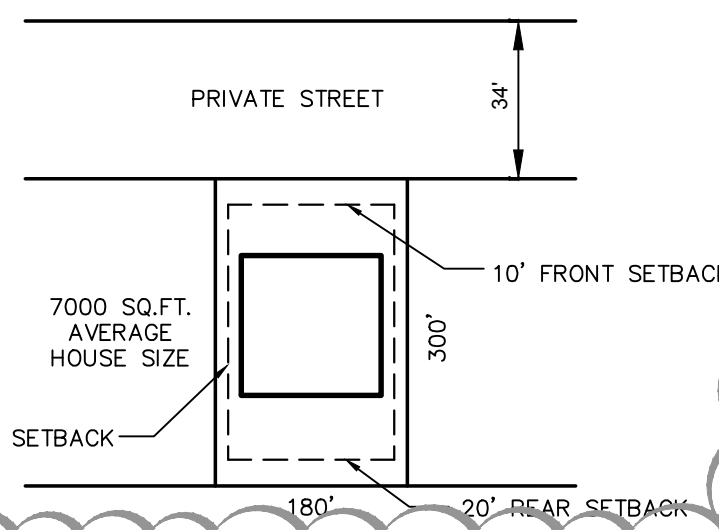




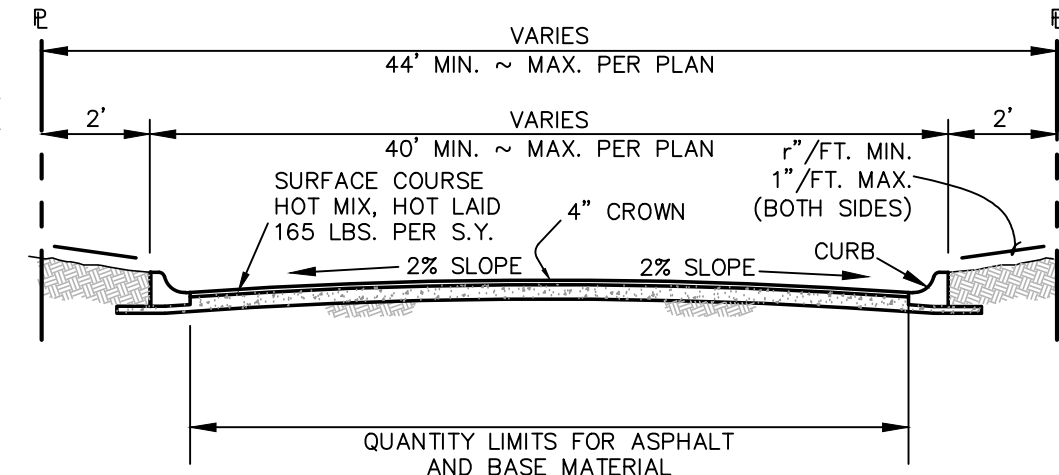
LEON SPRINGS UTILITY CO  
SAN ANTONIO WATER SYSTEM  
GREY FOREST UTILITIES  
CITY PUBLIC SERVICE  
AT&T  
TIME WARNER CABLE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S16°49'04"E	6.61'
L2	S26°26'43"E	21.31'
L3	S63°59'16"W	55.08'
L4	S64°32'33"W	64.02'
L5	S23°24'22"W	275.81'



The diagram illustrates a cross-section of a road structure. At the top, a horizontal line represents the ground surface, with a central section labeled "VARIES 34' MIN." and two side sections labeled "2'". Below this, a layer of "SURFACE COURSE HOT MIX, HOT LAID 165 LBS. PER S.Y." is shown, with a central section labeled "VARIES 30' MIN." and two side sections labeled "2'". The surface course has a "4' CROWN" and a "2% SLOPE" on both sides. Below the surface course is a "CURB" on the right side. The base of the road is labeled "COMPACTED BASE - 95% COMPACTED DENSITY (CRUSHED LIMESTONE)". At the bottom, a horizontal line represents the "EXCAVATION" level, with a central section labeled "QUANTITY LIMITS FOR ASPHALT AND BASE MATERIAL" and two side sections labeled "2'".

