SAN ANTONIO PLANNING COMMISSION AGENDA

August 22, 2007
2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor
Robert Hanley, *Chair Pro-Tem*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao-Hrenek

THE CLIFF MORTON DEVELOPMENT AND BUSINESS SERVICES CENTER, LOCATED AT 1901 SOUTH ALAMO STREET IS WHEELCHAIR-ACCESSIBLE. ACCESSIBLE PARKING IS LOCATED AT THE FRONT OF THE BUILDING. AUXILIARY AIDS AND SERVICES ARE AVAILABLE UPON REQUEST. INTERPRETERS FOR THE DEAF MUST BE REQUESTED AT LEAST 48 HOURS PRIOR TO THE MEETING BY CALLING (210) 207-7245 VOICE/TDD.

Please note that Citizens Comments are limited to three (3) minutes per person
CALL (210) 207-0121 FOR ADDITIONAL INFORMATION ON ANY AGENDA ITEM BELOW.

1. PRELIMINARY ITEMS

A. Work session, **1:30** P.M., Tobin Room
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update
- Technical Advisory Committee update

2. 2:00 P.M.– Call to Order, Board Room

3. Roll Call

4. Citizens to be heard

5. Briefing on the Planning Commission's Technical Advisory Committee UDC Amendment recommendations (Chris Looney, DSD)

6. PUBLIC HEARINGS

		Council District	Ferguson Index #
REPLATS W/ WRITTEN NOTIFICATION:			
A. 050628	**Heights Of Crownridge Unit-1** (Northeast of the intersection of Babcock Road and Luskey Blvd.)	**8**	**513 E-1**

B. 050637	**Heights Of Crownridge Unit-2** (Northeast of the intersection of Babcock Road and Luskey Blvd.)	**8**	**513 E-1**
C. 070097	**Ansley Woods** (At the northeast corner of the intersection of Clamp Ave and Ansley Blvd.)	**3**	**682 C-2**
D. 070280	**Copinsay** (On the northwest corner of Copinsay Avenue and Glasgow Drive)	**3**	**652 B-8**

PLANNED UNIT DEVELOPMENT (PUD) PLANS:

E. 06-034	**Gathering Oaks** (Near the intersection of Gathering Oak and Wilderness Oak)	**9**	**482 B-6**

REPLATS:

F. 070011	**Vistas at Sonoma Enclave** (On the east side of Kyle Seale Parkway, north of Ruidosa Downs)	**OCL**	**513 C-5**
G. 070209	**Park South Village Unit-2** (South of Cantrell Dr., east of Crenshaw St.)	**4**	**649 F-8**
H. 070296	**Plaza Lecea** (At the intersecton of Babcock Road and Hamilton-Wolfe Road)	**8**	**548 D-8**
I. 070303	**Central Park** (At the southwest intersection of Loop 410 and San Pedro Avenue)	**1**	**550 D-7**
J. 060697	**Gathering Oaks PUD** (Near the intersection of Gathering Oaks, south of Ranch Oak)	**9**	**482 B-6**

CONSENT AGENDA

NOTICE TO THE PUBLIC: All matters listed under "Consent Agenda" are considered by the Planning Commission to be routine, or have met all standards for development under state law (plats only), and will be enacted by one motion. There will be no separate discussion of these items unless any member of the Planning Commission requests that specific items be removed from the Consent Agenda and added to the Individual Consideration Agenda for discussion prior to the time the Planning Commission votes on the motion to adopt the Consent Agenda.

PUBLIC HEARINGS FOR ITEMS 6-15 HELD ABOVE:

7.	050628	**Heights of Crownridge Unit-1** (Northeast of the intersection of Babcock Road and Luskey Blvd.)	8	513	E-1
8.	050637	**Heights Of Crownridge Unit-2** (Northeast of the intersection of Babcock Road and Luskey Blvd.)	8	513	E-1
9.	070097	**Ansley Woods** (At the northeast corner of the intersection of Clamp Ave and Ansley Blvd.)	3	682	C-2
10.	070280	**Copinsay** (On the northwest corner of Copinsay Avenue and Glasgow Drive)	3	652	B-8
11.	06-034	**Gathering Oaks PUD** (Near the intersection of Gathering Oak and Wilderness Oak)	9	482	B-6
12.	070011	**Vistas at Sonoma Enclave** (On the east side of Kyle Seale Parkway, north of Ruidosa Downs)	OCL	513	C-5
13.	070209	**Park South Village Unit-2** (South of Cantrell Dr., east of Crenshaw St.)	4	649	F-8
14.	070296	**Plaza Lecea** (At the intersection of Babcock Road and Hamilton-Wolfe Road)	8	548	D-8
15.	070303	**Central Park** (At the southwest intersection of Loop 410 and San Pedro Avenue)	1	550	D-7

PLATS:

16.	060572	**Hunter's Glenn PUD** (On the east side of Hausman Road; north of Prue Road)	8	547	B-2
17.	060616	**Woodlake Golf Vista** (On the west side of Golf Vista Blvd., south of Woodlake Parkway)	OCL	548	F-5
18.	060619	**Estates at Tournament Players Club** (At the northeast corner of E. Evans Rd. and Cibolo Canyon Blvd.)	OCL	484	E-5
19.	060760	**Brimhall** (On the west side of FM Loop 1604; south of Brimhall Street)	8	546	F-3

20.	060776	**The Villages at Stone Oak, PUD** (On the south side of Stone Oak Parkway, south of Tynedale Trace)	9	483 B-5
21.	070047	**Mesa Del Norte Unit- 4 PUD** (West of the intersection of Fairway Springs and Wilderness Oak)	OCL	482 E-1
22.	070132	**Triana Unit 5** (Extending Asturias from Triana Unit 1&2)	OCL	512 B-3
23.	070231	**Bernal** (On the south side of San Salvador, west of Essex)	2	617 D-8
24.	070245	**Quarry Village** (At the intersection of Jones Maltsberger Road and Basse Road)	9	583 A-2
25.	070374	**Cascade Parkway Unit-2** (North of IH 35 on the west side of Yarrow Blvd.)	4	649 E-8
26.	070448	**Heimer Gardens** (West of the intersection of Heimer Rd. and Brook Arbor.)	9	517 A-8
27.	070497	**Project Vision Enclave** (At the southeast corner of US Hwy 281 and Redland Rd.)	9	483 C-8

INDIVIDUAL CONSIDERATION

PLATS:

28.	060697	**Gathering Oaks PUD** (Near the intersection of Gathering Oak, south of Ranch Oak)	9	482 B-6

COMPREHENSIVE MASTER PLANS:

29. **Case Number 07022** (Continuance from August 8, 2007 meeting) Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the Master Plan of the City, by changing the use of approximately 51.898 acres out of NCB 4191 P-32 generally located within the vicinity of S. Jett Rd. and Loop 1604 from Agricultural and Resource Protection/Open Space land uses to Urban Living land use. (Planning and Community Development Department by Tamara Palma, Planner II; Nina Nixon-Mendez, Planning Manager).

30. **Case Number 07023** Public hearing and consideration of a resolution amending the Land Use Plan contained in the Highlands Community Plan, a component of the Master Plan of the City, by changing the use of approximately 1.0-acre located at 851 Hot Wells from Low Density Residential land use to Medium Density Residential land use. (Planning and Community Development Department by Andrea Gilles, Sr. Planner; Nina Nixon-Mendez, Planning Manager).

