



City of San Antonio, Texas

Department of Development Services

September 14, 2007

Lee Wright
TCB
6800 Park Ten Blvd
San Antonio, TX 78213

RE: Rights Determination File: # 07-08-047 (Bradbury Court Unit 3)

Dear Mr. Wright:

We have reviewed your rights determination that was submitted on August 31, 2007. Based on the information provided the following is our official finding:

Recommend approval of right effective May 13, 2002 for 13.727 acres of single family residential development consistent with MDP # 730 and Fair Notice # FN 07-0082.

All appeals and resubmittals must be filed with the Director of Development Services within (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any questions please contact Melissa Ramirez at 207-7038.

Sincerely,

A handwritten signature in black ink, appearing to read "F. De León".

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

LRD# 07-08-047



City of San Antonio
Development Services Department
Local Government Code Chapter 245/Article VII
Unified Development Code
Rights Determination/Consent Agreement

08-31-07A09:22 RCVD

Intake Date: 8/31/07

Intake By: Larry Odis

Type: [X] Rights Determination

[] Consent Agreement

Instructions:

- 1. All applicable information must be legibly printed or typed for processing. If completed on behalf of the property owner please attach power of attorney or letter of agent.
2. Please complete and attach 2 sets of all applicable documents (i.e. this form, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.
3. Application must contain all information to establish rights under Chapter 245 of the Local Government Code and Article VII of the Unified Development Code (UDC).
4. Any appeal of the decision of the Director to the Planning Commission will be based on information submitted to the Director for determination of rights.

Note: Must comply with the UDC, §35-B128 Rights Determination for the City of San Antonio.

Owner: TENOTEX PARTNERS

Agent:

Phone: 344-9200 Fax: 344-3137

Address: 8000 I.H. 10 W. STE 700

City: SA State: TX Zip code: 78230

Engineer/Surveyor: TCB Contact: LEE WRIGHT

Address: 6800 PARK TEN BLVD. STE 1805 Phone#: 296 2139

City: SA State: TX Zip code: 78213

Name of Project: BRADBURY COURT UNIT 3

Site location or address of project and legal description:

FARADISE ROAD NEAR WALZEM RD.
17.668 ACRES OUT OF C.B. 5073, C.B. 5075, AND
C.B. 5080, BEXAR COUNTY, TEXAS.

City Council District(s): NA ETJ: Yes No Edward's Aquifer Recharge Zone? Yes No

1. Describe current use(s) of the property:

VACANT

2. Describe the specific Project and the expected use(s) to be created by this Project including the nature, extent, and density or intensity of each use for which rights are being claimed (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)? Fair Notice of the Project is required with requests based on MDPs, POADPs or plat applications.

(a) Nature of the project:

RESIDENTIAL DEVELOPMENT, SINGLE FAMILY

(b) Total land area, in square feet: 769 618 sq. Ft.

(c) Total area of impervious surface, in square feet: 171 670 sq. Ft.

(d) Number of residential dwellings units, by type:

48 SF RESIDENTIAL (SINGLE FAMILY)

(e) Type and amount of non-residential square footage (ground floor building footprint only):

NA

(f) Number of buildings: NA

(g) Phases of the development (if applicable): NA

08-31-07A09:34 RCVD

3. List ordinances to which the Project described in item #2 above will seek exception to based on the date requested for recognition of rights. State specific sections of the San Antonio Municipal Code and their effective dates:

ALL ORDINANCES PRIOR TO 5/13/02

4. Please indicate permits or development approvals received that are the basis to establish rights to complete the Project. Please specify all that may be applicable and include copies of the permit.

PERMIT

Type of Permit: NA Date of Application: _____
Permit Number: _____ Date issued: _____
Expiration Date: _____ Acreage: _____

MASTER DEVELOPMENT PLAN (MDP) (Formerly POADP)

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 24 months for the POADP acceptance date. Fair Notice required with MDP/POADP

Name: VENTURA 10A # 730
Date accepted: 5/13/02 Expiration Date: 11/12/03 MDP Size: 85.15 acres

P.U.D. PLAN

Name: NA # _____
Date accepted: _____ 08-31-07A09:34 RCVD

PLAT APPLICATION

Fair Notice required with plat application

Plat Name: BRADBURY COURT 3 Plat # 070369 Acreage: 17.668
Date submitted: 3/28/07 Expiration Date: 3/27/09

(Note: Plat must be approved within 24 months of application submittal date)

APPROVED PLAT

Plat Name: BRADBURY COURT 1 Plat # 020084 Acreage: 14.49 Approval
Date: 8/14/02 Plat recording Date: 9/9/02 Expiration Date: NA Vol./Pg. 9555/64

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire)

OTHER PERMITS:

BRADBURY COURT 2 PLAT# 020381 12.68 AC.
APPROVED 9/10/03 RECORDED 9/6/06 VOL. 9572
PG. 49

5. Specify the amount, date and purpose of each expenditure or obligation incurred in reliance on the permits identified above (include copies of contracts): Please include verified or certified copies of all contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for rights or equitable estoppel is based. Do not include land purchase costs nor payment of taxes.

NA

6. Requested date for claim of rights for this Project: 5/13/02

7. Describe any construction or related actions that have taken place on the property since that date: Include the date, cost, nature and extent of each physical improvement to the property including structures, utilities, roads, driveways, etc

SINGLE FAMILY RESIDENTIAL CONSTRUCTION OF BRADBURY COURT 1 & 2

08-31-07A09:34 RCVD

Consent Agreements Only:

In addition to the required processing as set forth above, a request for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

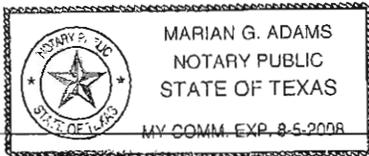
8. Sworn statement:

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to \$10,000.

I, the undersigned, hereby certify that all information contained herein and the attached documents are true and correct and that it is my belief that the property owner is entitled to the requested rights for this Project and, during the pendency of this determination, I understand my continuing obligation to notify the Development Services Director in writing of the inaccuracy of any statement or representation which was incorrect when made or which becomes incorrect by virtue of changed circumstances.

Print name: Israel Fogiel Signature: [Signature] Date: 8/24/07

Sworn to and subscribed before me by Israel Fogiel on this 24th day of August in the year 2007, to certify which witness my hand and seal of office.



[Signature]
Notary Public, State of Texas

Director's Decision: Approved Denied

Reviewed By: _____ Date: _____
Development Services Department

Terms and conditions required for the continuance of the rights being recognized:

08-31-07A09:34 RCVD

This determination is valid only to the extent of the validity of the underlying permit which is the basis for this application. Further subject to all provisions for dormancy and expiration as provided in the Local Government Code Chapter 245 and Article VII of the UDC.

