SUBDIVISION PLAT ESTABLISHING

97XXXX

CARACOL CREEK SUBDIVISION UNIT 1

BEING 40.14 ACRES OF LAND OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333
BEXAR COUNTY, TEXAS

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
1	006°05'13"	3759.72'	199.90'	399.43'	S 81°46'34" E	399.24'
6	042°00'52"	330.00'	126.72'	241.99'	S 20°38'53" W	236.60'
7	102°36'06"	10.00'	12.48'	17.91'	S 09°38'44" E	15.61'
8	046°34'03"	30.00'	12.91'	24.38'	S 84°13'49" E	23.72'
9	273°08'06"	50.00'	—	238.36'	S 29°03'13" W	68.75'
10	046°34'03"	30.00'	12.91'	24.38'	N 37°39'46" W	23.72'
11	065°27'07"	5.00'	3.21'	5.71'	N 86°19'39" E	5.41'
12	006°34'48"	330.00'	18.97'	37.90'	S 56°53'30" W	37.88'
13	021°58'48"	570.00'	110.69'	218.66'	S 49°11'30" W	217.33'
14	099°08'54"	10.00'	11.74'	17.30'	S 11°22'21" E	15.22'
15	024°55'28"	170.00'	37.57'	73.95'	S 73°24'31" E	73.37'
16	032°46'48"	30.00'	8.82'	17.16'	N 77°44'21" E	16.93'
17	147°16'39"	50.00'	—	128.52'	S 45°00'44" E	95.95'
18	028°57'18"	30.00'	7.75'	15.16'	S 14°08'56" W	15.00'
44	021°58'48"	630.00'	122.34'	241.68'	N 49°11'30" E	240.20'
45	060°32'27"	270.00'	157.59'	285.29'	N 29°54'40" E	272.20'
46	007°14'52"	1188.96'	75.30'	150.40'	N 03°15'53" E	150.30'
47	007°14'52"	1188.96'	75.30'	150.40'	N 03°15'53" E	150.30'
48	090°51'06"	5.00'	4.26'	7.06'	N 78°37'39" E	6.48'
49	025°21'03"	230.00'	51.73'	101.76'	S 73°37'19" E	100.94'
50	085°58'07"	25.00'	23.30'	37.51'	S 43°18'46" E	34.09'

