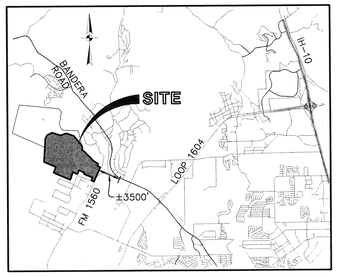
PROPOSED LAND USE

SINGLE FAMILY RESIDENTIAL,
GREENBELT, RECREATIONAL AREA, ENDANGERED SPECIES PRESERVATION AREA & STREET R.O.W.
AREA – 636 ACRES
603 LOTS



LOCATION MAP

N.T.S.

GRAPHIC SCALE

400 0 200 400 800

(IN FEET)
1 inch = 400 ft.

NOTES:

1. ALL ROADWAYS ARE PUBLIC.
2. ALL STREETS ARE LOCAL TYPE "A", UNLESS OTHERWISE SHOWN

LEGEND

- CITY LIMIT LINE
- (F) PARCEL NUMBER
- DRAIN — FLOOD PLAIN

50' R.O.W. STREET SECTION
LOCAL TYPE "A" STREET

NOT TO SCALE

60' R.O.W. STREET SECTION
LOCAL TYPE "B" STREET

NOT TO SCALE

DEVELOPER:
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78232
TEL: (210) 491-0420

RECEIVED
01 SEP 26 PM 3:39
PLAN HAS BEEN ACCEPTED BY
DEPT. OF PLANNING & LAND DEVELOPMENT DIVISION
10-3-01 (date) 671A (number)
If no plats are filed, plan will expire
On 4-4-03
1st plat filed on

IRON HORSE CANYON

PRELIMINARY OVERALL AREA DEVELOPMENT PLAN (REVISION) 636 ACRE

Date: January 13, 2000 (Original)
Date: May 23, 2000 (Rev I ~ Approved POADP # 671)
Date: May 3, 2001 (Rev II)

JOB NO. 5058.02

Date: Sep 26, 2001, 1:20pm User ID: 1090
File: J:\5058\02\Dwsp\Civil\5058-02.dwg

010564

PLAT NO. 010---

C.P.S. NOTE:

1. 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 area.

2. 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.

3. 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.

4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	7.07	575.00	3.54	7.07	N61°54'27"W	00°42'17"
C2	35.50	175.00	17.81	35.44	N07°54'09"W	11°37'25"
C3	17.17	15.00	9.67	16.25	S58°48'17"E	65°35'54"
C4	54.91	275.00	27.54	54.82	S85°53'03"E	11°26'23"
C11	13.62	15.00	7.32	13.16	N40°20'44"W	52°01'12"
C12	23.56	15.00	15.00	21.21	N68°38'40"E	90°00'00"
C13	44.97	625.00	22.49	44.96	N64°17'39"W	04°07'21"
C14	41.10	575.00	20.56	41.09	S64°18'28"E	04°05'44"
C15	12.55	325.00	6.27	12.55	S42°21'58"E	02°12'43"
C16	10.62	275.00	5.31	10.62	S42°21'58"E	02°12'43"
C17	12.55	325.00	6.27	12.55	S42°21'58"E	02°12'43"
C18	10.62	275.00	5.31	10.62	S42°21'58"E	02°12'43"
C19	24.15	15.00	15.59	21.62	N44°01'24"E	92°13'41"
C20	190.86	225.00	101.60	185.19	S65°31'41"E	48°36'09"
C21	241.63	275.00	129.24	233.93	N66°25'55"W	50°20'38"
C22	23.56	15.00	15.00	21.21	N21°21'20"W	90°00'00"
C23	80.36	175.00	40.90	79.66	N10°29'20"E	26°18'40"
C24	103.32	225.00	52.59	102.42	N10°29'20"E	26°18'40"
C25	39.27	25.00	25.00	35.36	S68°38'40"W	90°00'00"
C26	13.62	15.00	7.32	13.16	S02°21'56"E	52°01'12"
C27	169.33	50.00	406.04	99.25	S68°38'40"W	194°02'25"
C28	126.30	275.00	64.28	125.19	S10°29'26"W	26°18'53"
C29	160.24	225.00	83.69	156.88	S23°04'10"E	40°48'20"
C30	195.85	275.00	102.29	191.74	S23°04'10"E	40°48'20"
C31	149.25	325.00	75.97	147.94	S10°29'22"W	26°18'44"
C32	162.50	225.00	84.98	159.00	N22°46'53"W	41°22'53"
C33	124.63	175.00	65.09	122.02	N23°04'10"W	40°48'20"
C34	89.02	125.00	46.49	87.15	N23°04'10"W	40°48'20"
C35	198.62	275.00	103.86	194.33	N22°46'53"W	41°22'53"

CONCURRENT PLATTING
IRON HORSE CANYON UNIT-C, PHASE III
REMAINDER OF 1229.15 ACRES
IRON HORSE CANYON LTD
(VOL. 8061, PGS. 1257-1274 R.P.R.)

LEGEND

G. = GAS
E. = ELECTRIC
T. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R.= FOUND 1/2" IRON ROD.
*F.I.R.= FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

WASTE WATER EDU NOTE

THE NUMBER OF 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. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745, E: 2129377.7379
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983
6. BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.

NOTE:

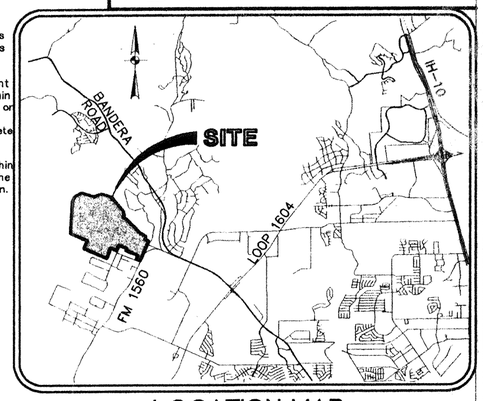
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 8 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

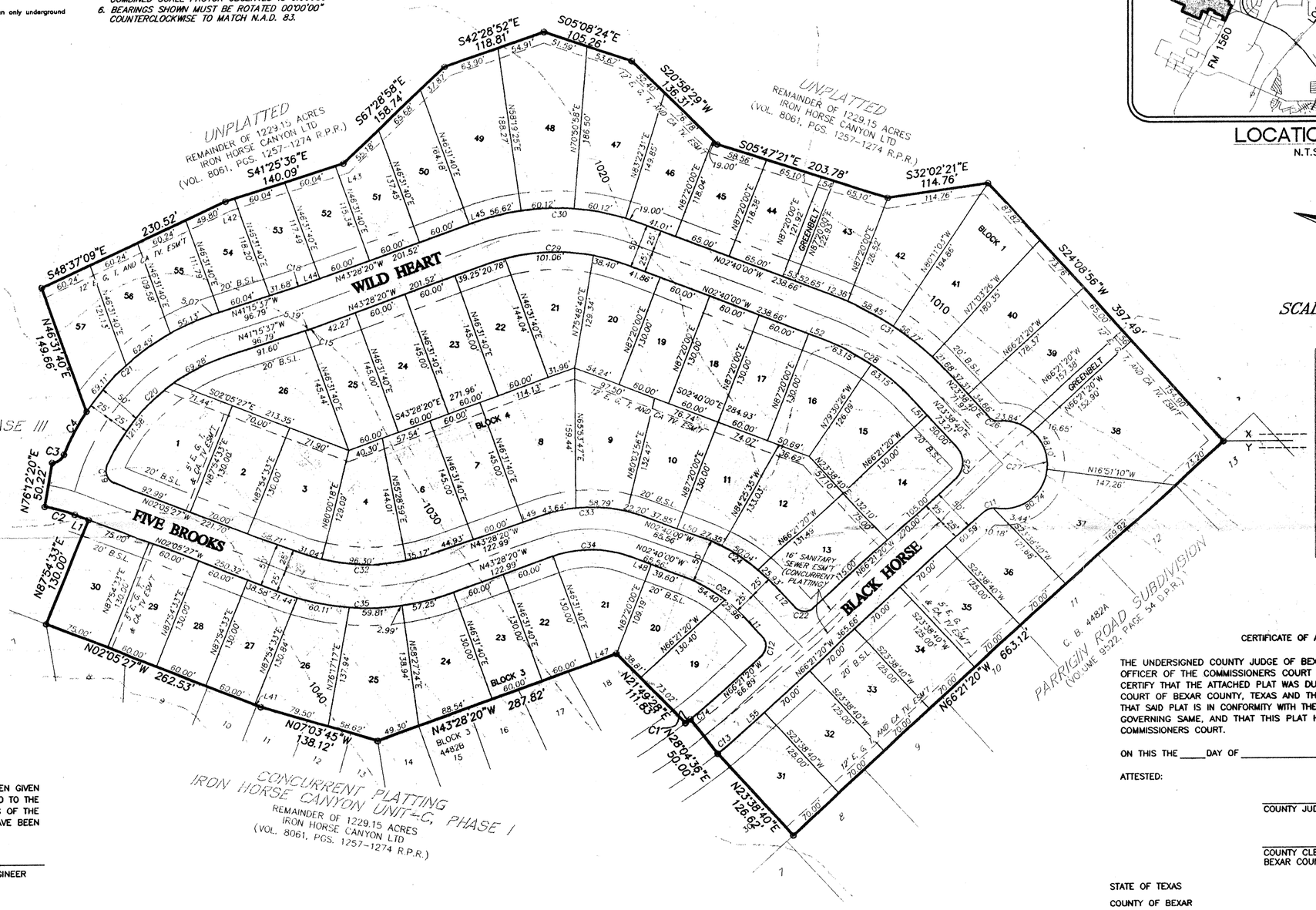
GREY FOREST NOTE

The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicated the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement", "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 GFU monetary loss resulting from modifications required of GFU 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.