City of San Antonio

Development Services Department

Fair Notice Form



00-30-07.11:29 RCVD

Date: 8/29/07 Notice Number: FN07-0082

1. Original Fair Notice Form Number if Applicable: NA
2. Existing Vested Rights Permit No. if applicable: NA

COSA USE ONLY	
Expiration date: <u>10/13/07</u>	Authorized Rep: <u>Larry Od's</u>

3. If a permit application identified in item (6) below is not completed (Administratively) within 45 days from the filing date of this form, this notice will be null and void.
4. All submittals with (*) require a site plan. A site plan shall include lot layout, general building footprint with approximate square footage of building(s), impervious cover, and land use.
5. All single plat, Multiple Land Use projects must complete (# 7) of this form.

6. Permit application Type (Check all appropriate boxes):

- | | |
|--|--|
| <input type="checkbox"/> Building Permit: No. _____ | <input type="checkbox"/> Military Airport Overlay Zone (MAOZ) No. _____ |
| <input type="checkbox"/> Master Development Plan (MDP)
(Formerly POADP) No. _____ | <input type="checkbox"/> P.U.D. Plan
No. _____ |
| <input type="checkbox"/> MDP/ P.U.D. Plan
(Combination) No. _____ | <input type="checkbox"/> Mixed Use District (MXD)
No. _____ |
| <input type="checkbox"/> Master Plan Community District (MPCD)
No. _____ | <input type="checkbox"/> Traditional Neighborhood Development (TND)
No. _____ |
| <input type="checkbox"/> Manufactured Home Park Plan (MHPP)
No. _____ | <input type="checkbox"/> Pedestrian Plan (PP) No. _____ |
| <input type="checkbox"/> Flexible Development District No. _____ | <input checked="" type="checkbox"/> Single-Family (Residential) Plat No. <u>070369</u> |
-
- | | |
|---|--|
| <input type="checkbox"/> Urban Development (UD) | <input type="checkbox"/> Rural Development (RD) |
| <input type="checkbox"/> Farm and Ranch (FR) | <input type="checkbox"/> Mix Light Industrial (MI-1) |

RD # 07 - 08 - 047

City of San Antonio Development Services Department

08-30-07A11:29 RCVD

Fair Notice Form

(Con't)

FN 07-0082

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), and land use.

*SAWS/ Utilities No. _____ *Category Determination Letter from SAWS: _____

*CPS Energy/ Utilities No. _____ *Other: _____

*Application for Letter of Certification (LOC) (Subdivision Plat No. issued): _____

The following single plat projects require a site plan:

- *Multi-Family *Commercial *Office *Industrial
*Multiple Land Use Projects (Complete # 7) *Entertainment *Special District
*Other: _____

7. For all single plat, Multiple Land Use Projects please complete the following:

- (a) Single - Family: Allocation in Square Feet & Acreage 769,618 sq. ft. / 17.668 ACRES
Use Allocation in Square Feet & Acreage 597,948 sq. ft. / 13.727 ACRES
Density 5.5 UNITS/ACRE
IMPERVIOUS COVER: 367,670 ft 2
(b) Multi -Family: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
Density
(c) Commercial: Land Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
(d) Office: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
(e) Industrial: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
(f) Entertainment: Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage
(g) Other Special District(s): Allocation in Square Feet & Acreage
Use Allocation in Square Feet & Acreage

City of San Antonio Development Services Department
Fair Notice Form
 (Con't)

FN07-0082

The following projects require a site plan.

A site plan shall include, lot layout, general building footprint with approximate square footage of building(s), and land use.

- * SAWS/ Utilities No. _____ * Category Determination Letter from SAWS: _____
- * CPS Energy/ Utilities No. _____ * Other: _____
- * Application for Letter of Certification (LOC) (Subdivision Plat No. issued): _____

The following single plat projects require a site plan:

- * Multi-Family * Commercial * Office * Industrial
- * Multiple Land Use Projects (**Complete # 7**) * Entertainment * Special District
- * Other: _____

08-30-07A11:29 RCVD

7. For all single plat, Multiple Land Use Projects please complete the following:

- (a) **Single - Family:** Allocation in Square Feet & Acreage 769 618 sq. ft. / 17.668 ACRES
 Use Allocation in Square Feet & Acreage 597 948 sq. ft. / 13.727 ACRES
 Density 5.5 UNITS/ACRE
- (b) **Multi -Family:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
 Density _____
- (c) **Commercial:** Land Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
- (d) **Office:** Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
- (e) **Industrial:** Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
- (f) **Entertainment:** Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____
- (g) **Other Special District(s):** Allocation in Square Feet & Acreage _____
 Use Allocation in Square Feet & Acreage _____

RD # 07 - 08 - 047

FN07-0082

City of San Antonio Development Services Department
Fair Notice Form

(Con't)

8. Project Name: BRADBURY COURT UNIT 3

Property Description: 17.668 ACRES OUT OF C.B. 5073, C.B. 5075,
AND C.B. 5080, BEXAR COUNTY, TEXAS

Owner: TENOTEX PARTNERS Phone: 344 9200 Fax: 344 3137

Address: 8000 I.H. 10 WEST City: SA State TX Zip Code: 78230

Agent: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State _____ Zip Code: _____

Applicant: _____ Phone: _____ Fax: _____

Address: _____ City: _____ State _____ Zip Code: _____

Engineer/Surveyor: TCB Phone: 296 2100 Fax: 734 5363

Address: 6800 PARK TEN BLVD City: SA State TX Zip Code: 78213

Contact Person Name: LEE WRIGHT E-mail: lee.wright@tcb.aecom.com

Phone: 296 2139 Fax: 734 5363

08-30-07A11:29 RCVD

Site is over/within/includes:

Edwards Aquifer Recharge Zone: Yes No San Antonio City Limits: Yes No

Council District: NA School District: JUDSON Ferguson map grid: 585 F2

Owner or Authorized Representative:

I certify that this Fair Notice form is true and accurate.

Print Name: Israel Fogiel Signature: _____

Address: 8000 IH-10 West # 700 City: San Antonio State TX Zip Code: 78230

E-mail: Fogtel@aol.com

NOTE: To be valid, all fields must be completed.

RD#07-08-047

City of San Antonio

Development Services Department

Rights Determination/Consent Agreement

Completeness Review



07/10/07 11:05

Note: All Applications must comply with the Unified Development Code (UDC), §35-B128 Vested Rights Determination for the City of San Antonio.

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:
 - \$160 homestead property (1 lot up to 3 acres)
 - \$500 single family residential (greater than 1 lot or 3 acres)
 - \$500 commercial
2. Completed application form and 2 sets of all documentation:
 - Name and address of Applicant;
 - Project description and name of subdivision or development, if applicable;
 - A legal description of the property;
 - Description of current use;
 - Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
 - Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - Date for claim of rights based on permit history;
 - Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
 - A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
3. Fair Notice Form including the items specified by §35-B132

RD # 07-08-047

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

Accepted

Rejected

Completeness Review By: Larry Odie Date: 8/31/07



City of San Antonio
Development Services Department
Rights Determination/Consent Agreement
Completeness Review



07 AUG 20 11:11:58

Note: All Applications must comply with the Unified Development Code (UDC), §35-B128 Vested Rights Determination for the City of San Antonio.

