

MAPSCO MAP GRID: 480-C6/D6
NOT TO SCALE

IMPACT FEE PAYMENT NOTE:
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

GREY FOREST NOTE:
GREY FOREST GAS LINE AND ITS GAS SYSTEM IS HEREBY DEDICATED TO THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING HOLES, HANDING OR BURNING WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS (A) TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.

FLOODPLAIN NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DEDICATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DIRM PANEL 4802C0115, DATED SEPTEMBER 29, 2010 AND THE HIGHER OF THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YR) ULTIMATE DEVELOPMENT PLUS REQUIRED FLOODPLAIN ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT. THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

FINISHED FLOOR-TO-FLOODPLAIN NOTE:
MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPLETED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) FLOOD EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

DRAINAGE EASEMENT NOTE:
NO STRUCTURE, FENCE, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE 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 PERMITTED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER THE GRANTEE'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DEX MARKED "PAPE-DAWSON UNLESS NOTED OTHERWISE."
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGA COOPERATIVE GRID NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE BEARING/STATION AT THE DOMINION, PHASE 1 SUBDIVISION RECORDED IN VOLUME 7631, PAGES 141-144, DPR, BEAR COUNTY, TEXAS.

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

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 RIGHT-OF-WAYS FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT" AND "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, INSPECTING, PATROLLING AND ERECTING HOLES, HANDING OR BURNING WIRE, CABLES, CONDUITS, PIPES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTEE'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREA, AND THE RIGHT TO REMOVE FROM SAID LANDS (A) TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREOF, IF IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY OR MORE MODIFICATIONS RESULTING FROM MODIFICATIONS REQUIRED BY CITY EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ADJUSTMENTS.
3. THIS PLAT DOES NOT AFFECT, ALTER, PRELATE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES EXISTING OR TO BE CREATED WHICH ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE 15' (5' ROOT WIDE) ELECTRIC AND GAS EASEMENTS WHEN SUCH ARE SERVED ONLY BY FINAL LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN THE 15' (5' ROOT WIDE) ELECTRIC AND GAS EASEMENTS WHEN NO UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE 15' (5' ROOT WIDE) EASEMENTS.

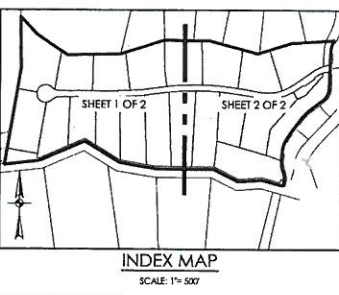
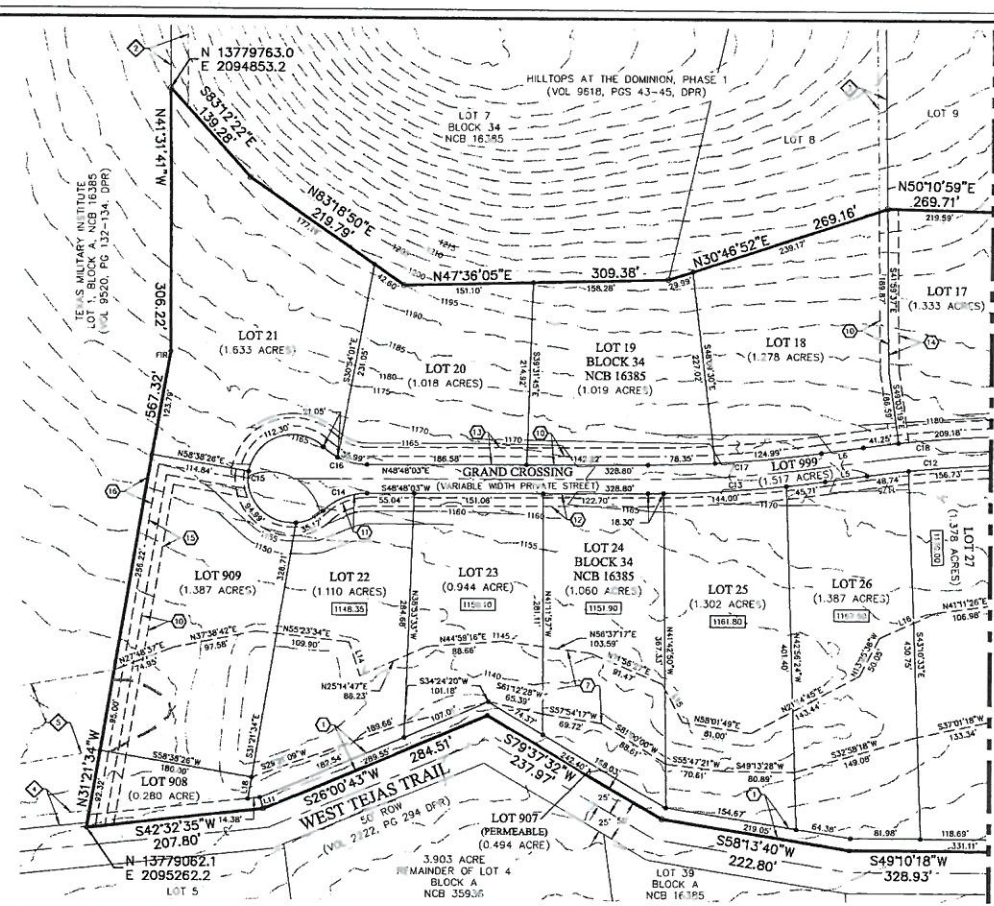
STATE OF TEXAS
COUNTY OF BEAR

