NORTH ELLISON DR. TRACT

PRELIMINARY OVERALL DEVELOPMENT PLAN

LOCATION

Located Outside City Limits
Outside Edwards Aquifer
Ferguson Map Grid 612 D3

DEVELOPMENT SUMMARY

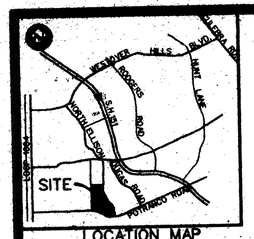
Total Land Area : 79.15 Acres ±
Total Number of Lots : 498±
Density : 6.29 Units Per Acre

UTILITIES

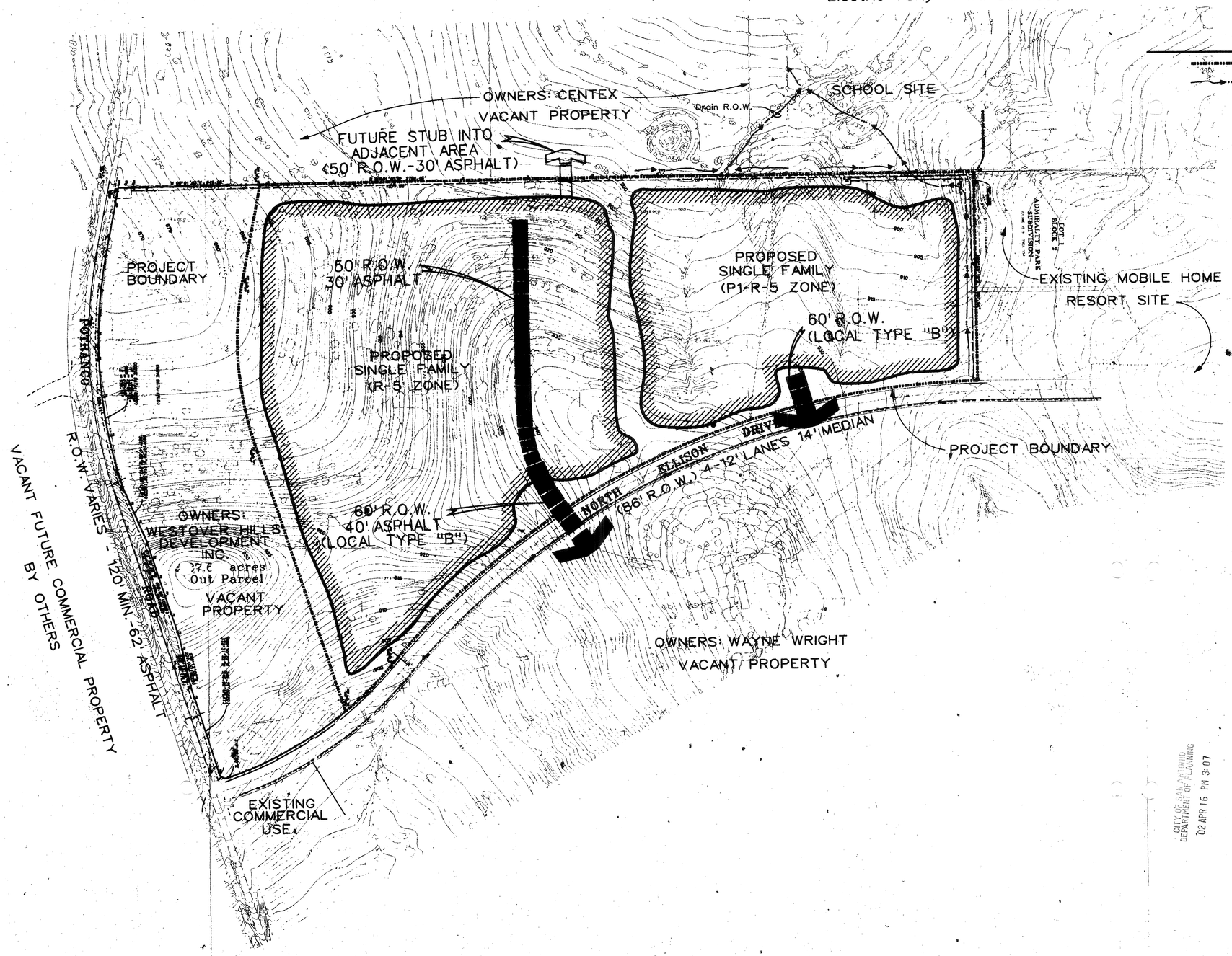
Water : San Antonio Water System
Sewer : San Antonio Water System
Telephone : S.W. Bell Telephone
Electric : City Public Service

GENERAL NOTES

1. All Streets Shown Hereon Are Local Type 'A' Streets (50' ROW, 30' Asphalt), Unless Other Wise Shown.
2. Typical Lot Size: 4200 Sq. Ft.



LOCATION MAP



LEGEND

Project Boundary
Drain R.O.W.

