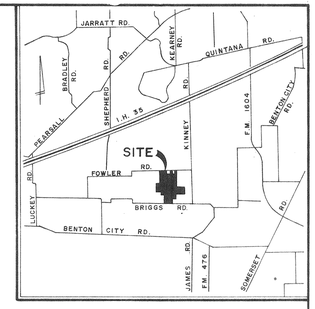
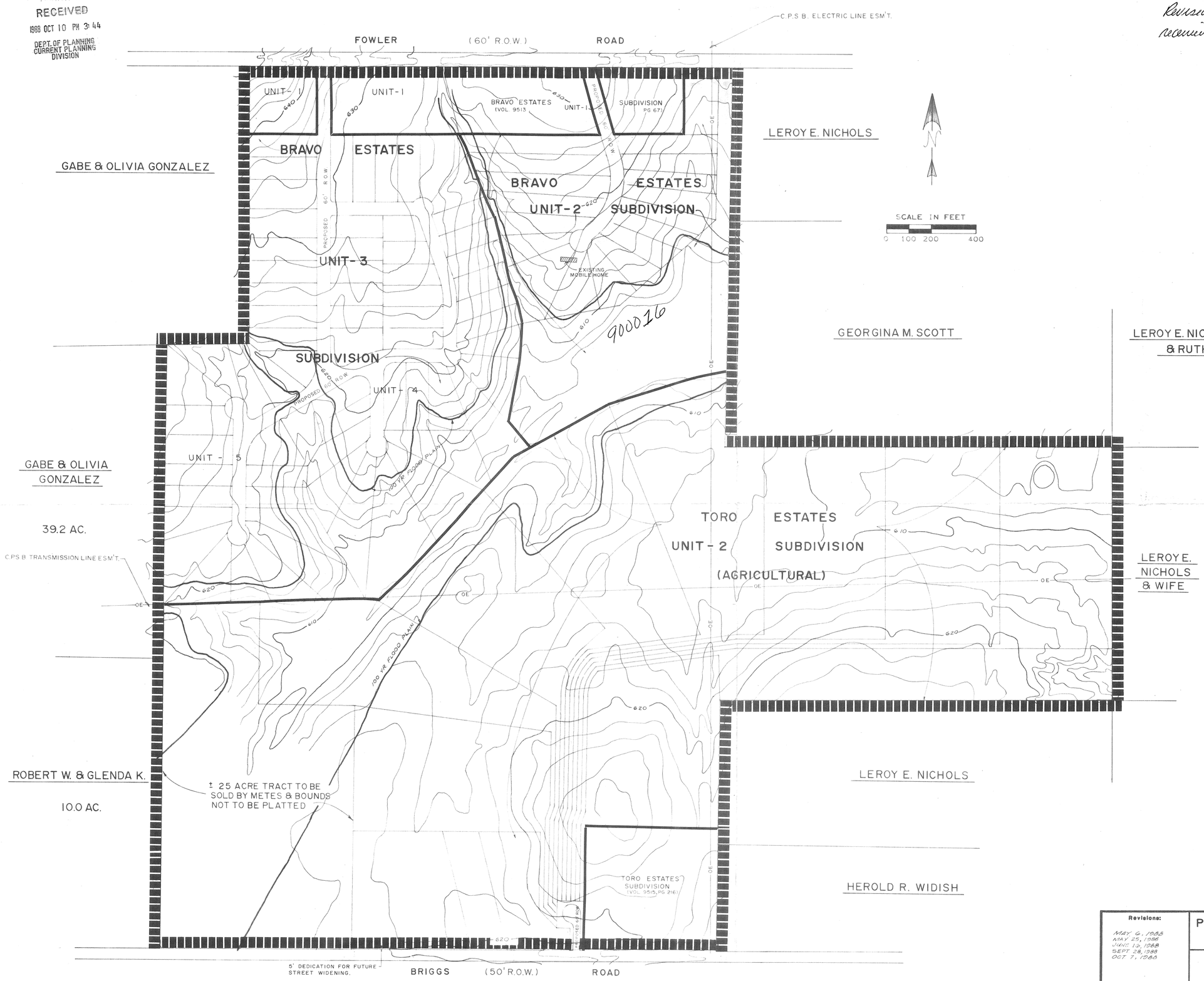
RECEIVED
1988 OCT 10 PM 3:44
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

Revised copy
received Oct. 10, 1988



LOCATION MAP

PLAN HAS BEEN ACCEPTED
BY THE CITY OF SAN
ANTONIO DEVELOPMENT
REVIEW COMMITTEE
Date: February 2, 1989
File # 206
Signed: McNeal



900016

206

DEVELOPMENT INFORMATION

1. WATER SYSTEM a) TORO ESTATES (ACREAGE LOTS) ~ WATER WELLS.
   b) BRAVO ESTATES ~ ATASCOSA WATER COMPANY.
2. SEWER SYSTEM ~ SEPTIC TANKS
3. IT IS ANTICIPATED THAT NORTHERN PORTION OF PROPERTY WILL BE DEVELOPED INTO INDIVIDUAL RESIDENTIAL LOTS AND THE SOUTHERN PORTION WILL ALSO BE DEVELOPED INTO LARGE 10.0± ACRE RESIDENTIAL LOTS.
4. ANTICIPATED COMPLETION OF DEVELOPMENT - 5 YEARS
5. OWNER - MYNA CORP - T.C. JONES & DOYLE T. WALSH
6. ADDRESS - P.O. BOX 17775
   SAN ANTONIO, TEXAS 78217
7. TELEPHONE - (512) 657-6009
8. NO ZONING - OUTSIDE CITY LIMITS

258.71 Ac. (TOTAL ACRES)

TORO ESTATES UNIT-2	* LOTS OF 10± AC.	122.40 AC.
BRAVO ESTATES UNIT-2	RESIDENTIAL LOTS	29.79 AC.
BRAVO ESTATES UNIT-3	RESIDENTIAL LOTS	81.52 AC.
25± AC. TO BE SOLD BY METES & BOUNDS		25.00 AC.