An Application for a Rights Determination shall contain at least the following information:

1. Appropriate filing fee:
 - \$160 homestead property (1 lot up to 3 acres)
 - \$500 single family residential (greater than 1 lot or 3 acres)
 - \$500 commercial

2. Completed application form and 2 sets of all documentation:
 - Name and address of Applicant;
 - Project description and name of subdivision or development, if applicable;
 - A legal description of the property; *missing*
 - Description of current use;
 - Project description including total land area, impervious cover, number of dwelling units by type, non-residential square footage; and phases of the development;
 - Complete permit history and expenditures or obligations incurred in reliance on such permits. Include verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
 - Date for claim of rights based on permit history;
 - Description of construction or related actions that have taken place on the property since the date for which rights are claimed;
 - A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and

3. Fair Notice Form including the items specified by §35-B132 *need new form*

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- A timing and phasing plan for the proposed development;
- A plan for the provision of public facilities and services to the proposed development, by phase;
- The conditions under which the proposed development will be authorized to proceed; and
- The conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application.

Accepted

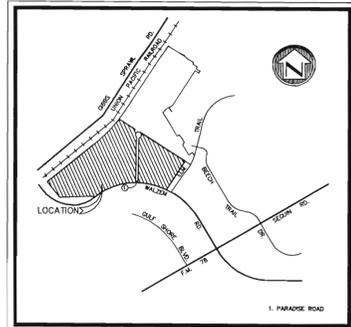
Rejected

Completeness Review By: Larry Odus Date: 8/30/07

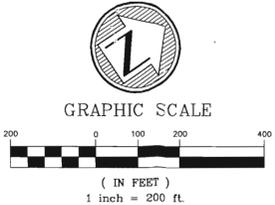
RD#07-08-047

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR -9 AM 7:33

ACCEPTED BY
[Signature]
5-13-02 (1:00)
If no plans are filed, plan will expire
11-18-03



LOCATION MAP



APPROXIMATELY ±330 LOTS

UTILITIES
WATER: BEXAR METROPOLITAN WATER DISTRICT
SEWER: S.A.R.A.
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: S.W. BELL TELEPHONE CO.

NOTES:
1. ALL STREETS SHOWN HEREON ARE LOCAL TYPE "A" UNLESS OTHERWISE SHOWN.
2. A ONE FOOT VEHICULAR NON-ACCESS EASEMENT WILL BE REQUIRED WITHIN ALL SINGLE FAMILY RESIDENTIAL LOTS THAT ARE ADJACENT TO AN ARTERIAL OR COLLECTOR STREET.

THIS P.O.A.D.P. MODIFIES VENTURA P.O.A.D.P. #10. AREAS HAVE BEEN MORE CLEARLY DEFINED AS TO PROPOSED USE, AND PROPOSED USE IS LESS INTENSE.

THIS P.O.A.D.P. IS WITHIN THE JUDSON INDEPENDENT SCHOOL DISTRICT.

08-31-07A09:38 RcyD

DEVELOPER:
OAK TRAIL INVESTMENT CORP.
11815 I.H. 10 W., STE. 107
SAN ANTONIO, TEXAS 78230
PHONE: (210) 699-3227

V E N T U R A
P . O . A . D . P . # 1 0 A

WFC A TCB INC. Company
W.F. CASTIELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

REVISIONS:
03/27/02 STREET & LOT LAYOUT

JOB NO. 4691.00
FILE: _____
DATE: 03/29/01
DESIGN: _____
DRAWN: J.R.
CHECKED: _____
SHEET 1 OF 1

REPLAT & SUBDIVISION PLAT ESTABLISHING BRADBURY COURT SUBDIVISION UNIT 1

BEING A REPLAT OF A PORTION OF A 25' DRAINAGE ESM'T. & 14' G.E.T.V.E. (0.128 AC.) AND A SUBDIVISION PLAT OF 20.065 ACRES OF LAND OUT OF A 111.629 ACRE TRACT DESCRIBED IN VOL. 4489, PG. 413 R.P.R. BEING OUT OF THE CHARLES IRWIN SUR. 43, AB. 367, C.B. 5072, THE JOSEFA LEAL SUR. 39, AB. 420, C.B. 5080, THE JOHN H. MILLER SUR. 41 AB. 487, C.B. 5075, THE THOMAS HALL SUR. 42, AB. 341 C.B. 5073 AND (0.789 AC.) OUT OF H.C.B. 17739, SAN ANTONIO, BEXAR COUNTY TEXAS AND CONTAINING A TOTAL OF 20.982 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DELEGATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE FOREVER ALL RIGHTS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

DULY AUTHORIZED AGENT
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 UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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 W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.

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

THIS PLAT OF BRADBURY COURT 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.

STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 4th DAY OF September, A.D. 2002, AT 1:33 P.M. AND DULY RECORDED THE 4th DAY OF September, A.D. 2002, AT 2:10 P.M. IN THE RECORDS OF DEED & PLAT OF SAID COUNTY, IN BOOK VOLUME 9555 ON PAGE 447 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 4th DAY OF September, A.D. 2002.

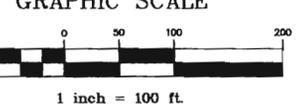
- ### "GENERAL NOTES"
- BUILDING SETBACK LINE ----- B.S.L.
 - ELECTRIC TELEPHONE OR CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - TELEPHONE OR CABLE TELEVISION EASEMENT ----- T.V.E.
 - GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 3/2" WATER, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- 3/2" W.G.E.T.V.E.
 - THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - PROPOSED FINISHED CONTOUR ----- (FEEL)
 - THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO R.P.R. PL.D. # 472157 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999988
 - ROTATION GRID TO PLAT IS 01252°
 - MONUMENTATION AS SHOWN, IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION, TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC" PLASTIC CAP.
 - BEARING REFERENCE SOURCE IS CONVERSE HEIGHTS COMMERCIAL SUBDIVISION RECORDED IN VOLUME 9548, PAGE 193, D.P.R. CENTRAL ZONE.
 - R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - 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.
 - 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 PROVIDED, 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 GRANTEE'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.
 - BEXAR COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE MEDANS WITHIN PUBLIC R.O.M.
 - "SIGHT" DISTANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE STREET RIGHT-OF-WAY LINE); NO PERMANENT STRUCTURES ABOVE 6' IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE "SIGHT" DISTANCE EASEMENT.
 - C.B. 5072* DISPLAYED GRAPHICALLY ON LOTS PER CITY TREASURY OFFICE REQUIREMENT.

