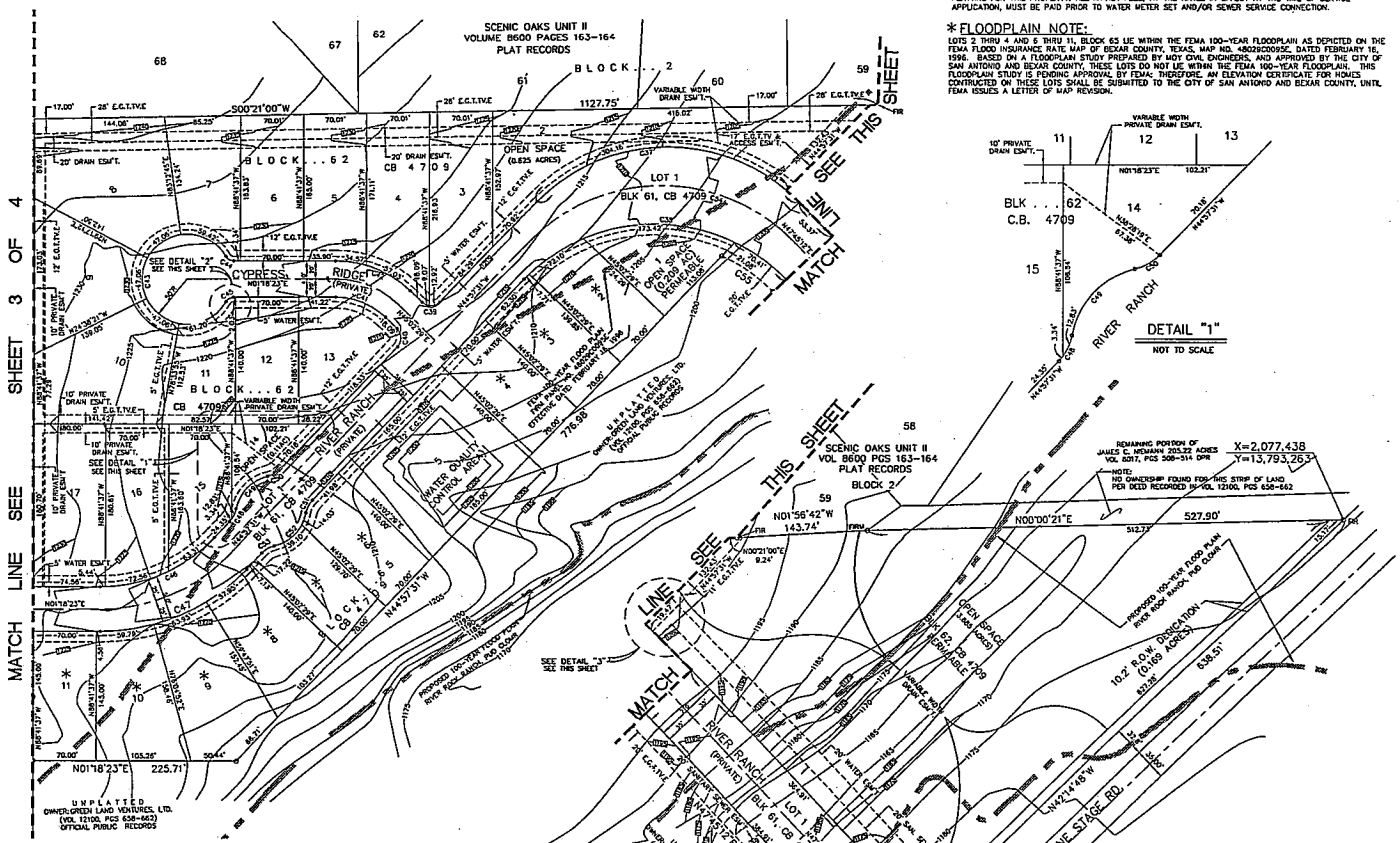
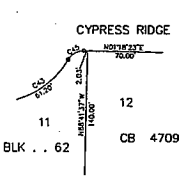


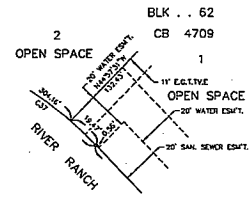
DETAIL "1"

NOT TO SCALE



DETAIL "2"

NOT TO SCALE



DETAIL "3"

NOT TO SCALE

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 690-5031
FAX: (210) 690-5063

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: DANA GREEN
GREEN LAND VENTURES, LTD.
505 MADISON OAK DRIVE
SAN ANTONIO, TX 78256

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, 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 CE & SURVEYORS, INC.

_____
WES ROKRODE
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6001

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.

_____
KERRY J. KOCHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF RIVER ROCK RANCH P.U.D. UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

BY _____
CHAIRMAN

BY _____
SECRETARY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, A.D. _____.

_____
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

AGENDA ITEM NO: 17 **July 11, 2007**

CANYON CROSSING UNIT-2 MAJOR PLAT 070003
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 A-4
OWNER: LGI Home/F.M. "Butch" Alanis, by F.M. Alanis
ENGINEER: Pape Dawson Engineers, by Jon Adame
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: June 28, 2007

Location: Near the southwest corner of Alamo Canyon and Cagnon Road

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #857, Canyon Crossing was accepted on January 4, 2006.

Proposed Use: Single Family Residential

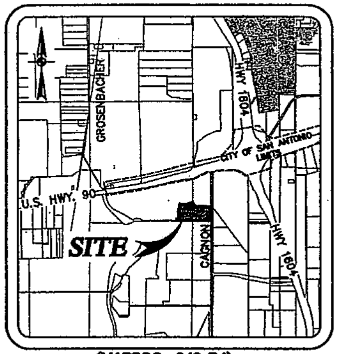
APPLICANT'S PROPOSAL:

To plat **30.71** acres consisting of **147** single family lots and **6,050** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070003



(MAPSCO_646-B4)
LOCATION MAP
NOT TO SCALE

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 PUBLICK 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 OBSTRUCITON PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. 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.

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

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

5. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.

6. THE MAINTENANCE OF LOT 903, BLOCK 13, LOT 902, BLOCK 15 AND 17, LOT 901, BLOCK 15 AND 17 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING, UNIT 1-B, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. 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.

8. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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 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.

RECEIVED 07 JUN 25 PM 4:22 DEVELOPMENT SERVICES DIVISION

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:
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.

2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

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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 (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

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DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274428.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

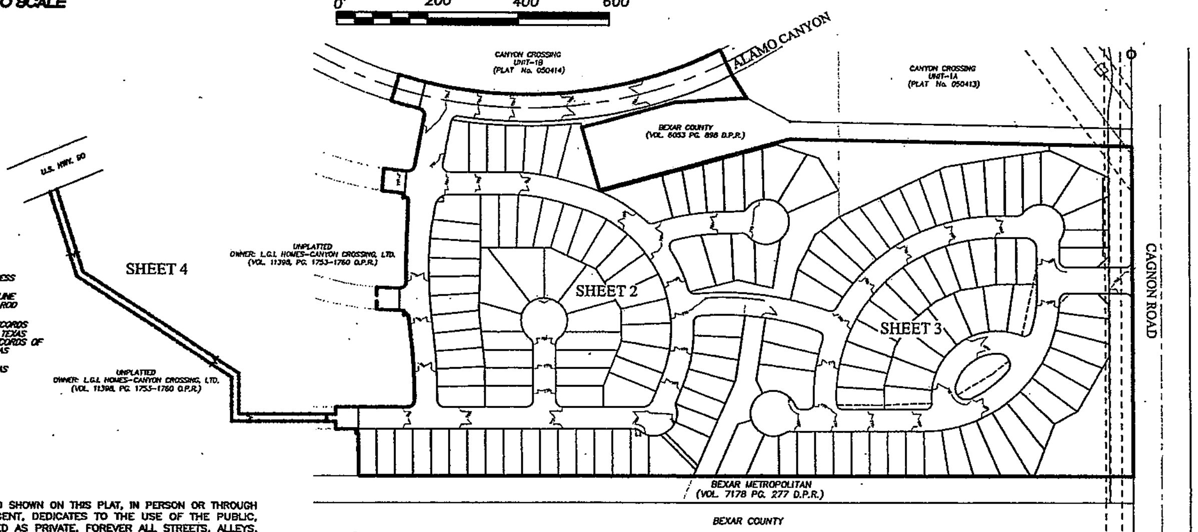
3. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

4. 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 SOUTH LINE OF ALAMO CANYON, A 60' RIGHT-OF-WAY, RECORDED IN VOLUME 9569, PAGES 92-94 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	60.00'	S28°00'17"E
L2	59.50'	S32°49'17"E
L3	198.35'	S86°12'40"W
L4	53.65'	S88°17'43"W
L5	53.65'	N88°17'43"E
L6	45.27'	S89°45'36"W
L7	13.28'	N01°34'27"E
L8	39.93'	N00°16'24"W
L9	35.35'	S44°45'36"W
L10	35.28'	S45°16'24"E
L11	31.12'	N72°31'08"E
L12	31.64'	N72°21'08"W
L13	12.15'	S89°50'54"W
L14	14.17'	S00°09'06"E
L15	40.16'	N21°45'37"E
L16	45.00'	S89°50'54"W
L17	17.00'	N00°09'06"W
L18	20.00'	S89°50'54"W
L19	16.00'	N00°09'06"W
L20	20.00'	N89°50'54"E
L21	17.00'	N00°09'06"W
L22	50.00'	N89°50'54"E
L23	13.06'	N00°09'06"W
L24	50.78'	N06°13'45"W
L25	50.15'	N00°01'37"E
L26	50.11'	N04°46'30"E
L29	13.06'	N00°09'06"W
L30	50.78'	N06°13'45"W
L31	14.17'	N00°09'06"W
L32	65.63'	N89°45'36"E
L33	122.01'	N01°32'31"E
L34	16.15'	N91°11'32"E
L35	5.00'	S89°50'54"W
L36	10.00'	N00°09'06"W
L37	10.00'	S90°00'00"W
L38	10.00'	N00°00'00"E
L39	10.00'	N90°00'00"W
L40	10.00'	N00°00'00"E
L41	92.05'	N89°37'48"W
L42	117.84'	S87°36'11"W
L43	90.32'	N58°48'36"E
L44	46.87'	N48°57'47"E
L45	60.00'	N13°21'47"E
L46	51.97'	N04°46'30"E
L47	50.00'	N00°01'06"E
L48	50.00'	N00°09'06"W
L49	6.70'	S85°44'44"E
L50	10.00'	S04°15'41"W
L51	14.07'	N05°44'44"W
L52	9.25'	S00°08'58"E
L53	10.00'	S90°00'00"W
L54	14.24'	N00°08'58"W
L55	32.72'	S45°18'10"W

SCALE : 1"=200'
0' 200' 400' 600'



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D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG.= RADIAL BEARING

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: LGI HOMES
[signature]
F.M. "BUTCH" ALANIS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED F.M. "BUTCH" ALANIS, 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 June A.D. 20 07

Rachel Lyons
NOTARY PUBLIC BEXAR COUNTY, TEXAS

RACHEL LYONS
MY COMMISSION EXPIRES
December 11, 2007

STATE OF TEXAS
COUNTY OF BEXAR

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

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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

INDEX SHEET

(SCALE: 1" = 200')

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-2

30.71 ACRES, TRACT OF LAND BEING OUT OF A 212.11 ACRE CONVEYED TO L.G.I. HOMES—CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ________ DAY OF ________ A.D. 20____

BY: ________ CHAIRMAN

BY: ________ SECRETARY

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

OWNER/DEVELOPER:
LGI HOMES
19221 I45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

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

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 ________, ____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________ A.D. ____ 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

Date: Jun 15, 2007, 11:10am User ID: THinson
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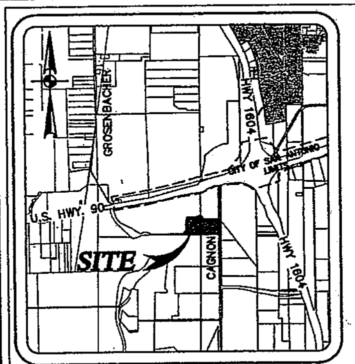
JOB NO. 6142-11



(MAPSCO_646-B4)
LOCATION MAP
NOT TO SCALE

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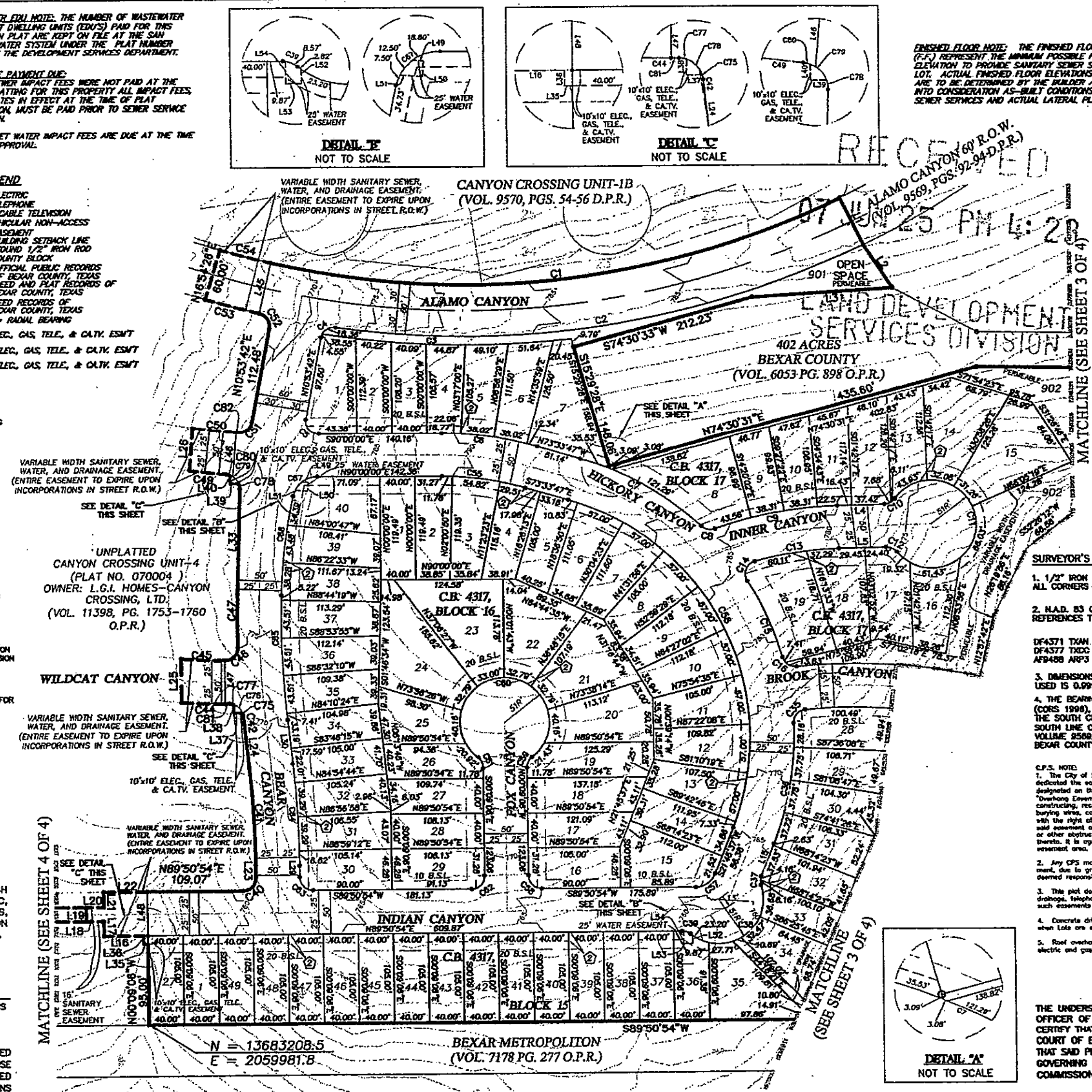
PLAT NO. 070003



