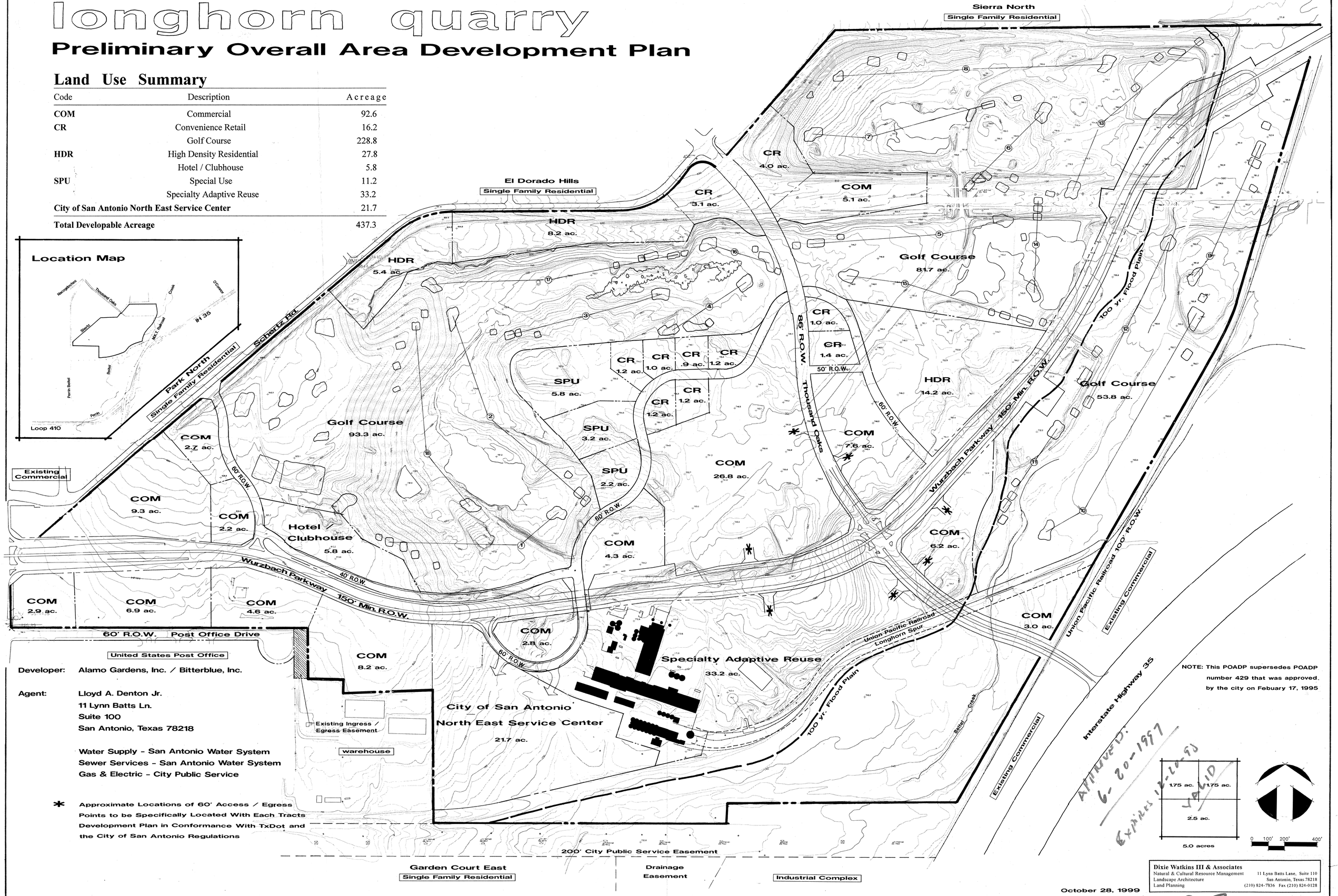
longhorn quarry

Preliminary Overall Area Development Plan

Land Use Summary

Code	Description	Acreage
COM	Commercial	92.6
CR	Convenience Retail	16.2
	Golf Course	228.8
HDR	High Density Residential	27.8
	Hotel / Clubhouse	5.8
SPU	Special Use	11.2
	Specialty Adaptive Reuse	33.2
City of San Antonio North East Service Center		21.7
Total Developable Acreage		437.3



Developer: Alamo Gardens, Inc. / Bitterblue, Inc.

Agent: Lloyd A. Denton Jr.
11 Lynn Batts Ln.
Suite 100
San Antonio, Texas 78218

Water Supply - San Antonio Water System
Sewer Services - San Antonio Water System
Gas & Electric - City Public Service

* Approximate Locations of 60' Access / Egress Points to be Specifically Located With Each Tracts Development Plan in Conformance With TxDot and the City of San Antonio Regulations

NOTE: This POADP supersedes POADP number 429 that was approved by the city on Febuary 17, 1995

APPROVED 6-20-1997
Expires 12-20-99
VALID

October 28, 1999

Dixie Watkins III & Associates
Natural & Cultural Resource Management
Landscape Architecture
Land Planning
11 Lynn Batts Lane, Suite 110
San Antonio, Texas 78218
(210) 824-7836 Fax (210) 824-0128

#429-B

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTES:

1. ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAP STAMPED "OVERBY DESCAMPS", UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993) US SURVEY FEET, NGS STATION SAN ANTONIO RRP PID - AY2157, (Y)N 13726385.18, (X)E 2103179.12.