PLAN HAS BEEN ACCEPTED BY
COSA
(date) 6-21-00 (initials)
If no plats are filed, plan will expire
On 6-23-02
1st plat filed on

RECEIVED
'00 OCT -5 AM 10:18
DEPT. OF PLANNING
LAND DEVELOPMENT
SERVICES DIVISION

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3:07

SCALE: 1"=200'
DATE: 3-2-00

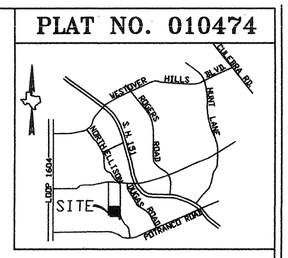
KAUFMAN & BROAD
LAND PLANNING TEAM
HOMEBUILDING - NEIGHBORHOOD DEVELOPMENT
4800 Fredericksburg at Loop 410 P.O. Box 5250 Zip 78201-0250
San Antonio, Tx. 78201 (210) 344-1111 FAX (210) 979-0972

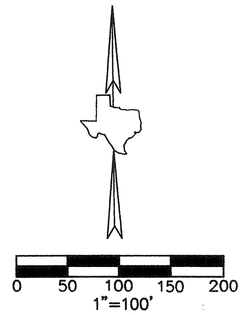
VRP#02-04-084

Doc# 20010189395
Book: 9552
Page: 97
Filed & Recorded
10/26/2001 01:28:01 PM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING $ 25.00
RECORDS MANAGEM $ 5.00
COURTHOUSE SECU $ 1.00