*AGRICULTURAL USE

POADP NO. _____

206

Revisions:
MAY 6, 1988
MAY 25, 1988
JUNE 12, 1988
SEPT 28, 1988
OCT 7, 1988

PRELIMINARY OVERALL DEVELOPMENT PLAN
BRAVO ESTATES

FLORES & COMPANY
Consulting Engineers
3740 Colony Drive, Suite 254
San Antonio, Texas 78230
512/699-9747

Date: APRIL, 1988
Project No. 0391-00
Sheet 1 of 1

INFORMATION SHEET FOR
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN
(P.O.A.D.P.)

FILE NO. 85-09-51-62
(To be assigned by the Planning Dept.

BRAVO ESTATES
P.O.A.D.P. NAME

(T.C. JONES)
MYNA CORP.
NAME OF DEVELOPER/SUBDIVIDER

PO BOX 17775 S.A. 78217
ADDRESS

657-6009
PHONE NO.

ARMANDO A. ARANDA
NAME OF CONSULTANT

430 SO. MAIN
ADDRESS 78204

226-9271
PHONE NO.

GENERAL LOCATION OF SITE South R.O.W. line of Fowler Rd., west of Kinney Rd.

EXISTING ZONING (If Applicable) _____

PROPOSED WATER SERVICE

( ) City Water Board
( ) Other District _____ Name
( ) Water Wells

PROPOSED LAND USE

( ) Single Family
( ) Duplex
( ) Multi-Family
( ) Business
( ) Industrial

PROPOSED SEWER SERVICE

( ) City of San Antonio
( ) Other System _____ Name
( ) Septic Tank(s)

DATE FILED NOV. 1, 1985

REVISIONS FILED: _____
(if applicable)

DUE DATE OF RESPONSE Nov. 26, 1985
(Within 20 working days of receipt)

DATE OF RESPONSE _____
(Within 15 working days of receipt)

_____
(Date of expiration of plan, if no plats are received within 18 months of the plan filing)

REVIEWED BY STAFF ON _____

COMMENTS: _____

NEEDED INFORMATION:

INFORMATION REQUESTED: The POADP as an overview of the developer's projected land use shall include, at least the following information:

✓ (a) Perimeter property lines;
✓ (b) Name of the plan and the subdivisions;
✓ (c) Scale of map;
✓ (d) Proposed land uses by location, type, and acreage;
✓ (e) Existing and proposed circulation system of collector, arterial, and local type "B" streets (clearly identified) and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system;
✓ (f) Contour lines at intervals no greater than ten feet;
✓ (g) Ownership from title and/or city or county records and, if known, proposed development for adjacent land;
✓ (h) Existing adjacent or perimeter streets (including right-of-way widths), intersections and developments;
✓ (i) One hundred (100) year flood plain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or Bexar County;
✓ (j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares;
✓ (k) Name and address of developer.

DISTRIBUTION: TRAFFIC _____ TRANSPORTATION STUDY OFFICE _____

COMMENTS: _____

CITY OF SAN ANTONIO

P.O. BOX 839966
SAN ANTONIO, TEXAS 78283-3966

June 5, 1989

Glen Cockrell
Bexar County Public Works
Bexar County Courthouse
San Antonio, Texas

RE: Platting exception for Toro Estates Subdivision Unit-2

Dear Mr. Cockrell:

On January 24, 1989, the applicant filed deed restrictions with the Bexar County deed records establishing the proposed Toro Estates Subdivision Unit-2 as agricultural use in tract size of ten (10) acres or more. Said filing of deed restrictions exempt the property from platting as per the City of San Antonio regulations.

Although the subdivision regulations have changed since the filing of the deed restrictions, the City Attorney has ruled that the applicant is still exempt from platting with the City of San Antonio.

Sincerely,

MCONeal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/sm
Attachments

CITY OF SAN ANTONIO
P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

February 2, 1989

Thomas Flores, P.E.
Flores and Company
3740 Colony Drive
Suite 254
San Antonio, Texas 78230

RE: Bravo Estates POADP #206

Dear Mr. Flores:

The Development Review Committee has reviewed and accepted your revised plan for Bravo Estates based on the attached deed restrictions filed with Bexar County Deed Records on January 24, 1989. Said restrictions establish Toro Estates Unit-2 as agricultural use and is not subject to platting provided the tracts are not further subdivided. The plan has been assigned File #206 for future reference.

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. Additionally, this action does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questons, please contact Roy Ramos at 299-7900.

Sincerely,

MCO'Neal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO/RR/el
Encl.

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

May 19, 1988

Thomas Flores, P.E.
Flores & Company
3740 Colony Drive, Suite 254
San Antonio, Texas 78230

RE: Bravo Estates POADP
POADP#206

Dear Mr. Flores:

The staff Development Review Committee has reviewed the revised Preliminary Overall Area Development Plan (POADP) for Bravo Estates dated April 1988.

The Committee requests that you reconsider the lot design for the southern portion of the plan. We recommend that the proposed private street be extended into the subdivision to avoid ten flag lots.

In addition the plan is lacking information required by Section 35-2075 of the Unified Development Code. We will hold further consideration of the revised plan in obeyance pending your reply.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Department of Planning

MCO:bc

"AN EQUAL OPPORTUNITY EMPLOYER"

Roy

CITY OF SAN ANTONIO

P. O. BOX 9066
SAN ANTONIO, TEXAS 78285

November 26, 1985

Aranda Surveying Company
Attn: A. A. Aranda
434 South Main
San Antonio, Texas 78204

RE: Bravo Estates POADP
File #85-09-51-92

Dear Mr. Aranda:

The POADP Committee has reviewed the attached Bravo Estates Plan. However, in accordance with Sec. 36-20(d) of the Subdivision Regulations, acceptance is conditional upon your acknowledgement of the following committee comments.

A concern raised in the review are the various planned stub streets to adjacent unsubdivided parcels. Staff does not recommend that provision for stub streets be made unless the streets are to be extended as collectors. To preclude potential deadends, staff would recommend to the Planning Commission that cul-de-sac turnarounds be provided in the event the streets are not extended. In addition, it is noted that 60' ROW's are not required as proposed on the plan; the subdivision regulations require only 50' ROW.