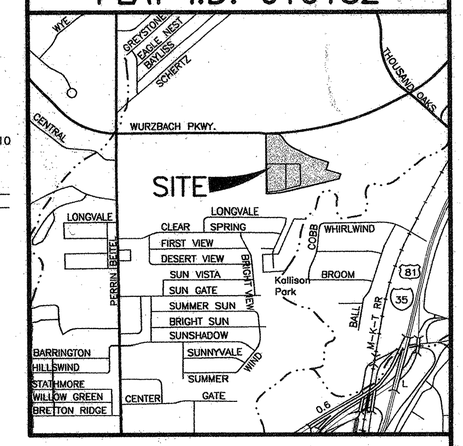
TX. D.O.T. NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION,
2. OWNER/DEEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS NOT ELIGIBLE FOR ACCESS TO THE WURZBACH PARKWAY.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OD WAY SHALL BE AS DIRECTED BY TXDOT.

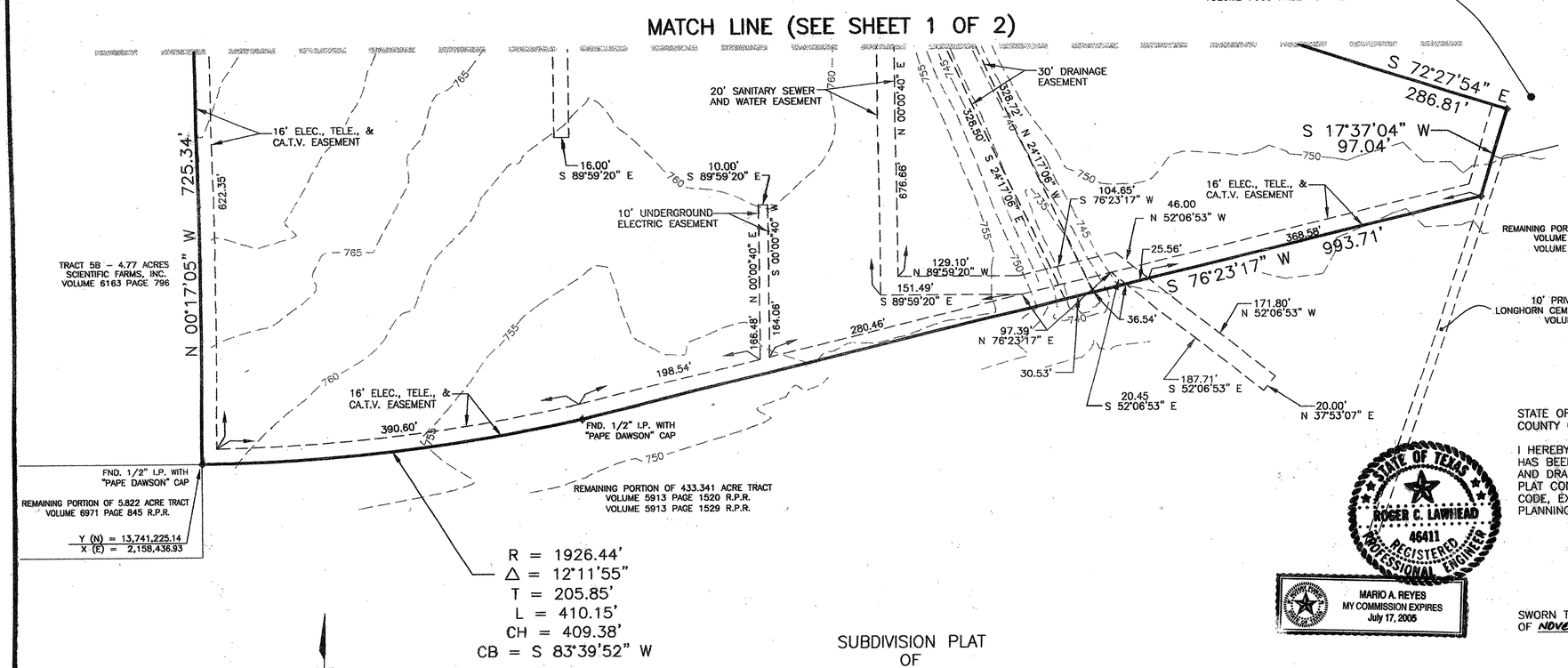
SLAY
ENGINEERING CO., INC.
4335 W. PIEDRAS DR., SUITE 210
SAN ANTONIO, TEXAS 78228
(210) 734-4388

JOB NO.: 01-001
DATE: 11/09/01

PLAT I.D. 010182



LOCATION MAP



SUBDIVISION PLAT
OF

N.E. SERVICE CENTER SUBDIVISION

BEING 21.98 ACRES ESTABLISHING LOT 11, BLOCK 5, N.C.B. 14945, OUT OF THE MARIA ANTONIO DE LOS SANTOS SURVEY No. 306, ABSTRACT No. 135, COUNTY BLOCK No. 5034, IN SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 21.703 ACRE TRACT ALSO BEING ALL OF THE 20.87 ACRE TRACT AS RECORDED IN VOLUME 6867 PAGE 1611 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE 0.8377 ACRE TRACT AS RECORDED IN VOLUME 7750 PAGE 1052 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 433.341 ACRE TRACT AS RECORDED IN VOLUME 5913 PAGE 1520 AND VOLUME 5913 PAGE 1529 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER
CITY OF SAN ANTONIO
114 W. COMMERCE, SAN ANTONIO, TEXAS 78205

[redacted]

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20___.

