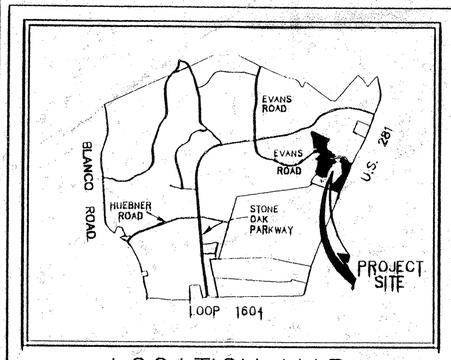
95- 0126439
Book 09532 Page 00129

PLAT NO: 940475



LOCATION MAP

FENCING ON DRAINAGE EASEMENTS

NO FENCING, THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW, SHALL BE ALLOWED ON OR ACROSS SUCH LINES. FENCING SHALL BE ALLOWED ACROSS DRAINAGE EASEMENTS ONLY SUCH THAT THE BOTTOM OF FENCE SHALL BE A MINIMUM OF THE FLOW DEPTH PLUS FREEBOARD ABOVE DESIGN FLOW LINE OF CHANNEL OR DRAIN. PUBLIC DRAINAGE EASEMENTS SHALL BE ACCESSIBLE THROUGH FENCES WITH AN APPROVED TYPE OF GATE SYSTEM.

DRAINAGE EASEMENTS

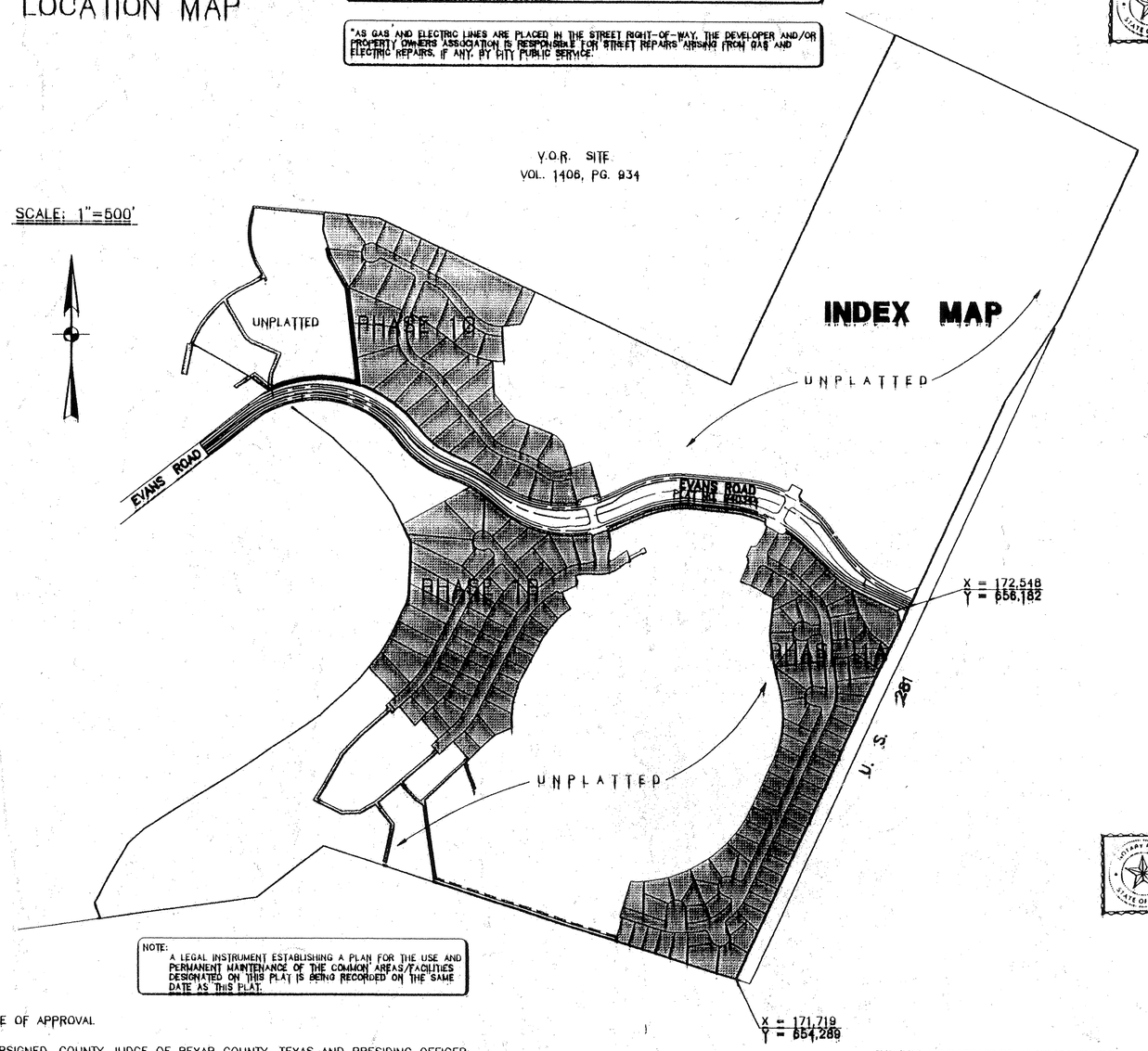
THE PUBLIC DRAINAGE EASEMENTS IN THE 100-YEAR FLOOD ZONE WERE DELINEATED TO CONTAIN THE BASE FLOOD ELEVATIONS ESTABLISHED BY A FLOOD PLAIN ADMINISTRATOR APPROVED FLOOD STUDY. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO MAINTAIN THESE DRAINAGE EASEMENTS AS NECESSARY.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY. BY HILL COUNTRY WATER SYSTEMS."

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY. BY CITY PUBLIC SERVICE."

V.O.R. SITE
VOL. 1406, PG. 934

SCALE: 1"=500'



NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

PUD NOTE
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 THIS PARTICULAR SUBDIVISION PLAT.

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 15th DAY OF August, 1995

COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED

COUNTY CLERK
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

STATE OF TEXAS
CHARLES R. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January, A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-01-96

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF AUG, A.D. 1995

CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JACK C. EVANS
1523
PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 28th DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:40 A.M. IN THE RECORDS OF Deeds-Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 129 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: Wan Sid, DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

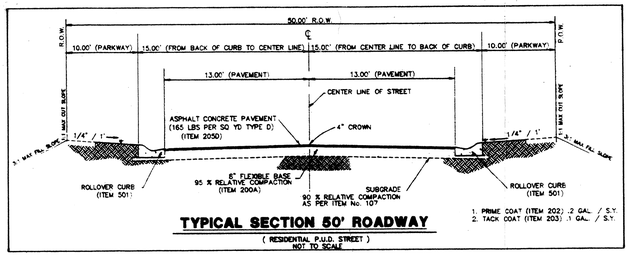
JOB NO: 93731 SHEET NO: 1 OF 12

FILE: 3731INDX.DWG

Filed & Recorded In:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On: Aug 25 1995
At: 1:17pm
Receipt #: 156439
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 95- 0126439
Deputy -Jane Hernandez

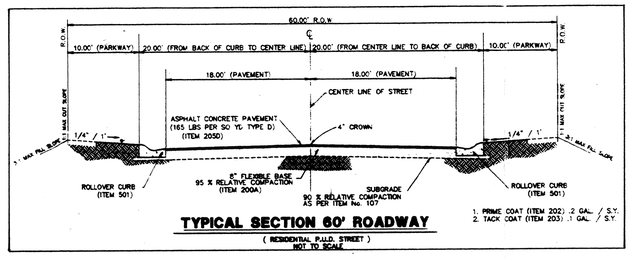
B357 SHT 1 OF 12

VRP# 04-02-064



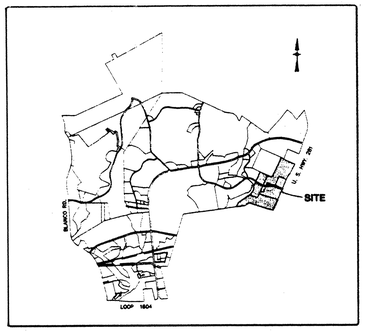
TYPICAL SECTION 50' ROADWAY

(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE



TYPICAL SECTION 60' ROADWAY

(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE

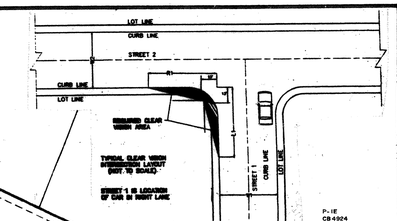


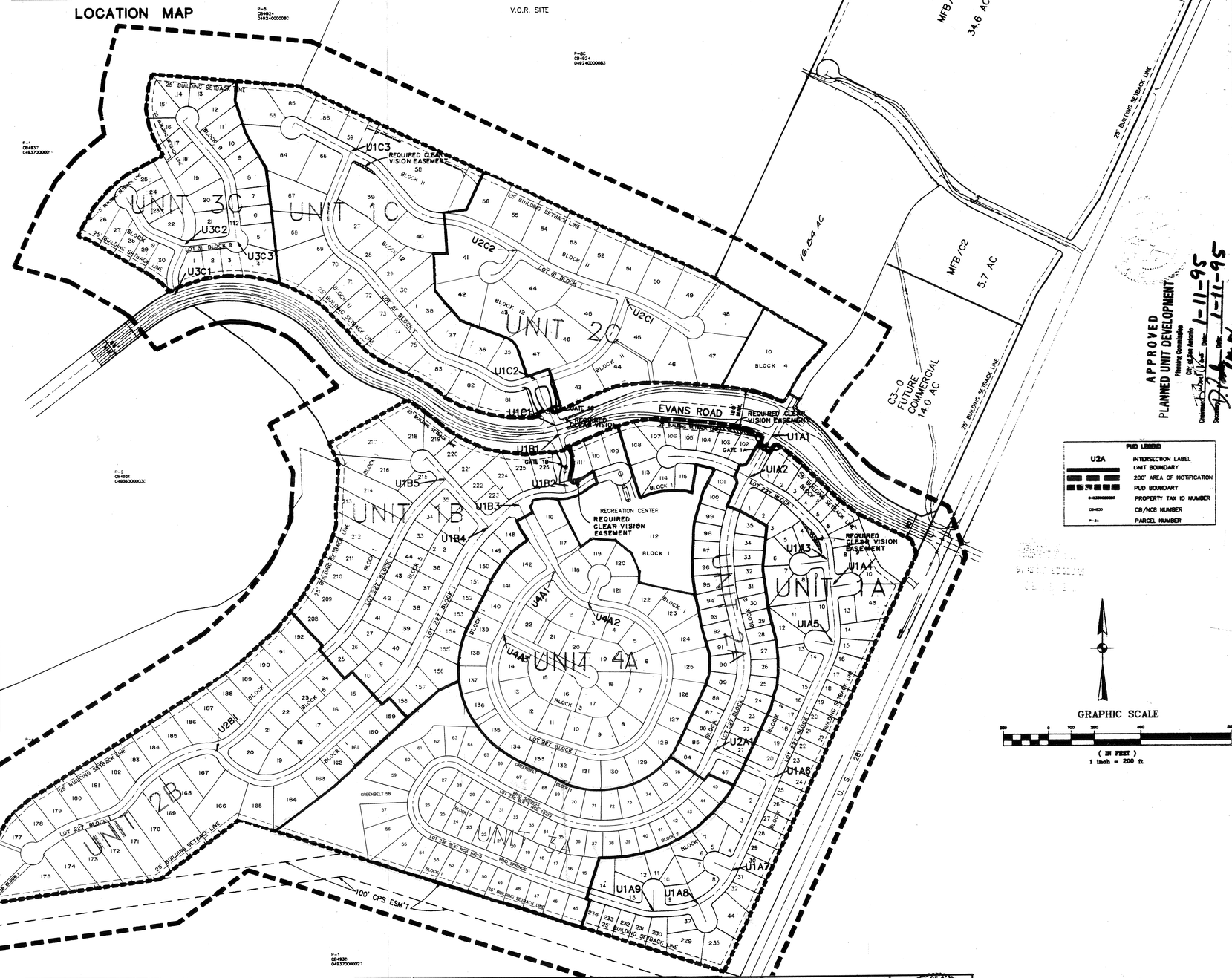
LOCATION MAP

TABLE B AREA COMPUTAIONS AND RATIOS	UNIT 1A AREA (AC)	UNIT 1B AREA (AC)	UNIT 1C AREA (AC)	UNIT 2A AREA (AC)	UNIT 2B AREA (AC)	UNIT 2C AREA (AC)	UNIT 3A AREA (AC)	UNIT 4A AREA (AC)	UNIT 3C AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	24.57	21.24	21.91	11.90	25.84	19.44	21.24	26.90	11.79	184.83
LESS										
A. TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	2.19	3.23	2.18	2.74	4.14	1.87	28.48
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	0.40	0.40	0.19	0.56	0.45	0.28	3.78
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	2.53	2.53	1.21	3.5	2.81	1.72	23.65
2. TOTAL OPEN SPACE	14.43	13.63	16.68	6.78	19.68	15.86	14.44	19.50	7.92	128.92
3. OPEN SPACE RATIO	58.7%	64.2%	76.1%	0.57%	76.2%	81.6 %	68.0 %	72.5 %	67.2%	69.8%

(LDB) SINGLE FAMILY PUD

TABLE C DENSITY TABLE	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 2A	UNIT 2B	UNIT 2C	UNIT 3A	UNIT 4A	UNIT 3C	TOTAL
AREA OF PUD (AC)	24.57	21.24	21.91	11.90	25.84	19.44	21.24	26.90	11.79	184.83
DWELLING UNITS (EA)	74	49	29	44	44	21	61	49	30	401
DENSITY (UNITS/ ACRE)	3.0	2.3	1.3	3.7	1.7	1.1	2.87	1.8	2.5	2.17





CLEAR VISION CALCULATIONS

TYPICAL 30' X 30' INTERSECTION — NOTE 1

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 - KD)

	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

CLEAR VISION CALCULATIONS

TYPICAL 40' X 62' INTERSECTION (W1 = 40') — NOTE 2

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

	ISD2:	500 LF
	W1:	40 LF
	KD:	2
CURB LENGTH = R1	R1:	303 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	300 LF
	W1:	40 LF
	KA:	7
CURB LENGTH = L1	L1:	94 LF

TYPICAL 40' X 62' INTERSECTION (W1 = 62')

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

	ISD2:	300 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	169 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	500 LF
	W1:	62 LF
	KA:	0
CURB LENGTH = L1	L1:	144 LF

CLEAR VISION CALCULATIONS

TYPICAL 40' X 30' INTERSECTION (W1 = 40') — NOTE 3

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 - KD)

	ISD2:	300 LF
	W1:	40 LF
	KD:	2
CURB LENGTH = R1	R1:	173 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2 - KA) - 4

	ISD1:	300 LF
	W1:	40 LF
	KA	7
CURB LENGTH = L1	L1	94 LF

TYPICAL 44 X 30' INTERSECTION (W1 = 30')

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

	ISD2:	300 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	178 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	107 LF

CLEAR VISION CALCULATIONS

TYPICAL 40' X 40' INTERSECTION — NOTE 4

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 - KD)

	ISD2:	300 LF
	W1:	40 LF
	KD:	2
CURB LENGTH = R1	R1:	173 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	300 LF
	W1:	40 LF
	KA:	7
CURB LENGTH = L1	L1:	94 LF

CLEAR VISION CALCULATIONS

TYPICAL 30' X 62' INTERSECTION (W1 = 30') — NOTE 5

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

	ISD2:	500 LF
	W1:	30 LF
	KD:	2
CURB LENGTH = R1	R1:	308 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	300 LF
	W1:	30 LF
	KA:	7
CURB LENGTH = L1	L1:	108 LF

TYPICAL 62' X 30' INTERSECTION (W1 = 62')

TWO WAY - EQUATION D: R1 = 0.65x(ISD2) - (W1/2 + KD)

	ISD2:	300 LF
	W1:	62 LF
	KD:	-5
CURB LENGTH = R1	R1:	169 LF

TWO WAY - EQUATION A: L1 = 13x(ISD1)/(13 + (W1/2) + KA) - 4

	ISD1:	500 LF
	W1:	62 LF
	KA:	7
CURB LENGTH = L1	L1:	144 LF

CLEAR VISION INTERSECTIONS

UNIT 1

UNIT 1A

INTERSECTION	W1 (LF)	W2 (LF)
U1A1	40	62
U1A2	40	40
U1A3	30	30
U1A4	30	30
U1A5	30	30
U1A6	30	30
U1A7	30	30
U1A8	30	30
U1A9	30	30

UNIT 1B

INTERSECTION	W1 (LF)	W2 (LF)
U1B1	40	62
U1B2	40	40
U1B3	40	40
U1B4	30	40
U1B5	30	30

UNIT 1C

INTERSECTION	W1 (LF)	W2 (LF)
U1C1	40	62
U1C2	40	30
U1C3	30	30

UNIT 2

UNIT 2A

INTERSECTION	W1 (LF)	W2 (LF)
U2A1	40	30

UNIT 2B

INTERSECTION	W1 (LF)	W2 (LF)
U2B1	30	40

UNIT 2C

INTERSECTION	W1 (LF)	W2 (LF)
U2C1	30	30
U2C2	30	30

UNIT 3

UNIT 3A

INTERSECTION	W1 (LF)	W2 (LF)

UNIT 3C

INTERSECTION	W1 (LF)	W2 (LF)
U3C1	30	62
U3C2	30	30
U3C3	30	30

UNIT 4

UNIT 4A

INTERSECTION	W1 (LF)	W2 (LF)
U4A1	30	30
U4A2	30	30
U4A3	30	30

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 40' WIDE STREET USE NOTE 4. FOR INTERSECTIONS WHERE 30' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 5.

NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.

TABLE A YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK ALL LOTS	25'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINES	5'
B. CORNER LOT LINE ABUTTING STREET	10'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

GATE DETAIL	UNIT 1A	UNIT 1B	UNIT 1C
# OF GATES	2	2	2
TYPE OF GATE	ARM	ARM	ARM
MAX. CAPACITY CARS/HR.	120	120	120
MANNED/MECHANICAL	MANNED	MANNED	MANNED
TURN AROUND RADIUS	20'	25'	25'
# OF LANES INTO UNIT	2	2	2
LANE WIDTH	11'	11'	11'
# CARS/LANE	2	2	2

BIG SPRINGS, PUD
AMENDMENT TO PUD PLAN 95-018

THIS AMENDMENT IS PREPARED BY PAPE DAWSON ENGINEERS, INC. AS AUTHORIZED BY THE SITTERLE CORPORATION TO REFLECT NEW LAYOUTS FOR UNITS 1D, 2B, AND 2C; CHANGES FOR REPLATS IN UNITS 1A, 1B, AND 1C; FOR REVISING UNIT DESIGNATIONS FOR 3A, 3B, AND 3C INCLUDING OTHER MINOR LOT VARIATIONS WITHIN THE PROJECT.

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

BIG SPRINGS, PUD
AMENDMENT TO PUD PLAN 95-018

THIS AMENDMENT IS PREPARED BY PAPE-DAWSON ENGINEERS, INC. AS AUTHORIZED BY THE SITTERLE CORPORATION TO REFLECT A NEW LAYOUT FOR UNIT 3A, CHANGES FOR REPLATTING UNIT 1A, ELIMINATION OF UNIT 1D, RENAME UNIT 3B TO 4A AND INCLUDING OTHER MINOR LOT VARIATIONS WITHIN THE PROJECT.

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED
JOHN K. RINEHART
NO. 60375 5/29/04

APPROVED
PLANNED UNIT DEVELOPMENT
Planning Commission Date: 1-11-95
City of San Antonio
Chairman Date: 1-11-95

U2A INTERSECTION LABEL
UNIT BOUNDARY
200' AREA OF NOTIFICATION
PUD BOUNDARY
04833000000501 PROPERTY TAX ID NUMBER
CB/NCB NUMBER
P-34 PARCEL NUMBER

GRAPHIC SCALE
(IN FEET)
1 inch = 200 ft.

JOB No. 3813.08

HALLENBERGER ENGINEERING
ENGINEERS PLANNERS SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS
(210) 349-6571 78216

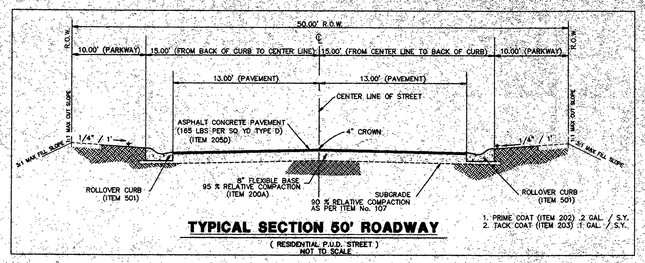
DATE: APR. 5, 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: C.R.H.
SCALE: 1" = 200'
FILE NAME: 93711PUD.DWG
SURVEY: 93711

REVISIONS			
3	5/29/04	CORRECTION BLOCK'S	C.R.H.
2	4/14/99	CHANGE L.A.W. (A, 1B, 3B)	C.R.H.
1	3/4/96	UNIT UPDATE - UNIT A2 + A3	S.D.A.
NO	DATE	DESCRIPTION	BY

BIG SPRINGS DEVELOPMENT P.U.D.
MASTER PLAN
BY BIG SPRING LIMITED

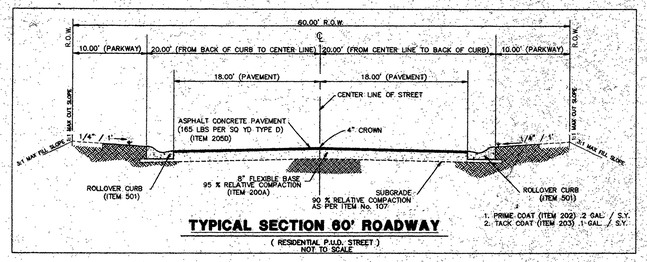
PUD PLAN
PUD SHEET
SHEET ___ OF ___

VRP # 04-02-064



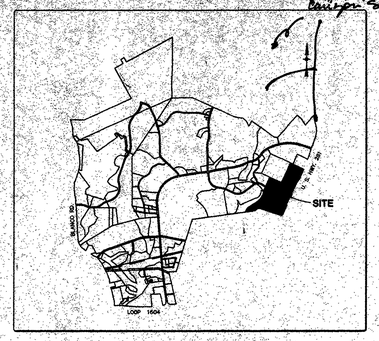
TYPICAL SECTION 50' ROADWAY

(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE



TYPICAL SECTION 60' ROADWAY

(RESIDENTIAL P.U.D. STREET)
NOT TO SCALE



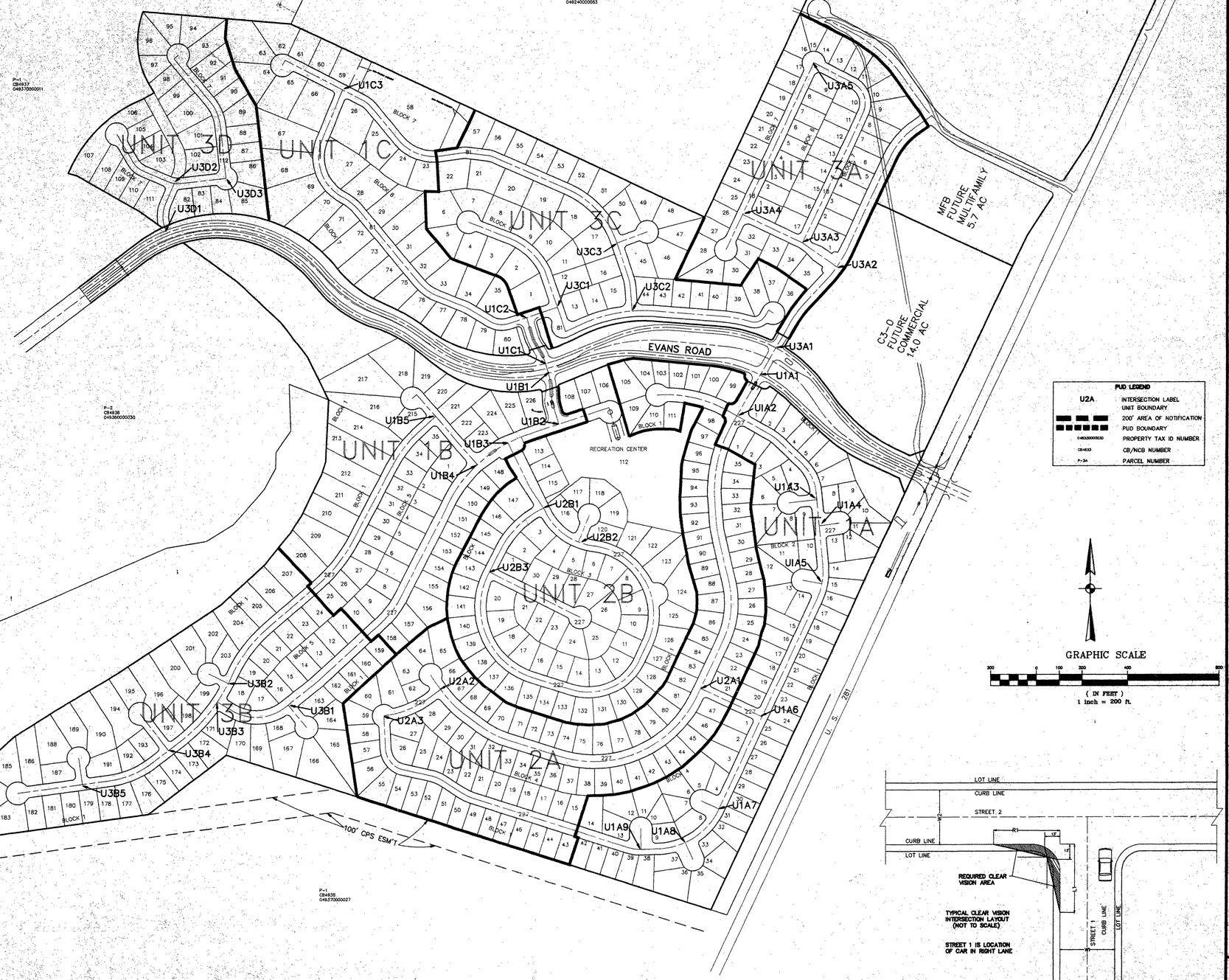
LOCATION MAP

TABLE B AREA COMPUTAIONS AND RATIOS	UNIT 1A AREA (AC)	UNIT 1B AREA (AC)	UNIT 1C AREA (AC)	UNIT 2A AREA (AC)	UNIT 2B AREA (AC)	UNIT 3A AREA (AC)	UNIT 3B AREA (AC)	UNIT 3C AREA (AC)	UNIT 3D AREA (AC)	TOTAL AREA (AC)
1. GROSS SITE AREA	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
LESS										
A. TOTAL STREET RIGHT OF WAY	5.08	4.15	2.90	5.90	4.33	4.46	4.09	3.91	1.87	36.69
B. TOTAL DRIVEWAYS (DRIVEWAYS @ 20'x20' EACH LOT)	0.70	0.48	0.32	1.05	0.62	0.48	0.58	0.40	0.28	4.92
C. TOTAL STRUCTURE COVERAGE (HOMES @ 2500 SF EACH LOT)	4.36	2.98	2.01	6.54	3.90	2.98	3.62	2.53	1.72	30.71
2. TOTAL OPEN SPACE	14.43	13.63	16.68	17.80	18.07	8.92	17.52	12.61	7.92	127.50
3. OPEN SPACE RATIO	58.7%	64.5%	76.1%	56.9%	67.1%	53.0%	67.6%	64.8%	67.2%	63.8%

(LDB) SINGLE FAMILY PUD

TABLE C DENSITY TABLE	UNIT 1A	UNIT 1B	UNIT 1C	UNIT 2A	UNIT 2B	UNIT 3A	UNIT 3B	UNIT 3C	UNIT 3D	TOTAL
AREA OF PUD (AC)	24.57	21.24	21.91	31.29	26.92	16.84	25.81	19.45	11.79	199.82
DWELLING UNITS (EA)	76	52	35	115	68	52	63	44	30	535
DENSITY (UNITS/ ACRE)	3.1	2.5	1.6	3.7	2.5	3.1	2.4	2.3	2.5	2.7

PLAN HAS BEEN ACCEPTED BY THE CITY OF SAN ANTONIO DEVELOPMENT REVIEW COMMITTEE
Date: August 31, 1994
File # 427
Signed:



CLEAR VISION CALCULATIONS

TYPICAL 30' X 30' INTERSECTION — NOTE 1
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 30 LF; KD: 2; R1: 178 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 30 LF; KA: 7; L1: 107 LF
CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 62' INTERSECTION (W1 = 40') — NOTE 2
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 500 LF; W1: 40 LF; KD: 2; R1: 303 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 40 LF; KA: 7; L1: 94 LF
CURB LENGTH = L1
TYPICAL 40' X 62' INTERSECTION (W1 = 62')
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 62 LF; KD: -5; R1: 169 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 500 LF; W1: 62 LF; KA: 0; L1: 144 LF
CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 30' INTERSECTION (W1 = 40') — NOTE 3
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 40 LF; KD: 2; R1: 173 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 40 LF; KA: 7; L1: 94 LF
CURB LENGTH = L1
TYPICAL 44 X 30' INTERSECTION (W1 = 30')
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 30 LF; KD: 2; R1: 178 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 30 LF; KA: 7; L1: 107 LF
CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 40' X 40' INTERSECTION — NOTE 4
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 40 LF; KD: 2; R1: 173 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 40 LF; KA: 7; L1: 94 LF
CURB LENGTH = L1

CLEAR VISION CALCULATIONS

TYPICAL 30' X 62' INTERSECTION (W1 = 30') — NOTE 5
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 500 LF; W1: 30 LF; KD: 2; R1: 308 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 300 LF; W1: 30 LF; KA: 7; L1: 108 LF
CURB LENGTH = L1
TYPICAL 62' X 30' INTERSECTION (W1 = 62')
TWO WAY – EQUATION D R1 = 0.65x(ISD2) – (W1/2 + KD)
ISD2: 300 LF; W1: 62 LF; KD: -5; R1: 169 LF
CURB LENGTH = R1
TWO WAY – EQUATION A L1 = 13x(ISD1)/(13 + (W1/2) + KA) – 4
ISD1: 500 LF; W1: 62 LF; KA: 7; L1: 144 LF
CURB LENGTH = L1

CLEAR VISION INTERSECTIONS

INTERSECTION	W1 (LF)	W2 (LF)
UNIT 1		
UNIT 1A		
U1A1	40	62
U1A2	40	40
U1A3	30	30
U1A4	30	30
U1A5	30	30
U1A6	30	30
U1A7	30	30
U1A8	30	30
U1A9	30	30
UNIT 1B		
U1B1	40	62
U1B2	40	40
U1B3	40	40
U1B4	30	40
U1B5	30	30
UNIT 1C		
U1C1	40	62
U1C2	40	30
U1C3	30	30
UNIT 2		
UNIT 2A		
U2A1	40	30
U2A2	40	30
U2A3	30	30
UNIT 2B		
U2B1	30	30
U2B2	30	30
U2B3	30	30
UNIT 3		
UNIT 3A		
U3A1	40	62
U3A2	40	40
U3A3	30	30
U3A4	30	30
U3A5	30	30
UNIT 3B		
U3B1	30	40
U3B2	30	30
U3B3	30	30
U3B4	30	30
U3B5	30	30
UNIT 3C		
U3C1	30	30
U3C2	30	30
U3D3	30	30
UNIT 3D		
U3D1	30	62
U3D2	30	30
U3C3	30	30

FOR INTERSECTIONS WHERE BOTH STREETS ARE 30' WIDE, USE NOTE 1. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 2. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 30' WIDE STREET USE NOTE 3. FOR INTERSECTIONS WHERE 40' WIDE STREET INTERSECTS 40' WIDE STREET USE NOTE 4. FOR STREETS WHERE 30' WIDE STREET INTERSECTS 62' WIDE STREET USE NOTE 5.