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3:07

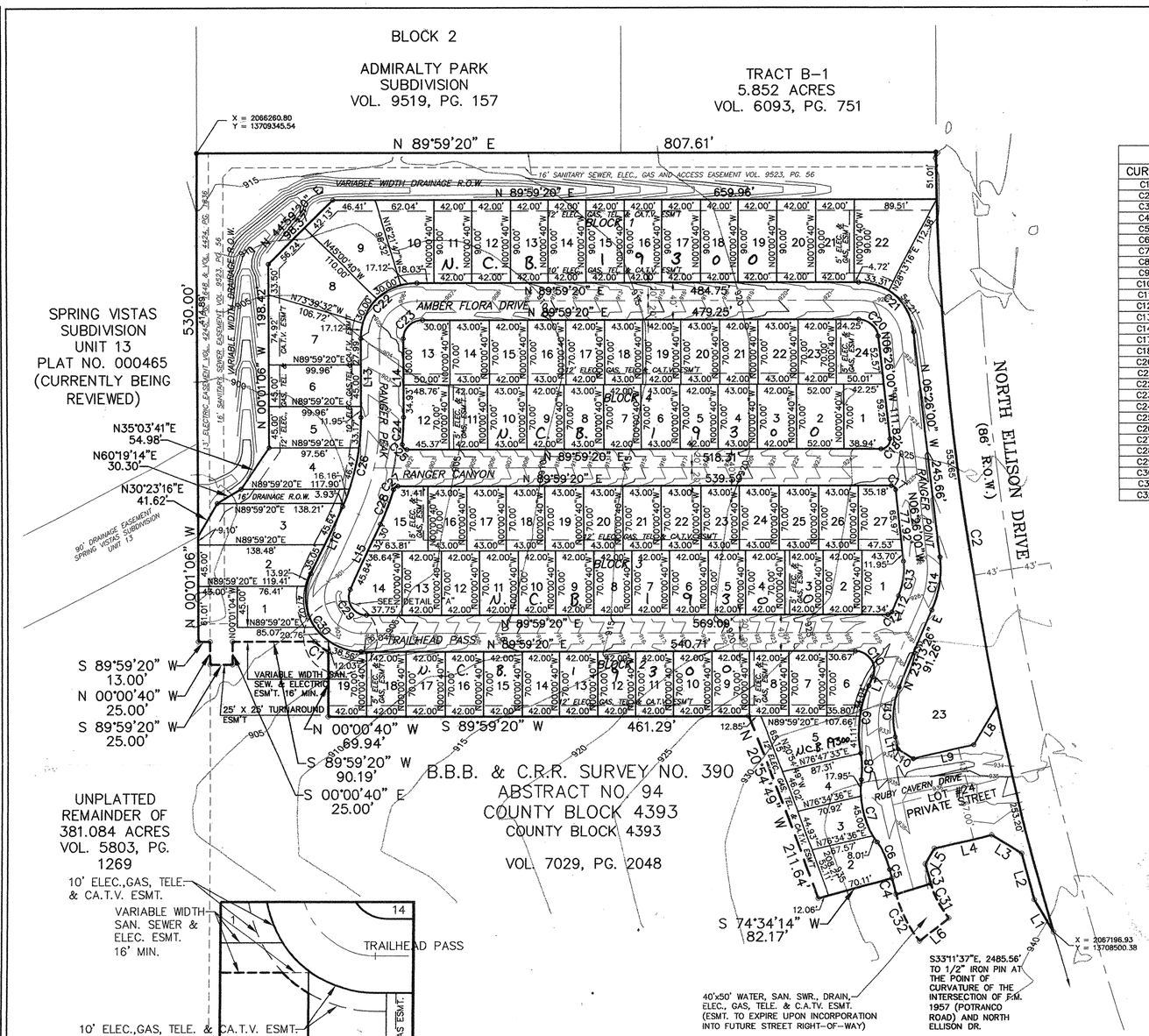
PLAT NO. 010474

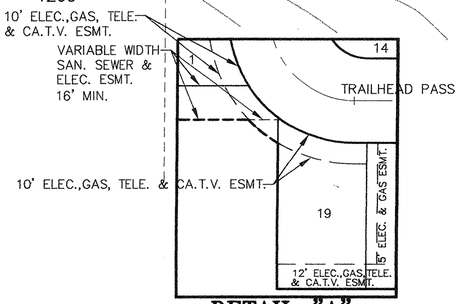




LEGEND

- ● FOUND IRON ROD
- ○ SET IRON ROD
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS





DETAIL "A"

SCALE: 1"=50'

CURVE TABLE					
CURVE	LENGTH	DELTA	RADIUS	CHORD BEARING	CHORD
C1	17.91'	14°39'35"	70.00'	N51°46'04"W	17.86'
C2	857.86'	16°09'09"	3043.00'	N08°38'41"W	855.03'
C3	22.11'	0°55'04"	1380.00'	N16°04'25"W	22.11'
C4	18.07'	0°43'44"	1420.00'	N16°10'05"W	18.07'
C5	9.73'	0°23'34"	1420.00'	N15°36'26"W	9.73'
C6	32.66'	18°42'54"	100.00'	N24°46'06"W	32.52'
C7	70.96'	40°39'17"	100.00'	N13°47'55"W	69.48'
C8	28.67'	16°25'34"	100.00'	N01°41'03"W	28.57'
C9	75.15'	33°07'16"	130.00'	N06°39'48"E	74.11'
C10	39.53'	113°14'06"	20.00'	N33°23'37"W	33.40'
C11	55.00'	36°38'37"	86.00'	N04°54'08"E	54.07'
C12	5.83'	66°45'54"	5.00'	N56°36'23"E	5.50'
C13	38.30'	29°39'26"	74.00'	N08°23'43"E	37.88'
C14	59.01'	29°39'26"	114.00'	N08°23'43"E	58.35'
C17	7.29'	83°34'40"	5.00'	N48°13'20"W	6.66'
C18	16.83'	96°25'20"	10.00'	N41°46'40"E	14.91'
C20	29.17'	83°34'40"	20.00'	N48°13'20"W	26.66'
C21	87.52'	83°34'40"	60.00'	N48°13'20"W	79.97'
C22	94.25'	90°00'00"	60.00'	N44°59'20"E	84.85'
C23	31.42'	90°00'00"	20.00'	N44°59'20"E	28.28'
C24	29.59'	6°09'13"	275.50'	N03°03'57"E	29.57'
C25	8.39'	96°09'13"	5.00'	N41°56'03"W	7.44'
C26	99.73'	24°50'40"	230.00'	N12°24'40"E	98.95'
C27	1'	13°24'52"	5.00'	N53°16'54"E	5.98'
C28	[illegible].71'	8°15'32"	275.50'	N20°42'14"E	39.68'
C29	40.09'	114°50'40"	20.00'	N32°35'20"W	33.71'
C30	120.26'	114°50'40"	60.00'	N32°35'20"W	101.12'
C31	42.31'	22°02'13"	110.00'	N27°33'03"W	42.05'
C32	57.69'	22°02'13"	150.00'	N27°33'03"W	57.34'

LINE TABLE		
LINE	LENGTH	BEARING
L1	40.68	N30°34'45"W
L2	51.49	N15°29'47"W
L3	39.55	N58°56'32"W
L4	64.09	N76°34'36"E
L5	19.13	N30°37'19"E
L6	40.00	N51°25'51"E
L7	10.27	N23°13'26"E
L8	50.04	N32°05'44"E
L9	66.45	N76°34'36"E
L10	20.21	N58°25'24"W
L11	13.81	N13°25'11"W
L12	19.18	N23°13'26"E
L13	84.93	N00°00'40"W
L14	84.93	N00°00'40"W
L15	78.14	N24°50'00"E
L16	80.69	N24°50'00"E

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB HOME LONE STAR, L.P.,
A TEXAS LIMITED PARTNERSHIP
4800 FREDERICKSBURG ROAD AT LOOP 410
SAN ANTONIO, TEXAS 78229

BY: KBSA, INC., ITS GENERAL PARTNER
BY: Herb Quiroga
TITLE: V.P.