[redacted]

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT OF N.E. SERVICE CENTER SUBDIVISION 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., 2001

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS
ROGER C. LAWHEAD
46411
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Roger C Lawhead 11-9-01

REGISTERED PROFESSIONAL ENGINEER
SLAY ENGINEERING CO., INC.
4335 W. PIEDRAS DR. W SUITE 210
SAN ANTONIO, TEXAS, 78228

MARIO A. REYES
MY COMMISSION EXPIRES
July 17, 2005

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 09 DAY OF NOVEMBER, 20 01.

Mario A. Reyes
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4261
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DAVID A. CASANOVA

D. A. Casanova

REGISTERED PROFESSIONAL LAND SURVEYOR
OVERBY DESCAMPS ENGINEERS, INC.
11815 WARFIELD
SAN ANTONIO, TEXAS 78216
(210) 828-3520

MARIO A. REYES
MY COMMISSION EXPIRES
July 17, 2005

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 09 DAY OF NOVEMBER, 20 01.

Mario A. Reyes
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

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 _____ 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 2 OF 2

42962

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTES:

1. ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAP STAMPED "OVERBY DESCAMPS", UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993) US SURVEY FEET, NGS STATION SAN ANTONIO RRP PID AY2157, (Y)N 13726385.18, (X)E 2103179.12.

TX. D.O.T. NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION,
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3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS NOT ELIGIBLE FOR ACCESS TO THE WURZBACH PARKWAY.
4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OD WAY SHALL BE AS DIRECTED BY TXDOT.

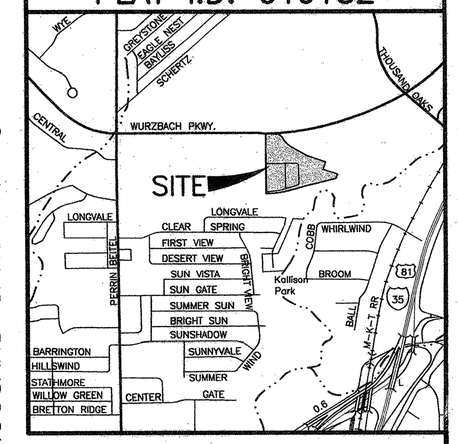
N

SCALE: 1"=100'

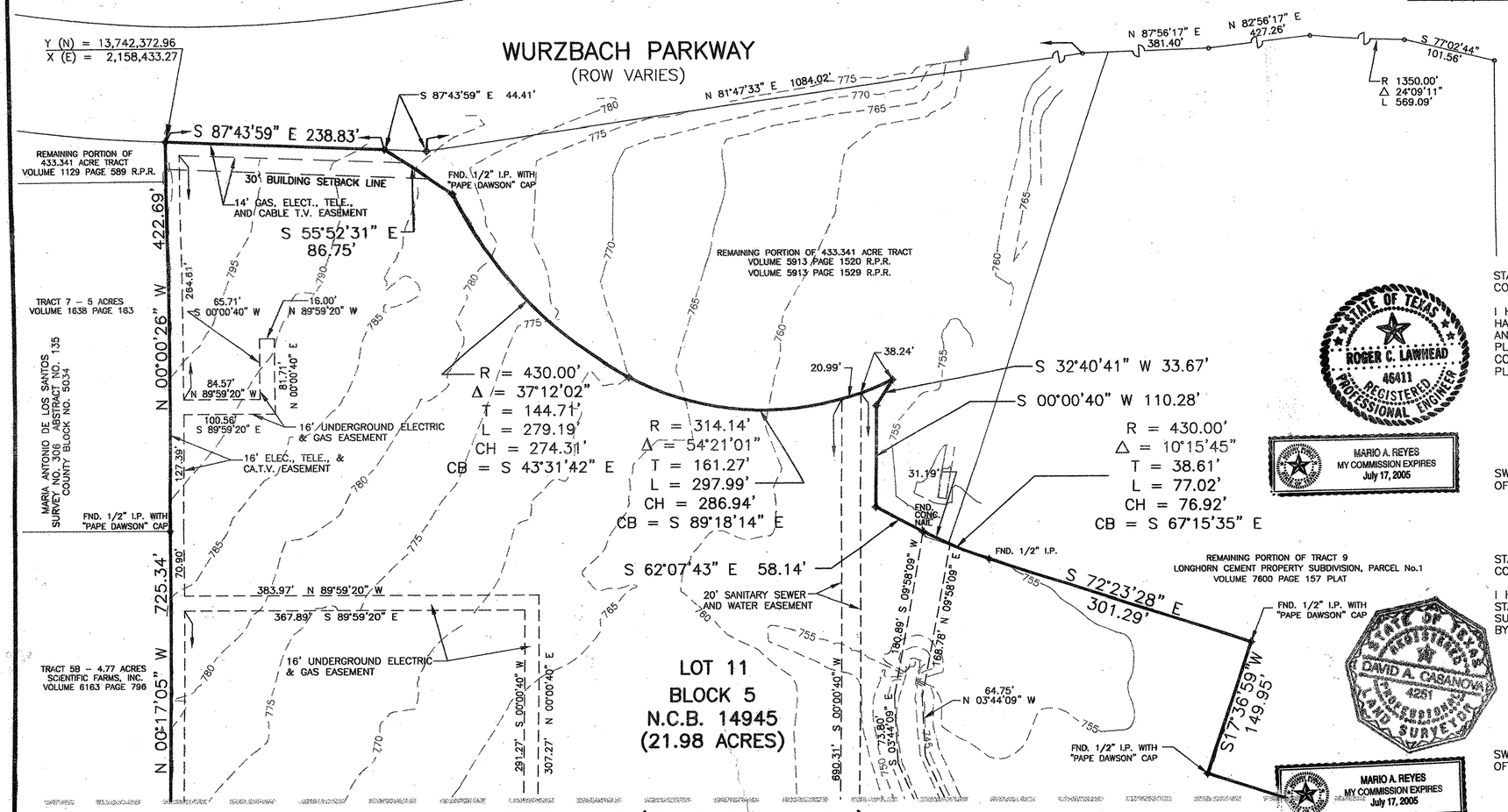
SLAY ENGINEERING CO., INC.
4335 PIEDRAS DR. W., SUITE 210
SAN ANTONIO, TEXAS 78228
(210) 734-4388