LOCATION MAP
N.T.S.



SCALE: 1"= 100'

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.74	S02°05'27"E
L11	34.13	N23°38'40"E
L12	34.13	N23°38'40"E
L41	7.53	S02°05'27"E
L42	10.41	N41°25'36"W
L43	9.60	N41°25'36"W
L44	17.73	N43°28'20"W
L45	3.78	N43°28'20"W
L47	29.98	S43°28'20"E
L48	25.96	S02°40'00"E
L49	18.06	N43°28'20"W
L50	27.71	N02°40'00"W
L51	23.21	N23°38'40"E
L52	16.80	S02°40'00"E
L53	15.00	N02°40'00"W
L54	15.02	N05°47'21"W
L55	25.07	S66°21'20"E
L56	16.00	N24°08'56"E

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

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.

OWNER **DON EVANS**
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING

IRON HORSE CANYON UNIT-C, PHASE II

A 17.18 ACRE, OR 748,512 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING OUT OF THAT 1229.15 ACRE TRACT DESCRIBED IN CONVEYANCE TO IRON HORSE CANYON LTD. IN VOLUME 8061, PAGE 1257-1274 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE CHAS. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482, THE CHAS. TOLZSURVEY NO.431¼, ABSTRACT 734, COUNTY BLOCK 4483, AND THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF IRON HORSE CANYON UNIT-C, PHASE II 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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

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 _____, 20___.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20_____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SHEET 1 OF 1

Date: Sep 10, 2001, 1:56pm User ID: 1082
File: P:\50\58\32\design\civil\phase II\PL5058C2_1.dwg

#671A

JOB NO. 5058-32

PLAT NO. 010544

C.P.S. NOTE:

1. 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 area.

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4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

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NOTES:

1. *1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.*
2. *THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.*
3. *THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.*
4. *N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745, E: 2129377.7379*
5. *DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983*
6. *BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.*

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER
(0.100 AC. SANITARY SEWER ESM'T)
(VARIABLE WIDTH E, G, T, CA.T.V. & DRAINAGE ESM'T)
(PORTION OF 0.290 AC. SANITARY SEWER ESM'T)
DAVID MANN
MANN CUSTOM HOMES
150 NORTH LOOP 1604 E., SUITE 202
SAN ANTONIO, TX 78232
(210) 545-5753

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 _____ A.D. 20____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, AND TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES 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. 20____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER
BART SWIDER
PULTE HOMES OF TEXAS L. P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
PH. (210) 496-2066

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 _____ A.D. 20____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTE:
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WASTE WATER EDU NOTE

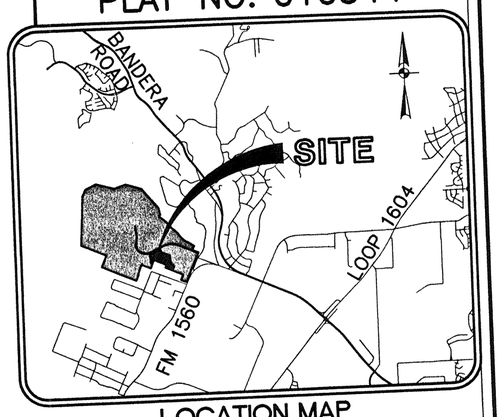
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

LEGEND

C.B. = COUNTY BLOCK
ESM'T. = EASEMENT
G, E, T AND CATV = GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
**F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"*
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

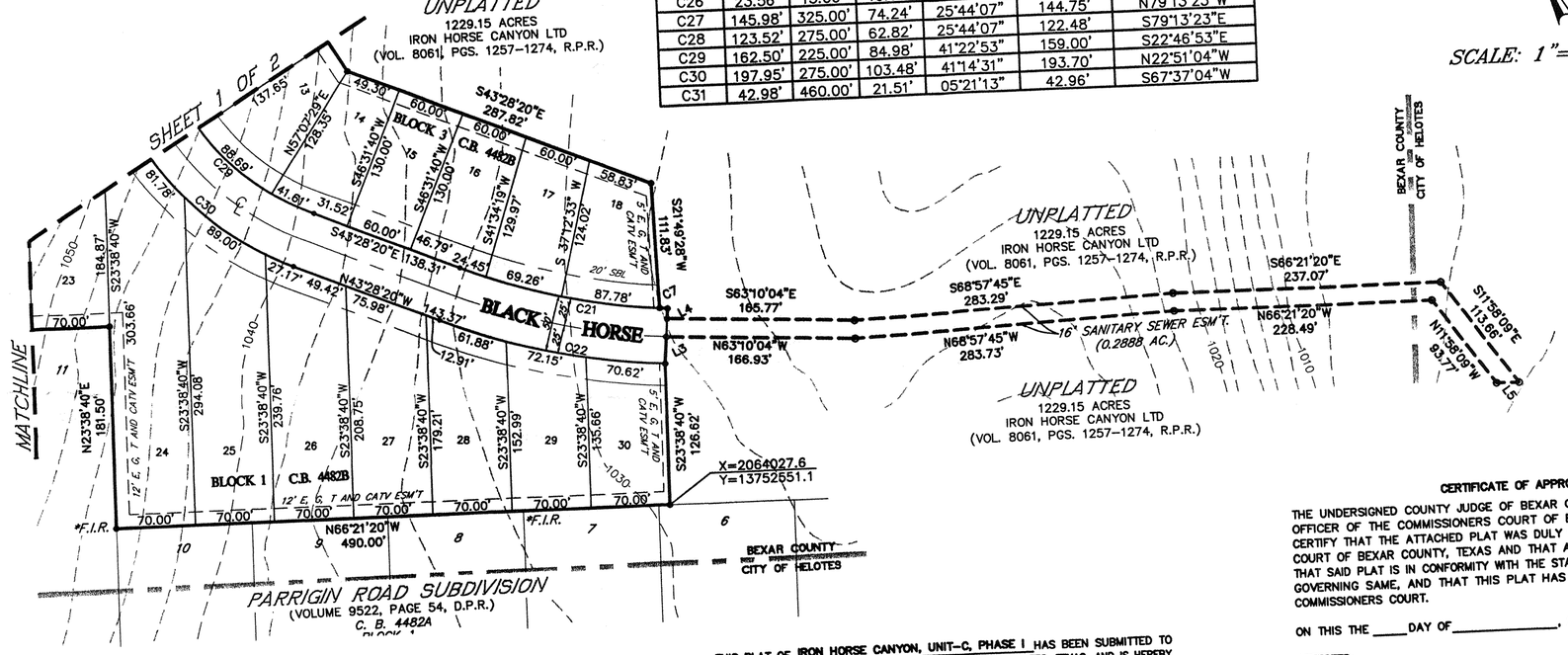
LINE TABLE		
LINE	LENGTH	BEARING
L1	16.00'	N29°51'39"E
L2	6.63'	S25°03'32"E
L3	24.73'	S28°04'36"W
L4	9.27'	S28°04'36"W
L5	19.81'	N65°51'04"W
L6	31.81'	S25°03'32"E
L7	31.58'	N25°03'32"W
L8	30.00'	N66°21'45"W