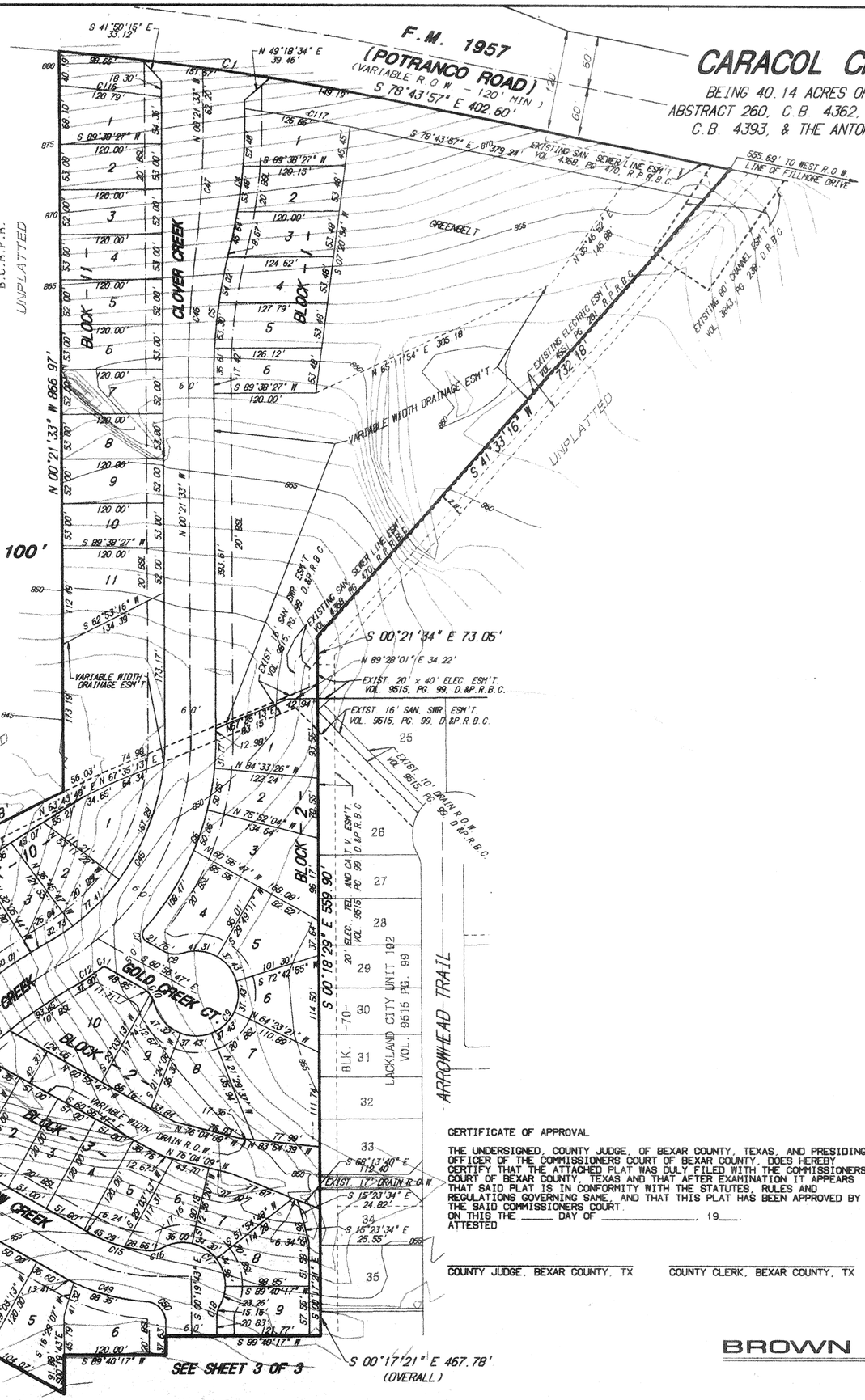
LEGEND

B.S.L.	———	BUILDING SETBACK LINE
CA T.V.	———	CABLE TELEVISION
ELEC.	———	ELECTRIC
ESM'T.	———	EASEMENT
EXIST.	———	EXISTING
R.O.W.	———	RIGHT OF WAY
TEL.	———	TELEPHONE

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT 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 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 PLANNING DEPARTMENT.

SCALE 1" = 100'



1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY BEING PLATTED WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ____(_) ACCESS POINTS, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF ____ FEET.
4) ANY SIDEWALKS TO BE CONSTRUCTED WITHIN STATE RIGHT-OF-WAY ALONG FREEWAY FRONTAGE ROADS WILL BE LOCATED DIRECTLY ADJACENT TO THE RIGHT-OF-WAY LINE.
5) STATE RIGHT-OF-WAY WILL NOT BE UTILIZED FOR THE PURPOSES OF TREATING STORM WATER RUNOFF FROM ADJACENT PROPERTY.

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

_____
REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the _____ day of _____ A.D., 199__.

_____
NOTARY PUBLIC
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.

_____
CLINTON PENDLETON, President
XXXX

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared CLINTON PENDLETON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this _____ day of _____ A.D., 199__.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of CARACOL CREEK SUBDIVISION 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 _____ day of _____ A.D., 199__.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that this plat is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

Sworn to and subscribed before me this the _____ day of _____ A.D., 199__.

_____
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., 199__ at _____ M. and duly recorded the _____ day of _____ A.D., 199__ 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., 199__.