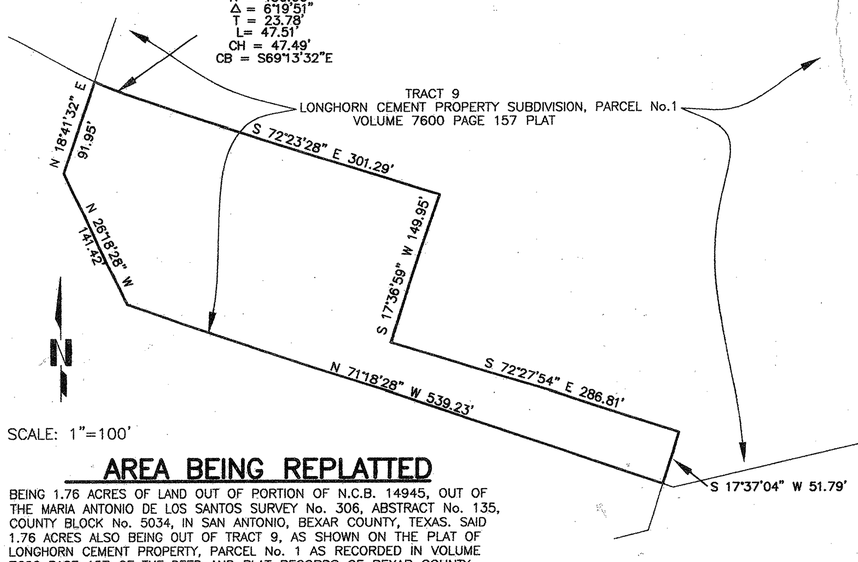
JOB NO.: 01-001
DATE: 11/09/01

PLAT I.D. 010182



LOCATION MAP





SCALE: 1"=100'

AREA BEING REPLATTED

BEING 1.76 ACRES OF LAND OUT OF PORTION OF N.C.B. 14945, OUT OF THE MARIA ANTONIO DE LOS SANTOS SURVEY No. 306, ABSTRACT No. 135, COUNTY BLOCK No. 5034, IN SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 1.76 ACRES ALSO BEING OUT OF TRACT 9, AS SHOWN ON THE PLAT OF LONGHORN CEMENT PROPERTY, PARCEL No. 1 AS RECORDED IN VOLUME 7600 PAGE 157 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SUBDIVISION PLAT
OF

N.E. SERVICE CENTER SUBDIVISION

BEING 21.98 ACRES ESTABLISHING LOT 11, BLOCK 5, N.C.B. 14945, OUT OF THE MARIA ANTONIO DE LOS SANTOS SURVEY No. 306, ABSTRACT No. 135, COUNTY BLOCK No. 5034, IN SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 23.398 ACRE TRACT ALSO BEING ALL OF THE 20.87 ACRE TRACT AS RECORDED IN VOLUME 6867 PAGE 1611 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, ALL OF THE 0.8377 ACRE TRACT AS RECORDED IN VOLUME 7750 PAGE 1052 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND A PORTION OF A 433.341 ACRE TRACT AS RECORDED IN VOLUME 5913 PAGE 1520 AND VOLUME 5913 PAGE 1529 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

THIS PLAT OF N.E. SERVICE CENTER SUBDIVISION 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., 2001

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Roger C. Lawhead 11-9-01
REGISTERED PROFESSIONAL ENGINEER
SLAY ENGINEERING CO., INC.
4335 W. PIEDRAS DR. W SUITE 210
SAN ANTONIO, TEXAS, 78228

STATE OF TEXAS
ROGER C. LAWHEAD
46411
REGISTERED PROFESSIONAL ENGINEER

MARIO A. REYES
MY COMMISSION EXPIRES
July 17, 2005

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 09 DAY OF NOVEMBER, 2001.

NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DAVID A. CASANOVA

REGISTERED PROFESSIONAL LAND SURVEYOR
OVERBY DESCAMPS ENGINEERS, INC.
11815 WARFIELD
SAN ANTONIO, TEXAS 78216
(210) 828-3520

STATE OF TEXAS
REGISTERED
DAVID A. CASANOVA
4251
PROFESSIONAL LAND SURVEYOR

MARIO A. REYES
MY COMMISSION EXPIRES
July 17, 2005

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 09 DAY OF NOVEMBER, 2001.

Mario A. Reyes
NOTARY PUBLIC IN AND FOR THE
STATE OF TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER
CITY OF SAN ANTONIO
114 W. COMMERCE, SAN ANTONIO, TEXAS 78205

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 _____ 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

Recorded 1-25-02 Vol. 9553 Pg. 60-61

42961

SHEET 1 OF 2

TOOL YARD

NOTES:

1. ALL CORNERS ARE SET 1/2" IRON PINS WITH RED CAP STAMPED "OVERBY DESCAMPS", UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83.
3. COORDINATES SHOWN ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83(1993) US SURVEY FEET, NGS STATION SAN ANTONIO RRP PID AY2157, (Y)N 13726385.18, (X)E 2103179.12.

