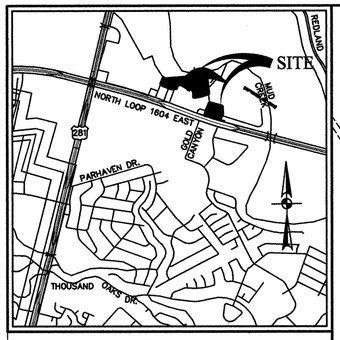
PLAT NO. 030072

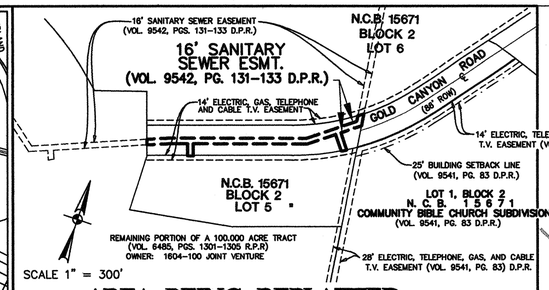
CITY OF SAN ANTONIO
DEPARTMENT OF DEVELOPMENT SERVICES
02 DEC 27 AM 10:29

PAPE-DAWSON ENGINEERS

555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010



LOCATION MAP
NOT-TO-SCALE



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS FULL LIFE CENTER SUBDIVISION, LOT 1, BLOCK 2, N.C.B. 15671, AS RECORDED IN VOL. 9542, PG. 131-133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTES

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.

IMPACT FEE PAYMENT NOTE:

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTES:

1. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. 1/2" IRON RODS SET AT ALL CORNERS WITH A YELLOW CAP MARKED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.
4. BEARINGS SHOWN MUST BE ROTATED 0°00'00" CLOCKWISE TO MATCH N.A.D.83 .
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALED FACTOR USED IS 0.99983 .
6. N.A.D.83 GRID COORDINATES DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
   LONESTAR, 1953 (P.I.D.#AY1808) N: 13731522.2197 E: 2140520.8364
   OBLATE, 1953 (P.I.D.#AY1961) N: 13731295.2612 E: 2127038.6019 AND
   BITTERS, 1953 (P.I.D.#AY0072) N: 13756584.2745 E: 2129377.7379
8. 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.

TxDOT NOTES:

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 HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ____ ACCESS POINTS, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 631.10' .
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 AS DIRECTED BY TxDOT.

TCEQ/RECHARGE ZONE 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.

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.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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.

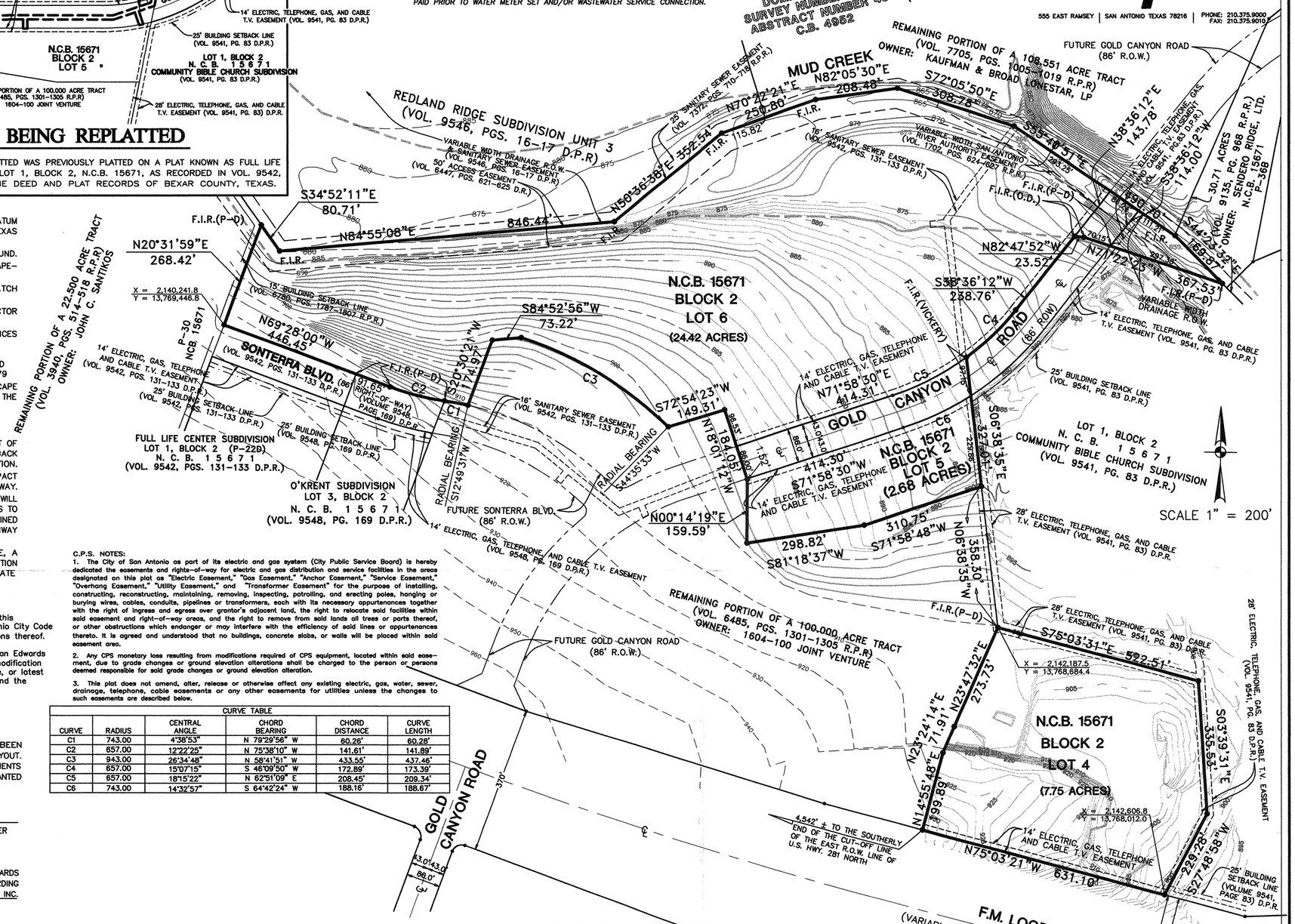
OWNER: COMMUNITY BIBLE CHURCH
2477 N. LOOP 1604 E.
SAN ANTONIO, TX. 78232

_____
DULY AUTHORIZED AGENT: ROBERT EMMITT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT EMMITT, 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. 2003

_____
NOTARY PUBLIC
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 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.

