PLAN HAS BEEN ACCEPTED BY
COS
March 16, 2000 (date) 663B (number)
If no plats are filed, plan will expire
On Sept 15, ~~2000~~ 2001
1st plat filed on

PLANNED UNIT DEVELOPMENT / PRELIMINARY OVERALL AREA DEVELOPMENT PLAN OF SHADOW CANYON SUBDIVISION

LEGEND

- PUD BOUNDARY
- POADP BOUNDARY
- PROPOSED PHASING
- PROPERTY OWNED AND GRANTED AND TO GEORGE S. HAWN PER SPECIAL WARANTY DEED VOL. 7863, PGS. 0644–0654
- (G) GATED ENTRY; REFER TO GATED ENTRY DETAIL

NOTES:

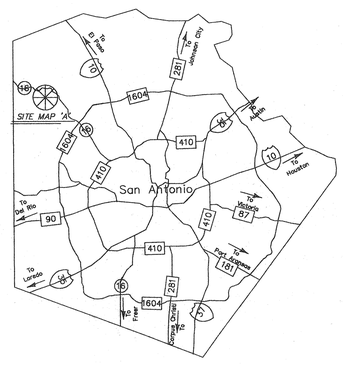
1) ALL PREVIOUSLY FILED PLATS WITHIN THE BOUNDARY LINE WILL BE VACATED AND NEW PLATS WILL BE FILED.
2) SHADOW CANYON IS TO BE A PRIVATE STREET. THE PUBLIC UTILITY, DRAINAGE, & ACCESS EASEMENT IS TO BE VARIABLE WIDTH (50 FEET MINIMUM).
3) A 1' NON–ACCESS EASEMENT IS TO BE DEDICATED ADJACENT TO STATE HWY. 16, WITHIN LOT 1, BLOCK 21, AND LOT 1, BLOCK 22.
4) LOT 1 AND LOT 2, BLOCK 21, AND LOT 1 AND LOT 4, BLOCK 22 ARE TO BE DEDICATED AS GREENBELTS.

N

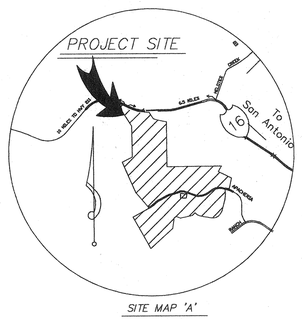
SCALE: 1" = 300

0′ 300′ 600′ 900′ 1200′ 1500′

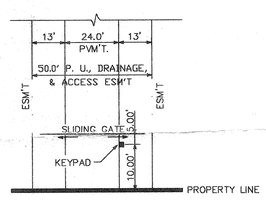
GRAPHIC SCALE IN FEET



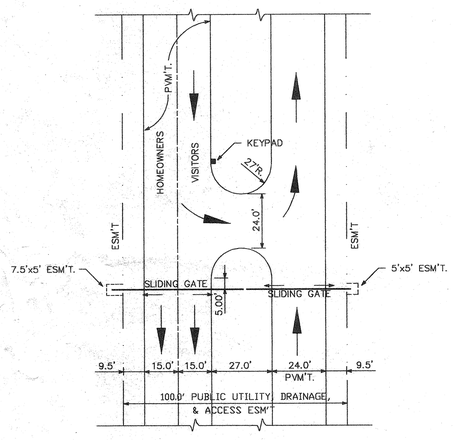
BEXAR COUNTY
NTS



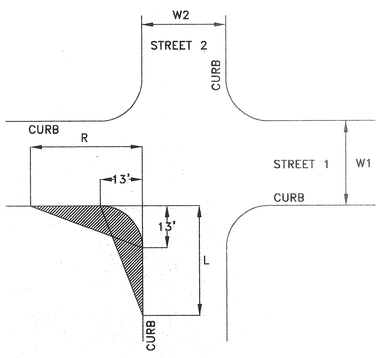
SITE MAP 'A'
NTS



APACHERIA
GATED ENTRY DETAIL
N.T.S.



SHADOW CANYON
GATED ENTRY DETAIL
N.T.S.



CLEAR VISION AREA CALCULATION

RIGHT CLEAR VISION AREA LENGTH
12' SINGLE LANE
$R = 0.65\ (ISD_2) - 2$
$= 0.65\ (300) - 2$
$= 193'$

22' DOUBLE LANE
$R = 0.65\ (ISD_2) - (W1/2 + KA)$
$= 0.65\ (300) - (22/2 + 2)$
$= 182'$

LEFT CLEAR VISION AREA LENGTH
22' DOUBLE LANE

$$L = \frac{13\ (ISD)}{13 + (W1/2) + KA} - 4$$

$$= \frac{13\ (300)}{13 + (22/2) + 7} - 4$$

$= 122'$

SHADOW CANYON SUBD. UNIT ONE–A

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	766,220	17.59	N/A
BUILDING COVERAGE AREA	23,400	0.54	3.1
OTHER (STREETS)	71,239	1.64	9.3
OPEN SPACE	671,581	15.41	87.6

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 9
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.51

SHADOW CANYON SUBD. UNIT ONE–B

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,138,555	26.14	N/A
BUILDING COVERAGE AREA	46,800	1.07	4.1
OTHER (STREETS)	150,003	3.44	13.2
OPEN SPACE	941,752	21.62	82.7

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 18
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.68

SHADOW CANYON SUBD. UNIT TWO

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	1,291,271	29.64	N/A
BUILDING COVERAGE AREA	65,000	1.49	5.0
OTHER (STREETS)	142,418	3.27	11.0
OPEN SPACE	1,083,853	24.88	83.9

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 25
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.84

SHADOW CANYON UNIT THREE

OPEN SPACE RATIO TABLE			
AREA	SQ. FT.	ACREAGE	PERCENTAGE
TOTAL GROSS AREA	11,155,427	256.09	N/A
BUILDING COVERAGE AREA	514,800	11.82	4.6
OTHER (STREETS)	852,216	19.56	7.6
OPEN SPACE	9,788,264	224.71	87.7

NUMBER OF SINGLE FAMILY RESIDETIAL LOTS 198
AVERAGE HOME SIZE (SQ. FT.) 2,600
DENSITY (SINGLE FAMILY UNITS PER ACRE) 0.77

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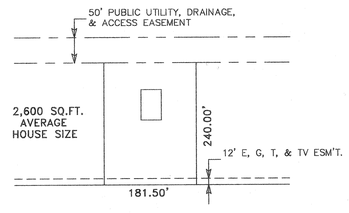
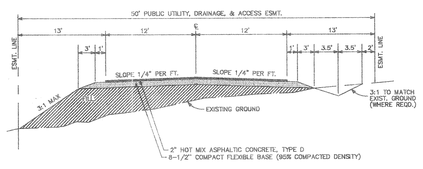
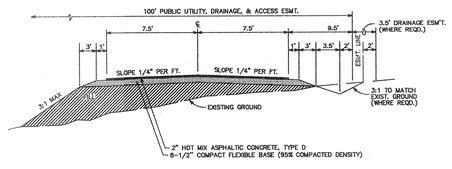
DEVELOPMENT MANAGEMENT DIVISION



TYPICAL LOT DETAIL
N.T.S.