N

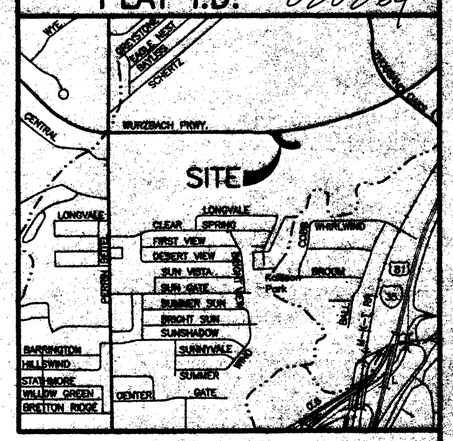
SCALE: 1"=100'

SLAY

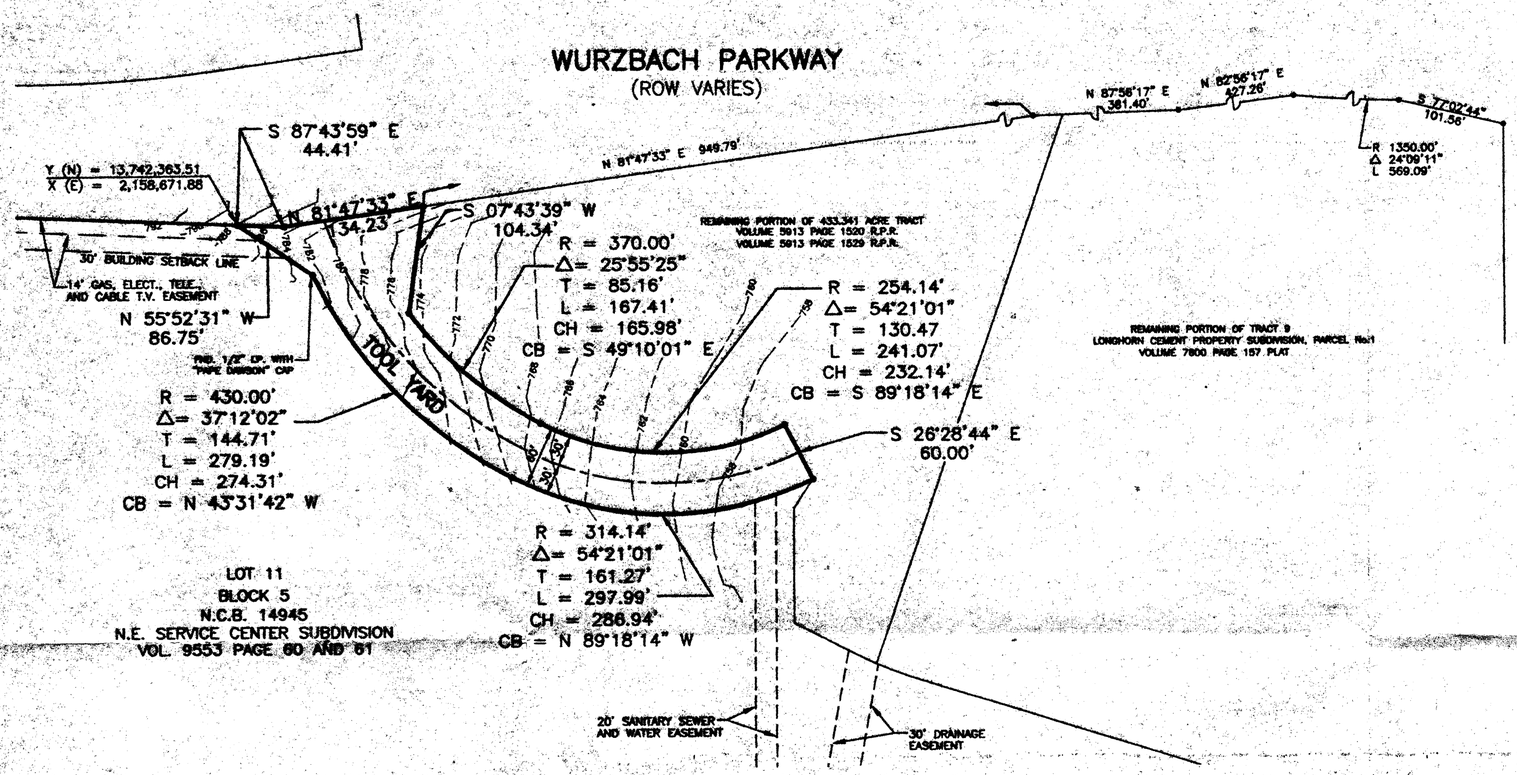
ENGINEERING CO., INC.
4335 PIEDRAS DR. W., SUITE 210
SAN ANTONIO, TEXAS 78228
(210) 734-4388

JOB NO.: 02-052
DATE: 04/24/02

PLAT I.D. 020264



LOCATION MAP



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WASTEWATER EDU NOTES: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER
CITY OF SAN ANTONIO
114 W. COMMERCE, SAN ANTONIO, TEXAS 78205

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL ENGINEER
SLAY ENGINEERING CO., INC.
4335 W. PIEDRAS DR. W SUITE 210
SAN ANTONIO, TEXAS, 78228