CURVE TABLE

CURVE	RADIUS	CENTRAL ANGLE	CHORD BEARING	CHORD DISTANCE	CURVE LENGTH
C1	743.00	4°38'53"	N 79°29'56" W	60.26'	60.28'
C2	657.00	12°22'25"	N 75°38'10" W	141.61'	141.89'
C3	943.00	26°34'48"	N 58°41'51" W	433.55'	437.46'
C4	657.00	15°07'15"	S 46°09'50" W	172.89'	173.39'
C5	657.00	18°15'22"	N 62°51'09" E	208.45'	209.34'
C6	743.00	14°32'57"	S 64°42'24" W	188.16'	188.67'

REPLAT AND SUBDIVISION PLAT ESTABLISHING COMMUNITY BIBLE CHURCH, UNIT-2

BEING A 36.72 ACRE TRACT OF LAND COMPRISED OUT OF A 1.306 ACRE TRACT OF LAND OUT OF A 25.85 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 7014, PAGES 1813-1825, OUT OF A 7.75 ACRE TRACT OF LAND AND A 27.66 ACRE TRACT OF LAND, BOTH BEING OUT OF A 100.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6485, PAGES 1301-1305, ALL IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, IN NEW CITY BLOCK 15671 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE JUAN ESCAMIA SURVEY NUMBER 91 1/2, ABSTRACT 217, COUNTY BLOCK 4953 OF BEXAR COUNTY, TEXAS AND THE DOMINGO LOSOYA SURVEY NUMBER 354 1/2, ABSTRACT 451, COUNTY BLOCK 4952 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF COMMUNITY BIBLE CHURCH, 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

LEGEND

—1005—	=	EXISTING CONTOURS
F.I.R.	=	FOUND 1/2" IRON ROD
(P-D)	=	PAPE-DAWSON
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R.	=	DEED RECORDS OF BEXAR COUNTY, TEXAS
N.C.B.	=	NEW CITY BLOCK
ROW	=	RIGHT-OF-WAY
B.S.L.	=	BUILDING SETBACK LINE
E.,G.,T. & CA.T.V.ESM'T.	=	ELECTRIC, GAS TELEPHONE AND CABLE T.V. EASEMENT

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. _____.

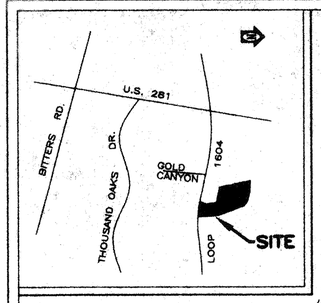
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

132B

Date: Dec 19, 2002, 11:40am User ID: DDavila
File: P:\49\10\03\Design\Civil\PL491003.dwg

PLAT I.D. NUMBER 970395

C-513



LOCATION MAP

ENGINEER:

CALLE & Associates, Inc.
Consulting Engineers
10500 HIGHWAY 281 N., SUITE 286
SAN ANTONIO, TEXAS 78216
210/340-4711
Fax:210/340-0736

SCALE: 1"= '100'

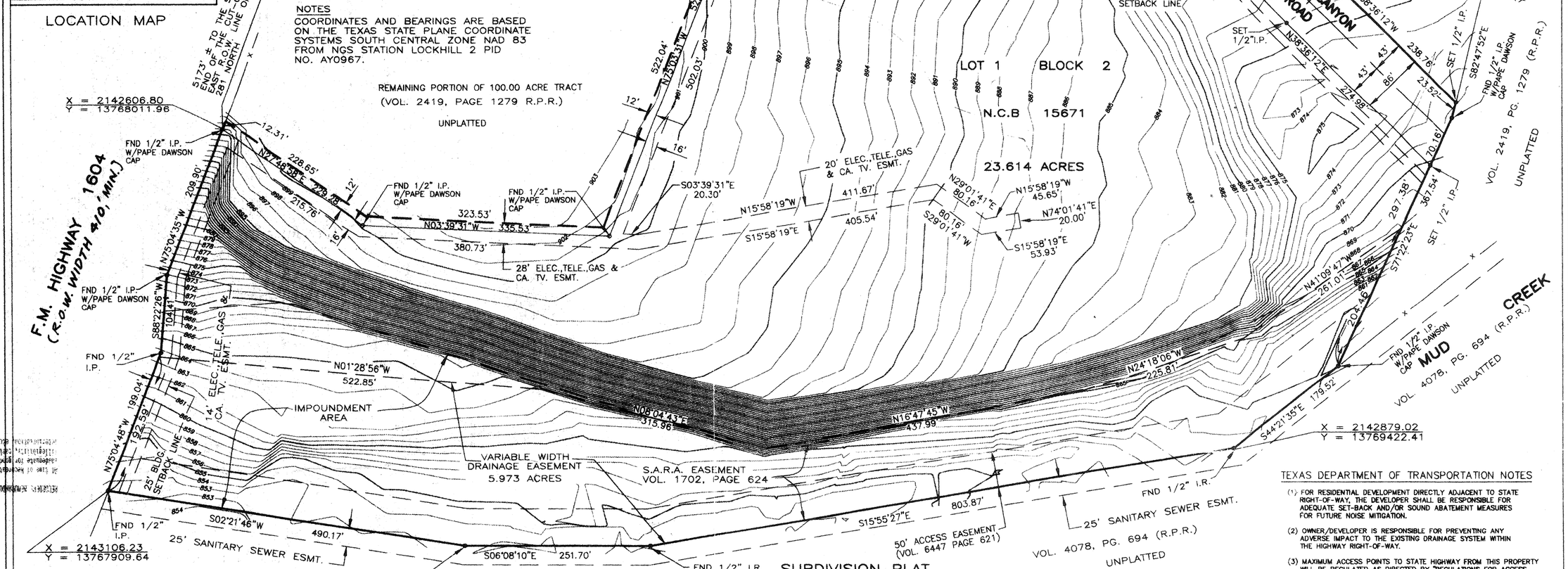
SURVEYOR:

