Longs Creek

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

POADP NUMBER 325

CLASSEN ROAD

GOLDEN LEAF · GOLDEN TREE · MISTY GLADE

DENTON PROPERTIES

LONGS CREEK UNIT-1 · LONGS CREEK UNIT-2 · LONGS CREEK UNIT-3 · LONGS CREEK UNIT-4 · LONGS CREEK UNIT-5

WOOD SORREL · CROSS VINE · WALNUT CREEK · CAMAS · LEGEND SPRINGS · CORIAN CREEK DR. · CANTEEN CREEK DR. · WATERING TRAIL DR. · LOMITA SPRINGS · PERSIMMON HILL DR. · LOMITA CREEK DR. · KNOLL CREEK · DESERT POPPY · PURLANE · DRAINAGE R.O.W. · (66' R.O.W.)

UNIT 6 38.35 Ac.± (SINGLE FAMILY R-1)

B-2 USE 3.48 Ac.± · B-2 USE 2.40 Ac.±

OUT PARCEL PETERSON TRACT

NOTE: ACCESS TO BE PROVIDED TO OUT PARCELS.

PROPOSED LOCAL TYPE 'B' (60' R.O.W.)

SINGLE FAMILY R-1 124.59 Ac.±

DENTON PROPERTIES

O'CONNER ROAD (110' R.O.W.) (AS PER TEXAS HIGHWAY DEPARTMENT)

LOOP 1604

TAMPKE CEMETERY

LOCATION MAP

FM 1604 · SITE · KNOLL CREEK · OSOUGLAS · BRADY MANOR · ALSUP RD. · 2 SAN ROAD · N.T.S.

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: January 21, 1993
File # 325
Signed:

UTILITIES:

WATER: CITY WATER BOARD
SEWER: CITY OF SAN ANTONIO
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE CO.

LEGEND:

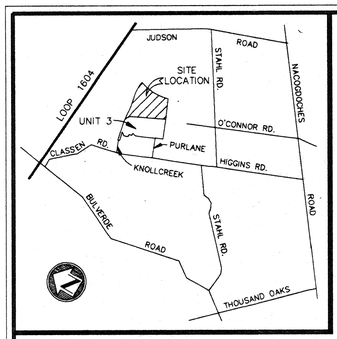
PROJECT BOUNDARY
PROPOSED STREETS

SCALE: 1" = 200'
DATE: 1-31-92

Land Planning Department
RAYCO LTD.
Home Builder • Community Developer
4800 Fredericksburg at Loop 410 • P.O. Box 2280 Beacon Hill Sta.
San Antonio, Tx. 78201 (512) 348-1111

REVISION DATE: 12/31/92

920350



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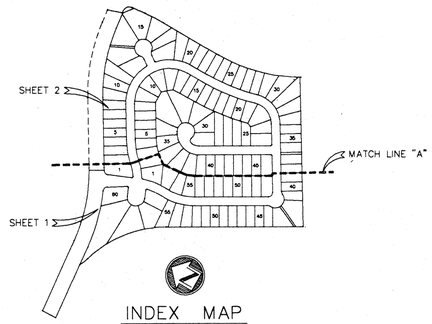
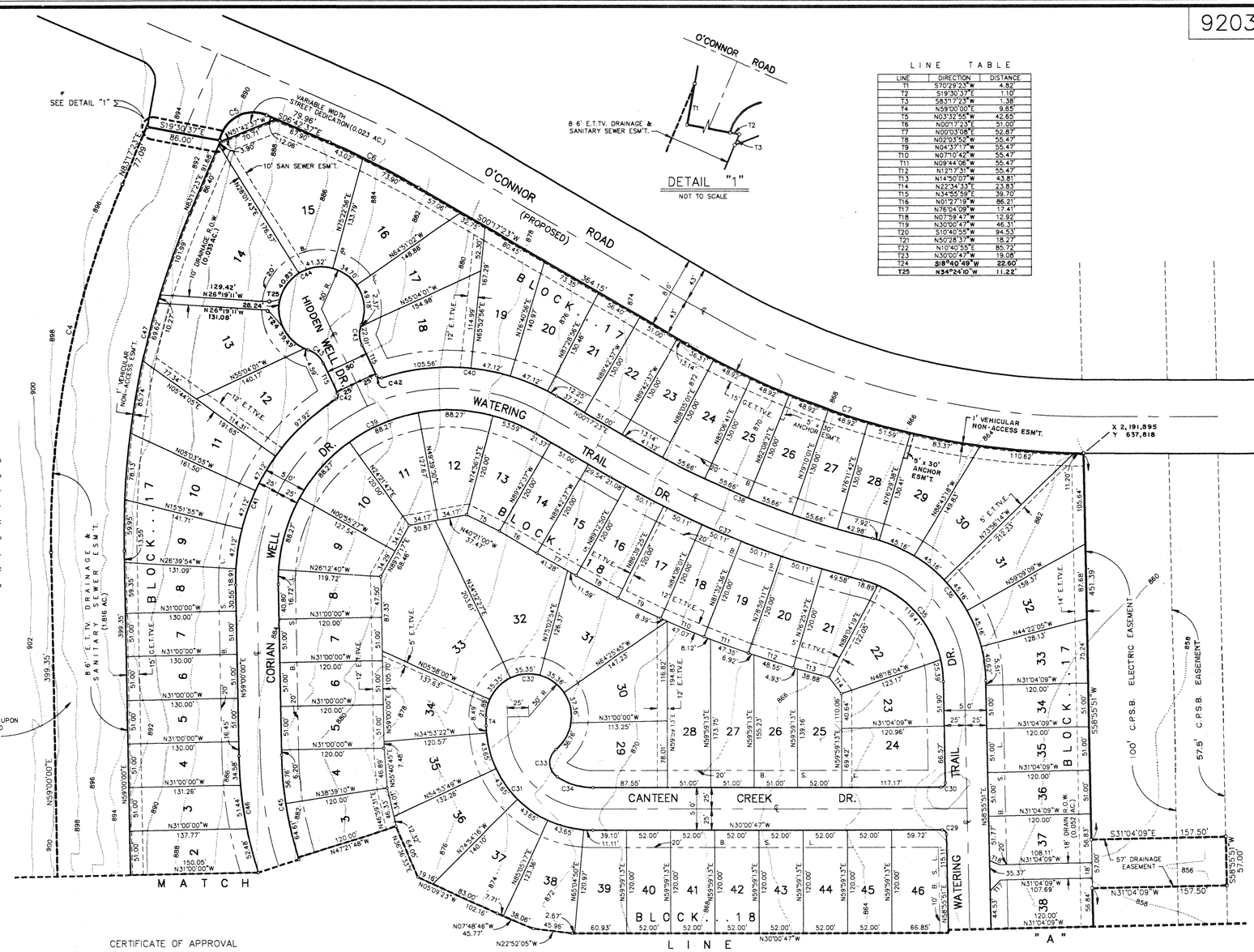


INDEX MAP

SCALE: 1" = 600'

SCALE: 1" = 100'



NOTE: EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED STREET RIGHT OF WAY.

LINE TABLE

LINE	DIRECTION	DISTANCE
T1	S10°29'25"W	4.82'
T2	S19°30'37"E	1.10'
T3	S83°17'23"W	1.38'
T4	N59°00'00"E	9.65'
T5	N03°32'55"W	42.65'
T6	N00°17'23"E	51.00'
T7	N00°03'08"E	52.87'
T8	N02°03'52"W	55.47'
T9	N04°37'17"W	55.47'
T10	N07°10'42"W	55.47'
T11	N09°44'06"W	55.47'
T12	N12°17'31"W	55.47'
T13	N14°50'07"W	43.81'
T14	N22°34'33"E	23.83'
T15	N34°55'59"E	39.70'
T16	N01°27'19"W	86.21'
T17	N76°04'09"W	17.41'
T18	N07°59'47"W	12.92'
T19	N30°00'47"W	46.31'
T20	S10°40'55"W	94.53'
T21	N50°28'37"W	18.27'
T22	N10°40'55"E	85.72'
T23	N30°00'47"W	19.08'
T24	S18°40'49"W	22.60'
T25	N34°24'10"W	11.22'

CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	651.00'	495.50'	260.44'	483.62'	43°36'35"
C2	222.00'	54.87'	27.58'	54.73'	14°09'41"
C3	957.00'	425.92'	216.55'	422.41'	25°30'00"
C4	1043.00'	442.16'	224.45'	438.86'	24°17'23"
C5	40.00'	71.77'	50.11'	62.52'	102°48'01"
C6	957.00'	116.92'	58.53'	116.85'	07°00'00"
C7	943.00'	488.76'	250.00'	483.30'	29°41'47"
C8	1543.00'	89.89'	44.95'	89.87'	03°20'16"
C9	292.00'	77.97'	39.22'	77.73'	15°17'54"
C10	308.00'	92.91'	46.81'	92.56'	17°17'01"
C11	1043.00'	331.46'	167.14'	330.07'	18°12'31"
C12	1043.00'	15.08'	7.54'	15.08'	00°49'42"
C13	25.00'	35.98'	21.90'	32.95'	82°26'56"
C14	25.00'	35.60'	21.58'	32.67'	81°36'02"
C15	6.00'	10.42'	7.09'	9.16'	99°30'02"
C16	50.00'	157.08'	—	100.00'	180°00'00"
C17	10.00'	17.62'	12.13'	15.43'	100°58'50"
C18	6.00'	10.66'	7.38'	9.31'	101°46'02"
C19	325.00'	75.55'	37.95'	75.38'	13°19'07"
C20	375.00'	98.93'	49.75'	98.64'	15°06'53"
C21	6.00'	7.98'	4.71'	7.41'	76°13'08"
C22	375.00'	145.60'	73.73'	144.69'	22°14'47"
C23	325.00'	85.44'	42.97'	85.19'	15°03'46"
C24	295.00'	172.22'	88.64	169.78'	33°26'56"
C25	345.00'	201.41'	103.67'	198.56'	33°26'56"
C26	25.00'	39.73'	25.47'	35.68'	91°03'22"
C27	30.00'	18.34'	9.47'	18.06'	35°01'47"
C28	50.00'	140.60'	300.65'	98.65'	161°06'55"
C29	5.00'	7.76'	4.91'	7.01'	88°56'38"
C30	5.00'	7.95'	5.09'	7.14'	91°03'22"
C31	125.00'	194.20'	122.87'	175.26'	89°00'47"
C32	50.00'	202.03'	—	90.07'	231°30'16"
C33	20.00'	37.23'	26.86'	32.08'	106°39'18"
C34	75.00'	44.33'	22.83'	43.68'	33°51'45"
C35	125.00'	163.69'	95.97'	152.24'	75°01'51"
C36	175.00'	229.17'	134.36'	213.14'	75°01'51"
C37	1123.00'	321.24'	161.72'	320.14'	16°23'23"
C38	1073.00'	306.93'	154.52'	305.89'	16°23'23"
C39	200.00'	423.38'	355.59'	348.64'	121°17'23"
C40	250.00'	212.06'	112.88'	205.76'	48°36'01"
C41	250.00'	258.21'	141.95'	246.88'	59°10'36"
C42	5.00'	7.26'	4.44'	6.64'	83°14'37"
C43	30.00'	24.38'	12.91'	23.72'	46°34'03"
C44	50.00'	238.36'	—	68.75'	273°08'06"
C45	425.00'	123.92'	62.40'	123.48'	16°42'23"
C46	475.00'	138.50'	69.75'	138.01'	16°42'23"
C47	957.00'	405.71'	205.95'	402.67'	24°17'23"

SHEET 2 OF 2

REPLAT & SUBDIVISION PLAT ESTABLISHING

LONGS CREEK SUBDIVISION UNIT 5

BEING A REPLAT OF A 86' DRAINAGE, UTILITY & SAN. SEWER ESM'T. (0.650 ACRE); A PORTION OF A 61' DRAINAGE R.O.W. (0.032 ACRE); AND A PORTION OF A VARIABLE WIDTH DRAINAGE ESM'T. (0.033 ACRE) AND A SUBDIVISION PLAT OF 30.346 ACRES OUT OF THE THOMAS JACKSON SURVEY NO. 323, ABSTRACT NO. 384, COUNTY BLOCK 5015, BEXAR COUNTY, TEXAS, AND CONTAINING A TOTAL OF 31.061 ACRES OF LAND.

W.F.CASTELLA & ASSOCIATES,INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734-5351

DRAWN BY: A.R.

JOB ORDER NO. 45487.00

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3.) BUILDING SETBACK LINE ---------- B.S.L.
4.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.TV.E.
5.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.TV.E.
6.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.TV.E.
7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ------- G.E.T.TV.E.

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 19___.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

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

STATE OF TEXAS
STEVEN E. HANAN
38245
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF NOVEMBER A.D.,1992.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public State of Texas
My Commission Expires 11-08-93

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.

STATE OF TEXAS
STEVEN E. HANAN
1850
REGISTERED
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF NOVEMBER A.D.,1992.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public State of Texas
My Commission Expires 11-08-93

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

THIS PLAT OF LONGS CREEK SUBDIVISION UNIT 5 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., 1992
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID 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 RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER RAYCO, LTD., HERB QUIROGA, VICE-PRESIDENT

STATE OF TEXAS)
COUNTY OF BEXAR)

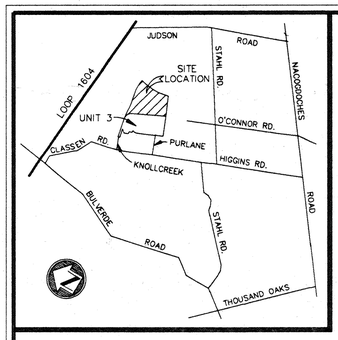
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HERB QUIROGA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 6th DAY OF NOVEMBER A.D.,1992.

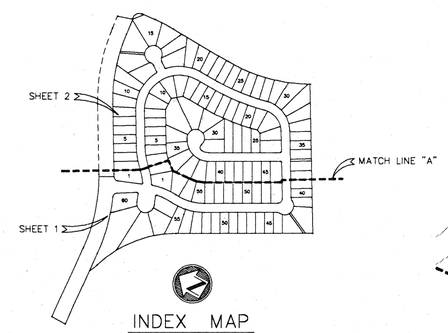
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
Notary Public State of Texas
My Commission Expires 11-08-93

920350

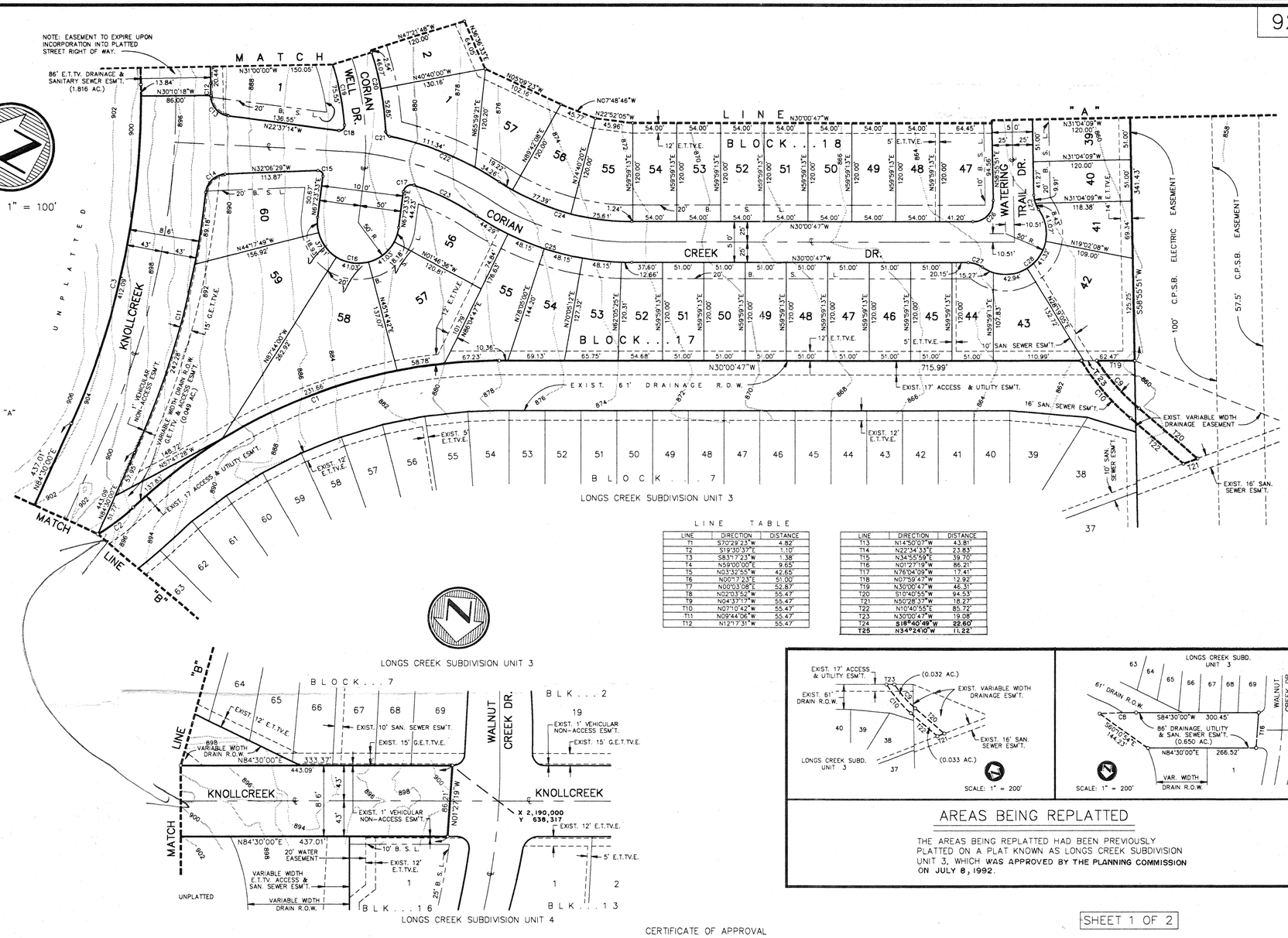


LOCATION MAP



INDEX MAP

SCALE: 1" = 600'