NOTE: ALL STREETS ARE 30' WIDE, EXCEPT WHERE OTHERWISE NOTED.

TABLE 'A' YARD REQUIREMENTS AND SIDEWALKS	DISTANCE
1. FRONT YARD SETBACK ALL LOTS	25'
2. SIDEYARD SETBACKS	
A. INTERIOR LOT LINES	5'
B. CORNER LOT LINE ABUTTING STREET	10'
3. REAR YARD SETBACK ALL LOTS	25'
4. 3' SIDEWALK REQUIRED ON ALL FRONT AND SIDE YARDS ABUTTING PUBLIC OR PRIVATE STREETS.	

PUD LEGEND

U2A	INTERSECTION LABEL
	UNIT BOUNDARY
	200' AREA OF NOTIFICATION
	PUD BOUNDARY
049300000030	PROPERTY TAX ID NUMBER
CB4933	CB/NCB NUMBER
P-34	PARCEL NUMBER

GRAPHIC SCALE
200 0 100 200 400 800
(IN FEET)
1 inch = 200 ft.

JOB. No. 93711

HALLENBERGER ENGINEERING
ENGINEERS PLANNERS SURVEYORS
11322 SIR WINSTON (210) 349-5571
SAN ANTONIO, TEXAS 78216

DATE: APR. , 1994
DESIGNED BY: S.D.A.
DRAWN BY: S.D.A.
CHECKED BY: G.R.H.
SCALE: 1" = 200'
FILE NAME: 93711PUD.DWG
SUPPORT: P. 93711

REVISIONS:

NO.	DATE	DESCRIPTION	BY
1	10/1/94	PER PD. MTG. 9/1/94	S.D.A.
2	10/4/94	ADD PARK, UNIT 2A & 3	S.D.A.

BIG SPRINGS DEVELOPMENT P.U.D.
MASTER PLAN
BY BIG SPRING LIMITED

POADP

PUD SHEET

SHEET 01 OF 01

VRP # 04-03-064

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Jul 02 1997
At 10:55am

Receipt # 46567
Recording: 25.00
Doc/Page: 6.00
Doc/Num : 97- 0091453
Deputy -Betty Sepulveda

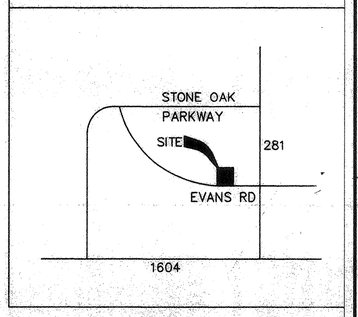
97- 0091453

Bkpl: 9531 Pg 122

PLAT NO. 970073

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	622.00'	124.09'	62.25'	11°25'51"
C2	622.00'	79.91'	40.01'	07°21'41"
C3	10.00'	15.01'	9.32'	85°59'52"
C4	700.00'	167.82'	84.32'	13°44'12"

LINE	DIRECTION	DISTANCE
T1	N85°19'19"W	71.07'
T2	S17°07'21"W	10.00'
T3	N72°52'39"W	22.00'
T4	N17°07'21"E	10.00'
T5	N86°32'56"W	166.70'
T6	N60°39'46"W	111.53'
T7	N17°07'21"E	30.00'
T8	S75°45'08"E	79.79'
T9	N19°16'32"W	114.92'



LOCATION MAP
NTS

B-370

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONSER 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 REGUALTION GOVERNING SAME, AND THAT THIS PLAT HAS BEEN BEEN APPROVED BY THE SAID COMMISSIONERS COURT.
ON THIS THE 1st DAY OF April, 1997

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

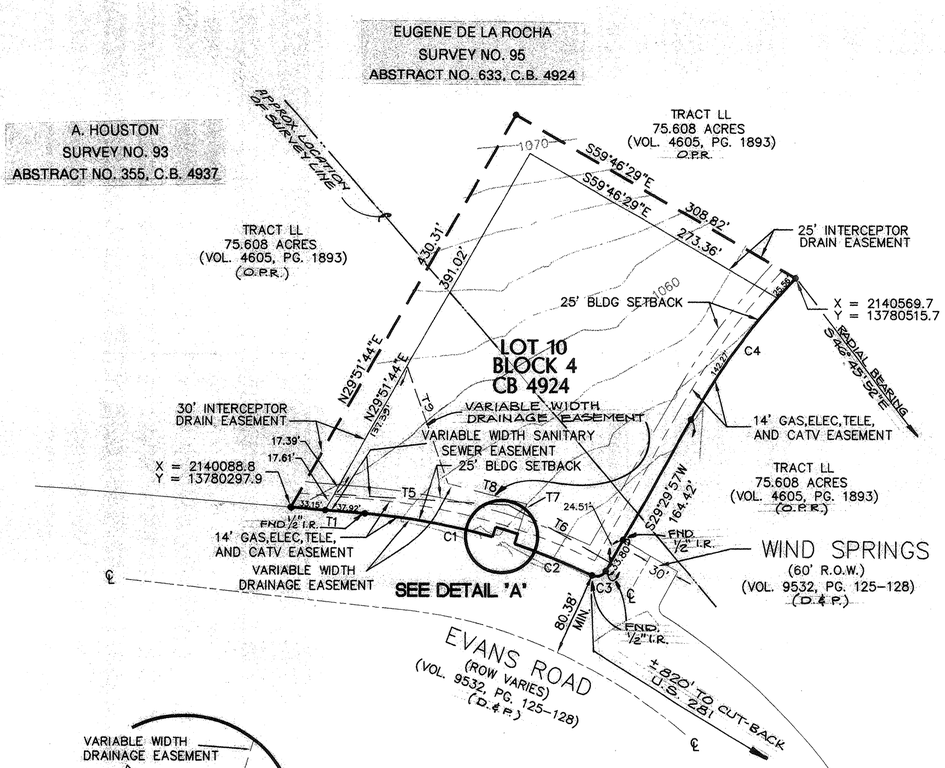
COMMISSIONERS COURT • BEXAR COUNTY • TEXAS

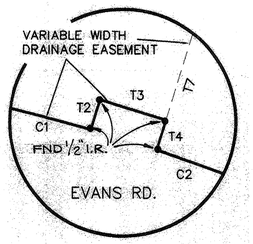
WASTEWATER EDU NOTE

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

NOTE: The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and right-of-way for electric and gas distibution 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.

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.





DETAIL "A"
N.T.S.

SCALE: 1" = 100'

100 0 50 100 200

NOTES:

1) THE BASIS FOR MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

2) THE BASIS OF BEARINGS IS THE EVANS ROAD PLAT RECORDED IN VOL. 9532, PG. 125-128 OF THE DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

3) ALL CORNERS SET WITH 1/2" IRON ROD WITH A YELLOW CAP MARKED PAPE-DAWSON UNLESS OTHERWISE NOTED.

4) NAD83 GRID COORDINATES DERIVED FROM, LOCKHILL 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022 LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364.

5) DIMENSIONS SHOWN ARE SURFACE AND A COMBINED SCALE FACTOR IS 0.99982566.

6) BEARINGS SHOWN MUST BE ROTATED 0°01'01" COUNTERCLOCKWISE TO MATCH NAD83.

PAPE-DAWSON ENGINEERS

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

STATE OF TEXAS SAMUEL G. DAWSON 64485 REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13th DAY OF FEBRUARY A.D. 1997

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10/18/97

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

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Frank J. Sitterle, 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 13th DAY OF Feb. A.D. 1997

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

GWEN KOCIAN NOTARY PUBLIC STATE OF TEXAS My Comm. Exp. 12-5-97

SUBDIVISION PLAT
ESTABLISHING

THE BIG SPRINGS OFFICE BUILDING

BEING 2.509 ACRES OUT OF BOTH THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, COUNTY BLOCK 4924, AND THE A. HOUSTON SURVEY NO. 93 ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY, TEXAS, SAME BEING OUT OF A 75.608 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1893 OF THE OFFICIAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF THE BIG SPRINGS OFFICE BUILDING 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 12 DAY OF April, 19 97

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS REGISTERED STEPHEN A. KACMAR 3032 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 UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 13th DAY OF FEBRUARY A.D. 1997

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10/18/97

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 02 DAY OF July A.D. 1997 AT 10:55a M. AND DULY RECORDED THE 3rd DAY OF July A.D. 1997 AT 9:00a M. IN THE RECORDS OF Deed Plat OF SAID COUNTY, IN BOOK VOLUME 9537 ON PAGE 122

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 3rd DAY OF July A.D. 1997

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward V. Gray DEPUTY

VRP#04-02-064

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Aug 18 1995

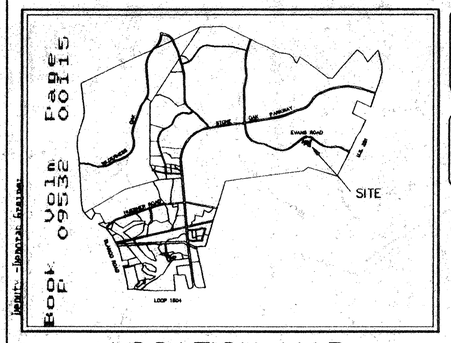
At 9:35am

Receipt #: 15679
Recording: 25.00
Doc/Mgmt : 6.00

Doc/Num : 95- 0122107

Deputy: -Jennifer Fossman

PLAT NO: 950179



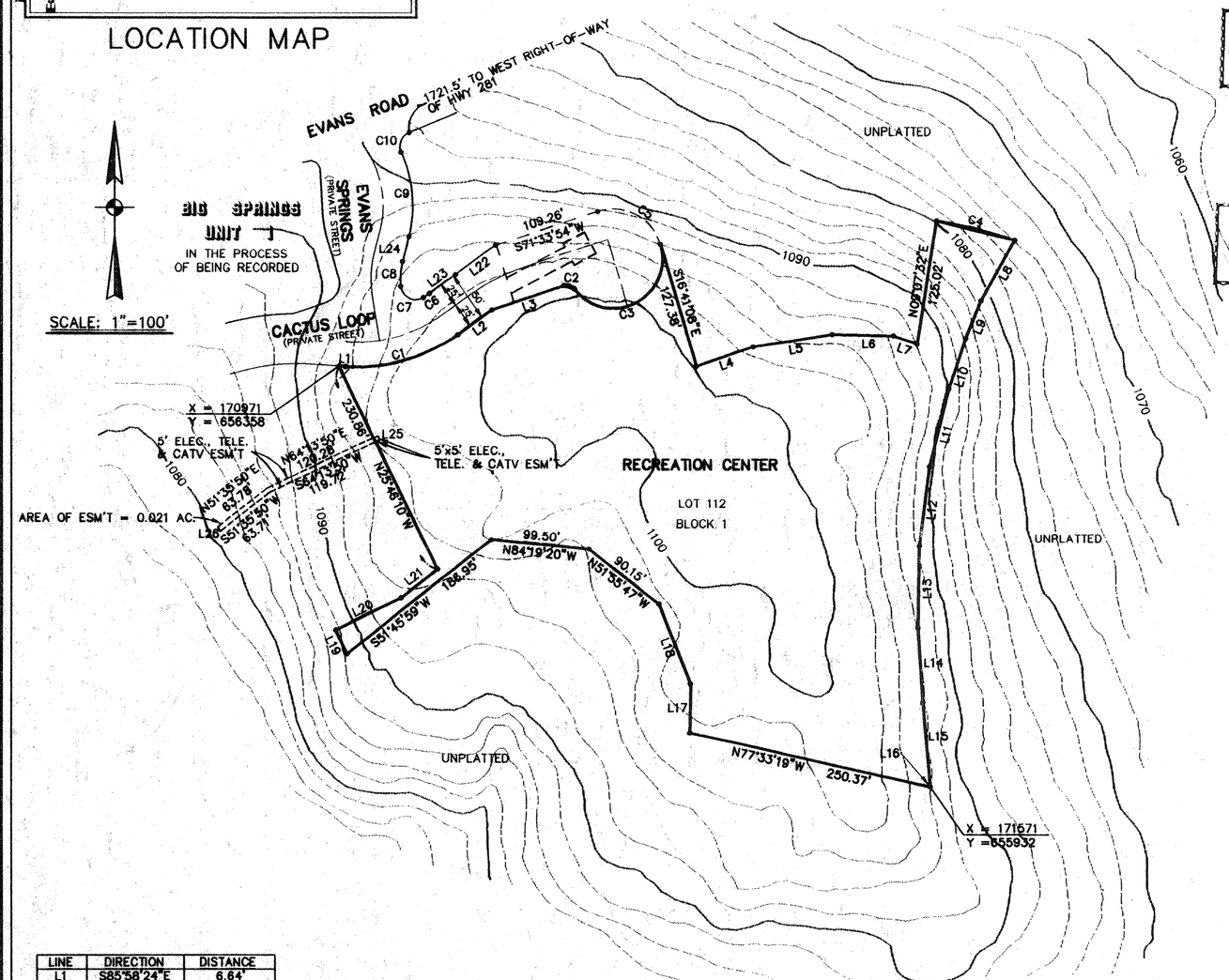
LOCATION MAP

"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."

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

PUD NOTE
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 THIS PARTICULAR SUBDIVISION PLAT.

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	175.00'	121.21'	63.15'	118.80'	N74°11'04"E	39°41'04"
C2	10.00'	12.31'	7.07'	11.55'	N73°10'14"W	70°31'44"
C3	50.00'	138.56'	268.91'	98.29'	N62°42'15"E	158°46'46"
C4	520.00'	81.99'	41.08'	81.91'	S76°21'27"E	09°02'03"
C5	50.00'	80.07'	51.55'	71.78'	N62°33'37"W	91°44'58"
C6	125.00'	7.26'	3.63'	7.26'	S56°00'20"W	03°19'34"
C7	15.00'	30.40'	24.06'	25.46'	N64°16'16"W	116°07'14"
C8	70.00'	24.75'	12.50'	24.62'	N03°55'02"E	20°15'23"
C9	130.00'	87.38'	45.41'	85.75'	N05°12'39"W	38°30'44"
C10	15.00'	24.35'	15.81'	21.77'	N22°02'42"E	93°01'25"



LINE	DIRECTION	DISTANCE
L1	S85°58'24"E	6.64'
L2	N54°20'32"E	42.31'
L3	N71°33'54"E	76.79'
L4	N71°27'40"E	60.92'
L5	N80°48'21"E	81.28'
L6	S88°53'55"E	62.27'
L7	S71°10'05"E	25.20'
L8	S29°29'57"W	69.85'
L9	S22°26'07"W	40.77'
L10	S18°49'55"W	53.54'
L11	S13°38'09"W	82.44'
L12	S07°20'04"W	82.44'
L13	S01°01'59"W	82.44'
L14	S03°47'03"E	75.35'
L15	S05°15'42"E	83.33'
L16	S05°15'42"E	1.98'
L17	N01°05'40"E	49.13'
L18	N21°53'01"W	86.10'
L19	N25°46'10"W	26.53'
L20	N64°13'50"E	73.67'
L21	N51°45'59"E	47.45'
L22	S54°05'02"W	50.23'
L23	S54°20'32"W	32.70'
L24	N14°02'43"E	26.66'
L25	S25°46'10"E	5.00'
L26	N32°49'49"W	5.02'

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 26th DAY OF June, 1995

Cyndi Nixes
COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED

Gerry Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
CHARLES H. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT 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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF MAY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, GUY SHOWN, 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.

BY: [signature]
DULY AUTHORIZED AGENT

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUY SHOWN, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF MAY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. RECREATION CENTER

A 4.398 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. RECREATION CENTER 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 14 DAY OF JUN A.D. 1995

BY: [signature]
CHAIRMAN

BY: D. Pasley by [illegible]
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack C. Evans
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JACK C. EVANS
1523
PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF MAY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 18th DAY OF August A.D. 1995 AT 9:35 A.M. AND DULY RECORDED THE 21st DAY OF August A.D. 1995 AT 9:00 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 115 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 21st DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: Wah Sid, DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

JOB NO: 95709 SHEET NO: 1 OF 1

FILE: 95709PLT.DWG

VRP # 04-02-064

9-387

Book 09545 Page 0198

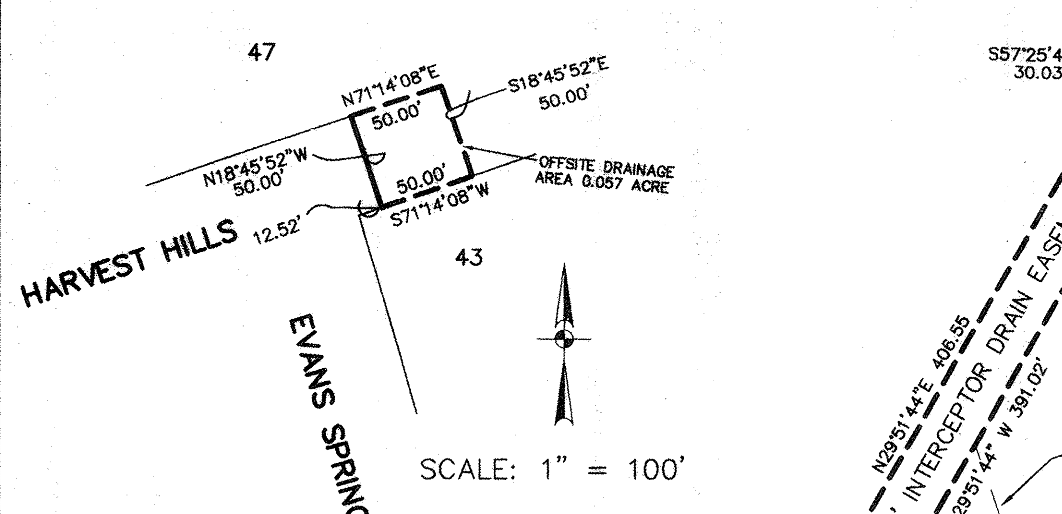
Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Dec 30 1999
At 1:13pm
Receipt #: 293039
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 99-0238518
Deputy -Deborah Greiner

99- 0238518

RECORDERS MEMORANDUM
At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to: illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

PLAT NO. 990159

B-397 (2 of 2)



AREA BEING REPLATTED

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS AN OFFSITE DRAINAGE EASEMENT AREA ON A PLAT KNOWN AS BIG SPRINGS P.U.D., UNIT-1, PHASE 1C AS RECORDED IN VOLUME 9532, PAGE 137-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A 30.00 FOOT INTERCEPTOR DRAIN EASEMENT AS RECORDED IN VOLUME 9537, PAGE 122 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WASTEWATER EDU NOTE

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

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

BIG SPRING, LTD.
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3RD DAY OF SEPTEMBER A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ MY COMMISSION EXPIRES October 18, 2001

C.P.S. NOTES:

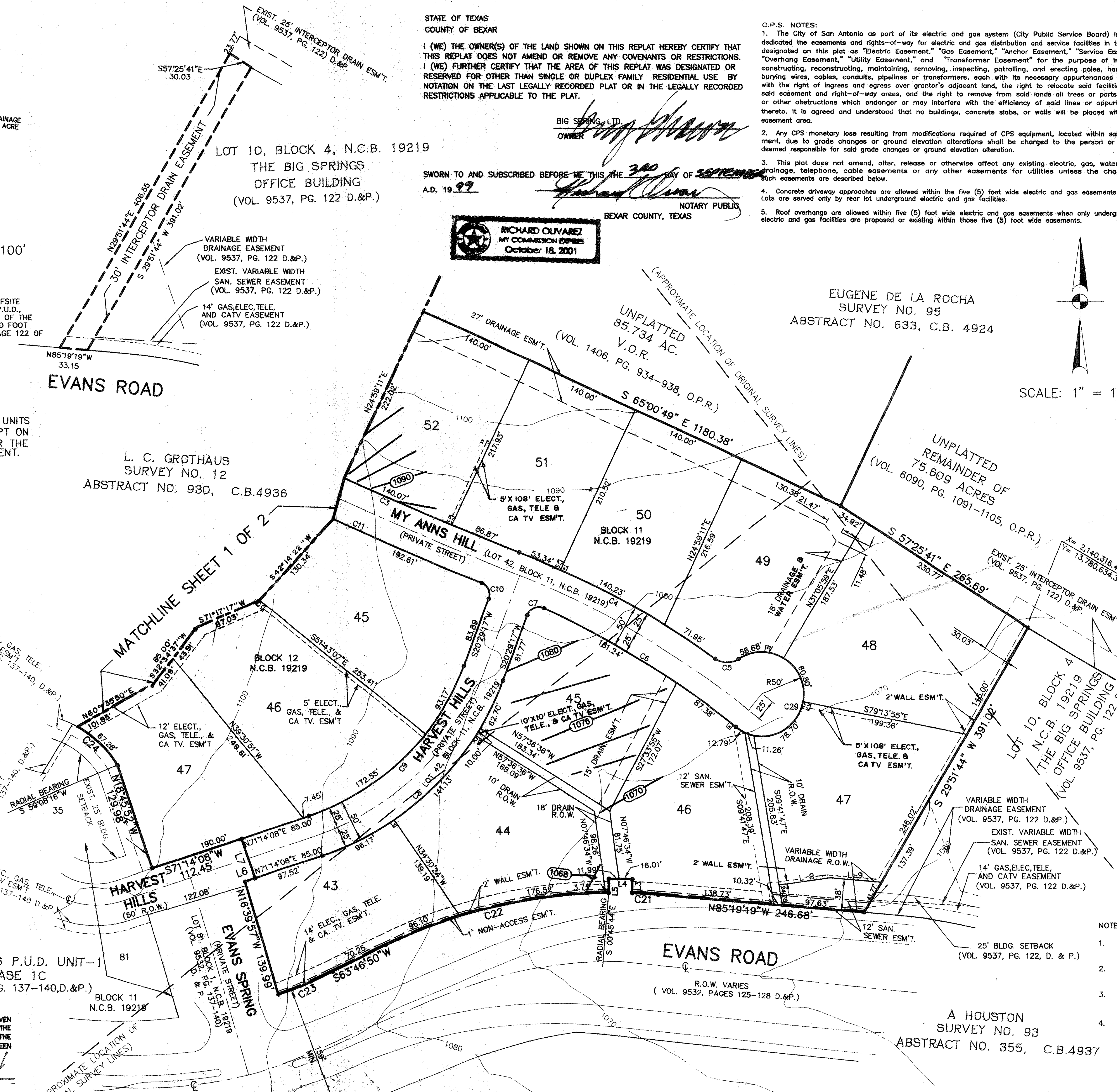
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service 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.

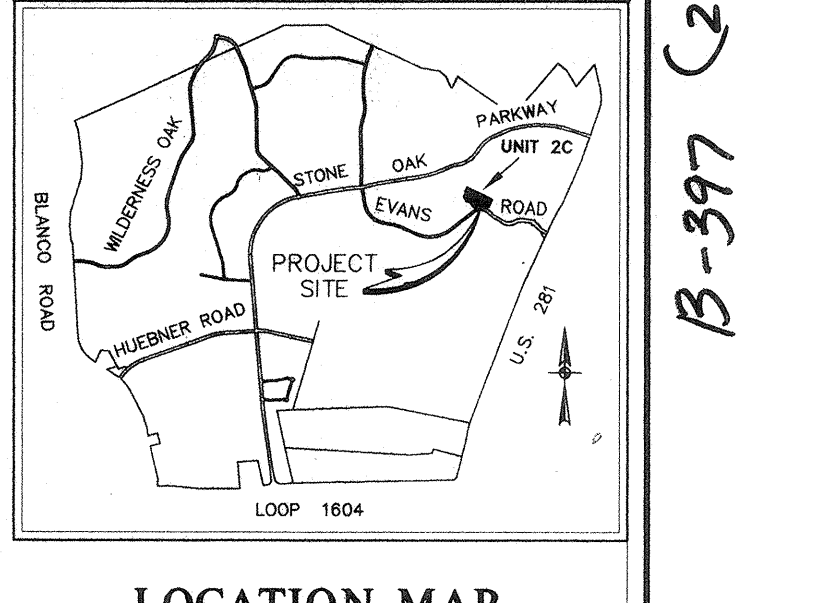
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.

5. Roof overhangs are allowed within 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	DELTA
C1	97.64	179.75	50.06	31°07'21"
C2	83.44	1100.00	41.74	04°20'45"
C3	583.23	3950.00	292.15	08°27'36"
C4	265.52	1100.00	133.41	13°49'48"
C5	29.98	25.00	17.09	68°43'04"
C6	268.62	1050.00	135.05	14°39'28"
C7	24.44	15.00	15.91	93°21'51"
C8	310.00	350.00	166.00	50°44'52"
C9	265.71	300.00	142.28	50°44'52"
C10	23.31	15.00	14.75	89°02'02"
C11	440.48	4000.00	220.46	06°18'34"
C12	21.93	15.00	13.45	83°46'45"
C13	207.37	50.00	———	237°37'56"
C14	36.89	25.00	22.72	84°32'06"
C15	16.66	165.00	8.34	05°47'03"
C16	24.89	15.00	16.39	95°04'25"
C17	40.96	4000.00	20.48	00°35'12"
C18	79.64	1050.00	39.84	04°20'45"
C19	70.48	129.75	36.13	31°07'21"
C20	10.79	225.00	5.40	02°44'51"
C21	31.06	622.00	15.53	02°51'39"
C22	276.36	622.00	140.50	25°27'26"
C23	70.06	578.00	35.08	06°56'43"
C24	82.66	125.00	42.90	37°53'14"
C25	58.82	355.00	29.48	09°29'35"
C26	122.65	215.00	63.05	32°41'13"
C27	3.80	175.00	1.90	01°14'44"
C28	7.90	225.00	3.95	02°00'43"
C29	220.23	50.00	———	252°21'37"

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.46	N33°59'04"E
L2	15.55	N33°59'04"E
L3	16.75	N00°31'39"E
L4	28.00	N89°28'21"W
L5	16.75	S00°31'39"W
L6	12.52	S71°14'08"W
L7	50.00	N18°45'52"W
L8	61.55	N81°43'32"E
L9	61.57	N85°19'19"W



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. FENCES CAN BE CONSTRUCTED OVER THE DRAINAGE EASEMENTS BUT SHALL HAVE 16' WIDE GATES ON EACH SIDE OF THE PROPERTY AND CAN NOT RESTRICT FLOW. THE PROPERTY OWNER SHALL LEAVE GATES UNLOCKED AT ALL TIMES. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE APPROVED DRAINAGE EASEMENT SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT 2C, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO 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 LOT 81, BLOCK 7 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2C SUBDIVISION, P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 81 , BLOCK 7, N.C.B. 19219 IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE CABLE TV., SANITARY SEWER, AND WATER EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

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.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

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.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF June A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS — JOHN K. RINEHART — 60375 — LICENSED PROFESSIONAL ENGINEER

NORMA J. DEL TORO — NOTARY PUBLIC — STATE OF TEXAS — EXPIRES 12-14-99

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.

BIG SPRING, LTD.
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GUY SHOWN, 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 17th DAY OF AUGUST A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

RICHARD OLIVAREZ — NOTARY PUBLIC — STATE OF TEXAS — EXPIRES 10-18-2001

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

NOTE: THIS PLAT INCLUDES AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 12-1-99.

RESUBDIVISION AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 2C

(PLANNED UNIT DEVELOPMENT)

BEING 19.54 ACRES OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, COUNTY BLOCK 4924 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 AND L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 IN BEXAR COUNTY, TEXAS AND OUT OF A 75.609 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6090, PAGES 1091-1105 AND OUT OF A 38.185 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5964, PAGES 1940-1947 AND OUT OF A 24.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6090 PAGES 1090-1105 RESPECTFULLY OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND PART OF LOT 57, BLOCK, 11, N.C.B. 19219, A PORTION OF MY ANNS HILL BEING LOT 81, BLOCK 1, N.C.B. 19219 AND TWO OFFSITE DRAINAGE EASEMENTS IN BIG SPRINGS P.U.D. UNIT-1, PHASE 1C AS RECORDED IN VOLUME 9532, PAGES 137-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

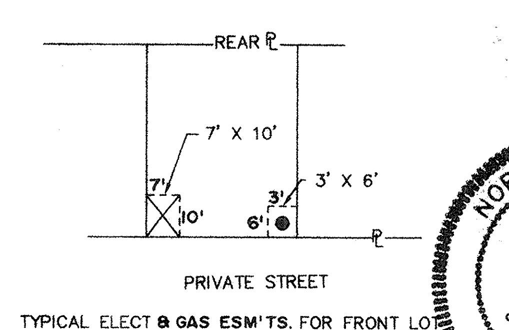
THIS PLAT OF BIG SPRINGS, UNIT - 2C P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 8th DAY OF September A.D. 19 99

BY: CHAIRMAN

BY: SECRETARY

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.&P.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS.
FND. I.R.(P-D)	FOUND IRON ROD
(1296)	INDICATES PROPOSED CONTOURS



PRIVATE STREET

TYPICAL ELECT & GAS ESM'TS. FOR FRONT LOT CONSTRUCTION. 7' X 10' FOR TRANSFORMERS AND PULLBOXES, 3' X 6' FOR SECONDARY ENCLOSURES.

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 16th DAY OF June A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 30th DAY OF Dec A.D. 1999 AT 1:13 P M. AND DULY RECORDED THE 30th DAY OF Dec A.D. 1999 AT 3:09 P M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 198
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF December A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

NORMA J. DEL TORO — NOTARY PUBLIC — STATE OF TEXAS

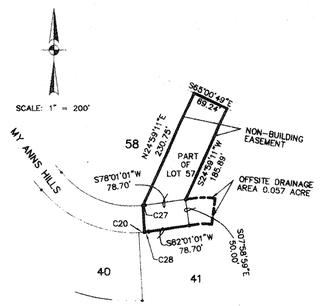
SHEET 2 OF 2

JOB 3813-30

VRP#04-02-064

PLAT NO. 990159

B-397 (1 of 2)



AREA BEING REPLATTED

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS PART OF LOT 57, BLOCK 11, N.C.B. 19219, A PORTION OF MY ANNS HILL, BEING LOT 81, BLOCK 1, N.C.B. 19219 (PRIVATE STREET) AND AN OFFSITE DRAINAGE EASEMENT ON A PLAT KNOWN AS BIG SPRINGS P.U.D., UNIT-1, PHASE 1C AS RECORDED IN VOLUME 9532, PAGE 137-140 OF THE DEEDS AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND

O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.&P.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS.
FND. I.R.(P-D)	FOUND IRON ROD
(1298)	INDICATES PROPOSED CONTOURS

WASTEWATER EDU NOTE

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

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.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

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

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.