BOUNDARY SURVEY PREPARED BY:
OVERBY DESCAMPS ENGINEERS, INC.
1919 OAKWELL FARMS PARKWAY, SUITE 130
SAN ANTONIO, TEXAS 78218
PH. 828-3520

NOTES
COORDINATES AND BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEMS SOUTH CENTRAL ZONE NAD 83 FROM NGS STATION LOCKHILL 2 PID NO. AY0967.

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	657.00'	173.40'	87.21'	172.89'	15°07'18"
C2	700.00'	208.97'	105.27'	208.20'	17°06'17"
C3	743.00'	244.17'	123.19'	243.08'	18°49'43"



TEXAS DEPARTMENT OF TRANSPORTATION NOTES

(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 HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 448.36'.

(4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.

(5) STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

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 PLANNING DEPARTMENT.

SUBDIVISION PLAT OF COMMUNITY BIBLE CHURCH

A 24.998 ACRE TRACT OF LAND, OUT OF NEW CITY BLOCK 15671, THE DOMINGO LOSOYA SURVEY NO. 354 1/2, ABSTRACT NO. 451, COUNTY BLOCK 4952, AND THE JUAN ESCAMIA SURVEY NO. 91 1/2, ABSTRACT NO. 217, COUNTY BLOCK 4953, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, AND BEING 24.537 ACRES OF THAT CERTAIN 25.85 ACRE TRACT RECORDED IN VOLUME 7014, PAGE 1813 OF THE REAL PROPERTY RECORDS OF 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 UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

James S Calle
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JAMES S. CALLE
51930
LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF June A.D. 1998.

Lynn L Black
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LYNN L. BLACK
Notary Public
State of Texas
My Comm. Exp. 09-16-2000

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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER – LOT 1, BLOCK 2, N.C.B. 15671

1604-100 Joint Venture by: [signature] its Attorney in Fact
OWNERS – ADJOINING TRACT (VOL. 2419, PG.1279 R.P.R.) FOR 12' UTILITY EASEMENT (0.480 AC.)

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert Emmitt, 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 13th DAY OF May A.D. 1998

Wandell Simpson
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

WANDELL SIMPSON
MY COMMISSION EXPIRES
September 18, 2001

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 TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TNRCC.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY C. BEITEL, 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 3rd DAY OF JUNE A.D. 1998

Alyson Tighe
NOTARY PUBLIC
COUNTY

ALYSON TIGHE
MY COMMISSION EXPIRES
February 22, 2001

SETBACK LINES REFLECTED ON THIS PLAT REPRESENT THE ZONING REQUIREMENTS IN EFFECT AT THE TIME OF PLATTING. ANY FURTHER REZONING SHALL SUPERCEDE THESE SETBACK LINES EXCEPT FOR THOSE ADJACENT TO OVERHEAD UTILITY LINES AND HIGH PRESSURE OIL AND GAS LINES.

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, 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 GRADECHANGES 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.

THIS PLAT OF COMMUNITY BIBLE CHURCH 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: Mercedes Molina
CHAIRMAN

BY: [signature]
SECRETARY

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.

[signature]
REGISTERED PUBLIC LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF June A.D. 1998

Lynn L Black
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LYNN L. BLACK
Notary Public
State of Texas
My Comm. Exp. 09-16-2000

STATE OF TEXAS
I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 11th DAY OF September A.D. 1998 AT 1:44 P.M. AND DULY RECORDED THE 11th DAY OF September A.D. 1998 AT 1:44 P.M. IN THE RECORDS OF Deeds & Plats OF SAID COUNTY IN BOOK VOLUME 9541 ON PAGE 85
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 11th DAY OF September A.D. 1998

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Cynthia C. [signature] DEPUTY

132B

PLAT NO. 990475

NOTE: 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.

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.

WASTE WATER EDU NOTE

THE NUMBER OF 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 PLANNING DEARTMENT.

GENERAL NOTES:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, 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.

2. 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 TNRCC OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TNRCC OFFICE.

3. THE P.U.D DESIGNATION IS PLACED ON THIS PLAT SOLELY FOR THE PURPOSES OF COMPLYING WITH THE EXISTING ZONING DESIGNATION. THE ROADWAY SHALL BE A PUBLIC RIGHT OF WAY, TO BE DEDICATED TO THE CITY OF SAN ANTONIO UPON RECORDATION OF THIS PLAT.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LONESTAR 1953 (P.I.D.# AY1808) N: 13731522.2197 E: 2140520.8364
4. DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR USED IS 0.999787
5. BEARINGS SHOWN MUST BE ROTATED 0°14'51" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
5. BEARINGS ARE BASED ON THE EXSISTING GOLD CANYON RIGHT OF WAY.