OTHER ITEMS:

31. Approval of the minutes for the August 8, 2007 Planning Commission meeting

32. Director's report

33. Questions and discussion

34. Executive Session: consultation on attorney-client matters (real estate, litigation, contracts, personnel, and security matters) as well as any of the above agenda items may be discussed

35. **ADJOURNMENT**

CONSENT AGENDA

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH NOTIFICATION

AGENDA ITEM NO: 6A # 7 **August 22, 2007**

HEIGHTS OF CROWNRIDGE U-1	MAJOR PLAT	050628
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 513 E-1
OWNER: BP 100 San Antonio, Ltd., by Shaul C. Baruch
ENGINEER: Carter & Burgess, by Ishtiak Saleh
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 22, 2007

Location: Northeast of the intersection of Babcock Rd. and Luskey Blvd.

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is in accordance with:
MDP/POADP #872-A, Babcock/ Luskey was accepted on March 22, 2007.

Proposed Use: Single Family Residential

Major Thoroughfare: Babcock is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **46.67** acres consisting of **133** single family lots and **6,044** linear feet of public streets.

DISCUSSION:

The Development Services Department has cited: Section 35-506(d)(1) Table 506-3 (K-Value) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirements. The Development Services Director has granted an administrative exception to Section 35-506(d)(1)Table 506-3 of the UDC regarding "K" Values as indicated in the attached report.

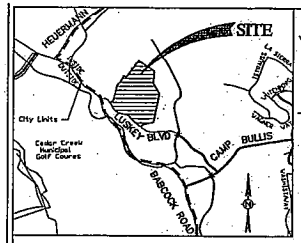
The Planning Commission will hold a public hearing on the proposed replatting of this property on August 22, 2007. One notice was mailed to the adjacent property owner, as of this writing no written opposition has been submitted.

The applicant is proposing to replat three lots to reconfigure lots and street layout. The area to be replatted is described as lots 1, 3 and a portion of 2, Blk 11, NCB 18333, out of the Crownridge- ACE Investments plat, as recorded in Volume 9545, Page 189-192, of the deed and plat records of Bexar County, Texas.

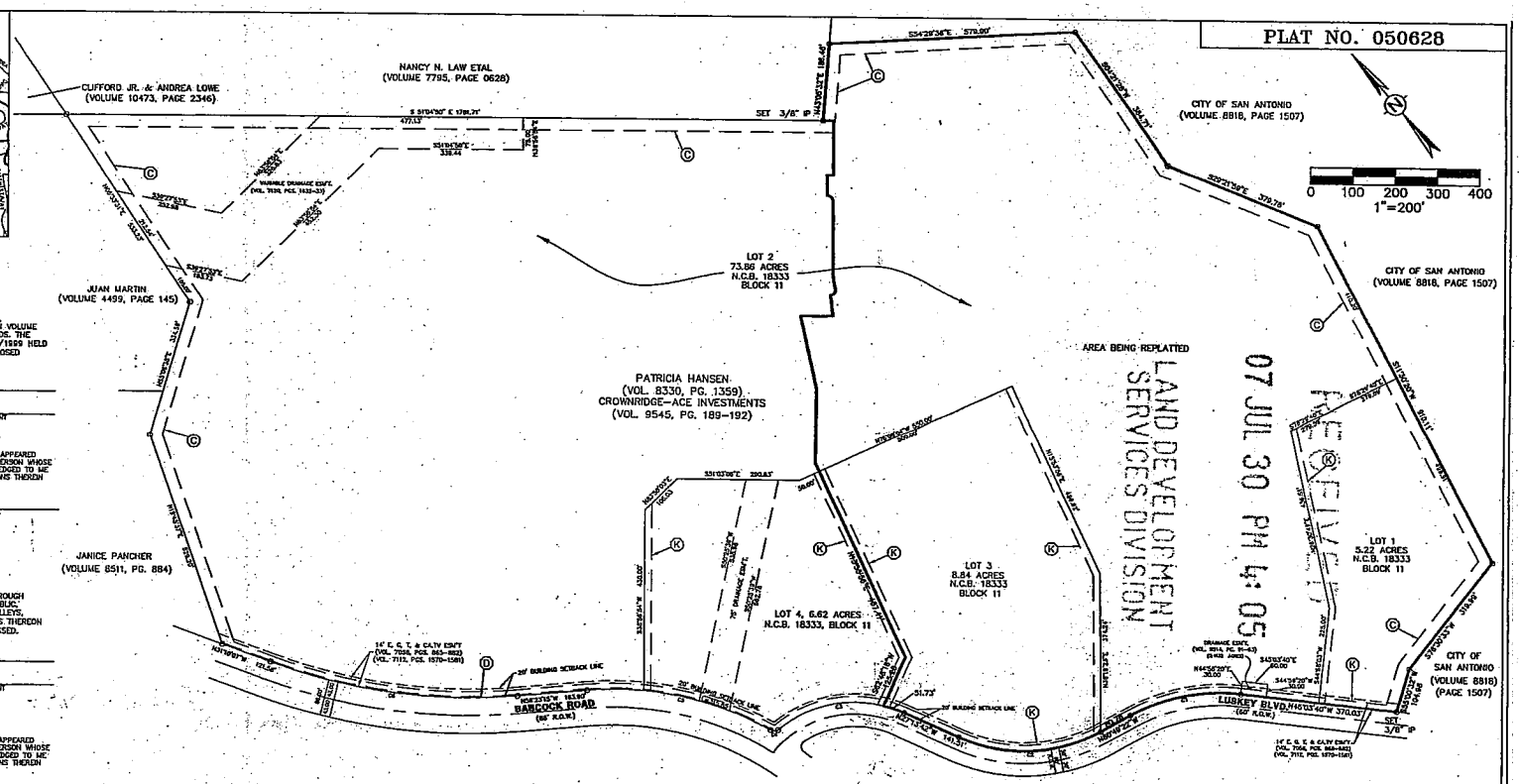
STAFF RECOMMENDATION:

Approval

PLAT NO. 050628



LOCATION MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT, CROWNRIDGE-ACE INVESTMENTS 200004, WHICH IS RECORDED IN VOLUME 9545, PAGES 189-192, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF 12/29/1999 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH
DULY 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 _____ A.D., 20___

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

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

OWNER
JUAN MARTIN
11219 WHISPER FALLS
SAN ANTONIO, TEXAS 78230

OWNER

DULY 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 _____ A.D., 20___

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

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: CARTER AND BURGESS.

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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

OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH
DULY 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 _____ A.D., 20___

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ THE HEIGHTS OF CROWNRIDGE, 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 _____DAY OF _____, A.D., 20 ___

BY: _____
CHAIRMAN

BY: _____
SECRETARY

LEGEND

- ● IRON PIN FOUND
- ○ 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- Ⓐ 5' E,G,T,CA,TV EASEMENT
- Ⓑ 10' E,G,T,CA,TV EASEMENT
- Ⓒ 28' E,G,T,CA,TV EASEMENT
- Ⓓ 1' VEHICLE NON-ACCESS EASEMENT
- Ⓔ VARIABLE WIDTH DRAINAGE EASEMENT
- Ⓕ PROPERTY BOUNDARY
- Ⓖ 20' RIGHT OF WAY DEDICATION
- Ⓗ VARIABLE WIDTH WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE., & CA.T.V., ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
- Ⓘ VARIABLE WIDTH CLEAR VISION EASEMENT
- Ⓙ 10' DRAINAGE EASEMENT
- Ⓚ 14' E,G,T,CA,TV EASEMENT
- Ⓛ 12' SEWER EASEMENT
- Ⓜ 16' WATER EASEMENT
- Ⓝ VARIABLE WIDTH DRAINAGE ESMT.
- Ⓟ 15" WATER QUALITY ESMT.

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.

ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT NO. 200004 KNOWN AS CROWNRIDGE - ACE INVESTMENTS SUBDIVISION WHICH IS RECORDED IN VOLUME 9545, PAGE 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C1	35°41'59"	430.00	138.47	267.92	N67°54'39"W	263.61
C2	53°35'01"	370.00	186.83	346.03	S54°01'12"E	333.55
C3	64°42'17"	281.92	178.93	318.67	N59°32'50"W	302.14
C4	70°22'41"	15.00	10.58	18.42	S31°13'29"E	17.29
C5	34°23'43"	746.97	231.81	449.61	N39°11'24"W	442.89
C6	25°12'54"	1341.30	500.00	590.28	S43°41'49"E	585.53

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 1

BEING A 46.67 ACRE TRACT OF LAND, OUT OF THE CROWNRIDGE-ACE INVESTMENTS SUBDIVISION PLAT, RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 94.49 ACRE TRACT OF LAND OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

Carter::Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525

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DATE: 10/04/2005 JOB NO. 310364.012

NOTES:

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

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING FLAR ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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 THE PARTICULAR SUBDIVISION PLAT.

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

5) SET 3/8" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) BASIS OF BEARING FOR THIS PROJECT FROM ACE INVESTMENTS SUBDIVISION PLAT AS RECORDED IN VOLUME 9545, PAGE 189.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTER WATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF SUCH DRAINAGE R.O.W. & 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 WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

9) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

10) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE R.O.W./100 YEAR F.E.M.A. FLOOD PLAIN.

11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF A DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

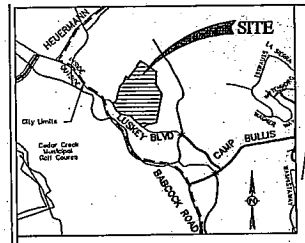
STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF_____ A.D. 20 AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20___ AT _____M. IN THE RECORDS OF _____AND_____OF SAID COUNTY, IN BOOK VOLUME_____ ON PAGE _____.

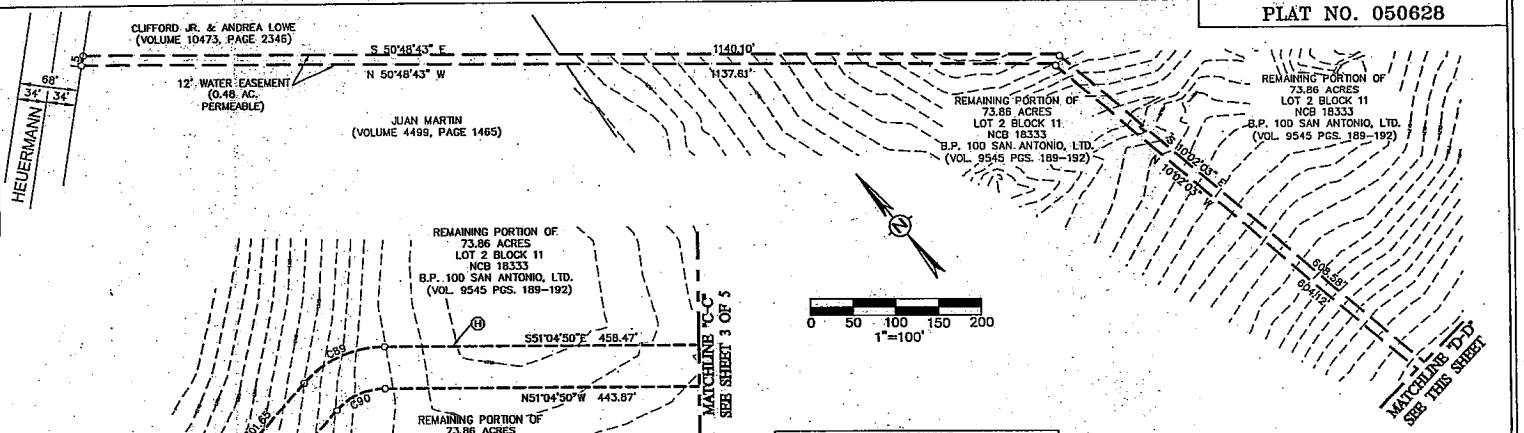
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. , 20 ___

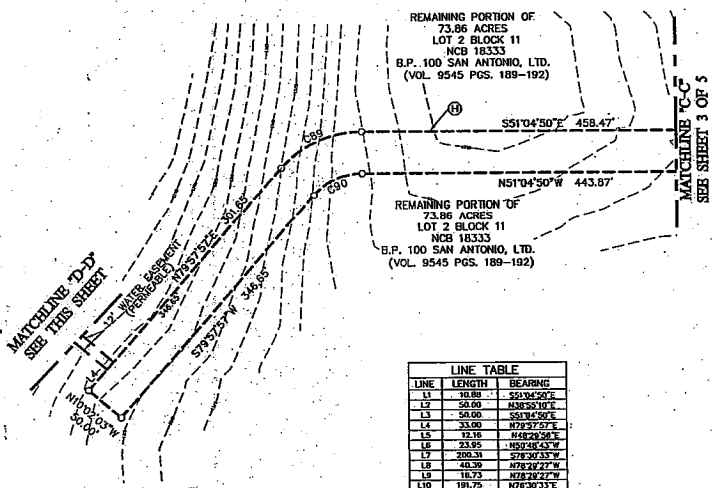
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY



LOCATION MAP
NOT TO SCALE





LEGEND

- ● IRON PIN FOUND
- ○ 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA,TV EASEMENT
- (B) 10' E,G,T,CA,TV EASEMENT
- (C) 28' E,G,T,CA,TV EASEMENT
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (E) VARIABLE WIDTH DRAINGE EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 20' RIGHT OF WAY DEDICATION
- (H) VARIABLE WIDTH WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE., & CA.T.V., ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
- (I) VARIABLE WIDTH CLEAR VISION EASEMENT
- (J) 10' WATER QUALITY EASEMENT
- (K) 14' E,G,T,CA,TV EASEMENT
- (L) 12' SEWER EASEMENT
- (M) 16' WATER EASEMENT
- (N) VARIABLE WIDTH DRAINAGE ESMT.
- (P) 15' WATER QUALITY ESMT.

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

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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 THE PARTICULAR SUBDIVISION PLAT.

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

5) SET 5/8" IRON PIN WITH ORANGE CAP STAMPED "CAB PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) BASIS OF BEARING FOR THIS PROJECT FROM ACE INVESTMENTS SUBDIVISION PLAT AS RECORDED IN VOLUME 9545, PAGE 189.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTER WATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & 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 WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

9) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

10) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE R.O.W./100 YEAR F.E.M.A. FLOOD PLAIN.

11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF THE WATER POLLUTION ABATEMENT POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

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: CARTER AND BURGESS.

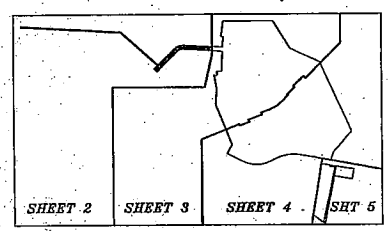
DREW A. LAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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.