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SCALE : 1"=100'

0' 100' 200' 300'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	666.48'	970.00'	347.00'	39°22'04"	653.45'	N63°40'45"E
C2	618.97'	1030.00'	319.15'	34°25'54"	609.70'	N61°12'40"E
C3	284.92'	1040.00'	143.36'	15°41'50"	284.03'	S88°38'40"E
C4	22.92'	15.00'	14.37'	87°31'55"	20.75'	N54°39'40"E
C5	26.41'	15.00'	18.16'	100°53'42"	23.13'	N39°33'09"W
C6	110.45'	385.00'	55.61'	16°26'13"	110.07'	S81°46'54"E
C7	159.90'	335.00'	81.51'	27°20'65"	158.39'	N59°53'20"W
C8	16.67'	15.00'	9.31'	63°39'57"	15.82'	N78°02'50"W
C9	142.75'	450.00'	71.98'	18°10'32"	142.15'	S79°12'27"W
C10	13.80'	15.00'	7.43'	52°41'41"	13.31'	S61°36'53"W
C11	254.03'	51.00'	38.86'	285°23'23"	61.82'	N01°42'17"W
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C13	97.39'	400.00'	48.94'	13°57'03"	97.15'	N81°19'12"E
C14	27.87'	15.00'	20.08'	106°28'02"	24.03'	N21°06'40"E
C15	96.81'	335.00'	48.74'	16°33'27"	96.47'	N23°50'36"W
C16	21.04'	15.00'	12.67'	80°21'34"	19.35'	S55°44'31"E
C17	297.57'	650.00'	151.44'	26°13'49"	294.98'	N82°48'13"W
C18	21.31'	15.00'	12.90'	81°24'35"	19.56'	S69°36'24"W
C19	429.95'	405.00'	237.73'	60°49'30"	410.04'	S59°18'51"W
C20	13.82'	15.00'	7.44'	52°48'22"	13.33'	S63°20'25"W
C22	8.79'	15.00'	4.52'	33°33'27"	8.66'	N16°30'19"E
C23	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°16'24"W
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°43'36"W
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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.

OWNER: LGI HOMES

F.M. "BUTCH" ALANIS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED F.M. "BUTCH" ALANIS, 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 June A.D. 20 07

Rachel Lyons

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RACHEL LYONS
MY COMMISSION EXPIRES
December 11, 2007

STATE OF TEXAS

COUNTY OF BEXAR

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

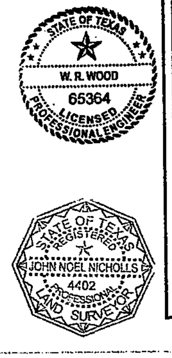
LICENSED PROFESSIONAL ENGINEER

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



SUBDIVISION PLAT OF
CANYON CROSSING UNIT-2

30.71 ACRES, TRACT OF LAND BEING OUT OF A 212.11 ACRE CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

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

______ DAY OF ______ A.D. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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

OWNER/DEVELOPER:
LGI HOMES
19221 I45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

PAPE-DAWSON ENGINEERS

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 ________, ____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. ____ 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. ____

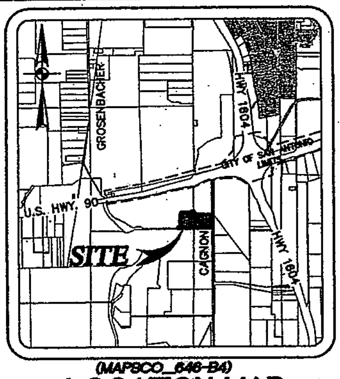
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________, DEPUTY

SHEET 2 OF 4

DRAWN BY: TTH Date: Jun 15, 2007, 11:12am User ID: THinson

PLAT NO. 070003



(MAPSCO_646-B4)

LOCATION MAP

NOT TO SCALE

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 (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. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

4. 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 SOUTH LINE OF ALAMO CANYON, A 60' RIGHT-OF-WAY, RECORDED IN VOLUME 9569, PAGES 92-94 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. 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.

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 PUBLICK 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.

2. 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.

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

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

5. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE, ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.

6. THE MAINTENANCE OF LOT 903, BLOCK 13, LOT 902, BLOCK 15 AND 17, LOT 901, BLOCK 15, AND 17 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING, UNIT-2, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. 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.

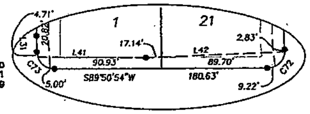
8. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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.

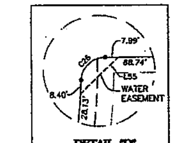
IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- VNAE = VEHICULAR NON-ACCESS
- ESM'T = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- C.B. = COUNTY BLOCK
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- RAD. BRG. = RADIAL BEARING
- OHE = OVERHEAD ELECTRIC
- (1) 5' ELEC., GAS, TELE., & CA.TV. ESM'T
- (2) 10' ELEC., GAS, TELE., & CA.TV. ESM'T
- (3) 12' ELEC., GAS, TELE., & CA.TV. ESM'T



DETAIL "E"
NOT TO SCALE



DETAIL "D"
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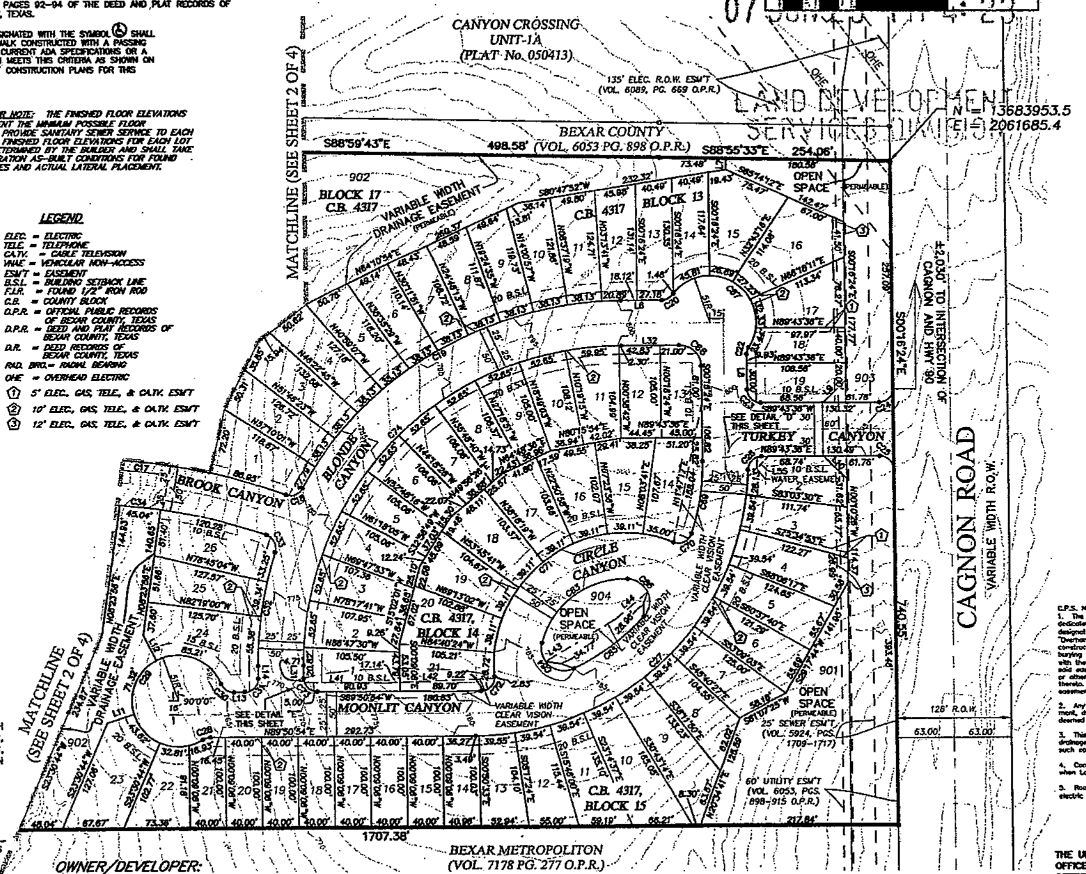


OWNER/DEVELOPER:
LGI HOMES
19221 I45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

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

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C26	23.07'	15.00'	14.51'	88°06'13"	20.86'	N45°40'29"E
C27	458.57'	303.00'	293.76'	86°13'32"	421.82'	N45°34'08"E
C28	8.44'	15.00'	4.33'	32°13'15"	8.32'	N73°34'18"E
C29	249.00'	51.00'	42.25'	280°44'39"	65.06'	S17°59'56"W
C30	17.94'	15.00'	10.22'	68°31'25"	16.89'	N55°53'24"W
C31	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°50'54"W
C32	127.88'	405.00'	64.53'	18°05'18"	127.44'	S08°54'03"W
C33	23.06'	15.00'	14.50'	88°04'05"	20.85'	S28°04'51"E
C34	265.81'	600.00'	135.12'	25°22'59"	263.64'	S82°48'24"E
C35	22.76'	15.00'	14.21'	86°35'15"	20.64'	N41°02'30"E
C36	141.37'	335.00'	71.75'	24°10'44"	140.32'	N09°40'15"E
C37	10.32'	15.00'	5.37'	39°24'02"	10.11'	N02°03'36"E
C38	130.75'	51.00'	171.58'	146°53'21"	97.77'	N55°48'15"E
C39	10.32'	15.00'	5.37'	39°24'02"	10.11'	S70°27'05"E
C40	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°50'54"E
C41	111.91'	1055.00'	56.01'	06°04'39"	111.85'	N03°11'26"W
C42	10.45'	1105.00'	5.23'	00°32'31"	10.45'	N05°37'29"W
C44	50.00'	675.00'	25.01'	04°14'39"	49.99'	N87°31'35"W
C45	50.00'	625.00'	25.01'	04°35'01"	49.99'	S87°41'23"E
C46	23.95'	15.00'	15.43'	91°36'17"	21.51'	N44°32'38"E
C47	60.47'	1105.00'	30.24'	03°08'06"	60.46'	N00°01'07"W
C49	42.14'	775.00'	21.08'	03°06'57"	42.14'	N83°05'11"W
C50	50.00'	725.00'	25.01'	03°57'05"	49.99'	S83°14'36"E
C51	21.92'	15.00'	13.44'	83°43'06"	20.02'	N52°45'17"E
C52	22.92'	15.00'	14.37'	87°31'35"	20.75'	N32°32'15"W
C53	63.71'	1030.00'	31.87'	03°32'39"	63.70'	N74°51'34"W
C54	60.00'	970.00'	30.01'	03°32'39"	59.99'	S74°51'54"E
C55	96.10'	335.00'	48.38'	16°26'15"	95.77'	S81°46'34"E
C56	474.16'	285.00'	312.79'	95°19'24"	421.33'	S25°54'05"E
C57	28.52'	24.00'	16.22'	68°05'17"	26.87'	S55°58'15"W
C58	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°09'06"W
C59	13.92'	15.00'	7.50'	53°09'14"	13.42'	N25°36'03"E
C60	254.04'	51.00'	38.85'	285°23'46"	61.81'	N89°51'40"W
C61	14.43'	15.00'	7.85'	55°07'48"	13.86'	S26°18'22"E
C62	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°50'54"W
C63	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°09'06"W
C64	117.21'	1105.00'	58.66'	06°04'39"	117.16'	N03°11'26"W
C65	143.15'	1055.00'	71.69'	07°46'28"	143.04'	N02°20'31"W
C66	116.15'	633.33'	58.24'	10°30'29"	115.99'	N07°14'30"E
C67	38.81'	29.00'	22.93'	76°40'19"	35.98'	N51°40'08"E
C68	37.70'	24.00'	24.00'	90°00'01"	33.94'	S45°18'25"E
C69	89.24'	233.00'	41.49'	18°37'28"	81.88'	S89°02'20"W
C70	24.49'	15.00'	15.96'	93°32'25"	21.86'	S83°07'16"W
C71	286.41'	145.00'	237.18'	117°07'22"	247.43'	S53°18'45"W
C72	24.89'	15.00'	15.39'	95°04'47"	22.15'	S72°18'31"W
C73	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°09'06"W
C74	558.89'	355.00'	354.25'	89°52'42"	501.51'	N44°47'13"E
C75	2.93'	15.00'	1.47'	11°11'21"	2.92'	N11°15'34"W
C76	14.73'	15.00'	8.02'	56°15'18"	14.14'	N45°00'14"W
C77	4.52'	15.00'	2.28'	17°16'26"	4.51'	N81°46'07"W
C78	6.54'	17.00'	3.31'	22°03'19"	6.50'	N45°52'53"W
C79	14.59'	17.00'	7.78'	49°09'35"	14.14'	N77°06'40"W
C80	4.47'	17.00'	2.25'	15°04'00"	4.46'	S89°48'22"W
C81	5.00'	675.00'	2.50'	00°25'27"	5.00'	S85°18'20"E
C82	2.03'	725.00'	1.02'	00°09'38"	2.03'	S53°20'41"W
C83	128.08'	95.00'	75.90'	77°14'54"	118.80'	S30°26'35"E
C84	56.87'	25.00'	54.01'	130°19'36"	45.38'	N45°20'41"E
C85	97.58'	285.00'	49.60'	22°05'31"	96.97'	N22°52'03"W
C86	56.87'	25.00'	54.01'	130°19'36"	45.38'	N54°52'52"W
C87	156.95'	51.00'	1592.07'	178°19'50"	101.85'	N54°52'52"W