Please note that this action by the Committee does not confer any vested rights to plat under the existing Subdivision Regulations. Any platting will have to comply with the Subdivision Regulations in force at the time of platting.

If you have any questions, contact Roy Ramos at 299-7896.

Sincerely,

MCO'Neal

Michael C. O'Neal
Planning Administrator

MCO:bc

CITY OF SAN ANTONIO

Intradepartment Correspondence Sheet

TO: File

FROM:

COPIES TO:

SUBJECT: Chronological History

Date DEC. 2, 1985

Submitted 11/1/85
Response 11/26/85 recommended changes.
POADP resubmitted by Thomas Flores 4/29/88
Response on 5/19/88 - plan being held
in abeyance

Eddie

ARMANDO A. ARANDA, INC.

SURVEYING

434 S. MAIN - SUITE L102
SAN ANTONIO, TEXAS 78204

TELEPHONE
512 - 226-9271

DECEMBER 5, 1985

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
P.O. BOX 9066
SAN ANTONIO, TX. 78285

ATTN: MICHAEL C. O'NEAL
PLANNING ADMINISTRATOR

RE: BRAVO ESTATES POADP
FILE NO. 85-09-S1-92

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
1985 DEC 10 AM 9:44

DEAR MR. O'NEAL,

PURSUANT TO OUR CONVERSATION IN YOUR OFFICE ON DECEMBER 3, 1985 AT APPROXIMATELY 3:00 P.M., I HEREWITH SUBMIT OUR ACKNOWLEDGMENT TO THE REFERENCED COMMITTEE COMMENTS.

AT YOUR RECOMENDATION, ALL STUB STREETS WILL BE REMOVED FROM THE POADP PLAN. THIS RECOMENDATION IS SAID TO HAVE BEEN BASED ON EXISTING SUBDIVISION REGULATIONS OF THE CITY OF SAN ANTONIO.

IN REFERENCE TO RIGHT OF WAY WIDTH, WE REQUEST THE 60 FOOT RIGHT OF WAY TO REMAIN. THIS REQUEST IS BID AT THE DEVELOPERS' REQUEST.

THIS CONFIRMATION IS IN COMPLIANCE WITH YOUR WRITTEN REQUEST DATED NOVEMBER 26, 1985. HOPING THIS WILL MEET WITH YOUR APPROVAL.

SINCERELY,

ARMANDO A. ARANDA, JR.
VICE PRESIDENT

OTTIS A. WEST
NORTH O. WEST

West & West ATTORNEYS AT LAW

suite 600, lincoln center
7800 IH 10 west
san antonio, texas 78230-4734
telephone (512) 340-2200

telecopier (512) 340-2577

July 15, 1988

Ms. Katherine B. Cahill
Assistant City Attorney
San Antonio City Hall
Real Estate Planning Department

HAND DELIVERED

In Re: Deed restrictions for Toro Estates Subdivision, Unit 2

Dear Ms. Cahill:

Mr. T.C. Jones has requested that this firm prepare the necessary amendment to the former restrictions, heretofore disqualified, with regards to the changes needed to allow the exemption under Section 35-1006(b) of the Unified Development Code.

Enclosed herewith you will find a draft of a Second Amendment to Restrictive Covenants. Please review this document. If it meets the criteria necessary, please call and let me know, and I will inform Mr. Jones that he may proceed to get same signed and placed of record.

If there are any further changes you might require, please let me know as soon as possible.

I am

Yours truly,

Rita A. Pfeil

RITA A. PFEIL, Legal Assistant

RAP/s
encls.

SECOND AMENDMENT TO RESTRICTIVE COVENANTS

STATE OF TEXAS §

COUNTY OF BEXAR §

WHEREAS, heretofore on the 10th day of January, 1986 by instrument recorded in Volume 3609, Page 0630, Real Property Records of Bexar County, Texas, MYNA CORP. as the owner of the hereinafter described real property, did impose and prescribe certain protective covenants and restrictions on the following described property, to-wit:

> All that certain tract of land containing 258.7100 acres, out of the F.L. Desaque Survey No. 134, Abstract No. 206, County Block 4241, Bexar County, Texas, and being more fully described in the Exhibit "A' attached hereto and made a part hereof same as if wholly copied herein; and

WHEREAS, the said MYNA CORP. did add to and amend said restrictive covenants by instrument dated June 12, 1986, recorded in Volume _____ Page _____, Real Property Records of Bexar County, Texas.

WHEREAS, it is now the desire of MYNA CORP. and the undersigned OWNERS of portions of the hereinabove described property, to again amend said restrictions as hereinafter set out.

NOW, THEREFORE, MYNA CORP., acting herein by and through its duly authorized officer, and the undersigned OWNERS, (together constituting all persons and entities having an ownership interest in the hereinabove described property), does hereby BY THESE PRESENTS hereby impose, change and alter said former restrictions as follows:

I.

PARAGRAPH I of said restrictions is hereby amended to read as follows: " The property shall be used for residential and/or aguicultural purposes only, but the primary purpose of said land

shall be agricultural. No building other than a single family residence containing not less than 800 square feet, exclusive of open ....." and the remainder of said paragraph shall read the same.

II.

The instrument amending and adding to said restrictions dated June 12, 1986 mentioned above is hereby deleted, declared null and void, and shall no longer be in force and effect upon the property.

III.

The following provision is hereby added to said restrictive covenants: The above described property shall be subdivided into tracts of land, each containing no less than ten (10) acres each, and the use of such land shall be primarily agricultural and grazing, and the land shall at all times be kept in its natural state.

EXECUTED this the 15th day of July, 1988.

OWNERS:

MYNA CORP.

BY: _____
T. C. JONES, President

_____

_____

_____

_____

_____

_____

_____

_____

_____

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by T.C. Jones, President of MYNA CORP., on behalf of said corporation.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED before me, on this the ___ day of _____, 1988, by _____.

_____
Notary Public, State of Texas

EXHIBIT "A"

ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 258.7100 ACRES OUT OF THE F.L. DESAQUE SURVEY NO. 134, ABSTRACT NO. 206, C.B. 4241, BEXAR COUNTY, TEXAS.