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 THE SAID COMMISSIONERS COURT.
ON THIS THE _____ DAY OF _____, 19__.
ATTESTED

_____ COUNTY JUDGE, BEXAR COUNTY, TX

_____ COUNTY CLERK, BEXAR COUNTY, TX

DWN: DAS APP: JJB

SHEET 2 OF 3

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 484-5511

JOB NO. 226-003-00 DATE: 03/20/97

/becs/proj/acad/ell/only/patrones/dwg/ plot date/time: 24 Mar 1997

486B

SUBDIVISION PLAT ESTABLISHING 970233 97xxxx

CARACOL CREEK SUBDIVISION UNIT 1

BEING 40.14 ACRES OF LAND OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333
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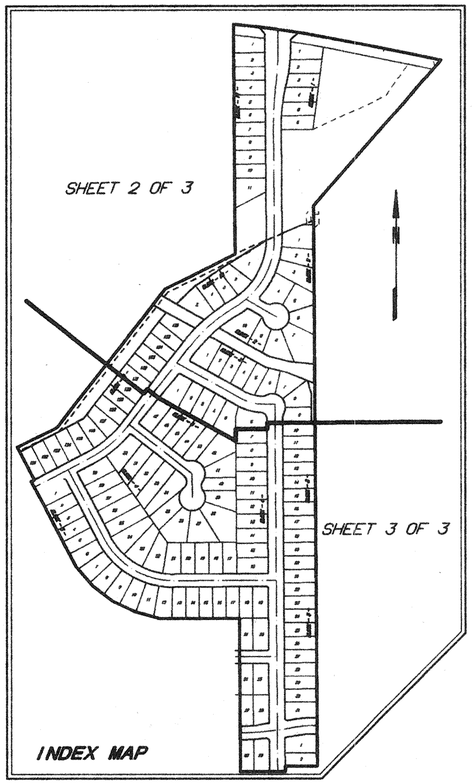
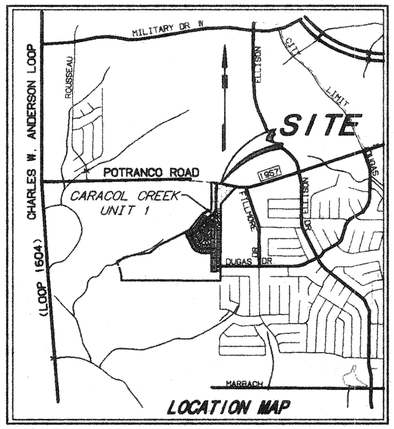
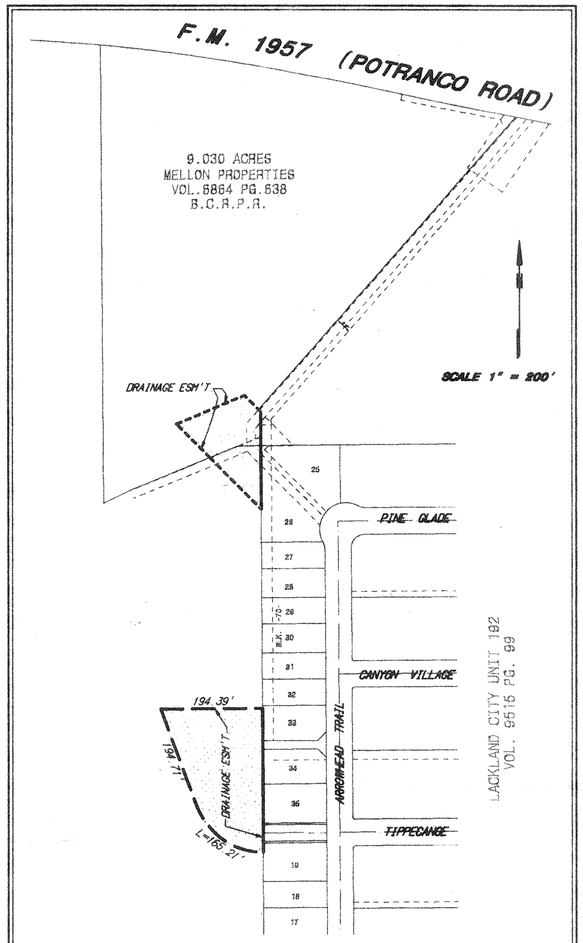


INDEX MAP



LOCATION MAP



AREAS BEING REPLATTED

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED ON PLAT LACKLAND CITY SUBDIVISION UNIT 192, WHICH IS RECORDED IN VOLUME 9515, PAGES 99—102, BEXAR COUNTY DEED & PLAT RECORDS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout; and to the best of my knowledge, this plat conforms to all requirements of the subdivision ordinance, except for those variances that may have been granted by the Planning Commission of the City.