ISHMAUIL SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

LINE TABLE		
LINE	LENGTH	BEARING
L1	10.88	S51°04'50"E
L2	50.00	N38°55'10"E
L3	50.00	S51°04'50"E
L4	33.00	N79°57'57"E
L5	12.16	N48°28'58"E
L6	23.95	N50°48'43"W
L7	200.31	S78°30'33"W
L8	40.39	N78°29'27"W
L9	16.73	N78°29'27"W
L10	191.75	N76°30'33"E



SHEET INDEX SCALE 1"=1000

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	CHORD BEARING
C1	35°45'47"	429.22	267.91	263.58	N82°27'05"W
C2	53°34'43"	369.79	345.80	333.34	S53°42'38"W
C3	10°32'41"	281.60	51.83	51.75	N32°11'37"W
C4	7°12'58"	75.00	9.45	9.44	S54°41'19"E
C5	99°28'56"	14.00	24.31	21.37	N71°57'14"E
C6	16°42'54"	130.00	37.93	37.79	N30°33'43"E
C7	90°00'00"	14.00	21.99	19.80	N88°04'50"W
C8	90°19'23"	15.00	23.65	21.27	N54°20'20"E
C9	88°23'01"	15.00	23.14	20.91	S35°01'17"E
C10	66°33'41"	70.00	81.72	77.16	N24°15'58"W
C11	83°33'11"	130.00	151.78	143.29	S24°15'58"E
C12	28°23'19"	15.00	7.44	7.36	N71°55'13"W
C13	128°27'07"	50.00	112.10	90.05	N21°54'19"W
C14	28°23'19"	15.00	7.44	7.36	N28°06'28"E
C15	71°38'29"	25.00	31.24	29.25	S21°54'19"E
C16	90°00'00"	14.00	21.99	19.80	S58°53'56"W
C17	90°00'00"	14.00	21.99	19.80	S31°06'04"E
C29	34°31'09"	14.00	8.57	8.38	N58°30'30"W
C39	188°22'17"	50.00	146.93	99.49	S58°53'58"W
C40	39°11'08"	14.00	9.57	9.39	S05°41'38"E
C41	90°00'00"	24.00	37.70	33.94	N58°53'58"E
C42	39°11'09"	14.00	9.57	9.39	S33°29'30"W
C43	283°50'56"	50.00	248.83	62.35	S88°20'23"E
C44	63°39'47"	14.00	15.56	14.77	N17°55'27"W
C51	28°04'48"	130.00	63.71	63.08	N27°58'20"E
C52	28°04'48"	70.00	34.31	33.96	S27°58'20"W
C53	28°04'48"	70.00	34.31	33.96	N27°58'20"E
C54	28°04'48"	130.00	63.71	63.08	S27°58'20"W
C55	81°39'35"	14.00	19.95	18.31	N28°55'51"W
C56	16°42'48"	125.00	36.39	36.26	N59°25'14"W
C57	23°01'14"	70.00	30.57	30.33	S28°24'33"W
C58	90°00'00"	14.00	21.99	19.80	S83°55'10"W
C59	90°00'00"	14.00	21.99	19.80	N83°55'10"E
C60	90°00'00"	14.00	21.99	19.80	S06°04'50"E
C61	52°27'21"	14.00	12.82	12.37	N12°41'30"E
C62	52°27'20"	14.00	12.82	12.37	S83°08'50"W
C63	284°54'41"	50.00	248.83	80.94	S51°04'50"E
C71	40°47'34"	125.00	89.00	87.13	S30°41'03"E
C72	49°47'34"	75.00	65.49	63.48	N30°41'03"W
C73	21°47'36"	75.00	28.53	28.36	N00°36'32"E
C74	21°47'36"	125.00	47.55	47.26	S00°36'32"W
C75	65°00'13"	75.00	85.09	80.60	N44°00'27"E
C76	65°00'13"	125.00	141.82	134.33	S44°00'27"W
C77	58°25'47"	75.00	76.48	73.21	S74°16'34"E
C78	58°25'47"	125.00	127.47	122.02	N74°16'34"W
C79	90°00'00"	14.00	21.99	19.80	S80°56'20"W
C80	90°00'00"	14.00	21.99	19.80	S00°03'40"E
C81	89°40'32"	15.00	23.48	21.15	S00°06'04"W
C82	81°40'18"	15.00	21.38	19.62	N85°46'29"E
C83	55°10'43"	75.00	72.23	69.47	N17°20'38"E
C84	55°10'43"	125.00	120.38	115.78	S17°20'38"W
C85	45°35'48"	125.00	99.48	96.87	N12°33'31"E
C86	11°49'56"	75.00	15.49	15.46	S04°19'28"E
C87	258°51'57"	60.00	271.08	92.68	S15°12'37"E
C88	11°23'55"	14.00	27.52	23.30	S57°54'24"W
C89	48°57'12"	125.00	106.80	103.58	S75°33'26"E
C90	48°57'12"	75.00	64.08	62.15	N75°33'26"W

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 1

BEING A 46.67 ACRE TRACT OF LAND, OUT OF THE CROWNRIDGE-ACE INVESTMENTS SUBDIVISION PLAT, RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 94.49 ACRE TRACT OF LAND OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS. RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

Carter:Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 10/04/2005 JOB NO. 310364.012

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

OWNER
JUAN MARTIN
11319 WHISPER FALLS
SAN ANTONIO, TEXAS 78230

_____ OWNER

_____ DULY 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 _____ A.D., 20___.

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

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

OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH

_____
DULY 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 _____ A.D., 20___.

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ THE HEIGHTS OF CROWNRIDGE, 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 _____DAY OF _____, A.D., 20___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

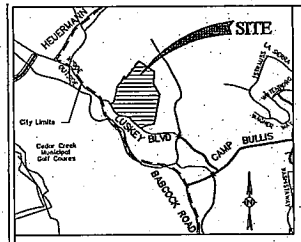
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF _____A.D. 20_____ AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20___ AT _____M. IN THE RECORDS OF _____AND _____OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

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

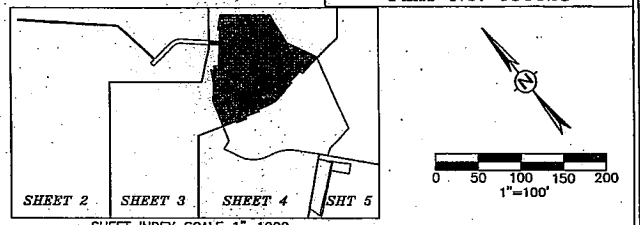
_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Drawing Name: M:\310364.012 Heights of Crown Ridge Unit 1\dwg\310364012-PL.dwg Jul 27, 2007 - 8:23am



LOCATION MAP
NOT TO SCALE



SHEET INDEX SCALE 1"=1000

LEGEND

- ● IRON PIN FOUND
- ○ 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA,TV EASEMENT
- (B) 10' E,G,T,CA,TV EASEMENT
- (C) 28' E,G,T,CA,TV EASEMENT
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (E) VARIABLE WIDTH DRAINAGE EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 20' RIGHT OF WAY DEDICATION
- (H) VARIABLE WIDTH WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE., & CA.T.V., ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
- (I) VARIABLE WIDTH CLEAR VISION EASEMENT
- (J) 10' WATER QUALITY EASEMENT
- (K) 14' E,G,T,CA,TV EASEMENT
- (L) 12' SEWER EASEMENT
- (M) 16' WATER EASEMENT
- (N) VARIABLE WIDTH DRAINAGE ESMT.
- (P) 15' WATER QUALITY ESMT.

NOTES:

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

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC POINTS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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 THE PARTICULAR SUBDIVISION PLAT.

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) BASIS OF BEARING FOR THIS PROJECT FROM ACE INVESTMENTS SUBDIVISION PLAT AS RECORDED IN VOLUME 9545, PAGE 189.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTER WATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & 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 WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

9) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

10) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE R.O.W./100 YEAR F.E.M.A. FLOOD PLAIN.

11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF THE WATER POLLUTION ABATEMENT POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

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

OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

_____ SHAIL BARUCH
DULY 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 _____ A.D. , 20___

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

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

OWNER
JOAN HAVEN
11218 WHISPER FALLS
SAN ANTONIO, TEXAS 78230

_____ OWNER
_____ DULY 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 _____ A.D. , 20___

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

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: CARTER AND BURGESS.

_____
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
COUNTY OF BEXAR

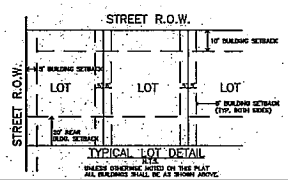
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 1

BEING A 46.67 ACRE TRACT OF LAND, OUT OF THE CROWNRIDGE-ACE INVESTMENTS SUBDIVISION PLAT, RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 94.49 ACRE TRACT OF LAND OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS. RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.