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 2nd DAY OF August A.D., 2001.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

STATE OF TEXAS
EXPIRES
3-29-2005

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF North Ellison P.U.D. UNIT 1A 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 22 DAY OF August A.D., 2001

BY: Robert J. Wardinsco
CHAIRMAN

BY: Rodolfo Sanz
SECRETARY

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

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.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2ND DAY OF AUG., A.D., 2001.

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/26/2004

BRENDA ROBLES
Notary Public, State of Texas
My Commission Expires July 26, 2004

STATE OF TEXAS
COUNTY OF BEXAR

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

BRENDA JUNE KELLY
REGISTERED PROFESSIONAL ENGINEER NO. 79913

STATE OF TEXAS
BRENDA JUNE KELLY
79913
PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2ND DAY OF AUG., A.D., 2001.

BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/26/2004

BRENDA ROBLES
Notary Public, State of Texas
My Commission Expires July 26, 2004

STATE OF TEXAS
COUNTY OF BEXAR

I, GERRY RICKHOFF, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 26TH DAY OF OCT. A.D. 2001 AT 3:01 P.M. AND DULY RECORDED THE 26TH DAY OF OCT. A.D. 2001 AT 3:01 P.M. IN THE RECORDS OF MAP AND PLAT OF SAID COUNTY, IN BOOK VOLUME 9552 ON PAGE 97.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30TH DAY OF OCTOBER, A.D., 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Daniel Kelly, DEPUTY

COUNTY CLERK
BEXAR COUNTY, TEXAS

NOTE:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.

3) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS. PROVIDED HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS OR AS PRIVATE STREETS THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF NORTH ELLISON PUD UNIT 1A, P.U.D. FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5) THE MAINTENANCE OF THE PRIVATE STREETS AND DRAINAGE EASEMENTS WITHIN THE NORTH ELLISON P.U.D. UNIT 1A, P.U.D. SHALL BE THE RESPONSIBILITY OF NORTH ELLISON P.U.D. UNIT 1A HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. PRIVATE STREETS, LOT 24, BLOCK 200, C.B. 4393 IS ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE T.V. WATER AND ELECTRIC EASEMENTS.

6) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENTS.

7) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

8) KNOCK DOWN FENCE TO BE INSTALLED ACROSS SAN. SEW. ESM'T AT PROPERTY LINES AS REQUIRED. LOTS 1, 2 AND 3.

A SUBDIVISION PLAT OF

NORTH ELLISON P.U.D. UNIT 1A (PLANNED UNIT DEVELOPMENT)

BEING 12.455 ACRES OF LAND OUT OF A 107.7 ACRE TRACT RECORDED IN VOLUME 7029, PAGE 2048, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT NO. 94, COUNTY BLOCK 4393, N.C.B. 19300 BEXAR COUNTY, TEXAS.

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-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 PERTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. 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.

Carter=Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2000 Carter and Burgess, Inc.
DATE: 08/01/01 JOB NO. 310004.074.1.0001

NOTE:

1) ALL FIVE (5) FOOT ELECTRIC, CA.T.V., & TELEPHONE SERVICE EASEMENTS TERMINATE AT THE BUILDING SETBACK LINE WHEN LOTS ARE SERVED BY REAR LOT UNDERGROUND ELECTRIC, CA.T.V. TELEPHONE FACILITIES.

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

3) DRAINAGE R.O.W. IS HEREBY GRANTED TO THE CITY OF SAN ANTONIO. THE MAINTENANCE OF SUCH R.O.W. WILL BE THE RESPONSIBILITY OF THE DRAINAGE DEPARTMENT OF THE CITY OF SAN ANTONIO.

4) 1' VEHICULAR NON-ACCESS EASEMENT ALONG REAR LOT LINES ADJACENT TO NORTH ELLISON DR.