TYPICAL STREET CROSS SECTION
N.T.S.



2–15' DIVIDED LANES
TYPICAL STREET CROSS SECTION
N.T.S.

MAR 2000
Released
Gray-Jansing & Associates

PROJECT NO:	1360–8194–95	DESIGNED BY:	KJK
FILE NO:	8194–POADP.DWG	DRAWN BY:	KRS
DATE:	MARCH 14, 2000	CHECKED BY:	KJK
SCALE:	1" = 300'	REVISED BY:	

GRAY • JANSING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757–7592
(512)452–0371 FAX(512)454–9933

CITY OF SAN ANTONIO
POADP APPLICATION

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

Date Submitted: 02/09/2000

Name of POADP: Shadow Canyon

Owners: Thomas E. Dreiss

Consulting Firm: Gray Jansing & Assoc., Inc.

Address: 2611 N. Loop 1604 West, Suite 201

Address: 8217 Shoal Creek Blvd, Ste 200

Zip Code: San Antonio, TX 78258

Zip Code: Austin, TX 78757

School District: Northside I.S.D.

Phone: (512) 452-0371

Existing zoning: N/A

Proposed zoning: N/A

Site is over/within/includes:

Edwards Aquifer Recharge Zone:		☒ Yes ☐ No
Projected # of Phases:	4	☒ Yes ☐ No
San Antonio City Limits?		☐ Yes ☒ No
Council District:	N/A	
Ferguson map grid	511	

Land area being platted:

	Lots	Acres
Single Family (SF)	250	329.46
Multi-family (MF)		
Commercial and non-residential		

Is there a previous POADP for this Site? Name San Antonio Ranch No. 297

Is there a corresponding PUD for this site? Name Shadow Canyon (Submitted Concurrently) No.

Plats associated with this POADP or site? Name Shadow Canyon Unit One-A No. 990482

Name No.

Name No.

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00 FEB 14 PM 3:11
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LAND DEVELOPMENT
SERVICES DIVISION

Contact Person and authorized representative:

Print Name: Stephen K. Collins, PE Signature: Stephen K. Collins

Date: 02/09/2000 Phone: (512) 452-0371 Fax: (512) 454-9933

☒ name of the POADP and the subdivision;

☒ indication of development phases on the POADP;

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

☒ north arrow and scale of the map;

☒ proposed land use by location, type and acreage;

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

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

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

☒ existing adjacent or perimeter streets;

☒ one hundred year flood plain limits;

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

☒ a complete application and certification, 8 ½ X 11 reduction with six full size copies of the POADP map, all full size maps to be folded (accordion style & manageable size);

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

☒ TIA requirements must be met prior to acceptance of a POADP, contact Fernando DeLeon @ (210)207-7501;

☒ Tree preservation requirements must be met prior to acceptance of a POADP, contact Debbie Reid @207-7102;

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

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

☒ List below all Major Thourfares that are adjacent to the property or included with in the boundaries.

Bandera Road (State Hwy. 16)

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

Certifying Representative:

Print Name: Stephen K. Collins, PE Signature: Stephen K. Collins

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

APPLICATION REVISED June 4, 1999

CITY OF SAN ANTONIO

March 16, 2000

Stephen K. Collins, P.E.
Gray Jansing & Assoc., Inc.
8217 Shoal Creek Blvd., Suite 200
Austin, TX 78757

Re: Shadow Canyon POADP # 663 -B

Dear Mr. Collins,

The City Staff Development Review Committee has reviewed Shadow Canyon Subdivision Preliminary Overall Area Development Plan # 663-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. Bexar County Public Works may require base flood elevations at the plat level.

- In consideration of public safety and convenience, excessive grades by reason of topography should be avoided in street layouts and arrangements.

- This development will probably need to conform to requirements associated with development over the Edwards Aquifer. For additional information about these requirements you can contact SAWS at 704-7305.

- Access and R.O.W. issues along State facilities will need to be resolved with the Texas Department of Transportation (TXDOT). For information about these requirements you can contact TXDOT at 615-5814.

- This development will need to comply with tree preservation ordinance #85262. For information about these requirements you can contact Building Inspections at 207-7102.

- It will be expected that you will plat all of the property depicted in your POADP, to include: floodplains, drainage areas and open space.

- I would encourage you to work closely with the school district, so that they can plan accordingly.

- A one foot non-access easement will be required along Bandera Road, except at the gated entrance of this community.

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

If you have any questions or comments regarding this matter, please contact Ms. Elizabeth Carol, at (210) 207-7900.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/EAC

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

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets & Traffic ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Bexar County Public Works

☒ Major Thoroughfare

FROM: Elizabeth Carol Date Feb 25

POADP NAME: Shadow Canyon

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for _____ before the POADP committee.

☐ **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: SH 16 Major Thoroughfare — Refer TXdot Notes

Signature	Title	Date
	Planner	022500
Signature	Title	Date

Nov. 99 Jay

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇨ Streets & Traffic ⇨ Drainage
- ☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- ☐ Bexar County Public Works
- ☒ Major Thoroughfare

FROM: Elizabeth Carol Date Feb 25

POADP NAME: Shadow Canyon

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. **If necessary, please circulate within your department.** Copy this review sheet as needed. Mark your comments here and be prepared to review at the next POADP meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentatively scheduled for _____ before the POADP committee.

☐ **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: SH 16 Major thoroughfare — Refer TXdot Notes

Signature	Title	Date
	Planner	022502

Nov. 99 Jay

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Shadow Canyon POADP / PUD Level I T.I.A.

DATE: March 17, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Shadow Canyon POADP / PUD. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 180 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips are expected to be distributed through two access points, one onto eastbound S.H. 16 and one onto Apacheria through San Antonio Ranch.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 99TIA805

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Elizabeth Carol, Planning Department

FROM: Engineering and Traffic Division

COPIES TO: File

SUBJECT: Shadow Canyon POADP / PUD Level I T.I.A.