BEGINNING: at an iron pin found on the south line of Fowler Road, said point being 3497.02' in a westerly direction from the west property line of Kinney Road;

THENCE: S. 0° 49' 08" E., along an existing fence, a distance of 1692.28' to an iron pin set, for a corner of this tract;

THENCE: S. 88°25' 17" E., a distance of 1742.24' to an iron pin found, for the most easterly northeast corner of this tract;

THENCE: S. 0° 49' 08" W., a distance of 1121.14' to an iron pin found, for a corner of this tract;

THENCE: N. 88° 25' 17"W., a distance of 1742.24' to an iron pin found, for a corner of this tract;

THENCE: S. 0° 49' 08" W., along an existing fence, a distance of 1106.86' to an iron pin found, for the most southeasterly corner of this tract, said point being on the north line of Briggs Road.

THENCE: West along the north line of Briggs Road, a distance of 2481.82' to an iron pin found, for a corner of this tract;

THENCE: N. 0° 32' 43" E., along an existing fence line, and its extension, a distance of 2680.41' to an iron pin set, for a corner of this tract;

THENCE: N. 89° 08' 58" E., a distance of 367.93' to an iron pin found, for a corner of this tract;

THENCE: N. 0° 20' 54" W., a distance of 1228.80' to an iron pin found on the south line of Fowler Road, for the most northwesterly corner of this tract;

THENCE: N. 89° 51' 27" E., along the south line of Fowler Road, a distance of 2151.93' to the Point of Beginning and containing 258.7100 acres of land.

NOTE: THE ABOVE DESCRIBED TRACT BEING SUBJECT TO A COMAL POWER ELECTRIC LINES EASEMENT AS RECORDED IN VOLUME 1047 AT PAGE 455 DEED RECORDS OF BEXAR COUNTY, TEXAS AND SUBJECT TO A C.P.S.B. TRANSMISSION LINE EASEMENT AS RECORDED IN VOLUME 2331 AT PAGE 461 AND VOLUME 2779 AT PAGE 141 DEED RECORDS OF BEXAR COUNTY, TEXAS.

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

June 20, 1988

Department of Planning
City of San Antonio
Attn: Mr. Mike O'Neil
P. O. Box 839966
San Antonio, Texas 78283-3966

Re: Toro Estates Unit 2

Dear Mr. O'Neil

Attached is a copy of the deed restrictions to this property that our clients control. As mentioned in our meeting, Friday, June 17, 1988, all of the lots that are proposed are greater than ten (10) acres in size.

According to current policies, this plat does not need to be processed through the city. A letter confirming this would support our efforts to plat this property utilizing the county policies.

Once a letter is prepared stating so, we would like to pick it up, so that we can expedite the project through the county.

Sincerely,

Tom Flores

THOMAS FLORES

Attachments

xc: Mr. Doyle Walsh

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1988 JUN 21 PM 3:27
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CURRENT PLANNING
DIVISION

FLORES & COMPANY CONSULTING ENGINEERS

3740 COLONY DRIVE SUITE 254
SAN ANTONIO, TEXAS 78230
512 / 699-9747

LETTER OF TRANSMITTAL

DATE 6-21-88	JOB NO. 391-00
ATTENTION	
RE: TORO Estates Unit 2	

TO Department of Planning
City of San Antonio.

ATTN. MR. O'Neil

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☑ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
		1	Cover letter.
		1	Xcopy of. Deed Restrictions

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

RECEIVED
1988 JUN 21 PM 3:2
DEPT OF PLANNING
CURRENT PLANNING
DIVISION

REMARKS _____

COPY TO _____

SIGNED: J. Ruiz

Eddie
Ray

CITY OF SAN ANTONIO

P O BOX 9066
SAN ANTONIO TEXAS 78285

March 25, 1988

Robert Tomasini, Director
Bexar County Public Works Department
Bexar County Courthouse
San Antonio, Texas 78205

Dear Mr. Tomasini:

Representatives of the East Central Development Corporation appeared before the City Planning Commission during the regularly scheduled meeting held Wednesday, March 23, 1988. During that meeting, the Planning Commission was asked to make a determination whether certain property falls within the exemption provision (Section 35-1006. Applicability (b) (2) b.) of the City's Unified Development Code. Such section reads in part as follows:

> Section 35-1006(b)
>
> (2) the provisions of Article III, Subdivisions, shall not apply:
>
> b. To the subdivision of any tract of land in the extra-territorial jurisdiction into parcels ten (10) acres or greater in area, which are to be used for agriculture, grazing, quarrying, mining or are to be retained in a natural state.

Upon review and examination of the Declaration of Easements, Restrictions, Covenants and Conditions to run with the property (a copy of which is attached for your review) the Commission requested that an additional restriction be placed on the property. Such additional restriction reads in part as follows:

> No Tract shall be subdivided, or partitioned, except as may be expressly permitted by the City of San Antonio and Bexar County and any such subdivision of any Tract that may be hereafter permitted by the City of San Antonio and Bexar County shall meet all subdivision regulations imposed by Bexar County or the City of San Antonio.

The applicant agreed to the inclusion of such additional restriction.

The Planning Commission then made the determination that such property falls within the exemption provisions of the Unified Development Code and does not require plat approval from the City at this time.

The applicant has indicated to the City that a filed stamped copy of the above-referenced restrictions and conditions will be sent to both the City and the Bexar County Commissioners Court. Upon receipt of such file stamped copy, the City's conditions for exemption will be met and the City would not object to the recordation of the plat submitted to the Bexar County Commissioners Court.

If we can be of any further assistance in this matter, please advise.

Sincerely,

ROLAND A. LOZANO, Director
Planning Department

RAL:KBC:dmd

cc: Ralph Brown

1097406

RESTRICTIVE COVENANTS

STATE OF TEXAS §

COUNTY OF BEXAR §

WHEREAS, MYNA CORP. is the owner of the following described land situated in Bexar County, Texas, to-wit:

All of that certain tract of land containing 258.7100 acres, out of the F.L. Desaque Survey No. 134, Abstract No. 206, County Block 4241, Bexar County, Texas, and being more particularly described in EXHIBIT "A" which is attached hereto and made a part hereof.