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: LGI HOMES

F.M. "BUTCH" ALANIS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED F.M. "BUTCH" ALANIS, 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 June A.D. 20 07

Rachel Lyons
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RACHEL LYONS
MY COMMISSION EXPIRES
December 11, 2007

STATE OF TEXAS

COUNTY OF BEXAR

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

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

SUBDIVISION PLAT OF

CANYON CROSSING UNIT-2

30.71 ACRES, TRACT OF LAND OUT OF A 212.11 ACRE CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
______ DAY OF ______ A.D. 20____

BY: ______________
CHAIRMAN

BY: ______________
SECRETARY

PAPE-DAWSON ENGINEERS

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 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 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 ____________, ______.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

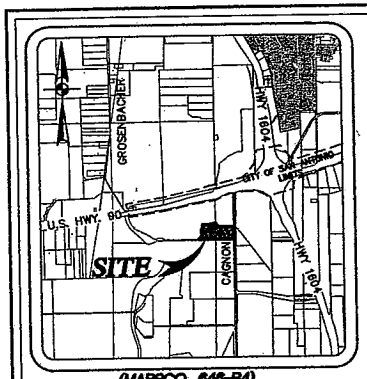
I, ____________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ________ A.D. ______ AT ______ M. AND DULY RECORDED THE ____ DAY OF ________ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ 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

DRAWN BY: TTH
JOB NO. 6142-11
Date: Jun 15, 2007, 11:08am User ID: THinson
File: P:\61\42\11\Design\Civil\PL614211-unit 2.dwg

PLAT NO. 070003



(MAPSCO_648-B4)

LOCATION MAP
NOT TO SCALE

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 PUBLICK 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.

2. 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.

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

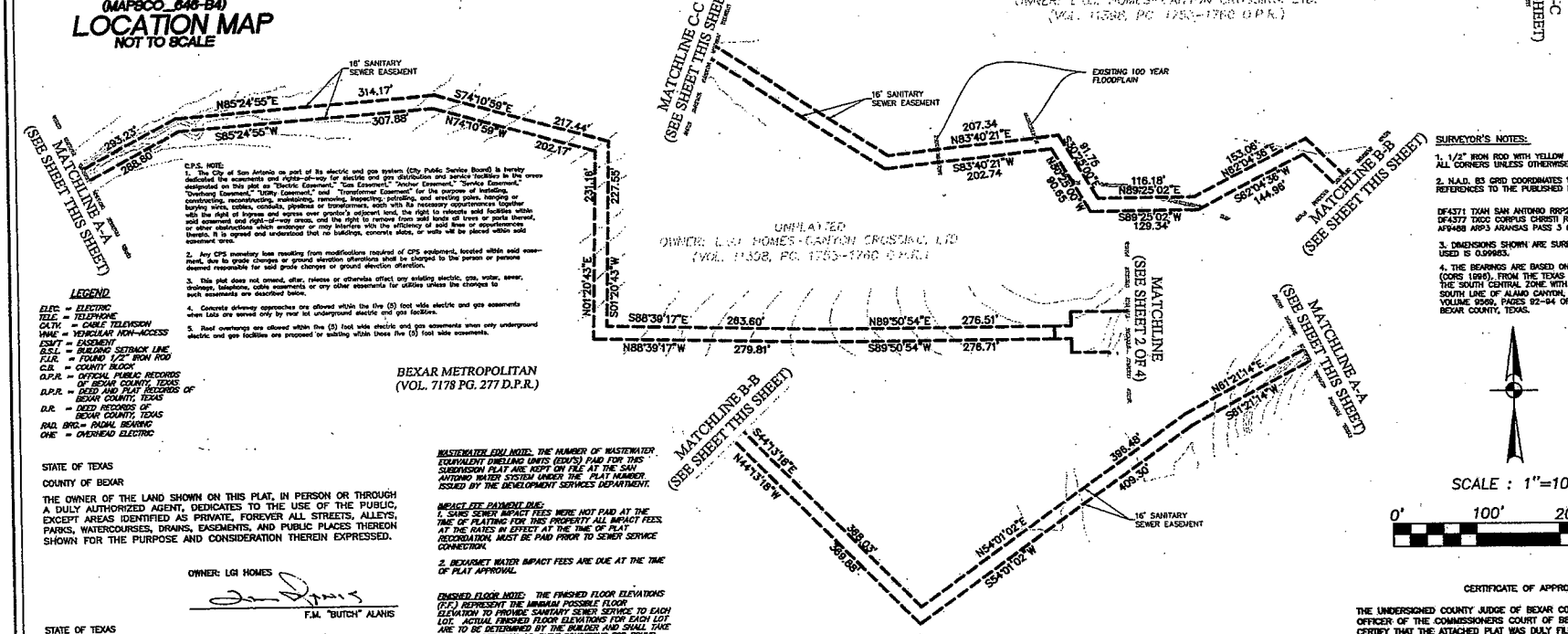
4. THE SETBACKS IMPOSED IN THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

5. OPEN SPACE SHALL BE DESIGNATED AS VARIABLE WIDTH DRAINAGE , ELECTRIC, GAS, TELEPHONE, WATER, SANITARY SEWER, PEDESTRIAN AND CABLE T.V. EASEMENT. ALL AREAS DESIGNATED AS OPEN SPACE ARE PERMEABLE.

6. THE MAINTENANCE OF LOT 903, BLOCK 15, LOT 902, BLOCK 15 AND 17, LOT 901, BLOCK 15 AND 17 AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING UNIT 2, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

7. 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.

8. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.



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 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 (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.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
VNAE = VEHICULAR NON-ACCESS
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
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D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
OHE = OVERHEAD ELECTRIC

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:
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.

2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. 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.

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 (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	N274428.854	W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

3. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

4. 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 SOUTH LINE OF ALAMO CANYON, A 80' RIGHT-OF-WAY, RECORDED IN VOLUME 9569, PAGES 92-94 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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: LGI HOMES

F.M. "BUTCH" ALANIS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED F.M. "BUTCH" ALANIS , 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 12th DAY OF June A.D. 20 07

Rachel Lyons

NOTARY PUBLIC BEXAR COUNTY, TEXAS

RACHEL LYONS
MY COMMISSION EXPIRES
December 11, 2007

STATE OF TEXAS

COUNTY OF BEXAR

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

Kirk 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

SUBDIVISION PLAT OF
CANYON CROSSING UNIT-2

30.71 ACRES, TRACT OF LAND BEING OUT OF A 212.11 ACRE CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, BEING OUT OF THE WILLIAM T. NEIL SURVEY NUMBER 62, ABSTRACT 544, COUNTY BLOCK 5197 AND THE JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

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

OWNER/DEVELOPER:
LGI HOMES
19221 I-45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS

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 _____, _____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF _____ A.D. _____ 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

CANYON CROSSING, UNIT-2

DRAWN BY: TTH Date: Jun 15, 2007, 11:07am User ID: Tihnson

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 18 **July 11, 2007**

CANYON CROSSING UNIT-4	MAJOR PLAT	070004
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 646 A-4
OWNER: LGI Home/F.M. "Butch" Alanis, by F.M. Alanis
ENGINEER: Pape Dawson Engineers, by Jon Adame
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: June 28, 2007

Location: Near the southwest corner of Alamo Canyon and Cagnon Road

Services Available: Bexar Metropolitan Water District Water and SAWS Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #857, Canyon Crossing was accepted on January 4, 2006.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **14 .21** acres consisting of **96** single family lots and **2,240** linear feet of public streets.

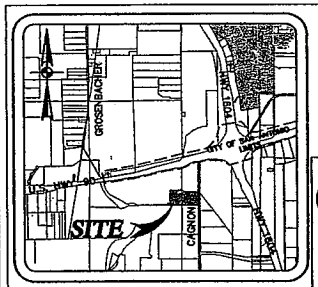
DISCUSSION:

It is noted that because plat # 070003, Canyon Crossing, Unit 2 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:

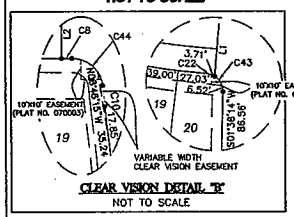
Approval

PLAT NO. 070004

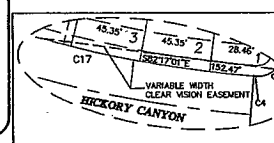


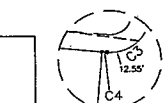
(MAPSCO_646-B4)

LOCATION MAP
NOT TO SCALE



CLEAR VISION DETAIL "B"
NOT TO SCALE





CLEAR VISION DETAIL "A"
NOT TO SCALE

SCALE : 1"=100'

0' 100' 200' 300'

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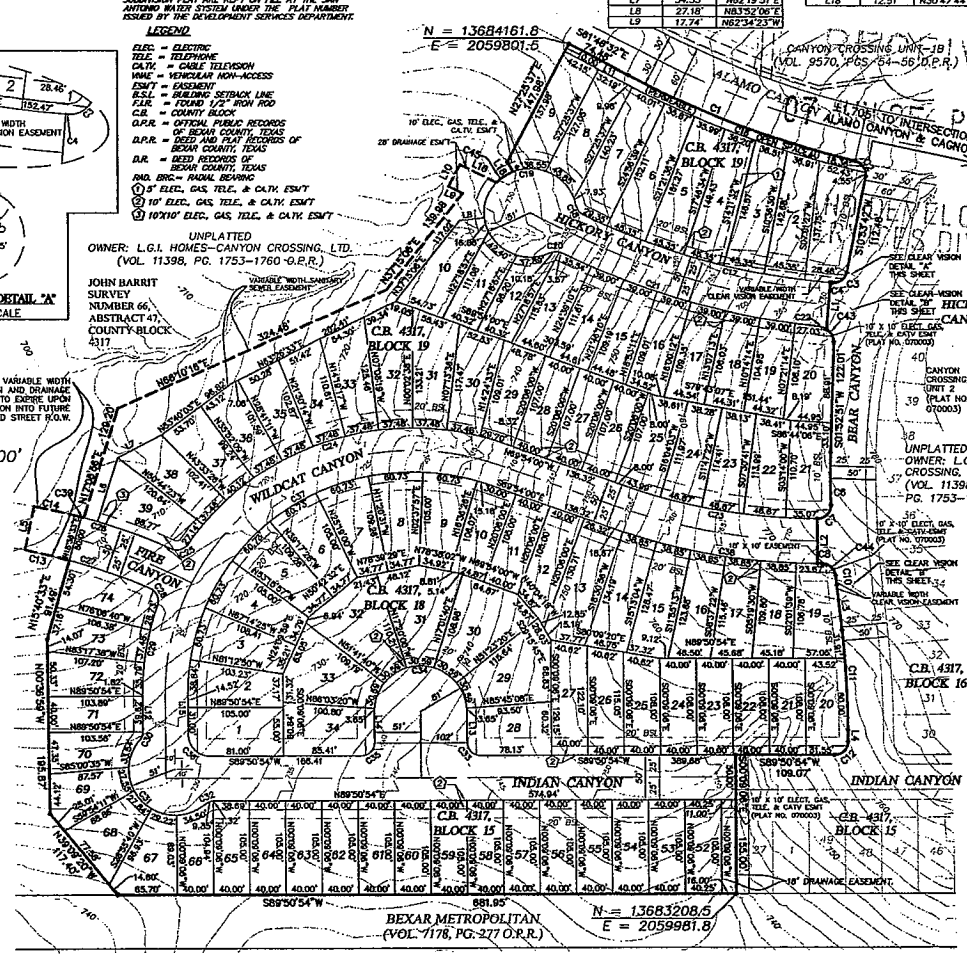
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG.= RADIAL BEARING
① 5' ELEC., GAS, TELE., & CA.TV. ESM'T
② 10' ELEC., GAS, TELE., & CA.TV. ESM'T
③ 10'X10' ELEC., GAS, TELE., & CA.TV. ESM'T

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.97'	S04°46'30"W
L2	50.00'	S00°01'06"W
L3	50.78'	S06°13'45"E
L4	13.08'	S00°09'06"E
L5	50.00'	N11°25'54"E
L6	76.48'	N17°08'56"E
L7	54.55'	N62°19'51"E
L8	27.18'	N83°52'06"E
L9	17.74'	N62°34'23"W