DEVELOPER:
KB HOME LONE STAR LP,
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
PHONE: (210) 349-1111

- ### "C.P.S. NOTES AND LEGEND"
- THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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, REPAIRING, 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 GRANTEE'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 AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
 - 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.
 - 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 LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES.
 - ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

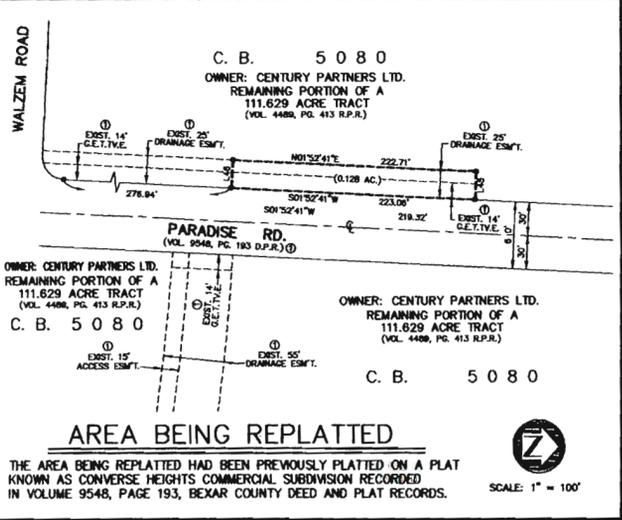
LINE	BEARING	LENGTH
L1	N00°00'00"W	34.00
L2	N90°00'00"W	112.47
L3	S89°31'10"E	53.92
L4	N00°00'00"W	51.88
L5	S29°10'00"W	12.86
L6	S49°22'28"E	12.86
L7	N38°27'20"E	22.14
L8	N38°48'30"E	28.92
L9	S00°00'00"E	30.10
L10	N50°48'00"W	84.89
L11	N50°00'00"W	18.00
L12	S24°18'30"W	15.36
L13	S20°27'20"W	35.81
L14	N63°03'00"E	35.71
L15	N63°03'00"E	35.00
L16	N43°07'18"W	28.28
L17	S48°32'41"W	28.28
L18	N63°03'00"E	35.00
L19	N48°12'19"W	18.30
L20	S43°47'41"W	28.00
L21	S43°50'00"W	28.00
L22	S01°32'41"W	7.00
L23	N60°20'26"W	20.00
L24	N63°03'00"E	51.88
L25	S72°23'18"W	2.90
L26	S41°10'33"W	20.00
L27	N15°23'26"W	55.36
L28	N63°03'00"E	22.80
L29	N80°31'10"W	67.02
L30	S34°10'01"W	8.00
L31	N69°35'10"W	81.77
L32	N00°28'31"W	84.83
L33	S48°27'28"W	88.64
L34	N63°03'00"E	35.00
L35	S48°26'31"W	111.33
L36	S44°44'42"W	111.36
L37	S43°17'27"W	111.00
L38	S41°49'00"W	111.00
L39	S40°18'24"W	111.02
L40	S38°47'20"W	22.24
L41	N38°48'30"E	28.92
L42	N06°33'12"W	0.10
L43	N13°09'31"W	13.37
L44	N72°06'18"W	13.37
L45	N80°31'10"W	25.00
L46	N67°18'26"W	25.00
L47	N73°06'18"W	13.37
L48	N67°18'26"W	25.00
L49	N50°48'00"W	34.57
L50	N80°22'42"W	4.00
L51	N43°50'30"W	14.81
L52	N50°48'00"W	28.96
L53	N29°22'42"E	8.77

LOCATION MAP



INDEX MAP

SCALE: 1" = 400'



WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6800 Park Ten Blvd., Suite 180 South - San Antonio, Texas 78213 - (210)734-5351
DRAWN BY: P.D.L. JOB ORDER NO. 47085.00



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 W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.

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

THIS PLAT OF BRADBURY COURT 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.

STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 4th DAY OF September, A.D. 2002, AT 1:33 P.M. AND DULY RECORDED THE 4th DAY OF September, A.D. 2002, AT 2:10 P.M. IN THE RECORDS OF DEED & PLAT OF SAID COUNTY, IN BOOK VOLUME 9555 ON PAGE 447 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 4th DAY OF September, A.D. 2002.

REPLAT & SUBDIVISION PLAT ESTABLISHING BRADBURY COURT SUBDIVISION UNIT 1

BEING A REPLAT OF A PORTION OF A 25' DRAINAGE ESM^T & 14' G.E.T.V.E. (0.128 AC.) AND A SUBDIVISION PLAT OF 20.085 ACRES OF LAND OUT OF A 111.629 ACRE TRACT DESCRIBED IN VOL. 4489, PG. 413 R.P.R. BEING OUT OF THE CHARLES IRWIN SUR. 43, AB. 367, C.B. 5072, THE JOSEFA LEAL SUR. 39, AB. 420, C.B. 5080, THE JOHN H. MILLER SUR. 41 AB. 487, C.B. 5075, THE THOMAS HALL SUR. 42, AB. 341 C.B. 5073 AND (0.789 AC.) OUT OF R.C.B. 17739, SAN ANTONIO, BEXAR COUNTY TEXAS AND CONTAINING A TOTAL OF 20.962 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)
I, HERBERT GURGOA, VICE-PRESIDENT OF KB HOME LONE STAR LP, a Texas Limited Partnership By KESA, Inc., its general partner, 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.
Herbert Gurgoa
HERBERT GURGOA, VICE-PRESIDENT
KB HOME LONE STAR LP a Texas Limited Partnership
By KESA, Inc., its general partner

DAILY AUTHORIZED AGENT
STATE OF TEXAS)
COUNTY OF BEXAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT GURGOA, VICE-PRESIDENT OF KB HOME LONE STAR LP, a Texas Limited Partnership By KESA, Inc., its general partner, 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 22ND DAY OF JULY A.D. 2002.
Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 LAYOUTS, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.
George M. Peck
REGISTERED PROFESSIONAL ENGINEER

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 W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.
Tomnie L. Bates, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

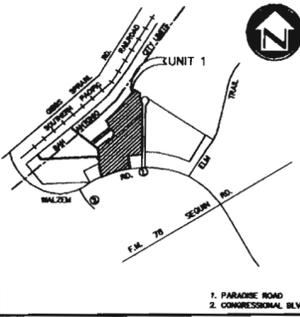
CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS, CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.
ON THIS 14TH DAY OF *August* A.D. 2002
ATTEST: *Arthur Lee Wright*
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BRADBURY COURT 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 14TH DAY OF *August* A.D. 2002
BY: *Edward J. Linn*
SECRETARY
BY: *Richard S. ...*

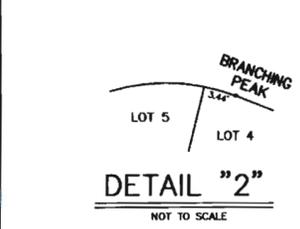
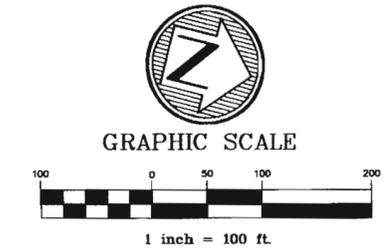
STATE OF TEXAS)
COUNTY OF BEXAR)
I, *Gerni Rickhoff*, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 14TH DAY OF *September* A.D. 2002 AT 1:30 P.M. AND DULY RECORDED THE 14TH DAY OF *September* A.D. 2002 AT 1:30 P.M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9555 ON PAGE 165.
IN TESTIMONY WHEREOF, I WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 14TH DAY OF *September* A.D. 2002
BY: *Jessica Sepulveda* DEPUTY