DATE: January 27, 2000

The Engineering and Traffic Division has reviewed the Level-1 Traffic Impact Analysis for the Shadow Canyon POADP / PUD. By virtue of simply identifying the traffic impacts, it is in compliance with the Traffic Impact Analysis Ordinance 84917.

This property will consist of single family detached housing estimated to generate 180 peak hour trips based on the 6th edition of the ITE Trip Generation Manual. These trips are expected to be distributed through one access point onto S.H. 16 with no proposed median cut. Therefore, all traffic entering and exiting this development will do so by turning right in and right out only. A street is proposed to stub-out towards the east of this development toward the existing Apacheria St. in San Antonio Ranch. However, construction of Apacheria has not been accepted within San Antonio Ranch by Bexar County.

The Public Works Department recommends the Planning Department to disapprove the Shadow Canyon POADP / PUD due to inadequate access. Taking into account public safety, the Shadow Canyon development should, at minimum, ensure secondary access to Apacheria.

Robert W. Opitz, P.E.
Chief Engineer Development
Review and Drainage

Approved by:

Andrew J. Ballard, P.E.
City Engineer

AJB/RWO/TS
ID 99TIA805

BROWN ENGINEERING COMPANY

1000 Central Parkway N., Suite 100, San Antonio, Texas 78232

FAX COVER LETTER

TO: Elizabeth

DATE: 4/27/00

FIRM: City Planning

FROM: Denise

PHONE: 207-7900

PHONE: (210) 494-5511

FAX #: 207-4441

FAX #: (210) 494-5519

CC:

JOB #:

SUBJECT: San Antonio Ranch Punch List - Shadow Canyon

TOTAL PAGES (Including cover letter): 3

HARD COPY TO FOLLOW: ☐ Yes ☑ No Via ☐ Delivery ☐ Overnight Mail ☐ Regular Mail

COMMENTS:

Elizabeth - Hi! Hope this is it!

Unless otherwise noted, the information contained in this facsimile is confidential. It is intended for the use of the individual or organization noted above. If you are not the intended recipient or the person responsible for delivering this message to the recipient, please note that any distribution or photocopying of the information is strictly prohibited. If you have received this facsimile in error, please telephone the sender immediately at 210-494-5511. Thank you.

RECEIVED

APR 27 2000

BROWN ENGINEERING CO.

SAN ANTONIO RANCH PUNCH LIST

A. Apacheria: Streets

1. Remove all grass and dirt from street, remove all rock and concrete spoil from parkway.

2. Install 4' sidewalk along the lots that are sold. At curb cuts they must be 6 to 1 where driveway has been installed. Also driveways must be concrete as per city specs to the ROW.

3. From Sta. 50+00 to 51+00 there is a bad section of asphalt that needs to be relayed from curb to approximately the center of the street. The area indicated is approximate location and length.

4. Clean and seal all cracks in the street. Then apply a single surface treatment with grade 4 pre-coat from Sta. 36+00 to 56+25.

5. Install header curb at approximately Sta. 37+94 which is where the street ends.

B. Ranch Parkway Streets

1. Clean all grass and dirt off of street. Seal all cracks in street and apply a single surface treatment with grade 4 pre-coat from Sta. 49+40 to Sta. 64+50.

2. At the areas where there are no curbs, the 3' base shoulders need to be put in and brought to the finished grade of the asphalt. It must be compacted when it is put in. Then apply the 2 course surface treatment.

3. On Ranch Parkway at approximately Sta. 59+25 there is a street failure that needs to be excavated 14" restamped 12" of black base put in and 2" of type "D" asphalt. This shall be repaired before seal coat.

4. Clean all fallen rock out of ROW.

5. Install a 4' chain link fence where the cut exceeds 15'.

6. The intersection of Ranch Parkway and Apacheria was not constructed to what has been approved on the plans. Construct the intersection as per plans or resubmit plans with what was built for approval.

7. Stripe Ranch Parkway turn lanes at Mountain Climb as per plans.

Post-it® Fax Note 7671	Date 4-27-00 # of pages ▶ 2
To DENISE	From M.H.A.
Co./Dept. Brown Eng.	Co. Brown Eng.
Phone #	Phone # 335-6700
Fax # 494-5519	Fax # 335-6713

C. Ranch Parkway Drains

1. Grind welds off of inlet covers so inlets may be inspected.
2. Make sure all in ts and pipes are clean.

3. The inpact basin needs to be patched and rubbed.

4. The inlets need some patching.

D. Apacheria: Drain

1. Replace broken guard post and repaint existing post. Install reflectors on all guard posts.

2. The "C" channel of this drain does not have 6" walls as per plans. Remove and re-pour with 6" walls or submit new plans for approval with 4" wall as was poured.

3. The rip rap was extended approximately 75' to 100' and it was washed out. This rip rap needs to be backfilled under it or remove the rip rap to plan length.

4. The drain at Sta. 4)+75 needs some patching.

NOTICE OF PUBLIC HEARING BY THE SAN ANTONIO PLANNING COMMISSION

The San Antonio Planning Commission will hold a Public Hearing at 2:00 P.M. on Wednesday, April 26, 2000, in the City Council Chambers of the Municipal Plaza Building, 103 Main Plaza, for the purpose of considering a **Planned Unit Development Plan (PUD)** for:

Shadow Canyon 99-022

The applicant, Thomas E. Dreiss, has submitted a plan on a 329.5 acre parcel of land out of: **C.B. 4517** P-4, P-4A, P-4B, Block 17 Lots 1-3, 10 & 28, Block 18 Lots, 1-5 & 17-20, Block 19, lots 3-10 & 16-25, Block 13, 93-98. **C.B. 4518** P-12, Block 12, Lot 1-3, 8-11, 17-20, 30-32 & 45. **C.B. 4577** P-20, P-20C-F, P-21-24, P-26, Block 11, Lots 1 & 8-14, Block 12, Lots 2-26, Lots 29-32, Lots 35-45, Block 13, Lots 1-36, 38-47 & 49-62, Block 14, Lots 1-16, Bock 15, Lots 1-17, Block 13, Lots 63, 65-69, 71-92 & 100, Block 17, Lots 2-28, Block 18, Lots 5-17, Block 19, Lots 9-17. **C.B. 4578** P-12B in Deed Records of Bexar County, Texas. The subject property site is located on the southern side of Bandera Road, west of Chimney Creek Road.