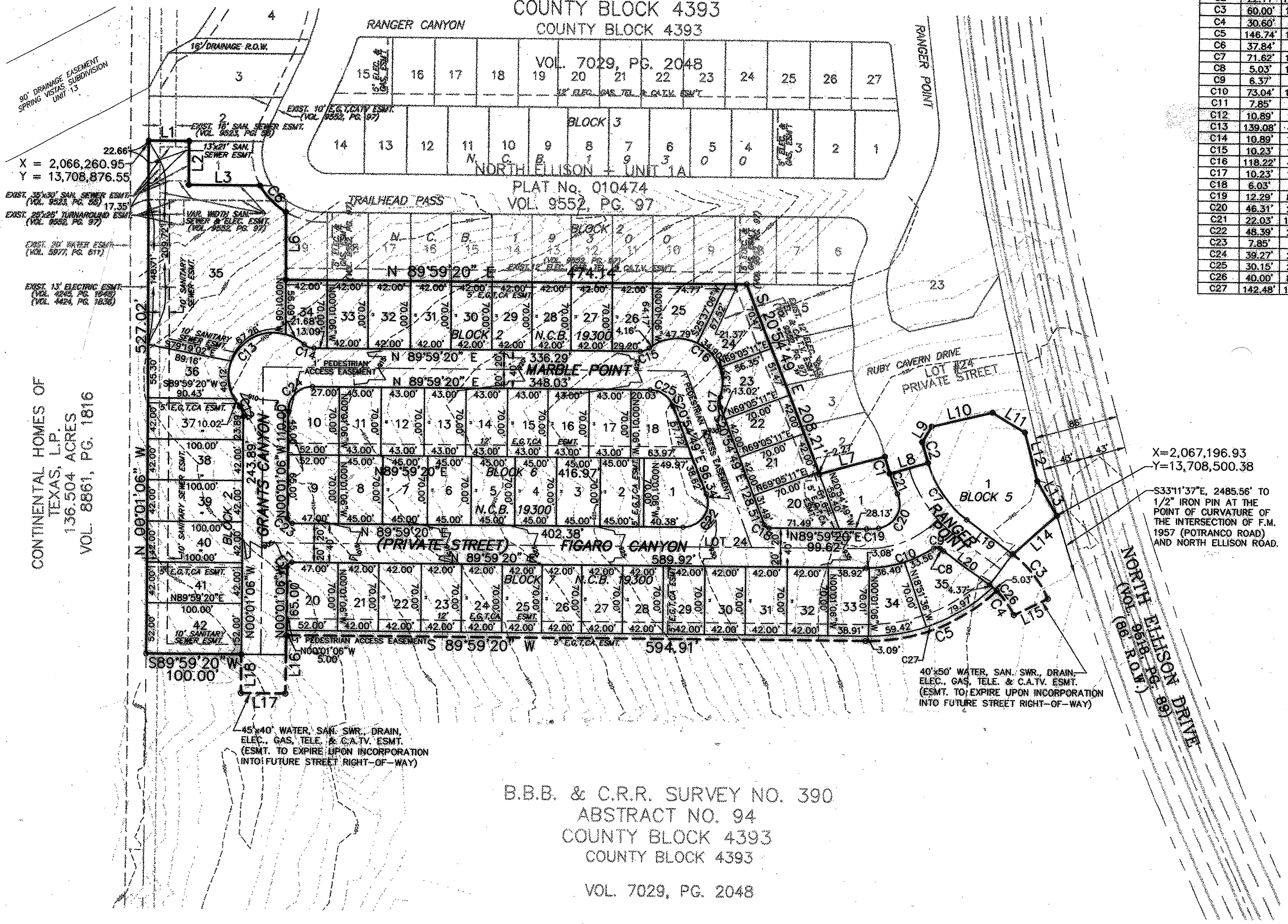
5) BASIS OF BEARINGS IS TXDOT RIGHT OF WAY MAP OF F.M. 1957 (POTRANCO ROAD).

6) PROPERTY CORNERS WILL BE MONUMENTED UPON COMPLETION OF CONSTRUCTION. SET 1/2" IRON PIN WITH C&B PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

VRP# 02-04-084

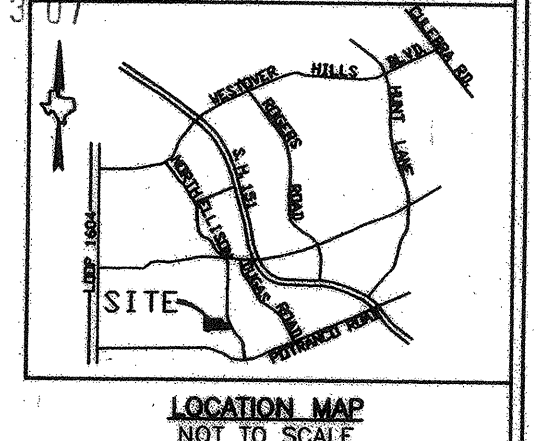
CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3 07