**NOTE:**  
ALL SURFICIAL CLAYS TO BE STRIPPED TO EXPOSED LIMESTONE BEDROCK.  
EXPOSED SUBGRADE TO BE PROOF ROLLED (MIN. 5 PASSES). IF LARGE  
CONTINUOUS AREAS OF CLAY (76" THICK) REMAIN, THEN PROVIDE 6" LIME  
TREATED SUBGRADE 95 COMPACTED DENSITY. 3% HYDRATED LIME BY WEIGHT  
TO MEET MINIMUM 15 LBS/S.Y.



NOT-TO-SCALE

CENTERLINE

1	LOT 1, BLOCK A, NCB 16385 OWNER: TEXAS MILITARY INSTITUTE
2	LOT 7, BLOCK 34, NCB 16385 OWNER: MUHAMMAD & LINA ALMOULI
3	LOT 8, BLOCK 34, NCB 16385 OWNER: DAKOTA RALSTON
4	LOT 9, BLOCK 34, NCB 16385 OWNER: PATRICIA V & ROBERT A BURNS
5	LOT 10, BLOCK 34, NCB 16385 OWNER: CLARK LIVING TRUST
6	LOT 11, BLOCK 34, NCB 16385 OWNER: CHARLES M III & LISA M HARTMAN
7	LOT 12, BLOCK 34, NCB 16385 OWNER: AHSH CORE
8	LOT 13, BLOCK 34, NCB 16385 OWNER: UPTOWN HOMES LLC

- ① 5' WATER EASEMENT
- ② 10' WATER EASEMENT
- ③ 15' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ④ 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ⑤ 12' SANITARY SEWER EASEMENT
- ⑥ VARIABLE WIDTH DRAINAGE EASEMENT
- ⑦ VARIABLE WIDTH WATER EASEMENT

- ⑧ 14' ELECTRIC EASEMENT  
(VOL. 9520, PGS 132-134, DPR)
- ⑨ VARIABLE WIDTH DRAINAGE EASEMENT  
(VOL. 9520, PGS 132-134, DPR)
- ⑩ 8' WATER, ELECTRIC, GAS, TELEPHONE, & CABLE TV EASEMENT  
(VOL. 9589, PG 55, DPR)
- ⑪ 150' SANITARY CONTROL EASEMENT  
(VOL. 9631, PAGE 1016 DPR)  
(VOL. 9635, PG. 597, OPT.)
- ⑫ WASTEWATER EASEMENT  
(VOL. 17188, PG. 426, OPT.)
- ⑬ WATER EASEMENT  
(VOL. 14926, PG. 940, OPT.)
- ⑭ 8' WATER, GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT  
(VOL. 9580, PG. 222, DPR)
- ⑮ VARIABLE WIDTH DRAINAGE EASEMENT  
(VOL. 9581, PG. 1, DPR)