TYPICAL LOT DETAIL
N.T.S.
UNLESS OTHERWISE NOTED ON THIS PLAT ALL BUILDINGS SHALL BE AS SHOWN ABOVE.

Carter:Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
● COPYRIGHT 2003 Carter and Burgess, Inc.
DATE: 10/04/2005 JOB NO. 310364.012

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF _____ THE HEIGHTS OF CROWNRIDGE, 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 _____DAY OF _____, A.D. , 20 ____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

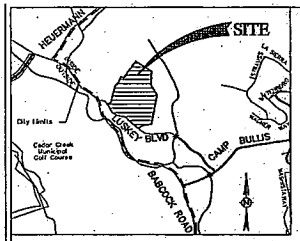
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF_____ A.D. 20 _____ AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20____ AT _____M. IN THE RECORDS OF _____AND_____ OF SAID COUNTY, IN BOOK VOLUME_____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF_____, A.D. , 20 ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Drawing Name: M:\310364.012 Heights of Crown Ridge Unit 1\dwg\310364012-PL.dwg Jul 27, 2007 - 8:22am

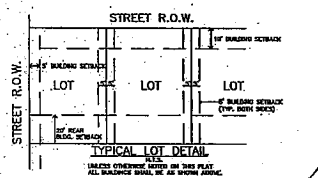


LOCATION MAP
NOT TO SCALE

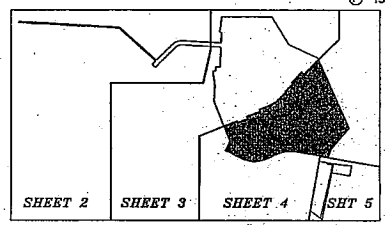
0 50 100 150 200
1"=100'

LEGEND

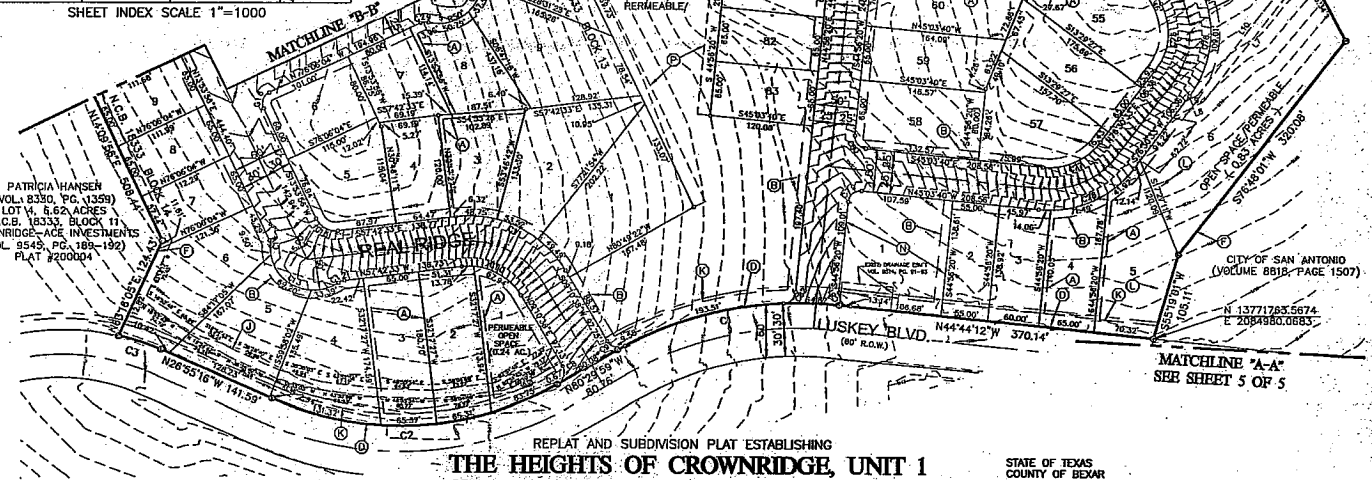
- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA,TV EASEMENT
- (B) 10' E,G,T,CA,TV EASEMENT
- (C) 28' E,G,T,CA,TV EASEMENT
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (E) VARIABLE WIDTH DRAINAGE EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 20' RIGHT OF WAY DEDICATION
- (H) VARIABLE WIDTH WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE., & CA.T.V., ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
- (I) VARIABLE WIDTH CLEAR VISION EASEMENT
- (J) 10' WATER QUALITY EASEMENT
- (K) 14' E,G,T,CA,TV EASEMENT
- (L) 12' SEWER EASEMENT
- (M) 16' WATER EASEMENT
- (N) VARIABLE WIDTH DRAINAGE ESMT.
- (P) 15' WATER QUALITY ESMT.



TYPICAL LOT DETAIL
UNLESS OTHERWISE NOTED ON THIS PLAT, ALL BUILDING SHALL BE AS SHOWN ABOVE.



SHEET INDEX SCALE 1"=1000



NOTES:

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

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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

5) SET 5" IRON PIN WITH ORANGE CAP STAMPED "CARD PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) BASIS OF BEARING FOR THIS PROJECT FROM ACE INVESTMENTS SUBDIVISION PLAT AS RECORDED IN VOLUME 9545, PAGE 188.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTER WATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & 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 WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

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11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF THE WATER POLLUTION ABATEMENT POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 1

BEING A 46.67 ACRE TRACT OF LAND, OUT OF THE CROWNRIDGE-ACE INVESTMENTS SUBDIVISION PLAT, RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF A 94.49 ACRE TRACT OF LAND OUT OF THE J. METZLER SURVEY NO. 24 3/4, ABSTRACT NO. 521, COUNTY BLOCK 4719, AND THE M. BILLIAR SURVEY NO. 25, ABSTRACT NO. 881 COUNTY BLOCK 4720, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 5524, PAGE 751 OF THE BEXAR COUNTY REAL PROPERTY RECORDS IN BEXAR COUNTY, TEXAS.

Carter::Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 10/04/2005 JOB NO. 310364.012

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: CARTER AND BURGESS.

DREW A. HANVER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

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.

ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

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

OWNER
JAWA MARINI
12219 WHISPER FALLS
SAN ANTONIO, TEXAS 78230

OWNER

DULY 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 _____ A.D., 20___

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

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

OWNER/DEVELOPER
B.F. - 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH

DULY 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 _____ A.D., 20___

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF THE HEIGHTS OF CROWNRIDGE, 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 _____DAY OF _____, A.D., 20___

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

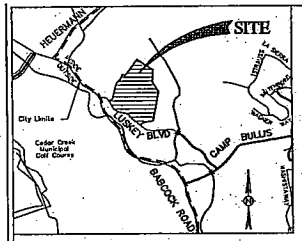
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF_____ A.D. 20___ AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 20___ AT _____M. IN THE RECORDS OF _____AND_____OF SAID COUNTY, IN BOOK VOLUME_____ ON PAGE _____.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Drawing Name: M:\310364.012 Heights of Crown Ridge Unit 1\dwg\310364012-PL.dwg Jul 27, 2007 - 8:22am



LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA,TV EASEMENT
- (B) 10' E,G,T,CA,TV EASEMENT
- (C) 28' E,G,T,CA,TV EASEMENT
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (E) VARIABLE WIDTH DRAINAGE EASEMENT
- (F) PROPERTY BOUNDARY
- (G) 20' RIGHT OF WAY DEDICATION
- (H) VARIABLE WIDTH WATER, SAN. SWR., DRAIN, ELEC., GAS, TELE., & CA.T.V., ESMT. (ESMT. TO EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY)
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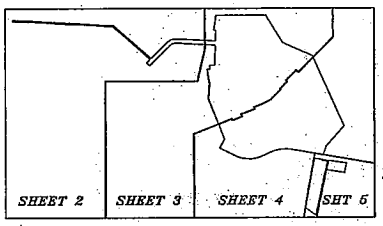
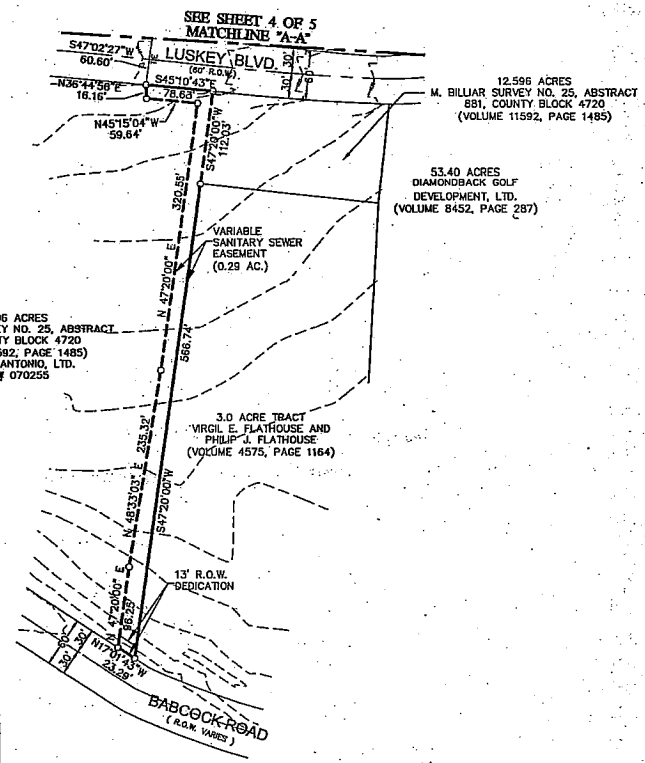
0 50 100 150 200
1"=100'



SHEET INDEX SCALE 1"=1000



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STATE OF TEXAS
COUNTY OF BEXAR

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OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD.
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

_____ SHAUL BARUCH
_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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COUNTY OF BEXAR

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DATED THIS ____DAY OF _____, A.D. , 20 ___

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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COUNTY OF BEXAR

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_____
DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348

STATE OF TEXAS
COUNTY OF BEXAR

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_____
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 1

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Carter::Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
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DATE: 10/04/2005 JOB NO. 310364.012

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER
JUAN MARTIN
11219 WHISPER FALLS
SAN ANTONIO, TEXAS 78230

_____
OWNER

_____
DULY 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 _____ A.D. , 20 ___

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

Drawing Name: M:\310364.012 Heights of Crown Ridge Unit 1\dwg\310364012-PL.dwg Jul 27, 2007 - 8:21am

Carter:Burgess

911 Central Parkway North
Suite 425
San Antonio, TX 78232-5065
Phone: 210.494.0088
Fax: 210.494.4525
www.c-b.com

DEV. SERVICES

2006 MAY 17 P 1:54

May 15, 2006

Mr. Richard Chamberlain
City of San Antonio
Development Services
1901 S. Alamo
San Antonio, TX 78283

Re: The Heights of Crownridge, Unit 1, Plat No. 050628
Request for Administrative Exception for UDC Section 35-506(d)- Cross-Section and Construction Standards

Dear Mr. Chamberlain,

On behalf of our client, BP 100 San Antonio, Ltd, I am requesting that the City of San Antonio grant an administrative exception for minimum K-Values of 30 for crests and 35 for sags and maximum street grades of 12%, as prescribed for Local Type A design standards, under section 35-506(d) of the City's Unified Development Code.

The request for exception to these design requirements are requested at the following location:

Location	Design Standard	Location	Requirement	Design	Distance
1	K-Value (SAG)	1+00 (Hays Hill)	35	24.58	590'
2	K-Value (Crest)	2+00 (Caldwell Crest)	30	13.08LT 10.13RT	170'
3	Slope (MAX)	1+61-3+00 (Real Ridge)	12%	13%	139'
4	Slope (MAX)	15+00-16+73 (Real Ridge)	12%	12.6% LT	173'
5	Slope (MAX)	1+50-2+14 (Frio Fall)	12%	12.62% RT	69'

We feel the administrative exception is applicable for this development based on the existing, natural topography and geography of the site. The terrain is naturally extremely steep, making adherence to the letter of the UDC exceedingly difficult and costly. An exception is needed for the Heights of Crownridge, Unit-1 subdivision to retain more natural landscape and to keep the subdivision a feasible development. Thank you for your consideration and support of an administrative exception for this project. If you have any questions or comments, do not hesitate to call me at (210) 494-0088.

Sincerely,

Ishtiak Saleh

Ishtiak Saleh, P.E.
Project Engineer
CARTER & BURGESS, INC.

M:\310364.012 Babcock & Luskey\DOCS\Unit 1\Variance Request Letter.doc

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – TIA & Streets

COPIES TO: Correspondence File

SUBJECT: The Heights of Crownridge Unit 1 (Plat No. 050628)

DATE: June 26, 2006

The Development Services Department – TIA & Streets received and reviewed a letter dated May 15, 2006 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(d)(1)(Table 506-3) (Grades / K-Values) is made.

Response to Section 35-506(d)(1)(Table 506-3)(Grades / K-Values) Administrative Exception: This development consists of 133 single family lots with public streets on 46.19 acres. The subdivision is located off of Luskey Boulevard, east of Babcock Road and north of Camp Bullis Road within the city limits. An administrative exception is being requested for K-Values on Local roads less than the UDC minimum of 35 for sag curves and for grades on Local roads greater than the UDC maximum of 12 percent.

Real Ridge is a Local "B" roadway that serves as one of two entrances to the subdivision. The engineer designed the road section with a 12.37% slope for the left curb and 13.00% slope for the right curb over a distance of 139 feet. The engineer shows a cut section of 20 to 25 feet into the hill for the current street grade. The engineer has provided a desirable vertical pavement transition from Luskey Boulevard to Real Ridge. Without said transition, the engineer could have satisfied the UDC grade requirement, but in doing so would have negatively impacted drainage out onto Luskey Boulevard. DSD – TIA & Streets does not consider the subject slopes to be a significant safety issue for the short distance of 139 feet.

Frio Fall is a 149-foot Local "A" road that connects Luskey Boulevard to Hays Hill. The slope of the right curb is 12.62% for approximately 75 feet. Due to the short street length and the stop signs at both ends, DSD – TIA & Streets does not consider this street slope to be a public safety issue.

Hays Hill has a 590-foot sag vertical curve with a K-Value of 24.58. It is located within a knuckle and extends approximately 200 feet along Edwards Edge (Local "A") and 350-feet on Hays Hill (Local "A"). A deficient sag vertical curve can limit sight distance at night. Vehicle speed through the knuckle is projected to be approximately 20 miles per hour with a corresponding AASHTO K-Value of 17. The design value for this curve satisfies said criteria. In addition, near the bottom of the vertical

curve, Hays Hills intersects with Frio Fall, a second entrance into the subdivision. It is expected that almost all of the traffic traversing this sag curve will be turning onto Frio Fall from Hays Hill, or turning from Frio Fall onto Hays Hill. This T-intersection transition will further serve to reduce possible vehicle speeds through the curve.

Caldwell Crest is a cul-de-sac that is 286 feet long from the centerline of the adjoining street to the center of the turnaround. The engineer has designed a 140-foot crest vertical curve with K-Value's of 13.08 on the left curb and 10.13 on the right curb to complement the existing topography. This is a very short cul-de-sac that serves only seven lots. A driver entering the cul-de-sac will be able to see past the center of the turnaround, therefore sight distance concerns are minimized.

Because of the massive cuts proposed, the lack of significant grade variance and the location of the sag curve with respective reduced speeds due to the location of the intersection / knuckle, DSD – TIA & Streets ***does not offer any objection*** to the approval of this administrative exception.