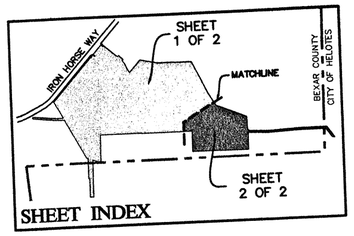
CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	32.06'	430.00'	16.04'	04°16'18"	32.05'	N67°04'37"E
C2	30.31'	75.00'	15.36'	23°09'19"	30.10'	S13°28'52"E
C3	27.05'	125.00'	13.58'	12°24'00"	27.00'	S08°06'12"E
C4	20.75'	15.00'	12.42'	79°14'40"	19.13'	S25°19'08"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S70°03'32"E
C6	7.85'	5.00'	5.00'	89°59'59"	7.07'	S19°56'28"W
C7	7.07'	575.00'	3.54'	00°42'17"	7.07'	S61°54'27"E
C8	169.33'	50.00'	406.04'	194°02'25"	99.25'	N21°21'20"W
C9	90.10'	125.00'	47.10'	41°17'48"	88.16'	S45°42'26"E
C10	126.13'	175.00'	65.95'	41°17'48"	123.42'	N45°42'26"W
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'	N49°39'16"E
C12	39.27'	25.00'	25.00'	90°00'00"	35.36'	N21°21'20"W
C13	126.13'	175.00'	65.95'	41°17'48"	123.42'	S44°17'34"W
C14	162.17'	225.00'	84.79'	41°17'48"	158.68'	N44°17'34"E
C15	13.62'	15.00'	7.32'	52°01'12"	13.16'	N87°38'04"E
C16	7.85'	5.00'	5.00'	90°00'00"	7.07'	S70°03'32"E
C17	20.64'	15.00'	12.33'	78°51'22"	19.05'	S75°37'51"E
C18	29.97'	75.00'	15.19'	22°53'55"	29.78'	S36°30'29"E
C19	25.64'	125.00'	12.87'	11°45'17"	25.60'	S42°04'49"E
C20	23.56'	15.00'	15.00'	90°00'00"	21.21'	N19°56'28"E
C21	188.55'	575.00'	95.13'	18°47'16"	187.70'	S52°51'58"E
C22	204.67'	625.00'	103.26'	18°45'46"	203.76'	N52°51'13"W
C23	280.41'	250.00'	157.02'	64°15'53"	265.94'	S34°13'23"E
C24	224.33'	200.00'	125.62'	64°15'53"	212.75'	N34°13'23"W
C25	23.53'	15.00'	14.96'	89°51'38"	21.19'	S47°09'38"E
C26	23.56'	15.00'	15.00'	90°00'00"	21.21'	S42°54'33"W
C27	145.98'	325.00'	74.24'	25°44'07"	144.75'	N79°13'23"W
C28	123.52'	275.00'	62.82'	25°44'07"	122.48'	S79°13'23"E
C29	162.50'	225.00'	84.98'	41°22'53"	159.00'	S22°46'53"E
C30	197.95'	275.00'	103.48'	41°14'31"	193.70'	N22°51'04"W
C31	42.98'	460.00'	21.51'	05°21'13"	42.96'	S67°37'04"W



LOCATION MAP
N.T.S.

SCALE: 1"= 100'





THIS PLAT OF IRON HORSE CANYON, UNIT-C, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF _____, 20____.

BY: _____
MAYOR

BY: _____
SECRETARY

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 _____, 20____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____ A.D. 20____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SUBDIVISION PLAT OF

IRON HORSE CANYON, UNIT-C, PHASE I

A 22.88 ACRE, TRACT OF LAND BEING OUT OF THAT 1229.15 ACRE TRACT DESCRIBED IN CONVEYANCE TO IRON HORSE CANYON LTD. IN VOLUME 8061, PAGE 1257-1274 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE CHAS. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482, THE CHAS. TOLZ SURVEY NO.431½, ABSTRACT 734, COUNTY BLOCK 4483, AND THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF IRON HORSE CANYON, UNIT-C, PHASE I 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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

SHEET 2 OF 2

JOB NO. 5058-32

#67A

Date: Oct 23, 2001, 4:17pm User ID: bculpepper
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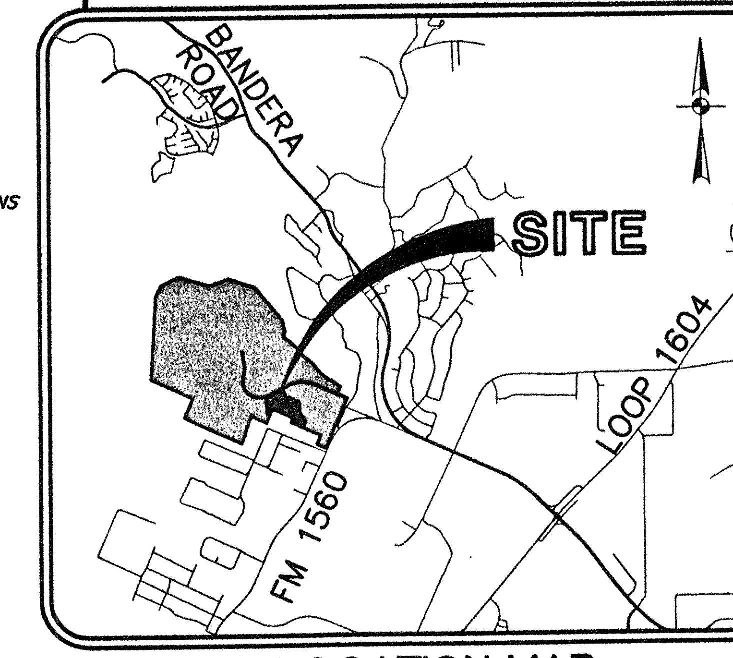
PLAT NO. 010544



LOCATION MAP
N.T.S.

C.P.S. NOTE:

1. 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 area.
2. 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.
3. 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.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GREY FOREST NOTE

The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicated the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement", "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 GFU monetary loss resulting from modifications required of GFU 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.

LEGEND

C.B. = COUNTY BLOCK
ESM'T. = EASEMENT
G, E, T AND CATV = GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
**F.I.R. = FOUND 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON"*
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

WASTE WATER EDU NOTE

THE NUMBER OF 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.

NOTE:

This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

CLEAR VISION NOTE:

NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS SHOWN ON LOT 1, BLOCK 3 AND LOTS 17 AND 18, BLOCK 2.

NOTES:

1. *1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.*
2. *THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.*
3. *THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983.*
4. *N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745, E: 2129377.7379*
5. *DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983*
6. *BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.*

SCALE: 1"= 100'

CLEAR VISION EASEMENT NOTE

NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THE CLEAR VISION EASEMENTS.

THIS PLAT OF IRON HORSE CANYON, UNIT–C, PHASE I HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY COUNCIL OF THE CITY OF HELOTES, TEXAS, AND IS HEREBY HEREBY APPROVED BY SUCH CITY COUNCIL.

DATED THIS _____ DAY OF ______________, 20_____.

BY: ______________________
MAYOR

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, 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. 20______

____
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.

____
OWNER BART SWIDER
PULTE HOMES OF TEXAS L. P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
PH. (210) 496-2066

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 ________
A.D. 20______

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

Date: Oct 23, 2001, 4:16pm User ID: bculpepper
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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 ______________, 20_____.

ATTESTED:

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK
BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-C, PHASE I

A 22.88 ACRE, TRACT OF LAND BEING OUT OF THAT 1229.15 ACRE TRACT DESCRIBED IN CONVEYANCE TO IRON HORSE CANYON LTD. IN VOLUME 8061, PAGE 1257–1274 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE CHAS. MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482, THE CHAS. TOLZ SURVEY NO.431½, ABSTRACT 734, COUNTY BLOCK 4483, AND THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520 ALL IN BEXAR COUNTY, TEXAS.

THIS PLAT OF IRON HORSE CANYON, UNIT–C, PHASE I 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

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF BEXAR

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

____
OWNER
(0.0994 AC. SANITARY SEWER ESM'T)
(VARIABLE WIDTH E, G, T, CA.T.V. & DRAINAGE ESM'T)
(PORTION OF 0.2888 AC. SANITARY SEWER ESM'T)
DAVID MANN
MANN CUSTOM HOMES
150 NORTH LOOP 1604 E., SUITE 202
SAN ANTONIO, TX 78232
(210) 545-5753

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. DAY OF ________
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______
A.D. 20______

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _______ DAY OF ________
A.D. 20______

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

______________________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE RECORDS OF ______________________ OF SAID COUNTY, IN BOOK VOLUME ______________ ON PAGE ______________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______________________ A.D. ______

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: ______________________, DEPUTY