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

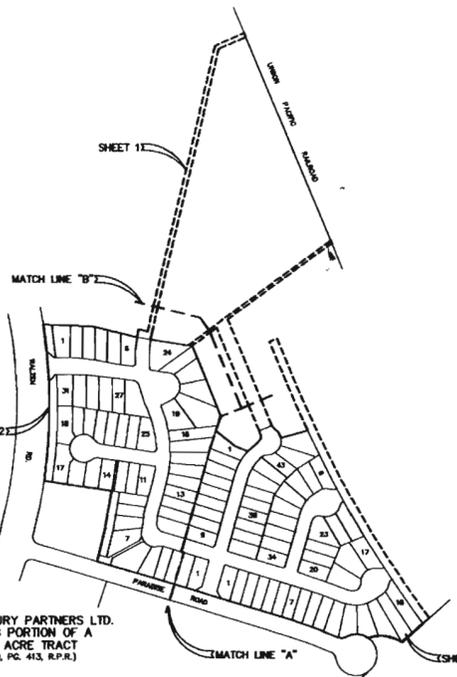
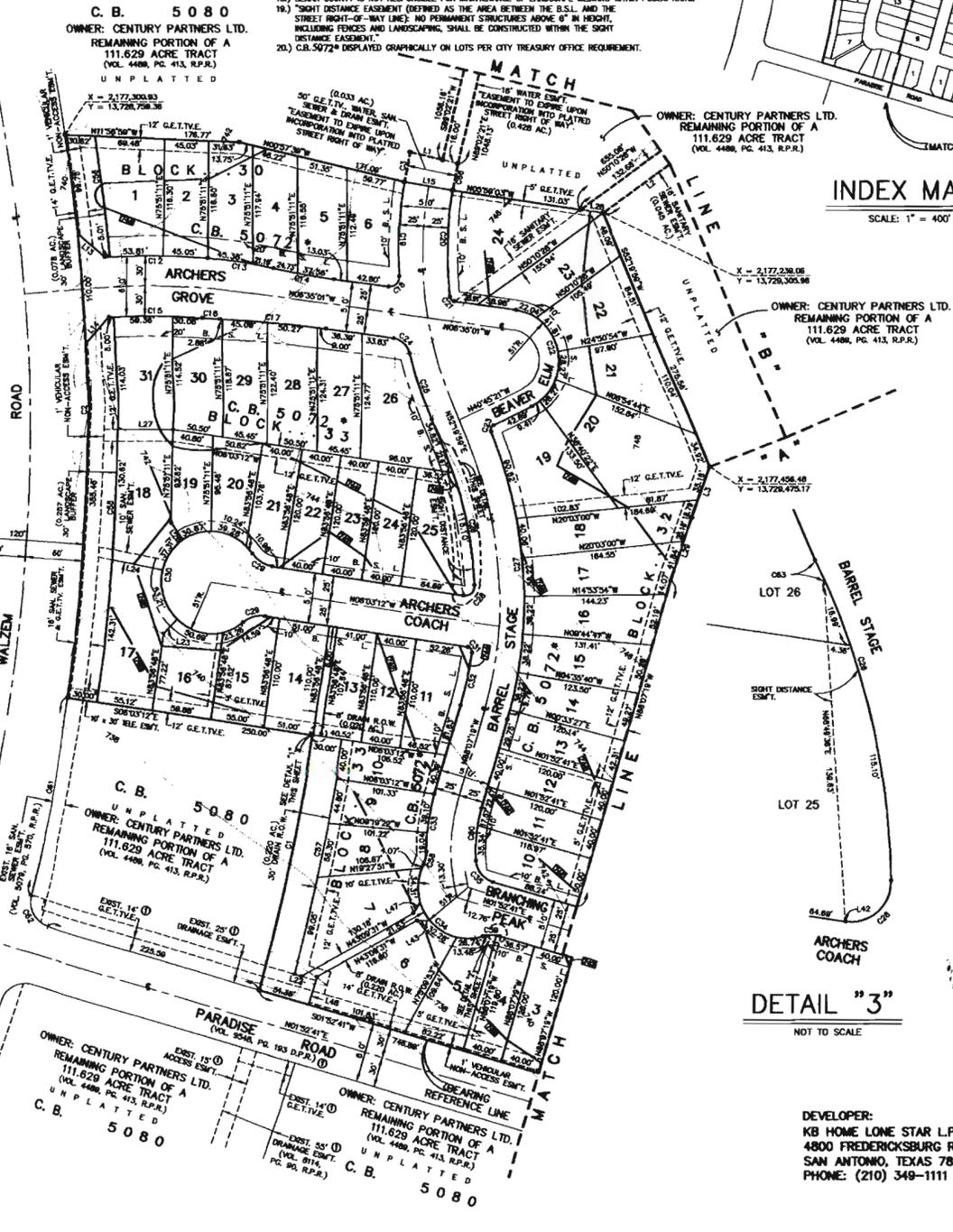
- ### "GENERAL NOTES"
- 1.) BUILDING SETBACK LINE ----- B.S.L.
 - 2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 3.) ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 4.) TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
 - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
 - 6.) 32" WATER, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- 32" W.G.E.T.V.E.
 - 7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - 8.) PROPOSED FINISHED CONTOUR -----
 - 9.) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO B.M.P.D. #1257 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999966
 - 10.) ROTATION GRID TO PLAT IS 012502
 - 11.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC." PLASTIC CAP.
 - 12.) BEARING REFERENCE SOURCE IS CONVERSE HEIGHTS COMMERCIAL SURVEYING RECORDED IN VOLUME 9548, PAGE 193, D.P.R. CENTRAL ZONE.
 - 13.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 14.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - 15.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 16.) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - 17.) 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.
 - 18.) 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 PROVIDED, 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 19.) BEXAR COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE MEDIAN WITHIN PUBLIC R.O.W.
 - 20.) "SIGHT DISTANCE EASEMENT" (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE STREET RIGHT-OF-WAY LINES) NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, OVERHANGS, FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE "SIGHT DISTANCE EASEMENT."
 - 21.) C.B. 5072* DISPLAYED GRAPHICALLY ON LOTS PER CITY TREASURY OFFICE REQUIREMENT.



LOCATION MAP



WFC
W.F. CASTELLA & ASSOCIATES, INC.
Engineers - Surveyors - Planners
6800 Park Ten Blvd, Suite 180 South - San Antonio, Texas 78213 - (210)734-5351
DRAWN BY: P.D.L. JOB ORDER NO. 47085.00



INDEX MAP
SCALE: 1" = 400'



Doc# 20020412107
Book: 9555
Page: 65
Filed & Recorded
Date: 09/11/2002 01:33:14 PM
SERV BY: CLERK
COUNTY CLERK
BEXAR COUNTY
RECORDS MANAGEMENT
\$ 25.00
\$ 5.00
COURTHOUSE SECU \$ 1.00

08-31-07 10:03:37 R.C.V.O.