Sincerely;

Richard Chamberlin, P.E.
Senior Engineer
DSD – TIA & Streets

Concur / Nonconcur:

Sam Dent, P.E.
Chief Engineer
DSD - Engineering

Approved / Disapproved:

Florencio Peña, III
Director
Development Services Department

SRD/rwc

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH NOTIFICATION

AGENDA ITEM NO: 6B & 8 **August 22, 2007**

HEIGHTS OF CROWNRIDGE U-2	MAJOR PLAT	050637
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 513 E-1
OWNER: BP 100 San Antonio, Ltd., by Shaul C. Baruch
ENGINEER: Carter & Burgess, by Ishtiak Saleh
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 22, 2007

Location: Northeast of the intersection of Babcock Rd. and Luskey Blvd.

Services Available: SAWS Water and Sewer

Zoning: R-6 Residential Single Family District

Plat is in accordance with:
MDP/POADP #872-A, Babcock/ Luskey was accepted on March 22, 2007.

Proposed Use: Single Family Residential

Major Thoroughfare: Babcock is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **43.527** acres consisting of **84** single family lots and **6,044** linear feet of public streets.

DISCUSSION:

The Development Services Department has cited: Section 35-506(d)(1) Table 506-3 (K-Value) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirements. The Development Services Director has granted an administrative exception to Section 35-506(d)(1)Table 506-3 of the UDC regarding "K" Values as indicated in the attached report.

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 22, 2007. One notice was mailed to the adjacent property owner, as of this writing no written opposition has been submitted.

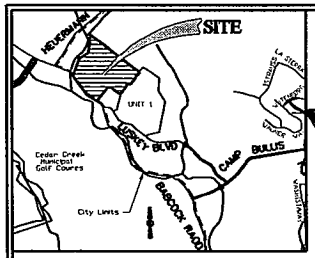
The applicant is proposing to replat a portion of one lot into 84 lots. The area to be replatted is described as a portion of lot 2, Blk 11, NCB 18333, out of the Crownridge- ACE Investments plat, as recorded in Volume 9545, Page 189-192, of the deed and plat records of Bexar County, Texas.

It is noted that because plat # 050628, Heights of Crownridge, Unit 1, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

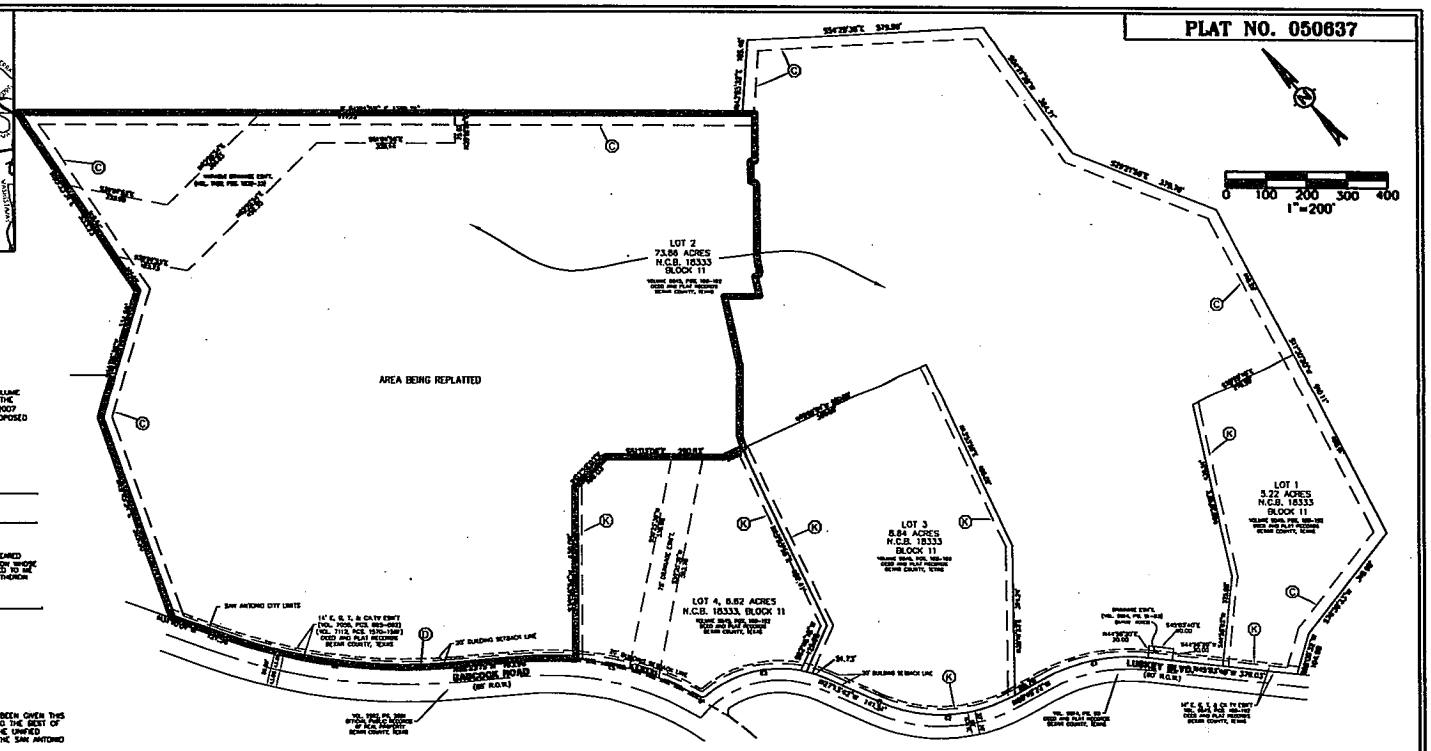
STAFF RECOMMENDATION:

Approval

PLAT NO. 050637



LOCATION MAP
NOT TO SCALE



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT, CROWNRIDGE-ACE INVESTMENTS 200004, WHICH IS RECORDED IN VOLUME 9545, PAGES 189-192, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF AUG. 23, 2007 HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER/DEVELOPER
E.P. 100 SAN ANTONIO, LTD.
8226 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH

DULY 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 _____, A.D., 20___.

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

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.

_____
ISHMAEL SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

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: CARTER AND BURGESS.

_____
ADRIAN E. REYES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5806

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

OWNER/DEVELOPER
E.P. 100 SAN ANTONIO, LTD
8226 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

SHAUL BARUCH

DULY 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 _____, A.D., 20___.

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF THE HEIGHTS OF CROWNRIDGE, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D., 20___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

AREA BEING REPLATTED THRU PUBLIC HEARING WITH WRITTEN NOTICE

THE AREA BEING REPLATTED HAS BEEN PREVIOUSLY PLATTED ON PLAT NO. 200004 KNOWN AS CROWNRIDGE - ACE INVESTMENTS SUBDIVISION WHICH IS RECORDED IN VOLUME 9545, PAGE 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CURVE TABLE

CURVE	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C1	32°41'58"	430.00	126.47	245.27	N62°24'30"W	253.61
C2	53°33'01"	370.00	186.83	346.03	S32°01'12"E	333.53
C3	64°48'17"	281.92	176.93	318.87	N59°37'50"W	302.14
C4	70°27'41"	15.00	10.58	18.42	S31°13'38"E	17.29
C5	34°33'43"	740.97	231.81	449.61	N30°11'21"W	442.89
C6	29°12'34"	1341.30	350.00	590.28	S42°41'49"E	585.53

LEGEND

R.O.W. RIGHT-OF-WAY
EXISTING CONTOURS
PROPOSED CONTOURS
(A) 5' E,G,T,CA TV EASEMENT
(B) 10' E,G,T,CA TV EASEMENT
(C) 28' E,G,T,CA TV EASEMENT
(D) 1' VEHICLE NON-ACCESS EASEMENT
(E) PROPERTY BOUNDARY
(I) VARIABLE WIDTH CLEAR VISION EASEMENT
(J) 10' DRAINAGE EASEMENT
(K) 14' E,G,T,CA TV EASEMENT

NOTES:

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

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 18 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING FLOOR ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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 THE PARTICULAR SUBDIVISION PLAT.