LEGEND

ELEC. = ELECTRIC
ESM'T. = EASEMENT
*F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS

CURVE TABLE

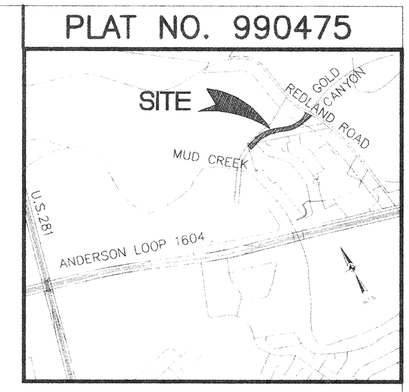
CURVE	LENGTH	RADIUS	TANGENT	DELTA
C1	153.15'	743.00'	76.85'	11°48'37"
C2	443.55'	743.00'	228.60'	34°12'13"
C3	297.82'	657.00'	151.51'	25°58'21"
C4	223.82'	488.00'	113.91'	26°16'42"
C5	38.33'	25.00'	24.07'	87°50'15"
C6	33.28'	25.00'	19.63'	76°16'28"
C7	119.22'	512.00'	59.88'	13°20'31"
C8	400.97'	743.00'	205.50'	30°55'14"
C9	125.69'	657.00'	63.04'	10°57'41"
C10	202.08'	657.00'	101.84'	17°37'23"
C11	135.43'	657.00'	67.95'	11°48'37"
C12	78.53'	657.00'	39.31'	06°50'54"
C13	87.74'	743.00'	43.92'	06°45'58"
C14	64.44'	657.00'	32.24'	05°37'10"
C15	124.31'	657.00'	62.34'	10°50'26"

LINE TABLE

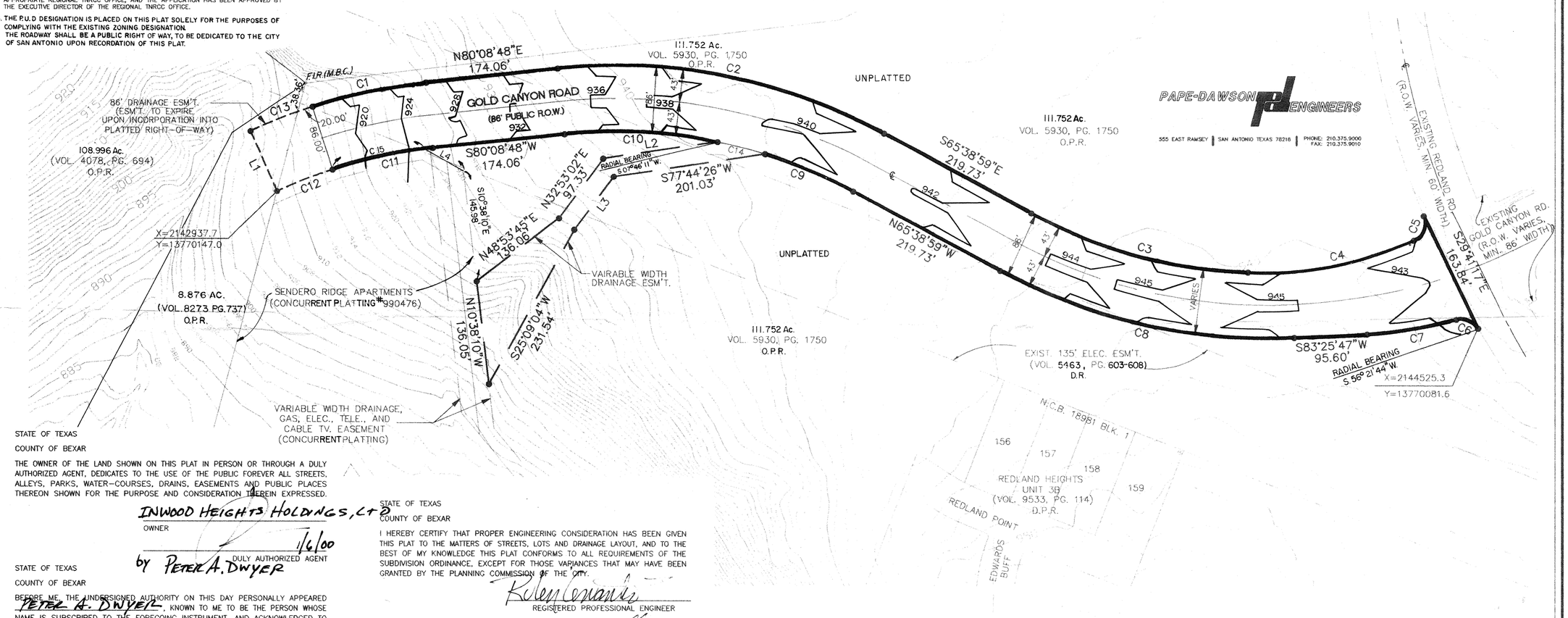
CURVE	LENGTH	BEARING
L1	86.01'	N27°48'09"W
L2	151.99'	N77°44'26"E
L3	87.01'	S32°53'02"W
L4	58.26'	S65°05'31"E

SCALE: 1"= 100'

0 100 200



LOCATION MAP
N.T.S.



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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER-COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

INWOOD HEIGHTS HOLDINGS, LTD
OWNER

1/6/00
by PETER A. DWYER DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PETER A. DWYER, 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 6th DAY OF Jan. A.D. 2000

Kimberly Co Spaw
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE LIENHOLDER OF RECORD ON ~~THE OWNER OF~~ THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, JOINTS 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.

INTERNATIONAL BANK OF COMMERCE
~~OWNER~~ LIENHOLDER
Richard L. Capps
Senior V.P. DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Richard L. Capps, 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 7th DAY OF Jan. A.D. 2000

Yolanda Garza
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

YOLANDA GARZA
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Expires 12-21-2002

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.

Ruben Cervantes
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24th DAY OF JANUARY A.D. 2000

Richard Olivarez
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ
MY COMMISSION EXPIRES
October 18, 2001

STATE OF TEXAS
RUBEN CERVANTES
58464
LICENSED
PROFESSIONAL ENGINEER

SUBDIVISION PLAT
OF
GOLD CANYON ROAD, P.U.D.