WHEREAS, MYNA CORP., as the owner of said property comtemplates subdividing said property into residential lots, and for the protection of all Owners/Buyers of the Lots, desires to adopt, prescribed and impose certain protective covenants and restrictions on the hereinabove described property.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS: That, MYNA CORP., acting herein by and through its duly authorized officer, as the owner of the hereinabove described property does hereby adopt and prescribe the hereinafter set forth conditions, covenants and restrictions, as to the use and enjoyment of all of the above described property. Said property shall be conveyed, held, used and enjoyed subject to all of the terms, provisions and conditions of these protective covenants and restrictions, which shall be, and they are hereby made to run with the land.

01/29/86 170119 $13.00 Y 1 159

I.

The property shall be used for residential and/or agricultural purposes only, unless specifically approved otherwise by MYNA CORP. No building other than a single family residence containing not less than 800 square feet, exclusive of open porches, breezeways, carports and garages shall be permitted. Homes shall be constructed with such workmanship and material that it will not allow to detract from the appearance of the property. The entire exterior of all main dwelling units constructed in said subdivision, together with the driveways, sidewalks and other

VOL 3609 PAGE 0630

exterior appurtenances thereto, must be completed within nine (9) months after commencement of work thereon or the placing of materials therefore on such property, whichever occurs the earliest. Mobile homes are permitted provided they comply as follows:

(a) The mobile home must be skirted and closed in at ground level, within 60 days of its installation, and same must appear stable and attractive;

(b) The mobile home must contain at least 700 square feet of living area;

(c) Any mobile home placed on this property must present an attractive appearance without regard to age.

(d) Out-dated, deteriorated, and unappealing mobile homes will not be permitted.

No basement, tent, shack, garage, barn or other type of outbuilding or temporary building may be used as a residence at any time, and no building shall be occupied until the exterior thereof is completely finished.

II.

No obnoxious or offensive activities shall be carried on or upon any part of the above described property, nor shall anything be done thereon which may be or become an annoyance or nuisance to the the others owning property in the subdivision. Said property shall not be used for illegal or immoral purposes. Nothing shall be done on any lot which would permit emission of objectionable odor, dust, smoke, gas fumes, noise or vibrations.

III.

All toilet facilities, kitchen sinks, washing mashines, bathroom drains, etc. shall be connected to a septic tank. No garbage or other waste shall be kept except in sanitary containers. No outside toilets shall be installed or permitted on said property.

IV.

Maintaining or breeding goats and/or swine, shall not be permitted upon said property; except that on tracts of 10 acres or more, no more than 2 swine shall be allowed provided they are

VOL 3609 PAGE 0631

properly cared for. All facilities for the care and maintenance of any animals permitted shall be located at the rear of the property, to the rear of the primary residence, if a residence is placed on the property. Any animals placed upon the property shall be allowed only if they are well cared for and do not create an unsightly scene or detract from the natural beauty of the property. Livestock, dogs and fowl must be kept fenced in to prevent same from running at large in the subdivision.

V.

No tract shall be used or maintained as a dumping ground for trash or rubbish or for the accumulation of scrap or used materials. Trash, garbage and other waste shall not be kept, except in sanitary containers. No junk, wrecking or junk auto storage shall be permitted. Inoperative automobiles or automobiles without current license and inspection and other similar vehicles which are inoperative for over thirty (30) days will be removed from the subdivision at the expense of the lot owner. Personal materials of any kind stored on any lot shall be arranged in an orderly manner on the rear 1/3 of the property, and shall be properly covered so as to create a sightly appearance.

VI.

No sign, billboard, poster or advertising device of any character shall be erected on any building site, lot or tract within the boundaries of the subdivision, except that of a "For Sale" sign not exceeding four (4) square feet in size to advertise a particular tract for sale located on such tract. The developer of such subdivision shall be allowed to maintain a sales office on any platted lot with appropriate signs, as well as sales signs at or near the entrance to the subdivision.

VII.

All portions of the property shall at all times be kept in a neat and orderly fashion.

VIII.

These restrictions and covenants are to run with the land

VOL 3609 PAGE 0632

and shall be binding upon all persons claiming under them for a period of 10 years from date hereof, at which time, said restrictions and covenants shall be automatically extended for successive periods of ten years, unless an instrument signed by the majority of the then owners of the property has been recorded, agreeing to change said restrictions and covenants in whole or in part. However it is understood and agreed that MYNA CORP. or its designated assignees, has the power and authority to grant variances of these restrictions, as it deems fit and proper, from time to time as is necessary, but a variance or waiver obtained from MYNA CORP. as to one tract or one buyer thereof, shall in no way alter, vary or affect these restrictions as they apply to the remainder of said tracts.

IX.

MYNA CORP. reserves the right and privilege of appointing a successor to the duties of approval as required herein, at any time, and at the sole discretion of the said MYNA CORP.

X.

If the parties hereto, or their respective successors, heirs, or assigns, shall violate or attempt to violate any of these restrictions and covenants, it shall be lawful for any other person or persons owning any portion of the hereinabove described property, to prosecute any proceedings at law or in equity against the person or persons violating or attempting to violate same, to prevent him or them from so doing, or to recover damages or other dues for such violations.

XI.

MYNA CORP. reserves the right to enter upon the above described property for the purposes of inspection to see that all subsequent property owners are in compliance with these restrictive covenants. Should any person or persons be found that are in violation hereof, MYNA CORP. shall give to said person or persons a written notice requiring said person or persons to comply with these restrictive covenants within thirty (30) days

from date of said notice. Should such time period elapse and said person or persons have not complied with the notice, then MYNA CORP. reserves the right to enter upon said premises and do all things necessary to cure the violation, and any costs expended in connection with same by the said MYNA CORP. shall be charged to the person or persons permitting or commiting said violation, and MYNA CORP. reserves the right to prosecute any proceedings at law to be reimbursed for any such expenditures. The need to cure any violation of these restrictive covenants is the sole discretion of MYNA CORP.

XII.