LICENSED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF June A.D. 1999

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.

BIG SPRING, LTD.
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gary Brown, 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 27th DAY OF August A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

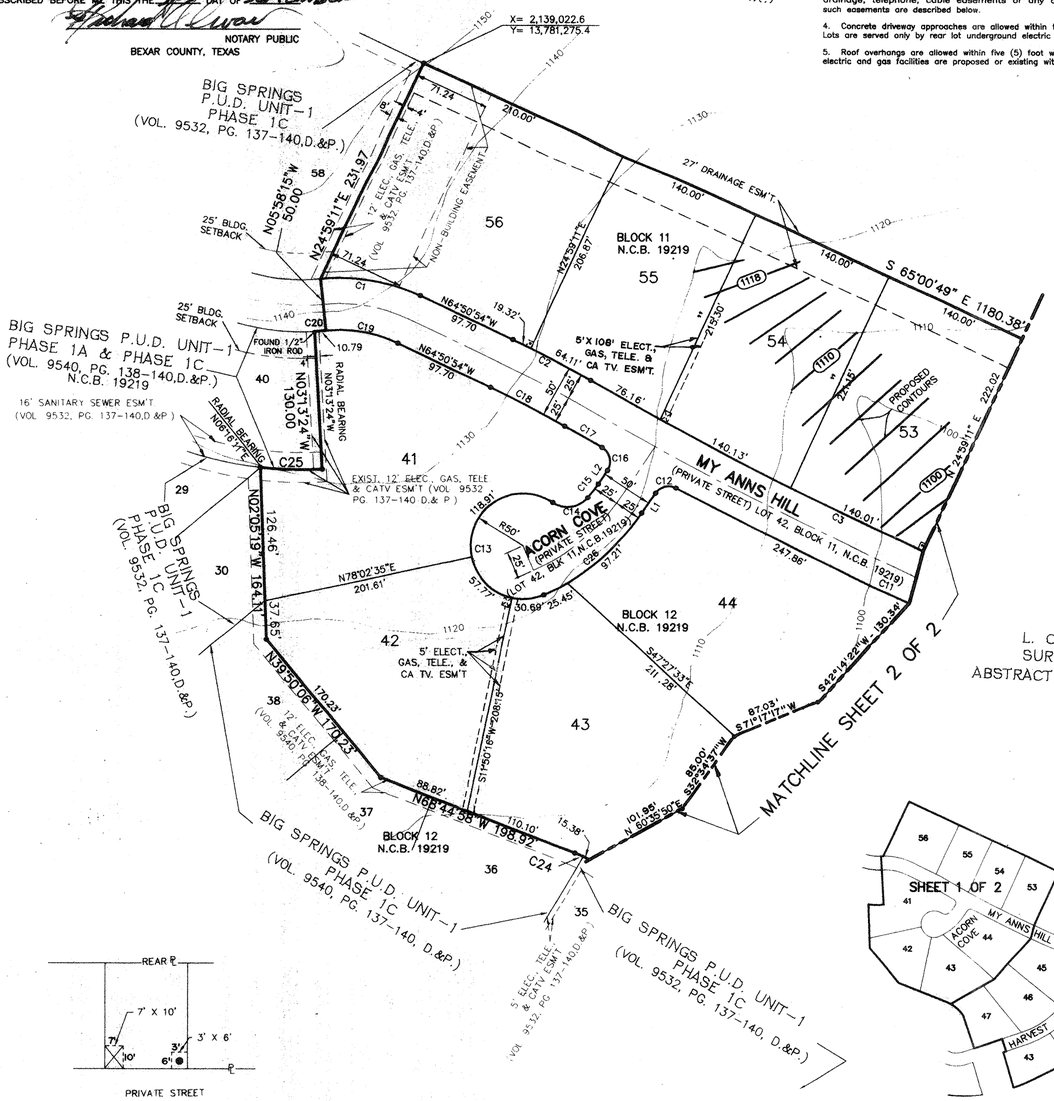
I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

BIG SPRING, LTD.
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 3rd DAY OF September A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

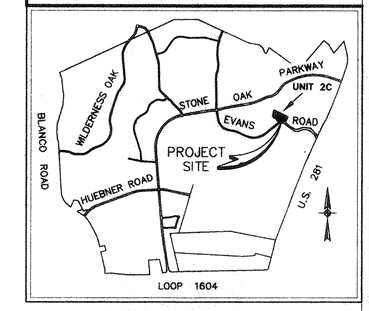
RICHARD OLIVAREZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 10-18-2001



L. C. GROTHAUS SURVEY NO. 12 ABSTRACT NO. 930, C.B.4936

C.P.S. NOTES:

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 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.



LOCATION MAP

N.T.S.

SCALE: 1" = 100'

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, WALLS OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. FENCES CAN BE CONSTRUCTED OVER THE DRAINAGE EASEMENTS BUT SHALL HAVE 16' WIDE GATES ON EACH SIDE OF THE PROPERTY AND CAN NOT RESTRICT FLOW. THE PROPERTY OWNER SHALL LEAVE GATES UNLOCKED AT ALL TIMES. MAINTENANCE OF THE DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE APPROVED DRAINAGE EASEMENT SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT 2C, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO 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 LOT 81, BLOCK 7 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2C SUBDIVISION, P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 81 , BLOCK 7, N.C.B. 19219 IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE CABLE TV., SANITARY SEWER, AND WATER EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

PRIVATE STREET

TYPICAL ELECT. & GAS ESM'TS. FOR FRONT LOT CONSTRUCTION. 7' X 10' FOR TRANSFORMERS OR PULLBOXES, 3' X 6' FOR SECONDARY ENCLOSURES

NOTE: THIS PLAT INCLUDES AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 12-1-99

RESUBDIVISION AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 2C

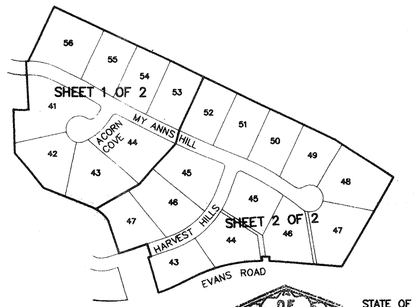
(PLANNED UNIT DEVELOPMENT)

BEING 19.54 ACRES OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, COUNTY BLOCK 4924 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 AND L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 IN BEXAR COUNTY, TEXAS AND OUT OF A 75.609 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6090, PAGES 1091-1105 AND OUT OF A 38.185 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 5964, PAGES 1940-1947 AND OUT OF A 24.00 ACRE TRACT AS DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 6090 PAGES 1090-1105 RESPECTFULLY OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND PART OF LOT 57, BLOCK, 11, N.C.B. 19219, A PORTION OF MY ANNS HILL BEING LOT 81, BLOCK 1, N.C.B. 19219 AND TWO OFFSITE DRAINAGE EASEMENTS IN BIG SPRINGS P.U.D. UNIT-1, PHASE 1C AS RECORDED IN VOLUME 9532, PAGES 137-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT - 2C P.U.D. 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 8th DAY OF September A.D. 1999

BY: Robert L. Mandrica
CHAIRMAN

BY: [signature]
SECRETARY



INDEX MAP
SCALE 1"=400'

NOTE:
SEE SHEET 2 OF 2
FOR LINE AND CURVE TABLE

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 16th DAY OF June A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Henry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 30th DAY OF Dec A.D. 1999 AT 1:15 P. M. AND DULY RECORDED THE 30th DAY OF Dec A.D. 1999 AT 3:09 P. M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9545 ON PAGE 191

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 30th DAY OF December A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward L. [signature] DEPUTY

SHEET 1 OF 2

VRP # 04-02-064

JOB 3813-30

99- 0145343

Book 9544 Page 2

PLAT NO. 990050

2 of 2

B-396

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	11°27'08"	578.00	57.96	115.53
2	03°14'31"	578.00	16.36	32.71
3	15°35'48"	578.00	79.16	157.34
4	82°57'19"	25.00	22.10	36.20
5	88°30'46"	25.00	24.36	38.62
6	89°43'10"	25.00	24.88	39.15
7	09°19'20"	630.00	51.37	102.50
8	38°05'59"	550.00	189.92	365.73
9	05°47'11"	650.00	32.85	65.65
10	08°45'45"	530.00	40.61	81.05
11	14°45'11"	405.00	52.43	104.28
12	38°05'59"	260.00	89.78	172.89
13	09°02'03"	520.00	41.08	81.99
14	27°19'15"	580.00	140.96	276.57
15	43°53'01"	15.00	6.04	11.49
16	268°41'21"	50.00	——	234.48
17	45°42'28"	25.00	10.54	19.94
18	26°42'40"	520.00	123.46	242.42
20	22°50'43"	564.99	114.15	225.28
21	08°55'22"	525.00	40.96	81.76
22	38°06'08"	380.00	131.22	252.70
23	10°22'46"	480.00	43.60	86.96
24	09°58'05"	530.00	46.22	92.21
25	89°35'19"	15.00	14.89	23.45
26	90°00'00"	15.00	15.00	23.56
27	38°06'08"	430.00	148.49	285.95
28	08°55'22"	475.00	37.06	73.97
29	13°03'54"	500.00	57.25	114.01
30	09°45'25"	700.00	59.75	119.20
31	05°40'56"	480.00	23.82	47.60
32	05°40'56"	530.00	26.30	52.56

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.20	N71°10'05"W
L3	60.06	S25°38'16"W
L4	60.00	S71°19'01"E
L5	7.74	S75°46'31"W
L6	40.77	N22°26'07"E

C.P.S. NOTES:

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 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.

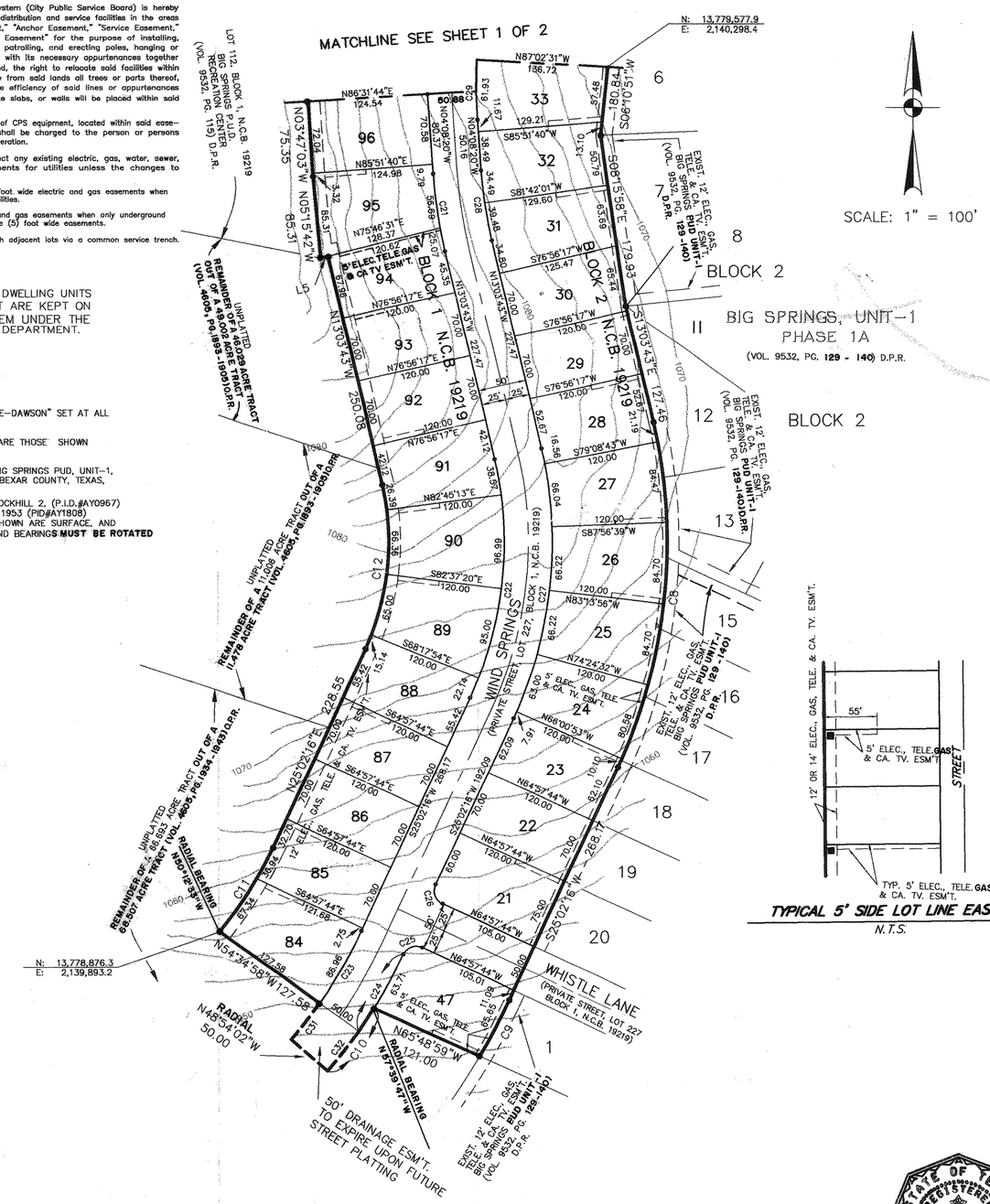
6. 5' Wide side yard easement shall provide utility service to both adjacent lots via a common service trench.

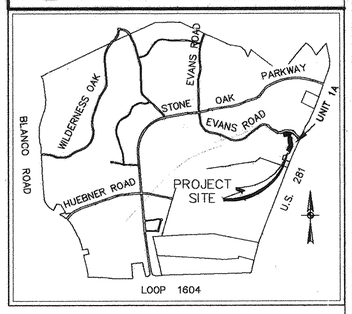
WASTEWATER EDU NOTE

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

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 BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS **MUST BE ROTATED** 359°59'00" CLOCKWISE TO MATCH N.A.D. 83





LOCATION MAP

N.T.S.

TYPICAL 5' SIDE LOT LINE EASEMENT

N.T.S.

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT 2A, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO 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 LOT 227, BLOCK 1 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2A SUBDIVISION, P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 227 , BLOCK 1 IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, AND WATER EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

LEGEND

D.P.R._____DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

O.P.R._____OFFICIAL PUBLIC RECORDS OF **REAL PROPERTY OF** BEXAR COUNTY, TEXAS.

F.I.R._____FOUND 1/2" IRON ROD

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 4th DAY OF March A.D. 19 99

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.

BIG SPRING, LTD

OWNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 4th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 7-28-99.

RESUBDIVISION AND SUBDIVISION PLAT OF BIG SPRINGS, UNIT - 2A

(PLANNED UNIT DEVELOPMENT)

BEING 11.712 ACRES OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, COUNTY BLOCK 4924 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 AND THE WILLIAM BRISBIN SURVEY NO. 896 1/2, ABSTRACT NO. 55 IN BEXAR COUNTY, TEXAS, SAME BEING OUT OF A 46.029 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1893 AND OUT OF A 11.008 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1893 AND OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1934-1943 AND A 75.609 ACRE TRACT AS RECORDED IN VOLUME 6090, PAGE 1091 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT IN BIG SPRINGS P.U.D. UNIT 1, PHASE 1A AS RECORDED IN VOLUME 9532, PAGE 129-140 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT-2A P.U.D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS THEREBY APPROVED BY SUCH COMMISSION.
DATED THIS 24th DAY OF March A.D. 19 99

BY Theresa K. Stolman
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS

COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 30th DAY OF July A.D. 1999 AT 3:23 P M. AND DULY RECORDED THE 2nd DAY OF August A.D. 1999 AT 10:50 A M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 92

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 2nd DAY OF August A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

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

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED
PROFESSIONAL ENGINEER

NORMA J. DEL TORO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
12-14-99

GWEN KOCIAN
NOTARY PUBLIC STATE OF TEXAS
Commission Expires:
DECEMBER 6, 2001

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

NORMA J. DEL TORO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
12-14-99

COUNTY CLERK
BEXAR COUNTY, TEXAS

CITY OF SAN ANTONIO

RECORDERS MEMORANDUM
At time of recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deteriorations, etc.)

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Jul 30 1999
At 3:23pm
Receipt #: 25075
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num : 99- 0145343
Deputy -Catherine Revilla

SHEET 2 OF 2

JOB 3813-10

VRP# 04-02-064

99-0145342

Book 9544 Page 91

B-396 1 of 2

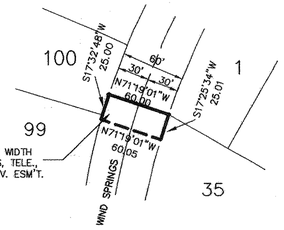
PLAT NO. 990050

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	11°27'08"	578.00	57.96	115.53
2	03°14'31"	578.00	16.36	32.71
3	15°35'48"	578.00	79.16	157.34
4	82°57'19"	25.00	22.10	36.20
5	88°30'46"	25.00	24.36	38.62
6	89°43'10"	25.00	24.88	39.15
7	09°19'20"	630.00	51.37	102.50
8	38°05'59"	550.00	189.92	365.73
9	05°47'11"	650.00	32.85	65.65
10	08°45'45"	530.00	40.61	81.05
11	14°45'11"	405.00	52.43	104.28
12	38°05'59"	260.00	89.78	172.89
13	09°02'03"	520.00	41.08	81.99
14	27°19'15"	580.00	140.96	276.57
15	43°53'01"	15.00	6.04	11.49
16	268°41'21"	50.00	——	234.48
17	45°42'28"	25.00	10.54	19.94
18	26°42'40"	520.00	123.46	242.42
20	22°50'43"	564.99	114.15	225.28
21	08°55'22"	525.00	40.96	81.76
22	38°06'08"	380.00	131.22	252.70
23	10°22'46"	480.00	43.60	86.96
24	09°58'05"	530.00	46.22	92.21
25	89°35'19"	15.00	14.89	23.45
26	90°00'00"	15.00	15.00	23.56
27	38°06'08"	430.00	148.49	285.95
28	08°55'22"	475.00	37.08	73.97
29	13°03'54"	500.00	57.25	114.01
30	09°45'25"	700.00	59.75	119.20
31	05°40'56"	480.00	23.82	47.60
32	05°40'56"	530.00	26.30	52.56

LINE TABLE		
LINE	LENGTH	BEARING
L1	25.20	N71°10'05"W
L3	60.06	S25°38'16"W
L4	60.00	S71°19'01"E
L5	7.74	S75°46'31"W
L6	40.77	N22°26'07"E

WASTEWATER EDU NOTE

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



AREA BEING REPLATTED

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH ELEC., GAS, TELE. & CABLE T.V. EASEMENT ON A PLAT KNOWN AS BIG SPRINGS P.U.D. UNIT 1, PHASE 1A AS RECORDED IN VOLUME 9532 PAGE **129-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.**

STATE OF TEXAS

COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

BIG SPRING, LTD.
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF March A.D. 19 99

Gwen Kocian
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

GWEN KOCIAN
NOTARY PUBLIC STATE OF TEXAS
Commission Expires:
DECEMBER 6, 2001

C.P.S. NOTES:

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.

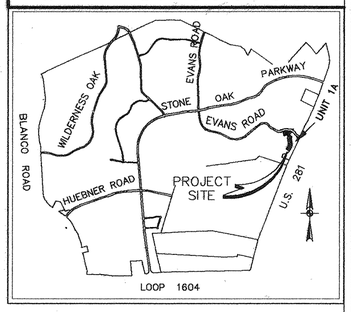
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

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 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.

6. 5' Wide side yard easement shall provide utility service to both adjacent lots via a common service trench.

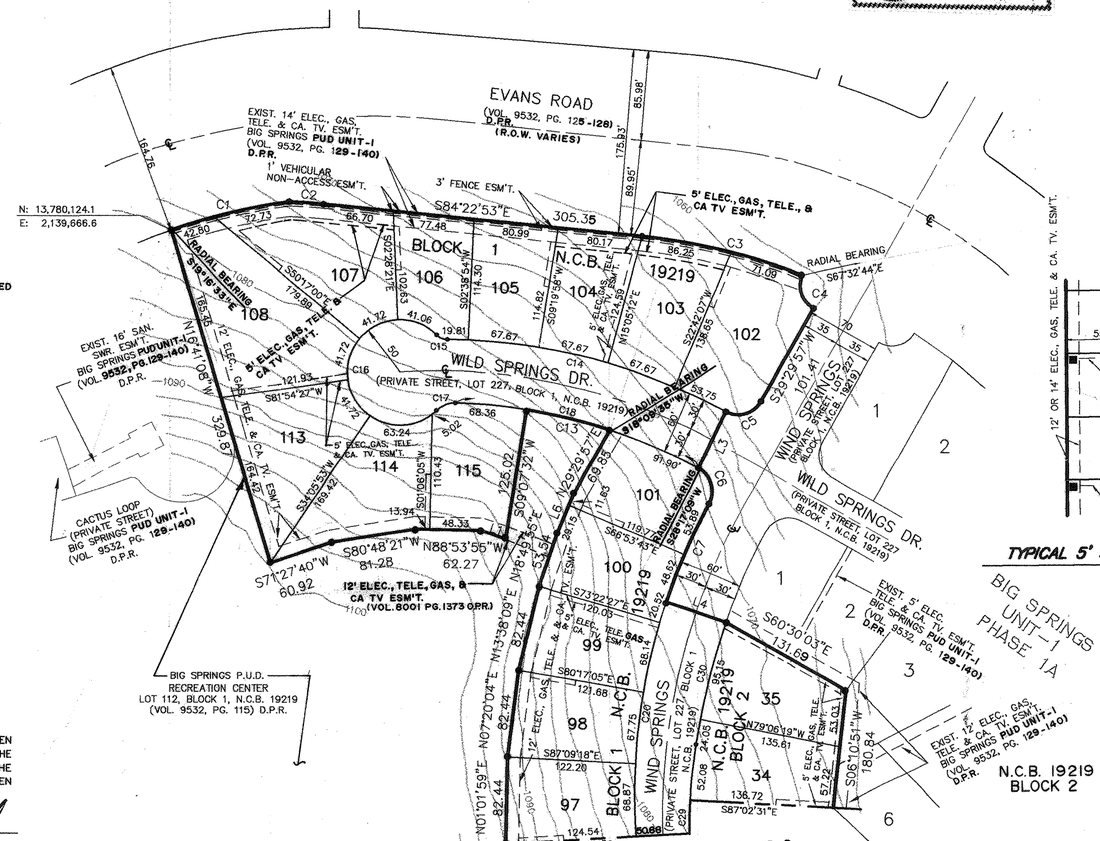


LOCATION MAP

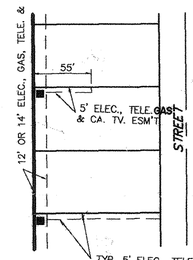
N.T.S.

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 BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS **MUST BE ROTATED** 0°29'59"00" CLOCKWISE TO MATCH N.A.D. 83



SCALE: 1" = 100'



TYPICAL 5' SIDE LOT LINE EASEMENT

N.T.S.

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT 2A, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO 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 LOT 227, BLOCK 1 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2A SUBDIVISION, P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 227, BLOCK 1 IS A PRIVATE STREET RIGHT OF WAY AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, AND WATER EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

LEGEND

D.P.R._____DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

O.P.R._____OFFICIAL PUBLIC RECORDS OF **REAL PROPERTY OF** BEXAR COUNTY, TEXAS.

F.I.R._____FOUND 1/2" IRON ROD

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

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 4th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED
PROFESSIONAL ENGINEER

NORMA J. DEL TORO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
12-14-99

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.

BIG SPRING, LTD.
OWNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 4th DAY OF March A.D. 19 99

Gwen Kocian
NOTARY PUBLIC
BEXAR COUNTY; TEXAS

GWEN KOCIAN
NOTARY PUBLIC STATE OF TEXAS
Commission Expires:
DECEMBER 6, 2001

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 7-28-99.

RESUBDIVISION AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 2A

(PLANNED UNIT DEVELOPMENT)

BEING 11.712 ACRES OUT OF THE EUGENE DE LA ROCHA SURVEY NO. 95, ABSTRACT NO. 633, COUNTY BLOCK 4924 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 AND THE WILLIAM BRISBIN SURVEY NO. 896 1/2, ABSTRACT NO. 55 IN BEXAR COUNTY TEXAS, SAME BEING OUT OF A 46.029 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1893 AND OUT OF A 11.006 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1893 AND OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1934-1943 AND A 75.609 ACRE TRACT AS RECORDED IN VOLUME 6090, PAGE 1091 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT IN BIG SPRINGS P.U.D. UNIT 1, PHASE 1A AS RECORDED IN VOLUME 9532, PAGE 129-140 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT-2A P.U.D 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 24th DAY OF March A.D. 19 99

BY: Theresa R. Golbma
CHAIRMAN

BY: _____
SECRETARY

CITY OF SAN ANTONIO

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
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 UNDER MY SUPERVISION ON THE GROUND.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF March A.D. 19 99

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NORMA J. DEL TORO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
12-14-99

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 30th DAY OF July A.D. 1999 AT 3:23 P M. AND DULY RECORDED THE 2nd DAY OF August A.D. 1999 AT 9:38 A M. IN THE RECORDS OF Deeds + Plats OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 91

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS 2nd DAY OF August A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

COUNTY CLERK
BEXAR COUNTY, TEXAS

SHEET 1 OF 2

JOB 3813-10

VRP#04-02-064

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Jul 30 1999
At 3:32pm
Receipt #: 25075
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num : 99- 0145342
Deputy -Catherine Revilla

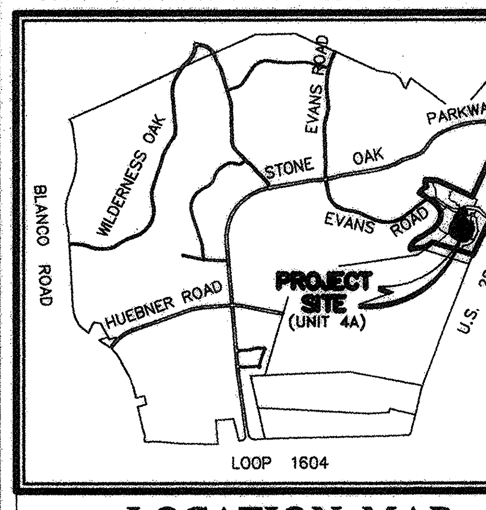
THE STATE OF RECORDATION THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR BEST PHOTOGRAPHIC REPRODUCTION DUE TO: ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.)
RECORDER'S MEMORANDUM

Doc# 20030180836
Book: 9558
Page: 80
Filed & Recorded
07/18/2003 11:14:21 AM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING $ 25.00
RECORDS MANAGEM $ 5.00
COURTHOUSE SECU $ 1.00

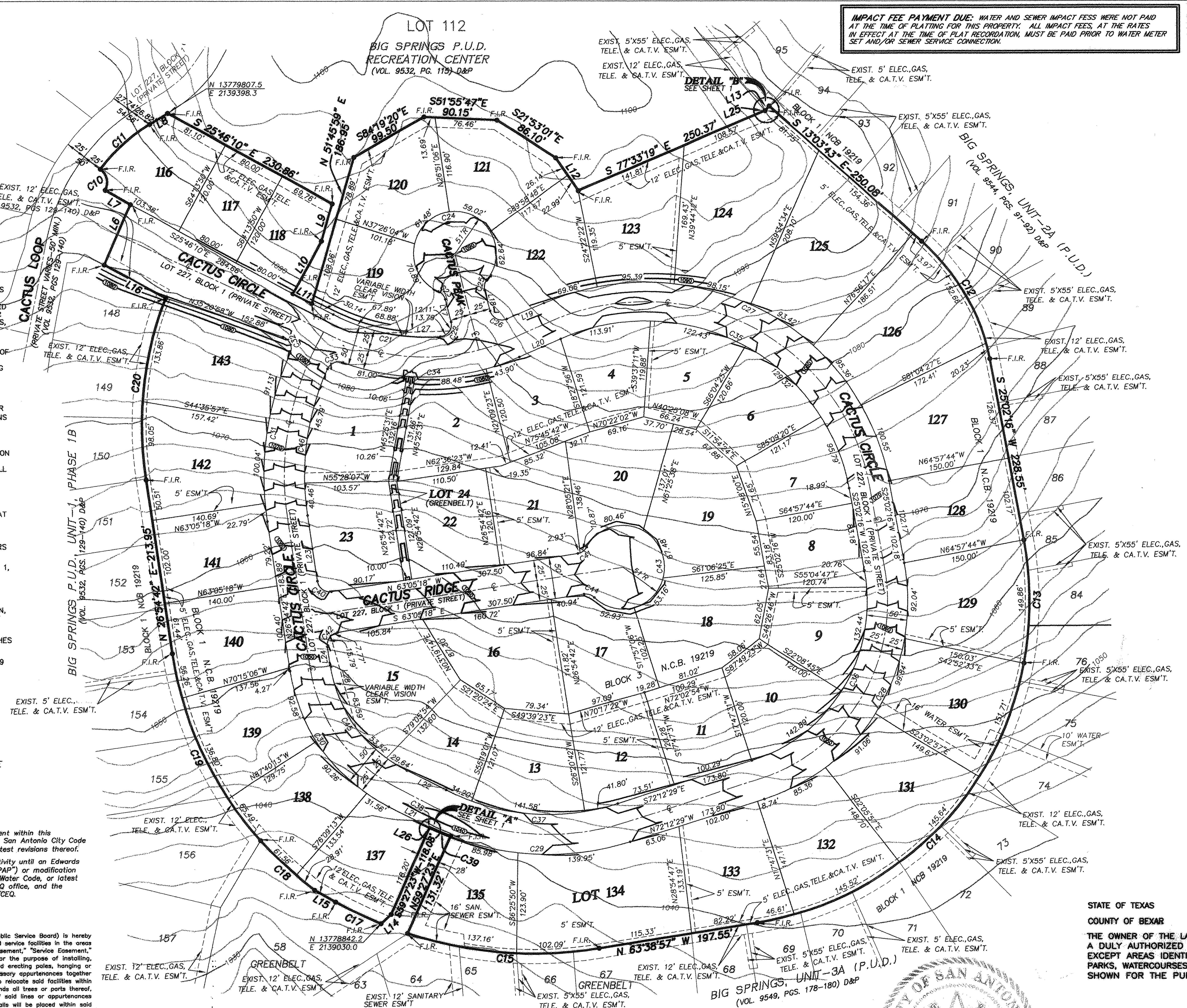
PLAT NO. 030033

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FESS WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

B-427



LOCATION MAP
N.T.S.



LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORD OF BEXAR COUNTY, TEXAS
(980) = FINISHED CONTOURS
5' ESM'T. = 5' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS AND ROOF OVERHANGS

BIG SPRINGS, UNIT-4A

GENERAL NOTES:

1. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS BEING LOT 227, BLOCK 1, NCB 19219 (CACTUS CIRCLE, CACTUS LOOP, CACTUS PEAK, AND CACTUS RIDGE) SHALL NOT BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, HOWEVER THESE AREAS ARE DEDICATED TO THE PUBLIC AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS.
2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. 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 THIS PARTICULAR SUBDIVISION.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-4A 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 STREET LOT 227 BLOCK 1, ALL IN NEW CITY BLOCK 19219 (CACTUS CIRCLE, CACTUS LOOP, CACTUS PEAK & CACTUS RIDGE), AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 3A P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
7. LOTS 111 & 134, BLOCK 1 & LOT 24, BLOCK 3, N.C.B. 19219 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., DRAINAGE, WATER & SANITARY SEWER EASEMENTS.