BRADBURY COURT SUBDIVISION UNIT 1

BEING A REPLAT OF A PORTION OF A 25' DRAINAGE ESM'T. & 14' G.E.T.T.V.E. (0.128 AC.) AND A SUBDIVISION PLAT OF 20.085 ACRES OF LAND OUT OF A 111.629 ACRE TRACT DESCRIBED IN VOL. 4489, PG. 413 R.P.R. BEING OUT OF THE CHARLES IRWIN SUR. 43, AB. 367, C.B. 5072, THE JOSEFA LEAL SUR. 39, AB. 420, C.B. 5080, THE JOHN H. MILLER SUR. 41 AB. 487, C.B. 5075, THE THOMAS HALL SUR. 42, AB. 341 C.B. 5073 AND (0.789 AC.) OUT OF N.C.B. 17730, SAN ANTONIO, BEXAR COUNTY TEXAS AND CONTAINING A TOTAL OF 20.982 ACRES OF LAND.

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, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Arthur Lee Wright
By: KNSA, Inc., its general partner
DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT GILBOGA, VICE-PRESIDENT OF KB HOME STAR, L.P., A Texas Limited Partnership by KNSA, Inc., its general partner, 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 14th DAY OF JULY, 2002.
Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 LAYOUTS 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.
George W. Peck
REGISTERED PROFESSIONAL ENGINEER

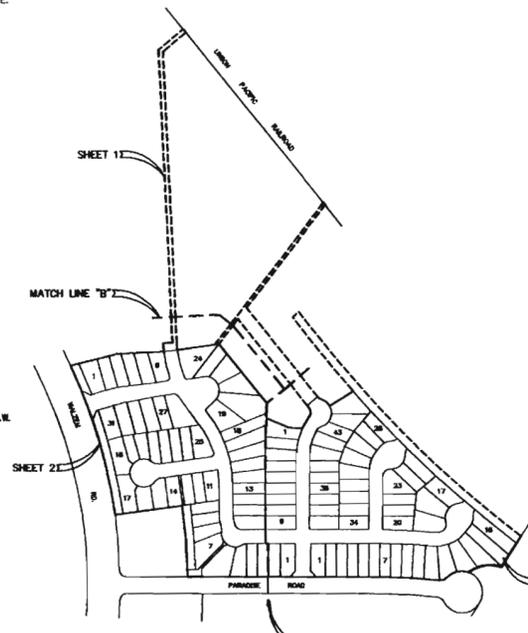
STATE OF TEXAS)
COUNTY OF BEXAR)
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY EMPLOYEES OF W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.
Tommy L. Bates, Jr.
REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY CLERK OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.
ON THIS 21st DAY OF September, 2002.
ATTEST: *Tommy L. Bates, Jr.* COUNTY CLERK, BEXAR COUNTY, TEXAS
Dorothy Whaley COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BRADBURY COURT 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 14th DAY OF July, 2002, A.D., 2002.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.
BY: *Herbert Gilboga* CHAIRMAN
BY: *Robert J. Sims* SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)
Clem Rickhoff COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 9th DAY OF September, 2002, AT 1:38P.M. AND DULY RECORDED IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 9555 OF SAID COUNTY, IN BOOK VOLUME 9555 ON PAGE 66.
IN TESTIMONY WHEREOF, I WITNESS BY MY HAND AND OFFICIAL SEAL OF OFFICE THIS 9th DAY OF September, 2002, A.D., 2002.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Susan Squigley* DEPUTY

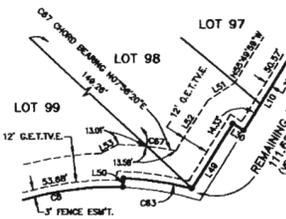
- ### "C.P.S. NOTES AND LEGEND"
- 1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANGING EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGINGS 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 ENHANCE 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 FIVE (5) FOOT WIDE G.E.T.T.V.E. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE, OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
- ### "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.V.T.V.E.
 - 5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.T.V.E.
 - 6.) 32" WATER, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- 32" W.G.E.T.T.V.E.
 - 7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
 - 8.) PROPOSED FINISHED CONTOUR -----
 - 9.) THE VALUE OF THE THREE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECORDERS WITH REFERENCE TO SAN ANTONIO R.P.R. P.L.D. # AT2157 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
 - 10.) MONUMENTATION AS SHOWN: IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION, TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A "CASTELLA & ASSOC" PLASTIC CAP.
 - 11.) BEARING REFERENCE SOURCE IS CONVERSE HEIGHTS COMMERCIAL SUBDIVISION RECORDED IN VOLUME 9548, PAGE 183, D.P.R., CENTRAL ZONE.
 - 12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
 - 13.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
 - 14.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
 - 15.) THE DEVELOPER DEDICATES THE SANITARY SEWER MARKS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MARKS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
 - 16.) 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.
 - 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 PROVED, 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
 - 18.) BEXAR COUNTY IS NOT RESPONSIBLE FOR MAINTENANCE OF LANDSCAPE MEDANS WITHIN PUBLIC R.O.M.
 - 19.) "SIGHT DISTANCE EASEMENT" (DEFINED AS THE AREA BETWEEN THE B.S.L. AND THE STREET RIGHT-OF-WAY LINE); NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT DISTANCE EASEMENT.
 - 20.) C.B.5072* DISPLAYED GRAPHICALLY ON LOTS PER CITY TREASURY OFFICE REQUIREMENT.



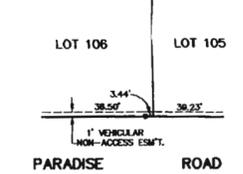
INDEX MAP
SCALE: 1" = 400'

LOCATION MAP

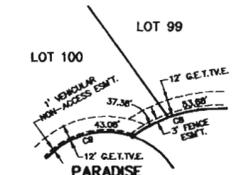
DEVELOPER:
KB HOME LONE STAR L.P.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
PHONE: (210) 348-1111