LINE TABLE

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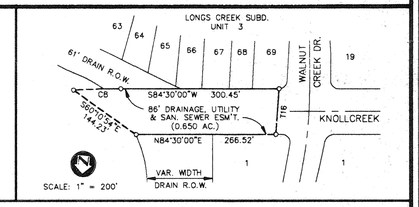


AREAS BEING REPLATTED

THE AREAS BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS LONGS CREEK SUBDIVISION UNIT 3, WHICH **WAS APPROVED BY THE PLANNING COMMISSION ON JULY 8, 1992.**

W.F.CASTELLA & ASSOCIATES,INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734-5351

DRAWN BY: A.R.

JOB ORDER NO. 45487.00

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3.) BUILDING SETBACK LINE ---------- B.S.L.
4.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.TV.E.
5.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.TV.E.
6.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.TV.E.
7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.V.E.

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

Steven C. Hanna
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF NOVEMBER A.D.,1992.

Arthur Lee Wright
NOTARY PUBLIC, 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.

Steven C. Hanna
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO & SUBSCRIBED BEFORE ME THIS THE 6th DAY OF NOVEMBER A.D.,1992.

Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 19___ .

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LONGS CREEK SUBDIVISION UNIT 5 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., 1992
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I,_____ COUNTY CLERK OF SAID 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 RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____DAY OF _____A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

SHEET 1 OF 2

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LONGS CREEK SUBDIVISION UNIT 5

BEING A REPLAT OF A 86' DRAINAGE, UTILITY & SAN. SEWER ESM'T. (0.650 ACRE); A PORTION OF A 61' DRAINAGE R.O.W. (0.032 ACRE); AND A PORTION OF A VARIABLE WIDTH DRAINAGE ESM'T. (0.033 ACRE) AND A SUBDIVISION PLAT OF 30.346 ACRES OUT OF THE THOMAS JACKSON SURVEY NO. 323, ABSTRACT NO. 384, COUNTY BLOCK 5015, BEXAR COUNTY, TEXAS, AND CONTAINING A TOTAL OF 31.061 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

Herb Quiroga
OWNER **RAYCO, LTD, HERB QUIROGA, VICE-PRESIDENT**

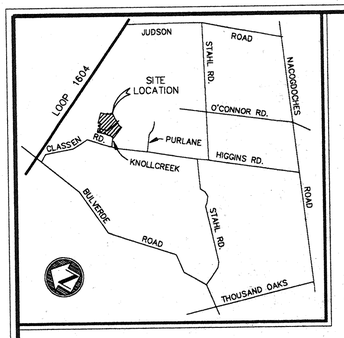
STATE OF TEXAS)
COUNTY OF BEXAR)

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

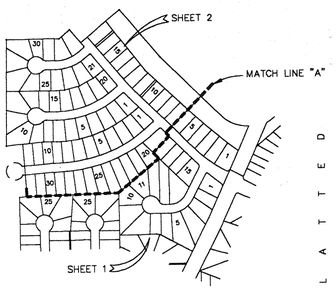
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 6th DAY OF NOVEMBER A.D.,1992.

Arthur Lee Wright
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

920189

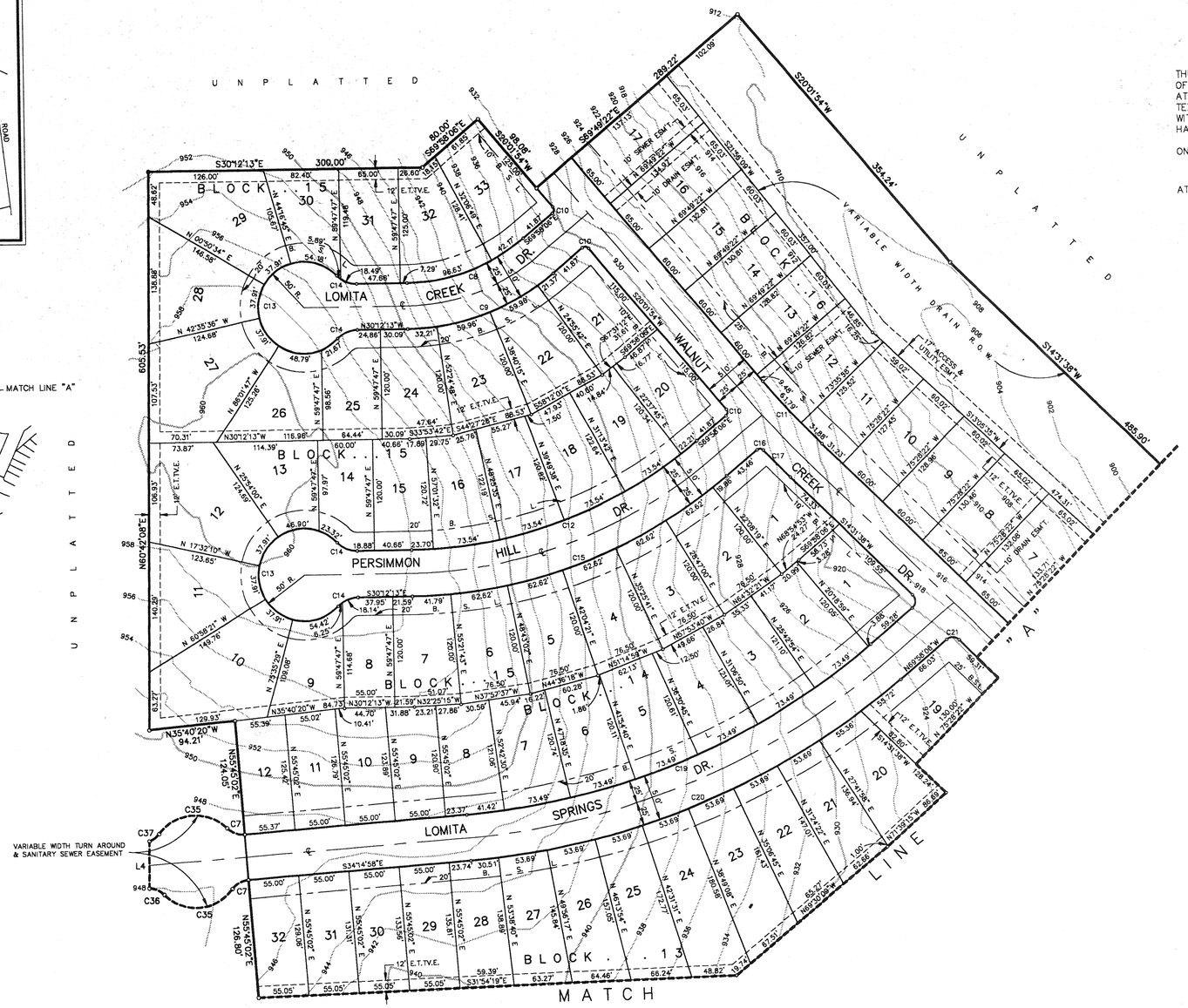


LOCATION MAP



INDEX MAP

SCALE: 1" = 600'



SCALE: 1" = 100'

W.F.CASTELLA & ASSOCIATES,INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734–5351

DRAWN BY: A.R.

JOB ORDER NO. 45443.00

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT–OF–WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.TV.E.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE __ DAY OF _____ A.D.,1992.

NOTARY PUBLIC, 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 & SUBSCRIBED BEFORE ME THIS THE ____ DAY OF_____ A.D.,1992.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

THIS PLAT OF LONGS CREEK SUBDIVISION UNIT 4
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., 1992
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I,_____ COUNTY CLERK OF SAID 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 RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____DAY OF _____A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____ , 19____ .

