

PLAT NO.

55 RESIDENTIAL LOTS

SHEET 4 OF 5

SUBDIVISION PLAT ESTABLISHING
THRESHOLD RANCH
SUBDIVISION P.U.D.

BEING A 47.915 ACRE TRACT OUT OF THE ANTONIO CRUZ SURVEY NO. 170, ABSTRACT NO. 123, COUNTY BLOCK 4680, BEXAR COUNTY, TEXAS, CONSISTING OF 43.527 ACRES OUT OF A 43.6 ACRE TRACT OF LAND RECORDED IN VOLUME 5941, PAGE 1328 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND 3.81 ACRES OUT OF A 12.935 ACRE TRACT OF LAND RECORDED IN VOLUME 8139, PAGE 1931 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF THRESHOLD RANCH SUBDIVISION 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 _____ DAY OF _____ A.D. 20__.

By: _____
CHAIRMAN
By: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT AND THAT THE SAME COMPLY WITH ALL REQUIREMENTS OF THE SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

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

REGISTERED PROFESSIONAL LAND SURVEYOR
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, AND WHOSE NAME IS SUBSCRIBED HERETO AND IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

DUTY AUTHORIZED AGENT
STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 20__.

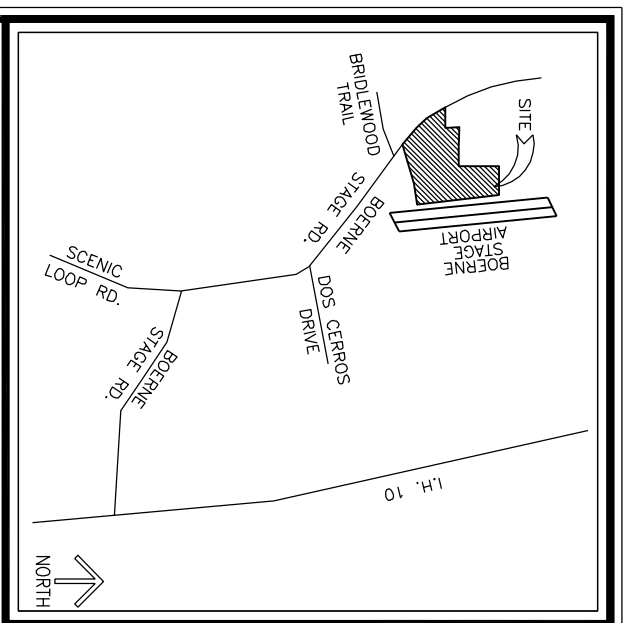
NOTARY PUBLIC, BEXAR COUNTY, TEXAS
CERTIFICATE OF APPROVAL
THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS HEREBY CERTIFY THAT THE ATTACHED PLAT WAS APPROVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ATTESTED:

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, _____, COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____, AT _____ M. IN THE _____ DEED AND DAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF _____ A.D. 20__.



LOCATION MAP
NOT TO SCALE

CITY PUBLIC SERVICE NOTES

- 1) THE CITY OF SAN ANTONIO AS A 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 MANNER SHOWN ON THIS PLAT FOR THE PURPOSES OF THE CITY PUBLIC SERVICE BOARD'S "STREET EASEMENT AND TRANSFORMER EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, REPAIRING, OPERATING, AND TRANSFORMERS AND WITH NECESSARY CONDUITS, PIPES, TRUNK LINES AND WITH NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID ADJACENT LANDS AND PARTS THEREOF, AND FOR OTHER OBSTRUCTIONS WHICH ENDORSE OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES HERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
- 2) ANY GAS WORKMARTY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CITY PUBLIC SERVICE BOARD SHALL BE THE RESPONSIBILITY OF THE PERSON OR PERSONS DEMED 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

NOTES

- 1) SET 1/2" IRON ROOS AT ALL CORNERS UNLESS OTHERWISE NOTED.
- 2) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.
- 3) THE BASIS OF BEARING IS N.A.D. 83 TEXAS SOUTH CENTRAL ZONE USING U.S. SURVEY FEET.
- 4) DISTANCES SHOWN ARE SURFACE DISTANCES IN U.S. SURVEY FEET. THE COMBINED SCALE FACTOR IS _____.
- 5) FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8' ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) P-5-40)
- 6) BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, GREENBELTS, EASEMENTS OF ANY KIND, UNLESS SPECIFICALLY SHOWN HEREON AND PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- 7) ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, AND OTHER EASEMENTS SHOWN HEREON ARE PERMISSIBLE AREAS UNLESS NOTED OTHERWISE.
- 8) ALL PRIVATE STREETS SHOWN HEREON ARE ALSO WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. AND DRAINAGE EASEMENTS.
- 9) LOT 1, BLOCK 3 (3.340 ACRES) INCLUDES ALL PRIVATE STREETS.
- 10) "CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHEN PAID HEREON FROM THE CLEAR VISION LINE TO THE STREET RIGHT-OF-WAY. THE CLEAR VISION EASEMENT SHALL BE MAINTAINED AND KEPT OPEN AND ACCESSIBLE TO ALL STATE HIGHWAY & TRANSPORTATION OFFICIALS (ASHSTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
- 11) ALL OPEN SPACE/PARK AREAS TO BE OWNED AND MAINTAINED BY HOMEOWNERS ASSOCIATION.

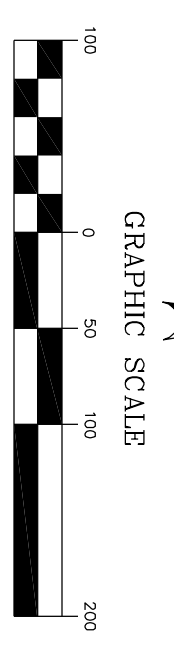


SCENIC LOOP ESTATES
Vol. 9510 Pg. 199, D.&P.

- LEGEND
- = DEED & PLAT RECORDS
 - = DEED RECORDS
 - = CLEAR VISION EASEMENT
 - = ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER & CLEAR VISION EASEMENT
 - = FOUND IRON ROD
- D.&P.
D.R.
C.V.E.
E.G.T.V.W. & C.V.E.
FND. I.R.

OWNER/APPLICANT:
AIRLAND I, INC.
207 EAST OAKVIEW PLACE
BOERNE, TEXAS 78209

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1 Inch = 100 Ft.