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.

STATE OF TEXAS
COUNTY OF BEAR

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



LEGEND

DPR	DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS	PG	PAGES
NCB	NEW CITY BLOCK	ROW	RIGHT-OF-WAY
OPR	OFFICIAL PUBLIC RECORDS (SURVEYOR)	VOL	VOLUME
		FOUND	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		SET	SET 1/2" IRON ROD (PO)
			MIN. FINISHED FLOOR ELEVATION

EXISTING CONTOURS
PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN MAP # 4802C0115, DATED SEPTEMBER 29, 2010

- 14' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
- VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (4,277 AC)
- 10' WATER EASEMENT
- 5' WATER EASEMENT
- 15' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
- 20' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
- 12' SANITARY SEWER EASEMENT
- 24.5' DRAINAGE AND SANITARY SEWER EASEMENT
- 10' GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION EASEMENT
- 8' WATER, ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT (VOL. 9189, PG. 55, DPR)
- 20' SANITARY SEWER EASEMENT (VOL. 9181, PG. 42-45, DPR)
- 10' WATER EASEMENT (VOL. 1425, PG. 540, DPR)
- 14' ELECTRIC EASEMENT (VOL. 9220, PGS. 132-134, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9220, PGS. 132-134, DPR)

OPEN SPACE NOTE:
LOT 105, BLOCK 34, NCB 16385, IS DESIGNATED AS OPEN SPACE AND AS A SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, GAS AND LANDSCAPE EASEMENT.

SEWAGE TREATMENT BASIN NOTE:
LOTS 106 AND 107 ARE SPECIFICALLY DEDICATED FOR USE AS A SEWAGE TREATMENT BASIN.

MAINTENANCE NOTE:
THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEAR COUNTY.

PLAT NUMBER 110268
SUBDIVISION PLAT OF HOWELL AT THE DOMINION, PHASE 1 P.U.D.

A 27,800 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1544-1552, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEAR COUNTY, TEXAS, OUT OF THE AUGUST LEBE SURVEY NUMBER 6, ABSTRACT 1219, AND OUT OF CITY OF SAN ANTONIO SURVEY NO. 2/23, ABSTRACT 178, COUNTY BLOCK 4759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEAR COUNTY, TEXAS.