ATTESTED

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
C1	213.00'	171.28'	90.56'	166.69'	46°04'09"
C2	1457.00'	76.29'	38.15'	76.28'	03°00'00"
C3	5.00'	4.97'	2.71'	4.77'	56°56'39"
C4	50.00'	256.47'	–	54.55'	293°53'19"
C5	5.00'	4.96'	2.71'	4.76'	56°52'14"
C6	5.00'	4.97'	2.71'	4.77'	56°56'40"
C7	25.00'	21.03'	11.18'	20.41'	48°11'23"
C8	200.00'	138.81'	72.33'	136.04'	39°45'53"
C9	250.00'	173.51'	90.41'	170.05'	39°45'53"
C10	5.00'	7.85'	5.00'	7.07'	90°00'00"
C11	975.00'	93.83'	46.87'	93.83'	05°30'16"
C12	490.00'	340.07'	177.21'	333.29'	39°45'53"
C13	50.00'	238.36'	–	68.75'	273°08'08"
C14	30.00'	24.38'	12.91'	23.72'	46°34'03"
C15	540.00'	374.77'	195.29'	367.30'	39°45'53"
C16	5.00'	7.58'	4.73'	6.87'	86°48'37"
C17	1025.00'	41.41'	20.71'	41.41'	02°18'53"
C18	10.00'	16.67'	11.01'	14.80'	95°30'16"
C19	780.00'	486.26'	251.32'	478.43'	35°43'08"
C20	830.00'	517.43'	267.43'	509.09'	35°43'08"
C21	10.00'	14.75'	9.08'	13.45'	84°29'44"
C22	16.00'	20.38'	11.83'	19.03'	72°58'22"
C23	100.00'	108.46'	60.25'	103.23'	62°08'45"
C24	30.00'	35.59'	20.23'	33.54'	67°58'32"
C25	50.00'	216.40'	–	82.92'	247°58'32"
C26	150.00'	162.70'	90.39'	154.84'	62°08'45"
C27	10.00'	18.07'	12.69'	15.71'	103°32'07"
C28	800.00'	89.81'	44.95'	89.76'	06°25'56"
C29	20.00'	27.89'	16.75'	25.68'	79°53'48"
C30	15.00'	24.38'	15.84'	21.78'	93°07'38"
C31	800.00'	235.97'	118.85'	235.11'	16°54'00"
C35	50.00'	84.11'	55.90'	74.54'	96°22'46"
C36	25.00'	17.83'	9.37'	17.54'	41°04'56"
C37	25.00'	13.36'	6.85'	13.21'	30°37'45"

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N59°47'47"E	25.91'
L2	S59°47'47"W	20.60'
L3	S31°54'19"E	43.88'
L4	N60°42'08"E	51.55'

SHEET 2 OF 2

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LONGS CREEK SUBDIVISION UNIT 4

BEING A REPLAT OF A 13' INTERCEPTOR CHANNEL ESM'T. (0.034 ACRE); A 20' INTERCEPTOR CHANNEL ESM'T. (0.000 ACRE); AND A VARIABLE WIDTH DRAINAGE ESM'T. (0.268 ACRE) AND A SUBDIVISION PLAT OF 28.471 ACRES OUT OF THE W.M. McNALON SURVEY NO. 394, ABSTRACT NO. 903, COUNTY BLOCK 5189, AND THE THOMAS JACKSON SURVEY NO. 323, ABSTRACT NO. 384, COUNTY BLOCK 5015, BEXAR COUNTY, TEXAS, AND CONTAINING A TOTAL OF 28.873 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

_____
OWNER HERB QUIROGA, RAYCO LTD., VICE PRESIDENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

HERB QUIROGA KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

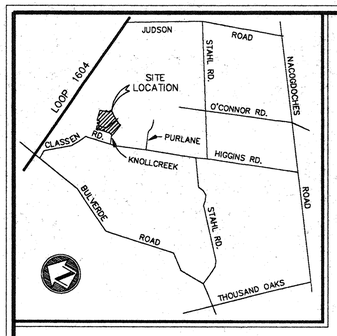
GIVEN UNDER MY HAND & SEAL OF OFFICE THIS_____DAY OF_____A.D.,1992.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

app aug 26, 1992

not rec

920189



LOCATION MAP

CURVE DATA TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	DELTA
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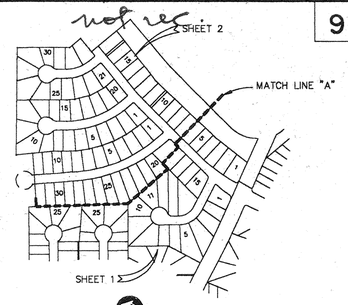
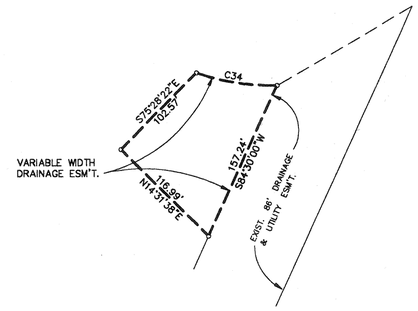
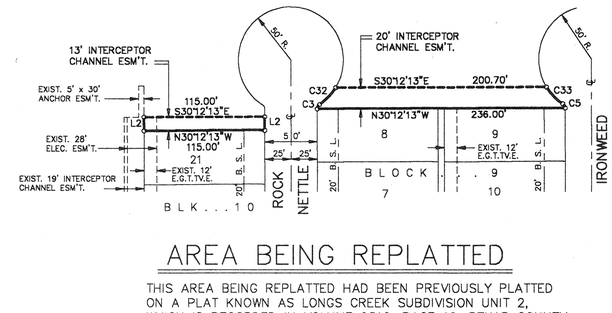


INDEX MAP

SCALE: 1" = 600'





AREA BEING REPLATTED

THIS AREA BEING REPLATTED HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS LONGS CREEK SUBDIVISION UNIT 2, WHICH IS RECORDED IN VOLUME 9516, PAGE 16, BEXAR COUNTY DEED & PLAT RECORDS AND LONGS CREEK SUBDIVISION UNIT 3 WHICH WAS APPROVED BY THE PLANNING COMMISSION ON

CERTIFICATE OF APPROVAL

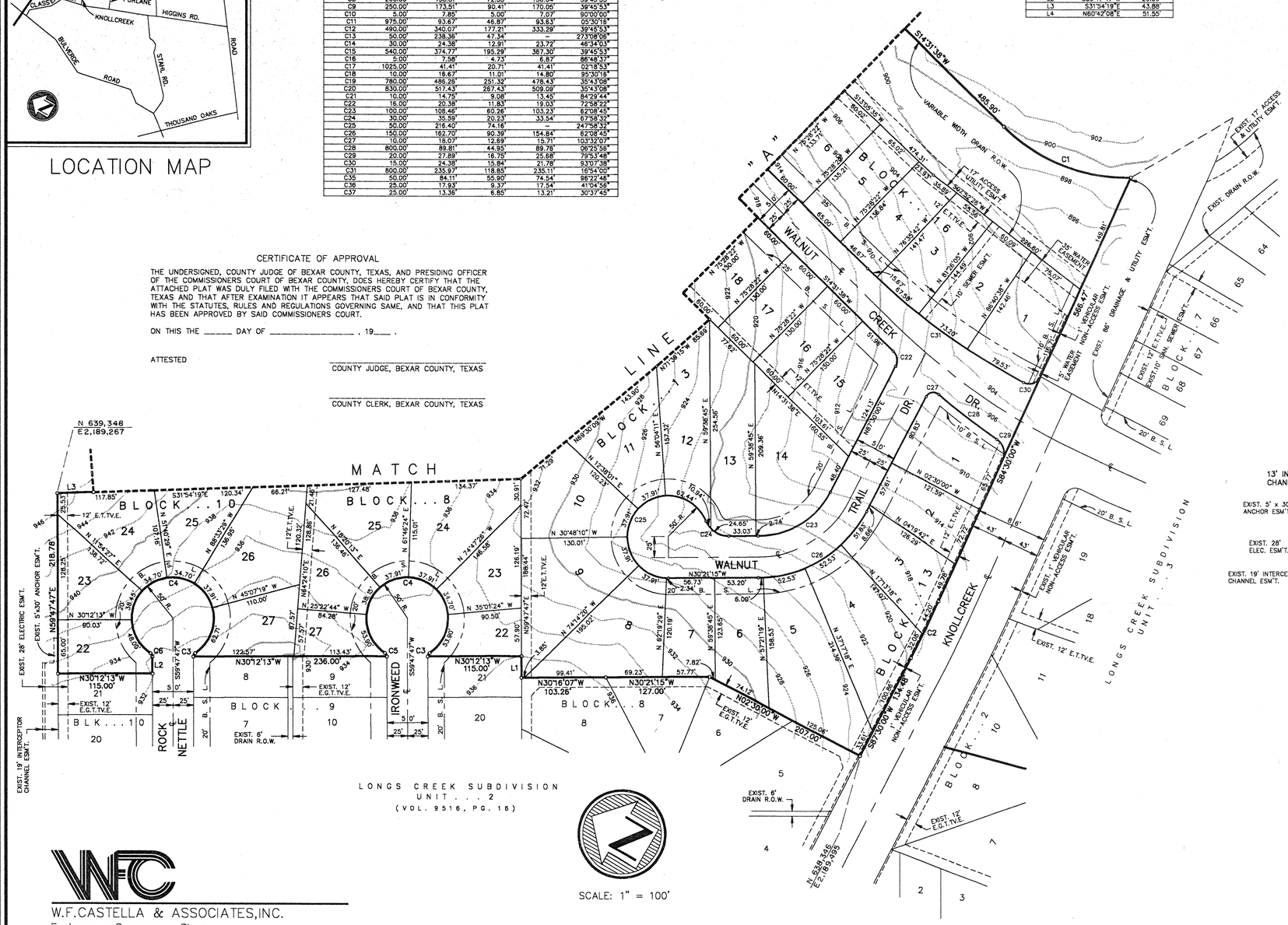
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH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

ON THIS THE _____ DAY OF _____, 19___.