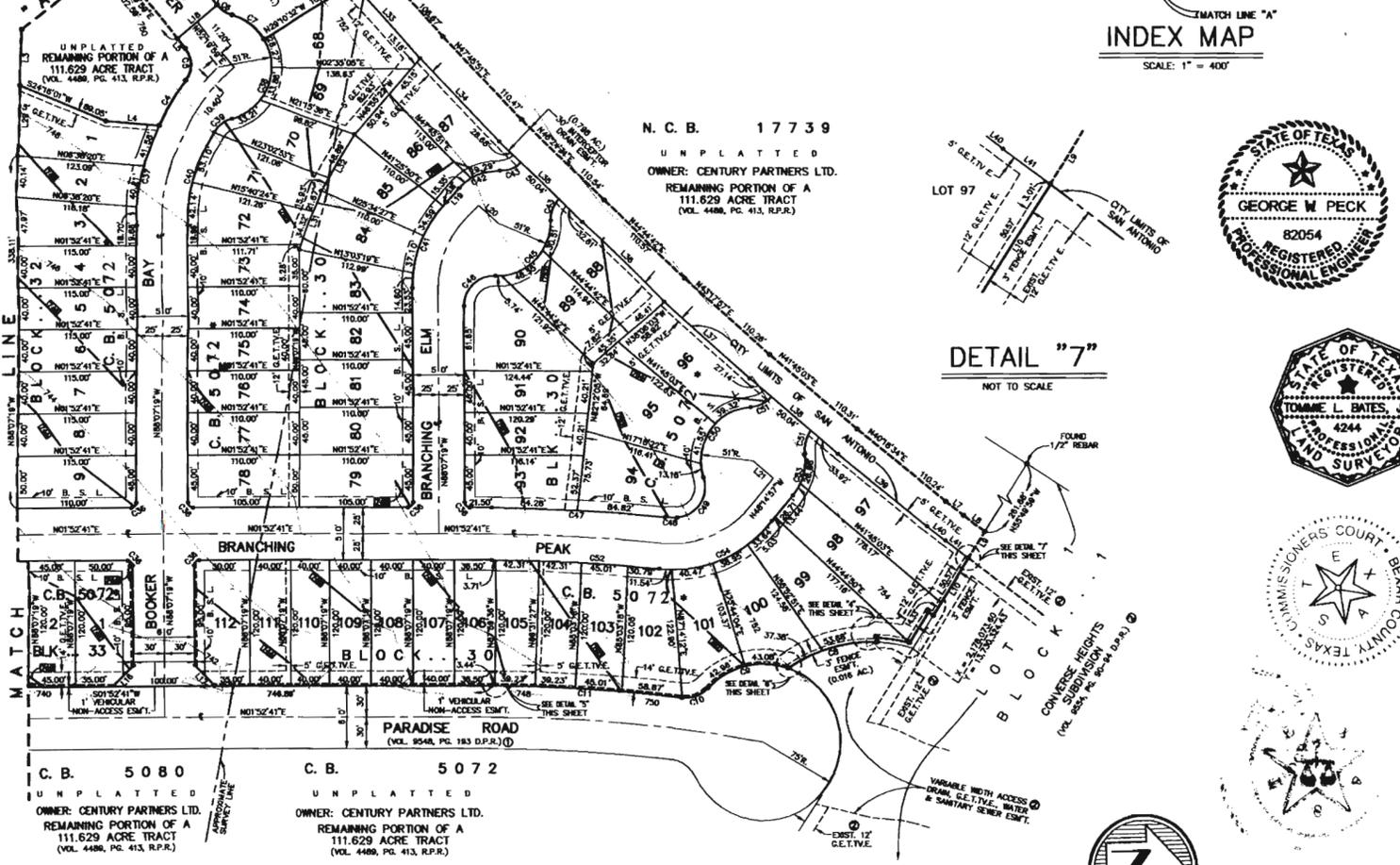
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DETAIL "5"
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DETAIL "6"
NOT TO SCALE



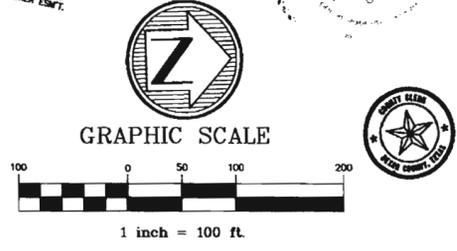
N. C. B. 17730
UNPLATTED
OWNER: CENTURY PARTNERS LTD.
REMAINING PORTION OF A
111.629 ACRE TRACT
(VOL. 4489, PG. 413, R.P.R.)

C. B. 5080
UNPLATTED
OWNER: CENTURY PARTNERS LTD.
REMAINING PORTION OF A
111.629 ACRE TRACT
(VOL. 4489, PG. 413, R.P.R.)

C. B. 5072
UNPLATTED
OWNER: CENTURY PARTNERS LTD.
REMAINING PORTION OF A
111.629 ACRE TRACT
(VOL. 4489, PG. 413, R.P.R.)



W.F. CASTELLA & ASSOCIATES, INC.
Engineers • Surveyors • Planners
6800 Park Ten Blvd. Suite 180 South - San Antonio, Texas 78213 - (210)734-5351
DRAWN BY: P.D.L. JOB ORDER NO. 47085.00



Book: 500204121008
Page: 66
Filed & Recorded
09/07/2002 01:33:14 PM
CENTURY RECORDS
BEXAR COUNTY
RECORDING
FEE \$ 25.00
RECORDS MANAGER \$ 5.00
COURTHOUSE SECY \$ 1.00

08-31-01 10:37 AM RCVD

F-RD#07-08-047

SUBDIVISION PLAT OF

BRADBURY COURT SUBDIVISION UNIT 2

BEING 16.267 ACRES IN THE CHARLES IRWIN SURVEY NO. 43, ABST. NO. 367, C.B. 5073, THE JOHN H. MILLER SURVEY NO. 41, ABST. NO. 487, C.B. 5075, AND THE JOSEFA LEAL SURVEY NO. 39, ABST. NO. 420, C.B. 5080, AND 1.322 ACRES IN NEW CITY BLOCK (N.C.B.) 17739, BEING A TOTAL OF 17.589 ACRES OUT OF A 54.815 ACRE TRACT OF LAND DESCRIBED IN VOLUME 9399, PAGE 1959 R.P.R., SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

KB HOME LONE STAR LP a Texas Limited Partnership
By: *Herbert Quinonez*
HERBERT QUINONEZ, VICE-PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERBERT QUINONEZ, VICE-PRESIDENT OF KB HOME LONE STAR, L.P., A Texas Limited Partnership By: KBSA, Inc., its general partner, 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 3 DAY of August, A.D. 2006.
Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2005

STATE OF TEXAS)
COUNTY OF BEXAR)

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



REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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 W.F. CASTELLA & ASSOCIATES UNDER MY SUPERVISION.



REGISTERED PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

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

ON THIS 10 DAY of September, A.D. 2006.
ATTEST: *John Nelson*
COUNTY JUDGE, BEXAR COUNTY, TEXAS
Robert S. Jones
COUNTY CLERK, BEXAR COUNTY, TEXAS



THIS PLAT OF BRADBURY COURT SUBDIVISION UNIT 2 A 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 10 DAY of September, A.D. 2006 AT 8:30 A.M. IN THE RECORDS OF
BY: *Charles H. Jones* CHAIRMAN
BY: *Robert S. Jones* SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, *Geary Riddhoff* COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 6th DAY of September, A.D. 2006 AT 3:30 P.M. AND DULY RECORDED THE 7th DAY of September, A.D. 2006 AT 8:30 A.M. IN THE RECORDS OF deeds and plats OF SAID COUNTY, IN BOOK VOLUME 2572

ON PAGE 50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 7th DAY of September, A.D. 2006.
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: *Ruando C. Padilla* DEPUTY



GRAPHIC SCALE



1 inch = 100 ft.