LINE TABLE		
LINE	LENGTH	BEARING
L10	28.00'	N27°25'37"E
L11	74.34'	S61°46'32"E
L12	41.44'	S00°09'06"E
L13	35.00'	N00°09'06"W
L14	35.00'	S00°09'06"E
L16	45.02'	S62°34'23"E
L18	12.51'	N30°47'44"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	267.16'	1030.00'	134.33'	14°51'41"	266.41'	S69°12'23"E
C2	22.92'	15.00'	14.37'	87°31'55"	20.75'	S32°52'15"E
C3	21.92'	15.00'	13.44'	83°43'09"	20.02'	S52°45'17"W
C4	2.03'	725.00'	1.02'	00°08'38"	2.03'	N85°18'20"W
C5	60.47'	1105.00'	30.24'	03°08'08"	60.46'	S00°01'07"E
C7	23.98'	15.00'	15.43'	91°36'17"	21.51'	S44°12'58"W
C8	5.00'	675.00'	2.50'	00°25'27"	5.00'	N89°48'22"E
C10	10.45'	1105.00'	5.23'	00°32'31"	10.45'	S05°57'29"E
C11	111.91'	1055.00'	56.01'	06°04'39"	111.85'	S03°11'26"E
C12	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°50'54"W
C13	49.98'	675.00'	25.01'	04°14'36"	49.98'	N76°26'47"W
C14	53.70'	725.00'	26.86'	04°14'39"	53.69'	S76°26'46"E
C16	283.86'	1040.00'	142.82'	15°38'19"	282.98'	S69°35'42"E
C17	284.56'	725.00'	144.14'	22°29'19"	282.74'	S73°58'51"E
C18	13.84'	15.00'	7.46'	52°51'18"	13.35'	S36°18'32"E
C19	254.03'	51.00'	38.86'	285°23'21"	61.82'	S27°25'26"W
C20	13.76'	15.00'	7.41'	52°33'02"	13.28'	N88°59'44"W
C21	296.55'	775.00'	150.11'	21°55'27"	294.75'	S73°40'56"E
C22	8.19'	17.00'	4.18'	27°35'52"	8.11'	S70°50'44"E
C23	219.06'	625.00'	110.66'	20°04'54"	217.94'	S79°36'27"E
C24	396.82'	299.00'	233.78'	76°02'28"	368.33'	S72°04'46"W
C25	20.96'	15.00'	12.60'	80°02'53"	19.29'	S73°54'50"W
C26	102.77'	725.00'	51.47'	08°07'18"	102.69'	N70°07'22"W
C27	94.21'	675.00'	47.16'	07°59'48"	94.13'	S70°23'54"E
C28	22.46'	15.00'	13.94'	85°47'37"	20.42'	S23°30'11"E
C29	102.00'	299.00'	51.50'	19°32'44"	101.50'	S09°37'16"W
C30	10.67'	15.00'	5.57'	40°44'57"	10.44'	S20°13'22"W
C31	152.85'	51.00'	686.13'	171°28'53"	101.72'	S45°09'06"E
C32	10.67'	15.00'	5.57'	40°44'58"	10.44'	N69°28'26"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°09'06"W
C34	160.22'	51.00'	INFINITE'	180°00'00"	102.00'	S89°50'54"W
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°50'54"W
C36	37.70'	24.00'	24.00'	90°00'00"	33.94'	N45°09'06"W
C37	479.14'	249.00'	357.28'	110°15'06"	408.56'	N54°58'27"E
C38	236.58'	675.00'	119.52'	20°04'54"	235.37'	S79°56'27"E
C39	2.62'	725.00'	1.31'	00°12'26"	2.62'	S71°17'14"E
C43	17.39'	17.00'	9.54'	58°36'54"	16.64'	S27°41'21"E
C44	22.18'	15.00'	13.68'	84°43'07"	20.21'	S48°02'48"E
C45	22.51'	51.00'	11.44'	25°17'15"	22.33'	N56°00'12"E



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5. THE MAINTENANCE OF LOT 40, BLOCK 19, AND ALL OPEN SPACE LOTS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN CANYON CROSSING, UNIT 4, SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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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.

OWNER: LGI HOMES

F.M. "BUTCH" ALANIS

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED F.M. "BUTCH" ALANIS, 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 June A.D. 2007

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RACHEL LYONS
MY COMMISSION EXPIRES
December 11, 2007

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
REGISTERED PROFESSIONAL LAND SURVEYOR
JOHN NOEL NICHOLLS
4402

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

OWNER/DEVELOPER:
LGI HOMES
19221 I-45 SOUTH SUITE 230
CONROE, TX 77385
TEL. NO. (281) 362-8998
FAX NO. (281) 210-2601

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

SUBDIVISION PLAT OF

CANYON CROSSING UNIT-4

14.21 ACRES OUT OF A 212.11 ACRE TRACT OF LAND CONVEYED TO L.G.I. HOMES-CANYON CROSSING, LTD. DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11398, PAGES 1753-1760 OF THE OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS, BEING OUT OF JOHN BARRIT SURVEY NUMBER 66, ABSTRACT 47, COUNTY BLOCK 4317, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF CANYON CROSSING, UNIT-4 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
511 EAST RANDOLPH | SAN ANTONIO, TEXAS 78232 | PH: (210) 375-9000 FAX: (210) 375-9010

SURVEYOR'S NOTES:

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

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 212.11 ACRE TRACT.

3. 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	N293928.343	W0983435.880
DF4377 TXDD CORPUS CHRISTI R2 CORS ARP	N274426.854	W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

5. 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 SOUTH RIGHT-OF-WAY LINE OF ALAMO CANYON, 60' RIGHT-OF-WAY RECORDED IN VOLUME 9569, PAGES 92-94 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 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 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 _____, _____

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ 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

CANYON CROSSING, UNIT-4

DRAWN BY: TTH
JOB NO. 8142-12

Date: Jun 15, 2007, 11:11am User ID: Thinson
File: P:\61\42\12\Division\Civil\P61242\12-unit 4.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 19 **July 11, 2007**

TEXAS ELM AT LOCKHILL -SELMA — MAJOR PLAT — 070183
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 549 B-1
OWNER: Birkel Residential Group Ltd, by Paul Milosevich
ENGINEER: Pape Dawson Engineers, by Dennis Rion, P.E.
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: June 28, 2007

Location: At the northwest intersection of Texas Elm and Lockhill-Selma

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial

Plat is in accordance with:
MDP/POADP #41C, Rogers West Shavano was accepted on June 4, 2003

Proposed Use: Condominium/Townhomes

Major Thoroughfare: Lockhill-Selma is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **4.145** acres consisting of **2** non-single family lots.

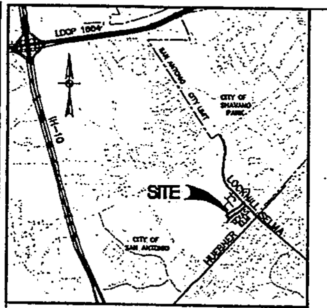
DISCUSSION:

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

STAFF RECOMMENDATION:

Approval

PLAT NO. 070183



LOCATION MAP
NOT-TO-SCALE

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 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.

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 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. 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.

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:
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N: 292928.343 W: 0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N: 274436.854 W: 0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N: 275018.049 W: 0970332.219

3. DIMENSIONS SHOWN ARE SURFACE.

4. COMBINED SCALE FACTOR USED IS 0.99983

5. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE NORTH RIGHT-OF-WAY LINE OF TEXAS ELM, A 60-FOOT RIGHT-OF-WAY RECORDED IN VOLUME 9520, PAGE 46 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE

LINE	LENGTH	BEARING
L1	25.00'	S47°02'05"W
L2	19.15'	S42°03'10"W
L3	36.59'	N00°24'24"W
L4	19.86'	S70°33'34"E
L5	29.92'	N12°54'41"W
L6	24.21'	S42°55'29"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S02°02'05"W
C2	58.78'	344.73'	29.46'	09°46'13"	58.71'	S42°08'59"W
C3	58.78'	344.73'	29.46'	09°46'13"	58.71'	S42°08'59"W
C4	293.48'	1557.29'	147.17'	10°47'49"	293.03'	S52°26'00"W
C5	306.36'	1112.46'	154.16'	15°46'43"	305.39'	S49°58'33"W
C6	39.24'	25.00'	24.97'	89°55'47"	35.33'	S02°05'30"W

LEGEND

—890—	=	EXISTING CONTOURS
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
N.C.B.	=	NEW CITY BLOCK
ESMT.	=	EASEMENT
E.G.T.C.	=	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
R.O.W.	=	RIGHT-OF-WAY
V.N.A.E.	=	VEHICULAR NON-ACCESS ESMT.

IMPACT FEE PAYMENT DUE:
WATER AND WASTEWATER IMPACT 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.

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.

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

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

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R) (3).

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

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

(IN FEET)
1 inch = 100 ft.

PAPE-DAWSON ENGINEERS

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

RECEIVED
07 JUN 14 AM 8:19

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.

DEVELOPER/OWNER: SHAVANO PARK VILLAS, L.P.
a Texas limited partnership,
By Its Sole General Partner:
HIKKEL SHAVANO PARK, LLC
a Texas limited liability company

Paul Milosevich

DULY AUTHORIZED AGENT: PAUL MILOSEVICH
2828 ROUTH STREET,
SUITE 775
DALLAS, TX 75201

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Paul Milosevich* 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 *June* A.D. *2007*

CINDY D. RUDELOFF
Notary Public, State of Texas
My Commission Expires
October 11, 2009

Cindy Rudeloff
NOTARY PUBLIC _____ COUNTY, *Dallas*

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

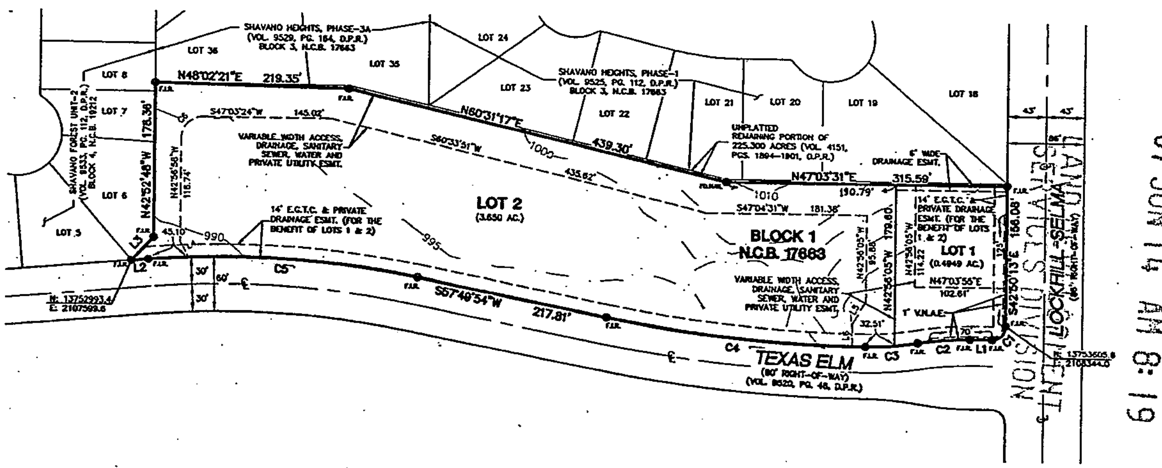
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED DERRICK ... 5826 PROFESSIONAL LAND SURVEYOR

Date: Jun 11, 2007, 6:25pm User ID: ...malik
File: P:\65\14\01\DESIGN\CIVIL\PLAT\PL651401.dwg



SUBDIVISION PLAT OF
TEXAS ELM AT LOCKHILL-SELMA

A 4.145 ACRE TRACT OF LAND BEING ALL OF A 2.4442 ACRE TRACT CONVEYED TO SHAVANO PARK VILLAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12819, PAGES 219-228 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND A 1.7002 ACRE TRACT CONVEYED TO SHAVANO PARK VILLAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 12819, PAGES 97-106 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE COLLIN C. McCRAE SURVEY NUMBER 391, ABSTRACT 482, COUNTY BLOCK 4782 IN NEW CITY BLOCK 17663 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF TEXAS ELM AT LOCKHILL-SELMA 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

SHEET 1 OF 1

JOB NUMBER 6514-01

San Antonio Water System

April 24, 2007

Mrs. Carmen Groth
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0704004- Request for review of **Texas Elm at Lockhill Selma, Plat No.** 070183 located at Texas Elm and Lockhill-Selma.

Dear Mrs. Groth:

On April 17, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for Multi-Family Residential and consists of approximately 4.200 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

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

An Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated April 11, 2007. A Water Pollution Abatement Plan (WPAP) has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ**.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Texas Elm at Lockhill Selma, Plat No. 070183.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 20 **July 11, 2007**

CMC STEEL — MAJOR PLAT — 070221
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 546 E-4
OWNER: Wilber Davis
ENGINEER: CEC, Inc., by Nathaniel H. Hardy
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: June 27, 2007

Location: On the east side of Leslie Road; north of Braun Road

Services Available: SAWS Water and Sewer

Zoning: I-1 Industrial District

Proposed Use: Office

APPLICANT'S PROPOSAL:

To plat **3.000** acres consisting of **1** non-single family lot.

DISCUSSION:

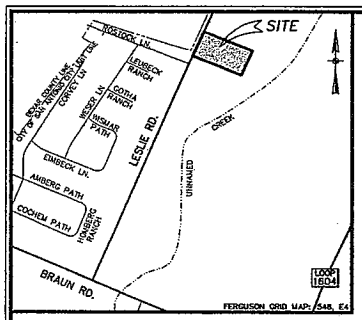
The Department of Development Services has cited: Section 35-506(q)(2)(B) of the UDC regarding Sidewalk Exceptions. The applicants engineer has submitted a request for an Administrative Exception to the requirement.

The Director of Development Services Department granted an administrative exception to Section 35-506(q)(2)(B) of the UDC regarding Sidewalk exceptions as indicated in the attached report.

STAFF RECOMMENDATION:

Approval.

PLAT: 070221



LOCATION MAP

NOT TO SCALE

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP2" P.I.D. OF 4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.99983
ROTATION GRID TO PLAT IS +00°12'25"
2. MONUMENTATION AS SHOWN:
A ½" REBAR WITH A "CEC" PLASTIC CAP WAS SET AT EACH CORNER UNLESS OTHERWISE NOTED.
3. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT OF ROEMER SUBDIVISION, RECORDED IN VOLUME 5970, PAGE 107 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

CSA NOTES:

1. ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETSCAPE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)

SAWS NOTES:

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

DRAINAGE NOTES:

1. "NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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. "FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT INCHES (8") ABOVE FINAL ADJACENT GRADE.