ATTESTED

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS



LONGS CREEK SUBDIVISION UNIT . . . 2
(VOL. 9516, PG. 16)

SCALE: 1" = 100'

W.F.CASTELLA & ASSOCIATES,INC.
Engineers • Surveyors • Planners
1039 W. Hildebrand – San Antonio, Texas 78201 – (512)734-5351

DRAWN BY: A.R.

JOB ORDER NO. 45443.00

"NOTES AND LEGEND"

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3.) BUILDING SETBACK LINE ---------- B.S.L.
4.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ---------- E.T.TV.E.
5.) ELECTRIC & CABLE TELEVISION EASEMENT ---------- E.TV.E.
6.) TELEPHONE & CABLE TELEVISION EASEMENT ---------- T.TV.E.
7.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT -------- G.E.T.TV.E.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

_____
REGISTERED PROFESSIONAL ENGINEER

SWORN TO & SUBSCRIBED BEFORE ME THIS THE ___ DAY OF _____ A.D.,1992.

_____
NOTARY PUBLIC, 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 & SUBSCRIBED BEFORE ME THIS THE ____ DAY OF_____ A.D.,1992.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE: THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE APPROVED BY THE CENTRAL MAPPING DIVISION OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT, W.F. CASTELLA & ASSOC., INC., ASSUMES NO LIABILITY FOR ITS ACCURACY.

THIS PLAT OF _____ LONGS CREEK SUBDIVISION UNIT 4 _____
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., 1992
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I,_____ COUNTY CLERK OF SAID 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 RECORDS OF

_____OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____DAY OF _____,A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

REPLAT & SUBDIVISION PLAT
ESTABLISHING

LONGS CREEK SUBDIVISION UNIT 4

BEING A REPLAT OF A 13' INTERCEPTOR CHANNEL ESM'T. (0.034 ACRE); A 20' INTERCEPTOR CHANNEL ESM'T. (0.100 ACRE); AND A VARIABLE WIDTH DRAINAGE ESM'T. (0.268 ACRE) AND A SUBDIVISION PLAT OF 28.471 ACRES OUT OF THE W.M. McNALON SURVEY NO. 394, ABSTRACT NO. 903, COUNTY BLOCK 5189, AND THE THOMAS JACKSON SURVEY NO. 323, ABSTRACT NO. 384, COUNTY BLOCK 5015, BEXAR COUNTY, TEXAS, AND CONTAINING A TOTAL OF 28.873 ACRES OF LAND.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

_____
OWNER HERB QUIROGA, RAYCO LTD., VICE PRESIDENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

_____HERB QUIROGA_____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____A.D.,1992.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

app Sept 1986

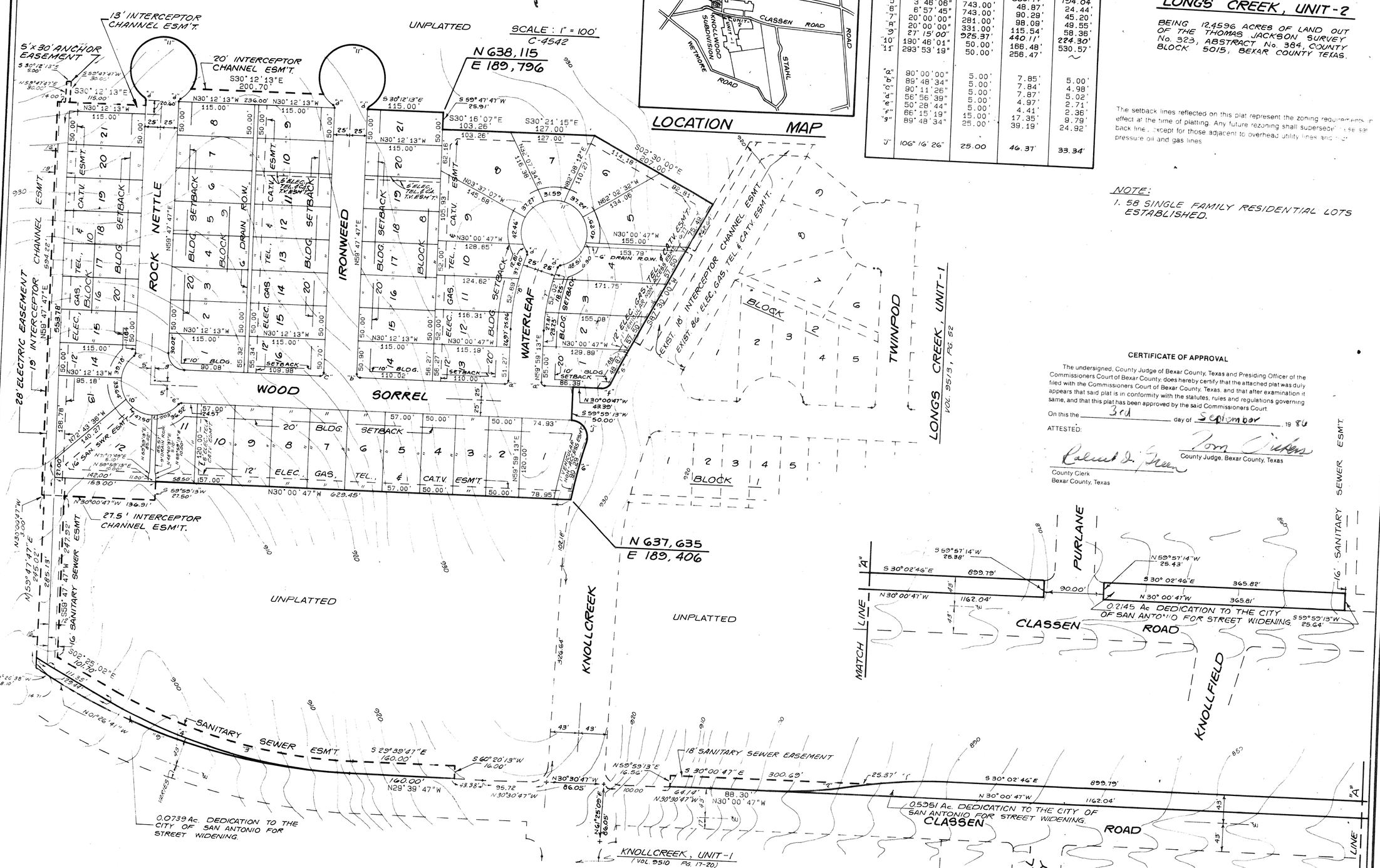
~~BK 41-17815~~

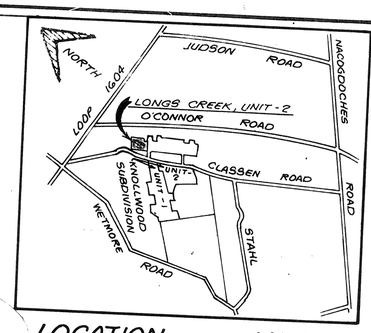
LEGEND :
ELEC. — ELECTRIC
TEL. — TELEPHONE
CA.TV. — CABLE TELEVISION
ESM'T. — EASEMENT
BLDG. — BUILDING
R.O.W. — RIGHT-OF-WAY

SCALE : 1" = 100'
C-4542

N 638,115
E 189,796

N 637,635
E 189,406





LOCATION MAP

CURVE DATA				
NO.	DELTA	RADIUS	LENGTH	TAN
1	10°46'49"	743.00'	139.80'	70.11'
2	10°48'49"	657.00'	124.00'	62.18'
3	27°14'45"	784.66'	373.13'	190.16'
4	27°14'45"	800.66'	380.74'	194.04'
5	3°46'06"	743.00'	48.87'	24.44'
6	6°57'45"	743.00'	90.29'	45.20'
7	20°00'00"	281.00'	98.09'	49.55'
8	20°00'00"	331.00'	115.54'	58.36'
9	27°15'00"	925.37'	440.11'	224.30'
10	190°46'04"	50.00'	166.48'	530.57'
11	293°53'19"	50.00'	256.47'	~
12	90°00'00"	5.00'	7.85'	5.00'
13	89°48'34"	5.00'	7.84'	4.98'
14	90°11'26"	5.00'	7.87'	5.02'
15	56°56'39"	5.00'	4.97'	2.71'
16	50°28'44"	5.00'	4.41'	2.36'
17	86°15'19"	15.00'	17.35'	9.79'
18	89°48'34"	25.00'	39.19'	24.92'
19	106°16'26"	25.00	46.37'	33.34'

SUBDIVISION PLAT
OF
LONGS CREEK, UNIT-2

BEING 12.4596 ACRES OF LAND OUT OF THE THOMAS JACKSON SURVEY No. 323, ABSTRACT No. 384, COUNTY BLOCK 5015, BEXAR COUNTY TEXAS.