The applicant is proposing to develop:

- 250 single family dwelling lots
- at a density of 0.76 units per acre
- with an open space ratio of 87.0%
- The subject property is located Outside the City Limits.

The Municipal Plaza Building is wheelchair accessible. Accessible parking spaces are located at the north side and the southwest corner of the City Hall Building. Auxiliary aids and services are available upon request. Interpreters for the deaf must be requested 24 hours prior to the meeting, call 207-7245 Voice/TDD for assistance. **For further information on this item, please call the Subdivision Section of the Planning Department at (210) 207-7900.**

PLANNING COMMISSION

Planned Unit Development

AGENDA ITEM NO: _____ May 10, 2000

SHADOW CANYON — 99-022

PUD PLAN NAME — **PLAN #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 511 C-1
OWNER: Thomas E. Dreiss
ENGINEER: Brown Engineering

Location: On the southern side of Bandera, west of Chimney Creek Road.

Zoning: Outside San Antonio City Limits

APPLICANT'S PROPOSAL:

The plan consists of 250 dwelling units at a density of 0.76 units per acre with an open space ratio of 87%.

DISCUSSION:

The Commission at the of April 26 motioned to continue this item. This action was to give City staff time to collect information relative to the status of an existing street known as Apacheria. Said street was built in connection with the San Antonio Ranch developemnt and abuts the east boundary of the Shadow Canyon property.

Plat records indicate that the

STAFF RECOMMENDATION:

Approval.

BROWN ENGINEERING CO.

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

February 11, 2000

Emil R. Moncivais, A.I.A., A.I.C.P.
Director of Planning
City of San Antonio
P.O. Box 839966
San Antonio, Texas 78283-3966

Reference: Shadow Canyon POADP (#663)
Resubmittal and Supplemental Information

Dear Mr. Moncivais:

Please reconsider the referenced POADP for approval based on the following supplemental information:

1. The secondary access from Apacheria should be considered "sufficient" since it is currently functioning as a public street with two(2) residences that utilize it regularly. We verified the following information for your files:

   a) Platted as San Antonio Ranch Unit 4
      Recorded on 11/16/83 in Volume 9503, Page 83
   b) 44 foot wide section with concrete curbs in a 60 foot right-of-way
   c) The residence addresses are 11665 and 11785 Apacheria.

2. Because this development is over the ERZ and because the natural terrain is so rugged, a "public collector street" is not appropriate.

   The project is specifically designed to achieve "low" or "no" environmental impact by utilizing private narrow winding streets (24 feet) and large lots (3 to 5 acres). This combination produces low impervious cover and minimal tree removal and therefore meets the objectives set by the City and SAWS for "preferred" recharge zone development.

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AND DEVELOPMENT
SERVICES DIVISION

3. The extension of Ranch Parkway is not feasible due to the rugged terrain and would not serve any purpose since the "Government Canyon" preserve lies just west of this development.

A submittal package is enclosed. Thank you for your consideration. We would appreciate some help on the schedule since the owner is so far behind on this POADP process.

Sincerely,

BROWN ENGINEERING CO.

Mark S. Brown, P.E.

MSB/das

Job #346-005-00

Enclosures

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00 FEB 14 PM 3:11
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

REMIT TO:
CITY OF SAN ANTONIO
P.O. BOX 839975
SAN ANTONIO, TX 78283-3975

I N V O I C E
1765264

AMT ENCLOSED _____

AMOUNT DUE	381.10
INVOICE DATE	3/09/2000
DUE DATE	3/09/2000

50-04-5573
GRAY-JANSING & ASSOC.
8217 SHOAL CREEK BLVD. #200
AUSTIN TX. 78757

PHONE: 000 - 0000

SHADOW CANYON
POADP

FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
3/09/2000	1765264	50-04-5573	3/09/2000	7:45 - 4:30

LINE	INDEX REF	DESCRIPTION	AMOUNT
1	012542-001	PLAN REVIEW FEES	381.10

↓

AGREEMENT DATES	SERVICE DATES	ORDINANCE	CONTRACT	DOCUMENT
ST:	03/08/2000		CK# 11368	SHADOW CANYON
END	03/08/2000			

PREVIOUS BAL	CURRENT CHARGES	NEW BALANCE	TOTAL AMT DUE
0.00	381.10	381.10	381.10

C I T Y O F S A N A N T O N I O
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

march 10, 2000

Elizabeth Carol	Planning	207-7900
Mark Brown	BECO	494 5511
KERRY J. KOEHLER	GRAY & JANSING	(512) 452-0371
Tom DREISS		493 1444
Sherry L. Moser		222-1500
Michael Bogard	City Arborist Office	207-8288
JESUS H GARZA		207-7550
Bob Fitz		207-7587
CARLOS A SANCHEZ	P.W.	207-8156
Rey Ramos	Planning	207-7834
MICHAEL A. HERRON	BEXAR COUNTY	335-6700 (XT. 3835)
Fernando De Leon		207-7501
David Earl	Earl + Assoc.	222-1500
Tom Wendorf		207-8025

Feb 25, 2000

Elizabeth Corol	Planning	x 7900
Bob [illegible]		x 7587
Michael Herrera	B. C.	270-6700, Ext. 3835
Dennis Rion	PAPD-Dawson	375-9000
Carlos A Sanchez	P. W.	8156
Fernando DeLeon	PW	7501
Andy Bellard	PW	7732
Jesus Ortiz	Plng	7550
Ernest Brown	Plng	7207

March 3, 2000

Elizabeth Carol	Planning	207-7900
Lisa Gonzalez	COSA DO	207-2888
Michael Herrera	Bexar County	335-6700 ext 7875
Jesus H Garza	COSA Planning	207-7850
Todd Sang	Public Works	207-7741
Ernest Brown	COSA Planning	207-7207
Tom Wendorf	COSA PW	207-8025
Fernando DeLeon	COSA PW	207-7501
Debbie Reid	COSA BI	8053
Carlos A Sanchez	COSA PW	207-8156
William Burrus	COSA BI	207-8248
Andy Bellard	PW	7720

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

ATTN: Elizabeth

JOB #: 346-005-00

DATE: February 14, 2000

RE: Shadow Canyon Subdivision
POADP #663
& PUD Plan

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

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

COPIES	DESCRIPTION OF ITEMS TRANSMITTED
1	PUD Plan Application
1	Fee Check for $381.10 for PUD Review #11367
1	Special Warranty Deed
6	PUD/P.O.A.D.P. Plan
1	P.O.A.D.P. Application
1	Fee Check for $381.10 for P.O.A.D.P. Review #11368
1	8-1/2 x 11 Reduction of PUD/P.O.A.D.P. Plan

RECEIVED
00 FEB 14 PM 3:11
DEPT. OF PLANNING
DEVELOPMENT
SERVICES DIVISION

THESE ARE TRANSMITTED AS CHECKED BELOW:

[X] FOR APPROVAL ☐ FOR YOUR USE ☐ FOR PLAT NUMBER

☐ FOR REVIEW & COMMENT ☐ AS REQUESTED ☐ _____

REMARKS:

1) Please note that the Traffic Impact Analysis and Fee check were sent to CSAPW.