SUBDIVISION PLAT OF TOOL YARD

BEING 0.897 ACRES ESTABLISHING TOOL YARD SUBDIVISION OUT OF THE MARIA DE LOS SANTOS SURVEY NO. 306, ABSTRACT NO. 135, N.C.B. 14945 IN THE CITY OF SAN ANTONIO, BEXAR, TEXAS. SAID 0.897 ACRE TRACT ALSO BEING OUT OF A 733.341 ACRE TRACT DESCRIBEDIN DEED RECORDED IN VOLUME 5913, PAGE 1520 AND VOLUME 5913, PAGE 1529 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

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 OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS OR EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____, 20___.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: DAVID A. CASANOVA

_____
REGISTERED PROFESSIONAL LAND SURVEYOR
OVERBY DESCAMPS ENGINEERS, INC.
11815 WARFIELD
SAN ANTONIO, TEXAS 78216
(210) 828-3320

THIS PLAT OF TOOL YARD SUBDIVISION, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF _____ A.D., 20__

BY:_____
CHAIRMAN

BY:_____
SECRETARY

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 _____ 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

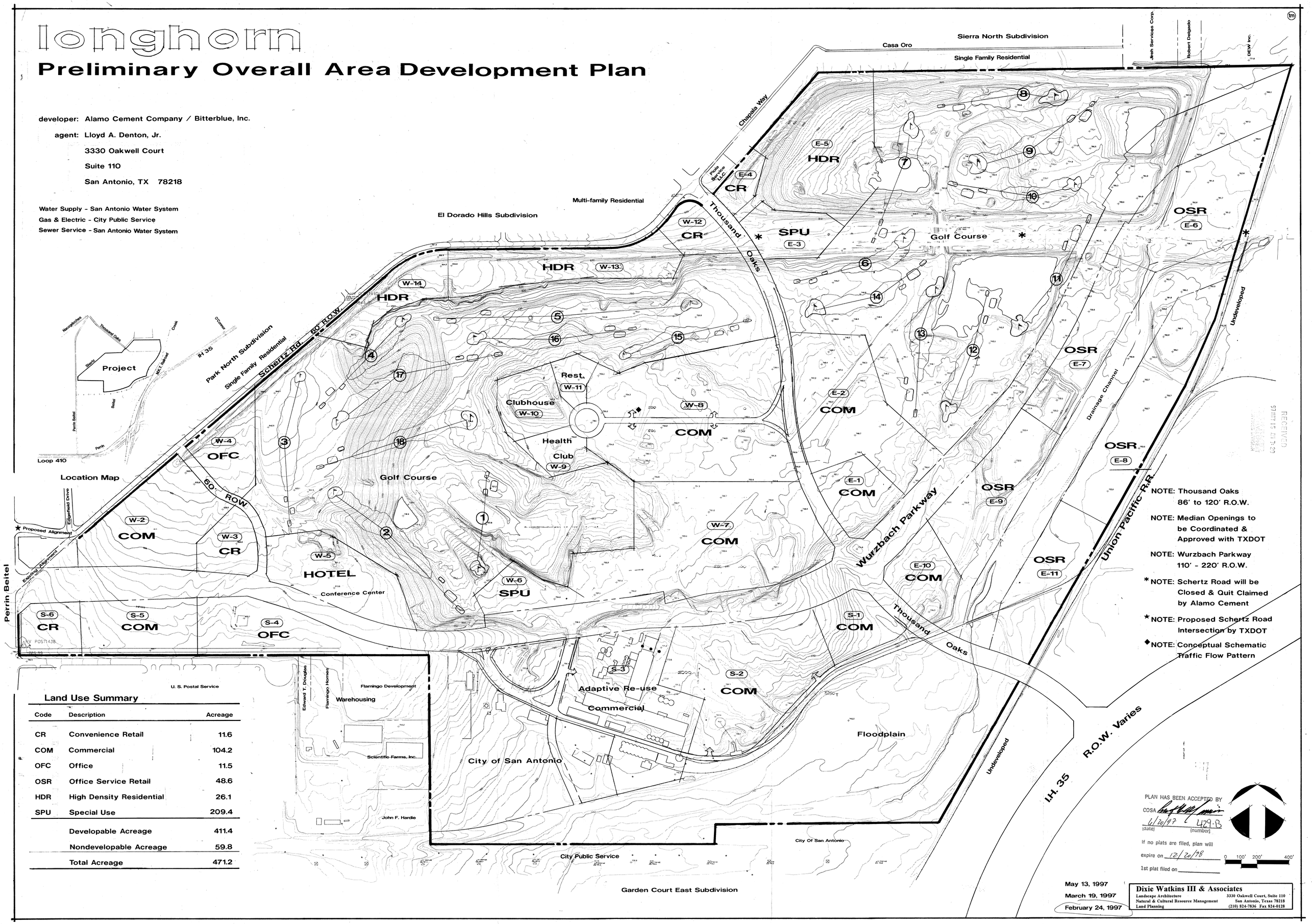
longhorn

Preliminary Overall Area Development Plan

developer: Alamo Cement Company / Bitterblue, Inc.

agent: Lloyd A. Denton, Jr.
3330 Oakwell Court
Suite 110
San Antonio, TX 78218

Water Supply - San Antonio Water System
Gas & Electric - City Public Service
Sewer Service - San Antonio Water System



NOTE: Thousand Oaks 86' to 120' R.O.W.

NOTE: Median Openings to be Coordinated & Approved with TXDOT

NOTE: Wurzbach Parkway 110' - 220' R.O.W.