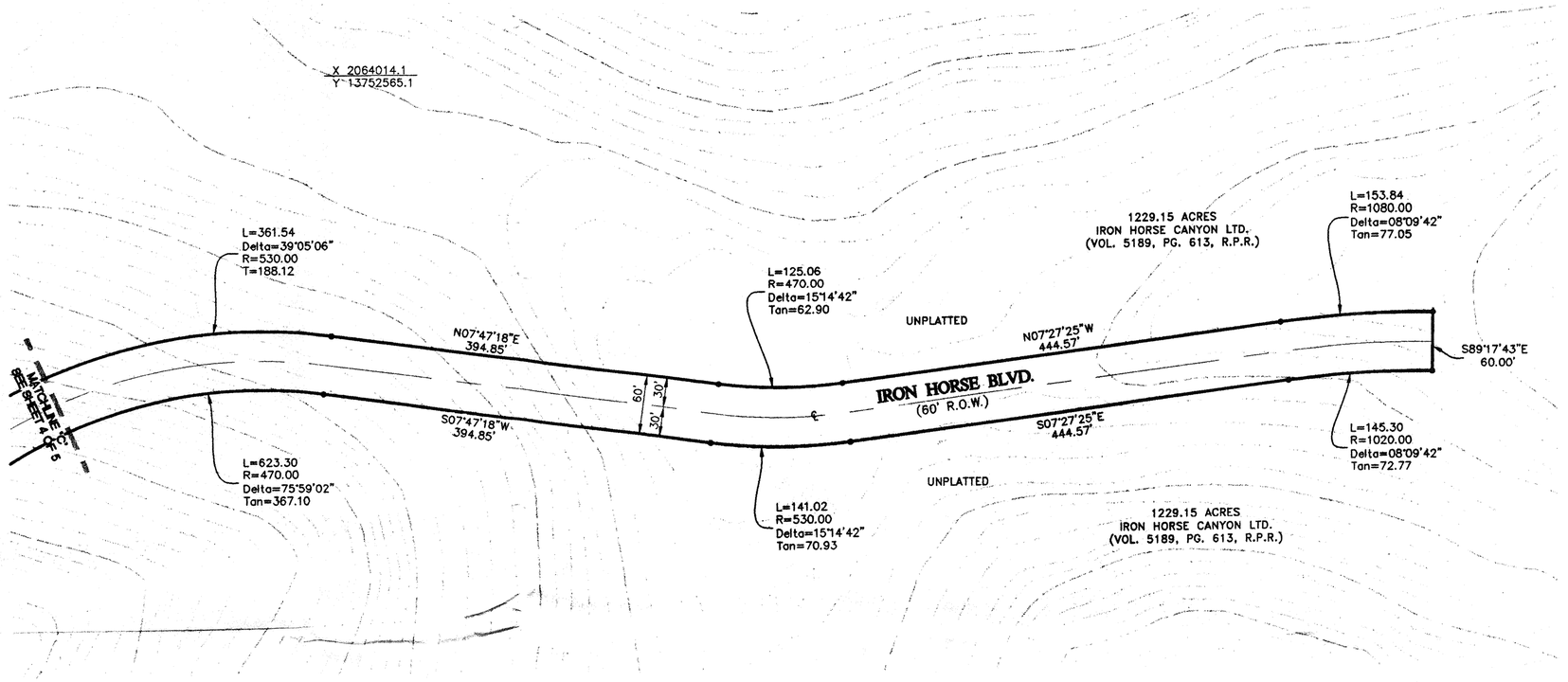
SHEET 1 OF 2

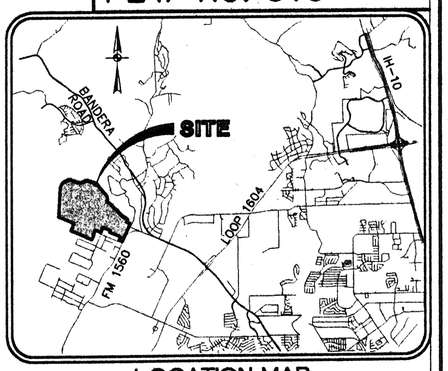
JOB NO. 5058-32

#671A

PLAT NO. 010---

SCALE: 1"= 100'





LOCATION MAP

N.T.S.

LEGEND

G. = ELECTRIC
E. = ELECTRIC
T. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R.= FOUND 1/2" IRON ROD.
*F.I.R.= FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

WASTE WATER EDU NOTE

THE NUMBER OF 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 DEARTMENT.

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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 area.

2. 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.

3. 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.

NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article V, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

DRAINAGE NOTE
NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 _____, 20__.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____

A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,

IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

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. 20_____

_____
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.

_____
OWNER **DAVID MANN**
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78232

_____
DULY AUTHORIZED AGENT

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_____

A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE

The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicated the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement", "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 GFU monetary loss resulting from modifications required of GFU 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.

NOTES:

1. *1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.*
2. *THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.*
3. *THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.*
4. *N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCESTO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745, E: 2129377.7379*
5. *DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983*
6. *BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.*

SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-1

9.191 ACRES OF LAND, BEING OUT OF A 1229.15 ACRE TRACT OF LAND RECORDED IN VOLUME 5182, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY OUT OF THE J.M. ROSS SURVEY NO. 222, ABSTRACT 647, COUNTY BLOCK 4525, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2, ABSTRACT 734, COUNTY BLOCK 4483, OUT OF THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520, OUT OF THE CHARLES MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482 AND OUT OF THE D.S. ALVEY SURVEY NO. 5, ABSTRACT 1036, COUNTY BLOCK 4482 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF *IRON HORSE CANYON, 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

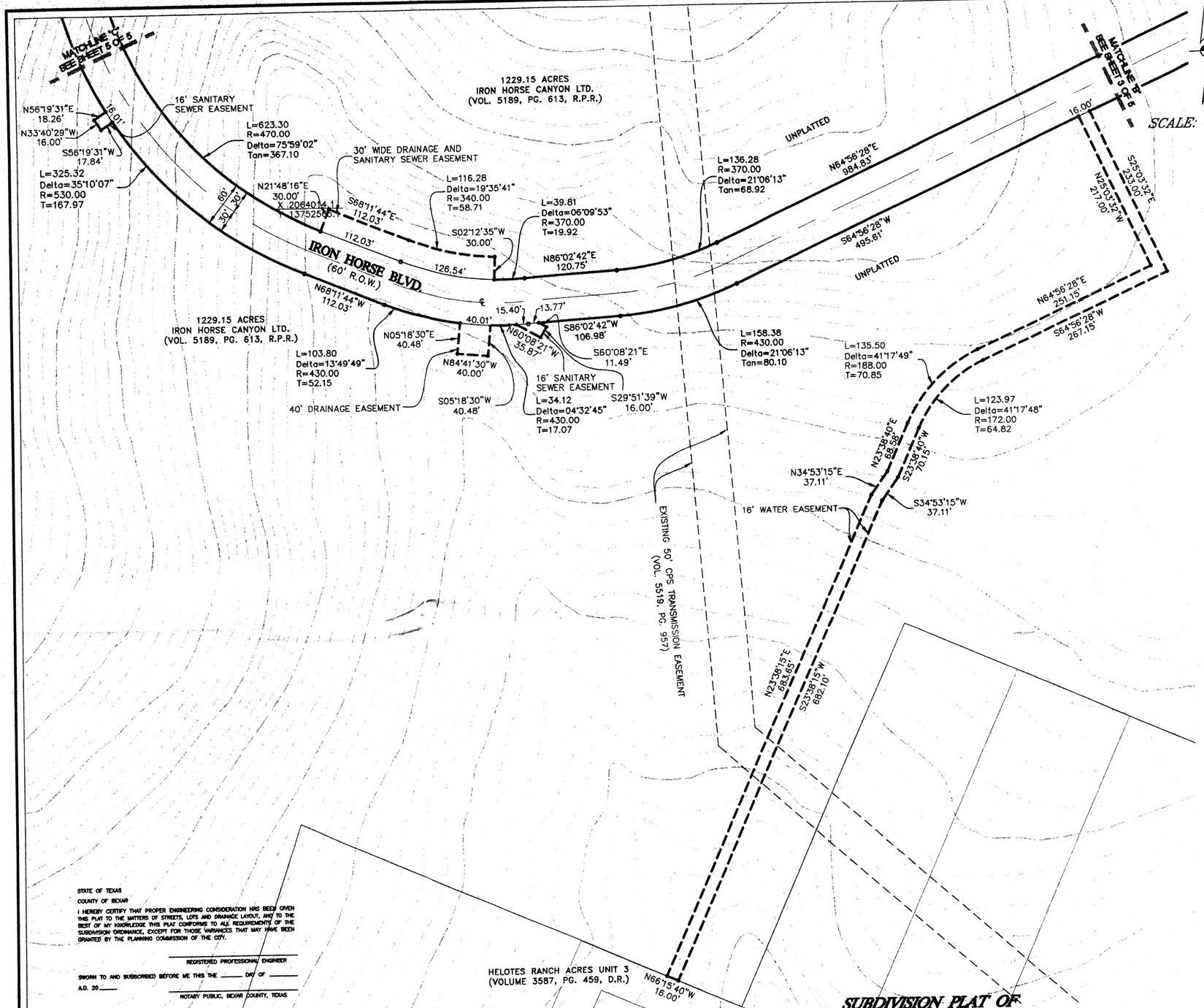
SHEET 5 OF 5

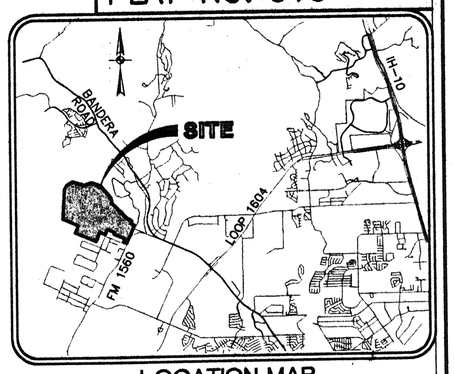
JOB NO. 5058-10

Date: Aug 20, 2001, 11:49am User ID: 1081
File: P:\50\58\10\Design\Civil\PL505810.dwg

#671a

PLAT NO. 010---





LOCATION MAP
N.T.S.

