City of San Antonio, Texas

Planning and Development Services Department

RECEIVED
08 NOV 26 AM 8:46
LAND DEVELOPMENT SERVICES DIVISION

November 18, 2008

J.H. Uptmore & Associates Inc.
3740 Colony
San Antonio, TX 78230

RE: Paul Tract #41

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Paul Tract #41, 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 unit a new or revised plan has been resubmitted and approved by the commission.*

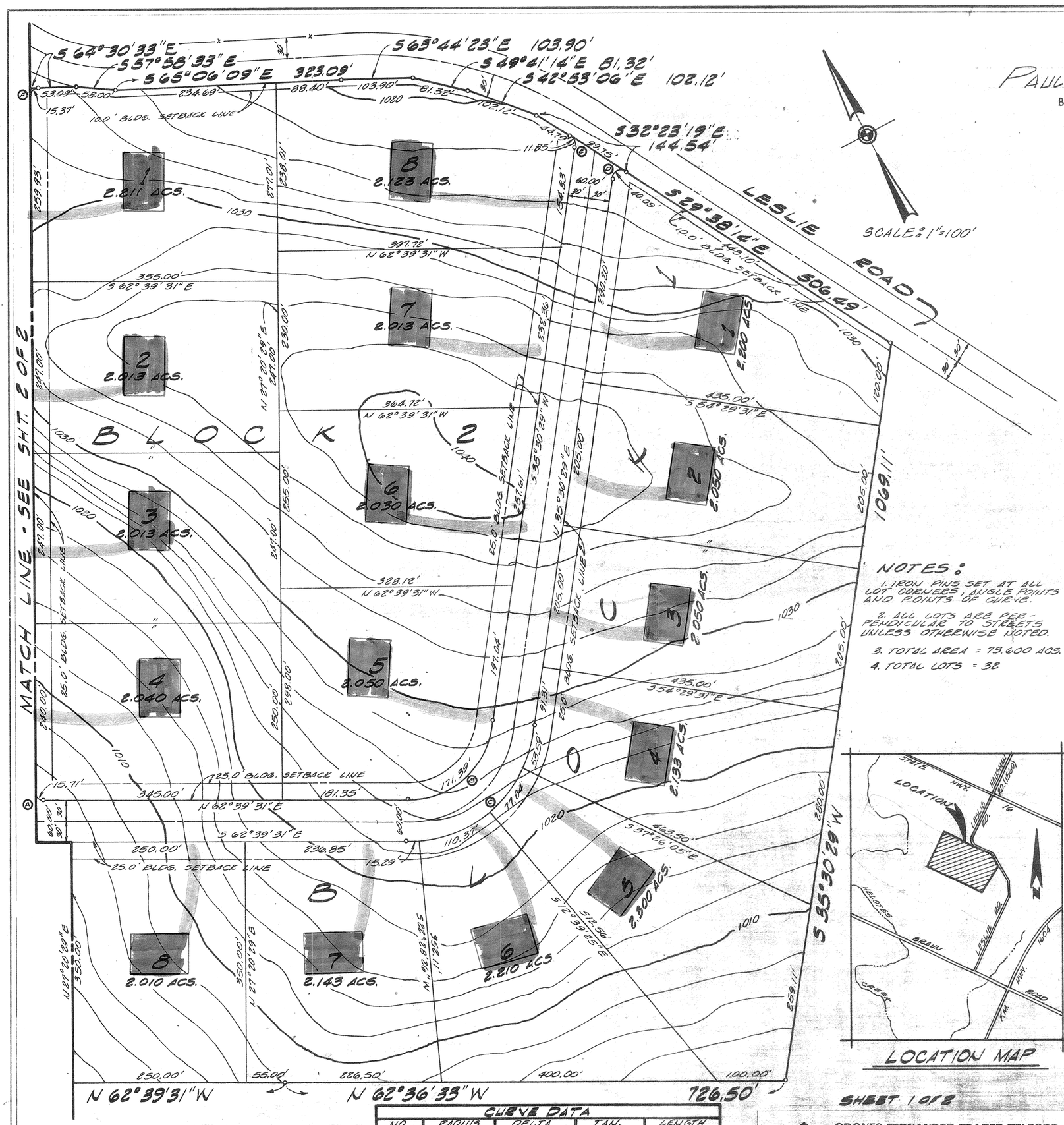
This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of reciept of this notice.