Invalidation of any one or more of these covenants and restrictions by judgment or court order, shall in no way affect any other provisions herein, which shall remain in full force and effect.

EXECUTED this the 10 day of January, 1986.

MYNA CORP.

BY: T. C. Jones Pres

T. C. JONES, President

STATE OF TEXAS §

COUNTY OF BEXAR §

THIS INSTRUMENT was ACKNOWLEDGED BEFORE ME, on this the 10th day of Jan., 1986 by T. C. JONES, President of MYNA CORP, on behalf of said corporation.

Carol A. French

Notary Public, State of Texas

PREPARED IN THE OFFICE OF
WEST & WEST ATTORNEYS
206 San Pedro Avenue
San Antonio, Texas 78205

AFTER RECORDING RETURN TO:
MYNA CORP.
P.O. BOX 17775
SAN ANTONIO, TX. 78217

VOL 3609 PAGE 0634

E X H I B I T A

ALL OF THAT CERTAIN TRACT OF LAND CONTAINING 258.7100 ACRES OUT OF THE F.L. DESAQUE SURVEY NO. 134, ABSTRACT NO. 206, C.B. 4241, BEXAR COUNTY, TEXAS.

BEGINNING: at an iron pin found on the south line of Fowler Road, said point being 3497.02' in a westerly direction from the west property line of Kinney Road;

THENCE: S. 0° 49' 08" E., along an existing fence, a distance of 1692.28' to an iron pin set, for a corner of this tract;

THENCE: S. 88°25' 17" E., a distance of 1742.24' to an iron pin found, for the most easterly northeast corner of this tract;

THENCE: S. 0° 49' 08" W., a distance of 1121.14' to an iron pin found, for a corner of this tract;

THENCE: N. 88° 25' 17"W., a distance of 1742.24' to an iron pin found, for a corner of this tract;

THENCE: S. 0° 49' 08" W., along an existing fence, a distance of 1106.86' to an iron pin found, for the most southeasterly corner of this tract, said point being on the north line of Briggs Road.

THENCE: West along the north line of Briggs Road, a distance of 2481.82' to an iron pin found, for a corner of this tract;

THENCE: N. 0° 32' 43" E., along an existing fence line, and its extension, a distance of 2680.41' to an iron pin set, for a corner of this tract;

THENCE: N. 89° 08' 58" E., a distance of 367.93' to an iron pin found, for a corner of this tract;

THENCE: N. 0° 20' 54" W., a distance of 1228.80' to an iron pin found on the south line of Fowler Road, for the most northwesterly corner of this tract;

THENCE: N. 89° 51' 27" E., along the south line of Fowler Road, a distance of 2151.93' to the Point of Beginning and containing 258.7100 acres of land.

NOTE: THE ABOVE DESCRIBED TRACT BEING SUBJECT TO A COMAL POWER ELECTRIC LINES EASEMENT AS RECORDED IN VOLUME 1047 AT PAGE 455 DEED RECORDS OF BEXAR COUNTY, TEXAS AND SUBJECT TO A C.P.S.B. TRANSMISSION LINE EASEMENT AS RECORDED IN VOLUME 2331 AT PAGE 461 AND VOLUME 2779 AT PAGE 141 DEED RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEXAR
I hereby verify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me; and was duly RECORDED, in the Official Public Records of Real Property of Bexar County, Texas on

JAN 29 1986

COUNTY CLERK BEXAR COUNTY TEXAS

FILED IN OFFICE
ROBERT D GREEN
CNTY CLERK BEXAR CO
1986 JAN 29 A 9:24

ADDITION TO AND AMENDMENT OF RESTRICTIVE COVENANTS

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF BEXAR §

WHEREAS heretofore on the 10th day of January, 1986, by instrument recorded in Volume 3609, Page 0630, Real Property Records in Bexar County, Texas, MYNA CORP., as the owner of the hereinafter described property, did impose and prescribe certain protective covenants and restrictions on the hereinafter described property, to-wit:

> All of that certain tract of land containing 258.7100 acres, out of the F.L. Desaque Survey No. 134, Abstract No. 206, County Block 4241, Bexar County, Texas, and being more particularly described in EXHIBIT "A" which is attached hereto and made a part hereof.

WHEREAS, it now the desire of the said MYNA CORP., as the owner of the herein described property, to amend said restrictions and add additional covenants and provisions the same as if wholly contained in said former instrument.

NOW THEREFORE, MYNA CORP., acting herein by and through its officer thereunto duly authorized does hereby by these presents hereby impose the following additional covenants and restrictions which are to run with the land:

1) Each tract of land, as subdivided by the said MYNA CORP. may have only one residence; EXCEPT THAT

2) Any tract containing 1.5 acres or more, may have more than one residence, provided said residences are erected and placed upon the property only after obtaining the prior written consent of MYNA CORP. or is successor appointee, as set out in said former restriction document.

EXECUTED this the 12th day of June, 1986.

MYNA CORP.

BY: T. C. Jones Pres

T. C. JONES, President

STATE OF TEXAS
COUNTY OF BEXAR

This intrument was acknowledged before me on this the 12th day of June, 1986 by T. C. JONES, President of MYNA CORP., on behalf of said corporation.

Carol A. French

Notary Public, State of Texas

06/16/86 36458 800358 $3.00 Y 1 230

PREPARED IN THE OFFICE OF:
WEST & WEST, ATTORNEYS
206 San Pedro Avenue
San Antonio, Texas 78205

After Recording Return to:
MYNA CORP.
P.O. BOx 17775
San Antonio, TX. 78217

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Roy Ramos, Planning Department

FROM: Katherine B. Cahill, Assistant City Attorney

COPIES TO:

SUBJECT: Attached Restrictive Covenants

Date November 8, 1988

I have reviewed the attached restrictive covenants and, in my opinion, they constitute evidence that the property covered by the restrictive covenants would be exempt from the City's Unified Development Code.