LEGEND
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WASTE WATER EDU NOTE
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C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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 area.

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NOTE:
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DRAINAGE NOTE
NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 _____ , 20__.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
_____ COUNTY CLERK OF SAID COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF_____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF_____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,
IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ , DEPUTY

STATE OF TEXAS
COUNTY OF BEXAR
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. 20_____

_____
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.

OWNER **DAVID MANN**
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78232

_____
DULY AUTHORIZED AGENT

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 _____
A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE
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SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-1

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DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-378-9000

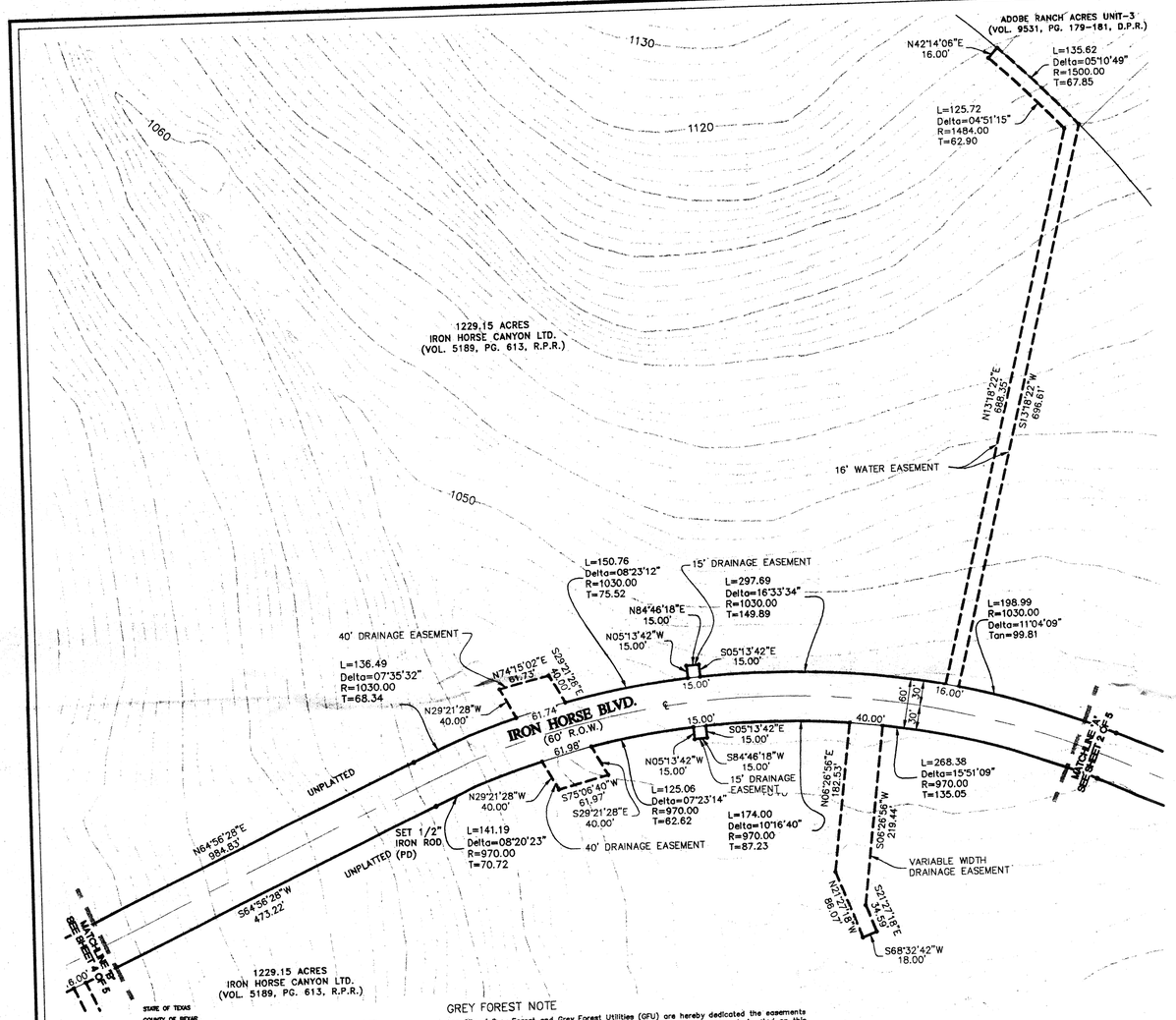
SHEET 4 OF 5

JOB NO. 5058-10

#671A

Date: Aug 20, 2001, 11:49am User ID: 1081
File: P:\50\58\10\Design\Civil\PL505810.dwg

PLAT NO. 010---



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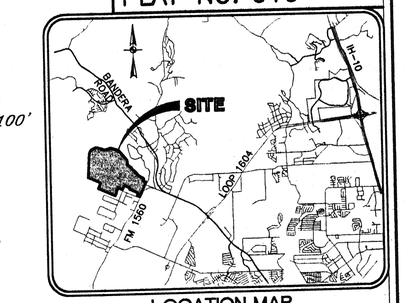

LOCATION MAP

N.T.S.

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CERTIFICATE OF APPROVAL

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ON THIS THE ____DAY OF _____, 20__.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____
A.D. 20____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL ENGINEER

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STATE OF TEXAS
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DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

SHEET 3 OF 5

JOB NO. 5058-10

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Date: Aug 20, 2001, 11:49am User ID: 1081
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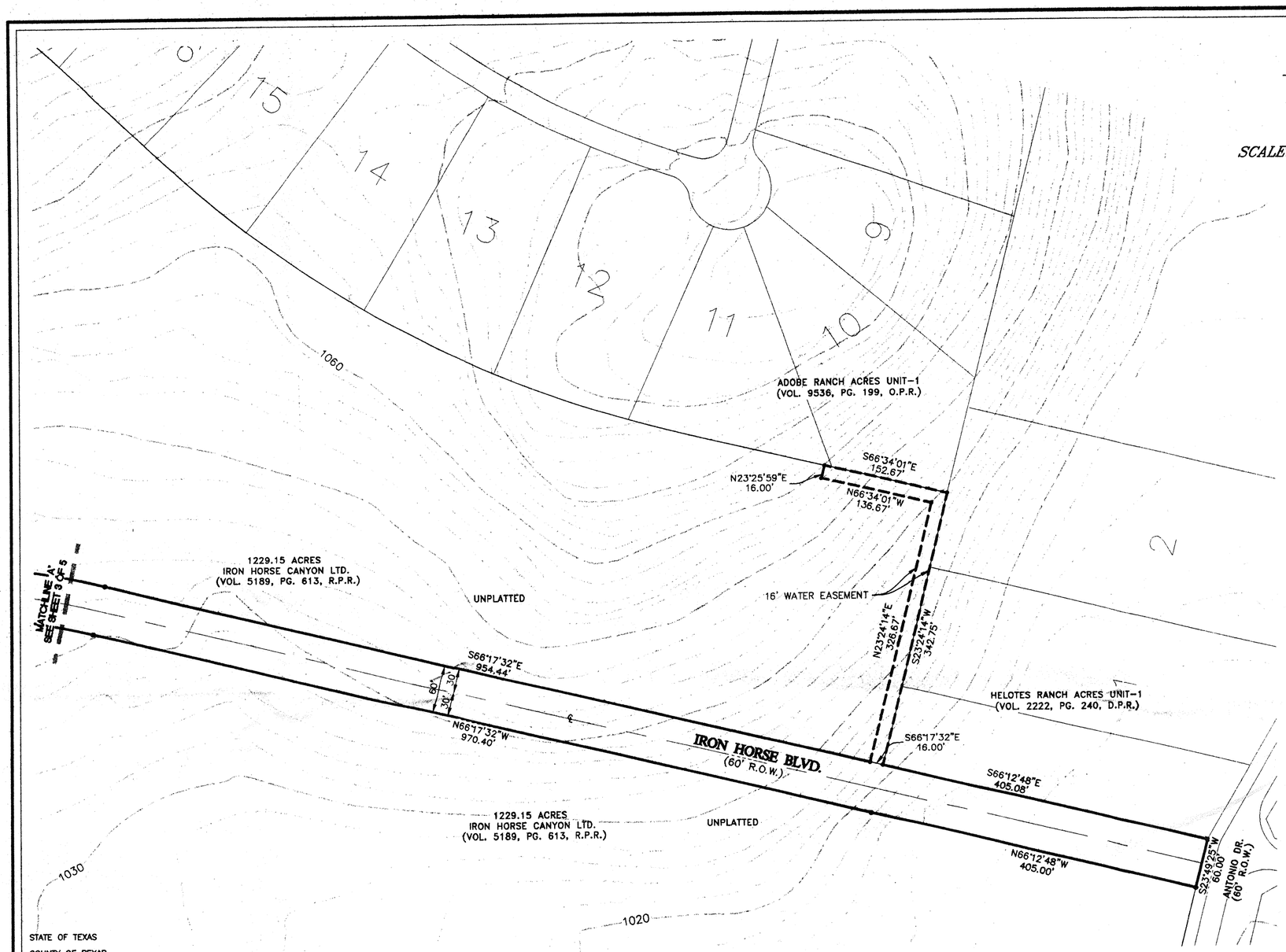
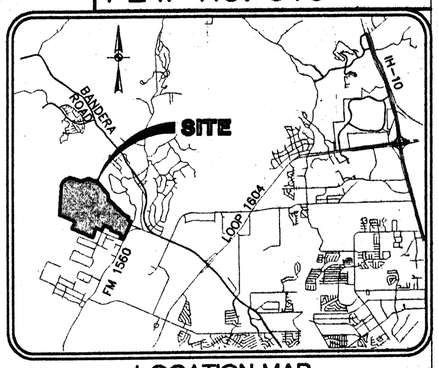
PLAT NO. 010---