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

SUBDIVISION PLAT OF PAUL TRACT ESTATE BEING



NOTES:

1. IRON PINS SET AT ALL LOT CORNERS, ANGLE POINTS AND POINTS OF CURVE.
2. ALL LOTS ARE PERPENDICULAR TO STREETS UNLESS OTHERWISE NOTED.
3. TOTAL AREA = 19.600 ACS.
4. TOTAL LOTS = 32

LOCATION MAP

CURVE DATA				
NO.	RADIUS	DELTA	TAN.	LENGTH
A	10.00'	90°00'00"	10.00'	15.71'
B	120.00'	81°50'00"		171.39'
C	180.00'	81°50'00"	156.01'	257.09'
D	20.00'	114°51'17"	31.31'	40.09'
E	10.00'	67°53'48"	6.73'	11.85'
F	10.00'	88°02'58"	9.67'	15.37'

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 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.

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED

DIRECTOR OF PUBLIC WORKS

BY _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____

A. D. _____

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES, THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

_____ REGISTERED PROFESSIONAL ENGINEER

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

A. D., 19 _____

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERETO, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

_____ OWNER

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

DATED THIS _____ DAY OF _____ A. D., 19 _____
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY _____
CHAIRMAN

BY _____
SECRETARY

THE DIRECTOR OF BUILDING AND ZONING OF THE CITY OF SAN ANTONIO HEREBY APPROVES THIS SUBDIVISION PLAT AS TO ALL REQUIREMENTS OF SUBDIVISION ORDINANCE WHICH REQUIRE HIS APPROVAL

DIRECTOR OF BUILDING AND ZONING

BY _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

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

A. D. _____

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION 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