BEING A 3.705 ACRE TRACT OF LAND CONSISTING OF 3.637 ACRES OUT OF A 111.752 ACRE TRACT AND 0.068 OF AN ACRE OUT OF A 8.876 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5930, PAGE 1750 AND VOLUME 8273 PAGE 737, RESPECTIVELY, IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND OUT OF THE DOMINGO LOSOYA SURVEY NO. 354 1/2, ABSTRACT 451, COUNTY BLOCK 4952, NCB 15671, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
JOHN PAUL NICHOLLS
4402
REGISTERED
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF GOLD CANYON ROAD 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 9 DAY OF February A.D. 2000

BY: Robert A. Vandenberg
CHAIRMAN

BY: [illegible]
SECRETARY

COUNTY CLERK
BEXAR COUNTY, TEXAS

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 LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 24th DAY OF JANUARY A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ
MY COMMISSION EXPIRES
October 18, 2001

STATE OF TEXAS
COUNTY OF BEXAR

I Perry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 2nd DAY OF Nov A.D. 2000 AT 2:13 P.M. AND DULY RECORDED THE 2nd DAY OF Nov A.D. 2000 AT 4:03 P.M. IN THE RECORDS OF OF SAID COUNTY, IN BOOK VOLUME 9552 ON PAGE 104

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 2nd DAY OF November A.D. 2000

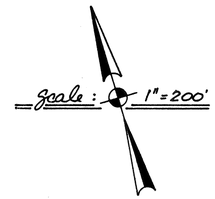
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: [illegible] DEPUTY

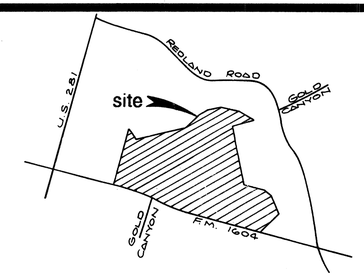
132B

9-186

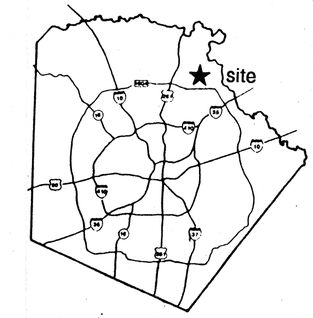
M:\4489\05\DESIGN\CIVIL\PL4489B.DWG

JOB 4489-06

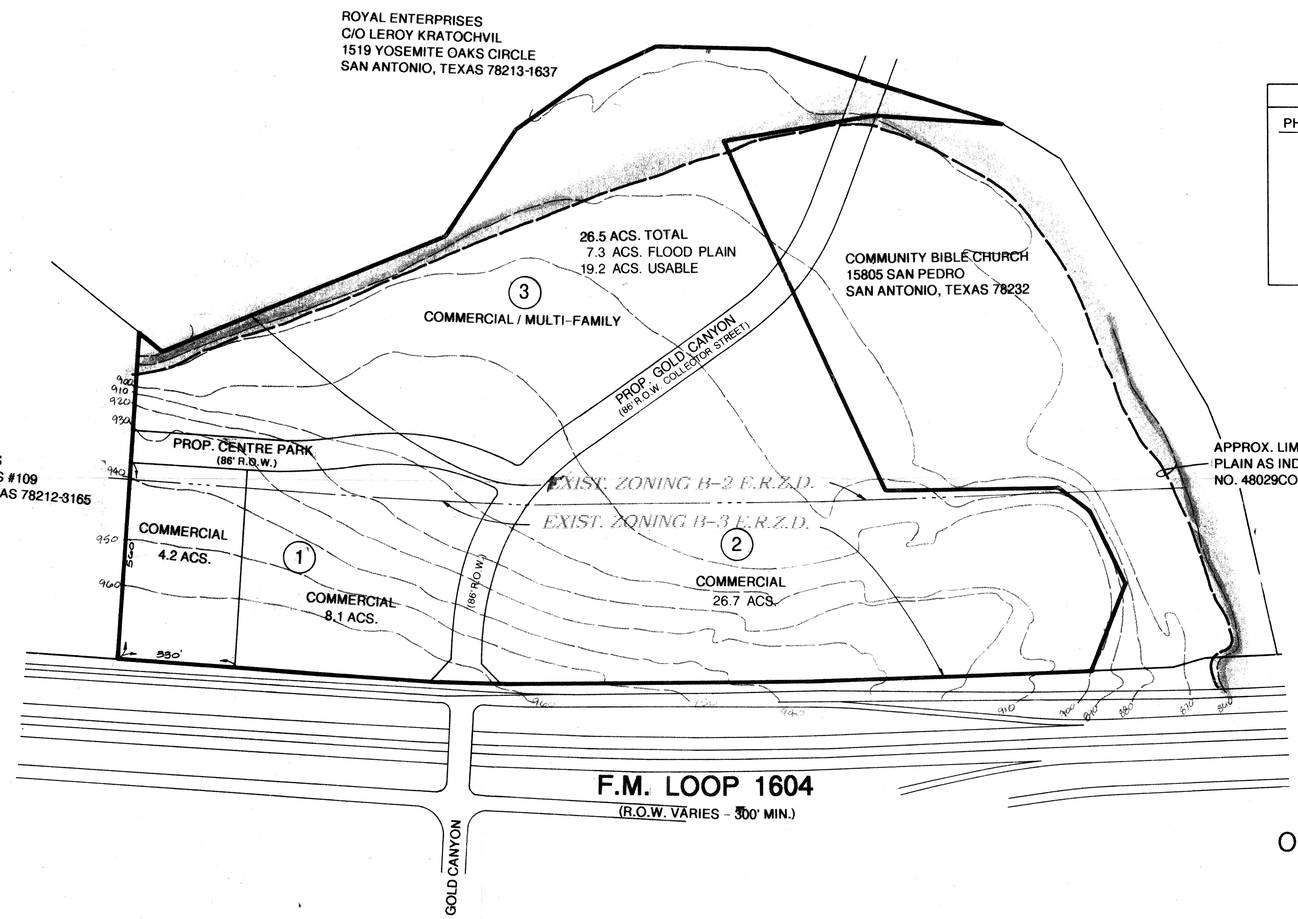




VICINITY MAP
N.T.S.



LOCATION MAP
N.T.S.



LAND USE SUMMARY		
PHASE	LAND USE	ACREAGE
1	COMMERCIAL	12.3 ACS.
2	COMMERCIAL	27.2 ACS.
3	COMMERCIAL / MULTI-FAMILY	26.5 ACS.
	RIGHT-OF-WAY	6.0 ACS.
	TOTAL:	72.0 ACS.