LOCATION MAP

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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 _____ , 20__.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____

A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT_____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT_____ M. IN THE RECORDS OF _____ OF SAID COUNTY,

IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ , DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

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. 20_____

_____
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.

_____
OWNER **DAVID MANN**
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78232

_____
DULY AUTHORIZED AGENT

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_____

A.D. 20_____

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE

The City of Grey Forest and Grey Forest Utilities (GFU) are hereby dedicated the easements and rights-of-way for gas distribution and service facilities in the areas designated on this plat as "Gas Easement", "Service Easement" and "Utility Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and burying conduits or pipelines, 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 GFU monetary loss resulting from modifications required of GFU 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.

NOTES:

1. *1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.*
2. *THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.*
3. *THE BEARINGS FOR THIS PLAT ARE BASED ON THE STATE PLANE COORDINATE PROJECTION FOR THE SOUTH CENTRAL ZONE OF TEXAS FROM THE NORTH AMERICAN DATUM OF 1983 RECORDS OF BEXAR COUNTY, TEXAS.*
4. *N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD04) REFERENCESTO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N: 13731522.2197, E: 2140520.8364 OBLATE, 1953 (P.I.D. #AY1961) N: 13731295.2612, E: 2127038.6019 BITTERS, 1953 (P.I.D. #AY0072) N: 13756584.2745, E: 2129377.7379*
5. *DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR OBSERVED IS 0.99983*
6. *BEARINGS SHOWN MUST BE ROTATED 00°00'00" COUNTERCLOCKWISE TO MATCH N.A.D. 83.*

SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-1

9.191 ACRES OF LAND, BEING OUT OF A 1229.15 ACRE TRACT OF LAND RECORDED IN VOLUME 5182, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY OUT OF THE J.M. ROSS SURVEY NO. 222, ABSTRACT 647, COUNTY BLOCK 4525, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2, ABSTRACT 734, COUNTY BLOCK 4483, OUT OF THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520, OUT OF THE CHARLES MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482 AND OUT OF THE D.S. ALVEY SURVEY NO. 5, ABSTRACT 1036, COUNTY BLOCK 4482 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF *IRON HORSE CANYON, 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

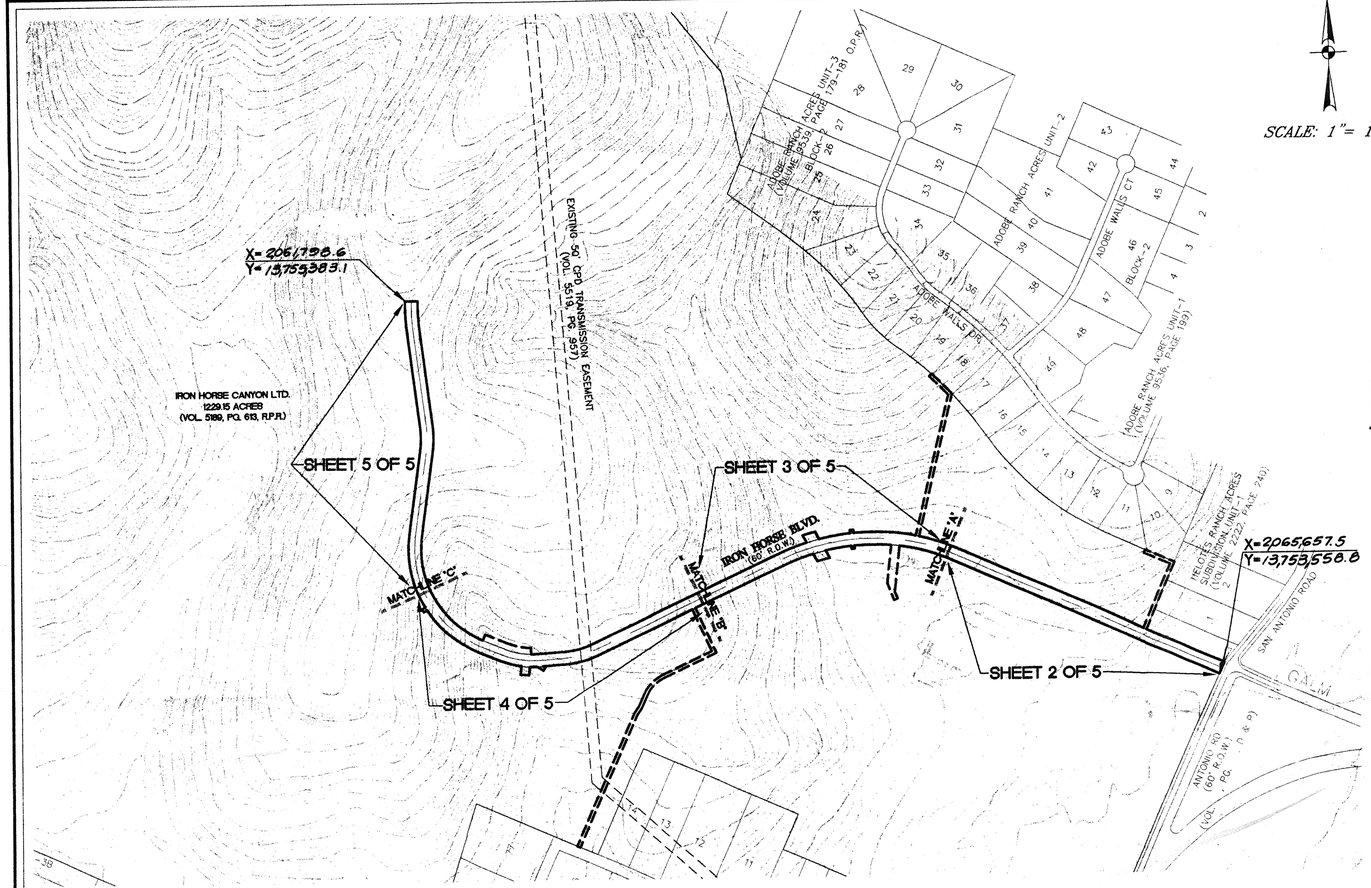
SHEET 2 OF 5

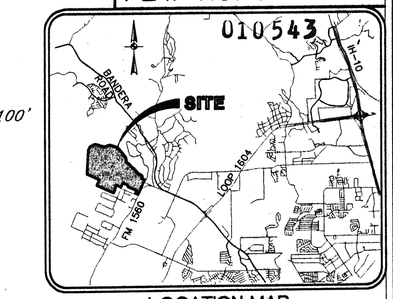
JOB NO. 5058-10

Date: Aug 20, 2001, 11:48am User ID: 1081
File: P:\50\58\10\Design\Civil\PL5058I0.dwg

67A

PLAT NO. 010---





LOCATION MAP
N.T.S.

LEGEND
G. = ELECTRIC
E. = ELECTRIC
T. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD.
*F.I.R. = FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON".