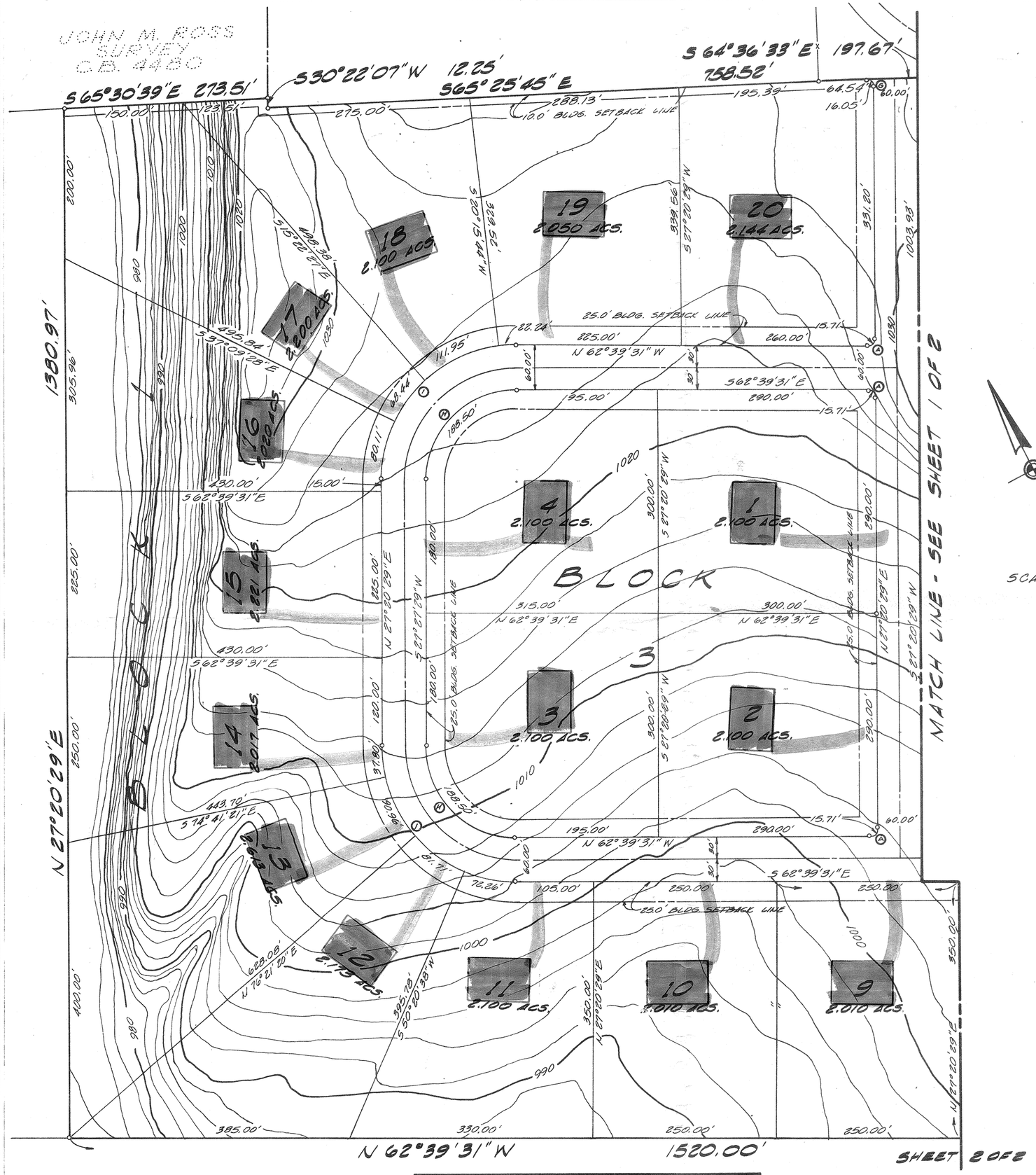
BY _____, DEPUTY
P. A. CO

SHEET 1 OF 2

GROVES, FERNANDEZ, FRAZER, TELFORD and ASSOCIATES, INC.
CONSULTING ENGINEERS / PLANNERS
SAN ANTONIO, TEXAS

#41

#1080



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CURVE DATA

NO.	DELTA	RADIUS	TAN.	LEN.
A.	90°00'00"	10.00'	9.66'	15.71'
H	90°00'00"	180.00'	156.01'	282.74'
I	90°00'00"	120.00'	120.00'	188.50'

GROVES, FERNANDEZ, FRAZER, TELFORD and ASSOCIATES, INC.
Consulting Engineers / Planners
SAN ANTONIO, TEXAS

SUBDIVISION PLAT
OF
PAUL TRACT ESTATES
BEING

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS AS TO WHICH THIS APPROVAL IS REQUIRED.

DIRECTOR OF PUBLIC WORKS

BY

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A. D., 19 _____

_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SCALE: 1"=100'

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND [illegible] IN THIS PLAT AND WHOSE [illegible] PERSONALLY OR THROUGH A DULY AUTHORIZED AGENT [illegible] ALL STREETS, ALLEYS, PARKS, WATERCOURSES [illegible] AND EASEMENTS SHOWN FOR THE PURPOSE AND CONSIDERATION [illegible]

_____
OWNER

THIS PLAT OF [illegible] WAS SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE [illegible] TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____
CHAIRMAN

BY _____
SECRETARY

THE DIRECTOR OF BUILDING AND CONSTRUCTION [illegible] AS TO ALL REQUIREMENTS OF SUBDIVISION [illegible]

DIRECTOR OF BUILDING AND CONSTRUCTION

BY _____

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

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_____ NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

#41