CPS GENERAL 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 WITHIN THE AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "GUYWIRE EASEMENT", "EXPANDED EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EDITING POLES, HARDWARE OR EQUIPMENT WHICH CARRIES 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 THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

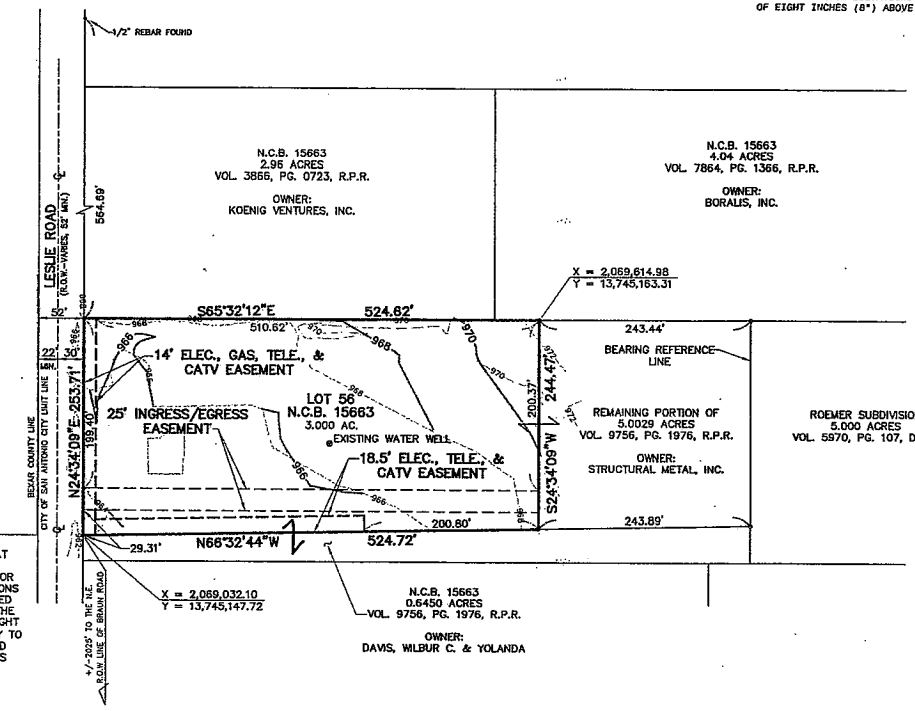
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC AND GAS FACILITIES. BOOT OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ABBREVIATIONS

VOL.	VOLUME
PG.	PAGE
CATV	TIME WARNER CABLE TV
TYP.	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
B.S.L.	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS, BEXAR COUNTY, TEXAS
N.C.B.	NEW CITY BLOCK

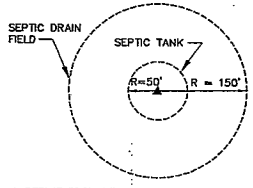
NOTES:

1. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA ACCORDANCE WITH UDC 35-506(D)(5).
2. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITHIN SAID DRAINAGE EASEMENT.



SCALE: 1" = 100'

TYPICAL WATER WELL SANITARY CONTROL EASEMENT



A PERMIT FROM BEXAR COUNTY PUBLIC WORKS MUST BE OBTAINED PRIOR TO INSTALLING ANY SEPTIC SYSTEM.
THE MINIMUM SETBACKS FROM ALL SEPTIC TANKS AND ABSORPTION SYSTEMS SHALL BE 50 AND 150 FEET RESPECTIVELY.

OWNER/DEVELOPER:

CMC STEEL
10792 LESLIE ROAD
SAN ANTONIO, TEXAS 78254

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: CMC STEEL
MR. WILBUR DAVIS, GENERAL MANAGER

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED, WILBUR DAVIS, 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 25 DAY OF June, A.D., 2007.

NASSIS SANCHEZ
Notary Public, State of Texas
My Commission Expires 08-30-09

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF CMC STEEL 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., 2007.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS §
COUNTY OF BEXAR §

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
RICHARD H. HARDY
65120
PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR
DION P. ALBERTSON, R.P.L.S. #4963

STATE OF TEXAS
REGISTERED
DION P. ALBERTSON
4963
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT
ESTABLISHING

CMC STEEL SUBDIVISION

BEING 3.000 ACRES OF LAND IN NEW CITY BLOCK 15663, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE REMAINING PORTION OF A 5.0029 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9756, PAGE 1976, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE J. G. BRADEN SURVEY No. 302, ABSTRACT No. 71, COUNTY BLOCK 4473, BEXAR COUNTY, TEXAS.

CEC

CIVIL ENGINEERING CONSULTANTS
DON DURREN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230
P: 210.641.9999
F: 210.641.6440
Email: cec@cectexas.com

STATE OF TEXAS §
COUNTY OF BEXAR §

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

JOB: E0301400 CMC STEEL

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
DEVELOPMENT • PUBLIC WORKS
SURVEYING • TRANSPORTATION

May 17, 2007

Mr. Andrew Winter, P.E.
Interim Chief Engineer, Development Services Department
Land Development
1901 S. Alamo Street
P.O. Box 839966
San Antonio, Texas 78283-3966

RECEIVED
MAY 30 2007
By

Subject: Curb and Sidewalk for CMC Steel – AP#1363810

Dear Mr. Winter:

Please accept this request to eliminate the sidewalks and curbs from the subject project.

The main reason to eliminate the sidewalks is the limited drainage capacity of the bar ditches in the existing road. If sidewalks are placed in the public right-of-way, the bar ditch will be mostly filled in with the sidewalk construction. The construction of the sidewalk will result in the further reduction in the capacity of the bar ditch. In support of this request we have attached a copy of the site grading plan. The existing bar ditch is clearly shown on the grading plan. A four foot sidewalk with retaining wall at the property line would cover much of the bar ditch.

There are other reasons for eliminating the sidewalk. There are no other sidewalks of which we are aware on this street. There are no other known traffic generators on this street and no known nearby bus stops. There are existing mixed residences and businesses along this street. The real opportunity to have sidewalks built for this subdivision arrives at the time the City or the County constructs a Capital Improvements Project for Leslie Road.

Another point against the construction of the side walks is the construction method that would have to be employed to build sidewalks. The four foot sidewalks would have to be built at or just below the property line elevations. The bar ditches fall very quickly to the flow lines from the property lines. The sidewalks would have to be built at the American with Disabilities Act (ADA) grade (2% maximum cross fall). To hold the sidewalks at the required grade, a three to four foot tall retaining wall would have to be built in the bar ditch. This retaining wall and sidewalk fill would take up the already limited capacity of

11550 I.H. 10 WEST SUITE 395 SAN ANTONIO, TEXAS 78230-1037
TEL: 210.641.9999 FAX: 210.641.6440 EMAIL: CEC@CECTEXAS.COM
WWW.CECTEXAS.COM

E0301400

the street to flow drainage from the surrounding area. From the USGS Maps, it is clear that an area approaching 100 acres in size drains to Leslie Road in front of this property.

It does not make good engineering sense to fill in the already under capacity bar ditch to provide for a sidewalk that will not connect to any other business or traffic generator.

If a curb was required for this project, it would be the only curb on this road. This road is and existing County type road section which includes bar ditches and no curbs. The condition of the pavement is also such that it is doubtful if it is possible to find a true edge of pavement at which to place a curb. The real danger to the public in constructing a curb on this road is the fact that there is no curb near this property. A person driving on this street would not expect a short section of curb to be placed next this road. If that person hit the curb at speed, the result could be damage to the vehicle as well as the potential of the vehicle being thrown into the ditch by the impact with the curb. The safety of the public could be in doubt if a curb is placed in front of this property.

A comment about the need to determine the feasibility of curb and sidewalk placement exists in the comments for AP# 1363810. If the request to eliminate the curb and sidewalk from this project is approved, we request that the comment written in the AP# be removed from the project.

Please contact us if there are any questions about this request.

Sincerely,

Nathaniel H. Hardy, P.E.
Civil Engineering Consultants

STATE OF TEXAS
NATHANIEL H. HARDY
65120
REGISTERED
PROFESSIONAL ENGINEER

Attachments (as)

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – Streets & Construction Inspections

COPIES TO: Correspondence File

SUBJECT: CMC Steel (Plat No. 070221)

DATE: June 11, 2007

The Development Services Department (DSD) has reviewed the information presented in Mr. Hardy's letter dated May 17, 2007. Please refer to the attached applicant letter for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (q) (2) (B), Sidewalk Exceptions states that "sidewalks shall not be required in the following situations: When the director of development services, in consultation with the director of public works, determines that the sidewalks will interfere with or disrupt drainage." DSD agrees that the applicant may proceed as planned for the following reasons:

1. The roadway is a two lane uncurbed section with bar ditches running parallel to the road. Neither sidewalks nor curbs are present on any part of this roadway section. Adding curb in this area only will create an unexpected obstruction to motorists and possibly a hazard to both vehicular and pedestrian traffic.

2. The bar ditches are well defined with steep grades requiring fill material in order to construct the sidewalk at the ADA approved cross slope of 2%.

3. The addition of sidewalks will decrease the runoff capacity of the bar ditches potentially creating a hazard for pedestrian traffic as well as the traveling public.

The DSD believes the proposed exception does meet the intent of the UDC and supports this Exception.

RECOMENDATION: APPROVAL

Jesse T. Muñiz, P.E.
Engineer
DSD

6-11-07
Date

I have reviewed the Exception Analysis and concur with the recommendation.

Andrew Winter, P.E.
Senior Engineer
DSD

6/11/07
Date

PLANNING COMMISSION
VACATING DECLARATION

AGENDA ITEM NO: 21 **July 11, 2007**

VILLAGES AT STONE OAK 1 MAJOR PLAT
VACATING DECLARATION 070417
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 A-5
OWNER: McMillin Texas Development, LLC., by Edward Berlanga
ENGINEER: TCB, by Heather O'Gorman
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: June 20, 2007

Location: South of the intersection of Stone Oak Pkwy. and Tynedale Trace

Services Available: SAWS Water and Sewer

Zoning: R-5 Residential Single Family District
PUD Planned Unit Development

Plat is in accordance with:
MDP/POADP #728, Villages at Stone Oak was accepted on April 6, 2004.
PUD # 04-004, Villages at Stone Oak was approved on April 28, 2004.

APPLICANT'S PROPOSAL:

To vacate portions of The Villages at Stone Oak Subdivision Unit 1, plat # 040014, approved by the San Antonio Planning Commission on July 24, 2004 and recorded in Volume 9562, Page 210 of the Bexar County Deed and Plat records.

STAFF RECOMMENDATION:

Approval

City of San Antonio
Development Services
Subdivision Section

RECEIVED 07 JUN 20 AM 7:

VACATING DECLARATION

LAND DEVELOPMENT SERVICES DIVISION

State of Texas §
§
County of Bexar §

Vacating Declaration for portions of The Villages at Stone Oak Subdivision Unit 1, ID # 040014 Plat.

Know all men by these presents that I (we), the undersigned, hereby acknowledge that I (we) are the owners/proprietor(s) of all the land and/or lots or portions of lots embraced by The Villages at Stone Oak Subdivision Unit 1, ID # 040014 Plat (a copy of which is attached hereto), approved by the City of San Antonio Planning Commission on July 28, 2004, and recorded in Volume 9562, Page 210, Bexar County Deed and Plat Records.

In accordance with Vernon's Texas Codes Annotated, Local Government Code Section 212.013 and the City of San Antonio Unified Development Code, the undersigned hereby declare portions of such plat known as The Villages at Stone Oak Subdivision Unit 1, ID # 040014 Plat to be vacated:

A 5' Gas, Electric, Telephone and Cable Television Easement located on Lot 2, Block 51

A 5' Gas, Electric, Telephone and Cable Television Easement located on Lot 16, Block 48

A 5' Gas, Electric, Telephone and Cable Television Easement located on Lot 17, Block 48

A 5' Gas, Electric, Telephone and Cable Television Easement located on Lot 29, Block 48

A 12' Gas, Electric, Telephone and Cable Television Easement located on Lots 1- 5 & 8-16, Block 48

It is the intent of the undersigned to nullify the force and effect of the recordation of the above referenced portions of the plat by filing this vacation instrument in the Bexar County Deed and Plat Records to cause the Bexar County Clerk to write the word "Vacated" in plain, legible letters across the portions of the plat so vacated.

Executed this 14 **day of** June, **A.D., 20** 07.

By: Edward Blum
Owner

Owners Duly Authorized Agent

Title: Senior Vice President
McMILLIN TEXAS DEVELOPMENT LLC

State of Texas §

§

County of Bexar §

Before me, the undersigned authority, a notary public for the State of Texas, on this day personally appeared Edward Berlanga, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed. Given under my hand and seal of office, this the 14 day of June, 20 07.

Jo Ann Schweers

Notary Public in and for the State of Texas

JO ANN SCHWEERS
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-09-2008

My commission expires: 8/9/08.

This vacating declaration for portions of The Villages at Stone Oak Subdivision Unit 1, ID # 040014 Plat, is submitted to and considered by the City of San Antonio, Texas and is hereby approved.

Dated this _____ **day of** _____, **A.D., 20**_____.

By: _____
Chairman

By: _____
Secretary

By: _____
Director of Development Services

Return
Copy to: McMILLIN HOMES
Name

1175 W. BITTERS RD STE 200
Address

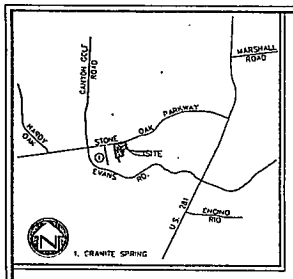
SAN ANTONIO TX 78216
City, State, & Zip Code

040014

"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

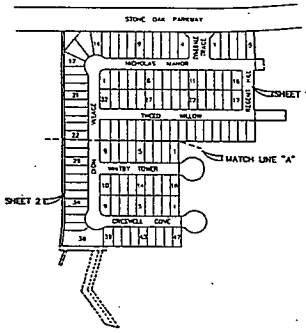
THE VILLAGES AT STONE OAK SUBDIVISION UNIT 1

BEING 16.274 ACRES OF LAND OUT OF A 30.566 ACRE TRACT AND A 41.596 ACRE TRACT, BOTH RECORDED IN VOLUME 8297, PAGE 589, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, AND OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE



INDEX MAP

SCALE: 1" = 400'

"C.P.S. NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EDECTING POLES, HANGING OF BURNING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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

PERMEABLE AREAS NOTE:

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

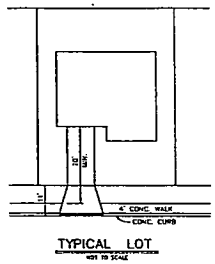
EDWARDS AQUIFER NOTES:

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

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

"GENERAL NOTES"

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 ESM'T. ---------- V.N.A.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. 930
8.) PROPOSED FINISHED CONTOUR ----------
9.) THE VALUE OF THE COORDINATES SHOWN HEREON WERE OBTAINED IN GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P., P.I.D. AV3157. DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999878 ROTATION GRID TO PLAT IS 00°00'16"
10.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
11.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
12.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
13.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO SET MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" REBAR WITH A "SURVCON, INC." PLASTIC CAP.
(●) INDICATES A SET 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.
14.) BASIS OF BEARING RECITED HEREIN IS THE SPRINGS AT STONE OAK, RECORDED IN VOLUME 9538, PAGE 38, D.P.R.
15.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
16.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
17.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
18.) HOMEOWNER'S ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, LANDSCAPE BUFFERS, EASEMENTS & LOT 38 (PRIVATE SEDIMENTATION FILTRATION BASIN).
19.) A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
19.) LOT 1, BLOCK 47 INCLUDES ALL PRIVATE STREETS (3.788 AC) AND IS ALSO A WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.
20.) LOT 2, BLOCK 47 IS A PERMANENT 10' GREENBELT & G.E.T.TV.E.
21.) LOT 3, BLOCK 47 IS A PERMANENT GREENBELT AND VARIABLE WIDTH GAS, ELEC., TELE. & CABLE T.V. EASEMENT.
22.) LOT 38, BLK. 47, IS A VARIABLE WIDTH PRIVATE SEDIMENTATION FILTRATION BASIN (0.304 AC).