WASTE WATER EDU NOTE
THE NUMBER OF 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 DEARTMENT.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicating 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 area.

2. 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.

3. 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.

NOTE:
This subdivision is within the Edwards Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof.

No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TNRCC office, and the application has been approved by the executive director of the TNRCC.

DRAINAGE NOTE
NO CONSTRUCTION, IMPROVEMENTS OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/ 100 YEAR FLOODPLAIN.

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 _____, 20__.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE_____ DAY OF _____

A.D. 20_____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

_____ COUNTY CLERK OF SAID COUNTY,

DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D._____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D._____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY,

IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ , DEPUTY

STATE OF TEXAS

COUNTY OF BEXAR

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. 20_____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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OWNER **DAVID MANN**
IRON HORSE LIMITED
150 N. LOOP 1604 E, SUITE 202
SAN ANTONIO, TX 78232

DULY AUTHORIZED AGENT

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_____

A.D. 20_____

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

GREY FOREST NOTE

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INDEX MAP

SUBDIVISION PLAT OF
IRON HORSE CANYON, UNIT-1

9.191 ACRES OF LAND, BEING OUT OF A 1229.15 ACRE TRACT OF LAND RECORDED IN VOLUME 5182, PAGE 613 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY OUT OF THE J.M. ROSS SURVEY NO. 222, ABSTRACT 647, COUNTY BLOCK 4525, OUT OF THE CHARLES STOLZ SURVEY NO. 431 1/2, ABSTRACT 734, COUNTY BLOCK 4483, OUT OF THE J. HOFFMAN SURVEY NO. 10, ABSTRACT 1209, COUNTY BLOCK 4520, OUT OF THE CHARLES MULLER SURVEY NO. 431, ABSTRACT 534, COUNTY BLOCK 4482 AND OUT OF THE D.S. ALVEY SURVEY NO. 5, ABSTRACT 1036, COUNTY BLOCK 4482 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ IRON HORSE CANYON, 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. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS
CIVIL & ENVIRONMENTAL
555 EAST RAMSEY, SAN ANTONIO, TEXAS 78216 210-375-9000

SHEET 1 OF 5

#67|a JOB NO. 5058-10

Date: Aug 20, 2001 11:48am User ID: 1081
File: P:\50\58\10\Design\Civil\PLS05810.dwg

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: 4/26/01 Name of POADP: Iron Horse Canyon

Owners: Mann Custom Homes, LTD Consulting Firm: Pape-Dawson Engineers, Inc.

Address: 150 N. Loop 1604 E. Suite 202 Address: 555 East Ramsey

Zip Code: San Antonio, Texas 78232 Zip Code: San Antonio, Texas 78216

School District: Northside I.S.D. Phone: (210) 375-9000

Existing zoning: n/a Proposed zoning: n/a

Site is over/within/includes:

Edwards Aquifer Recharge Zone:	☒ Yes	☐ No
Projected # of Phases:	☒ Yes	☐ No
San Antonio City Limits?	☐ Yes	☒ No

Council District: n/a

Ferguson map grid 546 C1

Land area being platted:

	Lots	Acres
Single Family (SF)	603	636
Multi-family (MF)	0	0
Commercial and non-residential	0	0

RECEIVED 01 MAY -3 PM 4:36 DEPT. OF PLANNING LAND DEVELOPMENT SERVICES DIVISION

Is there a previous POADP for this Site? Name Iron Horse Canyon No. 461, 671

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

Plats associated with this POADP or site? Name _____ No. _____

Name _____ No. _____

Name _____ No. _____

Contact Person and authorized representative:

Print Name: Song Tan Signature: Song Tan

Date: 4/26/01 Phone: (210) 375-9000 Fax: (210) 375-9010

49/86/01/WORD/S/000801A1

☒ 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, 8½ 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 Thoroughfares that are adjacent to the property or included within the boundaries.

F.M. 1560

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: Song Tan Signature: _____

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

CITY OF SAN ANTONIO

October 3, 2001

Mr. Song Tan

Pape – Dawson Engineers, Inc.
555 East Ramsey
San Antonio, TX 78216

Re: Iron Horse Canyon (Amending) POADP # 671-A

Dear Mr. Tan:

The City Staff Development Review Committee has reviewed Iron Horse Canyon Master Development Plan (MDP) (Formally POADP) # 671-A. Please find enclosed a signed copy for your files. Your plan was accepted, however please note the following:

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

PLANNING DEPARTMENT · P.O. BOX 839966 · SAN ANTONIO, TEXAS 78283-3966
TEL: (210) 207-7900 TTY: (210) 207-7311 FAX: (210) 207-4441

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 MDP (Formally POADP) will be invalid.

All Platting will have to comply with the Unified Development Code, Master Plan and Major Thoroughfare Plan for the city of San Antonio.

If you have any questions regarding this matter, please contact Mr. Michael O. Herrera, at (210) 207-7038.

Sincerely,

Emil R. Moncivais AIA, AICP
Director of Planning

EM/MH. Jr.

cc: Bob Opitz, P. E., Land Development Services

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☐ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☒ Bexar County Public Works

FROM: Michael O. Herrera, Planner II Date 5-8-01

==========

POADP NAME: IRON HORSE CANYON (AMENDING 671-A)

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 5-18-01 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: Approval pending on the following comments:
(1) Has a flood study been completed to determine BFEs?
(2) Turnaround distances?
(3) Soil Classification & site evaluation
(4) Ground water availability

Arnold Encalada — Civil Engineer — 5-18-01

Signature — Title — Date

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

- ☐ Public Works: ⇨ Streets ⇨ Drainage
- ☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection
- ☐ Major Thoroughfare
- ☐ Traffic T.I.A.
- ☐ Zoning
- ☐ Bexar County Public Works

FROM: Michael O. Herrera, Planner II

Date 5-8-01

==========

POADP NAME: IRON HORSE CANYON (AMENDING 671-A)

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 5-18-01 before the POADP committee.

☐ I recommend approval W/ ☐ I do not recommend approval

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

Comments: address all outstanding comments from reviewers

Signature	Title	Date
[illegible]	Planner II	05-25-01

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Subdivision Section

REQUEST FOR REVIEW of POADP

TO:

☐ Public Works: ⇨ Streets ⇨ Drainage

☐ Building Insp.: ⇨ Tree Preservation ⇨ Fire Protection

☒ Major Thoroughfare ☐ Traffic T.I.A.

☐ Zoning ☐ Bexar County Public Works

Recieved 5-18-01

FROM: Michael O. Herrera, Planner II Date 5-8-01

POADP NAME: IRON HORSE CANYON (AMENDING 671-A)

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 5-18-01 before the POADP committee.

PENDING TXDOT RELEASE

☒ **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: F.M. 1560 IS ON THE MTP AND TXDOT SYSTEM REQUIRING A MIN. OF 86' ROW AND TXDOT RELEASE. PROPOSE PLAT

Signature	Title	Date
	Planner	052401

May 8, 2000 MH Jr.

City of San Antonio
Planning Department
Master Development Plan Section

REQUEST FOR REVIEW

(Check One) **Date:** 8/13/01

- ❑ Master Development Plan (MDP) (Formally POADP)
- ❑ MDP/ P.U.D. Plan (combination)
- ❑ Master Plan Community District (MPCD)
- ❑ Traditional Neighborhood Development(TND)
- ❑ Plat Certification Request
- ❑ P.U.D. Plan
- ❑ Mixed Used District (MXD)
- ❑ Military Airport Overlay Zone (MOAZ)
- ❑ Manufactured Home Park Plan (MHPP)
- ❑ Pedestrian Plan (PP)

Project Name: Iron Horse Canyon **FILE #**

Major thoroughfare, Neighborhoods, Master Plan, Master Development Plan and Historic Preservation)

To:
- ❑ Master Development Plan
- ❑ Major Thoroughfare
- ❑ Neighborhoods
- ❑ Historic
- ❑ SAWS Aquifer
- ❑ Other:
- ❑ Street and Drainage
- ❑ TIA
- ❑ Zoning
- ❑ Tree Preservation
- ❑ Fire Protection
- ❑ Bexar County Public Works

Note: 15 copies (folded) with Request for Review forms (attached) for respective departments or agencies

City of San Antonio Planning Department use

FROM: Michael O. Herrera, Planner II **Date :**

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 schedule meeting. Your written comments are strongly encouraged for documentation in the file.

This item is tentative scheduled for _____ before the (MDP) committee

June 28, 2001

☑ 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: _____

[signature]	Sr Eng Assoc.	8/23/01
Signature	Title	Date

Please returned this form to Michael O. Herrera, Planner II by next scheduled meeting.

June 28, 2001

CITY OF SAN ANTONIO
Public Works Department

Interdepartment Correspondence Sheet

TO: Michael Herrera, Planning Department

FROM: Development Services Engineering Division

COPIES TO: File

SUBJECT: Iron Horse Canyon, POADP Level 2 T.I.A.

