



City of San Antonio, Texas

Planning and Development Services Department

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LAND DEVELOPMENT
SERVICES DIVISION

November 18, 2008

Diversified Developers Inc.
2426 Cee Gee
San Antonio, TX 78217

RE: Elm Creek U 11-A #30

To Whom It May Concern:

The Planned Unit Development Plan (PUD), Elm Creek U 11-A #30, 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.

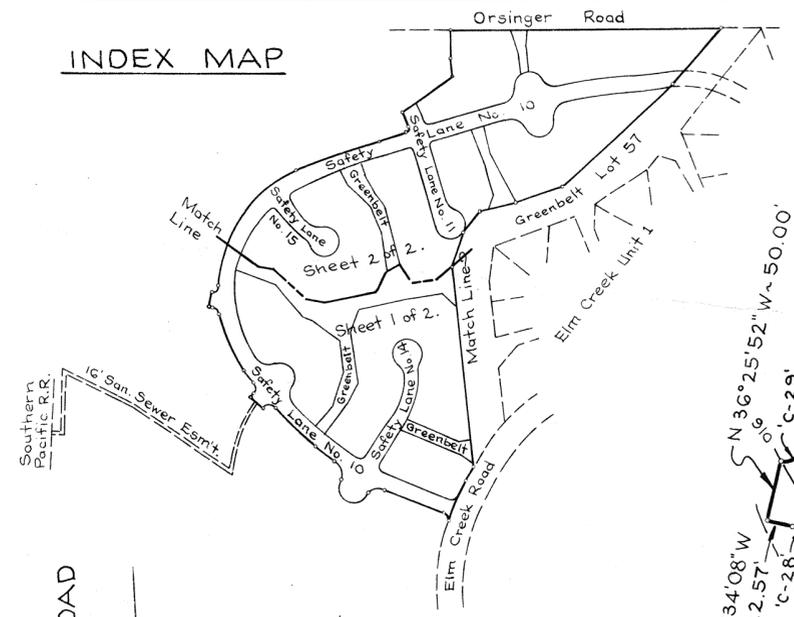
This PUD has been deemed invalid. The PUD will be scanned and archived with the Department's permanent files. If you feel this is in error, an appeal in writing may be filed within thirty days of receipt of this notice.

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

INDEX MAP



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.

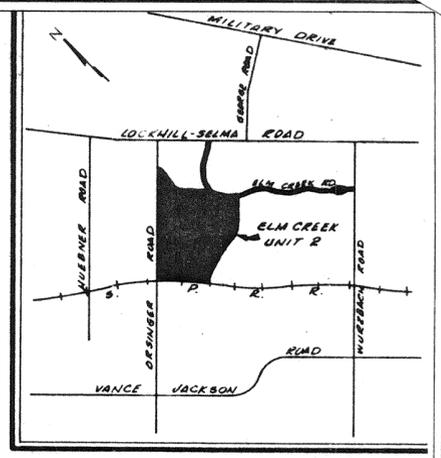
By: _____

Pape - Dawson
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

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 area designated on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhead Easement", "Utility Easement", and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with 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 area.

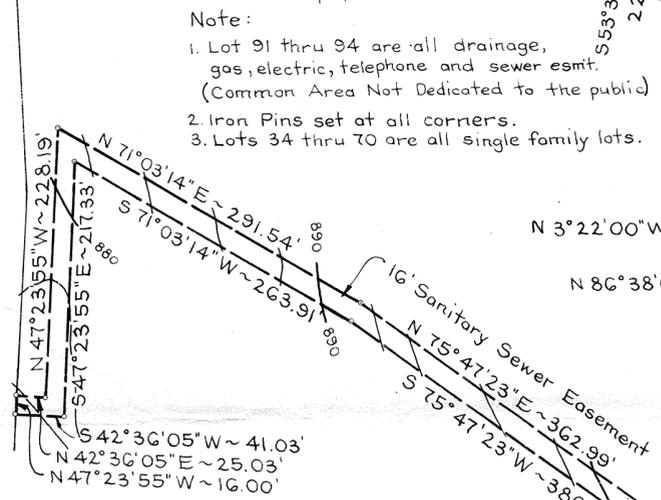
Any C.P.S. monetary loss resulting from modifications required of C.P.S. equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alterations.

Scale: 1"=100'



LOCATION MAP

SOUTHERN PACIFIC RAILROAD
100' R.O.W.