KBC

KATHERINE B. CAHILL
Assistant City Attorney

KBC:dmd
Attachment

RECEIVED
1988 NOV -9 AM 10:27
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

RESTRICTIVE COVENANTS

STATE OF TEXAS)(
KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR)(

This instrument is made, executed and exchanged between the parties named and set forth below for the purpose of impressing the whole of, and those portions of, the real property described hereinbelow respectively owned by them with certain restrictive covenants and conditions, and whereas, the following named persons, to-wit:

are owners or co-owners of their respective parcels which, taken together, comprise the 111.86 acre tract of land described in Exhibit "A" attached hereto (the "Property").

WHEREAS, each of the above named individuals derived their ownership in their respective parcels of the Property by virtue of same having been conveyed to each of them by MYNA CORP., a corporate entity formed and existing under the laws of the State of Texas.

WHEREAS, MYNA CORP. is the owner of the remainder of said roperty not heretofore conveyed to the above named individuals.

WHEREAS, MYNA CORP. and the above named individuals, omprising 100% of the owners of 100% of the Property contemplate same being subdivided into residential lots of more than 10 acres, and for the protection of the present and future owners of said lots, desire to adopt, prescribe and impose certain protective covenants and restrictions on the Property.

NOW, THEREFORE, know all men by these presents that MYNA CORP., acting by and through its authorized officer, and the above named individuals, together comprising 100% of the owners of the Property, do hereby adopt, prescribe and impose the hereinafter set forth conditions, covenants and restrictions, as to the use and enjoyment of the Property. The Property shall be conveyed, held, used and enjoyed subject to all of the terms, provisions and conditions of these protective covenants and restrictions,. which shall be, and are hereby, made to run with the land.

I.

The Property shall be used for residential and/or agricultural purposes only, but the primary purpose of the Property shall be agricultural.

II.

The Property may be subdivided into additional tracts of nd; however, in no case shall any subdivided parcel or tract of nd contain less than 10 acres.

III.

No building other than one single-family residence ntaining not less than 800 square feet, exclusive of open porches, eezeways, carports and garages, shall be permitted, on each ıbdivided tract.

IV.

The use of the Property shall be primarily agricultural nd grazing, and the Property shall, at all times, be kept in its atural state.

V.

These restrictions and covenants are to run with the land, and shall be binding on all persons claiming under them for a period of 10 years from the date hereof, at which time, said restrictions and covenants shall be automatically extended for successive periods of 10 years, unless an instrument signed by a majority of the then owners of the Property, agreeing to change the restrictions and covenants in whole or in part, has been filed of record.

VI.

If any person, owner and/or any future owner of any interest in the Property or their respective successors, transferees, heirs or assigns should violate or attempt to violate any of these restrictions and covenants, it shall be lawful for any other entity or person or persons then owning an interest in any portion of the Property to enforce these restrictive covenants through any means available, in law or in equity, including, but not limited to, the seeking of injunctive relief and/or the recovery of damages.

VII.

Invalidation of any one or more of these covenants or restrictions by judgment or court order shall, in no way, affect any other provision hereof which shall remain in full force and effect.

EXECUTED this the _____ day of _____, 1988.

MYNA CORP.

BY: _____
T. C. JONES, President

STATE OF TEXAS)(

COUNTY OF BEXAR)(

This instrument was ACKNOWLEDGED before me, on this, the _____ day of _____, 1988, by T. C. JONES, President of MYNA CORP., on behalf of said corporation.

_____
Notary Public, State of Texas

FLORES & COMPANY CONSULTING ENGINEERS
3740 COLONY DRIVE, SUITE 254
SAN ANTONIO, TEXAS 78230
512/699-9747

FIELD NOTES
FOR

A 111.86 acre tract of land out of a 258.71 acre tract out of the F. L. Desaque Survey No. 134, Abstract No. 206, County Block 4241, Bexar County, Texas, and being more particularly described as follows:

BEGINNING: At the northeast corner of Lot 1, Block 2, County Block 4241, Toro Estates Subdivision as recorded in Volume 9515, Page 216, of the Deed and Plat Records of Bexar County, Texas, said corner being on the east property line of the 258.71 acre tract and also being the Point of Beginning;

THENCE: Along the north property line of Toro Estates Subdivision, N 89°10'14" W, a distance of 589.10 feet to a point, said point being the northwest corner of Lot 5, Toro Estates Subdivision;

THENCE: Along the west property line of Lot 5, Toro Estates Subdivision, S 00°49'46" W, a distance of 558.54 feet to a point on the north right-of-way line of Briggs Road;

THENCE: Along the north right-of-way line of Briggs Road, N 89°59'57" W, a distance of 60.00 feet to a point;

THENCE: Departing the north right-of-way line of Briggs Road, N 00°49'42" E, a distance of 100.87 feet to an angle point;

THENCE: N 89°10'14" W, a distance of 60.00 feet to an angle point;

THENCE: N 44°10'14" W, a distance of 113.12 feet to an angle point;

THENCE: N 00°49'46" E, a distance of 346.13 feet to a point;

THENCE: N 89°59'57" W, a distance of 834.62 feet to an angle point;

THENCE: N 00°31'36" E, a distance of 555.04 feet to an angle point;

THENCE: N 89°28'24" W, a distance of 429.98 feet to a point, said point being the most westerly point of this 111.86 acre tract;

THENCE: N 00°31'36" E, a distance of 449.97 feet to an angle point;

THENCE: N 88°11'06" E, a distance of 471.07 feet to an angle point;

THENCE: S 83°40'17" E, a distance of 58.90 feet to an angle point;

THENCE: N 46°23'49" E, a distance of 199.22 feet to an angle point;

THENCE: N 41°59'04" E, a distance of 170.00 feet to an angle point;

THENCE: N 43°36'11" E, a distance of 165.00 feet to an angle point;

THENCE: N 40°28'55" E, a distance of 145.00 feet to an angle point;

THENCE: N 42°54'37" E, a distance of 200.00 feet to an angle point;

THENCE: N 60°30'41" E, a distance of 479.99 feet to an angle point;

THENCE: N 72°43'06" E, a distance of 420.00 feet to an angle point;

THENCE: N 79°52'10" E, a distance of 125.00 feet to a point, said point being on the east property line of the 258.71 acre tract;