PLAT NO. 010531



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHORD	CHORD BEARING	TANGENT
C1	18.07'	1420.00'	0°43'44"	18.07'	S16°10'05"E	9.03'
C2	22.11'	1380.00'	0°55'04"	22.11'	S16°04'25"E	11.05'
C3	60.00'	120.00'	28°38'52"	59.38'	N39°30'50"W	30.64'
C4	30.60'	80.00'	21°54'56"	30.41'	N36°08'52"W	15.49'
C5	146.74'	195.00'	43°07'02"	143.31'	N68°25'50"E	77.04'
C6	37.84'	70.00'	30°58'23"	37.38'	S43°36'40"E	19.39'
C7	71.62'	110.00'	37°18'20"	70.36'	S35°11'06"E	37.13'
C8	5.03'	150.00'	1°55'13"	5.03'	S52°52'40"E	2.51'
C9	6.37'	5.00'	72°58'03"	5.95'	N88°24'04"W	3.70'
C10	73.04'	120.00'	34°52'26"	71.92'	N72°33'07"E	37.69'
C11	7.85'	5.00'	90°00'27"	7.07'	S44°59'07"W	5.00'
C12	10.89'	15.00'	41°36'50"	10.66'	N20°49'31"W	5.70'
C13	139.08'	46.00'	173°14'06"	91.84'	S44°59'07"W	778.29'
C14	10.89'	15.00'	41°36'50"	10.66'	S69°12'15"E	5.70'
C15	10.23'	15.00'	39°04'35"	10.03'	N70°27'03"E	5.32'
C16	118.22'	46.00'	147°15'01"	88.27'	N55°27'44"W	156.55'
C17	10.23'	15.00'	39°04'35"	10.03'	S01°22'31"E	5.32'
C18	6.03'	5.00'	69°05'51"	5.67'	S55°27'44"E	3.44'
C19	12.29'	80.00'	8°48'01"	12.28'	N85°35'20"E	6.16'
C20	46.31'	25.00'	106°08'16"	39.97'	N28°07'11"E	33.26'
C21	22.03'	150.00'	8°25'00"	22.01'	S20°44'27"E	11.04'
C22	48.39'	25.00'	110°54'09"	41.18'	N34°32'16"E	36.31'
C23	7.85'	5.00'	89°59'33"	7.07'	S45°00'53"E	5.00'
C24	39.27'	25.00'	90°00'27"	35.36'	S44°59'07"W	25.00'
C25	30.15'	25.00'	69°05'51"	28.36'	N55°27'44"W	17.21'
C26	40.00'	80.00'	28°38'52"	39.58'	N39°30'50"W	20.43'
C27	142.48'	190.00'	42°57'52"	139.16'	N68°30'24"E	74.78'

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N89°59'20"E	43.00'
L2	S00°01'04"E	45.00'
L3	N89°59'20"E	73.45'
L6	S00°00'40"E	69.94'
L7	N74°34'14"E	70.11'
L8	N73°28'03"E	40.00'
L9	N30°37'19"E	19.13'
L10	N76°34'36"E	64.09'
L11	S58°56'32"E	39.55'
L12	S15°29'47"E	51.49'
L13	S30°34'45"E	40.68'
L14	S49°20'29"W	61.00'
L15	S64°48'36"W	40.00'
L16	N00°01'06"W	60.00'
L17	S89°59'20"W	45.00'
L18	N00°01'06"W	40.00'
L19	S53°50'16"E	58.81'
L20	S53°50'16"E	58.81'



LOCATION MAP
NOT TO SCALE

0 50 100 150 200
1"=100'

LEGEND

- ● FOUND IRON ROD
- ○ SET IRON ROD
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- E,G,T,CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

KB HOME LONE STAR, L.P.,
A TEXAS LIMITED PARTNERSHIP
4800 FREDERICKSBURG ROAD AT LOOP 410
SAN ANTONIO, TEXAS 78229

BY: KBSA, INC., ITS GENERAL PARTNER
BY: [signature]
TITLE: V.P.

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF January A.D., 2002.

[signature]
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES:

ODILIA A. AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 3-29-2005

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF NORTH ELLISON P.U.D., UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 13 DAY OF Feb, A.D., 2002

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

STATE OF TEXAS REGISTERED DREW A. MAWYER 5348 PROFESSIONAL LAND SURVEYOR

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.

[signature]
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28TH DAY OF JAN, A.D., 2002.

[signature]
BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/26/2004

BRENDA ROBLES Notary Public, State of Texas My Commission Expires July 26, 2004

STATE OF TEXAS BILLY K. CLASSEN 84604 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
BILLY K. CLASSEN
REGISTERED PROFESSIONAL ENGINEER NO. 84604

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 28TH DAY OF JAN., A.D., 2002.

[signature]
BRENDA ROBLES, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 7/26/2004

BRENDA ROBLES Notary Public, State of Texas My Commission Expires July 26, 2004

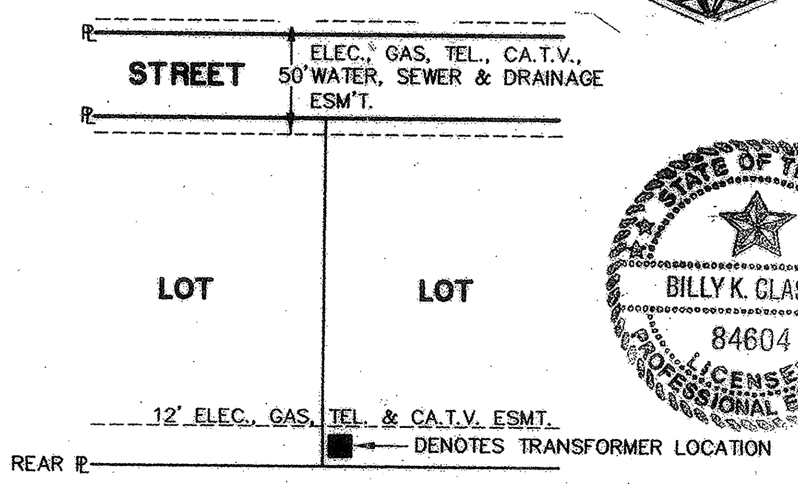
STATE OF TEXAS
COUNTY OF BEXAR

I, ____________, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20 ___ AT ______ M. AND DULY RECORDED THE _____ DAY OF ____ A.D. 20 ___ AT ______ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ________, A.D., 20 ___