WASTEWATER EDU NOTE

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

EDWARDS RECHARGE ZONE 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 TCEQ office, and the application has been approved by the executive director of the TCEQ.

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 and steps 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 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

Rik Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS W. R. WOOD 65364 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

SURVEY 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 BIG SPRINGS UNIT 1, PHASE 1B PLAT AS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 9532, PGS. 129-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL # 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022, & LONESTAR, 1953 (P.I.D.#AY 1808) N:13731522.2197 E:2140520.8364.
5. DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR OBSERVED IS 0.9998225
6. BEARINGS SHOWN MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83.

OWNER/DEVELOPER:
BIG SPRINGS LTD.
2015 EVANS ROAD, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: 210-494-9192
FAX: 210-494-5301

REPLAT AND SUBDIVISION PLAT OF
BIG SPRINGS, UNIT-4A
(PLANNED UNIT DEVELOPMENT)

BEING 22.69 ACRES OF LAND PARTIALLY OUT OF A 75.609 ACRE TRACT, PARTIALLY OUT OF A 49.002 ACRE TRACT, PARTIALLY OUT OF AN 11.478 ACRE TRACT, PARTIALLY OUT OF A 62.692 ACRE TRACT, AND PARTIALLY OUT OF A 44.000 ACRE TRACT AS DESCRIBED BY INSTRUMENTS, RESPECTIVELY, RECORDED IN VOLUME 6090, PAGES 1091-1105, VOLUME 4605, PAGES 1893-1905, AND VOLUME 4605, PAGES 1934-1943, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE A. HOUSTON SURVEY NO. 93 ABSTRACT NO. 355, COUNTY BLOCK 4937, BEXAR COUNTY, TEXAS. A 50' WIDE INTERCEPTOR DRAINAGE EASEMENT AND A VARIABLE WIDTH SEWER TURN AROUND EASEMENT RECORDED IN VOLUME 9549, PAGES 178-180, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH SEWER EASEMENT RECORDED IN VOLUME 9532, PAGES 129-140, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A 5' ELEC., TELE., & CA.T.V. ESM'T RECORDED IN VOLUME 9532 PG. 115, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT-4A (P.U.D.) 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 25th DAY OF June A.D. 2003

BY: Susan Wright
CHAIRMAN

BY: [signature]
SECRETARY

CITY OF SAN ANTONIO

RHONDA YERKEY
Notary Public, State of Texas
My Commission Expires Apr. 14, 2004

COUNTY CLERK BEXAR COUNTY, TEXAS

NOTE FOR PROPOSED CONTOURS:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BIG SPRINGS, LTD.
OWNER: Guy Shown

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 9th DAY OF June A.D. 2003

Rhonda Yerkey
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 18th DAY OF July A.D. 2003 AT 11:14A.M. AND DULY RECORDED THE 18th DAY OF July A.D. 2003 AT 2:45 P.M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9558 ON PAGE 80
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 18th DAY OF July A.D. 2003.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Susan Sepulveda, DEPUTY

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

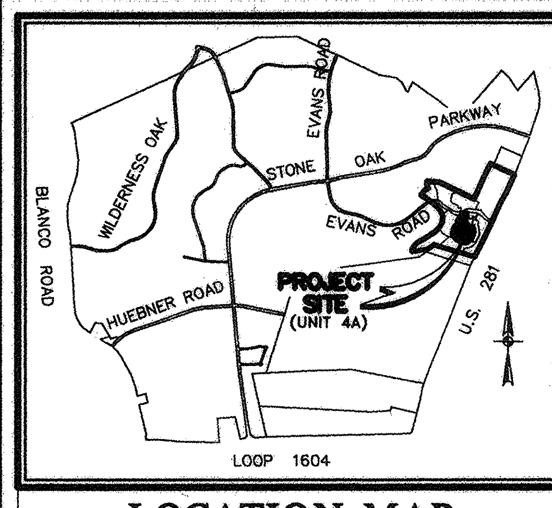
SHEET 2 OF 2

DRAWN BY: JD
JOB NO. 3813-40
Date: Jun 09, 2003, 2:10pm User ID: TElseth
File: J:\3813\40\Design\Civil\PL381340.dwg

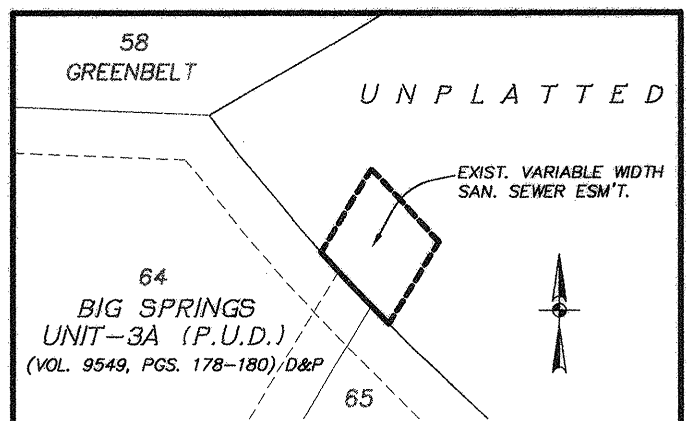
VRP # 04-02-064

Doc# 20030180835
Book: 9558
Page: 79
Filed & Recorded
07/18/2003 11:14:21 AM
GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY
RECORDING $ 25.00
RECORDS MANAGEM $ 5.00
COURTHOUSE SECU $ 1.00

PLAT NO. 030033

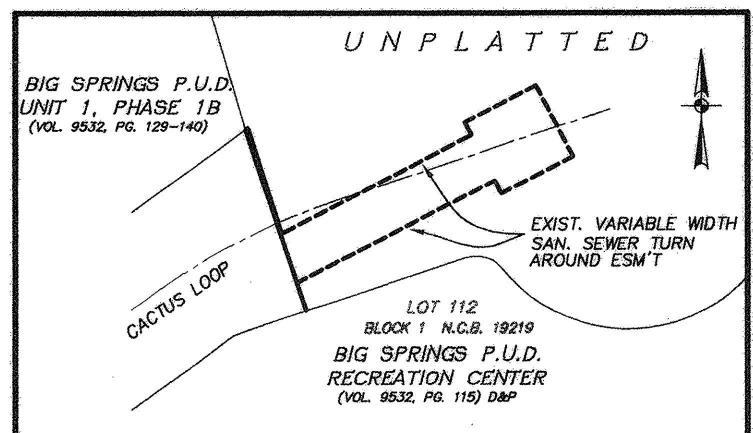


LOCATION MAP
N.T.S.



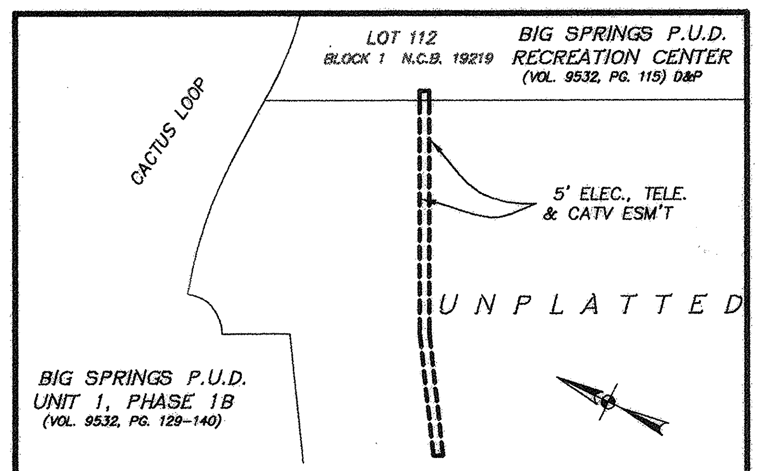
AREA BEING REPLATTED

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH THE BIG SPRINGS, UNIT-3A, P.U.D. AS RECORDED IN VOLUME 9549, PAGES 178-180 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH THE BIG SPRINGS P.U.D. RECREATION CENTER AS RECORDED IN VOLUME 9532, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



AREA BEING REPLATTED

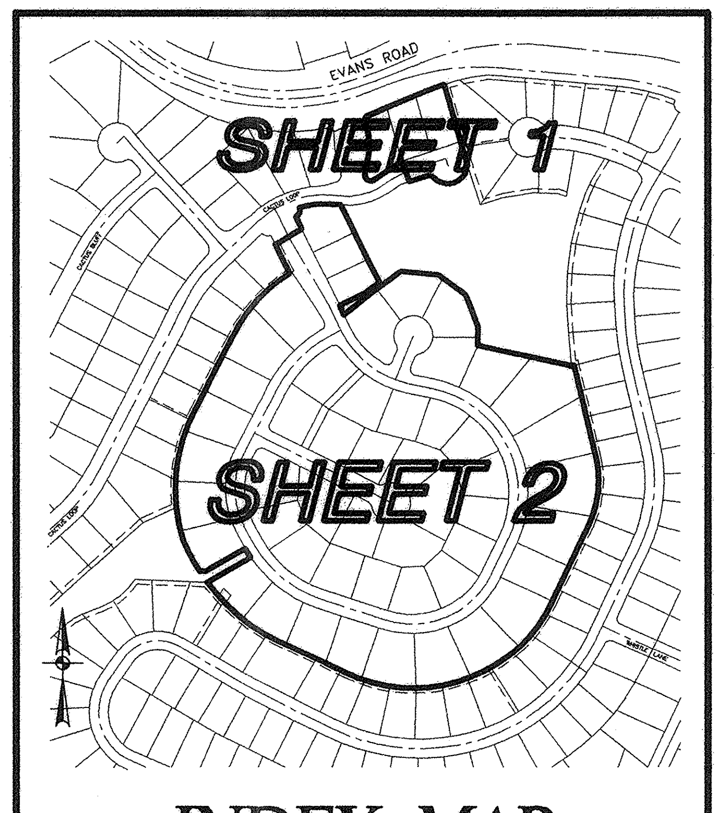
AREA BEING REPLATTED WAS PREVIOUSLY PLATTED WITH THE BIG SPRINGS P.U.D. RECREATION CENTER AS RECORDED IN VOLUME 9532, PAGE 115 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	30.40'	15.00'	24.06'	116°07'14"	25.46'	N64°16'16"W
C2	24.75'	70.00'	12.50'	20°15'23"	24.62'	N03°55'02"E
C3	7.26'	125.00'	3.63'	03°19'34"	7.26'	S56°00'20"W
C4	87.38'	130.00'	45.41'	38°30'43"	85.75'	N05°12'38"W
C5	24.35'	15.00'	15.81'	93°01'24"	21.77'	N22°02'42"E
C6	12.13'	572.00'	6.06'	01°12'53"	12.13'	N67°56'57"E
C7	34.12'	578.00'	17.06'	03°22'56"	34.11'	N69°01'59"E
C8	138.56'	50.00'	266.91'	158°46'46"	98.29'	S62°42'15"W
C9	12.31'	10.00'	7.07'	70°31'44"	11.55'	N73°10'14"W
C10	29.24'	20.00'	17.93'	83°45'21"	26.70'	N22°21'10"E
C11	82.48'	225.00'	41.71'	21°00'16"	82.02'	N83°31'28"E
C12	172.89'	260.00'	89.78'	38°05'59"	169.72'	S05°59'17"W
C13	149.86'	405.00'	75.80'	21°12'05"	149.01'	S35°38'18"W
C14	489.47'	400.00'	280.66'	70°06'42"	459.50'	S81°17'42"W
C15	239.25'	500.00'	121.96'	27°24'57"	236.97'	N49°56'29"W
C17	62.18'	500.00'	31.13'	07°07'30"	62.14'	N28°40'20"W
C18	90.47'	450.18'	45.39'	11°30'53"	90.32'	N11°46'10"W
C19	258.55'	450.00'	132.95'	32°55'12"	255.01'	N10°27'06"E
C20	231.91'	450.00'	118.59'	29°31'40"	229.35'	N41°40'32"E
C21	136.77'	235.00'	70.38'	33°20'43"	134.84'	S42°26'31"E
C22	25.90'	15.00'	17.54'	98°54'48"	22.80'	N71°25'44"E
C23	13.80'	15.00'	7.43'	52°41'41"	13.31'	N04°22'31"W
C24	254.03'	51.00'	38.86'	285°23'23"	61.82'	S68°01'40"E
C25	13.80'	15.00'	7.43'	52°41'41"	13.31'	S48°19'10"W
C26	26.34'	15.00'	18.07'	100°37'06"	23.09'	S28°20'13"E
C27	551.94'	305.00'	388.17'	103°41'02"	479.65'	S26°48'15"E
C28	368.30'	255.00'	224.63'	82°45'15"	337.12'	S66°24'53"W
C29	251.00'	330.00'	131.92'	43°34'48"	245.00'	N50°25'05"W
C30	214.40'	225.00'	116.12'	54°35'47"	206.38'	N00°23'12"W
C31	213.95'	375.00'	109.98'	32°41'23"	211.06'	N43°15'24"E
C32	24.86'	15.00'	16.36'	94°57'03"	22.11'	N12°07'34"E
C33	22.65'	15.00'	14.12'	86°31'46"	20.56'	S76°59'22"E
C34	223.45'	285.00'	117.82'	44°55'18"	217.77'	S56°11'07"E
C35	461.45'	255.00'	324.54'	103°41'02"	401.02'	S26°48'15"E
C36	296.09'	205.00'	180.59'	82°45'15"	271.01'	S66°24'53"W
C37	217.58'	280.00'	114.62'	44°31'24"	212.15'	N49°56'47"W
C38	2.50'	330.00'	1.25'	00°26'00"	2.50'	N27°54'05"W
C39	25.07'	330.00'	12.54'	04°21'11"	25.07'	N30°48'17"W
C40	23.56'	15.00'	15.00'	90°00'00"	21.21'	N18°05'18"W
C41	13.80'	15.00'	7.43'	52°41'41"	13.31'	N89°26'09"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	N71°54'42"E
C43	254.03'	51.00'	38.86'	285°23'23"	61.82'	N26°54'42"E
C44	13.80'	15.00'	7.43'	52°41'41"	13.31'	S36°44'27"E
C45	166.76'	175.00'	90.32'	54°35'47"	160.52'	N00°23'12"W
C46	186.25'	325.00'	95.76'	32°50'03"	183.71'	N43°19'43"E

LINE TABLE

LINE	LENGTH	BEARING
L1	26.66'	N14°02'43"E
L2	52.87'	S71°33'54"W
L3	60.00'	N18°26'06"W
L4	50.23'	S54°05'02"W
L5	32.70'	S54°20'32"W
L6	80.29'	N59°19'47"E
L7	35.38'	N25°46'10"W
L8	26.16'	S85°58'24"E
L9	47.45'	S51°45'59"W
L10	73.67'	S64°13'50"W
L11	26.53'	S25°46'10"E
L12	49.13'	S01°05'40"W
L13	7.74'	N75°46'31"E
L14	16.80'	S83°23'47"W
L15	29.56'	N25°06'35"W
L16	86.40'	N25°46'10"W
L17	30.35'	N21°58'20"E
L18	28.23'	S21°58'20"W
L19	50.29'	S78°38'46"E
L20	55.76'	S78°38'46"E
L21	54.19'	N27°41'05"W
L22	54.19'	N27°41'05"W
L23	81.10'	N26°54'42"E
L24	22.79'	N26°54'42"E
L25	0.24'	S05°15'42"E
L26	2.93'	N30°48'38"W
L27	67.24'	N57°47'47"W
L28	120.68'	S19°36'07"W



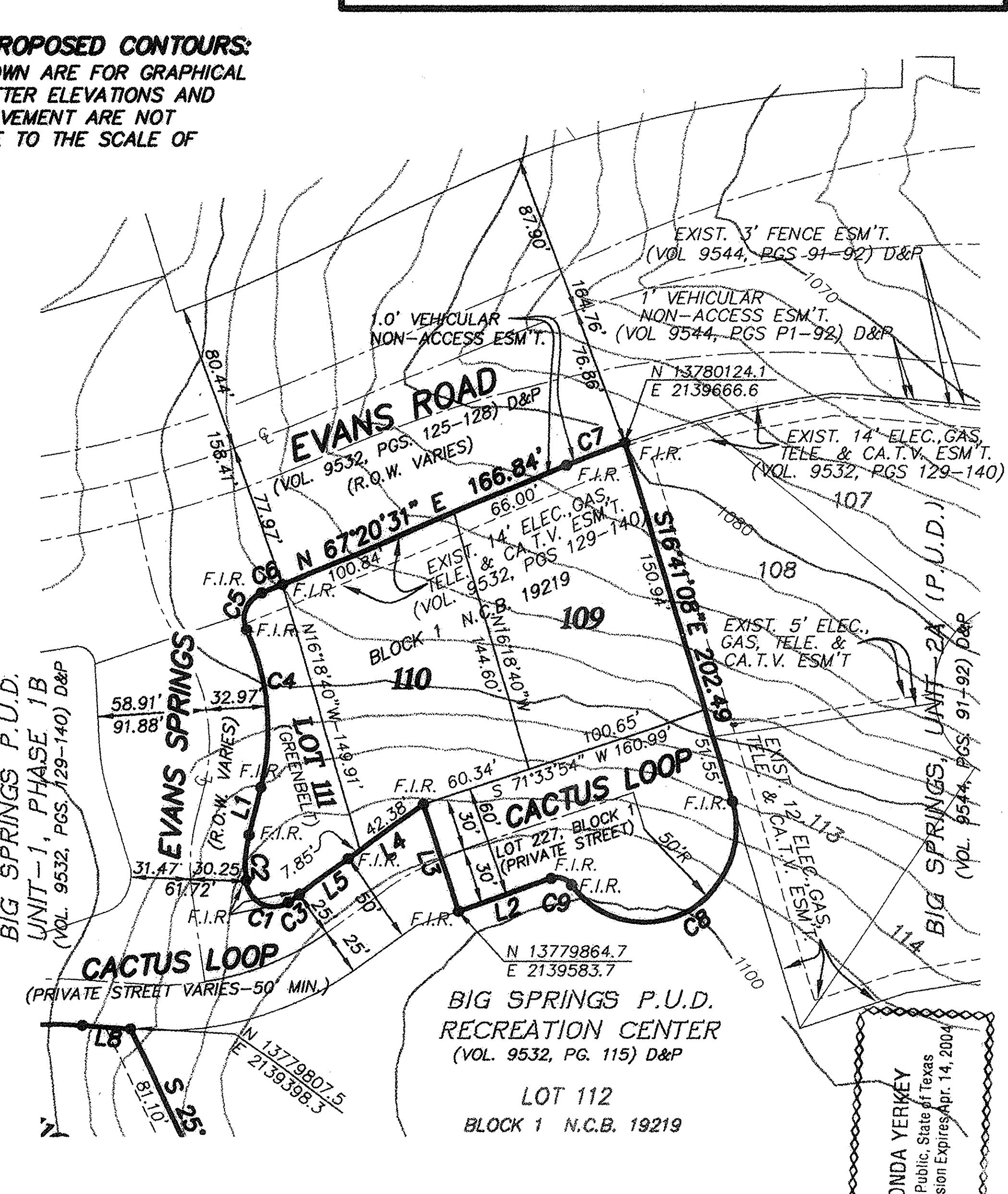
INDEX MAP
SCALE: 1" = 500'

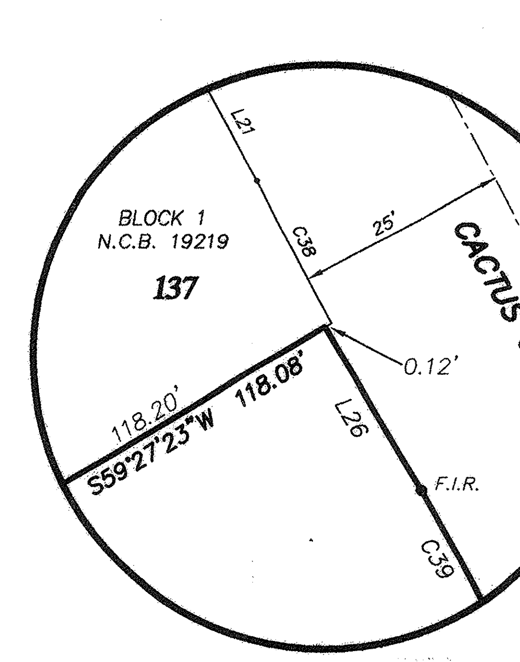
SCALE: 1" = 100'
0' 50' 100'

B-427

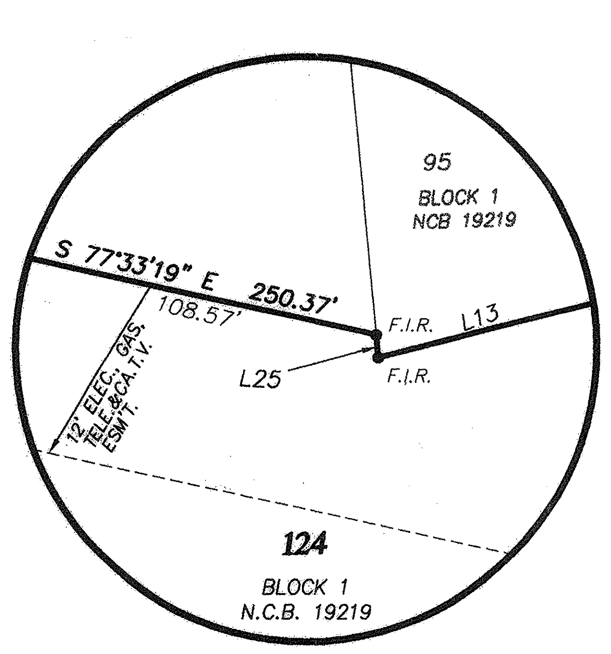
BIG SPRINGS, UNIT-4A

NOTE FOR PROPOSED CONTOURS:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.





DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE

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

GENERAL NOTES:

1. THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS BEING LOT 227, BLOCK 1, NCB 19219 (CACTUS CIRCLE, CACTUS LOOP, CACTUS PEAK, AND CACTUS RIDGE) SHALL NOT BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, HOWEVER THESE AREAS ARE DEDICATED TO THE PUBLIC AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS.
2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. 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 THIS PARTICULAR SUBDIVISION.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-4A 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 STREET LOT 227 BLOCK 1, ALL IN NEW CITY BLOCK 19219 (CACTUS CIRCLE, CACTUS LOOP, CACTUS PEAK & CACTUS RIDGE), AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 4A P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.
7. LOTS 111 & 134, BLOCK 1 & LOT 24, BLOCK 3, N.C.B. 19219 SHALL BE DESIGNATED AS GREENBELT AND AS ELECTRIC, GAS, TELEPHONE, PEDESTRIAN, CABLE T.V., DRAINAGE, WATER & SANITARY SEWER EASEMENTS.

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 and steps 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 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.

RHONDA YERKEY
Notary Public, State of Texas
My Commission Expires Apr. 14, 2004

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, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS, AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BIG SPRINGS, LTD
OWNER: [signature]

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 9th DAY OF June A.D. 2003

Rhonda Yerkey
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, Gerry Rickhoff COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 18th DAY OF July A.D. 2003 AT 11:14A. M. AND DULY RECORDED THE 18th DAY OF July A.D. 2003 AT 2:45 P. M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME 9558 ON PAGE 79
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 18th DAY OF July A.D. 2003.

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Susan Sepulveda DEPUTY

EDWARDS RECHARGE ZONE 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 TCEQ office, and the application has been approved by the executive director of the TCEQ.

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

Erik Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W. R. WOOD
65364
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

SURVEY 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 BIG SPRINGS UNIT 1, PHASE 1B PLAT AS DESCRIBED IN INSTRUMENT RECORDED IN VOL. 9532, PGS. 129-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL # 2 (P.I.D. #AY0967) N:13750260.5336 E:2099442.4022, & LONESTAR, 1953 (P.I.D.#AY 1808) N:13731522.2197 E:2140520.8364.
5. DIMENSIONS SHOWN ARE SURFACE AND THE SCALE FACTOR OBSERVED IS 0.9998225
6. BEARINGS SHOWN MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83.

OWNER/DEVELOPER:
BIG SPRINGS LTD.
2015 EVANS ROAD, SUITE 100
SAN ANTONIO, TEXAS 78258
PHONE: 210-494-9192
FAX: 210-494-5301

CITY OF SAN ANTONIO

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FESS WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

REPLAT AND SUBDIVISION PLAT OF
BIG SPRINGS, UNIT-4A
(PLANNED UNIT DEVELOPMENT)

BEING 22.69 ACRES OF LAND PARTIALLY OUT OF A 75.609 ACRE TRACT, PARTIALLY OUT OF A 49.002 ACRE TRACT, PARTIALLY OUT OF AN 11.478 ACRE TRACT, PARTIALLY OUT OF A 62.692 ACRE TRACT, AND PARTIALLY OUT OF A 44.000 ACRE TRACT AS DESCRIBED BY INSTRUMENTS, RESPECTIVELY, RECORDED IN VOLUME 6090, PAGES 1091-1105, VOLUME 4605, PAGES 1893-1905, AND VOLUME 4605, PAGES 1934-1943, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND ALSO OUT OF THE A. HOUSTON SURVEY NO. 93 ABSTRACT NO. 355, COUNTY BLOCK 4937, BEXAR COUNTY, TEXAS. A 50' WIDE INTERCEPTOR DRAINAGE EASEMENT AND A VARIABLE WIDTH SEWER TURN AROUND EASEMENT RECORDED IN VOLUME 9549, PAGES 178-180, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH SEWER EASEMENT RECORDED IN VOLUME 9532, PAGES 129-140, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A 5' ELEC., TELE., & CA.T.V. ESM'T RECORDED IN VOLUME 9532 PG. 115, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT-4A (P.U.D.) 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 25th DAY OF June A.D. 2003

BY: Susan Wright
CHAIRMAN

BY: [signature]
SECRETARY

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORD OF BEXAR COUNTY, TEXAS
(980) = FINISHED CONTOURS
5' ESM'T. = 5' UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS AND ROOF OVERHANGS

COUNTY CLERK BEXAR COUNTY, TEXAS

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

SHEET 1 OF 2

DRAWN BY: JD Date: Jun 09, 2003, 2:20pm User ID: TElseth
JOB NO. 3813-40 File: J:\3813\40\Design\Civil\PL381340.dwg

VRP# 04-02-064

PLAT NO. 000169

C.P.S. NOTES:

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 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.

WASTEWATER EDU NOTE

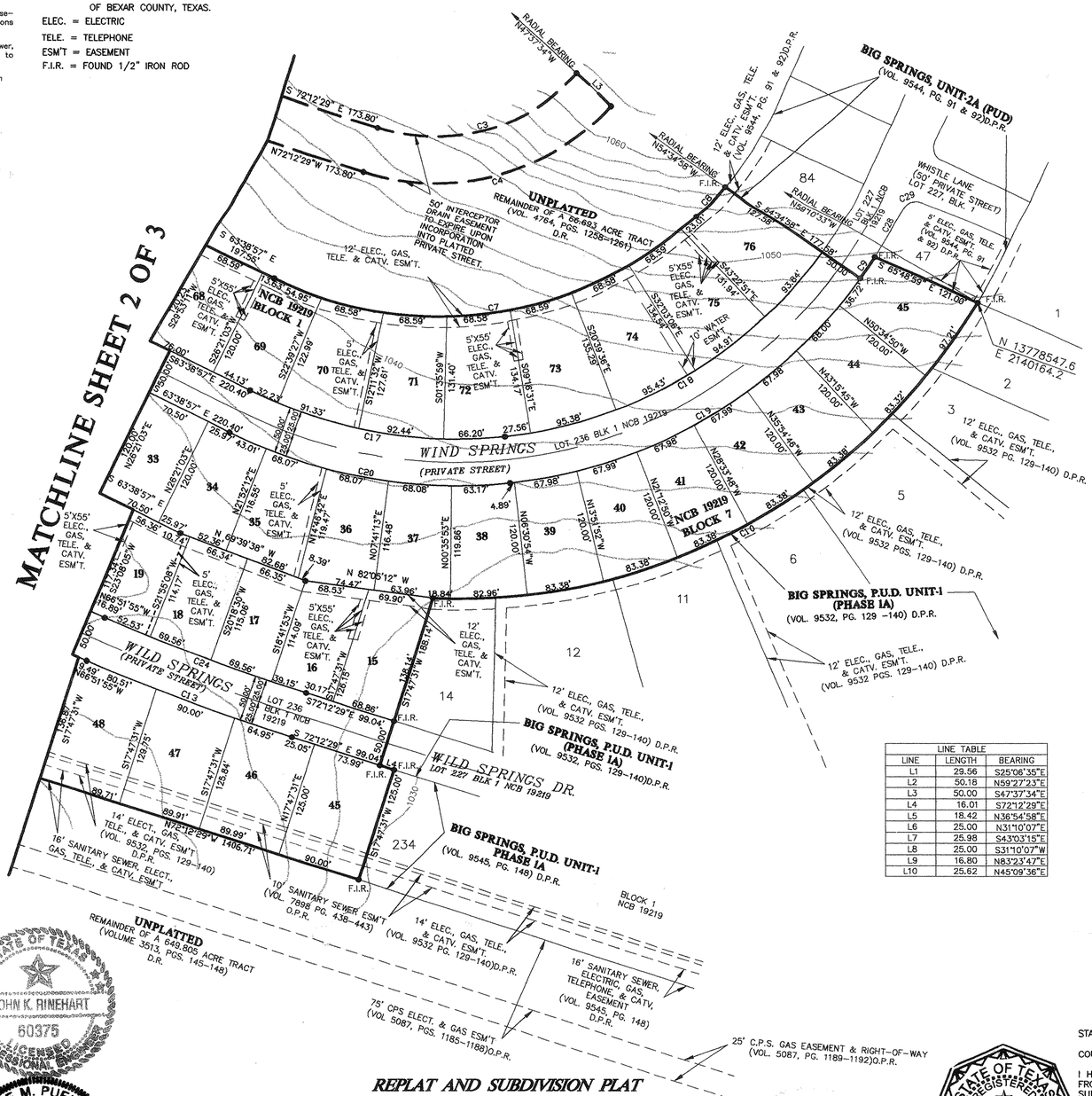
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

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 FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PGS. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:209442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

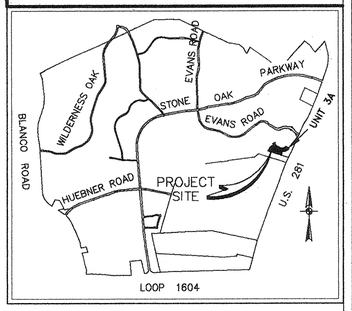
LEGEND:

CATV = CABLE TELEVISION
D.R.= DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
ELEC. = ELECTRIC
TELE. = TELEPHONE
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD



CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	62.18	500.00	07°07'30"	31.13	S28°40'20"E	62.14
C2	217.58	280.00	44°31'23"	111.90	S49°56'47"E	212.15
C3	234.06	205.00	65°25'05"	131.65	N75°04'58"E	221.55
C4	291.15	255.00	65°25'05"	163.76	S75°04'58"W	275.59
C5	225.93	330.00	39°13'36"	117.59	S52°35'41"E	221.54
C6	166.73	500.00	19°06'23"	84.15	S54°05'46"E	165.96
C7	489.47	400.00	70°06'42"	280.66	N81°17'42"E	459.50
C8	45.58	405.00	06°26'54"	22.81	N43°00'54"E	45.56
C9	28.49	530.00	03°04'49"	14.25	N33°52'38"E	28.49
C10	699.22	650.00	61°38'03"	387.74	S61°38'29"W	665.99
C11	37.38	99.50	21°31'36"	18.91	N58°11'12"E	37.16
C12	95.33	170.50	32°02'03"	48.94	N52°55'59"E	94.09
C13	235.46	2525.00	05°20'34"	117.81	S69°32'12"E	235.37
C14	291.52	165.00	101°13'40"	200.97	S16°15'05"E	255.05
C15	189.38	125.00	86°48'22"	118.22	S77°45'56"W	171.78
C16	48.35	575.00	04°49'05"	24.19	S61°14'25"E	48.34
C17	282.19	500.00	32°20'12"	144.96	S79°49'03"E	278.46
C18	407.12	480.00	48°35'49"	216.71	N59°42'57"E	395.03
C19	449.53	530.00	48°35'49"	239.29	N59°42'57"E	436.18
C20	310.41	550.00	32°20'12"	159.46	S79°49'03"E	306.31
C21	52.56	625.00	04°49'05"	26.29	S61°14'25"E	52.54
C22	113.63	75.00	86°48'22"	70.93	S77°45'56"W	103.07
C23	203.18	115.00	101°13'40"	140.07	S16°15'05"E	177.76
C24	230.80	2475.00	05°20'34"	115.48	S69°32'12"E	230.71
C25	90.47	450.18	11°30'53"	45.39	S11°46'10"E	90.32
C26	10.45	264.50	2°15'48"	5.22	N46°17'30"E	10.45
C27	46.53	500.00	5°19'55"	23.28	S38°53'59"E	46.51
C28	63.71	530.00	6°53'16"	31.90	N28°53'35"E	63.68
C29	23.45	15.00	89°35'19"	14.89	N70°14'37"E	21.14
C30	25.98	500.00	02°58'38"	12.99	S43°03'15"E	25.98

LINE TABLE		
LINE	LENGTH	BEARING
L1	29.56	S25°08'35"E
L2	50.18	N59°27'23"E
L3	50.00	S47°37'34"E
L4	16.01	S72°12'29"E
L5	18.42	N36°54'58"E
L6	25.00	N31°10'07"E
L7	25.98	S43°03'15"E
L8	25.00	S31°10'07"W
L9	16.80	N83°23'47"E
L10	25.62	N45°09'36"E



LOCATION MAP
N.T.S.