2) The tree preservation ordinance will be addressed prior to P.O.A.D.P. approval.

COPY TO: _____ SIGNED: Denise Spain

10 06 99 14:44 RC SCANIO INT → 99 .019656 $25.00

99-- 0040696

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

THAT BANDERA ROAD ASSOCIATES, L. P., a Texas Limited Partnership (GRANTOR) for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto GEORGE S. HAWN, TRUSTEE, and PROVIDENT ASSOCIATES, INC., a Texas Corporation (GRANTEES), in the shares and interests hereinafter stated, all of the following described real property ("the Property") situated in Bexar County, Texas, to-wit:

> Being all of those tracts and parcels of land more particularly described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

This grant and conveyance is made to the GRANTEES in undivided interests, in the following shares and interests:

George S. Hawn, Trustee	86.15%
Provident Associates, Inc.	13.85%

FA

This grant and conveyance includes GRANTOR'S right, title and interest to improvements on the Property and all rights and appurtenances pertaining thereto, including those in and to adjacent roads, alleys, rights-of-way, drainage facilities and the benefit and burden of existing utility easements, if any, applicable to the Property.

This Deed and conveyance is made and accepted on as "AS IS" and "WHERE IS" basis, without warranty of any kind other than the special warranty of title hereinafter made. This grant and conveyance is further made subject to the following matters:

(1) The terms and conditions, limitations of warranty and representations, and exceptions contained in the Deed from San Antonio Municipal Utility District No. 1, to BANDERA ROAD ASSOCIATES, L. P., dated February 26, 1997, recorded in Volume 7020, at Pages 0708-0732, of the Real Property Records of Bexar County, Texas, insofar as said Deed covers the Property hereby conveyed.

(2) Easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; and taxes for 1999 and subsequent

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DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

years, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which GRANTEES assume.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEES, GRANTEES' respective heirs, successors and assigns, forever. And GRANTOR does hereby bind GRANTOR, GRANTOR'S successors and assigns, to WARRANT and FOREVER DEFEND, all and singular, the said premises unto the said GRANTEES, GRANTEES' respective heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same, or any part thereof, by, through or under GRANTOR, but not otherwise.

EXECUTED on this the 12TH day of February, 1999.

BANDERA LAND ASSOCIATES, L. P.,
A Texas Limited Partnership

By: PROVIDENT ASSOCIATES, INC.,
General Partner

By [signature]
William L. Hoover, President

Return:
Grantees Addresses:

George S. Hawn, Trustee
101 N. Shoreline, Suite 600
Corpus Christi, TX 78401

Provident Associates, Inc.
13411 FM 1560
Helotes, TX 78023

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THE STATE OF TEXAS §

COUNTY OF Nueces §

This instrument was acknowledged before me on the 15th day of February, 1999, by William L. Hoover, President of Provident Associates, Inc., the General Partner of BANDERA ROAD ASSOCIATES, L. P., on behalf of Bandera Road Associates, L. P.

TINA NIEMANN
Notary Public
STATE OF TEXAS
My Comm. Exp. April 23, 2000

[signature]
Notary Public/The State of Texas

DMT/8-1/14/99
Bandera Road Associates SWD - b

EXHIBIT "A"

TRACT 1:

Field notes of a 273.778 acre tract of land situated in Bexar County, Texas, being out of the Mrs. M. A. Sharp Survey No. 8, Abstract No. 1143, County Block 4577; the Manuel Gomez Survey No. 7, Abstract No. 1045, County Block 4518 and the Texas Central Railroad Company Survey No. 7, Abstract No. 1027, County Block 4517, being part of that "Tract 3" described in Deed recorded in Volume 4917, Page 1959 of the Real Property Records of Bexar County, Texas, and being more particularly described by metes and bounds as follows:

Beginning at a 1/2" iron pin found in the south line of State Highway 16 (Bandera Road) for the north corner of this tract and Tract 3 and the northeast corner of a

52.73 acre tract conveyed to Eric S. Orme and recorded in Volume 6353, Page 728 of the Real Property Records of Bexar County, Texas, said point having State Plane Coordinates of N=13772822.74, and E=2050523.89, NAD 83, South Central Zone;

Thence along the north line of this tract and Tract 3 and the South right-of-way line of Bandera Road as follows:

S. 64° 14' 50" E. 532.65 feet to a concrete monument;
S. 66° 22' 50" E. 238.38 feet to a concrete monument;
S. 74° 22' 05" E. 239.63 feet to a concrete monument;
S. 78° 50' 19" E. 108.21 feet to a concrete monument;
S. 83° 18' 50" E. 203.66 feet to a concrete monument
S. 84° 01' 21" E. 218.12 feet to a concrete monument found for a corner of this tract and being the northwest corner of a 3.906 acre tract conveyed to W. M. Baumann and recorded in Volume 6280, Page 404 of the Real Property Records of Bexar County, Texas;

Thence with the north line of this tract and the north line of Tract 3 and the south line of the 3.906 acre tract and the south line of the 2.008 acre tract conveyed to A. M. Alonso and recorded in Volume 4382, Page 441 of the Real Property Records of Bexar County, Texas:

S. 33° 00' 52" E. 336.36 feet to a 1/2" iron pin found:
S. 71° 27' 34" E. 184.33 feet to a 1/2" iron pin found;
S. 78° 43' 52" E. 440.77 feet to a 1/2" iron pin found in the west line of a 23.644 acre tract conveyed to Robert J. Klebe and recorded in Volume 4917, Page 798 of the Real Property Records of Bexar County, Texas, and an ostensible east line of the Sharp Survey and the ostensible west line of the Pedro Hernandez Survey 181-3/4, Abstract 360, for a corner of this tract and the southeast corner of the 2.008 acre tract:

Thence S. 00° 12' 41" E. 1987.52 feet along an east line of this tract and Tract 3 and the ostensible east line of the Sharp Survey and the ostensible west line of the Hernandez Survey and the west line of the 23.644 acre tract to a 1/2" iron pin found for an interior corner of this tract and Tract 3 and the southwest corner of the 23.644 acre tract:

Thence N. 89° 24' 26" E. 2437.43 feet with the north line of this tract and Tract 3 and an ostensible north line of the Sharp Survey and the ostensible south line of the Hernandez Survey and the south line of the 23.644 acre tract, a 7.375 acre tract conveyed to Moverto F. Rosas and recorded in Volume 2472, Page 248 of the Real Property Records of Bexar County, Texas, a 38.269 acre tract conveyed to Walter M. Baumann and recorded in Volume 1031, Page 417 of the Real Property Records of Bexar County, Texas, and a 11.8 acre tract conveyed to Leonor Lorenza Rosas and recorded in Volume 3855, Page 1946 of the Real Property Records of Bexar County, Texas, to a 1/2" iron pin found in the ostensible west line of a 50.468 acre tract conveyed to Robert C. Walz and recorded in Volume 5333, Page 592 of the Deed Records of Bexar County, Texas for a northeast corner of this tract and Tract 3 and the southeast corner of the 11.8 acre tract, the ostensible southeast corner of the Hernandez Survey and an ostensible corner of the Sharp Survey;

Thence S. 29° 34' 49" W. 294.14 feet with the west line of the 50.468 acre tract and the ostensible west line of the Blanco Survey and an ostensible east line of the Sharp Survey to a 1/2" iron pin set for an interior corner of this tract and Tract 3 and the southwest

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corner of this 50.468 acre tract;

Thence S. 63° 47' 51" E. 639.40 feet with the north line of this tract and Tract 3 and the ostensible north line of the Sharp Survey and the ostensible south line of the Blanco Survey and the south line of the 50.468 acre tract to a 1/2" iron pin found for a northeast corner of this tract and Tract 3 and the northwest corner of a 12.409 acre tract conveyed to Providence Builders, Inc. and recorded in Volume 6201, Page 266 of the Real Property Records of Bexar County, Texas;

Thence S. 12° 22' 37" W. 445.59 feet with the east line of this tract and Tract 3 and the west line of the 12.409 acre tract to a 1/2" iron pin set in the northeast right-of-way line of proposed Apacheria for an interior corner of this tract and being the northwest corner of San Antonio Ranch New Community Unit 4, Plat recorded in Volume 9503, Pages 83-84 of the Plat Records and the San Antonio Ranch New Community Unit 5 recorded in Volume 9520, Pages 163-164 of the Plat Records;

Thence S. 11° 11' 26" W. 60.00 feet across said Apacheria to a 1/2" iron pin found on the south line of Apacheria and Unit 5 and the north line of a 84.79 acre tract conveyed to Pax Christi Institute and recorded in Volume 5494, Page 555 of the Real Property Records of Bexar County, Texas;

Thence N. 78° 48' 34" W. 139.00 feet with the south line of Apacheria and Unit 5 and the north line of the 84.79 acre tract to a point for the beginning of a curve to the left being at the intersection with the proposed east right-of-way line of Ameca;

Thence along the east line of Ameca and Unit 5 and the northwest line of the 84.79 acre tract and an east line of this tract and Tract 3 as follows:

Southwesterly along the arc of said curve to the left having a radius of 6.00 feet and a central angle of 90° 00' 00" a distance of 9.42 feet to a point for the end of said curve;

S. 11° 11' 26" W. a distance of 15.49 feet to a point for the beginning of a curve to the left;

Southerly along the arc of said curve to the left having a radius of 660.00 feet and a central angle of 19° 38' 44" a distance of 226.30 feet to a point for the beginning of a curve to the right;

Southerly along the arc of said curve to the right having a radius of 435.00 feet and a central angle of 04° 54' 54" a distance of 37.32 feet to a point for the end of said curve;

S. 86° 27' 37" W. 5.00 feet to a point for the beginning of a curve to the right;

Southerly along the arc of said curve to the right having a radius of 430.00 feet and a central angle of 11° 42' 15" a distance of 87.84 to a point for the end of said curve;

S. 08° 09' 50" W. 34.00 feet to a point for the end of Ameca as recorded in said Unit 5.

Thence with the southeast line of this tract and Tract 3 and the northwest line of the 84.79 Acre tract as follows;

S. 08° 09' 50" W. 146.82 feet to a 1/2" iron pin found for the beginning of a curve to the right;

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Southerly along the arc of said curve to the right having a radius of 825.00 and a central angle of 08° 10' 32" a distance of 117.72 feet to a 1/2" iron pin found for the end of said curve;

S. 16° 20' 22" W. 361.90 feet to a 1/2" iron pin found for the beginning of a curve to the right;

Southwesterly along the arc of said curve to the right having a radius of 425.00 feet and a central angle of 83° 43' 40" a distance of 621.06 feet to a 1/2" iron pin found at the end of said curve;

N. 79° 55' 58" W. 491.04 feet to a 1/2" iron pin found for the beginning of a curve to the right;

Northwesterly along the arc of said curve to the right having a radius of 425.00 feet and a central angle of 37° 23'22" a distance of 277.34 feet to a 1/2" iron pin found at the end of said curve;

S. 47° 10' 19" W. 148.62 feet to a 1/2" iron pin found at an angle point;

S. 76° 54' 18" W. 560.00 feet to a 1/2" iron pin found at an angle point;

N. 67° 18' 34" W. 350.00 feet to a 1/2" iron pin found at an angle point;

N. 19° 18' 34" W. 800.00 feet to a point in the south line of Apacheria for an interior corner of this tract and being a northwest corner of the 84.79 acre tract;

Thence S. 60° 41' 26" W. 478.90 feet with the south line of Apacheria and the northwest line of the 84.79 acre tract to a 1/2" iron pin found at a point of curvature of a curve into the north line of proposed Ranch Parkway for the west corner of the 84.79 acre tract and the south corner of Unit 7

Thence S. 60° 41' 26" W. 162.58 feet crossing the proposed Ranch Parkway to a Texas Parks and Wildlife brass cap monument #3, having State Plane Coordinates of N=13770151.82 and E=2050788.83, set in a flat rock for the south corner of this tract and being the northeast corner of a 1121.668 acre tract, this day surveyed;