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY



TYPICAL EASEMENT DETAIL
NOT TO SCALE

A SUBDIVISION PLAT ESTABLISHING

NORTH ELLISON P.U.D., UNIT 2 (PLANNED UNIT DEVELOPMENT)

BEING 7.036 ACRES OF LAND OUT OF A 107.7 ACRE TRACT RECORDED IN VOLUME 7029, PAGE 2048, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND ALSO BEING OUT OF THE B.B.B. & C.R.R. SURVEY NO. 390, ABSTRACT NO. 94, COUNTY BLOCK 4393, N.C.B. 19300 BEXAR COUNTY, TEXAS.

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

Carter=Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2000 Carter and Burgess, Inc.
DATE: 11/01/01 JOB NO. 310004.144.1.0001

NOTE:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5') FOOT WIDE EASEMENTS.

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE.

3) NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS. PROVIDED HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, AND/OR SANITARY SEWER EASEMENTS OR AS PRIVATE STREETS THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.

4) ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF NORTH ELLISON PUD UNIT 2, P.U.D. FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5) THE MAINTENANCE OF THE PRIVATE STREETS AND DRAINAGE EASEMENTS WITHIN THE NORTH ELLISON P.U.D. UNIT 2, P.U.D. SHALL BE THE RESPONSIBILITY OF NORTH ELLISON P.U.D. UNIT 2 HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. PRIVATE STREETS, LOT 24, BLOCK 200, N.C.B. 19300, IS ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE T.V. WATER AND ELECTRIC EASEMENTS.

6) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

NOTE:

1) WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) 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.

2) BASIS OF BEARINGS IS TXDOT R. OF WAY MA F.M. 1957 (POTRANCO ROAD).

3) PROPERTY CORNERS WILL BE MONUMENTED UPON COMPLETION OF CONSTRUCTION. SET 1/2" IRON PIN WITH C&B PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.

VRP# 02-04-084

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3:06

City of San Antonio
New
Vested Rights Permit
APPLICATION

Permit File: # VRP 02-04-084
Assigned by city staff

Date: 4-11-02

1. All applicable information on application must be legibly printed or typed for processing. *If application is completed on behalf of the property owner please attach power of attorney or letter of agent.*

2. *Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan (Formaly POADP), P.U.D. plan, plat application, approved plat, building permit).*

Note: All Applications must have a Site Map showing the Area Boundary (Attached).

1. Owner/ Agent KB Home Lone Star, L.P., a Texas Limited Partnership By: KBSA, Inc., its general partner
2. Address: 4800 Fredericksburg Road; San Antonio, Texas
3. Zip: 78229 Telephone # 349-1111
4. Site location or address West of North Ellison Dr., North of Potrenco Rd.
5. Council District 6 ETJ NA Over Edward's Aquifer Recharge ( ) yes (X) no

- MASTER DEVELOPMENT PLAN (MDP) (Formaly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: North Ellison Dr. Tract # 685

Date accepted: 11-21-00 Expiration Date: NA MDP Size: 80 acres

- P.U.D. PLAN

Name: _____ #_____

Date accepted: _____

- Plat Application

Plat Name: _____ Plat # _____ Acreage: _____

Date submitted: _____ Expiration Date: _____

(Note: Plat must be approved within 18 months of application submittal date).

August 17,2001

- Approved Plat

Plat Name: North Ellison PUD Unit 1A Plat #010474 Acreage: 12.455 Approval

Date: 8-22-01 Plat recording Date: 10-26-01 Expiration Date: NA Vol./Pg. 9552/97

North Ellison PUD Unit 2, Plat No. 010531, 7.036 Acres Approved 2-13-02

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- Others 80 Acre Tract

Type of Permit: Water Commitment Date issued: 10-6-00 Expiration Date: NA

Sanitary Sewer Assignment 10-23-01 NA

Acreage: 80 Acres

(Note: Two maps of the area must be provided)

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that all information this Application and the attached documents are true and correct and that it is my belief the property owner is entitled to Vested Rights on the listed location.

Print name: Hector Quiroga Signature: Hector Quiroga Date: 4/15/02

Sworn to and subscribed before me by on this 15th day of April 2002 to certify which witness by hand and seal of office.