PLAN HAS BEEN ACCEPTED BY
COSA
June 8, 1998 (date) 132-B (number)
If no plats are filed, plan will
expire on Dec. 8, 1998
1st plat filed on

OWNER:
SIXTEEN-O- FOUR 100 JT. VNTR.
C/O LEWIS F. RACINE JR.
P.O. BOX 1391
POCATELLO, ID. 83204-1391

REVISIONS:
1 REVISED 5-5-98 GOLD CANYON R.O.W. REDUCED TO 86' R.O.W. THROUGHOUT PROPERTY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
9310 BROADWAY, BUILDING II
SAN ANTONIO, TX 78217-5987
210/824-9494
FAX 824-3491

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
for
GOLD CANYON / LOOP 1604

JOB NO. 3830.03
DATE Aug. 1997
DESIGNER N. HARDY
CHECKED N.H. DRAWN M.F
SHEET 1 OF 1

#132

CITY OF SAN ANTONIO

POADP APPLICATION

RECEIVED
97 SEP 25 PM 3:48
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted: AUGUST 21, 1997

Name of POADP: GOLD CANYON/LOOP 1604

Owners: ELDON ROALSON/ROALSON INTERESTS

Consulting Firm: PAPE-DAWSON ENGINEERS

Address: 14800 SAN PEDRO, SUITE 214
SAN ANTONIO, TX 78232

Address: 555 E. RAMSEY ROAD
SAN ANTONIO, TX 78216

Phone: 210/496-5800

Phone: 210/375-9000

Existing zoning: SOUTH 500' B-3 (ERZD)
REMAINING B-2 (ERZD)

Proposed zoning: SOUTH 500' B-3 (ERZD
REMAINING B-2 (ERZD)

Texas State Plane Coordinates: X: 2,139,274 Y: 13,769,055

Site is over/within/includes:

San Antonio City Limits?	☒ Yes	☐ No
Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases: 5	☒ Yes	☐ No

Land area being platted:

	Lots	Acres
Single Family (SF)	-0-	-0-
Multi-family (MF)	1	18.1
Commercial and non-residential	4	66

*This property also included below for commercial use.

Is there a previous POADP for this Site? Name WKM 100 ACRE TRACT No. 132

Is there a corresponding PUD for this site? Name NONE No. _____

Plats associated with this POADP or site? Name NONE No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Dennis R. Rion, P.E. Signature: _____

Date: August 21, 1997 Phone: 210/375-9000 Fax: 210/375-9010

3830/03/WORD/FORMS/970806A1

RECEIVED
97 SEP 23 PM 3:48
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

☒ name of the POADP and the subdivision; Gold Canyon/Loop 1604

☒ indication of development phases on the POADP; Yes

☒ perimeter property lines of the POADP (in a line weight and character distinguishable from other lines); Yes

☒ north arrow and scale of the map; Yes

☒ proposed land use by location, type and acreage; Yes

☒ delineation of the circulation system including all collectors, arterial, and local type "B" streets; Yes

☒ contour lines at intervals no greater than ten (10) feet; Yes

☒ legal recorded ownership of adjacent properties and if known proposed development of adjacent unimproved properties; Yes

☒ existing adjacent or perimeter streets; Yes

☒ one hundred year flood plain limits; Yes

☒ location map indicating location and distance of the POADP to adjacent streets and at least two (2) major thoroughfares.

☒ a complete application and certification with six copies of the POADP map, all maps to be folded (accordion style & manageable size);

☐ POADP amendments or revisions must be graphically indicated and include a concise statement describing said amendment or revision on the POADP map; N/A

☐ TIA requirements must be met prior to acceptance of a POADP, contact Amer Galani @ (210)207-2076;

☐ the POADP ☒ does ☐ does not abut State Highway Department facilities and one additional copy of the POADP plan has been submitted directly to TXDOT for their review. Contact Judy Friesenhahen @ (210) 615-5814;

☐ The POADP ☒ is ☐ is not located over the Edwards Aquifer recharge zone and one additional copy of the POADP has been submitted directly to the Aquifer Studies office of San Antonio Water Systems, contact Kirk Nixon (210) 704-7392;

I certify that the POADP application and accompanying maps are complete and that the conditions listed on this application have been met.

Certifying Representative:

Print Name: Dennis R. Rion, P.E. Signature: _____

If you have any questions please call Elizabeth Carol at 207-7900

December 18, 2002

FILE P.O.A.D.P. 132-B

Mr. Emil Moncivais
Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283-3966

Re: Community Bible Church, Unit-2
Plat No. 030072
Variance Request to Section 35-506(g)(1) for the Gold Canyon Road Extension

Dear Mr. Moncivais:

Pape-Dawson Engineers, Inc., on behalf of the owners of the referenced property, hereby request a variance to the requirement to construct a portion of Gold Canyon Road adjacent to this property. The following is our understanding of the issues related to the variance request:

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 17 AM 10:30

- Gold Canyon Road is on the Major Thoroughfare Plan, an 86-foot right-of-way.
- In accordance with the Major Thoroughfare Plan, the Community Bible Church, Unit-2 plat dedicates an 86-foot right-of-way for the Gold Canyon Road Extension.
- The City of San Antonio Department of Public Works will require that the Community Bible Church, Unit-2 owner design and construct the portion of Gold Canyon Road adjacent to their property.
- The Community Bible Church, Unit-2 plat letter of certification from Public Works is contingent upon the design and construction or bonding of Gold Canyon Road.
- The segment of Gold Canyon Road has not been constructed from north of FM Loop 1604 to north of Mud Creek.
- If constructed, the segment of Gold Canyon Road within the limits of this plat would not tie to any existing roadway.
- To our knowledge, there are no plans for construction of a bridge across Mud Creek by either the City or a private developer.

Pape-Dawson requests a variance to Section 35-506(g)(1) which states, "The subdivider shall dedicate right-of-way width and provide pavement width in accordance with the following table and typical sections in subsection (d) of this Section".