* NOTE: Schertz Road will be Closed & Quit Claimed by Alamo Cement

★ NOTE: Proposed Schertz Road Intersection by TXDOT

◆ NOTE: Conceptual Schematic Traffic Flow Pattern

Land Use Summary

Code	Description	Acreage
CR	Convenience Retail	11.6
COM	Commercial	104.2
OFC	Office	11.5
OSR	Office Service Retail	48.6
HDR	High Density Residential	26.1
SPU	Special Use	209.4
	Developable Acreage	411.4
	Nondevelopable Acreage	59.8
	Total Acreage	471.2

PLAN HAS BEEN ACCEPTED BY COSA
6/20/97 (date) C 429-B (number)

If no plats are filed, plan will expire on 12/20/98

1st plat filed on _____

0 100' 200' 400'

May 13, 1997
March 19, 1997
February 24, 1997

Dixie Watkins III & Associates
Landscape Architecture
Natural & Cultural Resource Management
Land Planning
3330 Oakwell Court, Suite 110
San Antonio, Texas 78218
(210) 824-7836 Fax 824-0128

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 2/24/97 Name of POADP: LONGHORN

Owner/Agent: ALAMOCEMENT / BITTERBLUE Engineer/Surveyor: PAPE-DAWSON

Address: 3330 PARKWELL CT #110 Address: 9310 BROADWAY

78218 Phone: 828-6151 78217 Phone: 824-9494

Existing zoning: I-2, CC Proposed zoning: MULTIPLE

Texas State Plane Coordinates: X: 2181 Y: 618
(at major street entrance/main entrance)

Site 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)	/	/
Non-Single Family (NSF)	T.B.D.*	26.1
Commercial & Other	T.B.D	445.1
TOTAL:	T.BD	471.2

*TO BE DETERMINED

Contact Person:
Print Name: LLOYD A. DENTON JR. Signature:

Date: 2/24/1997 Tele: 828-6151 Fax: 828-6137

Is there a previous POADP for this site? Name LONGHORN CEMENT No. 429

Is there a corresponding PUD for this site? Name No No. /

Are there any plats associated with this POADP or site? Name No No. /

Name No.

Name No.

ALL PRINTS MUST BE FOLDED.

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

CITY OF SAN ANTONIO

June 20, 1997

Mr. Lloyd A. Denton, Jr.
Denton Development
3330 Oakwell Farms Ct., Suite 110
San Antonio, TX 78217

Re: Longhorn

POADP # 429 -B

Dear Mr. Denton:

The City Staff Development Review Committee has reviewed Longhorn Subdivision Preliminary Overall Area Development Plan # 429 -B. Please find enclosed a signed copy for your files. Although your plan was accepted, please note the following:

- Based on the topography, a Flood Plain Study and drainage review will probably be required during the platting process.
- If the proposed development is not platted in phases or units this POADP will not be valid.
- Access and R.O.W. issues along State facilities need to be resolved with TXDOT. For additional information about these requirements you can contact TXDOT at 615-5814.
- Perrin Beitel is a Secondary Type A Major Thoroughfare, and requires 86' of ROW. In addition, according to the Unified Development Code all Collector streets must have at least 60' of ROW.
- The arrows provided in conjunction with the transportation network are access point for driveways.

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 questions or comments regarding this matter, please contact Elizabeth Carol, at 207-7900.

Sincerely,

Emil Moncivais
Director of Planning

EM/EAC

cc: Andrew J. Ballard, P. E., Acting City Engineer

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

Post-it® Fax Note 7671	Date 5/16/97	# of pages ▶ 1
To Elizabeth Carol	From Judy Friesenhahn	
Co./Dept. CSA Planning	Co. TxDOT	
Phone # 207 7893	Phone # 615 5860	
Fax # 207 4441	Fax #	

Texas Departmen

P.O. BOX 29928 • SAN ANTONIO, TEXAS 78284-3601 • (210) 615-1110

May 16, 1997

P.O.A.D.P REVIEW

Longhorn

Located on the Wurzbach Parkway, From Perrin Beitel to Union Pacific Railroad

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	None
Access Limits/Restrictions	Access to the Parkway is limited and access controlled by deed. **See additional comments below for restrictions**. All access locations and permitting will be as directed by "Regulations For Access Driveways to State Highways".
WPAP Requirements	None

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

ADDITIONAL COMMENTS: The Wurzbach Parkway is a controlled access facility. **No median openings will be permitted.** Access is denied to the following properties (identification labels as identified on the POADP) W-3, W-6. Access is limited to the following properties W-5, S-4, W-7, S-3, E-9, E-7, E-6. Future street intersections shown on the POADP do not correspond with those approved on the Wurzbach Parkway schematic and Right of Way maps. The proposed right of way width of the Parkway, shown from Thousand Oaks to the Union Pacific Railroad, is not representative of the actual identified right of way. Inconsistencies in right of way depiction could have impacts upon planned usage. Complete copies of the approved Wurzbach Parkway schematic and right of way maps may be obtained from the Texas Department of Transportation.

Judy Friesenhahn

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Amer Date May 20

FROM: Elizabeth

ITEM NAME: Longhorn FILE #

RE: POADP

map has been changed

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

Please Return By:_____, 19_____

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

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

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

Comments: ~~TIA~~ Submit a TIA
2. Show Row of Renin Bietal.

AG Eng. Associate 5/22/97

Signature **Title** **Date**

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Burt Rubio **Date** May 20

FROM: Elizabeth

ITEM NAME: Longhorn **FILE #**

RE: POADP's

map has been changed

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

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

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE EASEMENT WILL BE REQUIRED. AND ADDRESS DURING THE PLATTING PROCESS

Signature	Title	Date
Burt Rub	Sr. Eng Tech	5-29-97

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

n

TO: Burt Rubio **Date** 2-28-97

FROM: Elizabeth

ITEM NAME: Longhorn **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**
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- ☐ **Other-15 days**

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

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

Comments: FLOOD PLAIN REQUIREMENTS AND DRAINAGE EASEMENTS WILL BE REQUIRE AND ADDRESS DURING THE PLATTING PROCESS.