Thence N. 40° 33' 50" W. 913.99 feet across said Tract 3 to a concrete monument with Texas Parks and Wildlife brass cap monument #2, having State Plane Coordinates of N=13768091.89 and E=2051977.86, set at an angle point;

Thence N. 23° 30' 11" W. 1491.70 feet across said Tract 3 to a concrete monument with Texas Parks and Wildlife brass cap monument #1, having State Plane Coordinates of N=13768784.12 and E=2051383.62, set for an interior corner of Tract 3 and the south corner of a 52.73 acre tract conveyed to Eric S. Orme and recorded in Volume 6353, Page 728 of the Real Property Records of Bexar County, Texas;

Thence with the west line of this tract and Tract 3 and the southeast and east line of the 52.73 acre tract as follows;

N. 63° 00' 00" E. 500.00 feet to a 1/2" iron pin found for a corner; N. 00° 55' 16" W. 1377.13 feet to a 1/2" iron pin found for a corner;

N. 32° 49' 14" W. 1270.01 feet to the place of beginning and containing 279.778 acres of land. Save and Except a 1.530 acre tract described in Deed recorded in Volume 7919, Page 343, Deed Records of Bexar County, Texas, leaving a net of 278.248 acres according to a survey on the ground in June and July of 1995.

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A portion of the above described property has been platted into the following:

Lots 8-13, inclusive, Block 11; Lots 1-26 inclusive; Lots 29-33 inclusive; Lots 33-45 inclusive, Block 12; San Antonio Ranch-New Community, Unit 5, lying in Bexar County, Texas together with dedicated streets as shown on plat recorded in Volume 9520, Page(s) 163-164, Deed and Plat Records of Bexar County, Texas.

AND

Lots 1-36 inclusive; Lots 38-47 inclusive; Lots 49-62 inclusive, Block 13, Lots 1-16 inclusive, Block 14; Lots 1-17 inclusive, Block 15; Lots 1-7 inclusive and Lot 9, Block 16, San Antonio Ranch-New Community, Unit 6, lying in Bexar County, Texas together with dedicated streets as shown on plat recorded in Volume 9520, Page(s) 165-166, Deed and Plat Records of Bexar County, Texas;

AND

Lot 63; Lots 65-69 inclusive; Lots 71-98 inclusive and Lot 100, Block 13; Lots 1-23 inclusive; Lots 26-28 inclusive, Block 17; Lots 1-20 inclusive, Block 18; Lots 3-25 inclusive, Block 19, San Antonio Ranch-New Community, Unit 7, lying in Bexar County, Texas together with dedicated streets as shown on plat recorded in Volume 9520, Page(s) 161-162, Deed and Plat Records of Bexar County, Texas;

SAVE AND EXCEPT THEREFROM THE FOLLOWING GREENBELT LOTS:

Lots 43, 44 and 45, Block 12, San Antonio Ranch-New Community, Unit 5, according to plat thereof recorded in Volume 9520, Pages 163-164, Deed and Plat Records of Bexar County, Texas;

AND

Lots 1, 17, 31, 36 and 62, Block 13; Lot 16, Block 14; Lot 9, Block 15, San Antonio Ranch-New Community, Unit 5, according to plat thereof recorded in Volume 9520, Pages 165-166, Deed and Plat Records of Bexar County, Texas.

AND

Lots 63, 77, 87 and 100, Block 13; Lot 10, Block 17; Lot 10, Block 19, San Antonio Ranch-New Community, Unit 7, according to plat thereof recorded in Volume 9520, Pages 161-162, Deed and Plat Records of Bexar County, Texas.

TRACT 2:

Being all of that part of Lot 72, Block 10, included in the metes and bounds description of Tract 2 in EXHIBIT "A" to a deed from San Antonio Municipal Utility District No. 1 to Bandera Road Associates, L.P., dated February 26, 1997, recorded in Volume 7020, at Pages 0708-0732, inclusive, of the Real Property Records of Bexar County, Texas, to which deed reference is here made for all purposes.

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TRACT 3:

BEING a 13.687 acre tract of land situated in Bexar County, Texas being out of the J. A. Torres Survey No. 228 1/4, Abstract No. 768, County Block 4556; the Manuel Gomez Survey No. 7, Abstract No. 1045, County Block 4518 and the Mrs. M. A. Sharp Survey No. 8, Abstract No. 1143, County Block 4577 and being more particularly described by metes and bounds as follows:

BEGINNING: At a point in the southwest line of Condor Pass Street at its intersection with the west line of Laurel Crossing Street extended to the southwest;

THENCE: With the southwest line of Condor Pass Street as follows:

Southeasterly along the arc of a curve to the right having a radius of 318.00 feet and a central angle of 03° 53' 11", a distance of 21.57 feet to a point of compound curvature;

Southeasterly along the arc of a curve to the right having a radius of 675.00 feet and a central angle of 32° 38' 41", a distance of 384.59 feet to the end of said curve;

S 30° 06' 27" E. 297.09 feet to the beginning of a curve to the left;

Southeasterly along the arc of a curve to the left having a radius of 225.00 feet and a central angle of 17° 44' 56", a distance of 69.70 feet to a point, being the north corner of Lot 9, Block 2, San Antonio Ranch New Community, Unit One Subdivision;

THENCE: S 42° 09' 00" W. 147.73 feet with the northwest line of said Lot 9 to a point for the west corner of Lot 9;

THENCE: S 33° 59' 55" W. 191.95 feet to a point along the northwest line of Lot 51 and 52, Block 2 to a point for a corner;

THENCE: S 21° 50' 54" W. 89.83 feet along the northwest line of Lot 53 to a point for its west corner;

THENCE: S 34° 16' 32" W. 50.00 feet to a point in the northeast line of Lot 62, Block 2, for the south corner of this tract;

THENCE: N 55° 43' 28" W. 120.0 feet along the northeast line of Lot 62 to a point for a corner;

THENCE: N 34° 16' 32" E. 50.00 feet to a point for a corner;

THENCE: N 55° 43' 28" W. 29.53 feet to a point for a corner;

THENCE: N 00° 09' 54" W. 153.74 feet to a point for a corner;

THENCE: N 21° 00' 29" W. 60.72 feet to a point for a corner;

THENCE: N 68° 59' 31" E. 224.56 feet to a point for a corner;