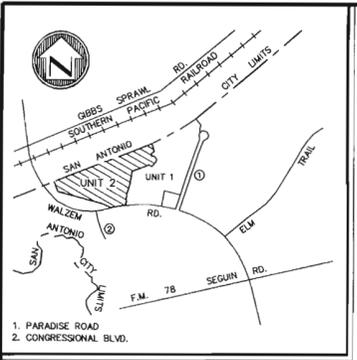
"C.P.S. NOTES AND LEGEND"

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

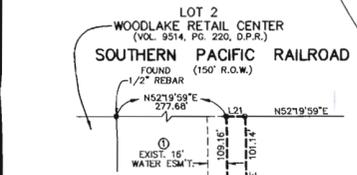
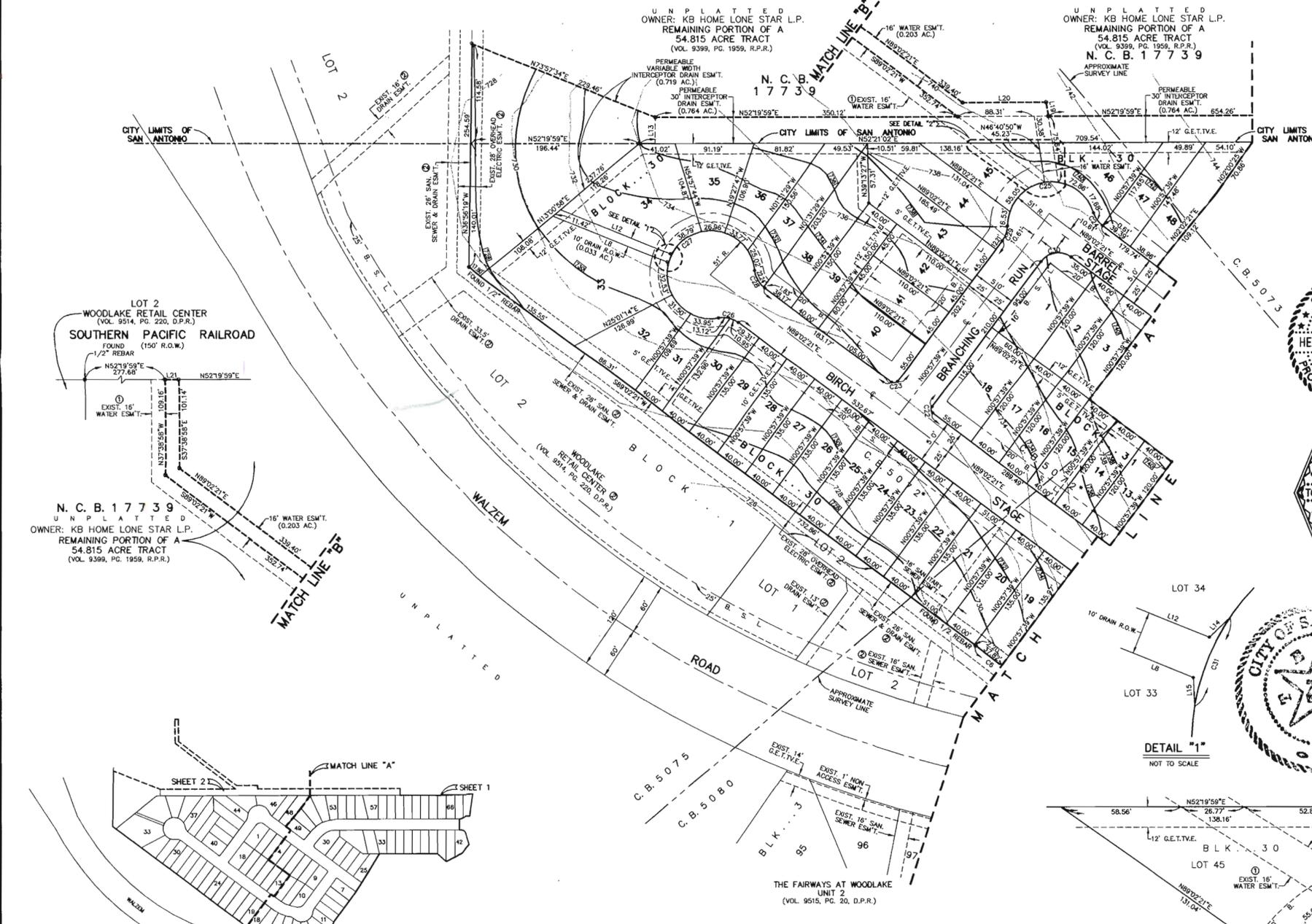
"GENERAL NOTES"

1. BUILDING SETBACK LINE ----- B.S.L.
2. ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ----- E.T.V.E.
3. ELECTRIC & CABLE TELEVISION EASEMENT ----- E.T.V.E.
4. TELEPHONE & CABLE TELEVISION EASEMENT ----- T.V.E.
5. GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- G.E.T.V.E.
6. 3/2" WATER, GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ----- 3/2" W.G.E.T.V.E.
7. THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.
8. PROPOSED FINISHED CONTOUR -----
9. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO SAN ANTONIO R.P.R. P.L.D. # AY2157 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
10. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.999888 ROTATION GRID TO PLAT IS 0.01252°
11. CONTROL MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF W.F. CASTELLA & ASSOC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENTATION IS A 1/2" REBAR WITH A CASTELLA & ASSOC. PLASTIC CAP. (*) INDICATES A FOUND 1/2" REBAR WITH "CASTELLA & ASSOC." PLASTIC CAP.
12. BEARING REFERENCE SOURCE IS BRADBURY COURT SUBDIVISION UNIT 1
13. SCALE FACTOR IS 0.999888
14. R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
15. ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
16. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
17. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
18. C.B. 5072* DISPLAYED GRAPHICALLY ON LOTS PER CITY TREASURY OFFICE REQUIREMENT.
19. 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.
20. 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.
21. SAWS 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.

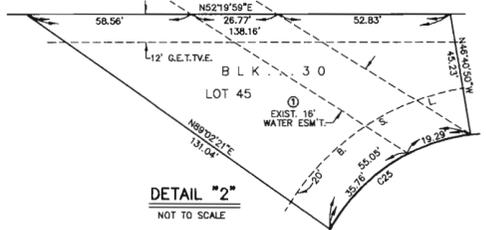
PERMEABLE AREAS NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE, AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.



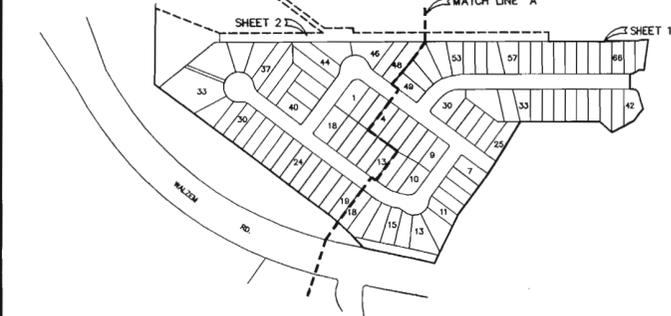
LOCATION MAP



DETAIL "1" NOT TO SCALE



DETAIL "2" NOT TO SCALE



INDEX MAP

SCALE: 1" = 400'



W.F. CASTELLA & ASSOCIATES, INC.

Engineers • Surveyors • Planners
6800 Park Ten Blvd, Suite 180 South - San Antonio, Texas 78213 - (210)734-5351

DRAWN BY: P.D.L. JOB ORDER NO. 47025.00 DATE: 7/29/03

DEVELOPER:
KB HOME LONE STAR L.P.
4800 FREDERICKSBURG ROAD
SAN ANTONIO, TEXAS 78229
PHONE: (210) 349-1111

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLUMINATION, CARBON OR PHOTO COPY, DISCOLORED PAPER ETC.