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

Pape-Dawson requests that the requirement to design and construct or bond Gold Canyon Road be waived until such time that adjacent portions of the street are constructed. A similar variance request was approved for adjacent plats titled Full Life Center Subdivision (Plat No. 980395), O'Krent Subdivision (Plat No. 000157), and Community Bible Church (Plat No. 970395).

Please do not hesitate to contact me if you have any questions regarding this matter.

Sincerely,
Pape-Dawson Engineers, Inc.

John K. Rinehart, P.E.
Sr. Vice President

Attachments

cc: Mr. Bob Opitz; City of San Antonio

4910\03\WORD\LETTER\021218A1.doc

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 DEC 27 AM 10: 30

CITY OF SAN ANTONIO

June 8, 1998

Dennis R. Rion, P. E.
Pape Dawson Engineers.
555 E. Ramsey Road
San Antonio, TX 78216

Re: Gold Canyon / Loop 1604 POADP # 132-B

Dear Mr. Rion:

The City Staff Development Review Committee has reviewed Gold Canyon/Loop 1604 Subdivision Preliminary Overall Area Development Plan # 132-B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For information about these requirements you can contact SAWS at 704-7305.
- Access and ROW issues along State facilities will need to be resolved with the Texas Department of Transportation. For information about these requirements you can contact TXDOT at 615-5814.
- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.
- It will be expected that you will plat all of the property depicted in your POADP, to include: floodpains, drainage areas and open space.
- I would encourage you to work closely with the school district, so that they can plan accordingly.
- The alignment of Gold Canyon Road and Centre Park Road will need to be resolved with the adjacent property owners.

Please note that this action by the committee does not establish any commitment for the provision of utilities, services or zoning of any type now or in the future by the City of San Antonio. If the proposed development is not platted in phases this POADP will be invalid. Platting will have to comply with the UDC.

If you have any questions regarding this matter, please contact Ms. Elizabeth Carol, at 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC
cc: Andrew J. Ballard, P. E., City Engineer

CITY OF ... DEPARTMENT ...
02 NOV 21 AM 8:46

☐ I recommend approval ☑ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:

P.O.A.D.P #132-B Gold Canyon / Loop 1604

Date: 6/8/98

1.) Provide Site Plan with ~~[illegible]~~ ~~[illegible]~~ access points to Gold Canyon.

2.) Will need Developer Agreement for GOLD CANYON CONSTRUCTION

3.) CANNOT SHIFT MAJOR THOROUGHFARE OVER TO ADJOINING PROPERTY.

S. P. C. 12-11-02

Signature Title Date

Please return this form ...ior Planner by next

cc: Comm. Bible Church plan

Variance letter 894 9896

August 5, 2002

☐ I recommend approval ☑ I do not recommend approval

On_____, I notified_____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #_____

Comments:

P.D.A.D.P # 132-B

Gold Canyon | Loop 1604

Date: 6/8/98

1.) Developer will need to provide "Developer Agreement" towards construction of Gold Canyon as per U.D.C. Sec. 35-506 (g)(1)

Planning will not support a variance to the above mentioned U.D.C. Section.

S.P.C. 2-19-03

Signature Title Date

Please return this form to Michael O. Herrera, Senior Planner by next scheduled meeting.

Texas Departmen

P.O. BOX 29928 • SAN ANTONIO,

Post-it® Fax Note	
To Elizabeth Carol	From Jesse Hayes
Co./Dept. CSA Planning	Co. TxDOT
Phone #	Phone # 615 5860
Fax # 207 4441	Fax #

December 17, 1997

P.O.A.D.P. REVIEW

Gold Canyon/Loop 1604

Located on Loop 1604 at Gold Canyon

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	50' ROW flares will be required at the intersection of the Gold Canyon Extension and Loop 1604.
Access Limits/Restrictions	This development is eligible for a maximum combined total of ten(10) access points along the overall Loop 1604 frontage. Locations of access points will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	A complete copy of the approved WPAP will be required at the time of platting. State right of way will not be utilized for the purposes of treating storm water runoff from adjacent property.

Permit applications along with plans for street, driveway, utility, sidewalk and drainage construction must be submitted to the Texas Department of Transportation for review and approval before working on highway ROW. TxDOT requires that a recorded plat accompany all driveway permit applications. The Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway ROW.

ADDITIONAL COMMENTS:

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio Date

FROM:

ITEM NAME: Gold Canyon FILE #

RE:

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section**. All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19____

- ☐ Proposed plat-30 days
- ☐ Variance-15 days
- ☐ POADP's-10 days
- ☐ Plat deferral-30 days
- ☐ Plan / legal doc-15 days
- ☐ Other-15 days

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

RECEIVED
98 JUN -5 AM 8:22
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

Comments: Flood plain requirements and Drainage easements will be address during the platting process

Burt Rub — Sr. Eng. Tech — 6-5-98

Signature **Title** **Date**

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR

98 MAY 27 PM 3:18

Received June 2, 1998 by WJ
and provided to Liz Carol. 4/2/98

May 21, 1998

Mr. Emil R. Moncivais
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, TX 78283-3966

Re: Gold Canyon/Loop 1604 POADP

Dear Mr. Moncivais:

Please accept the attached revised POADP and Traffic Impact Analysis for the property referenced above. The POADP is being resubmitted with revisions and information based upon previous Planning Department review comments (see attached Telephone Conversation Memo with Elizabeth Carol) to provide for final approval.

A response to the separate comments as listed on the attached memo are as follows:

- The proposed alignment of Gold Canyon Road has been established based upon coordination with the Community Bible Church property owners.

  The alignment of Centre Park has been established based upon coordination with the adjacent property owner and a subsequent plat submitted for the 4.2 acre tract located in the southwest corner of property as shown on the POADP. A copy of the plat is attached.

- Compliance with the CSA Tree Ordinance will occur as the different tracts within the property are developed.

