



City of San Antonio, Texas  
Planning and Development Services Department

RECEIVED

08 NOV 26 AM 8:46

LAND DEVELOPMENT  
SERVICES DIVISION

November 18, 2008

MBC & Associates Inc.  
1035 Central Pkwy North  
San Antonio, TX 78232

RE: Springfield Mobile Home #40

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Springfield Mobile Home #40, has failed to comply with **Sec. 35-2110. Time limit UDC:**

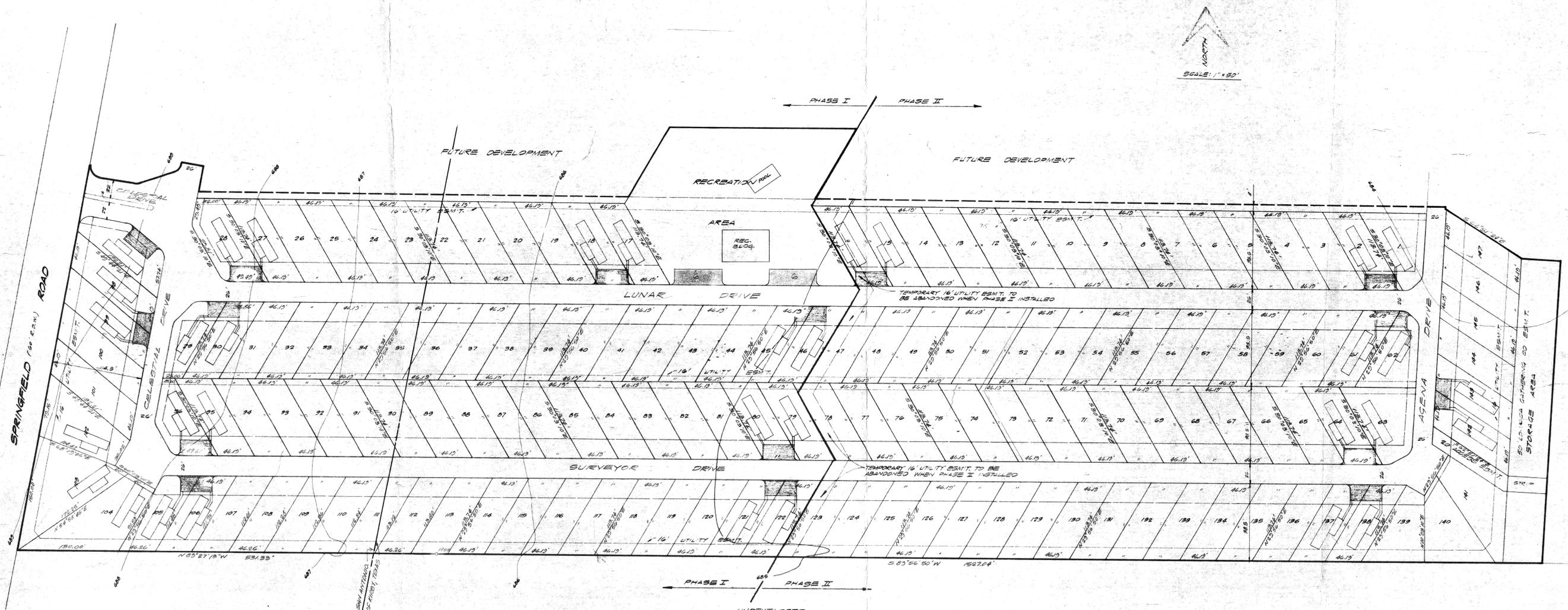
*An approved PUD plan shall remain valid for a period of three (3) years from the date of the last recorded plat or the date of planning commission approval if no plats are recorded. Time extensions for up to two (2) years may be granted by the planning commission if it finds that additional time is warranted. Failure to initiate development within the approved time period shall void the PUD plan and no building permits or utility connections shall be issued until a new or revised plan has been resubmitted and approved by the commission.*

This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

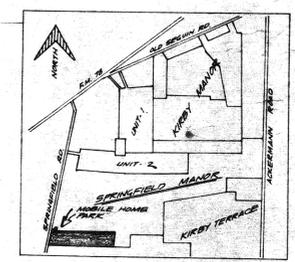
If you have any questions regarding this matter, contact Melissa Ramirez at (210) 207-7038.

Sincerely,

Fernando J. Deleón, P.E.  
Assistant Director,  
Planning and Development Services Department  
Land Development Division



NOTE: ALL FRONT SETBACK LINES ARE 20 FEET AT SIDE SETBACK LINES ARE 10 FEET.



LOCATION MAP

147 MOBILE HOME SITES  
SITE IMPROVEMENT DATA

**PRELIMINARY PLAN OF DEVELOPMENT**  
**APPROVED**  
Planning Commission   
Zoning Commission   
City of San Antonio  
Date: 6/24/77 Chairman: *Marjorie Sogor*

PHASE I 74 SPACES  
PHASE II 73 SPACES

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," "Overhanging Easement" and "Trans-Former Easement" for the purposes of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines, transformers, each with its necessary appurtenances; together with the right of ingress and egress, the right to relocate 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, fences or walls will be placed within said easement areas.

SUNSET HOMES, INC. (DEVELOPER)  
EDGAR VON SCHEELE (OWNER OF LAND)  
BEING A 4.725 ACRE TRACT OF LAND OUT OF THE J. W. GARRITY SURVEY NO. 19, ABSTRACT NO. 258, BLOCK 4018, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.  
State of Texas  
County of Bexar  
I hereby certify that this plan is true and correct and if approved by the Planning Commission, all development will be in accordance with this plan, and no alterations will be made in this plan after approval.  
SUNSET HOMES, INC.  
EDGAR VON SCHEELE, OWNER

Approval of the Planning Commission of the City of San Antonio:  
This Mobile Home Park Plan, Springfield Mobile Home Park, 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 \_\_\_\_\_, 197\_\_\_\_.  
By: \_\_\_\_\_  
Chairman  
By: \_\_\_\_\_  
Secretary

SPRINGFIELD MANOR MOBILE HOME PARK PUD.  
**PRELIMINARY PLAN**

MACINA, BOSE, COPELAND & ASSOC., INC. FORMERLY F. MARVIN SHIPMAN & CO. CONSULTING ENGINEERS  
415 BRESPORT DR. SAN ANTONIO, TEXAS  
JOB NO. C-1780  
DATE: APRIL 9, 1977  
BY: \_\_\_\_\_  
SCALE: 1" = 50'