The setback lines reflected on this plat represent the zoning requirements in effect at the time of platting. Any future rezoning shall supersede these set back lines, except for those adjacent to overhead utility lines and high pressure oil and gas lines.

NOTE:
1. 58 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County; does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the 3rd day of September, 19 86

ATTESTED:

Richard D. Green
County Clerk
Bexar County, Texas

Tom Vickers
County Judge, Bexar County, Texas

STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.
OWNER: DENTON DEVELOPMENT CO.
LLOYD A. DENTON JR. VICE PRES.
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A. DENTON, JR. 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 17TH DAY OF OCTOBER A.D. 1985
NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING COMMISSION OF THE CITY.
REGISTERED PROFESSIONAL ENGINEER
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17TH DAY OF OCTOBER A.D. 1985
NOTARY PUBLIC
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 PUBLIC SURVEYOR
SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17TH DAY OF OCTOBER A.D. 1985
NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF LONGS CREEK, 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. 19____
BY _____ SECRETARY
BY _____ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID 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 RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY _____ DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

NOTE
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR STRING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

LONGS CREEK
UNIT-2
BK 41-17815

325

app. Jan 29, 1986

BK 39-17213

SUBDIVISION PLAT OF

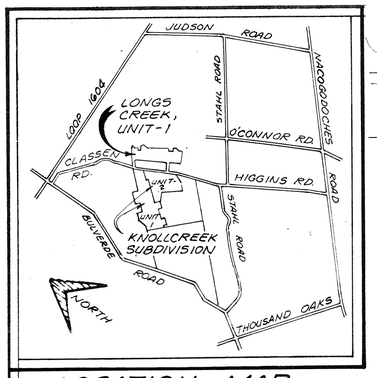
LONGS CREEK, UNIT-1

(A SMALL LOT SUBDIVISION)

BEING 22.8267 ACRES OF LAND OUT OF THE THOMAS JACKSON SURVEY No. 323, ABSTRACT No 384, COUNTY BLOCK 5015, BEXAR COUNTY TEXAS.

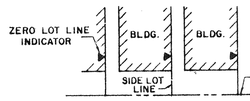
The setback lines reflected on this plat represent the zoning requirements in effect at the time of platting. Any future rezoning shall supersede these setback lines except for those adjacent to overhead utility lines and high pressure oil and gas lines.

LOCATION MAP



LEGEND:

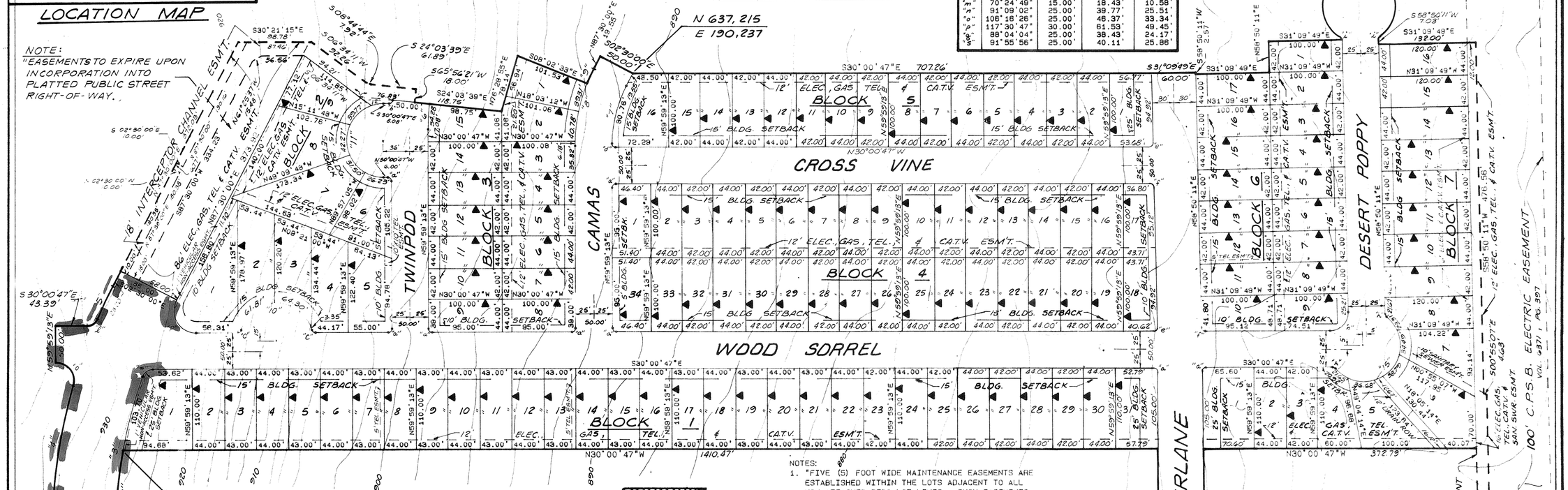
ELEC. — ELECTRIC
TEL. — TELEPHONE
CA.TV. — CABLE TELEVISION
ESM'T — EASEMENT
BLDG — BUILDING
R.O.W. — RIGHT-OF-WAY



TYPICAL ZERO LOT LINE INDICATOR

CURVE DATA

NO.	DELTA	RADIUS	LENGTH	TAN
1	14°53'23"	772.78'	200.93'	100.98'
2	9°06'40"	657.00'	104.48'	52.35'
3	18°09'15"	657.00'	208.17'	104.97'
4	14°50'30"	743.00'	192.47'	96.77'
5	3°46'06"	743.00'	48.87'	24.44'
6	5°57'08"	330.00'	34.28'	17.16'
7	26°26'27"	175.00'	80.76'	41.11'
8	27°30'47"	225.00'	108.04'	55.08'
9	5°32'33"	225.00'	21.77'	10.89'
10	148°20'48"	50.00'	129.46'	176.38'
11	180°00'00"	50.00'	157.08'	~
12	19°49'29"	50.00'	17.30'	8.74'
14	293°53'19"	50.00'	256.47'	~
15	192°06'29"	50.00'	167.65'	~
"a"	90°00'00"	5.00'	7.85'	5.00'
"b"	84°02'52"	5.00'	7.33'	4.51'
"c"	74°10'24"	5.00'	6.47'	3.78'
"d"	91°04'20"	5.00'	7.95'	5.09'
"e"	91°09'02"	5.00'	7.95'	5.10'
"f"	88°50'58"	5.00'	7.75'	4.90'
"h"	50°28'44"	5.00'	4.41'	2.36'
"i"	56°56'39"	5.00'	4.97'	2.71'
"j"	89°58'01"	15.00'	23.55'	14.99'
"k"	90°01'59"	15.00'	23.57'	15.01'
"l"	66°15'19"	15.00'	17.35'	9.79'
"m"	70°24'49"	15.00'	18.43'	10.58'
"n"	91°09'02"	25.00'	39.77'	25.51'
"o"	106°16'26"	25.00'	46.37'	33.34'
"p"	117°30'47"	30.00'	61.53'	49.45'
"q"	88°04'04"	25.00'	38.43'	24.17'
"s"	91°55'56"	25.00'	40.11'	25.86'



NOTE:
"EASEMENTS TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.

NOTES:

1. "FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES". A COPY OF THE REQUIRED RESTRICTIONS WILL BE FILED IN THE PLAT AND DEED RECORDS OF BEXAR COUNTY ON THE SAME DATE AS THIS PLAT.
2. LOT OWNER TO PROVIDE 12' REMOVABLE SECTIONS IF FENCE IS BUILT ON SIDE LOT LINE ACROSS 12' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENTS.
3. LOCATION OF CITY PUBLIC SERVICE BOARD METERS IS RESTRICTED TO THE WALL OPPOSITE THE ZERO LOT LINE WALL.
4. NO GARAGE FACING SHALL BE PLACED CLOSER THAN TWENTY (20) FEET TO THE FRONT PROPERTY LINE.
5. WHERE OFF STREET PARKING (FRONT VEHICULAR ACCESS) IS PROVIDED TO THE FRONT OF THE STRUCTURE, THE MINIMUM FRONT YARD SETBACK SHALL BE TWENTY (20) FEET UNLESS THE DEVELOPER ELECTS TO STAGGER THE SETBACKS, SHOULD THAT OPTION BE CHOSEN, THEN WITHIN ANY TEN CONSECUTIVE LOTS AT LEAST ONE-THIRD ARE SETBACK BETWEEN FIFTEEN (15) FEET AND SEVENTEEN (17) FEET; ANOTHER ONE-THIRD BETWEEN EIGHTEEN (18) FEET AND TWENTY (20) FEET; AND THE REMAINING ONE-THIRD BETWEEN TWENTY ONE (21) AND TWENTY THREE (23) FEET.
6. 138 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.