REGISTERED PROFESSIONAL ENGINEER

Sworn to and subscribed before me this the _____ day of _____ A.D., 199__.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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CLINTON PENDLETON, President
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STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared CLINTON PENDLETON, 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.

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BEXAR COUNTY, TEXAS

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CHAIRMAN

BY: _____
SECRETARY

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DWN: DAS APP: JJB

BROWN ENGINEERING CO.

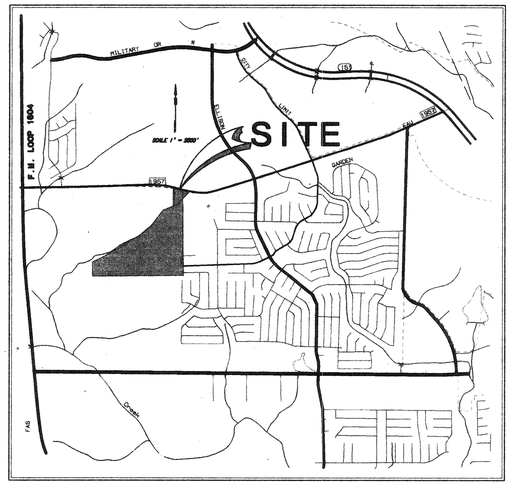
SHEET 1 OF 3

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO: 226-003-00 DATE: 03/20/97

486B

/docs/projects/bri/lan/potranco/drawings/ plot date 24 Mar 1997



LOCATION MAP

THIS PROJECT DOES NOT LIE WITHIN A 100 YEAR FLOOD PLAIN PER F.E.M.A. PANEL 48029C0415 E, DATED 02-16-96.

MARCH 27, 1997 REVISIONS TO POAPD

1) THE ACREAGE REFLECTS THE FINAL BOUNDARY.
2) THE LOCATION OF THE LOCAL TYPE "B" REVISED.
3) THE ADJOINERS UPDATED.
4) UNIT PHASE LINES REVISED.

5,500' (+/-) TO 1604
F.M. 1957
1,190' (+/-) TO FILLMORE ROAD
2,500' (+/-) TO ELLISON DRIVE
POTRANCO ROAD
(VARIABLE WIDTH R.O.W. - 120' MIN.)

SCALE 1" = 200'

5.3863 ACRES
WILDMAN RANCH, INC.
VOL. 5658, PG. 1871
B.C.R.P.R.
UNPLATTED

PROPOSED RESIDENTIAL LOTS
PROPOSED GREENBELT
PROPOSED DRAINAGE EASEMENT

REMAINDER OF 22.021 ACRES
LOST VALLEY HOMES, INC.
VOL. 8333, PG. 384
B.C.R.P.R.
UNPLATTED

REMAINDER OF 385.2996 ACRES
JOHN L. SANTIKOS
VOL. 2868 PG. 336
B.C.R.P.R.
UNPLATTED

161.715 ACRES
B.J. McCOMBS
VOL. 6736 PG. 1810
B.C.R.P.R.
UNPLATTED

REMAINDER OF 882.782 ACRES
SAN ANTONIO LAND FUND I
VOL. 5051 PG. 284
PARCEL 7
B.C.R.P.R.
UNPLATTED

58.0648 ACRES
CONCORD WEST CORP.
VOL. 6497 PG. 2004
B.C.R.P.R.
UNPLATTED

LACKLAND CITY UNIT 192
VOL. 9515 PG. 99

LACKLAND CITY UNIT 183
VOL. 9500 PG. 153

LACKLAND CITY UNIT 171
VOL. 8800 PG. 172

LOCAL TYPE "A"
LOCAL TYPE "B"

UNIT # 1
UNIT # 2
UNIT # 3
UNIT # 4
UNIT # 5
UNIT # 6

RESIDENTIAL DEVELOPMENT
110.414 ACRES

PINE GLADE
CANYON VILLAGE
DEERBROOK
TIMBERVIEW
ALPINE VILLAGE
TRAIL
CEDAR VILLAGE
EAGLE FOX DR.
DOGWOOD DRIVE
CHERRY LAUREL DR.
FLOWER FOREST DR.