SCALE: 1" = 100'
PAPE-DAWSON ENGINEERS
TRIP, FIRM REGISTRATION # 470
555 EAST RANNEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
DATE OF PRINT: August 27, 2012

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS CONTAINED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LARRY SLAYTER, VICE PRESIDENT
INTECH COMMUNICATION PARTNERSHIP
14855 BLANKET ROAD, SUITE 305
SAN ANTONIO, TEXAS 78216
(210) 406-7734

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY SLAYTER, V.P., 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 August 27th, A.D. 2012.

NOTARY PUBLIC, BEAR COUNTY, TEXAS

THIS PLAT OF HOWELL AT THE DOMINION, PHASE 1 P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

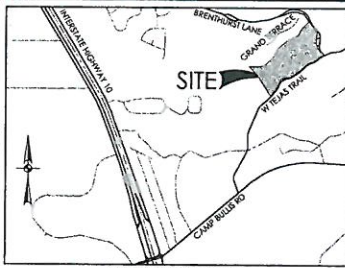
DATED THIS DAY OF A.D. 2012

BY: CHAIRMAN
BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEAR

I, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY OF A.D. 2012 AT M. AND DULY RECORDED THE DAY OF A.D. 2012 AT M. IN THE DEED AND PLAT RECORDS OF BEAR COUNTY, IN BOOK VOLUME PAGE IN TESTIMONY WHEREOF, WITH MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF A.D. 2012.

COUNTY CLERK, BEAR COUNTY, TEXAS



LOCATION MAP
MAPSCO MAP GRID: 480-C/D-04
NOT TO SCALE

10:34

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	184.00'	23°14'44"	S27°23'26"E	66.08'	66.54'
C2	86.00'	5°38'19"	S13°31'38"E	74.01'	76.51'
C3	314.00'	17°45'40"	S23°04'41"W	96.99'	97.34'
C4	164.00'	2°08'11"	S10°52'14"E	85.27'	86.26'
C5	134.00'	28°51'57"	S5°22'18"E	66.80'	67.51'
C6	86.00'	39°24'34"	S45°16'00"E	5.99'	59.15'
C7	18.00'	08°45'18"	S21°00'59"E	2.75'	2.75'
C8	23.00'	76°40'00"	N00°40'48"W	28.53'	30.78'
C9	23.00'	110°42'29"	S85°37'58"W	37.84'	44.44'
C10	173.00'	16°15'56"	S22°11'15"W	48.70'	48.36'
C11	292.00'	44°39'13"	S16°25'23"W	225.65'	231.47'
C12	1483.00'	17°48'18"	S49°50'50"W	459.00'	460.85'
C13	1517.00'	07°51'22"	S44°52'22"W	207.84'	208.01'
C14	75.00'	43°34'49"	S27°00'39"W	55.63'	57.05'
C15	52.00'	26°09'38"	N41°11'57"W	75.34'	242.47'
C16	75.00'	43°34'49"	N70°35'28"E	55.63'	57.05'
C17	1483.00'	07°51'22"	N44°52'22"E	203.18'	203.34'
C18	1517.00'	17°48'18"	N49°50'50"E	460.85'	471.42'
C19	263.00'	44°39'13"	N36°25'23"E	199.82'	204.92'
C20	20.00'	23°14'44"	N25°52'30"E	84.51'	85.11'
C21	204.00'	18°56'20"	S29°32'38"E	67.12'	67.43'
C22	5.75'	45°00'00"	S36°35'47"W	4.40'	4.52'
C23	5.75'	45°00'00"	S08°24'13"E	4.40'	4.52'

C.P.S. NOTES:

- THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (BY PUBLIC SERVICE PROVIDER) IS HEREBY DISCLOSED ON THIS PLAT AS "ELECTRIC EXISTENCE" AND/OR "GAS EXISTENCE" IN THE AREAS COVERED BY THE PLAT. THE CITY OF SAN ANTONIO IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE PUBLIC SERVICE PROVIDER. THE USER OF THIS PLAT IS ADVISED THAT THE CITY OF SAN ANTONIO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE PUBLIC SERVICE PROVIDER. THE USER OF THIS PLAT IS ADVISED THAT THE CITY OF SAN ANTONIO DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED BY THE PUBLIC SERVICE PROVIDER.
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STATE OF TEXAS
COUNTY OF BEXAR

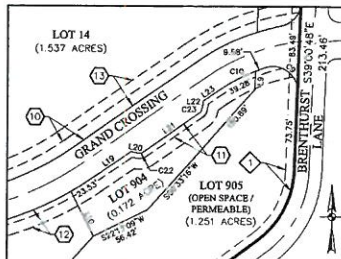
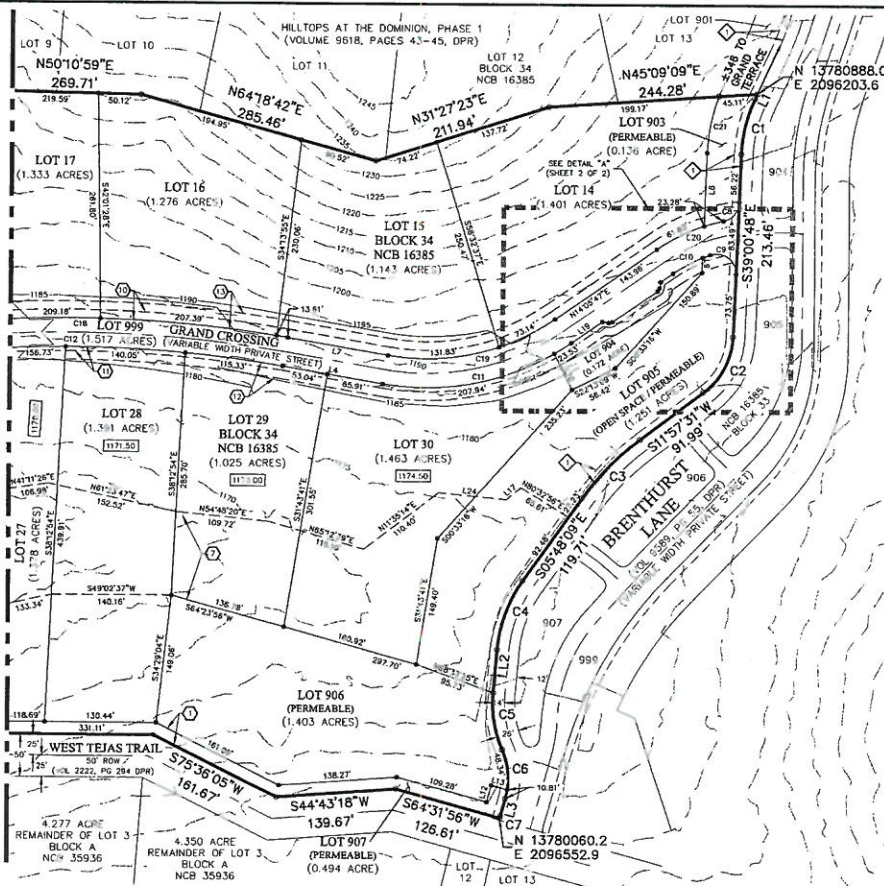
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF SUBDIVISION AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

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

MATCHLINE - SEE SHEET 1 OF 2



DETAIL "A"
NOT TO SCALE

PLAT NUMBER 110268

SUBDIVISION PLAT
OF
HOWELL AT THE DOMINION,
PHASE 1 P.U.D.