SCALE: 1" = 100'

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-2B 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 STREET LOT 236 BLOCK 1, ALL IN NEW CITY BLOCK 19219 (WIND SPRINGS & WILD SPRINGS), AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 3A P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

7. 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.

8. 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.

9. LOT 58 BLOCK 1, N.C.B. 19219 SHALL BE DESIGNATED AS A VARIABLE WIDTH PRIVATE DRAIN & GREENBELT EASMENT LOT 67 BLOCK 1, N.C.B. 19219 SHALL BE DESIGNATED AS A GREENBELT WITHIN THE BIG SPRINGS P.U.D. UNIT 3A. THESE SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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 23RD DAY OF October A.D. 20 00

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED PROFESSIONAL ENGINEER

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.

BIG SPRING, LTD.
OWNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shaw, 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 23RD DAY OF October A.D. 20 00

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUNE M. PUENTE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03/16/2004

JUNE M. PUENTE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03/16/2004

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 01-04-01.

REPLAT AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 3A

(PLANNED UNIT DEVELOPMENT)

BEING 22.03 ACRES OUT OF THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY, TEXAS. SAME BEING OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1934-1943 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, A VARIABLE WIDTH DRAINAGE EASEMENT IN BIG SPRINGS UNIT 2B P.U.D. AS RECORDED IN VOLUME 9544, PAGE 210-212, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND A 12' ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT.

THIS PLAT OF BIG SPRINGS, UNIT - 3A (P.U.D.) 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 8 DAY OF November A.D. 2000

BY: Robert J. Wandisco
CHAIRMAN

BY: [signature]
SECRETARY

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

JUNE M. PUENTE
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
03/16/2004

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

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 20th DAY OF October A.D. 20 00

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5 DAY OF Jan A.D. 2001 AT 4:00P M. AND DULY RECORDED THE 8 DAY OF Jan A.D. 2001 AT 10:12A M. IN THE RECORDS OF Deeds/Plats OF SAID COUNTY, IN BOOK VOLUME 9549 ON PAGE 180

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8 DAY OF January A.D. 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Jeanne R. Pena, DEPUTY

SHEET 3 OF 3

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

2001-0000356 P 095549 00180

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Jan 05 2001
At 4:00pm

Receipt #: 396758
Recording: 25.00
Doc/Mgmt : 5.00
Doc/Num : 2001- 0000356
Deputy -Ana Rosas

J:\3813\08\DESIGN\CIVIL\PL3813-08A1.DWG

PL3813-08A3.dwg 10-19-00 11:04:09 am EST

JOB 3813-08

3 of 3

B-409

VRP#04-02-064

2001- 0002365 P 00549 00179

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

C.P.S. NOTES:

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 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.

SEE SHEET 3 FOR LINE & CURVE TABLES.

LEGEND:

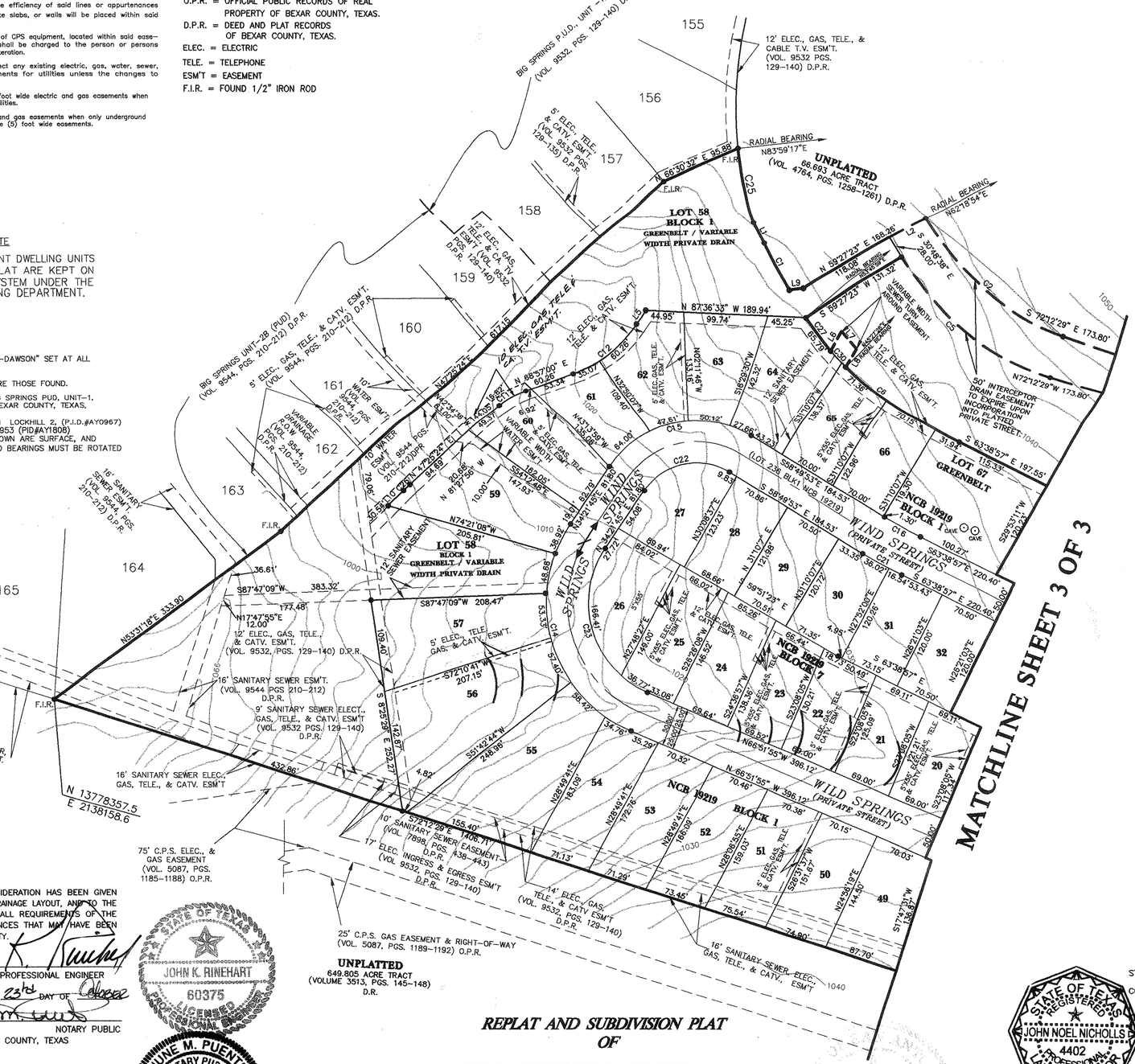
CATV = CABLE TELEVISION
D.R.= DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
ELEC. = ELECTRIC
TELE. = TELEPHONE
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD

WASTEWATER EDU NOTE

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

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 FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD. UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PGS. 129-140.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83



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 23rd DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED PROFESSIONAL ENGINEER

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 BIG SPRING, LTD.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 23rd DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

REPLAT AND SUBDIVISION PLAT OF BIG SPRINGS, UNIT - 3A

(PLANNED UNIT DEVELOPMENT)

BEING 22.03 ACRES OUT OF THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY, TEXAS. SOME BEING OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1934-1943 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH DRAINAGE EASEMENT IN BIG SPRINGS P.U.D. UNIT 2B AS RECORDED IN VOLUME 9544, PAGE 210-212, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT - 3A (P.U.D.) 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 8 DAY OF November A.D. 2000

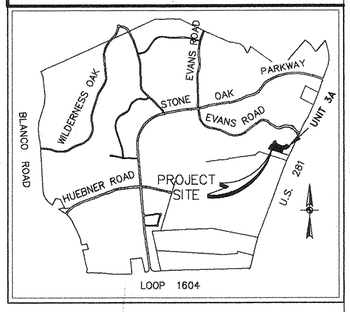
BY: Robert J. Wandrisco CHAIRMAN

BY: SECRETARY

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 01-04-01.

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

PLAT NO. 000169



LOCATION MAP
N.T.S.

SCALE: 1" = 100'

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-2B 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 STREET LOT 236 BLOCK 1, ALL IN NEW CITY BLOCK 19219 (WIND SPRINGS & WILD SPRINGS), AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 3A P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

7. 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.

8. 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.

9. LOT 58 BLOCK 1, N.C.B. 19219 SHALL BE DESIGNATED AS A VARIABLE WIDTH PRIVATE DRAIN & GREENBELT EASMENT LOT 67 BLOCK 1, N.C.B. 19219 SHALL BE DESIGNATED AS A GREENBELT WITHIN THE BIG SPRINGS P.U.D. UNIT 3A. THESE SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

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 20th DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN NOEL NICHOLLS
4402
REGISTERED PROFESSIONAL LAND SURVEYOR

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5 DAY OF Jan A.D. 2001 AT 4:00P M. AND DULY RECORDED THE 8 DAY OF Jan A.D. 2001 AT 10:08A M. IN THE RECORDS OF Deeds/Plats OF SAID COUNTY, IN BOOK VOLUME 9549 ON PAGE 179

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8 DAY OF January A.D. 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

SHEET 2 OF 3

Filed for Record in:
BEXAR COUNTY, TEXAS
GERRY RICKHOFF, COUNTY CLERK
On Jan 05 2001
At 4:00pm

Receipt #: 39878
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 2001- 0002365
Deputy -Ana Rosas

J:\3813\08\DESIGN\CIVIL\PL3813-08A1.DWG

PL3813-08A2.dwg 10-19-00 11:03:16 am EST

JOB 3813-08

B-409 2 of 3

VRP# 04-02-064

2001- 0002364 P 09549 00178

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY, DISCOLORED PAPER, ETC.

PLAT NO. 000169

B-409 1 OF 3

WASTEWATER EDU NOTE

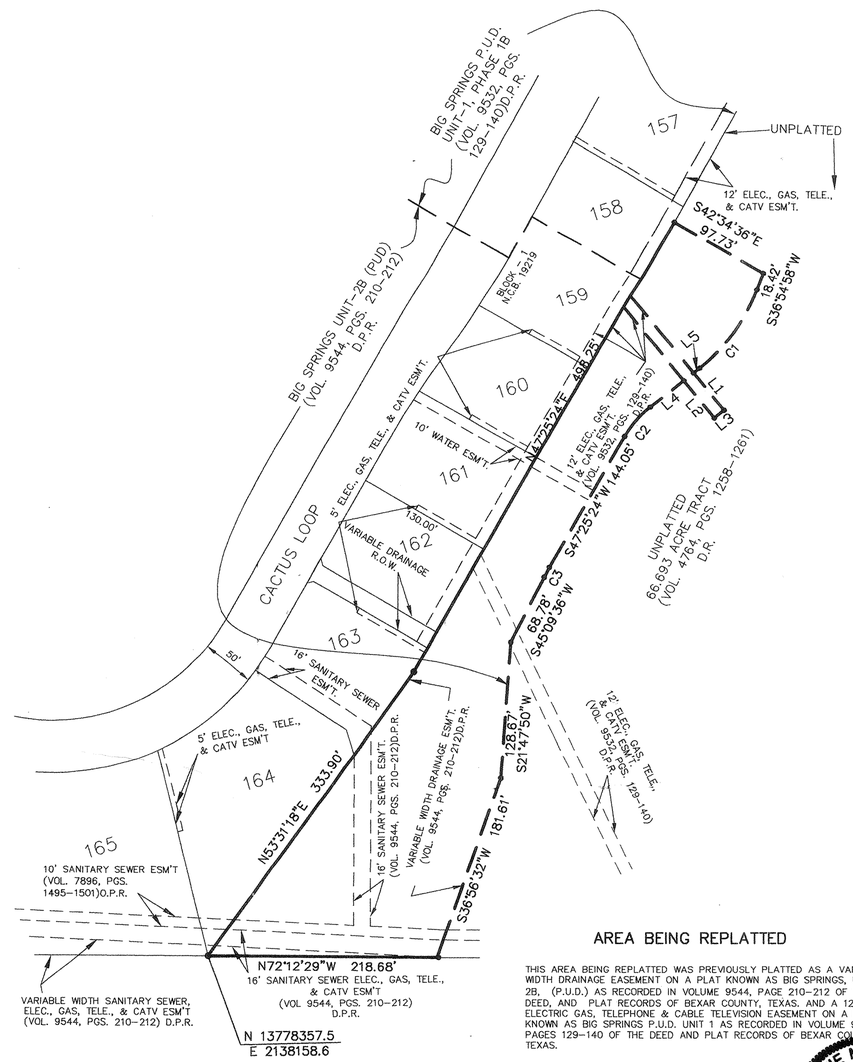
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE PLANNING DEPARTMENT.

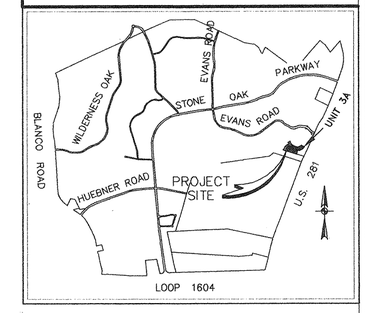
NOTES:

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 FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PGS. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750260.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

C.P.S. NOTES:

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 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.





LOCATION MAP
N.T.S.

LEGEND:

CATV = CABLE TELEVISION
D.R. = DEED RECORDS OF BEXAR COUNTY TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
ELEC. = ELECTRIC
TELE. = TELEPHONE
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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.

4. 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.

CURVE TABLE						
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
1	32°02'03"	170.50	48.94	95.33	94.09	S52°55'59"W
2	21°31'36"	99.50	18.91	37.38	37.16	S58°11'12"W
3	02°15'48"	264.50	5.22	10.45	10.45	N46°17'30"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	46.17	N21°23'13"W
L2	46.24	N21°23'13"W
L3	12.00	N68°36'09"E
L4	40.86	N68°57'00"E
L5	7.40	N68°57'00"E

AREA BEING REPLATTED

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A VARIABLE WIDTH DRAINAGE EASEMENT ON A PLAT KNOWN AS BIG SPRINGS, UNIT 2B, (P.U.D.) AS RECORDED IN VOLUME 9544, PAGE 210-212 OF THE DEED, AND PLAT RECORDS OF BEXAR COUNTY, TEXAS. AND A 12' ELECTRIC GAS, TELEPHONE & CABLE TELEVISION EASEMENT ON A PLAT KNOWN AS BIG SPRINGS P.U.D. UNIT 1 AS RECORDED IN VOLUME 9532, PAGES 129-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

UNPLATTED
649.805 ACRE TRACT
(VOL. 3513, PGS. 145-148)
D.R.

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY DIRECTOR OF PLANNING ON 01-24-01.

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 23rd DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
JOHN K. RINEHART
60375
LICENSED
PROFESSIONAL ENGINEER

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 BIG SPRING, LTD.

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shawn, 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 23rd DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

REPLAT AND SUBDIVISION PLAT
OF
BIG SPRINGS, UNIT - 3A
(PLANNED UNIT DEVELOPMENT)

BEING 22.03 ACRES OUT OF THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY, TEXAS. SOME BEING OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 4605, PAGE 1934-1943 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. AND A VARIABLE WIDTH DRAINAGE EASEMENT IN BIG SPRINGS P.U.D. UNIT 2B AS RECORDED IN VOLUME 9544, PAGE 210-212, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT - 3A (P.U.D.) 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 8 DAY OF November A.D. 2000

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

BIG SPRING, LTD.
OWNER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 23rd DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

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 20th DAY OF October A.D. 2000

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

JUNE M. PUENTE NOTARY PUBLIC STATE OF TEXAS EXPIRES 03/16/2004

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 5 DAY OF Jan A.D. 2001 AT 4:00 O'CLOCK P.M. AND DULY RECORDED THE 8 DAY OF Jan A.D. 2001 AT 10:06 O'CLOCK A.M. IN THE RECORDS OF Deeds Plats OF SAID COUNTY, IN BOOK VOLUME 9549 ON PAGE 178

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 8 DAY OF January A.D. 2001

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: DEPUTY

COUNTY CLERK BEXAR COUNTY, TEXAS

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

SHEET 1 OF 3

JOB 3813-08

Filed for Record in: BEXAR COUNTY, TEXAS
GERRY RICHOFF, COUNTY CLERK
On Jan 05 2001
At 4:00pm
Receipt #: 39975B
Recording: 25.00
Doc/Mgmt : 5.00
Doc/Num : 2001- 0002364
Deputy -Ana Rosas

J:\3813\08\DESIGN\CIVIL\PL3813-08A1.DWG
P:\3813 08A1.dwg 10-19-00 10:20:29 am EST

VRP #04-02-064

99- 0182044

Book 09544 Page 00212

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK

On Sep 27 1999
At 8:36am

Receipt #: 26700?
Recording: 23.00
Doc/Mgmt : 6.00
Doc/Num : 99- 0182044
Deputy -Melody Guerra

RECORDERS MEMORANDUM
At time of recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

B 3 of 3
4400

C.P.S. NOTES:

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 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.

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 FOUND.

3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.

4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750280.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

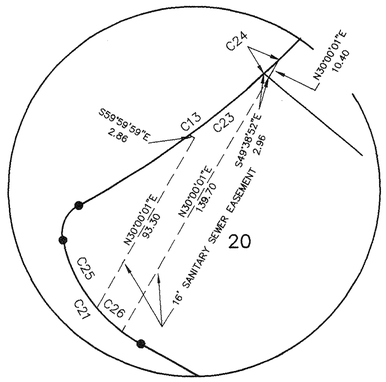
LINE TABLE

LINE	LENGTH	BEARING
L1	21.95	S48°58'50"W
L2	50.00	N41°01'10"W
L3	60.00	N42°34'36"W
L4	27.40	N53°31'18"E
L6	186.12	S17°47'55"W
L7	163.18	N17°47'55"E
L8	7.07	N87°34'36"W
L9	7.07	N02°25'24"E
L10	27.00	N47°25'24"E
L11	17.00	N47°25'24"E
L12	18.42	S36°54'58"W
L13	60.26	S68°57'00"W
L14	33.21	S58°41'54"W
L15	18.81	N20°04'51"W
L17	69.89	N82°12'19"E

WASTEWATER EDU NOTE

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

SCALE: 1" = 100'



INSET "A"

STATE OF TEXAS
COUNTY OF BEXAR

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER BIG SPRING , LTD
GUY SHOWN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 12th DAY OF April A.D. 1999

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 12th DAY OF April A.D. 1999

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 BIG SPRING , LTD
GUY SHOWN

STATE OF TEXAS
COUNTY OF BEXAR

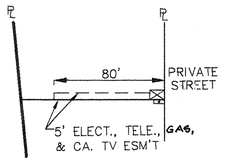
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 12th DAY OF April A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

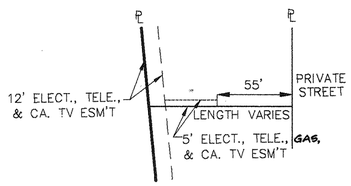
LEGEND

- 7' X 10' ELECTRIC & GAS ESM'T
- 3' X 6' ELECTRIC & GAS ESM'T
- 3' X 3' TELE., & CA TV. ESM'T

TYPICAL SIDE LOT ESM'T



FRONT SERVICE



REAR SERVICE

REPLAT AND SUBDIVISION PLAT OF BIG SPRINGS, UNIT - 2B

(PLANNED UNIT DEVELOPMENT)

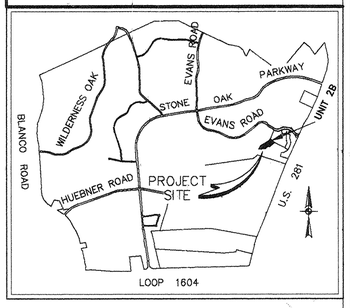
BEING 25.89 ACRES OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY TEXAS. SAME BEING OUT OF 38.185 ACRE TRACT AS RECORDED IN VOLUME 5964 PAGE 1945 AND OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 5623, PAGE 1692 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT -2B (P.U.D.) 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 28 DAY OF April A.D. 1999

BY: Theresa K. Gislason
CHAIRMAN

BY: _____
SECRETARY

PLAT NO. 990055



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-2B 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 LOT 229 BLOCK 1 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2B P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

6. LOT 228, BLOCK 1, N.C.B. 19219, (GREENBELT) SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV SANITARY SEWER, WATER, AND ACCESS EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

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

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 12th DAY OF April A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF Sept. A.D. 1999 AT 8:36a M. AND DULY RECORDED THE 27th DAY OF Sept. A.D. 1999 AT 1:21p M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 212

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF September A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward L. Tapp DEPUTY

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8-9-99.

SHEET 3 OF 3

JOB 3813-20

VRP# 04-02-064

PLAT NO. 990055

CURVE TABLE				
CURVE	DELTA	RADIUS	TANGENT	LENGTH
1	13°28'22"	500.00	59.06	117.57
2	41°48'37"	375.00	143.24	273.65
3	37°40'07"	555.00	189.31	364.88
4	36°23'33"	375.00	123.27	238.19
5	21°21'00"	500.00	94.25	186.31
6	48°11'23"	25.00	11.18	21.03
7	276°22'46"	50.00	44.72	241.19
8	48°11'23"	25.00	11.18	21.03
9	21°21'00"	450.00	84.82	167.68
10	36°23'33"	425.00	139.70	269.95
11	37°40'07"	505.00	172.25	332.01
12	05°00'42"	425.00	18.60	37.18
13	26°17'45"	425.00	99.28	195.05
14	13°28'22"	450.00	53.15	105.82
15	89°05'15"	15.00	14.76	23.32
16	42°39'21"	125.00	48.81	93.06
17	71°18'53"	240.00	172.19	298.72
18	06°51'08"	700.00	41.91	83.72
19	06°51'08"	700.00	41.91	83.72
20	71°18'53"	190.00	136.31	236.49
21	48°29'05"	75.00	33.77	63.47
22	74°34'51"	15.00	11.42	19.53
23	06°12'37"	425.00	23.06	46.07
24	01°23'12"	425.00	5.14	10.29
25	27°46'23"	75.00	18.54	36.25
26	12°34'41"	75.00	8.27	16.46
27	32°02'03"	170.50	48.94	95.33
28	21°31'38"	99.50	18.91	37.38
29	02°15'48"	264.50	5.22	10.45

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.95	S48°58'50"W
L2	50.00	N41°01'10"W
L3	60.00	N42°34'36"W
L4	27.40	N53°31'18"E
L6	186.12	S17°47'55"W
L7	163.18	N17°47'55"E
L8	7.07	N87°34'36"W
L9	7.07	N02°25'24"E
L10	27.00	N47°25'24"E
L11	17.00	N47°25'24"E
L12	18.42	S36°54'58"W
L13	60.26	S88°57'00"W
L14	33.21	S58°41'54"W
L15	18.81	N20°04'51"W
L17	69.69	N82°12'19"E

WASTEWATER EDU NOTE

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

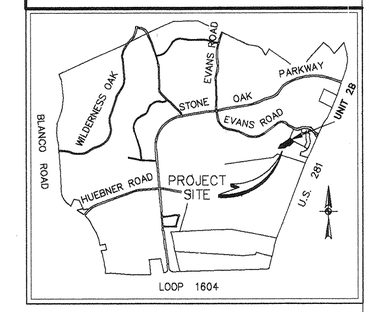
NOTES:

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 FOUND.
3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N: 13750260.5336 E: 2099442.4022 & LONESTAR, 1953 (PID#AY1808) N: 13731522.2197 E: 2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

SCALE: 1" = 100'

C.P.S. NOTES:

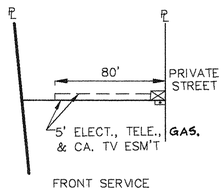
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service 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 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.



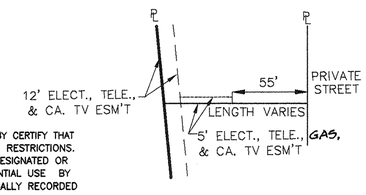
LOCATION MAP

N.T.S.

TYPICAL SIDE LOT ESM'T



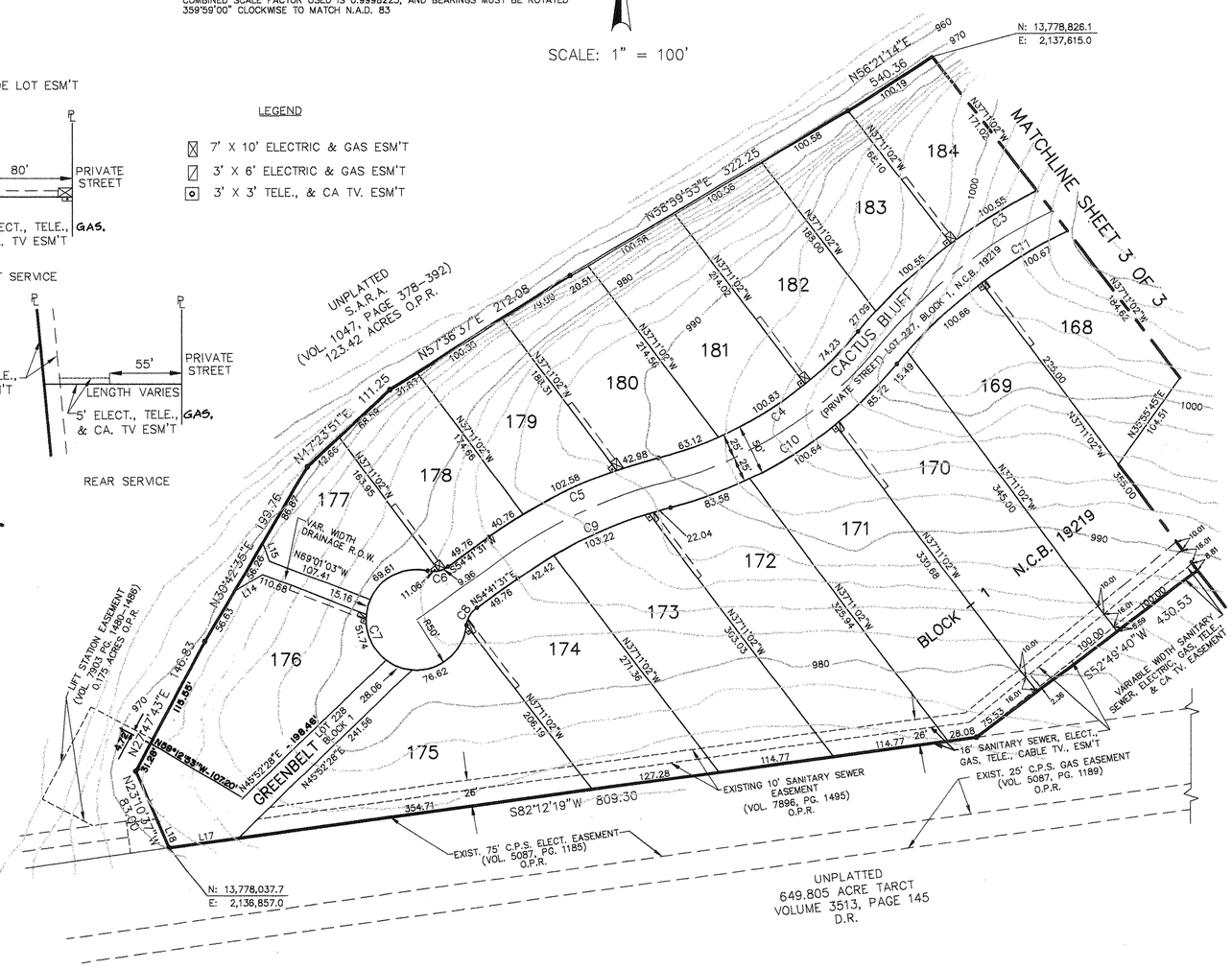
FRONT SERVICE



REAR SERVICE

LEGEND

- 7' X 10' ELECTRIC & GAS ESM'T
- 3' X 6' ELECTRIC & GAS ESM'T
- 3' X 3' TELE., & CA TV. ESM'T



GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-2B 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 LOT 229, BLOCK 1 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2B P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

6. LOT 228, BLOCK 1, N.C.B. 19219, (GREENBELT) SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV SANITARY SEWER, WATER, AND ACCESS EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

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

I (WE) THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

BIG SPRING, LTD.
OWNER
Guy Shown
GUY SHOWN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 12th DAY OF April A.D. 1999
Norma J. Del Toro
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.