DEVELOPED BY:

MELLON PROPERTIES COMPANY
515 POST OAK BLVD.
SUITE 130
HOUSTON, TEXAS 77027

PLAN HAS BEEN ACCEPTED BY
COSA
4/27/97
(date)
4/27/97
(number)
expire on 12/27/98
If no plats are filed, plan will
1st plat filed on

RECEIVED
97 JUN 13 PM 3 13
LAND DEVELOPMENT SERVICES DIVISION

No.	Date	REVISIONS	App.
1	06/02/97	ADD STUB-OUT STREET - SOUTH PROPERTY	DAS

/beca/projects/mel lon/potranco/dwg/ngs/ poapd. date: 13 Jun 1997

DWN: DAS CHK: JJB

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 266-003-00 DWG/1/2/95 REV. 03/27/97

MELLON PROPERTIES COMPANY
CARACOL CREEK SUBDIVISION

P.O.A.D.P.

SHEET NO. 1 OF 1

PLAT NO. 970233

SUBDIVISION PLAT ESTABLISHING

97XXXX

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BEING XX.XXX ACRES OF LAND OUT OF THE J.V. DIGNOWITY SURVEY NO. 260, ABSTRACT 260, C.B. 4362, THE B.B.B. & C.R.R. CO. SURVEY NO. 390, ABSTRACT 94, C.B. 4393, & THE ANTONIO FUENTES SURVEY NO. 358, ABSTRACT 248, C.B. 4333 BEXAR COUNTY, TEXAS

LEGEND

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CA T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T.	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE

SCALE 1" = 100'

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COUNTY OF BEXAR

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CHAIRMAN

BY: _____
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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

CERTIFICATE OF APPROVAL

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ON THIS THE _____ DAY OF _____, 19__.
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC LENGTH	CHORD BEARING	CHORD LENGTH
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5	014°26'17"	601.61'	76.20'	151.60'	S 06°51'35" W	151.20'
19	098°29'35"	10.00'	11.60'	17.19'	S 49°34'30" E	15.15'
20	001°14'17"	1470.00'	15.88'	31.77'	S 80°33'33" W	31.77'
21	009°35'45"	330.00'	27.70'	55.27'	N 84°44'17" E	55.20'
22	009°35'45"	270.00'	22.66'	45.22'	S 84°44'17" W	45.17'
23	001°50'40"	1530.00'	24.63'	49.26'	S 80°51'45" W	49.26'
24	082°06'47"	5.00'	4.36'	7.17'	S 40°43'41" W	6.57'
43	024°06'51"	425.00'	90.78'	178.87'	N 50°15'39" E	177.55'
51	090°06'56"	5.00'	5.01'	7.86'	N 44°43'45" E	7.08'
52	062°31'44"	275.00'	166.97'	300.12'	N 58°56'55" W	285.44'
53	090°00'00"	5.00'	5.00'	7.85'	N 17°18'57" E	7.07'
54	022°05'06"	475.00'	92.70'	183.09'	N 51°16'25" E	181.96'
55	087°38'14"	5.00'	4.83'	7.68'	N 84°12'59" E	6.94'
56	102°14'48"	30.00'	37.21'	53.54'	S 00°40'30" E	46.71'
57	265°52'36"	50.00'	—	232.02'	S 82°29'24" E	73.21'
58	070°11'57"	30.00'	21.08'	36.76'	N 00°19'43" W	34.50'
59	133°08'13"	50.00'	—	116.18'	N 31°47'50" W	91.75'
60	046°34'03"	30.00'	12.91'	24.38'	N 75°04'55" W	23.72'
61	090°00'00"	5.00'	5.00'	7.85'	N 06°47'54" W	7.07'
62	090°00'00"	5.00'	5.00'	7.85'	S 72°41'03" E	7.07'
63	062°31'44"	325.00'	197.33'	354.68'	S 58°56'55" E	337.34'
64	089°53'04"	5.00'	4.99'	7.84'	N 45°16'15" W	7.06'
65	090°06'56"	5.00'	5.01'	7.86'	S 44°43'45" W	7.08'
70	089°53'04"	5.00'	4.99'	7.84'	N 45°16'15" W	7.06'
71	081°14'57"	5.00'	4.29'	7.09'	S 40°17'46" W	6.51'
72	004°04'07"	1475.00'	52.39'	104.74'	S 87°45'10" W	104.72'
97	004°04'56"	1525.00'	54.35'	108.65'	N 87°44'45" E	108.63'
98	093°10'13"	10.00'	10.57'	16.26'	S 46°54'49" E	14.53'
116	001°51'38"	3719.72'	60.40'	120.79'	S 83°49'47" E	120.78'
117	002°38'29"	3719.72'	85.76'	171.49'	S 80°03'12" E	171.47'