Notary Public, State of Texas, My Commission expires: 3/29/05

ODILIA A. AGUILAR NOTARY PUBLIC STATE OF TEXAS EXPIRES 3-29-2005

City of San Antonio use

☒ Approved vested 11-21-00 ☐ Disapproved

Review By: Date: 4-23-02

Assistant City Attorney

August 17, 2001 02-04-084

VICKREY & ASSOCIATES, INC.
Consulting Engineers

File

7334 Blanco Road • Suite 109 • San Antonio, Texas 78216 • (210) 349-3271 • (210) 349-2561

TO: Mike Herrera
Planning Department
Municipal Plaza Bldg. 3rd floor
114 W. Commerce

DATE: 4/16/02
PROJECT: North Ellison Dr. Tract POADP
JOB NO: 1832 -001-051

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3:06

We are sending you:

- ☒ Herewith
- ☐ Under Separate Cover
- ☐ By Mail
- ☒ By Messenger
- ☐ By
- ☐ Tracings
- ☐ Blue Line Prints
- ☐ Xerox Copies
- ☒ Other
- ☐ Other
- ☐ Plans
- ☐ Specifications
- ☐ Contracts
- ☐ Estimate No.
- ☐ Other

NO. OF COPIES	NO. OF SHEETS	LATEST DATE	DESCRIPTION
2 sets			Vested Rights Permit Application and supporting data with fee

These are sent:

- ☐ As per your request
- ☐ By request of
- ☐ For your information
- ☐ For your signature
- ☐ For construction
- ☐ Other

Remarks:

Please process the above for vested rights. If there are any questions, please call.

Copies of:

To:

Thank you,

Received by: Date: Submitted by: Ruth Hampton

******Original to Addressee with Package******
******COPY TO FILE******

document1 / rh

02-04-084

San Antonio Water System

CITY OF SAN ANTONIO
DEPARTMENT OF PLANNING
02 APR 16 PM 3:06

October 6, 2000

PROJECT # 31004 . 074

Marketing File
Project Info/Contract File
Accounting File
General Correspondence File
Design File
Sub Consultants
Construction Administration
Miscellaneous

Mr. Herb Quiroga
Kaufman & Broad
4800 Fredericksburg
P.O. Box 5250
San Antonio, Texas 78201

RE: Water Commitment 80-Acre Tract

Dear Mr. Quiroga:

The San Antonio Water System can provide water service to the referenced property on a developer customer basis as provided for in the Board's Regulations, applicable amendments to the Regulations, and any other applicable local, state and federal regulations. Kaufman & Broad has requested that the San Antonio Water System provide water service to an 80-Acre Tract, located ourside the City limits and within the Board's service area. The 80-Acre Tract is located north of Potranco Road and west of North Ellison Drive as shown on the attached sketch.

The proposed development is planned for single family residential use. The ultimate demand on the San Antonio Water System's potable facilities is anticipated to be equivalent to ~~400~~ 500 dwelling units (EDU's). Water supply to the tract will be from Service Level 7. A water commitment was made to Westover Hills (Notredame, Seale, Wender, Wisman) on February 9, 1984 for 16,235 EDU's, of which 15,182 EDU's are remaining. The above referenced tract is part of the Westover Hills water commitment.

To supply water for domestic needs and fire protection to the 80-acre tract, the flow capacity of a dead end 20-inch main or a looped 12-inch main is required. There is an existing 16-inch main on Ray Ellison Drive. However, the capacity of the 16-inch main is limited. The developer will be required to extend a 12-inch approach main, approximately 550 feet across SH 151 from the existing 12-inch main along the east side of SH 151 to the existing 8-inch main along Military Drive. The total estimated cost of the approach main is $151,300.

If additional information is required, please contact Mrs. Claudia Luna at 704-7029.

Sincerely,

for

Sam Mills, P.E., Manager
Development Engineering Division

Called Claudia to rewrite letter. Allowing up to connect to 16" main

C:\WATER COMM-2000\Kaufman & Broad-80Acre Tract.doc

KBHOME
KB HOME San Antonio

Stub 1 of 1 Date: 04/10/02 **NO. 00529843**

INVOICE NO.	DATE	DESCRIPTION	GROSS	DEDUCTIONS	AMOUNT PAID
CKRQ040502	04/05/02	N Ellison #1/POADP Rght/337405	160.00		160.00
			---	---	---
			160.00		160.00

VENDOR
2020196 City of San Antonio

THIS CHECK IS VOID WITHOUT A BLUE & GREEN BACKGROUND AND AN ARTIFICIAL WATERMARK CERTIFICATION SEAL ON THE BACK - HOLD AT ANGLE TO VIEW SEAL

KBHOME
KB HOME San Antonio
4800 Fredericksburg Road
San Antonio, TX 78229

62-28/311
Bank One, NA - 0710
Chicago, Illinois
Payable Through First USA Bank, NA
Wilmington, Delaware

NO. 00529843
09 72347

VENDOR	DATE	AMOUNT
2020196	04/10/02	$*******160.00

PAY *ONE HUNDRED SIXTY AND 00/100* **********

VOID IF NOT CASHED IN 60 DAYS

TO THE ORDER OF
City of San Antonio
Central billing section
P.O. Box 839975
San Antonio TX 78283-3975

AUTHORIZED SIGNATURES

SIGNATURE HAS A COLORED BACKGROUND • BORDER CONTAINS MICROPRINTING

U.S. PATENT 5538290;5575508;5641183

⑈00529843⑈ ⑆031100283⑆ 09 72347⑈