A 27.800 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTO-DOMINION PARTNERSHIP, DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8003, PAGES 1544-1550, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE AUGUST LEBE SURVEY NUMBER 80,221, ABSTRACT 178, COUNTY BLOCK 4759, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1" = 100'
0' 100' 200' 300'

PAPE-DAWSON
ENGINEERS

1015 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000
FAX: 210.375.9010

DATE OF PRINT: August 27, 2012

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS DESIGNATED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: LARRY SLATYER, VICE PRESIDENT
INTCO-DOMINION PARTNERSHIP
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TEXAS 78216
(210) 458-7724

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY SLATYER, V.P., 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 August 27th, A.D. 2012.



NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF HOWELL AT THE DOMINION, PHASE 1 P.U.D., HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS. IT IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS DAY OF A.D. 20

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY

CERTIFY THAT THE PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE DAY

OF A.D. 20 AT M. AND ONLY RECORDED THE

DAY OF A.D. 20 AT M. IN THE

DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ON

PAGE IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF

OFFICE, THIS DAY OF A.D. 20

COUNTY CLERK, BEXAR COUNTY, TEXAS

SHEET 2 OF 2

BY: DEPUTY

Civil Job No. 7735-00: Survey Job No. 9/01-08 HOWELL AT THE DOMINION, PHASE 1 P.U.D.

KENNETH W. BROWN, AICP
DANIEL ORTIZ
JAMES B. GRIFFIN
JAMES MCKNIGHT
NINA PRADO

BROWN & ORTIZ, P.C.
ATTORNEYS AT LAW

PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1360
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

2015 MAR 31 AM 10:34

March 30, 2015

Ms. Melissa Ramirez
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Hand-Delivered

Re: Request for Performance Agreement Time Extension ("PATE") for the Howell at the Dominion, Phase 1 P.U.D. Subdivision Plat No. 110268 – a 27.8-Acre Tract of Land Located at West Tejas Trail and Brenthurst Lane, in San Antonio, Texas (the "Subject Property"); *Our File No. 9400.005*

Dear Ms. Ramirez:

The purpose of this correspondence is to request a PATE for the Howell at the Dominion, Phase 1 P.U.D. Subdivision Plat No. 110268 ("Plat No. 110268"), attached hereto as **Exhibit "1."** Plat No. 110268 was approved by the City of San Antonio ("COSA") Planning Commission on September 12, 2012 and, pursuant to the Unified Development Code ("UDC"), must be recorded by September 11, 2015 (or an extension granted). Plat No. 110268 consists of 27.8 acres, including 17 single-family lots, each over an acre in size, approximately 1.5 acres of private streets, 4.3 acres of drainage easement, and 5 acres of parks/open space. The corresponding PUD Plan was approved by the COSA Planning Commission on the same date as Plat No. 110268 – September 12, 2012 (*see Exhibit "2"*). Plat No. 110268 is located within the overall Dominion development and is included in the Howell at the Dominion Master Development Plan No. 026B-07 (*see Exhibit "3"*).

The developer has constructed public and private improvements adjacent to the area of Plat No. 110268 (and within the same MDP), and a few adjacent lots have been sold and built upon. However, the developer will not be able to construct the required improvements and record Plat No. 110268 prior to September 11, 2015 (the 3-year expiration). The main reason for this is the size, location, and price of the lots within Plat No. 110268 – each of the 17 lots within this plat are located on a hilltop in the prestigious Dominion development, are over an acre in size, and located within a private gated subdivision. The purchasers of these lots will typically end up with a \$1.5 to \$3 million house on each lot (\$300 per square foot) – although the market for smaller lots and mid-price homes has significantly recovered since 2009, the market for larger, more expensive, lots such as these has not recovered. These lots will ultimately be sold as the economy continues to recover, but lots will not be sold prior to the 3-year current expiration date of Plat No. 110268. As a result of these unique circumstances, we respectfully request a 3-year PATE for Plat No. 110268 to allow time for the market to improve. We believe an additional 3 years for plat recordation will allow the

market to adequately recover for these types of lots, allowing for the required infrastructure to be completed.

Please do not hesitate to contact me should you have any questions or need additional information regarding this request.

Sincerely,

BROWN & ORTIZ, P.C.

BY:


James B. Griffin