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 PLANNING DEPARTMENT.

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

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 226-003-00 DATE: 03/20/97 DWN: DAS APP: JJB

SHEET 3 OF 3

486B

City of San Antonio
Planning Department
Subdivision Section

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN APPLICATION (POADP)

Date Submitted: 11/8/96 Name of POADP: Caracol Creek Subdivision

Owner/Agent: Mellon Properties Company Engineer/Surveyor: Brown Engineering Company

Address: 515 Post Oak Blvd., Suite 130 Address: 1000 Central Parkway N., Suite 100

Houston, TX Phone: (713)960-7811 S.A., TX 78232 Phone: 494-5511

Existing zoning: _____ Proposed zoning: _____

Texas State Plane Coordinates: X: 2,097,567 Y: 582,610
(at major street entrance/main entrance)

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

RECEIVED 96 NOV 12 AM 10:28 PLANNING DEVELOPMENT SERVICES DIVISION

Land area being platted:	Lots	Acres
Single Family (SF)	approx. 483	approx. 107.326
Non-Single Family (NSF)	0	approx. 3.108
Commercial & Other	0	
TOTAL:	approx. 483	approx. 110.434

Contact Person:
Print Name: Jeffrey J. Brown, P.E. Signature: Jeffrey J. Brown

Date: 11/8/96 Tele: 494-5511 Fax: 494-5519

Is there a previous POADP for this site? Name _____ No. _____

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

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

Name _____ No. _____

Name _____ No. _____

ALL PRINTS MUST BE FOLDED.

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

Unit-1 156 lots 4.5 UPA or 96804

CITY OF SAN ANTONIO

June 27, 1997

Mr. Mark S. Brown
Brown Engineering Company
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232

Re: Caracol Creek POADP # 486 - B

Dear Mr. Brown:

The City Staff Development Review Committee has reviewed Caracol Creek Subdivision Preliminary Overall Area Development Plan # 486 -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.

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

To Elizabeth Carol		Date 12/5/96	# of pages ▶ 1
Co./Dept. CSA Planning		From Judy Friesenhahn	
Phone # 207 7912		Co. Tx DOT	
Fax # 207 4441		Phone # 615 5814	
		Fax #	

Texas Department of Transportati

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

November 5, 1996

P.O.A.D.P REVIEW

Caracol Creek Subdivision

Located on FM 1957 (Potranco Rd.) 5,500' East ofLoop 1604

P.O.A.D.P. Reviewed for:	Comments
Noise Mitigation	For residential development directly adjacent to State ROW, the developer shall be responsible for adequate set-back and/or sound abatement.
R.O.W. Requirements	50' Flares required at the proposed intersection of FM 1957 and "Local Type B Street"
Access Limits/Restrictions	Maximum of 1 access point. Locations 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: At the time of platting, TxDOT will require a 1' non-access easement along the frontage of FM 1957. All access shall be from the future "Local Type B" street.