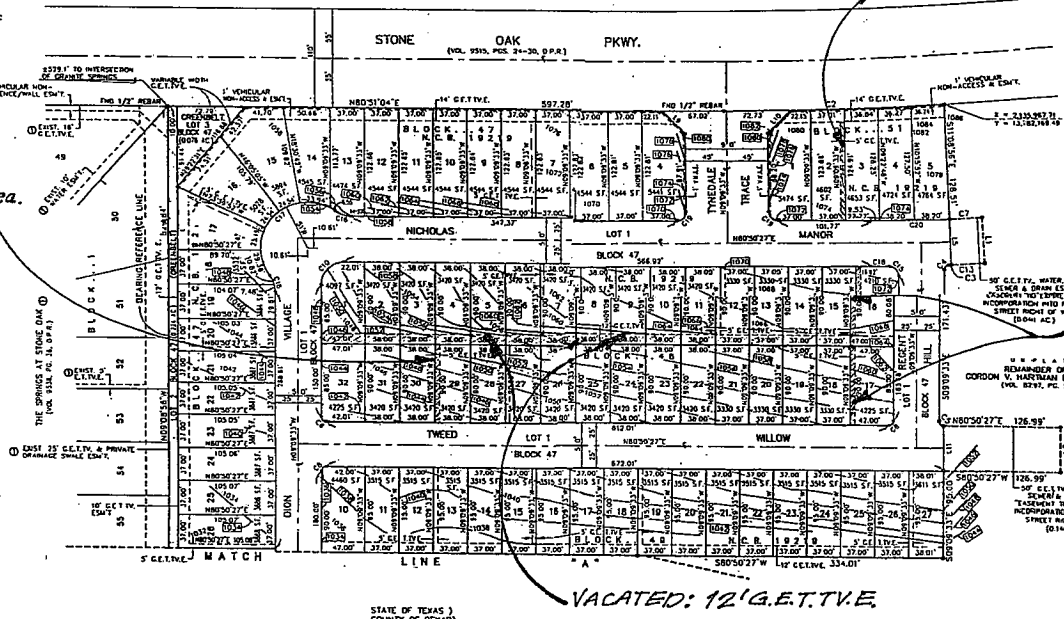


TYPICAL LOT

NOT TO SCALE

OWNER/DEVELOPER:
GORDON V. HARTMAN ENTERPRISES, INC.
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

AREAS BEING VACATED
(EASEMENTS ONLY)



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, A 10' DRAIN ESM'T. (0.017 AC.), A 20' GAS, ELEC., TELEPHONE, CABLE T.V., SANITARY SEWER, DRAINAGE AND GRADING ESM'T. (0.086 AC.), A VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. ESM'T. (0.006 AC.), A 25' ELECTRIC TELEPHONE & CABLE T.V. ESM'T. (0.109 AC.), A 25' TEMPORARY CONSTRUCTION ESM'T. (0.168 AC.), A 13' SANITARY SEWER ESM'T. (0.055 AC.), A 3' SANITARY SEWER AND ELECTRIC ESM'T. (0.013 AC.), AND A 16' SANITARY SEWER ESM'T. (0.075 AC.).

PARKS PROJECT MANAGER SCOTT STOVER

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT STOVER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 2 DAY OF JULY A.D., 2004.

NOTARY PUBLIC-BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. Nov. 19, 2005

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GORDON V. HARTMAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 25 DAY OF JUNE A.D., 2004.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

STATE OF TEXAS
HEATHER E.S. O'GORMAN
90242
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
TOMMIE L. BATES, JR.
4244
REGISTERED
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SURVCON INC.
PROFESSIONAL SURVEYORS
SAN ANTONIO, TEXAS 78213
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2000
JOB NO. 660221.0101

WFC
A TCB INC. Company

W.F.CASTELLA & ASSOCIATES, INC.
Engineers - Planners - Project Managers
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: R.R. JOB ORDER NO. 052281522.01 DATE: 06/25/03

CITY OF SAN ANTONIO

THE PLAT OF THE VILLAGES AT STONE OAK SUBDIVISION UNIT 1 WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 28 DAY OF JULY A.D., 2004.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: Susan Wright CHAIRMAN

BY: Robert J. Sum SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5th DAY OF October A.D. 2004 AT 8:35A M. AND DULY RECORDED THE 5th DAY OF October A.D. 2004 AT 10:45A M. IN THE RECORDS OF Deeds and Plats OF SAID COUNTY, IN BOOK VOLUME 9562 ON PAGE 210

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 5th DAY OF October A.D. 2004

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY Susan Sepulveda DEPUTY

Item # 22

Resolution No. _____

Authorizing the termination of electric service and revoking
building permits pending plat approval and recording of
Resurrection United Methodist Church Subdivision Plat # 060388
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra- territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Resurrection United Methodist Church Subdivision, Plat # 060388 on November 11, 2006 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to Resurrection United Methodist Church and the project engineer, Fisher Engineering via certified mail that the time in which to file the required plat would expire on June 22, 2007 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2007.

Approved: Attest:

_____ _____

Murray H. Van Eman Executive Secretary
Chairman

Item # 23

Resolution No. _____

Authorizing the termination of electric service and revoking
building permits pending plat approval and recording of
Paramount Rigsby-Roland Subdivision Plat # 060574
in connection with a previously approved deferral.

Whereas, the quality of development within the City of San Antonio and its extra- territorial jurisdiction is, in large measure, dependent upon the quality of the subdivision regulations and their effective administration and;

Whereas, the Planning Commission is empowered by the City Charter to prepare, adopt, and administer rules and regulations pertinent to subdivision/Platting and;

Whereas, Section 35-434 of the Unified Development Code authorizes the Planning Commission to grant a deferral to allow the issuance of building permits and temporary utility service prior to plat approval and recording of four or fewer lots and;

Whereas, the Commission approved a deferral for the Paramount Rigsby-Roland Subdivision, Plat # 060574 on November 22, 2006 and;

Whereas, the time which the platting requirement may be deferred shall normally not exceed 180 days from the date of approval and;

Whereas, the City of San Antonio has given the required 45 day advance notice to the applicant HTG Real Property Management by certified mail that the time in which to file the required plat would expire on June 22, 2007 and failure to comply could result in termination of service and revocation of building permits and;

Whereas, the applicant has not filed an appeal to the termination of temporary utility service; revocation of the building permit or met the 180 day deferral condition, now therefore;

Be it resolved by the Planning Commission to direct the staff to terminate temporary utility service and revoke building permit(s) pending plat approval and recording of such plat with the Bexar County Clerks office.

Passed and approved this _____ day of _____, 2007.

Approved: Attest:

_____ _____

Murray H. Van Eman Executive Secretary
Chairman

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Item #24

Plan Amendment Application Case No.: 07019

Council District: **3** City Council Meeting Date: **August 16, 2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **City South Community Plan**
The applicant requests to amend the Land Use Plan designation from **Agriculture land use to Rural Living and Urban Living land uses and Rural Living land use to Urban Living land use.**

Background Information:

Applicant: ESA Residential Development, Inc.
Owner: ESA Residential Development, Inc., E-TM Land Investments, Ltd, and Terramark Communities, Ltd.
Property Location: Generally located at the south east corner of US Hwy 281 South & S. Loop 410
Acreage: approximately 650-acres from 1,832 total acres
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Industrial uses between Chavaneaux and the Loop 410 Access Road, Event Center under construction abutting the subject properties at Chavaneaux, a historic farming and ranching community along Espada Road, and the Mission Espada
E: Agriculture, San Antonio River and Salado Creek
S: Small residential community with some commercial uses along with farming and ranching.
W: Single family residential community at US Hwy 281 and Loop 410, multifamily residential, Parks and Rec Father Manuel Community Center, several auto salvage yards along US Hwy 281, Julian Gallardo Elementary School, Mission De Lago residential development, and the Mission De Lago Golf Course.

Issue:

LAND USE ANALYSIS:

The applicant's request is to expand Urban Living land use from Loop 410 south along US Hwy 281 and FM 1937 and the Rural Living land use designation up north of Cassin Lake. All portions of the subject properties south of Cassin Lake are already designated Rural Living land use. The applicant's total request is adding approximately 200 acres of Urban Living land use and approximately 450 acres of Rural Living land use. Approximately 550 acres of the total request is currently Agriculture land use.

During the Southside Initiative (City South) process the community wanted to protect the original historic Spanish Colonial Land Grants along Espada Road which are currently utilized as agriculture and residential uses. A historic acequia runs along this same area of Espada Road to the south of the subject properties. Properties along Chavaneaux Road and north of Cassin Lake were also agriculturally exempt. Since 2003 there has been a transition from agriculture use and in many cases properties in and around the request have been vacated.

Agriculture uses provide primarily for the preservation of crop agriculture, ranching, and related agribusiness practices. Single-family residential units are permitted on agricultural and ranch lands.

Limited commercial uses directly serving agriculture uses, such as farmers markets, nurseries, and bed and breakfasts, are permitted.

Agriculture land use allows a maximum of one dwelling unit per 25 acres. Under a conservation subdivision the property owner can conserve 75% of the subject property and develop the remaining 25% at 2.4 dwelling units per acre (with riparian dedication) in a Farm and Ranch zoning district.

Rural Living supports the principles of preserving rural residential character while retaining open space and scenic corridors. The Rural Living classification may provide a transitional area between the more urbanized, denser development, and significantly rural, open and agricultural land uses.

The least intrusive scenario with a Rural Living land use category allows the construction of one dwelling unit per acre. The developer proposes using the Flex Development Plan and the conservation subdivision pattern. The conservation subdivision conserves 50% of the subject property and allows 50% for development at 6 dwelling units per acre (with riparian dedication) in a Rural Development zoning district. An option being pursued by the applicant is a flex development plan that provides a mix of retail, office, service, and residential uses within a maximum radius of one quarter (1/4) mile. Along with a Flex Development Plan the applicant is proposing several hike and bike trails around Cassin Lake and along the San Antonio River. The request to Rural Living land use is compatible with the surrounding clusters of communities to the west and south.

Neighborhood and Community Commercial uses are also allowed in Rural Living land use and can directly serve the residential areas while ensuring compatibility with adjacent residential areas. Commercial uses should take the form of a village clustered around a plaza or open space for gathering and socializing.

Urban Living provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD), and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus, or a focal point. Because the subject property is near an existing single-family and multifamily community and Loop 410, an Urban Living land use would not be out of context in this area. Commercial uses along US Hwy 281 at Loop 410 are in a large part regional in use, and heavily automotive in nature from repair shops to several salvage yards.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: FM 1937 is a Rural Roadway with 120' of ROW, US Hwy 281 is a Super Arterial Type A with 200' to 250' of ROW, and South Loop 410 is a Freeway with 250' to 500' of ROW.

Other streets: Chavaneaux and Espada Roads are both locals with 40' of ROW.

Comments: The subject properties have direct access to all of the aforementioned roadway systems and with controlled points of entry transportation issues can be mitigated. While Chavaneaux is listed as a local it serves more as a collector for the various businesses, farming and residential uses along and south of the road.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Concerns in transportation are directly related to Espada Road and the historic Spanish Colonial Land Grant farming community along with Mission Espada. The protection of this area can be achieved through the limitation of access.

VIA Metropolitan Express and Metro routes run along US Hwy 281, FM 1937 and in the neighboring residential community to the northwest of the subject properties.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: National Historic Mission Espada is located to the north along Espada Road, Father Manuel Community Center to the west, Julian Gallardo Elementary School in the Mission De Lago residential development, and the Mission De Lago Golf Course are to the east. The San Antonio River Improvement project will extend to Mission Espada.

The South Substation is located approximately 7 miles from the site, Fire Service 4 miles, and Southwest General Hospital approximately 6 miles. The University Health System El Carmen Clinic is located 4 miles due south of the subject area.

Small portions of the properties lining Chavaneaux Road and portions at US Hwy 281 and the FM 1937 split are fully annexed by the City of San Antonio with the remaining portions in limited purpose annexation areas.

Comments: The development identifies various school sites throughout the subject properties to include elementary schools, a middle school and a high school.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments: Rural Living and Urban Living land uses in the requested areas are compatible with the adjacent current and future land uses. The conservation subdivision pattern will protect the natural rural ambiance, the acequia, and the San Antonio River.