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THENCE: N 30° 06' 27" W. 217.37 feet, N 37° 45' 54" W. 207.00 feet, N 54° 07' 45" W. 134.63 feet, N 79° 37' 46" W. 122.23 feet, S 65° 21' 23" W. 212.96 feet, S 62° 09' 31" E 126.14 feet, S 19° 36' 17" E. 93.19 feet, S 07° 02' 06" E. 10.00 feet, S 11° 36' 11" W. 110.05 feet and S 63° 59' 43" W. 175.92 feet to a point in the northeast line of Lot 62, Block 2;

THENCE: With the northeast line of Lot 62, Block 2 as follows:

Northerly along the arc of a curve to the right having a radius of 1102.01 feet and a central angle of 21° 57' 50", a distance of 422.45 feet to the end of said curve;

North 28° 33' 41" W, 130.14 feet to the beginning of a curve to the left;

Northerly along the arc of a curve to the left having a radius of 1698.95 feet and a central angle of 06° 31' 10", a distance of 193.32 feet to the south corner of Lot 8, Block 7;

THENCE: N 54° 55' 09" E. at 110.00 feet the east corner of Lot 8 in the southwest line of Condor Pass Street at its southeast end, in all 160.00 feet crossing Condor Pass Street to a point in the northeast line of Condor Pass Street;

THENCE: In a northerly direction along the east line of Condor Pass Street and the arc of a curve to the left having a radius of 1858.95 feet and a central angle of 02° 58' 03", a distance of 96.31 feet to a point, being the south corner of Lot 30, Block 4;

THENCE: With the south line of Lot 30 as follows:

N 47° 30' 05" E 234.57 feet to an angle point;

S 70° 05' 20" E 139.01 feet to an angle point;

S 50° 13' 45" E 141.84 feet to an angle point;

S 11° 18' 49" E 96.43 feet to an angle point;

N 58° 42' 03" E 116.58 feet to an angle point;

S 83° 51' 56" E 360.43 feet to a point in the west line of Laurel Crossing Street;

THENCE: With the west line of Laurel Crossing Street as follows:

Southerly along the arc of a curve to the left having a radius of 488.77 feet and a central angle of 17° 05' 12", a distance of 145.76 feet to the end of said curve;

S 23° 21' 41" W. 50.85 feet to the Place Of Beginning and containing 13.687 acres, more or less.

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SAVE AND EXCEPT from the above described tract 1.607 acres, more or less, described by metes and bounds description as follows:

BEGINNING: At the west corner of Lot 53, Block 2, San Antonio Ranch - New Community Unit 1, a subdivision shown by the Map of Record in Volume 7900, Page(s) 131-152 of the Deed and Plat Records of Bexar County, Texas;

THENCE: South 34° 16' 32" West with a right-of-way line of Quail Crossing a distance of 50.00 feet to a point for corner;

THENCE: North 55° 43' 28" West with the northeast boundary line of Lot 62, of said Block 2, a distance of 120.00 feet to a point for corner;

THENCE: North 34° 16' 32" East, 50.00 feet to a point for corner;

THENCE: North 55° 43' 28" West, a distance of 29.53 feet to a point for corner;

THENCE: North 0° 09' 54" West, 153.74 feet to a point for corner;

THENCE: North 21° 00' 29" West, 60.72 feet to a point for corner;

THENCE: North 68° 59' 31" East, 224.56 feet to a point for corner;

THENCE: South 30° 06' 27" East, 153.31 feet to the most northerly corner of Lot 51 of said Block 2, San Antonio Ranch - New Community Unit 1, for a point of corner;

THENCE: South 33° 59' 55" West, along the northwest boundary line of said Lot 51 and Lot 53, 191.95 feet to a point for corner, same being the north corner of said Lot 53;

THENCE: South 21° 50' 54" West, along the northwest boundary line of said Lot 53, 89.83 feet to the place of beginning containing 1.607 acres of land, more or less.

The above described 13.687 acres tract now forms a portion of San Antonio Ranch - New Community, Unit 1 described as follows: Lots 63 through 90, inclusive, and a portion of a greenbelt and drainage easement being out of Lot 91, Block 2; Lots 31 through 45, inclusive, Block 4, San Antonio Ranch - New Community, Unit 3, lying in Bexar County, Texas together with dedicated street right of ways according to plat thereof recorded in Volume 9520, Page 167, Deed and Plat Records of Bexar County, Texas.

SAVE AND EXCEPT from the above described property that portion of a green belt and drainage easement being out of Lot 91, Block 2.

VOL 7863 PG 0652

$25.00

99- 0040697

SPECIAL WARRANTY DEED

THE STATE OF TEXAS §

COUNTY OF BEXAR §

KNOW ALL MEN BY THESE PRESENTS

THAT PROVIDENT ASSOCIATES, INC., a Texas Corporation (GRANTOR) for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable consideration in hand paid, the receipt of which is hereby acknowledged and confessed, has GRANTED, BARGAINED, SOLD and CONVEYED, and by these presents does GRANT, BARGAIN, SELL and CONVEY unto GEORGE S. HAWN, TRUSTEE, (GRANTEE), an undivided 13.85 % interest in the following described real property ("the Property") situated in Bexar County, Texas, to-wit:

> Being all of those tracts and parcels of land more particularly described in EXHIBIT "A" attached hereto and made a part hereof for all purposes.

FA

This grant and conveyance includes GRANTOR'S right, title and interest to improvements on the Property and all rights and appurtenances pertaining thereto, including those in and to adjacent roads, alleys, rights-of-way, drainage facilities and the benefit and burden of existing utility easements, if any, applicable to the Property.

This Deed and conveyance is made and accepted on as "AS IS" and "WHERE IS" basis, without warranty of any kind other than the special warranty of title hereinafter made. This grant and conveyance is further made subject to the following matters:

(1) The terms and conditions, limitations of warranty and representations, and exceptions contained in the Deed from San Antonio Municipal Utility District No. 1, to BANDERA ROAD ASSOCIATES, L. P., dated February 26, 1997, recorded in Volume 7020, at Pages 0708-0732, of the Real Property Records of Bexar County, Texas, insofar as said Deed covers the Property hereby conveyed.

(2) Easements, rights-of-way and prescriptive rights, whether of record or not; all presently recorded restrictions, reservations, covenants, conditions, oil and gas leases, mineral severances, and other instruments, other than liens and conveyances, that affect the property; and taxes for 1999 and subsequent years, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which GRANTEE assumes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said GRANTEE, GRANTEE'S successors and assigns, forever. And GRANTOR does hereby bind GRANTOR, GRANTOR'S successors and assigns, to WARRANT and FOREVER DEFEND, all and

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