1. OWNER UPDATED FROM INTOCO-DOMINION TO DOMINION HOWELL WEST.
2. ENGINEER AGREEMENT UPDATED FROM 555 E RAMSEY TO 2000 NW LOOP 410.
3. SITE BOUNDARY AND ACREAGE UPDATED FROM 27.80 TO 27.834 ACRES.
4. LOT OWNERSHIP KEY UPDATED TO CURRENT OWNERSHIP.
5. LOTS UPDATED FROM 17 LOTS TO 44 LOTS.
6. LINE AND CURVE TABLE UPDATED TO REFLECT INTERNAL AND EXTERNAL SHIFTS DUE TO UPDATED LOT LAYOUT.
7. LOCATION MAP SCALE UPDATED TO 1=2000 SCALE.
8. ACREAGE/DENSITY SUMMARY TABLE UPDATED FROM 17 LOTS TO 44 LOTS, 27.834 TOTAL ACRES, 3.34 ACRES OF OPEN SPACE AND ZONING WAS ADDED TO THE TABLE.
9. LAND USE TABLE UPDATED FROM 16.88, 1.52, 5.10, 4.28 AND 27.78 ACRES FOR THE RESIDENTIAL, PRIVATE STREET, PARK/COMMON AREA AND TOTALS BASED ON THE NEW LOT LAYOUT.
10. PARK SPACE SUMMARY TABLE UPDATED FROM 17 LOTS AND 0.243 ACRES TO 44 LOTS AND 0.629 ACRES..
11. EASEMENT KEY UPDATED PER CURRENT RECORDS.
12. ONSITE EASEMENTS UPDATED PER CURRENT LOT LAYOUT.
13. REMOVED "SUBGRADE ~ 90% COMPACTED DENSITY" FROM TYPICAL STREET SECTION DETAIL.
14. REMOVED PHASE 1 VERBIAGE FROM THE TYPICAL LOT DETAIL.
15. ADDED TYPICAL BRENTHURST LANE DETAIL.
16. UPDATED PUD LIMITS ACREAGE IN LEGEND FROM 27.8 TO 27.834 ACRES.
17. UPDATED LEGAL DESCRIPTION PREAMBLE TO MATCH CURRENT PLAT AND LOT LAYOUT.
18. ADDED LEGAL INSTRUMENT AND PRIVATE STREET DESIGNATION NOTE.
19. ADDED CENTERLINE TO LEGEND AND PLAT

LAND USE TABLE	
LAND USE	AREA (ac.)
SINGLE FAMILY RESIDENTIAL	21.588
PRIVATE STREETS	2.872
PARK/COMMON AREA	3.374
TOTALS	27.834

$$44 \times \frac{1 \text{ acre}}{70 \text{ lots}} = 0.629 \text{ ac.}$$

		ACREAGE / DENSITY SUMMARY TABLE								
PHASE	LAND USE	ESTIMATED COMPLETION DATE	GROSS AREA (ac.)	NUMBER OF BUILDABLE LOTS	DENSITY (LOTS/ac.)	MAX. BUILDING & DRIVEWAY COVERAGE (ac.)	PAVEMENT, SIDEWALKS(ac.)	OPEN SPACE (ac.)	% OPEN SPACE / GROSS AREA	ZONING
1	SINGLE FAMILY	DECEMBER 2023	27.834	44	1.581	10.32	2.568	3.374	12.122	R-20 PUD S

HOWELL AT THE  
DOMINION, PHASE I  
(PLANNED UNIT DEVELOPMENT)