Staff recommends a waiver to project Espada Road into the Espada development to prevent increases in traffic volumes that may adversley affect the historic Mission complex and agricultural community.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: July 11, 2007
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: June 22, 2007
No. Notices mailed 10 days prior to Public Hearing: 215
Registered Neighborhood Association(s) Notified: McCreless Meadows NA

Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Current zoning district: FR, RD and UD

Proposed zoning district: FR, RD and UD

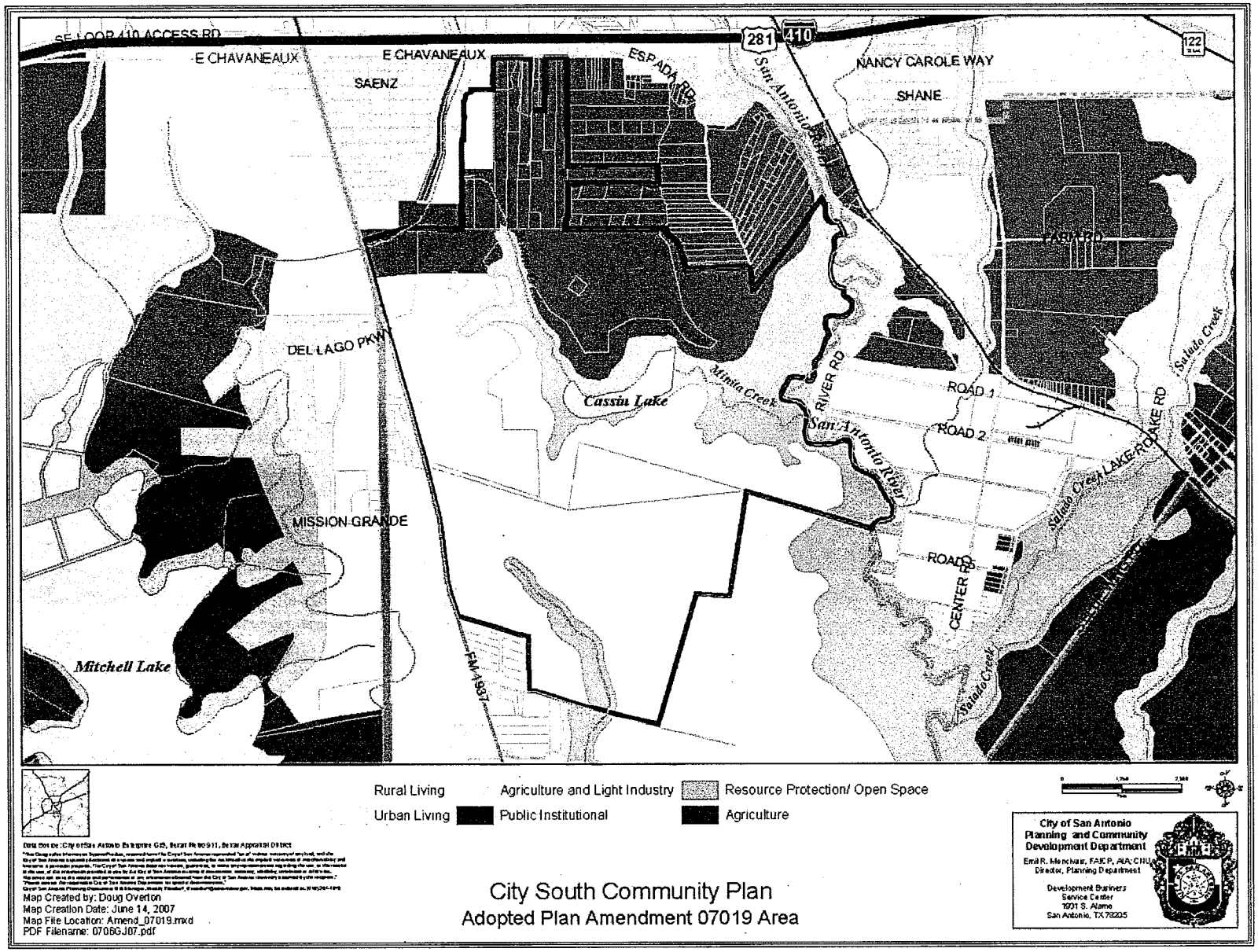
Zoning Commission Public Hearing Date: July 17, 2007

☐ Approval ☐ Denial

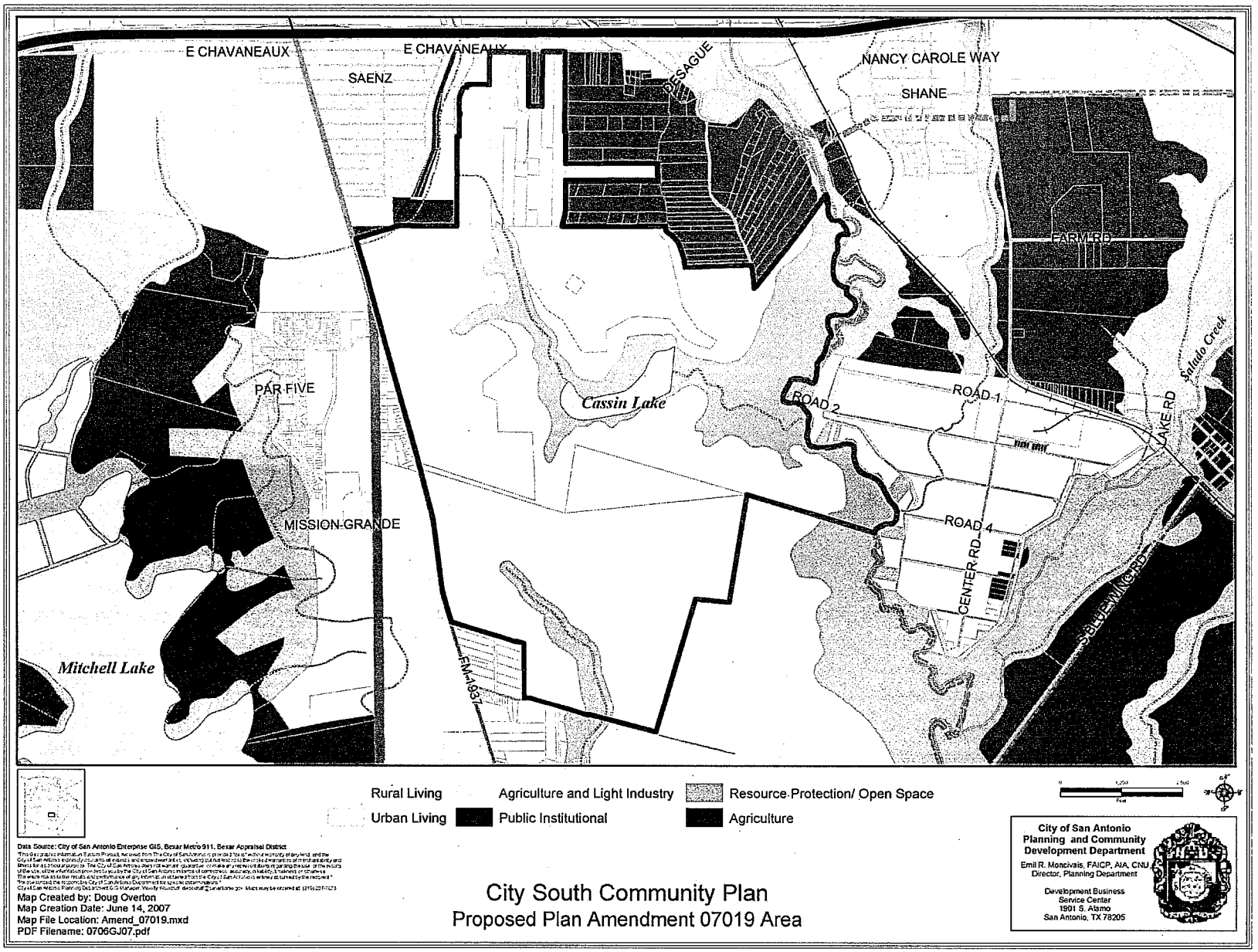
Planning Department Staff:

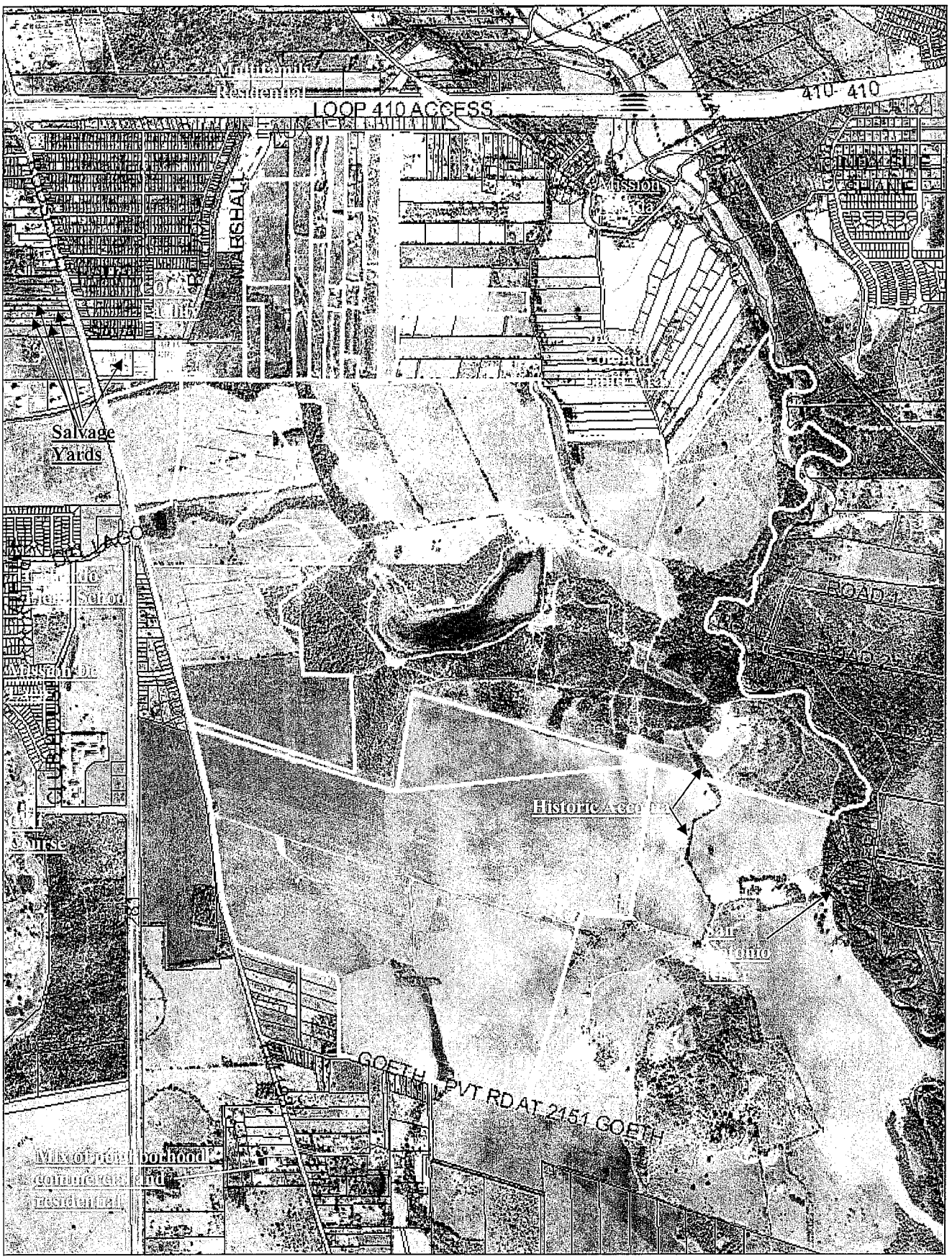
Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Zenon F. Solis	Senior Planner	Phone No.: 207-7816

Land Use Plan as adopted:



Proposed Amendment:




LOOP 410 ACCESS
410 410
MARSHALL
Salvage Yards
ROAD 1
GOETH PVT RD AT 2151 GOETH

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE LAND USE TO RURAL LIVING AND URBAN LIVING LAND USES AND RURAL LIVING LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 650-ACRES OUT OF 1,832 TOTAL ACRES GENERALLY LOCATED AT THE SOUTH EAST CORNER OF US HWY 281 SOUTH AND SOUTH LOOP 410, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS CB 4283B P-18 ABS 769, CB 4283 P-55C ARB TR-1 ABS 769 11786/1487, NCB 11039 TR-H 2.44AC CB 4283 P-57 ABS 769 7.56AC, NCB 11039 LOT TRJ (2.48) CB 4283 P-58 17.52 AC CB 4283 P-58A ABS 769, CB 4283 P-53B ABS 769, CB 4283 P-55 ARB TR-4 11944/0222, CB 4283 P-53A ABS 769, CB 4283 P-53C, P-55A, P-55B, P-55E AND P-56 ABS 769 REFER TO:04283-000-0533, CB 4283 P-52D ABS 769, CB 4283 P-50 ABS 769 11944/0171, CB 4283 P-49B ABS 769 11944/0171, CB 4002-1 P-16 (177.35AC) CB 4283 P-59A AB 769(264.417 CB 5192 P-4 ABS 18(230.80AC), CB 4006-2 P-12A (10.0 AC) & P-12B (426.37 AC) ABS 3; CB 5162 P-2B (63.0 AC) ABS 18 12092/0841 & 12092/0793, CB 5162 P-2A ABS 18 12092/0841 & 12092/0793, NCB 11039 BLK LOT E 20.02 OF TR-D .343AC & CB 4283 P-52A ABS 769 .183 AC, NCB 11039 BLK LOT W 51.59 FT OF E 71.79 FT OF TR-D (.54) & CB 4283 P-52B ABS 769 (.22), CB 4283 P-53D ABS 769, CB 4283 P-52B ABS 769, CB 4283 P-50B (21.120), P-48A (.057 AC)& P-48B (.097 AC) ABS 769 9565/132, CB 4283 P-59C ABS 769 NON-ADJ REMAINS NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, CB 4283 P-59B ABS 769 NON-ADJ REMAINS NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, NCB 15647 LOT P-59C(14.737AC) & CB 4283 P-59D (383.447AC)ABS 769 NEW ACCT PER DEED 11627/0304 EXEC 8-31-05, NCB 15647 LOT P-59B (32.803AC) & CB 4283 P-59 (3.857AC)ABS 769 NEW REMAINS PER DEED 11627/0304 EXEC 8-31-05, NCB 11039 BLK LOT WEST 3.344 AC OF TR-D CB 4283 P-52 ABS 769 (1.3929 AC), CB 4283 P-20F ABS 769 (NON-ADJ RMS), NCB 11039 BLK LOT W 415.48' OF TR-D (1.641) & CB 4283 P-52E ABS 769 (.39) (NON-ADJ RMS), NCB 11039 BLK LOT W 82 FT OF E 153.79 FT OF TR-D (1.175) & CB 4283 P-52G ABS 769 (5.867), AND NCB 11039 BLK LOT TR-E (3.17) & CB 4283 P-53 ABS 769 (2.298).

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on July 11, 2007 and **APPROVED / DENIED** the amendment on July 11; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 11th DAY OF JULY 2007.