John K. Rinehart
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF April A.D. 1999
Norma J. Del Toro
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.

BIG SPRING, LTD.
OWNER
Guy Shown
GUY SHOWN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 12th DAY OF April A.D. 1999
Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8-9-99.

REPLAT AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 2B

(PLANNED UNIT DEVELOPMENT)

BEING 25.89 ACRES OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY TEXAS. SAME BEING OUT OF 38.185 ACRE TRACT AS RECORDED IN VOLUME 5964 PAGE 1945 AND OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 5623, PAGE 1692 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT -2B (P.U.D.) 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 28 DAY OF April A.D. 1999
BY: Theron K. Gislma
CHAIRMAN
BY: Bill Wolf
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

JN Nicholls
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 12th DAY OF April A.D. 1999
Norma J. Del Toro
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF Sept A.D. 1999 AT 2:36a M. AND DULY RECORDED THE 27th DAY OF Sept A.D. 1999 AT 1:21p M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 211

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF September A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Deanna L. Ng, DEPUTY

SHEET 2 OF 3

JOB 3813-20

VRP# 04-02-064

99- 0182043
Book 9544 Page 00211

2 OF 3
B-400

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Sep 27 1999
At 8:36am
Receipt #: 26700
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 99- 0182043
Deputy -Melody Guerra

RECORDERS MEMORANDUM
At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to illegibility, carbon or photo copy, discolored paper, deteriorations, etc.)

PLAT NO. 990055

B-400 1 of 3

C.P.S. NOTES:

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 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.

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 FOUND.

3. THE BEARINGS FOR THIS PLAT ARE BASED ON BIG SPRINGS PUD, UNIT-1, RECORDED IN THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS, VOL. 9532, PG. 129-140.

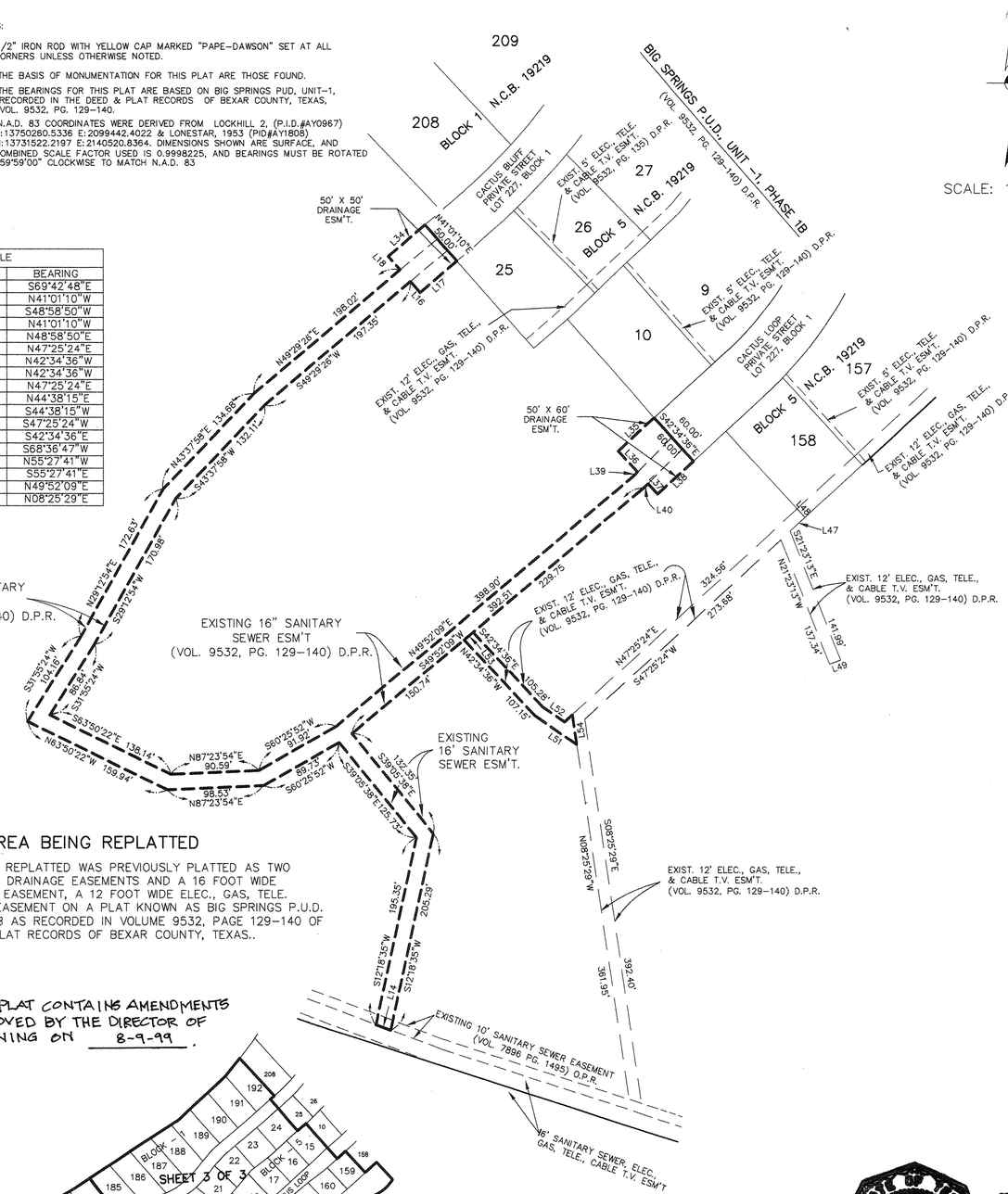
4. N.A.D. 83 COORDINATES WERE DERIVED FROM LOCKHILL 2, (P.I.D.#AY0967) N:13750280.5336 E:2099442.4022 & LONESTAR, 1953 (PID#AY1808) N:13731522.2197 E:2140520.8364. DIMENSIONS SHOWN ARE SURFACE, AND COMBINED SCALE FACTOR USED IS 0.9998225, AND BEARINGS MUST BE ROTATED 359°59'00" CLOCKWISE TO MATCH N.A.D. 83

LINE TABLE		
LINE	LENGTH	BEARING
L14	16.16'	S69°42'48"E
L16	15.24'	N41°01'10"W
L17	50.00'	S48°58'50"W
L18	18.76'	N41°01'10"W
L34	50.00'	N48°58'50"E
L35	50.00'	N47°25'24"E
L36	29.41'	N42°34'36"W
L37	14.57'	N42°34'36"W
L38	50.00'	N47°25'24"E
L39	6.13'	N44°38'15"E
L40	6.09'	S44°38'15"W
L47	20.76'	S47°25'24"W
L48	12.00'	S42°34'36"E
L49	12.00'	S68°36'47"W
L51	52.33'	N55°27'41"W
L52	27.49'	S55°27'41"E
L53	12.01'	N49°52'09"E
L54	30.90'	N08°25'29"E

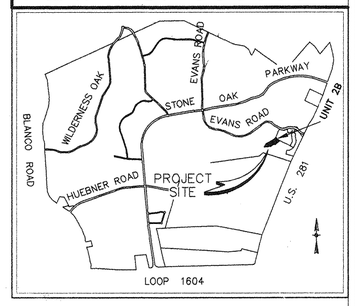
WASTEWATER EDU NOTE

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

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



SCALE: 1" = 100'



LOCATION MAP

N.T.S.

GENERAL NOTES:

1. 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 SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, 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.

2. NO STRUCTURES, FENCES, WALLS 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 WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. 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 THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF BIG SPRINGS UNIT-2B 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 LOT 229, BLOCK 1 ALL IN NEW CITY BLOCK 19219 AND ALSO DESIGNATED AS DRAINAGE, GAS, TELEPHONE, CABLE TV, WATER AND ELECTRIC EASEMENTS WITHIN THE BIG SPRINGS UNIT 2B P.U.D. SHALL BE THE RESPONSIBILITY OF BIG SPRINGS HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO

6. LOT 228, BLOCK 1, N.C.B. 19219, (GREENBELT) SHALL BE DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV SANITARY SEWER, AND WATER EASEMENT.

7. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINAL ADJACENT GRADE.

8. 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.

9. 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.

LEGEND

EXIST. = EXISTING

VAR. = VARIABLE

D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

ESM'T = EASEMENT

O.P.R = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

D.R = DEED RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 12th DAY OF April A.D. 1999

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 12th DAY OF April A.D. 1999

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: BIG SPRING LTD.
GUY SHOWN

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Guy Shown, 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 12th DAY OF April A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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 12th DAY OF April A.D. 1999

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 27th DAY OF Sept. A.D. 1999 AT 8:30a M. AND DULY RECORDED THE 27th DAY OF Sept A.D. 1999 AT 1:21p M. IN THE RECORDS OF Deed and Plat OF SAID COUNTY, IN BOOK VOLUME 9544 ON PAGE 210

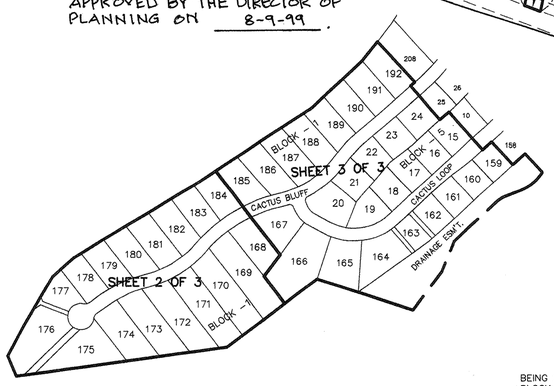
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 27th DAY OF September A.D. 1999

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: Edward L. [illegible], DEPUTY

AREA BEING REPLATTED

THIS AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS TWO 50.00 FOOT WIDE DRAINAGE EASEMENTS AND A 16 FOOT WIDE SANITARY SEWER EASEMENT, A 12 FOOT WIDE ELEC., GAS, TELE. AND CABLE TV. EASEMENT ON A PLAT KNOWN AS BIG SPRINGS P.U.D. UNIT 1, PHASE 1B AS RECORDED IN VOLUME 9532, PAGE 129-140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS..

NOTE: THIS PLAT CONTAINS AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8-9-99.



INDEX MAP
SCALE 1"=400'

REPLAT AND SUBDIVISION PLAT OF

BIG SPRINGS, UNIT - 2B

(PLANNED UNIT DEVELOPMENT)

BEING 25.89 ACRES OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936 AND THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937 IN BEXAR COUNTY TEXAS. SAME BEING OUT OF 38.185 ACRE TRACT AS RECORDED IN VOLUME 5964 PAGE 1945 AND OUT OF A 66.693 ACRE TRACT AS RECORDED IN VOLUME 5623, PAGE 1692 OF THE OFFICIAL PROPERTY RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS.

THIS PLAT OF BIG SPRINGS, UNIT -2B (P.U.D.) 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 28 DAY OF April A.D. 1999

BY: Theresa K. Golmer
CHAIRMAN

BY: [illegible]
SECRETARY

SHEET 1 OF 3

JOB 3813-20

VRP#04-02-064

99- 0182042
Book Vol'm Page
09544 00210

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Sep 27 1999
At 8:36am
Receipt #: 262007
Recording: 25.00
Doc/Type : 6.00
Doc/Num : 99- 0182042
Deputy -Melody Guerra

RECORDERS MEMORANDUM
At time of Recordation this instrument was found to be inadequate for good photographic reproduction due to : (illegibility, carbon or photo copy, discolored paper, deterioration, etc.)

95- 0126450
Book Volm Page
P 09532 00140

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 158639
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 95- 0126450
Deputy -Jane Hernandez

PLAT NO: 940475

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMETNS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LINE TABLE		
LINE	DIRECTION	DISTANCE
L1	N51°15'33"W	16.84'
L2	N17°45'21"W	44.73'
L3	S85°30'27"E	8.36'
L4	LINE DOES NOT EXIST	
L5	S39°50'06"E	15.08'
L6	LINE DOES NOT EXIST	
L7	N39°50'06"W	26.96'
L8	N59°12'57"W	30.10'
L9	S59°12'57"E	27.68'
L10	S59°12'57"E	2.42'
L11	S59°12'57"E	30.10'
L12	S39°50'06"E	42.04'
L13	N17°45'21"W	36.53'
L14	N06°36'10"W	6.57'
L15	N39°50'06"W	15.08'
L16	NO LINE EXISTS	
L17	S18°45'52"E	50.00'
L18	S71°14'08"W	12.52'
L19	S71°14'08"W	23.45'
L20	NO LINE EXISTS	
L21	NO LINE EXISTS	
L22	NO LINE EXISTS	
L23	N00°00'00"E	8.34'
L24	N53°28'18"W	56.00'
L25	S68°44'58"E	2.89'
L26	S68°44'58"E	16.02'
L27	N38°39'17"W	5.79'
L28	N56°51'46"E	130.24'
L29	S56°51'46"W	113.43'
L30	S51°21'42"E	113.09'
L31	N51°21'42"W	111.30'
L32	S04°29'33"W	8.00'
L33	N85°30'27"W	5.65'
L34	N37°59'55"W	8.58'
L35	S63°53'10"W	16.00'
L36	NO LINE EXISTS	
L37	S16°41'08"E	13.29'
L38	LINE DOES NOT EXIST	
L39	S03°13'24"W	10.47'
L40	N71°14'08"E	50.00'
L41	S18°45'52"E	50.00'
L42	S71°14'08"W	50.00'
L43	S 04°51'24" W	12.00'
L44	S 28°19'02" E	57.06'
L45	S 50°02'57" W	12.25'
L46	N 28°19'02" W	17.87'
L47	S 61°40'58" W	63.64'
L48	N 61°40'58" E	62.85'
L49	S 28°19'02" E	25.11'
L50	N 74°28'33" W	11.96'
L51	S 78°16'30" E	28.00'
L52	N 23°22'02" E	80.88'
L53	S 23°22'02" W	97.88'
L54	S62°30'15"E	61.42'
L55	N67°59'25"W	96.87'

CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	638.00'	445.57'	232.30'	436.57'	N86°11'36"E	40°00'52"
C2	622.00'	468.35'	245.90'	457.36'	S86°52'02"W	43°08'31"
C3	622.00'	268.92"	136.59'	266.83'	N59°10'34"W	24°46'18"
C4	50.00'	223.98'	63.25'	78.45'	N10°49'58"W	256°39'27"
C5	15.00'	20.07'	11.86'	18.61'	N79°10'02"E	76°39'27"
C6	15.00'	22.17'	13.67'	20.21'	S20°09'42"E	84°41'05"
C7	15.00'	24.95'	16.46'	22.17'	N69°50'18"E	95°18'55"
C8	125.00'	49.10'	24.87'	48.79'	S51°15'01"E	22°30'26"
C9	75.00'	29.46'	14.92'	29.27'	S51°15'01"E	22°30'26"
C10	175.00'	173.30'	94.97'	166.31'	S.68°22'02"E.	56°44'27"
C11	225.00'	277.71'	124.68'	218.12'	N68°59'24"W.	57°59'11"
C12	225.00'	27.80'	13.92'	27.78'	N43°32'10"W	07°04'44"
C13	355.00'	180.18'	92.07'	178.25'	N78°41'00"W	29°04'48"
C14	355.00'	142.96'	72.46'	142.00'	N81°41'11"W	23°04'26"
C15	355.00'	142.96'	72.46'	142.00'	N58°36'45"W	23°04'26"
C16	355.00'	105.75'	53.27'	105.36'	N55°36'34"W	17°04'04"
C17	175.00'	248.61'	150.51'	228.23'	N18°31'03"W	81°23'47"
C18	225.00'	319.64'	193.52'	293.43'	S18°31'03"E	81°23'47"
C19	175.00'	232.42'	136.96'	215.71'	N15°52'00"W	76°05'41"
C20	175.00'	16.19'	8.10'	16.19'	N56°33'53"W	05°18'07"
C21	355.00'	121.36'	61.28'	120.77'	S73°56'12"E	19°35'11"
C22	125.00'	82.66'	42.90'	81.16'	S49°48'21"E	37°53'14"
C23	CURVE DOES NOT EXIST					
C24	CURVE DOES NOT EXIST					
C25	CURVE DOES NOT EXIST					
C26	75.00'	65.78'	35.17'	63.69'	S83°38'22"E	50°15'00"
C27	125.00'	109.63'	58.62'	106.15'	S83°38'22"E	50°15'00"
C28	CURVE DOES NOT EXIST					
C29	CURVE DOES NOT EXIST					
C30	478.00'	19.12'	9.56'	19.12'	S61°31'24"E	02°17'30"
C31	175.00'	6.45'	3.22'	6.45'	N40°53'25"W	02°06'39"
C32	175.00'	88.31'	45.12'	87.38'	N54°17'32"W	28°54'52"
C33	225.00'	113.55'	58.01'	112.35'	S54°17'32"E	28°54'52"
C34	622.00'	88.32'	44.23'	88.24'	N42°43'21"W	08°08'08"
C35	528.00'	243.55'	123.98'	241.40'	N51°52'10"W	26°25'45"
C36	572.00'	115.93'	58.16'	115.73'	N59°16'40"W	11°36'44"
C37	578.00'	440.43'	231.53'	429.86'	N75°18'05"W	43°39'33"
C38	225.00'	40.19'	20.15'	40.14'	S63°37'55"E	10°14'06"
C39	175.00'	31.26'	15.67'	31.22'	N63°37'55"W	10°14'06"
C40	225.00'	18.69'	9.35'	18.69'	S84°23'48"W	04°45'35"
C41	CURVE DOES NOT EXIST					
C42	CURVE DOES NOT EXIST					
C43	370.00'	349.10'	188.77'	336.29'	N 06°24'56" W	54°03'33"
C44	358.00'	329.26'	177.31'	317.78'	S 07°10'57" E	52°41'45"
C45	571.29'	160.00'	80.53'	159.48'	S 59°17'48" W	16°02'50"
C46	571.29'	17.23'	8.62'	17.23'	S 50°24'33" W	01°43'41"
C47	571.29'	275.33'	140.39'	272.67'	S 35°44'18" W	27°36'48"
C48	587.29'	466.24'	246.19'	454.09'	N 44°29'59" E	45°29'11"
C49	91.50'	58.14'	30.09'	57.17'	S 48°25'43" E	36°24'29"
C50	108.50'	68.95'	35.68'	67.79'	S 48°25'43" E	36°24'29"
C51	141.50'	99.84'	52.10'	97.78'	S 03°09'12" W	40°25'42"
C52	158.50'	114.14'	59.67'	111.69'	S 02°44'14" W	41°15'37"
C53	622.00'	17.14'	8.57'	17.14'	N 65°13'13" E	01°34'44"
C54	15.00'	20.60'	12.30'	19.02'	N78°09'10"E	78°41'10"
C55	75.00'	20.54'	10.34'	20.48'	S54°39'24"E	15°41'42"
C56	175.00'	3.80'	1.90'	3.80'	N82°38'23"E	01°14'44"

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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 "Transfomer 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D. 1995

BY: Ruben E. Perez
CHAIRMAN

BY: D. Posley by KW
SECRETARY

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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.

Jack C. Evans
REGISTERED PROFESSIONAL LAND SURVEYOR

JACK C. EVANS 1523 PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 15th DAY OF August, 1995

ATTESTED

C T Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

Gerry Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.
ALL STREETS ARE PRIVATE STREETS.
ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 25th DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 10:16 A.M. IN THE RECORDS OF Deeds-Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 140 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: Wah Sil, DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON
SAN ANTONIO, TEXAS 78216
(512) 349-6571

PHASE 1C
(22.092 ACRES)

JOB NO: 93731 SHEET NO: 12 OF 12

FILE: 3731CPL4.DWG

B 367 SHT 12 OF 12

VRP#04-02-064

95- 0126449
Book 09532 Page 00139

PLAT NO: 940475

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

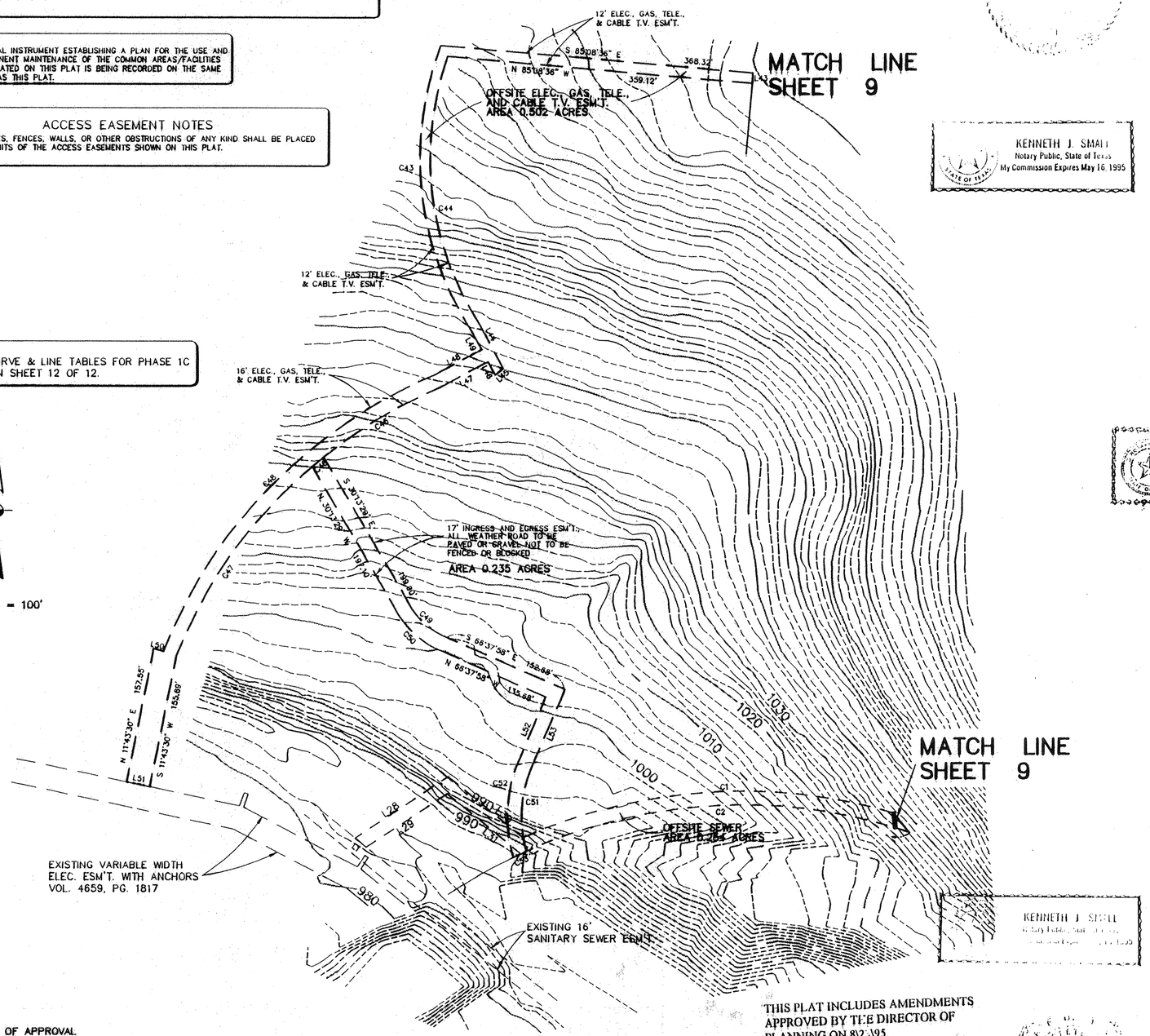
"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1C ARE ON SHEET 12 OF 12.



SCALE: 1" = 100'

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8/23/95.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

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 15th DAY OF August, 19 95

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

PHASE 1C
(22.092 ACRES)

JOB NO: 93731 SHEET NO: 11 OF 12

FILE: 3731CPL3.DWG

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 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

FRANCES MACWILL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-98

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D., 1995

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Geyrx Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 25th DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 25th DAY OF August A.D. 1995 AT 10:14 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 139 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: Wah Sid, DEPUTY

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 156639
Recording: 25.00
Doc/Num : 6.00
Doc/Num : 95- 0126449
Deputy -Jane Hernandez

VRP#04-02-064

95- 0126448
Book 09532 Page 0138

PLAT NO: 940475

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMETNS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

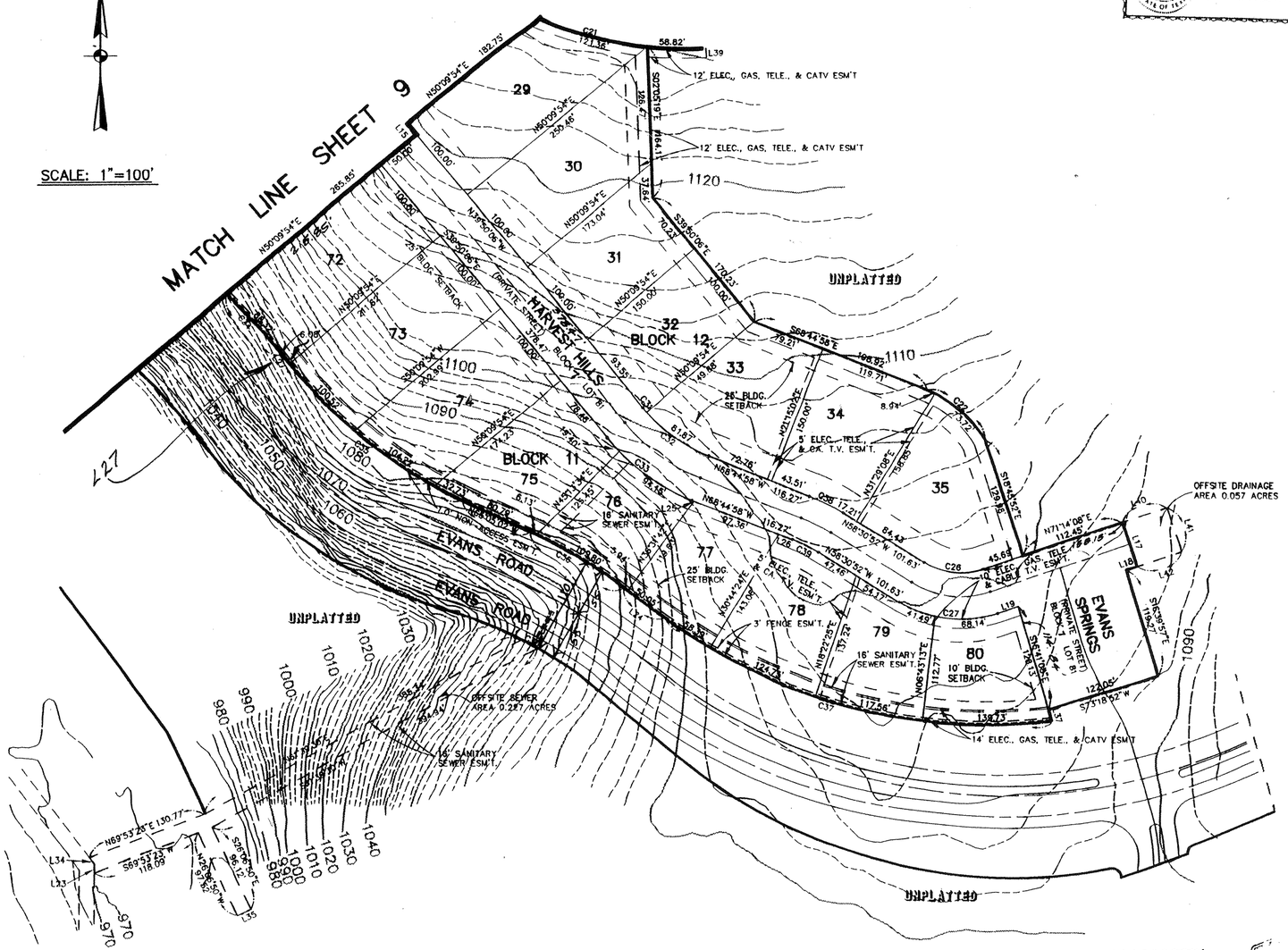
"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

SCALE: 1"=100'



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.

Charles W. Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 15, 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB. A.D., 1995

BY: Robert C. Perez
CHAIRMAN

BY: D. Poeles
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Charles Evans
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 25TH DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28TH DAY OF August A.D. 1995 AT 10:10 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 138 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: Wah Sid, DEPUTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE 15th DAY OF August, 19 95

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

NOTE: ALL CURVE & LINE TABLES ARE ON SHEET 12 OF 12.

NOTE: A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.
ALL STREETS ARE PRIVATE STREETS.
ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 15, 1995

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

PHASE 1C
(22.092 ACRES)

JOB NO: 93731 SHEET NO: 10 OF 12

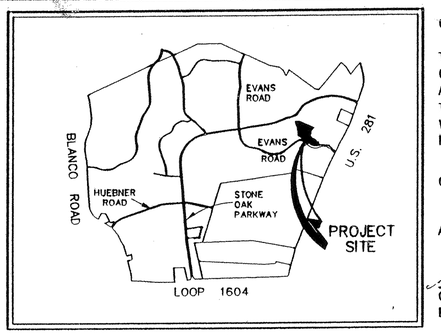
FILE: 3731CPL2.DWG

Filed for Record in:
Bexar County, TX
On Aug 25 1995
At 1:17pm
Gerry Rickhoff, County Clerk
Receipt #: 15629
Recording: 20.00
Mgmt: 6.00
Doc/Num: 95 0126448
By: Jane Hernandez

B357 SHT 10 OF 12

VRP # 04-02-064

PLAT NO: 940475



LOCATION MAP

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 15th DAY OF August, 1995

C7 Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED

Gerry Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

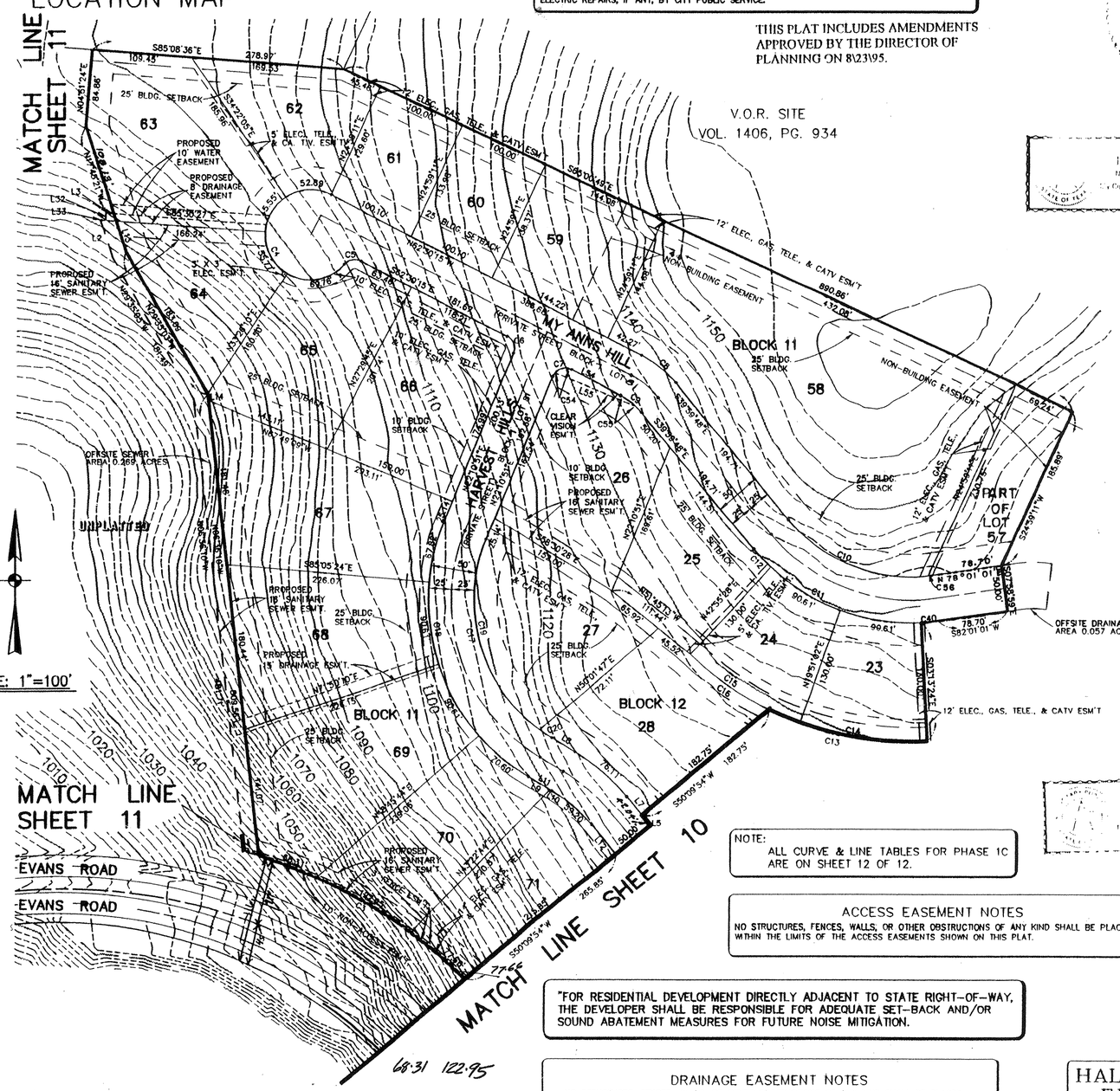
ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.