CERTIFICATE OF APPROVAL

The undersigned, County Judge of Bexar County, Texas and Presiding Officer of the Commissioners Court of Bexar County, does hereby certify that the attached plat was duly filed with the Commissioners Court of Bexar County, Texas, and that after examination it appears that said plat is in conformity with the statutes, rules and regulations governing same, and that this plat has been approved by the said Commissioners Court.

On this the 5 day of January, 19 86.

ATTESTED:

County Clerk
Bexar County, Texas

County Judge, Bexar County, Texas

KNOLLCREEK, UNIT-1
VOL. 9510, PG. 17-20

KNOLL-VALLEY

CLASSEN ROAD

KNOLLCREEK, UNIT-2A
VOL. 9511, PG. 4

KNOLL-FIELD

KNOLLCREEK, UNIT-2B

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 DENTON DEVELOPMENT CO.
LLOYD A. DENTON, JR VICE PRES.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LLOYD A DENTON, JR 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 19TH DAY OF OCTOBER A.D. 1985.

NOTARY PUBLIC
BEXAR COUNTY TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19TH DAY OF OCTOBER A.D. 1985.

NOTARY PUBLIC
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 PUBLIC SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 19TH DAY OF OCTOBER A.D. 1985.

NOTARY PUBLIC
BEXAR COUNTY TEXAS

THIS PLAT OF LONGS CREEK, UNIT-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 14 DAY OF JANUARY A.D. 19 86.

BY SECRETARY

BY CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF SAID 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 RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS
SAN ANTONIO, TEXAS

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS, OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGE OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

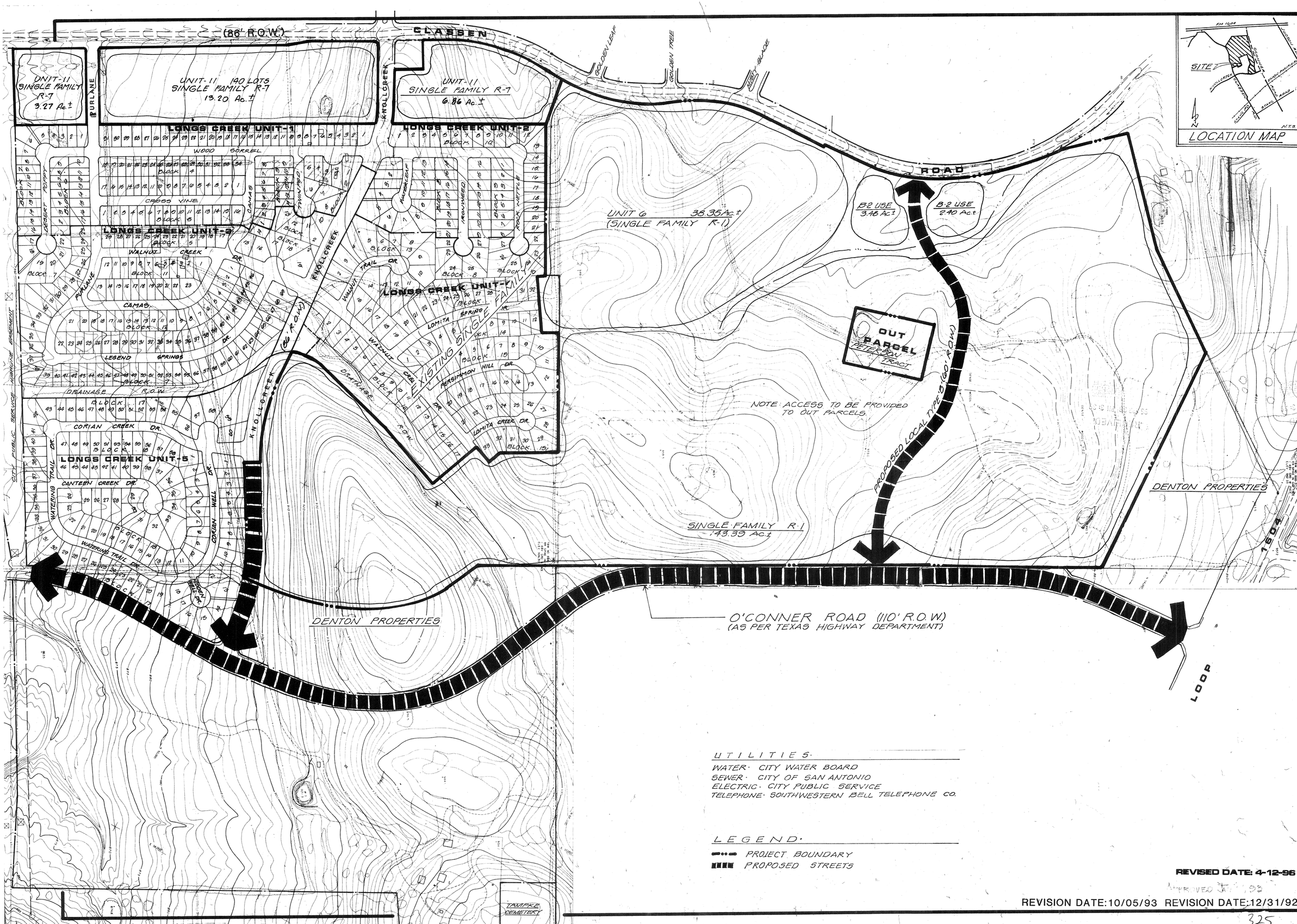
LONG CREEK
UNIT-1
BK 39-17213

325

Longs Creek

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

POADP NUMBER 325



UTILITIES:

WATER: CITY WATER BOARD
SEWER: CITY OF SAN ANTONIO
ELECTRIC: CITY PUBLIC SERVICE
TELEPHONE: SOUTHWESTERN BELL TELEPHONE CO.

LEGEND:

PROJECT BOUNDARY
PROPOSED STREETS

REVISED DATE: 4-12-96

APPROVED JAN 1993

REVISION DATE: 10/05/93 REVISION DATE: 12/31/92

SCALE: 1" = 200'
DATE: 1-31-92

Land Planning Department

RAYCO LTD.

Home Builder • Community Developer
4800 Fredericksburg at Loop 410 • P.O. Box 9250 Beacon Hill Sta.
San Antonio, Tx. 78201 (512) 340-1111

325

Longs Creek

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

CLASSEN ROAD (86' R.O.W.)

EXISTING SINGLE FAMILY · R-7

EXISTING SINGLE FAMILY · R-1

KNOLL CREEK (86' R.O.W.)

GOLDEN LEAF

GOLDEN TREE

ALLEY BLADE

PURLANE

WOOD SORREL

CROSS VINE

DESERT PUDDY

CAMAS

TWINWEED

MARBLEAF

ROCK NETTLE

BLOCK 1

BLOCK 2

BLOCK 3

BLOCK 4

BLOCK 5

BLOCK 6

BLOCK 7

BLOCK 8

BLOCK 9

BLOCK 10

BLOCK 11

BLOCK 12

BLOCK 13

BLOCK 14

BLOCK 15

BLOCK 16

BLOCK 17

BLOCK 18

BLOCK 19

BLOCK 20

BLOCK 21

CITY PUBLIC SERVICE EASEMENT

UNIT 3 · 28.10 AC.±
(SINGLE FAMILY · R-7)

UNIT 4 · 32.50 AC.±
(SINGLE FAMILY · R-1)

92/189

UNIT 5 · 29.20 AC.±
(SINGLE FAMILY · R-1)

LIMITS OF RAYCO, LTD. PROJECT

DENTON PROPERTIES TRACT

O'CONNER ROAD (110' R.O.W.)
(AS PER TEXAS HIGHWAY DEPARTMENT)

TAMPKE CEMETERY

LOOP 1604

LOCATION MAP

FM 1604

SITE

BOERNE STAGE ROAD

LUDWIG RD.

N.T.S.

UTILITIES·

WATER · CITY WATER BOARD
SEWER · CITY OF SAN ANTONIO
ELECTRIC · CITY PUBLIC SERVICE
TELEPHONE · SOUTHWESTERN BELL TELEPHONE CO.