Judy

Judy Friesenhahn, P.E.
Advanced Project
Development Engineer

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Drainage Burt Rubio Date 11/13/96

FROM: PLANNING

ITEM NAME: CARACOL CREEK FILE #

RE: POADP REVIEW

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: NOV 26, 19 96

RECEIVED 96 NOV 20 PM 3:7 CITY OF SAN ANTONIO PLANNING DEPARTMENT SUBDIVISION SERVICES

- ☐ 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: DRAINAGE EASEMENT WILL BE REQUIRED AND ADDRESS DURING THE PLATTING PROCESS

Burt Rubio Sr. Eng Tech 11-20-96

Signature Title Date

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW

TO: Traffic Eng. Mt: Amen Date 11/13/96

FROM: PLANNING

ITEM NAME: CARACOL CREEK FILE #

RE: POADP REVIEW

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: Nov 26, 19 96

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

Bill Brown

RECEIVED 96 NOV 27 PM

☐ 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 needs to be submitted
1. before the approval of this POADP
2. Issue of Seascape needs to be resolved

Signature	Title	Date
[signature]	Engr. Associate	11/26/96

BROWN ENGINEERING CO.

Engineering Consultants
1000 Central Parkway N., Suite 100
San Antonio, Texas 78232
Phone (210) 494-5511

TO: City Planning Dept. 114 W. Commerce 4th Floor	JOB #: 266-001-00
ATTN: Elizabeth Carol	DATE: Nov. 8, 1996
	RE: Caracol Creek Subdivision

☐ U.S. MAIL ☐ OVERNIGHT DEL. ☐ PICK UP

☐ 1 HR. DELIVERY ☐ 2 HR. DELIVERY ☐ 4 HR. DELIVERY

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
6	P.O.A.D.P.
1	Application for a P.O.A.D.P.

RECEIVED
96 NOV 12 AM 10: 28
CITY OF SAN ANTONIO
PLANNING AND DEVELOPMENT SERVICES DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

☐ FOR APPROVAL ☐ FOR YOUR USE ☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT ☐ AS REQUESTED ☐ _____

REMARKS:

_____

COPY TO: _____ SIGNED: Jeffrey J. Brown

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

TO: CSA Planning
114 W. Commerce, 4th Fl.

DATE	JOB NO
6/16/97	266-003-00.

ATTENTION: Elizabeth Carol.

RE: Caracol Creek Subd.
970233

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

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
6		Ea	PDADP. *
			* We took Seascape off of location map.

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☐ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☐ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS

RECEIVED 97 JUN 16 PM 3:12 CITY OF SAN ANTONIO DEVELOPMENT SERVICES

COPY TO _____

SIGNED Denise Spain

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

TO: City Planning
114 W. Commerce
4th Fl

DATE	JOB NO
10/2/97	2606-003-00

ATTENTION: Elizabeth Carol

RE: Caracol Creek Subd.
970233

WE ARE SENDING YOU ☐ Attached ☐ Under separate cover via 4hr. the following items:

☐ Shop drawings ☐ Prints ☐ Plans ☐ Samples ☐ Specifications

☐ Copy of letter ☐ Change order ☐ _____

COPIES	DATE	NO.	DESCRIPTION
3		Ea.	Revised PDADP - (added stub-out)

THESE ARE TRANSMITTED as checked below:

☐ For approval ☐ Approved as submitted ☐ Resubmit _____ copies for approval

☑ For your use ☐ Approved as noted ☐ Submit _____ copies for distribution

☑ As requested ☐ Returned for corrections ☐ Return _____ corrected prints

☐ For review and comment ☐ _____

☐ FOR BIDS DUE _____ 19 _____ ☐ PRINTS RETURNED AFTER LOAN TO US.

REMARKS _____

COPY TO _____

SIGNED Denise Spain

97 JUN -2 AM 10:52
RECEIVED
DEPT OF PLANNING
LAND DEVELOPMENT
SURVEYOR'S DIVISION

Caracol Creek
near Potranco & Seescape
* issues on Seescape
Outside City limits
proposed 483 lots on
107 acres

* TIA
* Approve w/ thoro
shown w/ 60ft w/
agreement from abuting
property owner
* no residential frontage

1996 TEXAS APA CONFERENCE

Carcol

* Where is the
collector that is
replacing Seecape

* clock is ticking

Have TIA.

City Public Service
P.O. Box 1771
San Antonio, TX 78296-1771
(210) 978-2302

Caracol Creek
near Potranco & Seascape

OSCL
proposed 483 lots on 107 acres

TIA needed