SCALE: 1"=100'

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

PHASE 1C
(22.092 ACRES)

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1C ARE ON SHEET 12 OF 12.

ACCESS EASEMENT NOTES
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

DRAINAGE EASEMENT NOTES
NO STRUCTURES, FENCES, WALLS, 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON . (512) 349-6571
SAN ANTONIO, TEXAS 78216

JOB NO: 93731 SHEET NO: 9 OF 12

FILE: 3731CPL1.DWG

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.

Charles B. Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Barbara Martinez
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

BARBARA MARTINEZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-

SUBDIVISION PLAT OF
BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D., 19 95

BY: Ruben D. C. Perez
CHAIRMAN

BY: D. Posley
SECRETARY

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

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

JACK C. ... REGISTERED ... LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 28th DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 10:02 A.M. IN THE RECORDS OF Deeds-Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 137 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: Wah Sid, DEPUTY

95- 0126447
Book 9532 Page 137
B357 SHT 9 OF 12
Deputy Jane Hernandez
Doc/Num: 95- 0126447
Doc/Type: 6.00
Recording: 25.00
Receipt #: 136639
At 1:17pm
On Aug 25 1995
GERRY RICKHOFF, COUNTY CLERK
BEXAR COUNTY, TEXAS
Filed for Record in:

VRP# 04-02-064

95- 0126446
Book 09531 Page 00136

PLAT NO: 940475

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMETNS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

KENNETH J. SMA
Notary Public, State of T
My Commission Expires May 1

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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

LINE	DIRECTION	DISTANCE
L1	S50°57'03"E	108.28'
L2	N54°20'32"E	32.70'
L3	S14°02'43"W	26.66'
L4	N54°05'02"E	50.23'
L5	S17°33'36"E	34.47'
L6	S59°19'47"W	80.29'
L7	S26°54'42"W	11.72'
L8	N26°54'42"E	1.38'
L9	N17°51'16"E	61.52'
L10	N26°06'50"W	96.12'
L12	S41°04'09"E	24.13'
L13	N41°04'09"W	16.44'
L14	S69°42'48"E	16.16'
L16	N41°01'10"W	15.24'
L17	S48°58'50"W	50.00'
L18	N41°01'10"W	18.76'
L19	N32°26'53"E	85.21'
L20	S48°58'50"W	13.74'
L21	N48°58'50"E	46.13'
L22	N47°25'24"E	46.70'
L23	N26°54'42"E	12.09'
L24	N26°54'42"E	1.38'
L25	N27°34'32"E	31.23'
L26	N62°36'00"E	66.87'
L27	N27°24'00"W	4.50'
L28	N62°36'00"E	25.00'
L29	S27°24'00"E	25.00'
L30	S62°36'00"W	25.00'
L31	S03°08'54"E	43.79'
L32	S16°41'08"E	40.83'
L33	N71°33'54"E	35.76'
L34	N48°58'50"E	50.00'
L35	N47°25'24"E	50.00'
L36	N42°34'36"W	29.41'
L37	N42°34'36"W	14.57'
L38	N47°25'24"E	50.00'
L39	N44°38'15"E	6.13'
L40	S44°38'15"W	6.09'
L41	N27°33'04"E	31.23'
L42	S71°33'54"W	23.92'
L43	S54°20'32"W	42.31'
L44	N85°58'24"W	20.75'
L46	S25°46'10"E	35.38'
L47	S47°25'24"W	20.76'
L48	S42°34'36"E	12.00'
L49	S68°36'47"W	12.00'
L50	LINE DOES NOT EXIST	
L51	N55°27'41"W	52.33'
L52	S55°27'41"E	27.49'
L53	N49°52'09"E	12.01'
L54	N27°24'00"W	4.50'
L55	S62°36'00"W	69.65'
L56	S17°33'36"E	60.01'
L57	S17°33'36"E	9.30'
L58	N72°12'29"W	79.48'
L59	S17°47'31"W	30.00'

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	478.00'	78.64'	39.41'	78.56'	S55°39'51"E	09°25'37"
C2	572.00'	497.39'	265.65'	481.87'	S75°51'43"E	49°49'21"
C3	10.00'	17.04'	11.43'	15.05'	N51°57'39"W	97°37'30"
C4	15.00'	8.98'	4.63'	8.85'	N07°19'00"W	34°18'01"
C5	14.92'	30.19'	23.84'	25.29'	S64°18'16"E	115°55'14"
C6	20.00'	29.24'	17.93'	26.70'	S22°21'10"W	83°45'21"
C7	450.00'	231.91'	118.59'	229.35'	N41°40'32"E	29°31'40"
C8	110.00'	25.99'	13.06'	25.93'	S09°55'01"E	13°32'14"
C9	20.00'	30.81'	19.40'	27.85'	S27°26'23"W	88°15'02"
C10	275.00'	213.08'	112.21'	207.79'	N66°42'38"E	44°23'40"
C11	635.00'	56.93'	28.48'	56.91'	N53°40'12"E	05°08'12"
C12	25.00'	38.32'	24.07'	34.68'	N84°59'01"W	87°49'45"
C13	25.00'	36.40'	22.28'	33.27'	S00°38'36"W	83°25'30"
C14	15.00'	24.04'	15.49'	21.55'	N86°59'22"W	91°50'26"
C15	15.00'	23.08'	14.53'	20.87'	S03°00'38"W	88°09'34"
C16	15.00'	20.07'	11.86'	18.61'	N79°23'53"W	76°39'27"
C17	50.00'	223.99'	63.23'	78.44'	N10°36'35"E	256°40'23"
C18	625.00'	212.87'	107.48'	211.84'	S37°19'58"W	19°30'53"
C19	575.00'	195.84'	98.88'	194.90'	S37°19'58"W	19°30'53"
C20	630.00'	169.82'	85.43'	169.30'	N34°38'01"E	15°26'39"
C21	450.00'	258.55'	132.95'	255.01'	N10°27'06"E	32°55'12"
C22	430.00'	153.94'	77.80'	153.12'	N37°10'03"E	20°30'42"
C23	370.00'	132.46'	66.95'	131.75'	N37°10'03"E	20°30'42"
C24	725.00'	270.85'	137.02'	269.28'	N38°16'41"E	21°24'18"
C34	675.00'	252.17'	127.57'	250.71'	N38°16'41"E	21°24'18"
C37	675.00'	4.46'	2.23'	4.46'	N27°45'53"E	00°22'43"
C38	570.00'	194.01'	97.95'	193.07'	N36°39'44"E	19°30'05"
C39	565.00'	29.35'	14.68'	29.35'	S54°30'57"W	02°58'36"
C40	20.00'	28.90'	17.63'	26.45'	S74°22'32"E	82°47'15"
C41	130.00'	87.38'	45.41'	85.75'	N05°12'39"W	38°30'44"
C42	70.00'	24.91'	12.59'	24.78'	S03°51'02"W	20°23'23"
C43	125.00'	7.40'	3.70'	7.40'	S56°02'20"W	03°23'34"
C44	175.00'	133.12'	69.97'	129.94'	S76°08'06"W	43°35'07"
C45	225.00'	82.48'	41.71'	82.02'	S83°31'28"W	21°00'16"

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

FRANCES MAXWELL
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D., 19 95

BY: _____ CHAIRMAN

BY: D. Posley by KW SECRETARY

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE , GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

KENNETH J. SMALL
Notary Public, State of Texas
15 1995

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

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 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 15th DAY OF August, 1995

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 23rd DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28 DAY OF August A.D. 1995 AT 10:00 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 136 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

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

PHASE 1B
(21.200 ACRES)

JOB NO: 93731 SHEET NO: 8 OF 12

FILE: 3731BPL3.DWG

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 136639
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 95- 0126446
Deputy -Jane Hernandez

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 136639
Recording: 25.00
Doc/Mgmt : 6.00
Doc/Num : 95- 0126446
Deputy -Jane Hernandez

VRP#04-02-064

95- 0126445
Book 9532 Page 55

PLAT NO: 940475

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 15th DAY OF August, 19 95

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

S.A.R.A.
VOL. 6425, PG. 27

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1B ARE ON SHEET 8 OF 12.

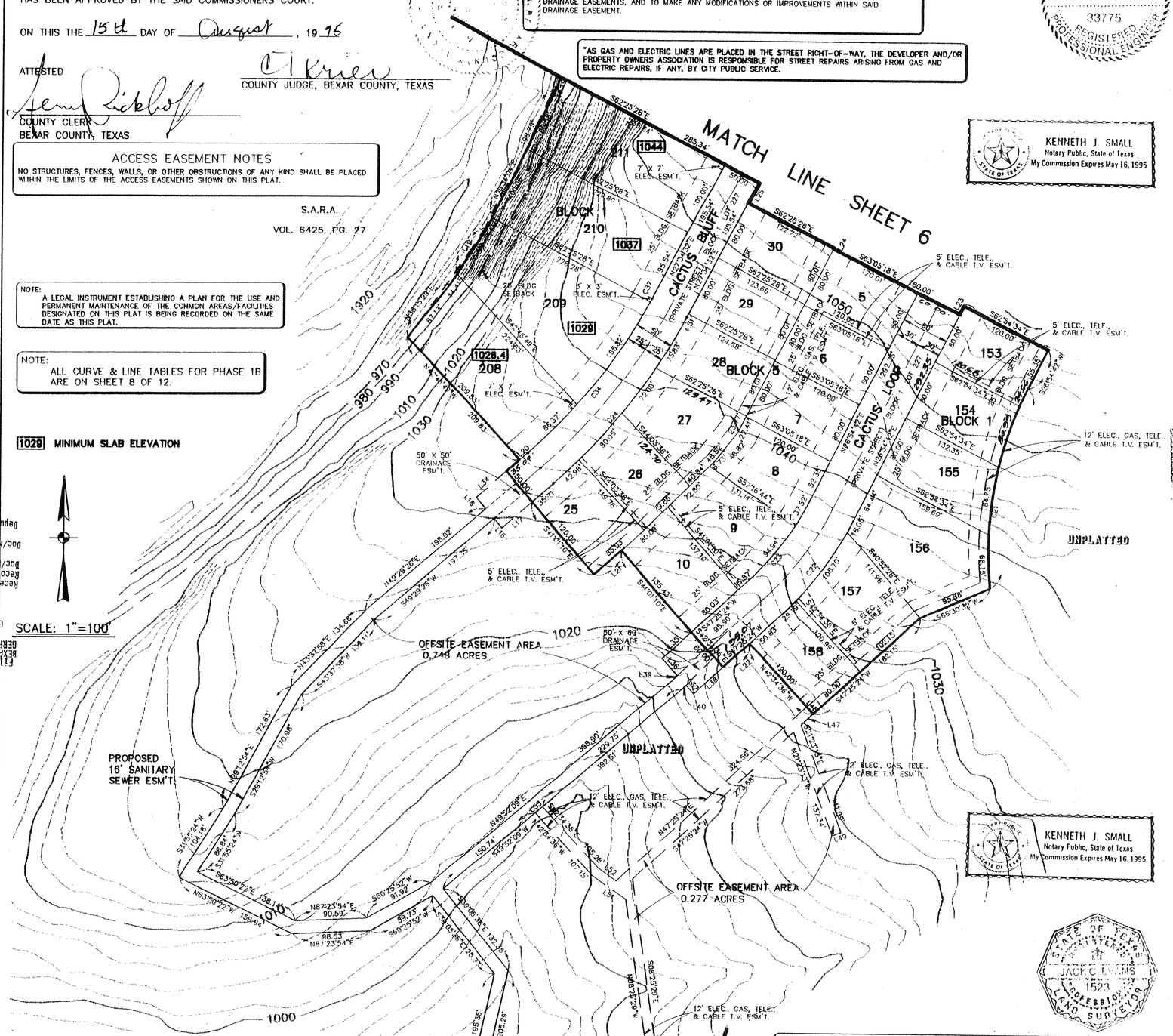
1029 MINIMUM SLAB ELEVATION

SCALE: 1"=100'

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMEINS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.



NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE , GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

PHASE 1B
(21.200 ACRES)

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

JOB NO: 93731 SHEET NO: 7 OF 12

FILE: 3731BPL2.DWG

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 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J SITTERLE, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF January A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-98

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF SAN BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D. 1995

BY: CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

BY: SECRETARY

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.

JACK C. EVANS 1523 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD ON THE 25TH DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28TH DAY OF August A.D. 1995 AT 9:54 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 135 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

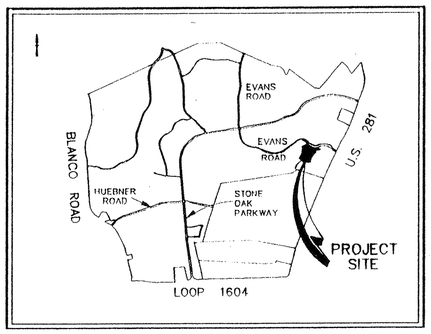
BY: _____, DEPUTY

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 15639
Recording: 25.00
Doc/Page: 6.00
Doc/Num: 95- 0126445
Deputy -Jane Hernandez

VRP# 04-02-064

95- 0126444
Book 9532 Page 0134

PLAT NO: 940475



LOCATION MAP

FENCING ON DRAINAGE EASEMENTS

NO FENCING, THAT WILL INTERFERE WITH ADEQUATE DRAINAGE FLOW, SHALL BE ALLOWED ON OR ACROSS SUCH LINES. FENCING SHALL BE ALLOWED ACROSS DRAINAGE EASEMENTS ONLY SUCH THAT THE BOTTOM OF FENCE SHALL BE A MINIMUM OF THE FLOW DEPTH PLUS FREEBOARD ABOVE DESIGN FLOW LINE OF CHANNEL OR DRAIN. PUBLIC DRAINAGE EASEMENTS SHALL BE ACCESSIBLE THROUGH FENCES WITH AN APPROVED TYPE OF GATE SYSTEM.

DRAINAGE EASEMENTS

THE PUBLIC DRAINAGE EASEMENTS IN THE 100-YEAR FLOOD ZONE WERE DELINEATED TO CONTAIN THE BASE FLOOD ELEVATIONS ESTABLISHED BY A FLOOD PLAIN ADMINISTRATOR APPROVED FLOOD STUDY. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE FLOOD PLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO MAINTAIN THESE DRAINAGE EASEMENTS AS NECESSARY.

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
CHARLES R. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT 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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

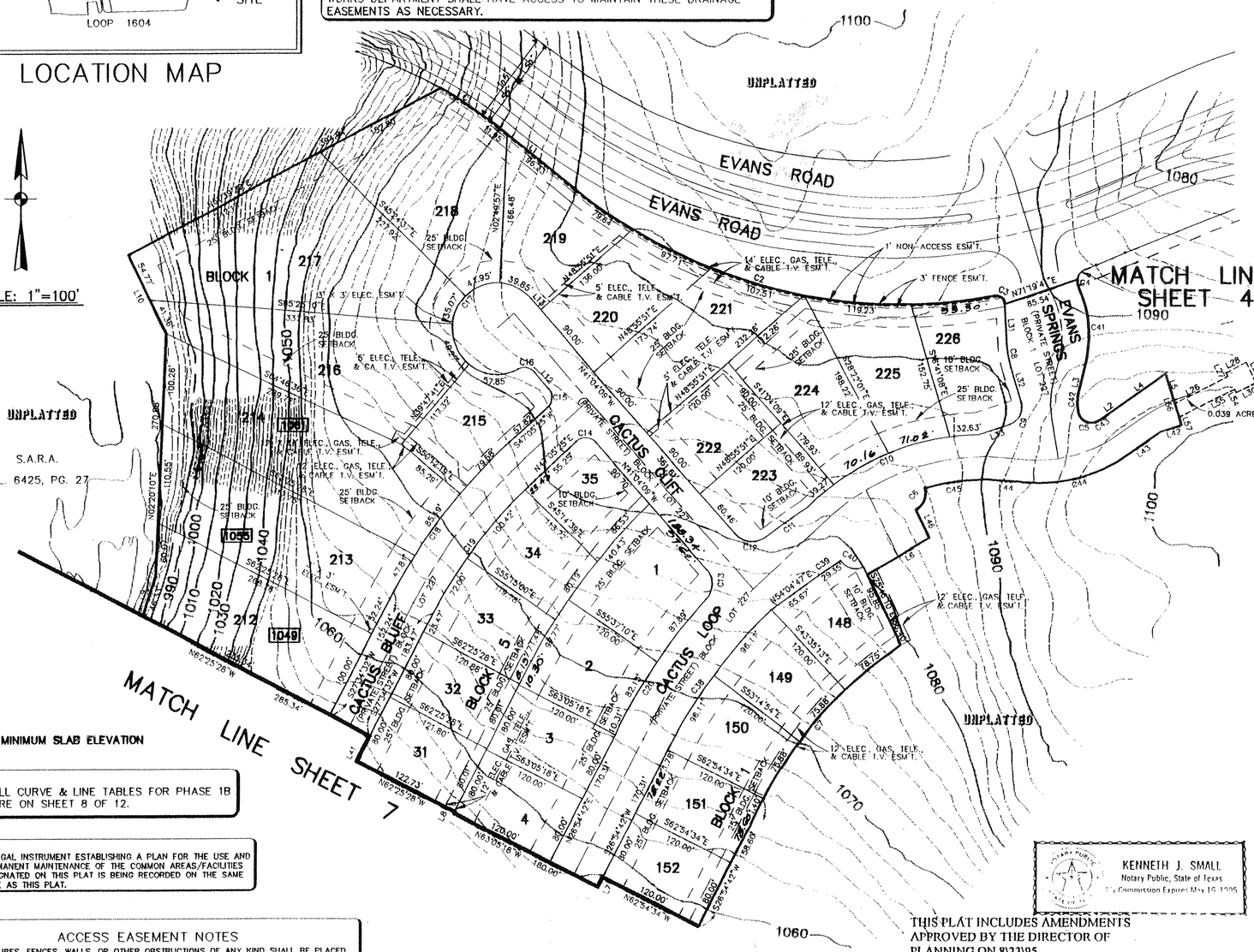
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-98



SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

A 67.926 ACRE TRACT OF LAND SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, C.B. 4937, AND THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, C.B. 4936, 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 alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB. A.D. 1995

BY: Ruben E Perez
CHAIRMAN

BY: D. Posley Hy MN
SECRETARY

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1B ARE ON SHEET 8 OF 12.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
REGISTERED
JACKIE EVANS
1949
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 UNDER MY SUPERVISION ON THE GROUND.

Jackie Evans
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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 15th DAY OF August, 1995

C T Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED

Gerry Rickhoff
COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 28th DAY OF August A.D. 1995 AT 1:12 P M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:51 AM. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 134 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: Wah Sid, DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

PHASE 1B
(21.200)

JOB NO: 93731 SHEET NO: 6 OF 12

FILE: 3731BPL1.DWG

VRP # 04-02-064

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 28 1995
At 1:12pm
Receipt #: 15639
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num : 95 0126444
Deputy -Jaime Hernandez

BEST SHT OF 12

95- 0126443
Book V9532 Page 00133

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 13630
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 95-0126443
Deputy -Jane Hernandez

PLAT NO: 940475

B351 SHT 5OF12

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMETNS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16 1995

LINE TABLE

LINE	DIRECTION	DISTANCE
L1	N25°28'16"E	60.06'
L2	N29°29'57"E	101.41'
L3	S62°49'55"E	70.06'
L4	N29°29'57"E	9.91'
L5	N71°19'01"W	60.00'
L6	N46°05'36"W	17.45'
L7	N25°02'16"E	30.71'
L8	N79°09'44"W	35.31'
L9	S79°09'44"E	34.50'
L10	S83°46'38"W	31.02'
L11	N83°46'38"E	30.01'
L12	N54°06'42"E	41.56'
L13	S25°02'16"W	30.71'
L14	S64°57'44"E	43.20'
L15	S64°57'44"E	35.42'
L16	S23°35'07"E	49.73'
L17	N23°35'07"W	46.82'
L18	N00°13'45"W	50.33'
L19	S00°13'45"E	39.09'
L20	S88°14'42"W	10.75'
L21	N88°14'42"E	71.51'
L22	N88°14'42"E	18.41'
L23	N72°12'29"W	16.01'
L24	S72°12'29"E	7.17'
L25	S42°37'45"E	7.18'
L26	N46°05'36"W	1.15'
L27	S54°45'46"E	31.09'
L28	S54°45'46"E	52.03'
L29	S17°47'31"W	14.00'

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	550.00'	365.73'	189.92'	359.03'	N05°59'17E	38°05'59"
C2	15.00'	27.28'	19.27'	23.67'	N27°03'44"W	104°12'00"
C3	50.00'	157.08'		100.00'	N10°50'16"E	180°00'00"
C4	15.00'	27.26'	19.24'	23.66'	N48°46'51"E	104°06'51"
C5	325.00'	172.88'	88.54'	170.85'	N09°47'55"E	30°28'41"
C6	15.00'	22.91'	14.37'	20.75'	N38°19'24"E	87°31'38"
C7	50.00'	157.08'		100.00'	N07°54'48"W	180°00'00"
C8	15.00'	24.21'	15.66'	21.67'	N51°40'36"W	92°28'22"
C9	15.00'	23.77'	15.21'	21.36'	N50°49'54"W	90°46'57"
C10	15.00'	13.62'	7.32'	13.16'	S57°46'01"W	52°01'12"
C11	50.00'	247.87'	39.04'	61.54'	N06°13'22"W	284°02'25"
C12	15.00'	13.62'	7.32'	13.16'	S70°12'46"E	52°01'12"
C13	225.00'	159.64'	83.35'	156.32'	N25°46'01"W	40°39'11"
C14	99.00'	2.50'	1.25'	2.50'	N43°21'07"W	01°26'43"
C15	50.00'	14.33'	7.22'	14.29'	S52°17'16"E	16°25'35"
C16	225.00'	56.58'	28.44'	56.43'	S.53°17'50"E.	14°24'27"
C17	25.00'	39.82'	25.56'	35.74'	N73°52'12"E	91°15'29"
C18	CURVE DOES NOT EXIST					
C19	570.00'	95.09'	47.66'	94.98'	N23°27'43"E	09°33'29"
C20	630.00'	102.50'	51.37'	102.39'	N23°20'39"E	09°19'20"
C21	25.00'	39.15'	24.88'	35.27'	N16°51'16"W	89°43'10"
C22	25.00'	38.62'	24.36'	34.89'	N.73°46'20"E.	88°30'46"
C23	25.00'	38.17'	23.92'	34.57'	N.75°45'40"E.	87°28'35"
C24	578.00'	119.35'	59.89'	119.13'	S.50°59'58"E.	11°49'49"
C25	700.00'	230.53'	116.32'	229.49'	S55°31'40"E	18°52'08"
C26	15.00'	23.84'	15.28'	21.41'	N38°14'19"E	91°04'37"
C27	225.00'	15.65'	7.83'	15.65'	N44°06'01"W	03°59'10"
C28	51.00'	7.72'	3.87'	7.71'	S50°25'41"E	08°40'10"
C29	51.00'	3.08'	1.54'	3.08'	S44°21'41"E	03°27'51"
C30	225.00'	19.14'	9.58'	19.14'	S07°52'40"E	04°52'29"
C31	275.00'	10.39'	5.19'	10.39'	S04°21'30"E	02°09'51"
C33	15.00'	23.56'	15.00'	21.21'	N70°02'16"E	90°00'00"
C34	15.00'	23.56'	15.00'	21.21'	S19°57'44"E	90°00'00"
C35	15.00'	23.56'	15.00'	21.21'	S70°02'16"W	90°00'00"
C36	15.00'	27.24'	19.22'	23.65'	S12°56'03"E	104°03'22"
C37	50.00'	157.08'		100.00'	S25°02'16"W	180°00'01"
C38	275.00'	235.91'	125.76'	228.74'	S63°40'10"W	49°09'04"
C39	325.00'	164.89'	84.26'	163.12'	S39°34'19"W	29°04'06"
C40	15.00'	20.34'	12.08'	18.82'	S15°15'38"W	77°41'29"
C41	50.00'	157.08'		100.00'	S66°24'54"W	180°00'01"
C42	15.00'	21.01'	12.64'	19.34'	N63°42'55"W	80°15'36"
C43	325.00'	68.58'	34.42'	68.45'	S82°12'00"W	12°05'25"
C44	225.00'	76.76'	38.76'	76.39'	N81°58'53"W	19°32'49"
C45	15.00'	28.28'	20.65'	24.27'	N53°46'53"E	108°01'16"
C46	15.00'	23.96'	15.40'	21.49'	N45°59'31"W	91°31'32"
C47	50.00'	157.10'		100.00'	S89°46'15"W	180°01'17"
C48	50.00'	4.71'	2.35'	4.70'	S67°39'30"E	05°23'33"
C49	50.00'	23.48'	11.96'	23.26'	S51°30'42"E	26°54'05"
C50	50.00'	16.38'	8.27'	16.31'	S32°58'21"E	18°46'31"
C51	50.00'	14.43'	7.26'	14.38'	N15°19'11"W	16°31'52"
C52	225.00'	14.15'	7.08'	14.16'	S89°57'06"E	03°36'23"
C53	50.00'	17.85'	9.02'	17.76'	N10°27'29"W	20°27'28"
C54	650.00'	764.86'	433.67'	721.49'	N58°44'53"E	67°25'14"
C55	50.00'	7.57'	3.79'	7.56'	S50°25'41"E	08°40'10"
C56	175.00'	118.49'	61.62'	116.24'	S26°41'48"E	38°47'37"
C57	578.00'	149.65'	75.25'	149.23'	N74°45'33"E	14°50'04"
C58	578.00'	32.71'	16.36'	32.70'	S86°00'08"E	03°14'31"
C59	578.00'	157.34'	79.16'	156.85'	S76°34'59"E	15°35'48"
C60	25.00'	14.77'	7.61'	14.56'	S05°31'47"W	33°50'58"
C61	564.00'	157.46'	79.25'	156.95'	N76°22'59"W	15°59'47"
C62	564.00'	30.66'	15.34'	30.66'	N85°56'20"W	03°06'54"
C63	564.00'	144.77'	72.79'	144.38'	S74°41'44"W	14°42'27"
C64	15.00'	23.01'	14.46'	20.82'	N24°36'29"E	87°53'50"
C65	572.00'	12.13'	6.06'	12.13'	N67°56'57"E	01°12'53"
C66	15.00'	14.90'	8.13'	14.29'	S21°09'24"W	56°54'48"
C67	25.00	39.27	25.00	35.36	N15°30'03"W	90°00'00"

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16 1995

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.

Charles R. Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-96

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

67.926 ACRES SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937, 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 "Transfomer 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D., 1995

BY: Ruben D. Pena
CHAIRMAN

BY: D. Posley
SECRETARY

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.
ALL STREETS ARE PRIVATE STREETS.
ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

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 15th DAY OF August, 1995

C I Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED
Gerry Rickhoff
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.

Jack C. Parsons
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 25th DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:48 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 133 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: ______, DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

PHASE 1A
(24.636 ACRES)

JOB NO: 93731 SHEET NO: 5 OF 12

FILE: 3731APL4.DWG

VRP#04-02-064

95- 0126442
Book 09532 Page 00132

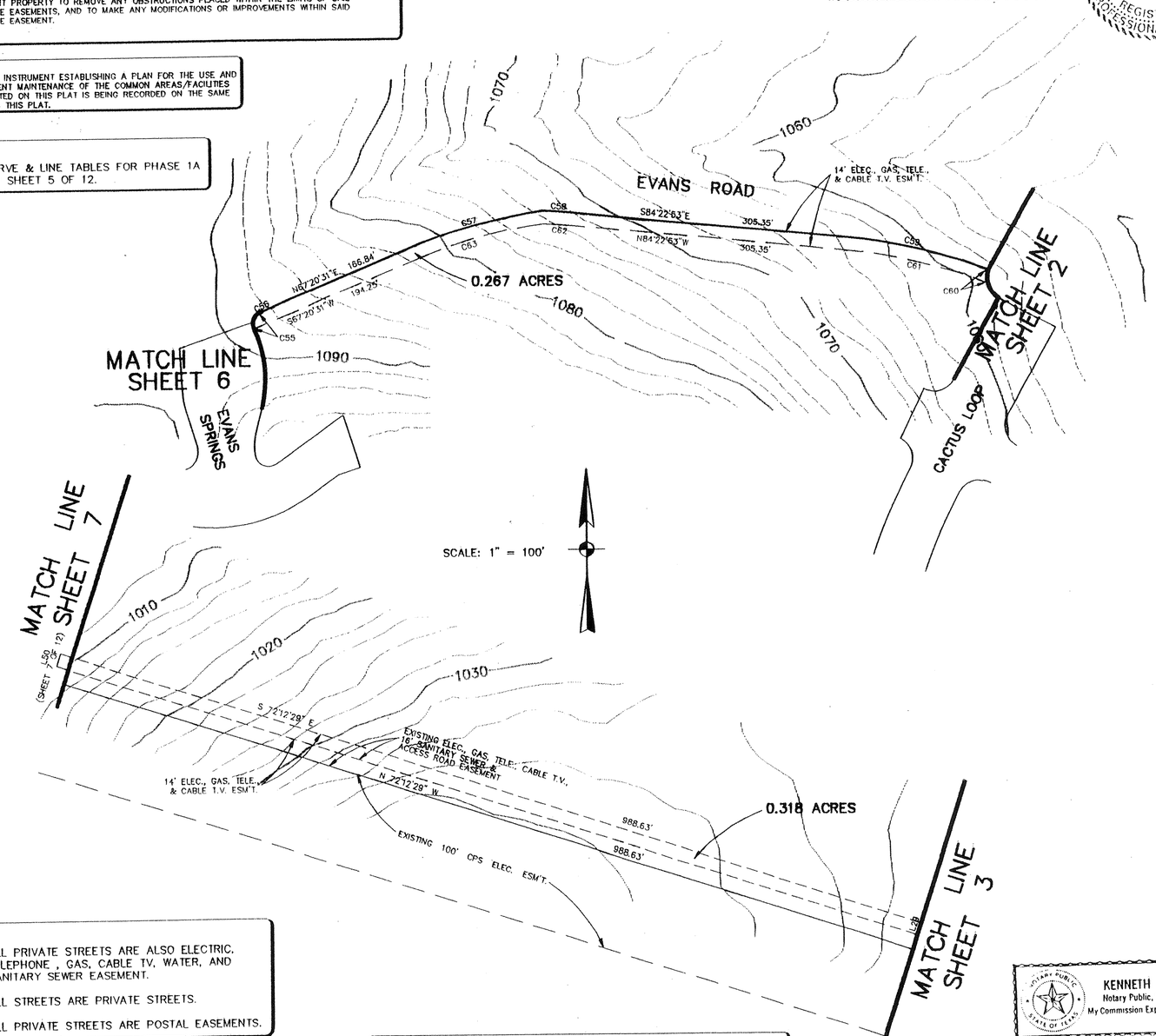
PLAT NO: 940475

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1A ARE ON SHEET 5 OF 12.



NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE , GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

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 15th DAY OF August, 19 95

ATTESTED

COUNTY CLERK
BEXAR COUNTY, TEXAS

C. Krier
COUNTY JUDGE, BEXAR COUNTY, TEXAS

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
CHARLES R. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT 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.

Charles R. Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-96

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

67.926 ACRES SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF SAN ANTONIO BIG SPRINGS P.U.D. 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 13 DAY OF FEB A.D. 1995

BY: Ruben T. Perez
CHAIRMAN

BY: D. Posley
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

Jack Evans
REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 28th DAY OF August A.D. 1995 AT 1:12 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:46 A.M. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 132 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: Wah Sid, DEPUTY

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
JACK C. EVANS
1823
REGISTERED PROFESSIONAL LAND SURVEYOR

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

JOB NO: 93731 SHEET NO: 4 OF 12

FILE: 3731APL3.DWG

Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On: Aug 25 1995
At: 1:17pm
Receipt #: 15639
Rec/Pg: 25.00
Doc/Mgt: 6.00
Doc/Num: 95- 0126442
Deputy: Jane Hernandez

B357 SHT 4 OF 12

VRP # 04-02-064

95- 0126441

Book 09312 Page 0031

PLAT NO: 940475

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 15th DAY OF August, 1995

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

DRAINAGE EASEMENT NOTES

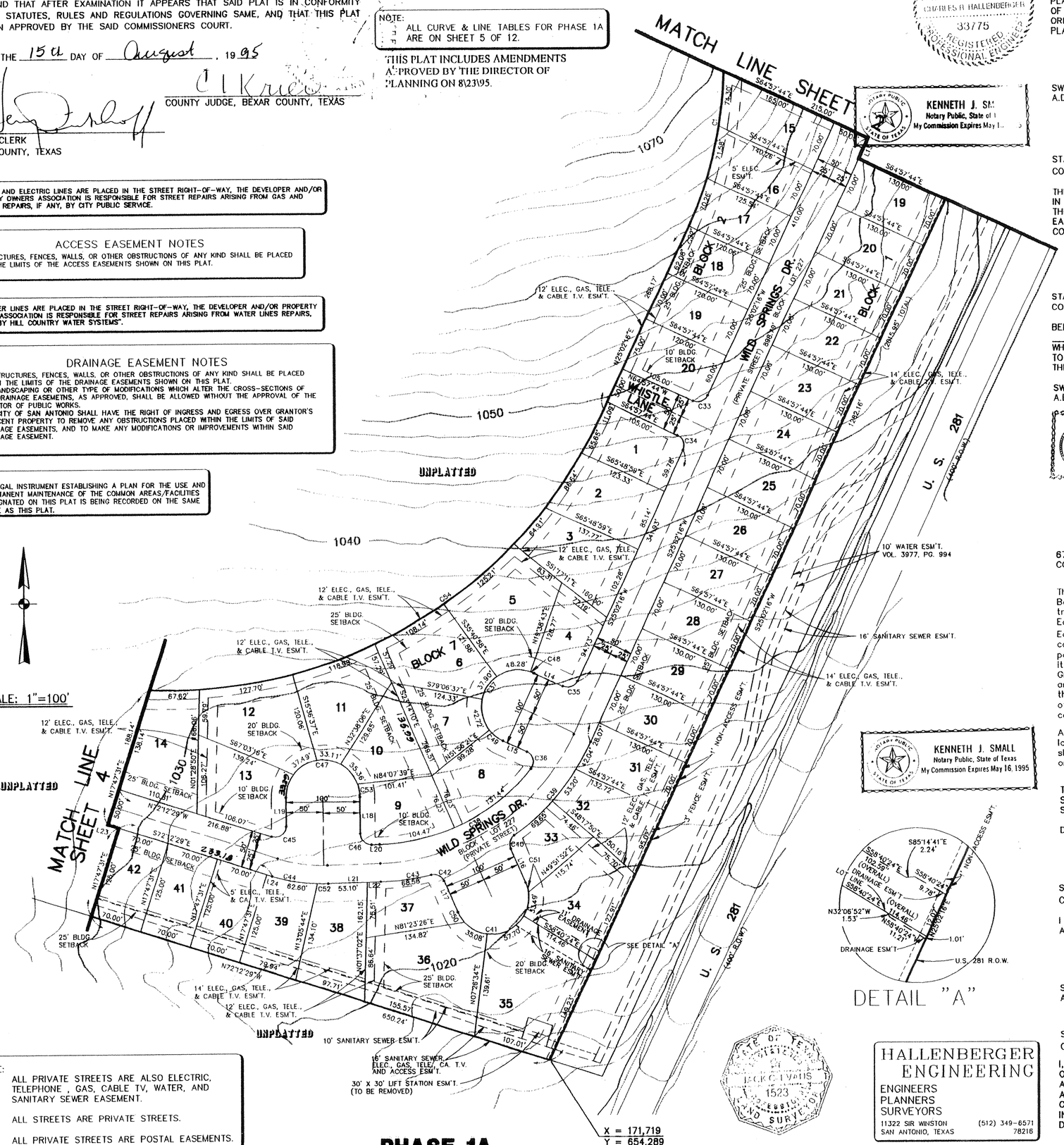
NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMETNS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF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

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1A ARE ON SHEET 5 OF 12.

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8\23\95.



SCALE: 1"=100'

DETAIL "A"

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

PHASE 1A
(24.836 ACRES)

STATE OF TEXAS
CHARLES R. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT 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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC
KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

Frank J. Sitterle
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC
FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-96

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

67.926 ACRES SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937, 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, of 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 OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D. 19 95

BY: [illegible] CHAIRMAN

BY: D. Posley SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

NOTARY PUBLIC
KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 31st DAY OF August A.D. 1995 AT 1:17 P.M. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:44 A.M. IN THE RECORDS OF Deeds - Plat OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 131 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.

BY: [illegible], DEPUTY

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-6571
SAN ANTONIO, TEXAS 78216

JOB NO: 93731 SHEET NO: 3 OF 12

FILE: 3731APL2.DWG

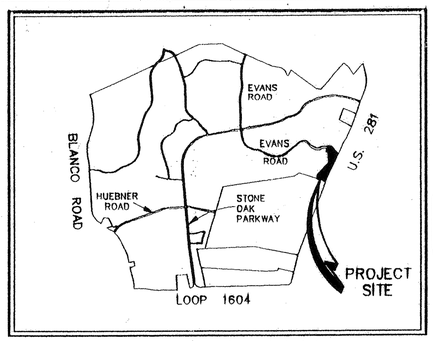
Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 15639
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 95- 0126441
Deputy -Jean Hernandez

B357 SHT 3 OF 12

VRP# 04-02-064

95- 0126440
Book 09532 Page 00130
Filed for Record in:
BEXAR COUNTY, TX
GERRY RICKHOFF, COUNTY CLERK
On Aug 25 1995
At 1:17pm
Receipt #: 156639
Recording: 25.00
Doc/Mgmt: 6.00
Doc/Num: 95- 0126440
Deputy -Jane Hernandez

PLAT NO: 940475



LOCATION MAP

SCALE: 1"=100'

DRAINAGE EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, 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 EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

"FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

"AS GAS AND ELECTRIC LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM GAS AND ELECTRIC REPAIRS, IF ANY, BY CITY PUBLIC SERVICE.

NOTE:
ALL PRIVATE STREETS ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE TV, WATER, AND SANITARY SEWER EASEMENT.

ALL STREETS ARE PRIVATE STREETS.

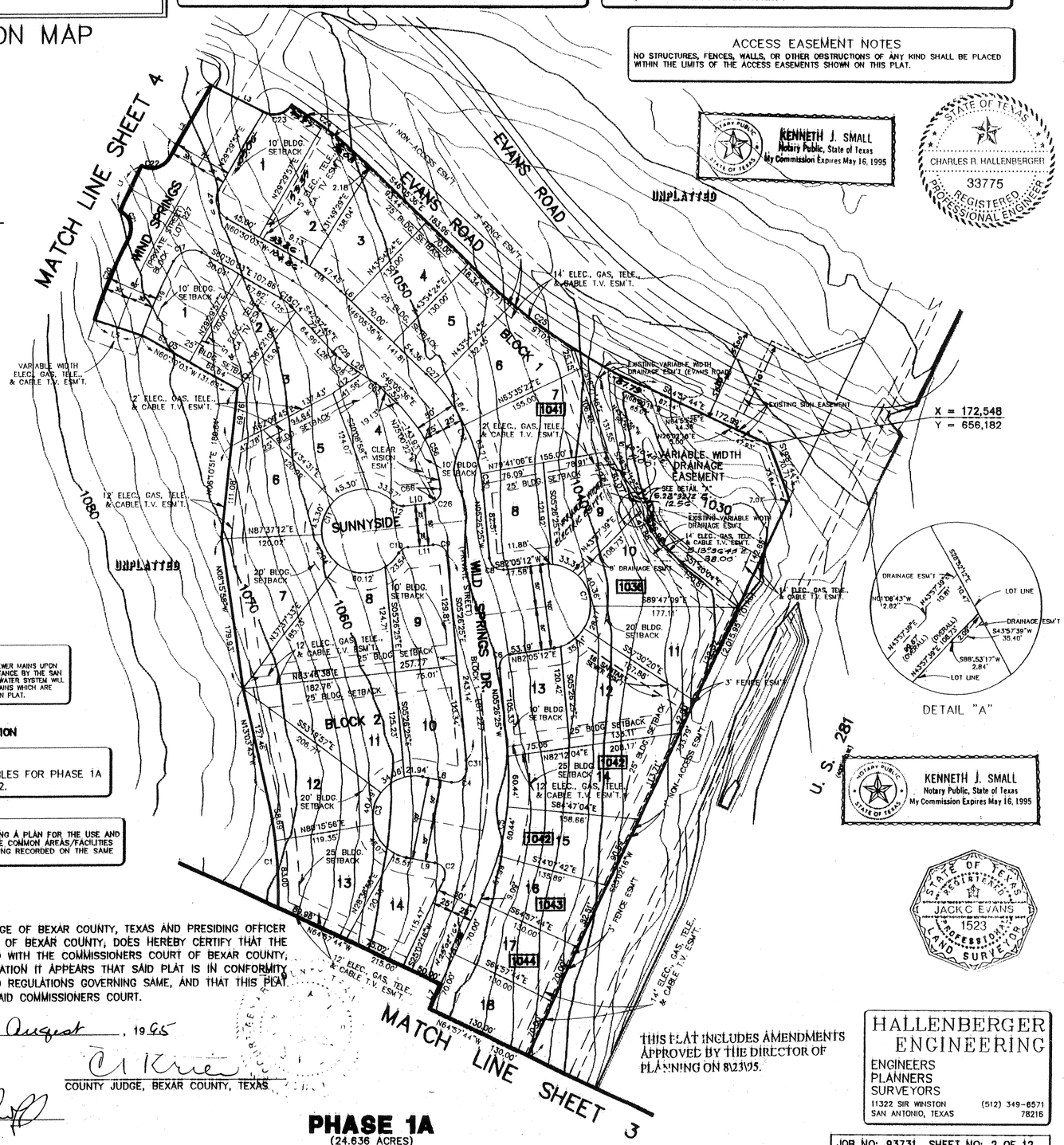
ALL PRIVATE STREETS ARE POSTAL EASEMENTS.

"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."

"AS WATER LINES ARE PLACED IN THE STREET RIGHT-OF-WAY, THE DEVELOPER AND/OR PROPERTY OWNERS ASSOCIATION IS RESPONSIBLE FOR STREET REPAIRS ARISING FROM WATER LINES REPAIRS, IF ANY, BY HILL COUNTRY WATER SYSTEMS".

ACCESS EASEMENT NOTES

NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE ACCESS EASEMENTS SHOWN ON THIS PLAT.



DETAIL "A"

PUD NOTE
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 THIS PARTICULAR SUBDIVISION PLAT.

1036 MINIMUM SLAB ELEVATION

NOTE:
ALL CURVE & LINE TABLES FOR PHASE 1A ARE ON SHEET 5 OF 12.

NOTE:
A LEGAL INSTRUMENT ESTABLISHING A PLAN FOR THE USE AND PERMANENT MAINTENANCE OF THE COMMON AREAS/FACILITIES DESIGNATED ON THIS PLAT IS BEING RECORDED ON THE SAME DATE AS THIS PLAT.

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 15th DAY OF August, 1995

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK
BEXAR COUNTY, TEXAS

PHASE 1A
(24.636 ACRES)

THIS PLAT INCLUDES AMENDMENTS APPROVED BY THE DIRECTOR OF PLANNING ON 8/23/95.

HALLENBERGER ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS
11322 SIR WINSTON (512) 349-8571
SAN ANTONIO, TEXAS 78216

JOB NO: 93731 SHEET NO: 2 OF 12

FILE: 3731APL1.DWG

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.

Charles R Hallenberger
REGISTERED PROFESSIONAL ENGINEER

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
CHARLES R. HALLENBERGER
33775
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, FRANK J. SITTERLE, 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.

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED FRANK J. SITTERLE, 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.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 31st DAY OF January A.D. 1995.

Frances Maxwell
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

FRANCES MAXWELL
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 12-31-98

SUBDIVISION PLAT OF

BIG SPRINGS P.U.D. UNIT 1

67.926 ACRES SITUATED IN THE A. HOUSTON SURVEY NO. 93, ABSTRACT NO. 355, COUNTY BLOCK 4937, 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, of other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

THIS PLAT OF BIG SPRINGS P.U.D. 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 8 DAY OF FEB A.D. 1995

BY: Robert D. Perez
CHAIRMAN

BY: D. Posley
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 26TH DAY OF JANUARY A.D. 1995.

Kenneth J. Small
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

KENNETH J. SMALL
Notary Public, State of Texas
My Commission Expires May 16, 1995

STATE OF TEXAS
JACK C. EVANS
1523
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY ON THE 25th DAY OF August A.D. 1995 AT 1:17 PM. AND DULY RECORDED THE 28th DAY OF August A.D. 1995 AT 9:42 AM. IN THE RECORDS OF Deeds - Plats OF SAID COUNTY, IN BOOK/VOLUME 9532 ON PAGE 130 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 28th DAY OF August, A.D. 1995.

COUNTY CLERK, BEXAR COUNTY, TEXAS.
BY: Wah Lick, DEPUTY

B367 SHT 2 OF 12
VRP # 04-02-064

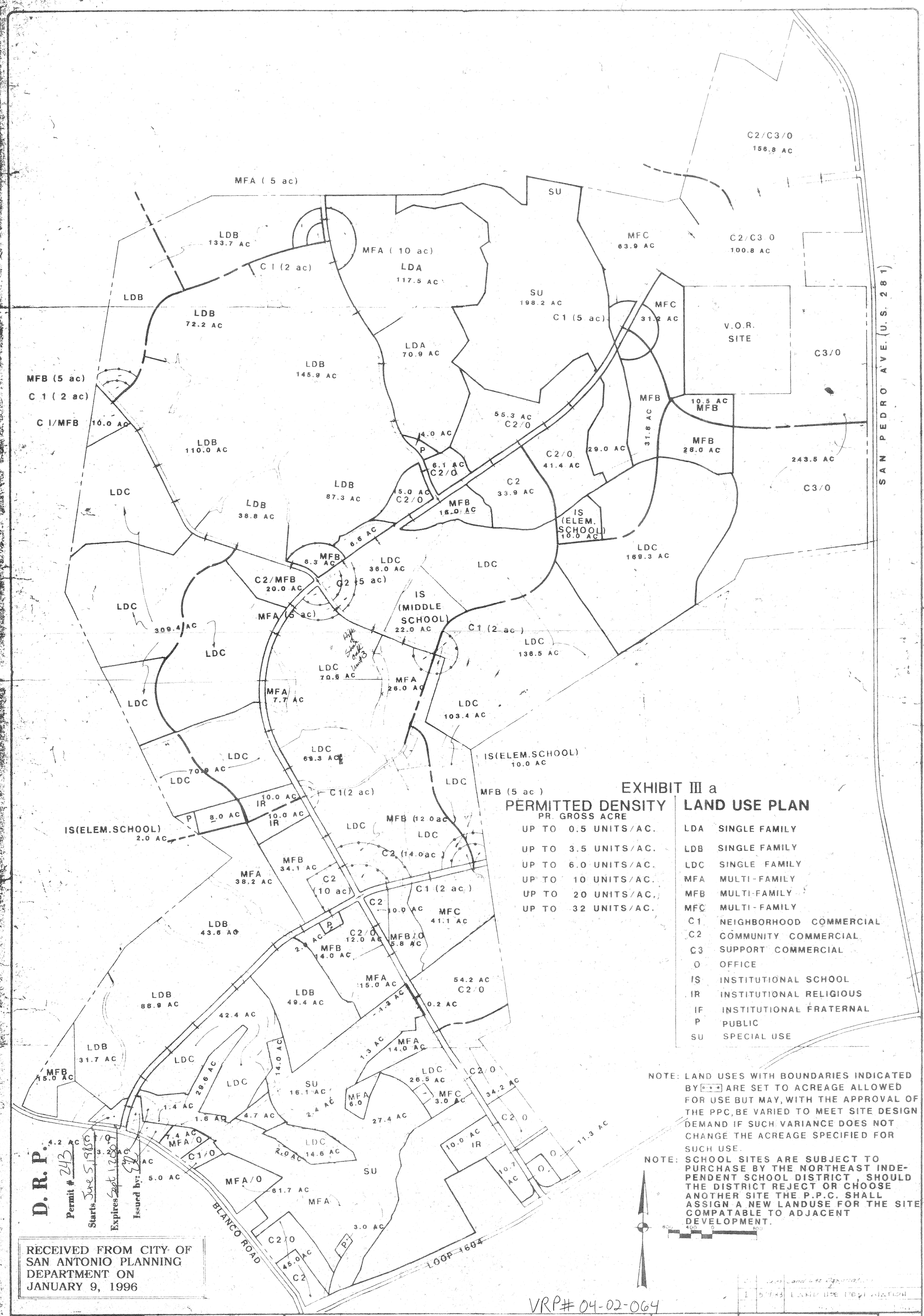


EXHIBIT III a

PERMITTED DENSITY PR. GROSS ACRE	LAND USE PLAN	
UP TO 0.5 UNITS/AC.	LDA	SINGLE FAMILY
UP TO 3.5 UNITS/AC.	LDB	SINGLE FAMILY
UP TO 6.0 UNITS/AC.	LDC	SINGLE FAMILY
UP TO 10 UNITS/AC.	MFA	MULTI-FAMILY
UP TO 20 UNITS/AC.	MFB	MULTI-FAMILY
UP TO 32 UNITS/AC.	MFC	MULTI-FAMILY
	C1	NEIGHBORHOOD COMMERCIAL
	C2	COMMUNITY COMMERCIAL
	C3	SUPPORT COMMERCIAL
	O	OFFICE
	IS	INSTITUTIONAL SCHOOL
	IR	INSTITUTIONAL RELIGIOUS
	IF	INSTITUTIONAL FRATERNAL
	P	PUBLIC
	SU	SPECIAL USE

NOTE: LAND USES WITH BOUNDARIES INDICATED BY [• • •] ARE SET TO ACREAGE ALLOWED FOR USE BUT MAY, WITH THE APPROVAL OF THE PPC, BE VARIED TO MEET SITE DESIGN DEMAND IF SUCH VARIANCE DOES NOT CHANGE THE ACREAGE SPECIFIED FOR SUCH USE.

NOTE: SCHOOL SITES ARE SUBJECT TO PURCHASE BY THE NORTHEAST INDEPENDENT SCHOOL DISTRICT, SHOULD THE DISTRICT REJECT OR CHOOSE ANOTHER SITE THE P.P.C. SHALL ASSIGN A NEW LANDUSE FOR THE SITE COMPATABLE TO ADJACENT DEVELOPMENT.

D. R. P.
Permit # 243
Starts June 5, 1985
Expires Sept 1, 2000
Issued by: EC

RECEIVED FROM CITY OF SAN ANTONIO PLANNING DEPARTMENT ON JANUARY 9, 1996

VRP# 04-02-064

1	5/9/83	LAND USE DESIGNATION

STONE OAK

STONE OAK, INC.
11306 Sir Winston
San Antonio, Texas 78216

LAND USE PLAN

MDP #48

4/15/83
SOJV
1" = 800

HALLENBERGER TELFORD INC.
PLANNERS
ENGINEERS
ARCHITECTS
SAN ANTONIO, TEXAS 78216

3

file

City of San Antonio
New
Vested Rights Permit
APPLICATION

CITY OF SAN ANTONIO
DEPT. OF PLANNING
OFFICE OF DIRECTOR
04 FEB 11 PM 4:04

Permit File: # 04-02-064
Assigned by city staff

Date: 2-10-04

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 this application and attach 2 maps of the property and 2 sets of all supporting documents along with appropriate fee.***

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

Owner/Agent: Big Springs LTD **Phone:** 494-9192 **Fax:** 494-5301

Address: 2015 Evans Rd. San Antonio TX **Zip code:** 78258

Engineer/Surveyor: Pape-Dawson Engineers, Inc. **Phone:** (210) 375-9000 **Fax:** (210)375-9010

Address: 555 East Ramsey, San Antonio, TX **Zip code:** 78216

1. **Name of Project:** Big Springs Development PUD (Unit 4A)
2. **Site location or address of Project:** Evans Rd and US 281
3. **Council District** 9 **ETJ** Yes **Over Edward's Aquifer Recharge? (X) yes ( ) no**
4. **What is the specific purpose of this Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?** ***Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.*** **This project will provide 51 single family residential lots and one greenbelt in accordance with the approved POADP and PUD plan which are attached.**
5. **What is the date the applicant claims rights vested for this Project?** June 5, 1985 (Stone Oak POADP) or August 31, 1994
6. **What, if any, construction or related actions have taken place on the property since that date?** Approximately 98% of the Big Springs single family residential development has been constructed since the approval date.
7. **By what means does the applicant claim rights vested for this Project?** ***Please specify all that may be applicable.*** The approved "Stone Oak POADP" DRP #243 and Big Springs DRP #045

Permit File # 04-02-064

- **PERMIT**

Type of Permit: Stone Oak POADP - DRP **Date of Application:** June 5, 1985

Permit Number: #243 **Date issued:** June 5, 1985

Expiration Date: Sept 1, 2009 **Acreage:** 4303

Type of Permit: Big Springs POADP - DRP **Date of Application:** August 31, 1994

Permit Number: #045 **Date issued:** Jan 20, 1998

Expiration Date: Sept 1, 2007 **Acreage:** 200

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly 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: Stone Oak POADP **#** 48

Date accepted: 9-19-83 **Expiration Date:** 3-20-85 **MDP Size:** 4300 **acres**

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly 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: Big Springs Development PUD - POADP **#** 427

Date accepted: August 31, 1994 **Expiration Date:** 3-1-96 **MDP Size:** 200 **acres**

- **P.U.D. PLAN**

Name: Big Springs Development PUD **#** 95-018

Date accepted: Jan 11, 1995

- **Plat Application**

Plat Name: _____ **Plat #** _____ **Acreage:** _____

Date submitted: _____ **Expiration Date:** _____

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

- **Approved Plat**

Plat Name: Big Springs unit 4A PUD **Plat #** 030033 **Acreage:** 22.69 **Approval Date:** 6-25-03 **Plat recording Date:** 7-18-03 **Expiration Date:** _____ **Vol./Pg.** 9558/79-80

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

Permit File # 04-02-064

- **Approved Plat**

Plat Name: Big Springs Unit 3A PUD **Plat #** 000169 **Acreage:** 22.03 **Approval Date:** 11-8-00 **Plat recording Date:** 1-8-01 **Expiration Date:** _____ **Vol./Pg.** 9549/178-180

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

- **Approved Plat**

Plat Name: Big Springs Unit 2B PUD **Plat #** 990055 **Acreage:** 25.89 **Approval Date:** 4-28-99 **Plat recording Date:** 9-27-99 **Expiration Date:** _____ **Vol./Pg.** 9544/210-212

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

- **Approved Plat**

Plat Name: Big Springs Unit 2A PUD **Plat #** 990050 **Acreage:** 11.712 **Approval Date:** 3-24-99 **Plat recording Date:** 8-2-99 **Expiration Date:** _____ **Vol./Pg.** 9544/91-92

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

- **Approved Plat**

Plat Name: Big Springs Unit 2C PUD **Plat #** 990159 **Acreage:** 19.54 **Approval Date:** 9-8-99 **Plat recording Date:** 12-30-99 **Expiration Date:** _____ **Vol./Pg.** 9545/197-198

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

- **Approved Plat**

Plat Name: Big Springs Recreation Center **Plat #** 950179 **Acreage:** 4.398 **Approval Date:** 6-14-95 **Plat recording Date:** 8-18-95 **Expiration Date:** _____ **Vol./Pg.** 9532/115

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

- **Approved Plat**

Plat Name: Big Springs PUD unit 1 **Plat #** 940475 **Acreage:** 67.926 **Approval Date:** 2-8-95 **Plat recording Date:** 8-28-95 **Expiration Date:** _____ **Vol./Pg.** 9532/129-140

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

- **Approved Plat**

Plat Name: the Big Springs Office Building **Plat #** 970073 **Acreage:** 2.509 **Approval Date:** 3-9-97 **Plat recording Date:** 7-3-97 **Expiration Date:** _____ **Vol./Pg.** 9537/122

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

Permit File # 04-02-064

- **Other**

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 is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: BIG SPRINGS LTD. GUY SHOWN Signature: [signature] Date: Feb 17, 2004

Sworn to and subscribed before me by Guy Shown on this 11th day of February in the year 2004, to certify which witness my hand and seal of office.

RHONDA YERKEY
Notary Public, State of Texas
My Commission Expires Apr. 14, 2004

Rhonda Yerkey
Notary Public, State of Texas

City of San Antonio use

Permit File: # _____ **Date:** _____
Assigned by city staff

☑ **Approved** ☐ **Disapproved**

Review By: [redacted] Date: 2/13/04

Comments: AS OF AUGUST 31, 1999 APPROVAL DATE FOR P.O.A.P.P. #421

Development Rights Permit

City of San Antonio

Application

Permit File # 045
assigned by city staff

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

1. Owner/ Agent BIG SPRINGS LTD.
2. Address: 2015 EVANS ROAD, STE. 100 SAN ANTONIO, TX
3. Zip: 78258 Telephone # 210-494-9192
4. Site location or address US. 281 / EVANS ROAD
5. Council District N/A ETJ ✓ Over Edward's Aquifer Recharge (✓) yes ( ) no

Please complete subject of application and attach 2 sets of all applicable documents (ie POADP , plat application , approved plat, building permit or evidence of development infrastructure cost).

POADP

Plans approved prior to September 1, 1997 must conform to permit right conditions within 18 of plan approval.

Name BIG SPRINGS POADP # 421
Date accepted: AUGUST 31, 1994 Expiration Date: N/A
POADP Size 199.82 acres (if applicable, list plats representing 8% of POADP area on the backside of this application.)
Infrastructure cost incurred $ _____ (Note: for POADP's < 1000ac. cost incurred must be at least $500,000 and for areas > 1000ac. expenditures must be at least $1,000,000).
% of area plat approved / developed 40 %

Note: 8% of POADP area must be plat approved or infrastructure cost incurred must exceed amount designated by code or 50% of POADP must be platted/ developed to maintain permit rights.

Plat Application

Plat Name: _____ # _____
Date submitted _____ Expiration Date: _____
(Note: Plat must be approved within 18 months of application submittal date).

Approved Plat

Plat Name: _____ # _____ Approval Date: _____ Plat recording Date: _____ Vol./Pg. _____ Expiration Date: _____
(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

Building Permit Site Plan

Plan # _____ Site address: _____
Date permit issued: _____
(Note: Permit rights will expire if construction is not started within 6 months of issuance).

I certify that the above information and the attached documents relative to this application are true and correct and I authorize the verification of all financial related documents. Also attached, if applicable, are letters or affidavit from a financial institute or certified public accountant certifying expenditures incurred for development infrastructure.

BIG SPRING LTD.
By: [signature]
Applicant's Signature

Aug 5, 1994
Date

10/17/97

Approved 1.20.98 EC

Select appropriate time period % of 18 months % of 10 years % of 20 years

Plat number	Plat name	Approval date	number of acreage / $	% of POADP acreage	Running Total
940344	EVANS ROAD	1/11/95	16.941	8.5	8.5
940475	BIG SPRINGS P.U.D. UNIT 1	2/8/95	67.926	34.0	42.5
950179	BIG SPRINGS P.U.D. RECREATION CENTER	6/14/95	4.398	2.2	44.7
970073	THE BIG SPRINGS OFFICE BLDG.	5/12/97	2.509	1.3	46.0

FOR SECURITY PURPOSES, THE BORDER OF THIS DOCUMENT CONTAINS MICROPRINTING

Big Spring, Ltd.
2015 Evans Road
Suite 100
San Antonio, TX 78258
(210)494-9192

Laredo National Bank

37-65
1149

DATE	CHECK NO.	AMOUNT
February 11, 2004	3813	$********160.00

Pay: **********One hundred sixty dollars and no cents

PAY TO THE ORDER OF City of San Antonio

SECURITY FEATURES INCLUDED. DETAILS ON BACK.

⑈0000003813⑈ ⑆114900313⑆ 7010078 7⑈