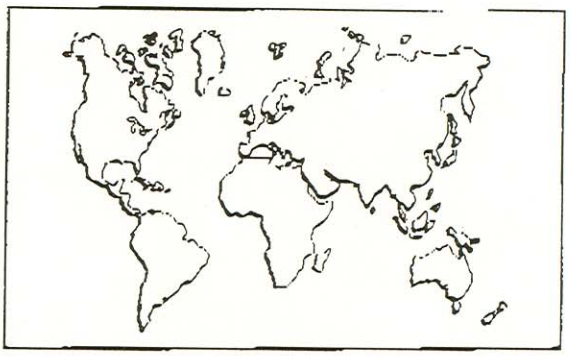
Burt Rubio	Sr. Eng. Tech	3-10-97
Signature	**Title**	**Date**

Dixie Watkins III & Associates

Landscape Architecture Natural & Cultural Resource Management Land Planning

DATE: 2/24/96 PAGES: 2

TO: ELIZABETH CAROL
PLANNING DEPT.
CITY OF SAN ANTONIO



RE: LONGHORN POADP

ON THE FOLLOWING PAGE PLEASE FIND THE APPLICATION FOR THE LONGHORN POADP SUBMISSION.

THE POADP MAPS FOR SAME SHOULD BE ARRIVING AT YOUR OFFICE TODAY VIA NATIONAL BLUE PRINT DELIVERY.

JAN TRABOCK

3330 Oakwell Court, Suite 110 San Antonio, Texas 78218 (210) 824-7836 FAX (210) 824-0128

Denton Communities
...developing a difference.

MEMORANDUM

TO: Mr. Chester Slimp
Architect, City Public Works, COSA
Via Facsimile 207-4418

FROM: Laddie Denton

DATE: July 23, 2002

RE: Longhorn POADP, et al

Can you please send a copy of the Northeast Service Center Plat to Mike Herrera? I need this to get my POADP reinstated. Also, I am getting the golf course grading plan so we can talk to you and Rocky; we're gonna attempt the TIF with Carpenter's blessing.

Thank you for routing the plat. Please call me if that's a problem.

LAD:ss

Cc: Mr. Mike Herrera *(Via Facsimile 207-4441)*
Mr. Allen Walsh *(Via Facsimile 208-1881)*

Including this cover sheet, this fax is comprised of 2 page(~~s~~).

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11 LYNN BATTS LANE, SUITE 100 ☐ SAN ANTONIO, TEXAS 78218
TELEPHONE 210-828-6131 ☐ FACSIMILE 210-828-6137
www.dentoncommunities.com
A DIVISION OF BITTERBLUE, INC.

Denton Communities
...developing a difference.

MEMORANDUM

TO: Mr. Emil Moncivais
Director, Department of Planning, City of San Antonio
Mr. Jesus Garza
Planning Manager

FROM: Laddie Denton

DATE: July 17, 2002

RE: Longhorn Quarry Redevelopment
POADP Status

Attached for your consideration is the approved Longhorn POADP. As we discussed, please note the Northeast Service Center inclusive in the PUD, which has subsequently been platted and is under construction. I can obtain copies of the plat from Chester if you need same – Alamo did have to sign on and participate in this plat with the City. So per our discussion, we should still be rocking and rolling with this POADP and street legal to rape, pillage and plunder. As noted to you, we are seriously and expeditiously looking at the TIF for this redevelopment project which will undoubtedly require amending this POADP. So it will be more of the same, only different. Please call me or Dixie Watkins (824-7836) if you have questions, comments or need more poop on this matter. Thank you, and thank you for a most helpful and informative meeting.

LAD:ss

Attachment

CC: Mr. Allen Walsh *(Via Facsimile 208-1881)*
Mr. Rick Wood *(Via Facsimile 375-9010)*
Mr. Dixie Watkins

11 LYNN BATTS LANE, SUITE 100 ☐ SAN ANTONIO, TEXAS 78218
TELEPHONE 210-828-6131 ☐ FACSIMILE 210-828-6137
www.dentoncommunities.com
A DIVISION OF BITTERBLUE, INC.

Bcc: Mr. Ken Brown *(Via Facsimile 222-9100)*
Mr. David Earl *(Via Facsimile 222-9100)*
Mr. Gene Powell
Mr. Dan Kossl

Longhorn Cement

@ Thousand Oaks + Schertz

Zoned I-2

471 acres

---

resubmit Wurzbach R.O.W.
Thousand Oak

(*) note parkway 110 to 220 confor

median opening must be coordinated and approved by TXDOT

on map

bring next time called 3.18.97

1996 TEXAS APA CONFERENCE

Long horn

T.I.A.

Arrows

TXDOT note

Drainge

collector/type B

Wurzbes
Thousand Oaks
R.O.W
info

Global Challenges, Local Solutions

Call TXDot about Wurzback alignment

* What abot roadway from Thousand Oaks thru golf Couse (What are you doing w/it

* ID all Street clefficetion ie. arrows (driveways or street

* abuting land owners

* Show connection w/ nearby streets such as I.35

* Show new alignment by others' forschertz Road

TIA

Longhorn

* What type of ~~street ie are the 60'ft collector~~ provide 60'ft I.D. all streets

What are arrows