- A Traffic Impact Analysis has been prepared for the property. The report is attached and is being submitted. The report was prepared based upon potential land uses under the existing zoning and incorporates potential development of the adjacent Santikos property and Community Bible Church property.

- The POADP has been revised to indicate Gold Canyon Road with 86 feet of right-of-way width for its entire length within the property.

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

We request your review and further processing to provide for final approval. Please feel free to call should you have any comments, questions or require additional information.

Sincerely,
Pape-Dawson Engineers, Inc.

J. Kent O'Brien, P.E.
Sr. Engineering Manager

Attachments

3830\03\WORD\LETTER\980521A1

TELEPHONE CONVERSATION MEMO

Project: Gold Canyon/Loop 1604 POADP **Date:** 10/03/97

Call From: Elizabeth Carol; CSA Planning

Call To: Nat Hardy; Pape-Dawson

Re:

Elizabeth Carol of CSA Planning called and conveyed a voice mail message of review comments on the POADP for the project listed above. The comments were as listed below:

- Coordinate location of proposed road alignments with adjacent property owners
- Comply with CSA Tree Ordinance.
- Submit Traffic Impact Analysis based upon potential uses under the existing zoning.
- Resubmit the POADP showing Gold Canyon as a continuous 86-foot wide right-of-way throughout limits of property.

END OF MEMORANDUM

3830\03\WORD\MEMO\980521A1

From: Nat Hardy **Project No.:** 3830.03

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

RECEIVED
97 SEP 25 PM 3:49
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

September 24, 1997

Mr. Emil Moncivais
Director of Planning
City of San Antonio
P. O. Box 839966
San Antonio, TX 78283-3966

Re: POADP for Gold Canyon/Loop 1604
Traffic Impact Analysis

Dear Mr. Moncivais:

At the request of the owner, we are hereby requesting a variance to providing a Traffic Impact Analysis (TIA) for the referenced Preliminary Overall Area Development Plan (POADP).

The total property area is approximately 72 acres, of which six acres will eventually be dedicated for the two future streets shown on the City's Major Thoroughfare Plan. Gold Canyon (proposed variable width right-of-way) and Centre Park (proposed 86-foot right-of-way) and the adjacent Loop 1604 provide more than adequate traffic movement for the remaining property. A TIA for this property can be useful for providing traffic data, yet will be essentially meaningless as far as having an impact on the City's proposed major thoroughfare plan.

We propose to provide a Traffic Impact Analysis for the property as each portion is platted. The specific users of each tract will provide much clearer traffic data, as we can only estimate for the proposed property uses at this time.

Please contact us if there are any questions or comments regarding this request.

Sincerely,
Pape-Dawson Engineers, Inc.

J. Kent O'Brien, P.E.
Sr. Engineering Manager

3830\03\WORD\LETTER\970924A1

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

December 1, 1997

Mr. J. Kent O'Brien, P.E.
Sr. Engineering Manager
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: POADP for Gold Canyon/Loop 1604
Traffic Impact Analysis

Dear Mr. O'Brien:

The Streets and Traffic Engineering Division of the Public Works Department has considered your request of November 14, 1997 for a variance in preparing a Traffic Impact Analysis (TIA) on the referenced project. Our review of this situation finds that we cannot support your request for the variance.

The intention of such impact studies goes beyond the proximity of major thoroughfares. TIA's reveal traffic issues associated with the development and suggest ways of mitigating any adverse effects of the new development. Failure to recognize any of these elements foregoes the opportunity of discovering the factors that can produce a variable, dynamic and profitable development. Please realize that five small impact studies do not equal one large analysis.

In addition, the usefulness of a TIA is enhanced by including larger, not smaller, geographic areas. For this reason the best TIA would include the Santikos tract as well as the church tract into your scope of analysis. For your benefit, reference is made to the Institute of Transportation Engineers Publication No. PR-020B entitled: *Traffic Access and Impact Studies for Site Development.*

Should you have any questions, please call.

Andrew J. Ballard, P.E.
City Engineer

AJB:rwo

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio, Senior Engineer Technician; Public Works **Date** 10-1-97

FROM: **Elizabeth Carol, Planner II; Planning Department**

ITEM NAME: Gold Canyon / Loop 410 **FILE #** NONE

RE: POADP

SUBJECT: The attached item has been submitted to you for a recommendation to the Planning Commission or Director. Please review the item and forward your recommendation to the **Department of Planning, Land Development Services Division, Subdivision Section.** All responses shall be returned as soon as possible, but generally no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represent work days.

Please Return By: _____, 19_____

- ☐ **Proposed plat-30 days**
- ☐ **Variance-15 days**
- * **POADP's-10 days**
- ☐ **Plat deferral-30 days**
- ☐ **Plan / legal doc-15 days**
- ☐ **Other-15 days**

☑ **I recommend approval** ☐ **I do not recommend approval**

On _____, **I notified** _____, **the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel #** _____

Comments: Flood plain requirements and Drainage easements will be required and address during the platting process

Humberto Rubio [signature] Sr. Eng. Tech 10/13/97

Signature **Title** **Date**

TRANSMITTAL

RECEIVED
SEP 25 PM 3:48
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: CITY OF SAN ANTONIO PLANNING DEPT.

Date: 25 SEPT 97

Re: POADP FOR GOLD CANYON/LOOP 1604

QUANTITY	DESCRIPTION
6	RE: POADP
1	POADP APPLICATION
1	REQUEST FOR VARIANCE TO TIA REQUIREMENT

If enclosures are not as noted, kindly notify us at once.

☐ For Approval ☐ For Your Use ☐ As Requested ☑ For Review and Comment

COMMENTS

From: NAT HARDY **Project No.:** 3830-03

cc: FILE

PAPE-DAWSON ENGINEERS, INC.
555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

P.O. BOX 33240, SAN ANTONIO, TEXAS 78265-3240 210-655-3010

Gold Cayon

*86 ft. ask. Gold Canyon

: TIA required based on existing Zoning.

- Aquifer
- tree
- coordinate alignment w/ abutting owners

86' for Centre Park