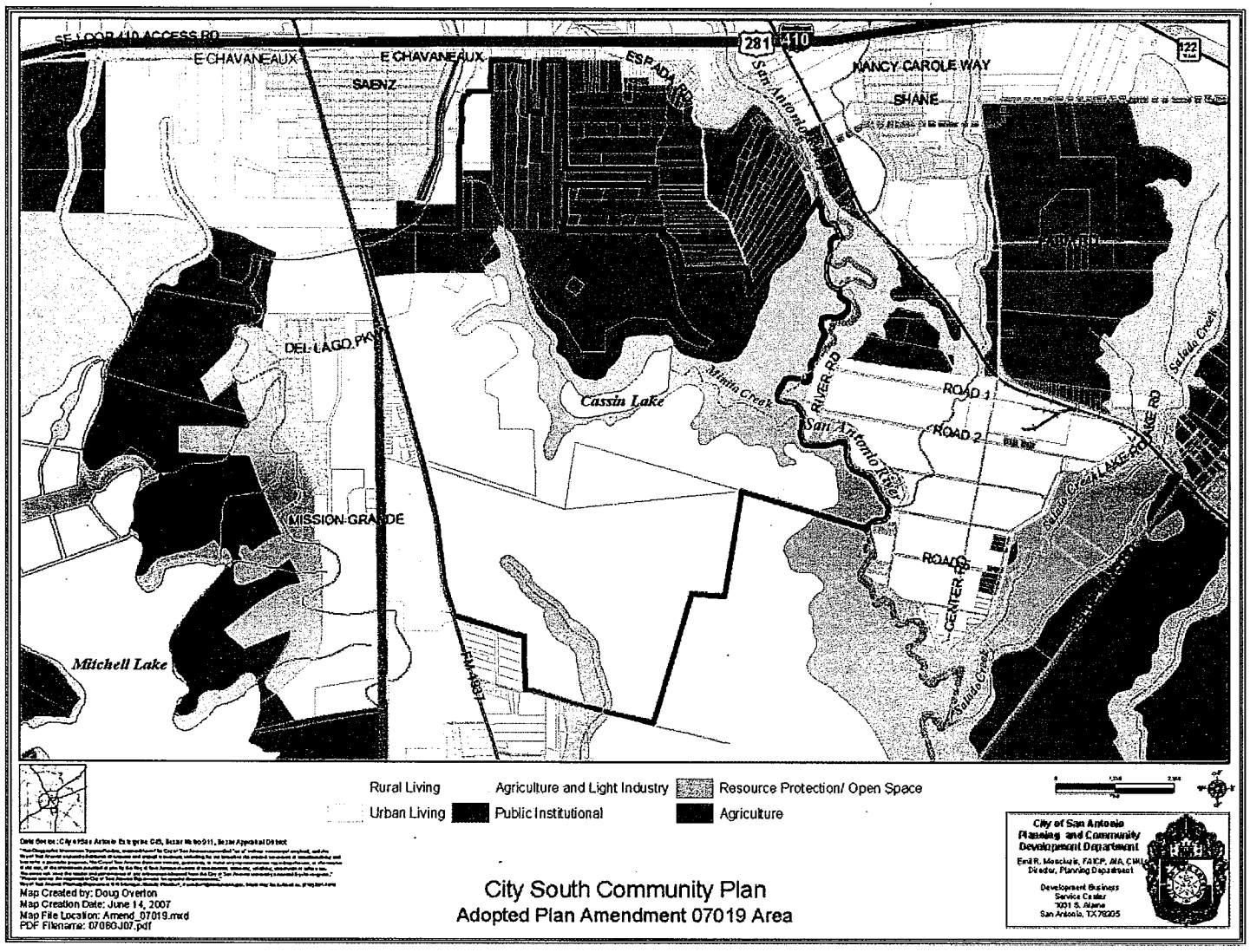
Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

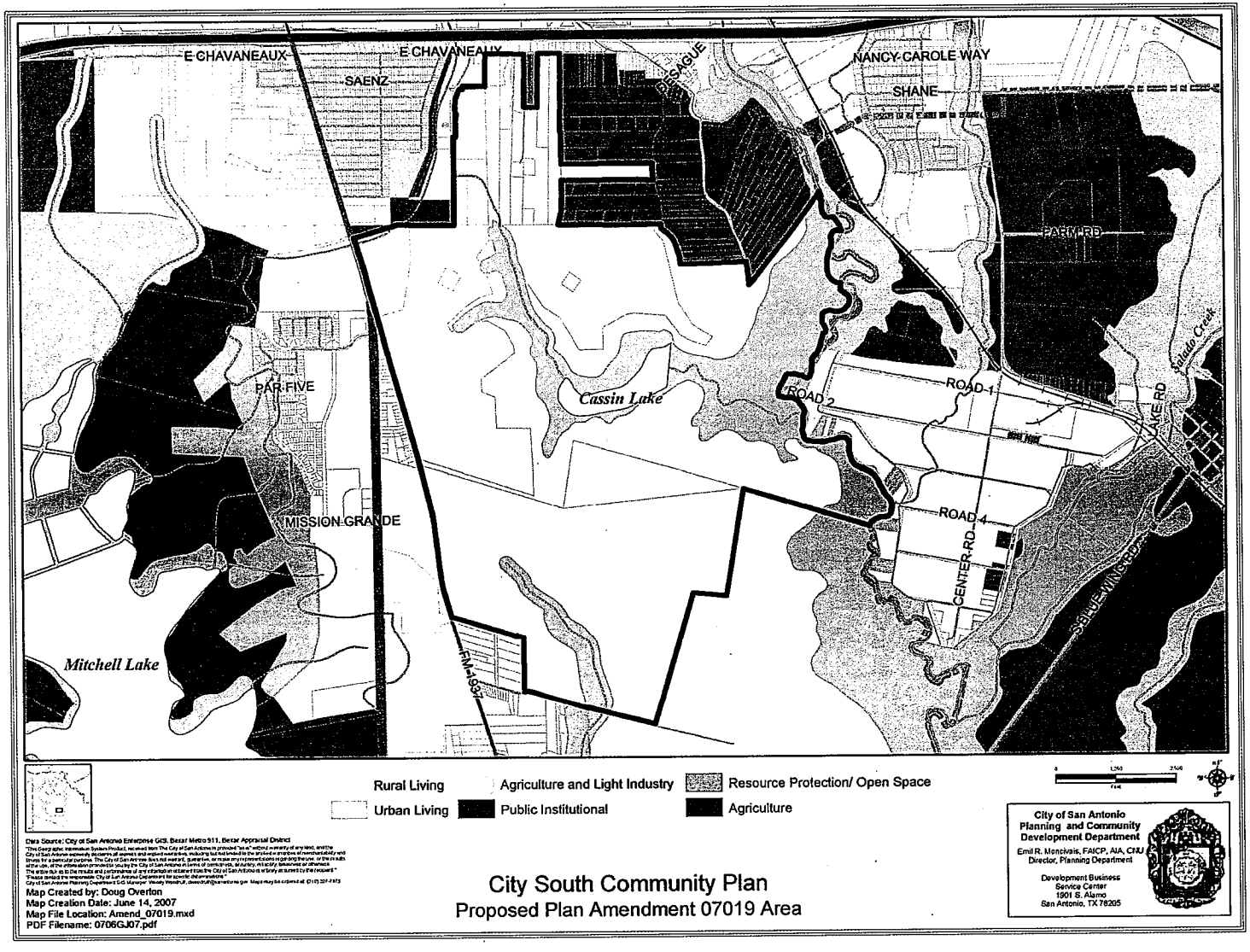
Attest:

_____
Executive Secretary
San Antonio Planning Commission

ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

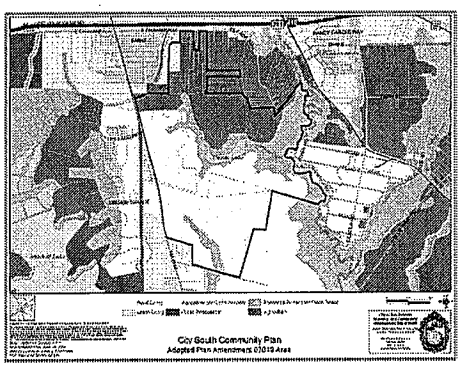


Master Plan Amendment 07019
City South Community Plan

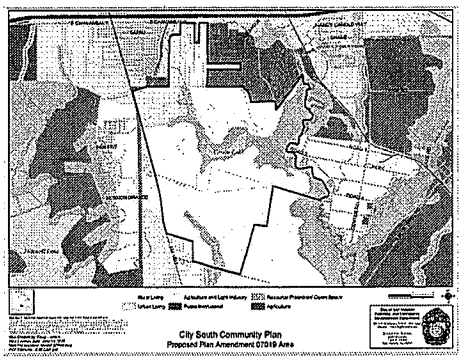
Planning Commission
July 11, 2007
Agenda Item No. 24

Amendment 07019

Plan as adopted:

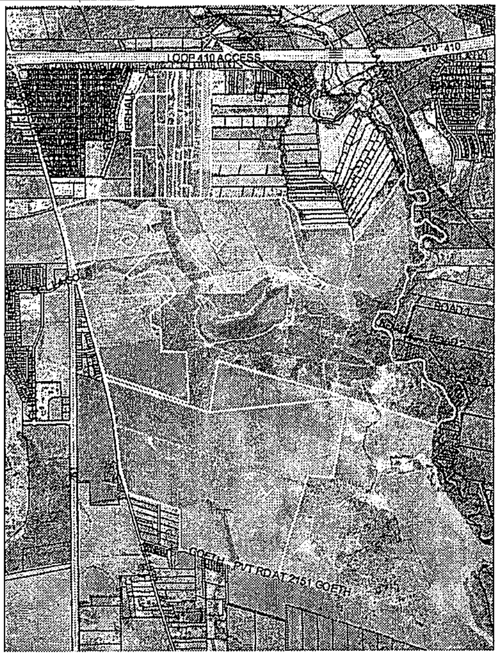


Proposed amendment:



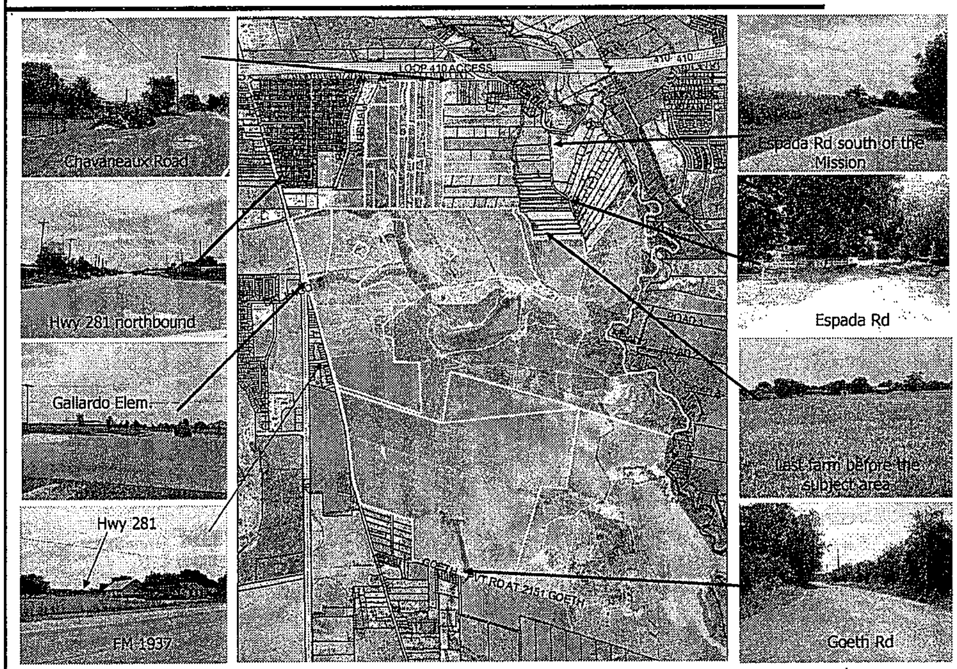
2

Land Use



3

Land Use



Item #25

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING MEMBERS TO THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE FOR A TWO YEAR TERM.

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Robert G. Hanley is re-appointed to the Technical Advisory Committee as a Planning Commission member for a term to expire April 27, 2009.

Section 1. Dr. Francine S. Romero is re-appointed to the Technical Advisory Committee as a Planning Commission member for a term to expire April 27, 2009.

Section 1. Cecilia G. Garcia is re-appointed to the Technical Advisory Committee as a Planning Commission member and is designated as the Chair of the Technical Advisory Committee with a term to expire April 27, 2009.

PASSED AND APPROVED THIS 11th DAY OF July 2007.

APPROVED:

_____
Murray H. Van Eman
Chair

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING COMMISSION TECHINCAL ADVISORY COMMITTEE FOR A TWO YEAR TERM.

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Fred Nelson Pfeiffer is re-appointed to the Planning Commission Technical Advisory Committee as a Community at Large representative with a term to expire April 27, 2009.

PASSED AND APPROVED THIS 11th DAY OF July, 2007.

APPROVED:

_____
Murray H. Van Eman
Chairman

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING COMMISSION TECHINCAL ADVISORY COMMITTEE FOR A TWO YEAR TERM.

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Bob Liesman is re-appointed to the Planning Commission Technical Advisory Committee as an Engineering representative with a term to expire April 27, 2009.

PASSED AND APPROVED THIS 11th DAY OF July, 2007.

APPROVED:

_____
Murray H. Van Eman
Chairman

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING COMMISSION TECHINCAL ADVISORY COMMITTEE FOR A TWO YEAR TERM.

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Ericka Jucknies is re-appointed to the Planning Commission Technical Advisory Committee as a Development Community representative with a term to expire April 27, 2009.

PASSED AND APPROVED THIS 11th DAY OF July, 2007.

APPROVED:

_____
Murray H. Van Eman
Chairman

ATTEST: _____
Executive Secretary

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION APPOINTING A MEMBER TO THE PLANNING COMMISSION TECHINCAL ADVISORY COMMITTEE FOR A TWO YEAR TERM.

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BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Ann Van Pelt is re-appointed to the Planning Commission Technical Advisory Committee as a Historic/Environmental representative with a term to expire April 27, 2009.

PASSED AND APPROVED THIS 11th DAY OF July, 2007.

APPROVED:

_____
Murray H. Van Eman
Chairman

ATTEST: _____
Executive Secretary