Date: August 14, 2001

The Development Services Engineering Division has reviewed the Level-2 Traffic Impact Analysis for the Iron Horse Canyon, POADP (776 acres). The analysis is in compliance with the Traffic Impact Analysis (TIA) Ordinance 91700.

The Iron Horse Canyon Development will be completed in one phase consisting of 647 single-family units. The project is expected to be complete in the year 2004. The Level 2 TIA (February 2001) submitted by Pape-Dawson Engineers, Inc. indicates that this development is anticipated to generate 6,192 Average Daily Trips (ADT). This is a dramatic improvement from the previous TIA (December 1999) submitted by Parsons Transportation Group. In the previous TIA this development was anticipated to generate 14,748 ADT.

The TIA recommends that a traffic signal be installed at the intersection of FM 1560 and Galm Road. This traffic signal should be operational by the time the 100th home is constructed in the proposed development. Also, the TIA recommends that a right turn lane be provided on FM 1560 at Galm Road. TIA Reviews recommends that Galm Road be realigned in order to flatten the curve and produce a longer tangent to allow capacity for left turn storage on Galm Road. Pape-Dawson concurs that improving the alignment of Galm Road will improve future intersection operations. Additionally the proposed ADT will be distributed through one access point, however, a secondary 24-foot gated emergency access point is provided from Parrigin Road. TxDOT recommends the closure of Antonio Road between Galm Road and FM 1560. The recommendation mentioned above are all off-site improvements that are solely due to the proposed development. However, since the recommended improvements are not adjacent to the property funding resources depend on either TxDOT or the City of San Antonio and not the developer. Funding is not available at this time and funding is not planned for the completion date of this project by 2004.

Richard L. De La Cruz, P.E.
Senior Engineer, TIA Review

Approved by:

Robert W. Opitz, P.E.
Chief Engineer, Development Services
Engineering Division

RWO/RLD
ID 2001TIA0531

Michael Herrera

From: Richard De La Cruz
Sent: Friday, August 24, 2001 4:25 PM
To: Michael Herrera
Subject: RE: Iron Horse

The ADT's from the A-B road change to the end of the development, including the park (county park.

2330 ADT's

Residential Collector - 1,500 to 5,000 ADT's with 60' of ROW.

The developer is required to provide 60' of ROW.

-----Original Message-----
From: Michael Herrera
Sent: Friday, August 24, 2001 3:24 PM
To: Richard De La Cruz
Subject: RE: Iron Horse

Thanks for the info.

-----Original Message-----
From: Richard De La Cruz
Sent: Friday, August 24, 2001 3:22 PM
To: Michael Herrera
Subject: FW: Iron Horse

Information that I received from Pape - Dawson.

-----Original Message-----
From: Gilmer Gaston [mailto:ggaston@pape-dawson.com]
Sent: Friday, August 24, 2001 2:28 PM
To: Richard De La Cruz
Subject: Iron Horse

Iron Horse is going to provide public access to wilderness preserve. The "park" property will apparently be a nature preserve under Proposition 3. Ultimate access will be via Government Canyon. The stub out was a last minute requirement from the City. If it is Prop 3 like the land up near PGA, supposedly the city will not develop into a park with playgrounds, etc. Some of the Prop 3 land will not even have hiking trails.

This is all I could find out. Our developer is opposed to providing the link.

Gilmer D. Gaston, P.E.
Sr. Transportation Manager
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

T: 210-375-9000
F: 210-375-9010

Michael Herrera

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Gilmer D. Gaston, P.E.
Sr. Transportation Manager
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

T: 210-375-9000
F: 210-375-9010
M: 210-912-3513

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

INVOICE
2190185

AMT ENCLOSED _____

AMOUNT DUE 381.10
INVOICE DATE 5/7/2001
DUE DATE 5/07/2001

50-04-5573
MANN CUSTOM HOMES LTD.
150 N. LOOP 1604 EAST,STE.202
S.A. TX. 78232

PHONE: 000 - 0000

POADP
IRON HORSE CANYON
FACILITY LOCATION: 100 COMMERCE ST W

INVOICE DATE	INVOICE	ACCOUNT	DUE DATE	OFFICE HOURS
5/7/2001	2190185	50-04-5573	5/07/2001	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:	05/06/2001		CK#26Q	IRON HORSE
END	05/06/2001			

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

CITY OF SAN ANTONIO
PLANNING-FOURTH FLOOR P.O. BOX 839975 SAN ANTONIO, TX 78283-3975

↓

Security enhanced document. See back for details.

Iron Horse Canyon, LTD

26

30-84/1140
8

DATE 3/9/01

PAY TO THE ORDER OF The City of San Antonio $381.10

Three hundred eighty-one dollars & 10/xx DOLLARS

Security features are included. Details on back.

CaminoReal Bank

FOR Revised POADP

MP

⑆114000844⑆ ⑈2578083⑈

GUARDIAN & SAFETY ©Darkenmerican BA

Security enhanced document. See back for details.

Iron Horse Canyon Ltd

30-8

DATE 3 may '01

PAY TO THE ORDER OF City of San Antonio $ 800

Eight hundred & 00/100 DOLLARS

CaminoReal Bank

FOR T.I.A. - iron hrse

⑆114000844⑆ ⑈2578003⑈

©Clarke American BA

GUARDIAN ® SAFETY

TRANSMITTAL

To: City of San Antonio Planning Department **Date:** 4/25/01

Attn: Mr. Mike Herrera

114 W. Commerce

San Antonio, TX 78283

Re: Iron Horse Canyon

QUANTITY	DESCRIPTION
6	POADP
1	POADP Application
1	Check for $381.10 (POADP), Check for $800 (TIA)
3	Traffic Impact Analysis
1	Copy of Previous Approval Letter
1	Disk with POADP file

If enclosures are not as noted, kindly notify us at once.

☒ **For Approval** ☐ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS

RECEIVED
01 MAY -3 PM 4:35
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

From: Todd Blackmon **Project No.:** 5058-02

cc: File

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

RECEIVED
01 AUG -7 PM 3:13
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: Planning Dept.
Mike Herrera
114 W. Commerce (4th Floor)
San Antonio, TX 78283-3966

Date: 8/07/01

Re: Iron Horse Canyon

QUANTITY	DESCRIPTION
3 bluelines	Iron Horse Canyon POADP

If enclosures are not as noted, kindly notify us at once.

☐ **For Approval** ☒ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS __

From: Marco Lopez
(for Todd Blackmon)

Project No.: 5058-02

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

RECEIVED

01 SEP 26 PM 3:39

DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

To: Mike Herrera (Planning Dept.)
City of San Antonio-4th Floor
114 W. Commerce
Main Plaza Bldg
San Antonio, TX 78283

Date: 9/26/01

Re: Iron Horse Canyon

QUANTITY	DESCRIPTION
8 ea.	Preliminary Overall Area Development Plan

If enclosures are not as noted, kindly notify us at once.

☐ **For Approval** ☒ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

COMMENTS: Please call if you have any questions. Thanks, Todd

From: Barry Zuercher
(For Todd Blackmon)

Project No.: 5058.05

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

TRANSMITTAL

To: Planning Department

Date: 9/19/01

Attn: Mr. Mike Herrera
(3rd Floor)

FILE EN 671-A

Re: Iron Horse ~ PDRDP

QUANTITY	DESCRIPTION
8	PDRDP

If enclosures are not as noted, kindly notify us at once.

☑ For Approval ☐ For Your Use ☐ As Requested ☐ For Review and Comment

COMMENTS

Mike : I spoke w/ Mr. Kevin Love relatives to public roadway & private roadway on this developments. It appears that there's no impact on the PDRDP approval. I'm sending you 8 prints to replace previously submitted copies. We are looking forward for your approval.

From: Song Tan

Project No.: 5058.02

cc: Kevin Love (7th floor)

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com

FAX

To: Kevin Love

Fax: 207-4406

Date: 9-19-01

Re: Iron Horse - POADP - cc- transmittal

Total Pages (Including Cover): 2

Comments:

8 Bls of Iron Horse POADP have been sent to Mr. Mike Herrera.

Confidentiality Note: The information contained in this facsimile message is priviledged and confidential and is intended only for the use of the addressee. If you have received this message in error, please notify us by telephone immediately so that we can arrange for the return of the original documents to us at no cost to you.

☐ **For Approval** ☒ **For Your Use** ☐ **As Requested** ☐ **For Review and Comment**

From: Marco Lopez (for Song Tan) **Project No.:** 5058-02

cc:

PAPE-DAWSON ENGINEERS, INC.

555 East Ramsey | San Antonio, Texas 78216 | Phone: 210.375.9000 | Fax: 210.375.9010 | info@pape-dawson.com