THENCE: Along the east property line of the 258.71 acre tract, S 00°47'13" W, a distance of 330.00 feet to a point, said point being the intersection of east and north property lines of the 258.71 acre tract;

THENCE: Along the north property line of the 258.71 acre tract, N 89°47'09" E, a distance of 1727.19 feet to a point, said point being the intersection of the north property line and most easterly property line of the 258.71 acre tract;

THENCE: Along the most easterly property line of the 258.71 acre tract, S 00°17'54" E, a distance of 1121.14 feet to a point, said point being the intersection of the most easterly property line with the southern property line of the 258.71 acre tract;

THENCE: Along the southern property line of the 258.71 acre tract, S 89°47'37" W, a distance of 1748.41 feet to a point, said point being the intersection of the southern property line with the eastern property line;

THENCE: Along the east property line of the 258.71 acre tract, S 00°52'07" W, a distance of 568.55 feet to the Point of Beginning and containing 111.86 acres of land more or less.

Date: July 20, 1988
Prepared By: Flores & Company
Job No. 0391-00

EXECUTED this the 7th day of January, 198[illegible].

OWNER

STATE OF TEXAS)(

COUNTY OF BEXAR)(

This instrument was ACKNOWLEDGED before me, on this, the 7th day of January, 198[illegible], by ALFRED LUNA.

Notary Public, State of Texas

MY COMMISSION EXPIRES 11-27-87

Notary Public, State of Texas

EXECUTED this the 7th day of January, 198[illegible].

Rosa Ann Luna

OWNER

STATE OF TEXAS)(

COUNTY OF BEXAR)(

This instrument was ACKNOWLEDGED before me, on this, the 7th day of JANUARY, 198[illegible], by ROSA ANN LUNA.

Notary Public, State of Texas

MY COMMISSION EXPIRES 11-27-87

PETRA P. CHAVEZ
Notary Public, State of Texas

EXECUTED this the 14th day of JANUARY, 1989.

OWNER

STATE OF TEXAS)(

COUNTY OF BEXAR)(

This instrument was ACKNOWLEDGED before me, on this, the 14th day of JANUARY, 1989, by FRANK LUNA JR.

Notary Public, State of Texas

MY COMMISSION EXPIRES 11-27-89

EXECUTED this the 14th day of JANUARY, 1989.

Sylvia Luna

OWNER

STATE OF TEXAS)(

COUNTY OF BEXAR)(

This instrument was ACKNOWLEDGED before me, on this, the 14th day of JANUARY, 1989, by SYLVIA LUNA.

Notary Public, State of Texas

MY COMMISSION EXPIRES 11-27-89

Doyle Walsh
T.C. Jones
652-6009
Engineer
Tom Flores

STATE OF TEXAS
COUNTY OF BEXAR

CERTIFICATE

I, ROBERT D. GREEN, COUNTY CLERK OF BEXAR COUNTY, TEXAS, do hereby certify that the foregoing is a true and correct copy of the record, now in my lawful custody and possession, as appears under file number 1702839 in my office.

Witness my official hand and seal of office, this the 24th day of January, 1989.

ROBERT D. GREEN, COUNTY CLERK
BEXAR COUNTY, TEXAS

By Catherine K. [illegible]
Deputy

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF COLOR OR RACE IS INVALID AND UNEFORCEABLE UNDER FEDERAL LAW.

FLORES & COMPANY CONSULTING ENGINEERS

3740 COLONY DRIVE SUITE 254
SAN ANTONIO, TEXAS 78230
512 / 699-9747

LETTER OF TRANSMITTAL

DATE Apr 29, 1988	JOB NO. 0391-00
ATTENTION Mr. Willie Vann	
REMARK Toro Estates POADP	

TO PLANNING DEPARTMENT
114 W. Commerce
San Antonio, Tx 78205

WE ARE SENDING YOU ☒ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6			Revised POADP for Toro Estates

THESE ARE TRANSMITTED as checked below:

☒ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☒ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19_____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

RECEIVED
1988 APR 29 PM 2:30
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

COPY TO _____

SIGNED: Burnell R. Petrick

LETTER OF TRANSMITTAL

3740 COLONY DRIVE SUITE 254
SAN ANTONIO, TEXAS 78230
512 / 699-9747

DATE 10-7-88	JOB NO. 0391.00
ATTENTION EDDIE GUZMAN	
RE; BRAVO ESTATES	

TO CITY PLANNING DEPT.

WE ARE SENDING YOU ☑ Attached ☐ Under separate cover via _____ the following items:

☐ Shop drawings ☑ Prints ☐ Plans ☐ Samples ☐ Specifications
☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3	10/7/88		BRAVO ESTATES POADP

RECEIVED
1988 OCT 10 PM 3:45
DEPT. OF PLANNING
CURRENT PLANNING
DIVISION

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval
☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution
☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints
☐ For review and comment ☐ _____
☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US

REMARKS

IF YOU HAVE ANY QUESTIONS PLEASE CALL US.

THANK YOU

COPY TO _____

SIGNED: Mando Solis
FOR THOMAS FLORES

Engineer or developer to provide us with a copy of the recorded restrictions prior to our release of D.O.A.D.P. approval. Also, Kit Cahill gave me verbal permission to give the applicant a copy of her letter if it's requested. In addition, she needs a copy of the recorded restrictions. I recommended to the engineer that I would prefer he obtain a letter from the city attorney instead of from me.

Roy 11/18/88

I rec'd recorded restrictions on 1/31/89. Roy 1/31/89.

Therefore, I am sending an acceptance letter for the DOADP on 1/31/89 Roy.

11/15/85

① The purpose of the stub streets are to satisfy Bexar County rules & regulations i.e. public streets, 1000' or longer require stub streets.

② The surveyor was made aware by City Public Works Dept that 50' ROW's are the minimum street width requirement by the city of San Antonio. The surveyors reply is that Bexar County regulations require 60' ROW's for maintenance. The developer does not wish to have any problems in the future and is therefore providing the 60' ROW's.

③ The requested connection or link between Fowler and Briggs Rd. is not feasable due to a Flood Plain i.e., Bridge construction cost would prohibit the development of this project.