LEGEND·

PROJECT BOUNDARY
PROPOSED STREETS

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: June 4, 1992
File # 325
Signed: MCorteal

SCALE: 1" = 200'
DATE: 4/17/92

Land Planning Department

RAYCO LTD.

Home Builder · Community Developer
4800 Fredericksburg at Loop 410 · P.O. Box 5250 Beacon Hill Sta.
San Antonio, Tx. 78251 (512) 349-1111

CITY OF SAN ANTONIO
APPLICATION FOR A PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (POADP)

Date Submitted: _____

Name of Application: LONGS CREEK SUBDIVISION P.O.A.D.P. # 325

Owner/~~Agent~~: RAYCO, LTD Phone: 349-1111
Address: 4800 FREDERICKSBURG ROAD Zip code: 78229
Engineer/Surveyor: W. F. CASTELLA AND ASSOC. Phone: 734-5351
Address: 1039 HILDEBRAND Zip code: 78266

Existing zoning: R-7 Proposed zoning: _____

Texas State Plane Coordinates: X 2,189,140 Y 637,500
(at major street enterance)

Plat is over/within/includes: San Antonio City Limits Yes ☒ No ☐
Edwards Aquifer Recharge Zone? Yes ☐ No ☒

Land Area Being Platted:	Lots	Acres
Single-Family (SF)	140	23.3 Ac.±
Non-Single Family (NSF)	2	2
Commercial & other	2	2
TOTAL =	140	23.3 Ac.±

Print Name: ~~HERB~~ QUIROGA Signature: Herb Quiroga

Date: May 15, 96

Note: This application must be completed fully, and typed or printed legibly, for acceptance. 9/94

CITY OF SAN ANTONIO

May 9, 1996

Mr. Oscar Dominguez
Rayco, LTD.
4800 Frederickburg Rd.
San Antonio, TX 78201

Re: Long Creek Subdivision POADP # 325

Dear Mr. Dominguez:

The City Staff Development Review Committee has reviewed your Long Creek Subdivision Preliminary Overall Area Development Plan # 325. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience. Although your plan was accepted, please note the following:

1. Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.

2. Staff recommends that there be no residentail frontage on the extension of Knollcreek.

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. Any platting will have to comply with the Unified Development Code at the time of plat submittal.

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

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/EAC

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

PLANNING DEPARTMENT • P. O. BOX 839966 • SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TDD: (210) 207-7911 FAX: (210) 207-4441

CITY OF SAN ANTONIO

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

November 5, 1993

Mr. Oscar Dominguez
RAYCO Ltd.
P.O. Box 5250
Beacon Hill Station
San Antonio, Texas, 78201

RE: Revised Longs Creek Subdivision POADP #325

Mr. Dominguez:

The City Staff Development Review Committee has reviewed your revised Longs Creek Subdivision Preliminary Overall Area Development Plan #325. Please find enclosed a signed copy for your files. You may now submit individual subdivision plat units at your convenience.

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 Unified Development Code at the time of plat submittal.

If you have any additional questions or comments regarding this matter, please contact Alex Garcia. He may be reached at (210)299-7900, Monday through Friday, 7:45AM-4:30PM.

Sincerely,

David W. Pasley, AICP
Director of Planning
Department of Planning

DWP/ALG

cc: Andrew J. Ballard, P.E., Traffic Planning Engineer

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

January 21, 1993

Mr. Herb Quiroga
Rayco
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Longs Creek POADP #325 Revision

Mr. Quiroga:

The Development Review Committee has reviewed and accepted your revised Longs Creek Preliminary Overall Area Development Plan #325. A signed copy is enclosed for your files.

Although your plan has been accepted, please note that street dedication will be required in conjunction with platting along both Classen Road and O'Conner Road. Both of these streets need to be widened to 86' of ROW which will require 43' from centerline. The proposed local type "B" between Classen and O'Conner Roads will need to be platted as a collector with 60' ROW and 44' of pavement.

Additionally, Southwestern Bell represenatives have indicated a need for complete street layout at the POADP review level in order to determine their utility needs prior to the platting of the property. Please submit this item to us as quickly as possible.

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 Unified Development Code at the time of platting.

P. O. Box 839966 San Antonio, TX 78283-3966
(512) 299-7870 FAX (512) 299-7897 (512) 299-7245 TDD

If you have any further questions, please call Alex Garcia at 299-7900.

Sincerely,

David W. Pasley,AICP
Acting Director
Department of Planning

DWP/ALG

cc: Andy Ballard, Traffic Design Engineer

CITY OF SAN ANTONIO

P O BOX 839966
SAN ANTONIO, TEXAS 78283-3966

June 4, 1992

Mr. Herb Quiroga
RAYCO, Inc.
4800 Fredericksburg Road
San Antonio, Texas 78201

RE: Longs Creek POADP #325

Dear Mr. Quiroga:

The Development Review Committee has reviewed and accepted the referenced plan. Based on your indication that the local street design for the area identified as Unit-5 has not been planned, it is recommended when designed it not include lot frontage on any thoroughfare/collector.

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 questions, please contact Alex Garcia at 299-7900.

Sincerely,

M C O'Neal

Michael C. O'Neal, AICP
Planning Administrator
Land Development Services

MCO/AG/agl

cc: Andy Ballard, Traffic Design Engineer

"AN EQUAL OPPORTUNITY EMPLOYER"

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Mendi, Public Works Date April 17

FROM: Elizabeth A. Carol; Department of Planning

ITEM NAME: Longs Creek FILE #

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.Telephone #**_____

Comments: Drainage to be address during the platting process.

A Flood Plain study will be required during the platting process.

Mendi [signature] Asst. Drainage Eng. 4-18-96

Signature **Title** **Date**

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Rick Vasquez, Planning Manager, Department of Planning

FROM: Amer Gilani, Assistant Traffic Planning Engineer, Traffic Division

COPIES TO: File, Edward Guzman, Elizabeth Carol, Bill Burman

SUBJECT: Longs Creek Preliminary Overall Area Development Plan (POADP # 325)

DATE: May 2, 1996

The subject property, shown on Longs Creek POADP, has Classen Road on south western side and O'Conner Road on its north eastern side and there is also a local type B street shown, which is connecting Classen Road to O'Conner Road. This street abuts single family residential development on the southern side. This street will be generating a lot of cut-through traffic because of its connection with two major thoroughfares and its specific geometry. The particular nature of this street will be creating unsafe traffic conditions for the people living there because it will allow high speed traffic in this residential neighborhood. According to the AASHTO (A Policy on Geometric Design of Highways and Streets, 1990, page 467) and the Major Thoroughfare Plan (page 6), only a collector street (or other thoroughfares) can intersect a major thoroughfare. In addition to that, collector streets should serve traffic movements between arterial and local streets and not between two arterial.

Therefore, the Traffic Division recommends that, first the classification of this street should be changed to a collector and secondly the geometric alignment of this street should be changed in such a way that this street will act as a link between arterial and local streets and will not be connecting two major thoroughfares.

A Gilani

Amer Gilani
Assistant Traffic Planning Engineer

Approved:

for AG

Andrew J. Ballard, P.E.
Acting City Traffic Engineer

AJB:(AG)

RAYCO, LTD.
LAND PLANNING DEPARTMENT
4800 FREDERICKBURG RD.
SAN ANTONIO, TEXAS 78201
210/349-1111
FAX: 979-0072

TRANSMITTAL LETTER

DATE: APRIL 23, 1996

PROJECT: LONGS CREEK SUB'D P.O.A.D.P.

TO: S.A. PLANNING DEPT.

FROM: OSCAR DOMINGUEZ

ATTN: EDDIE GUZMAN.

REMARKS:

HEREWITH, ARE 8 COPIES OF THE LONGS CRK. SUB'D. POADP., SHOWING THE R.O.W. FOR CASSEN ROAD, AS REQUESTED BY YOUR STAFF. IF THERE ARE ANY FURTHER QUESTIONS, YOU CAN CONTACT ME BY PHONE @ 308-1321 OR BY FAX @ 979-0072.

RAYCO, LTD.
LAND PLANNING DEPARTMENT
4800 FREDERICKBURG RD.
SAN ANTONIO, TEXAS 78201
210/349-1111
FAX: 979-0072

TRANSMITTAL LETTER

RECEIVED
96 APR 12 AM 11:06
CITY OF SA PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

DATE: APRIL 12, 1996

PROJECT: LONGS CREEK SUB'D.

TO: CITY OF S.A. PLANNING.

FROM: OSCAR DOMINGUEZ

ATTN: EDDIE GUSMAN.

REMARKS:

8 EA. COPIES OF UPDATED FOADP FOR LONGS CRK. SUB'D., SHOWING LOCATION OF LONGS CRK SUB'D. UNIT 11. CONTAINING APPROX. 140 LOTS OF R-7 RESIDENTIAL LOTS.