- Note:
- Lot 91 thru 94 are all drainage, gas, electric, telephone and sewer esmt. (Common Area Not Dedicated to the public)
 - Iron Pins set at all corners.
 - Lots 34 thru 70 are all single family lots.

Note:
That all vehicles and/or personnel of the city of San Antonio, when on official business may use the safety lanes of the Elm Creek Planned Unit Development for any purpose at any time, without liabilities, and the city of San Antonio may remove at any time any and all obstructions of any type in the safety lanes and access the cost of removal to the owner or owners of the obstruction.

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.

Eugene H. Lawson
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF AUGUST
A.D., 19 76

Jesús F. Pacheco
JESUS F. PACHECO, NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT AND WHOSE NAME IS SUBSCRIBED HERE-TO, AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
Diversified Developers, Inc.

D. L. Saunders
President

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
D. L. SAUNDERS, KNOWN TO ME TO BE THE PERSON
WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF AUGUST
A. D. 1976

Jesús F. Pacheco
JESUS F. PACHECO, NOTARY PUBLIC
BEXAR COUNTY, TEXAS

Note:
None of the areas designated on this plat as private streets or greenbelts shall be deemed to be dedicated to the public as streets or as parks, provided, however, where the same are also designated as drainage, gas, electric, telephone, water and/or sewer easements or as safety lanes, then such areas shall be deemed to have been dedicated to the public for such easements and safety lanes.

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission
City of San Antonio
Date: 8-1-76 Chairman: *[Signature]*
Rel. # 9684

ELM CREEK, UNIT 2-A
PLANNED UNIT DEVELOPMENT

Being 26.419 Acres out of a 450.169 Acre Tract out of the Maria Trinidad Guerra Survey No. 88, C.B. 4443, Bexar County, Texas

THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO HEREBY APPROVES THIS SUBDIVISION PLAT AS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE WHICH REQUIRE HIS APPROVAL.

DIRECTOR OF PUBLIC WORKS
BY: _____

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 _____

BY: _____ CHAIRMAN
BY: _____ SECRETARY

CURVE	RADIUS	DELTA	TANGENT	LENGTH
C-1	743.00	11°20'26"	73.77'	147.06'
C-2	23.00	93°08'58"	26.41'	40.64'
C-3	23.00	79°19'48"	20.73'	34.61'
C-4	695.61'	12°08'12"	73.95'	147.35'
C-5	745.61'	09°36'08"	68.63'	124.96'
C-6	50.00'	74°32'15"	38.05'	65.05'
C-7	5000'	163°21'49"	341.98'	148.56'
C-8	50.00'	104°24'16"	64.46'	91.77'
C-9	15.00'	98°48'11"	17.50'	25.97'
C-10	15.00'	89°13'48"	14.80'	23.36'
C-11	125.00'	38°19'33"	78.20'	150.53'
C-12	275.00'	42°39'40"	107.39'	204.76'
C-13	50.00'	50°17'13"	23.47'	43.88'
C-14	50.00'	35°55'24"	16.21'	31.35'
C-15	50.00'	26°52'50"	12.28'	22.85'
C-16	695.61'	10°51'17"	66.09'	131.78'
C-17	745.61'	07°07'57"	48.47'	92.82'
C-18	50.00'	79°37'17"	41.68'	69.45'
C-19	50.00'	154°35'04"	221.73'	184.90'
C-20	50.00'	84°41'01"	43.26'	78.90'
C-21	15.00'	90°00'00"	15.00'	23.56'
C-22	15.00'	86°45'03"	14.17'	22.71'
C-23	299.57'	34°35'54"	93.30'	180.90'
C-24	283.57'	34°35'54"	88.32'	171.24'
C-25	690.86'	5°43'28"	34.54'	69.02'
C-26	439.66'	2°05'42"	105.40'	206.89'
C-27	389.66'	8°06'10"	383.41'	551.57'
C-28	15.00'	68°59'59"	10.31'	18.00'
C-29	15.00'	100°30'38"	18.04'	26.31'
C-30	439.66'	58°26'53"	251.02'	456.18'

Note:
The maintenance of all drainage ways of any nature within Elm Creek Unit 2-A P.U.D. shall be the responsibility of Elm Creek Owners Association or their successors and not the responsibility of the City of San Antonio.

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.

Eugene H. Lawson
REGISTERED PROFESSIONAL ENGINEER
OR
REGISTERED PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 11th DAY OF AUGUST
A. D. 1976

Jesús F. Pacheco
JESUS F. PACHECO, 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