SAN ANTONIO, TX  
P.U.D. PLAN 22-11700004  
MAJOR AMENDMENT -  
AMENDING PUD #12-005

1. ALL STREETS ARE PRIVATE.
2. ALL STREETS WILL HAVE A 34' MINIMUM RIGHT-OF-WAY, UNLESS OTHERWISE NOTED.
3. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
4. SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
5. ELECTRIC TO BE PROVIDED BY CPS ENERGY.
6. GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
7. A SMALL PORTION OF THIS P.U.D. PLAN IS LOCATED WITHIN THE FEMA 100-YR FLOOD PLAIN ACCORDING TO FEMA FIRM MAP NUMBER 48029C0115 E, DATED SEPTEMBER 29, 2010.
8. FLOOD PLAIN/GREENBELT AND DRAINS FROM STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
9. PROPERTY IS LOCATED WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE.
10. INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE LATEST VERSION OF THE AASHTO MANUAL. EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
11. THE TRACT IS SITUATED WITHIN THE HOWELL AT THE DOMINION MDP #026B-07.
12. LOTS 900-903, & 999, BLOCK 34, NCB 16385, ARE DESIGNATED AS A DRAINAGE SANITARY SEWER, WATER, ELECTRIC, TELEPHONE, CABLE TV, GAS AND LANDSCAPE EASEMENT. IN ADDITION, LOT 908 IS SPECIFICALLY DEDICATED AS A SANITARY SEWER LIFT STATION EASEMENT TO LEON SPRINGS UTILITY COMPANY AND LOTS 906 AND 909 ARE SPECIFICALLY DEDICATED AS A SEDIMENTATION/FILTRATION BASIN EASEMENTS.
13. THE PERIMETER OF THE PUD PLAN SHALL INCLUDE A 20' BUILDING SETBACK LINE PER UDC 35-344(e)(1)
14. OFF-STREET PARKING AND LOADING SPACES SHALL COMPLY WITH UDC 35-344(h) AS APPLICABLE.
15. THIS DEVELOPMENT SHALL COMPLY WITH THE PROVISIONS OF THE INTERNATIONAL FIRE CODE, LATEST ADDITION THEREOF.
16. THE MAXIMUM HEIGHT OF ALL STRUCTURES SHALL COMPLY WITH UDC 35-344(d)(1).
17. THIS DEVELOPMENT SHALL COMPLY WITH ALL CONDITIONS IMPOSED AS PER ZONING ORDINANCE NO. 90985.
18. LEGAL INSTRUMENT: 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.
19. PRIVATE STREET DESIGNATION: LOT 999, BLOCK 34, NCB 16385, IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND AND AT-GRADE INFRASTRUCTURE AND SERVICE FACILITIES EASEMENT FOR GAS, ELECTRIC, STREET LIGHT, TELEPHONE CABLE TELEVISION, DRAINAGE, PEDESTRIAN, PUBLIC WATER, WASTEWATER, AND RECYCLED WATER MAINS.

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON DOMINION, UNIT-14, PHASE 2, VOLUME 9571, PAGES 37-40, OF DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
3. BEARINGS MUST BE ROTATED 01°03'04" COUNTERCLOCKWISE TO MATCH N.A.D. 83.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON N.A.D. 83 (CORS96).

HOWELL AT THE DOMINION, PHASE 1  
LEGAL DESCRIPTION

ESTABLISHING LOTS 1-30, LOTS 901-903, 999, BLOCK 34, LOTS 1-14, BLOCK 35, NCB 16385, BEING A 27.834 ACRE TRACT OF LAND OUT OF A 145.4 ACRE TRACT OF LAND CONVEYED TO INTOCO-DOMINION PARTNERSHIP DESCRIBED BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS OUT OF THE A. GUGGER SURVEY NUMBER 32 ABSTRACT 1219, NEW CITY BLOCK 34759, AND OUT OF THE CITY OF SAN ANTONIO SURVEY NUMBER 2/23, ABSTRACT 178, NEW CITY BLOCK 34781, NOW IN NEW CITY BLOCK 16385 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

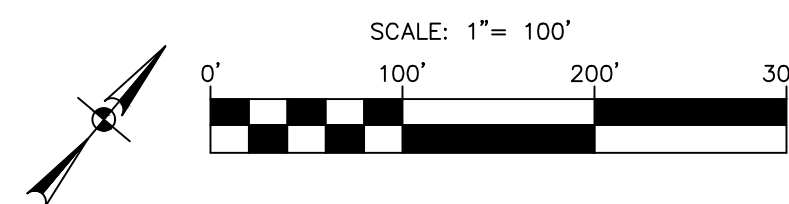
P.U.D. PLAN NO.: 22-11700004

THIS P.U.D. PLAN OF HOWELL AT THE DOMINION, PHASE 1, HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ OF A.D. 20\_\_\_\_.

CHAIRMAN

~~SECRETARY~~



**PAPE-DAWSON  
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS  
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000  
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800  
DATE OF PREPARATION: June 05, 2023