4) WASTEWATER CONNECTION: 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 (CODE) BY THE DEVELOPMENT SERVICES DEPARTMENT.

5) SET 5/8" IRON PIN WITH ORANGE CAP STAMPED "CBG-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) COORDINATES RECORDED HEREON ARE IN US SURVEY FEET AND THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD83. BEARINGS ARE GRID. DISTANCES AND AREA ARE SURFACE.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO UNITED WATER SEWER AND/OR WATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE D.E.(s). A EASEMENT SHOWN ON THIS PLAT, NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE D.E.(s) SHALL BE 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 WITH THE LIMITS OF SAID DRAINAGE D.E.(s) & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE D.E.(s) & EASEMENT.

9) MINIMUM LOT GRADES AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

10) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE D.E.(s)/100 YEAR F.E.M.A. FLOOD PLAIN.

11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF A DETENTION POND (DRAINAGE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

15) THE BEARING ANGLE FROM THE WEST LINE OF LOT 3 AND THE EAST LINE OF LOT 4 OF THE ACE INVESTMENTS SUBDIVISION PLAT RECORDED IN VOLUME 9545, PAGE 189 OF THE DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS IS DEFLECTED IN A CLOCKWISE DIRECTION.

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

THE HEIGHTS OF CROWNRIDGE, UNIT 2

REPLAT AND SUBDIVISION PLAT ESTABLISHING

BEING A 43.527 ACRE TRACT OF LAND OUT OF LOT 2 BLOCK 11, CROWNRIDGE-ACE INVESTMENTS SUBDIVISION RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, N.C.B. 18333, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Carter Burgess
Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
98 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0099 Fax (210)494-4925

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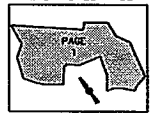
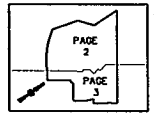
DATE: 8/13/2007 JOB NO. 310364.012

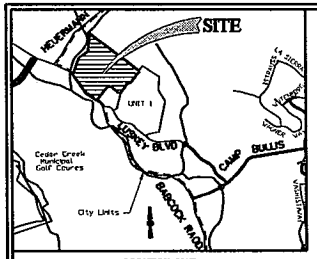
REPLAT SHEET INDEX



PLAT SHEET INDEX



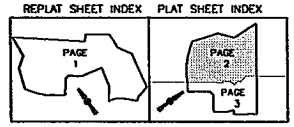
PLAT NO. 050637

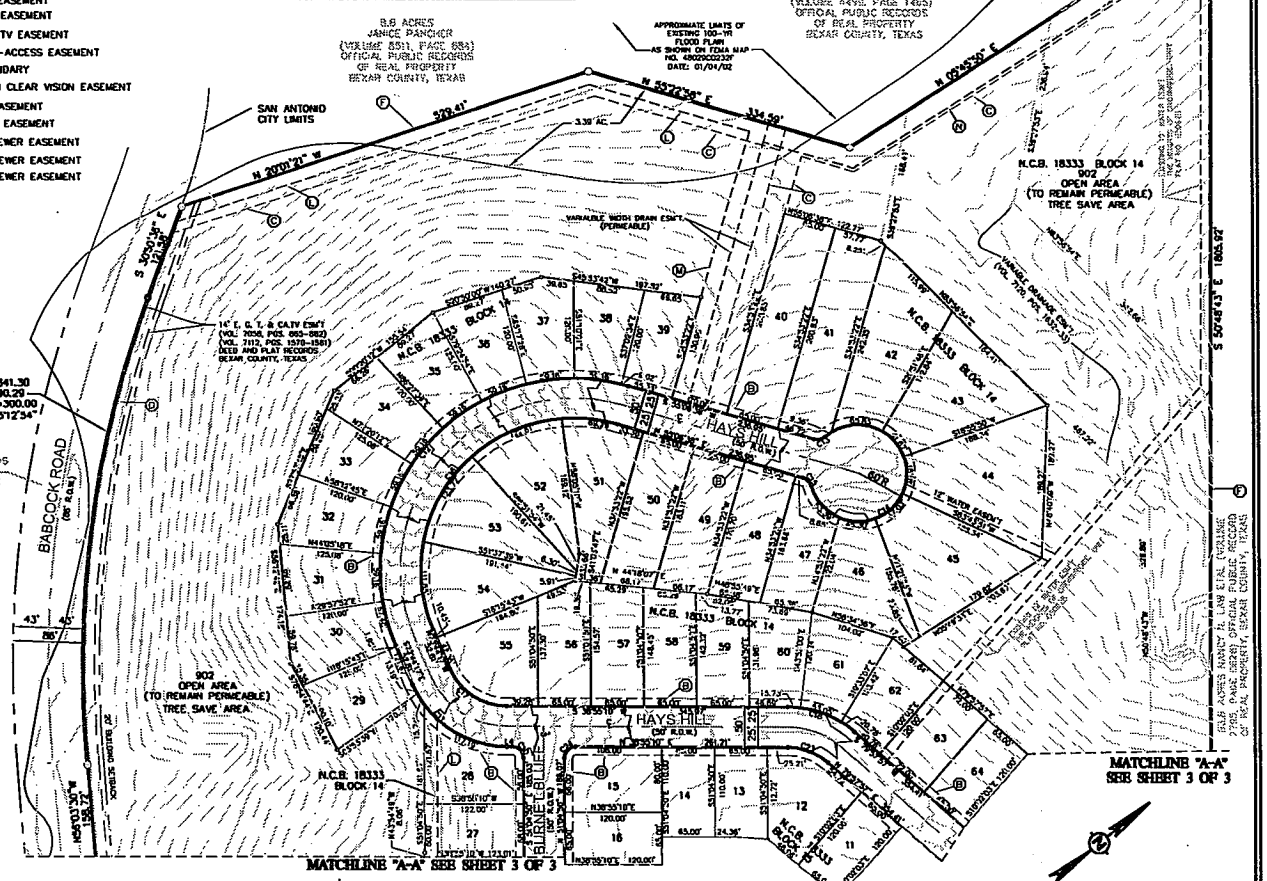


LOCATION MAP
NOT TO SCALE

LEGEND

- IRON PIN FOUND
- 1/2" IRON ROD W/ CAP MARKED "C&B-S.A. PROP. COR." SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA TV EASEMENT
- (B) 10' E,G,T,CA TV EASEMENT
- (C) 20' OHE,G,T,CA TV EASEMENT
- (D) 1' VEHICLE NON-ACCESS EASEMENT
- (F) PROPERTY BOUNDARY
- (I) VARIABLE WIDTH CLEAR VISION EASEMENT
- (J) 10' DRAINAGE EASEMENT
- (K) 14' E,G,T,CA TV EASEMENT
- (L) 16' SANITARY SEWER EASEMENT
- (M) 20' SANITARY SEWER EASEMENT
- (N) 24' SANITARY SEWER EASEMENT





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

OWNER/DEVELOPER
BJF, 100 NW PARKWAY, LTD
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

_____ SHAUL BARUCH
_____ DULY 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 _____ A.D. , 20 ___

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF THE HEIGHTS OF CROWNRIDGE, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. , 20 ___

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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: CARTER AND BURGESS.

_____
ADRIAN E. REYES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5808

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.

_____
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

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

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

5) SET 1/2" IRON PIN WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) COORDINATES RECITED HEREON ARE IN US SURVEY FEET AND THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM - SOUTH CENTRAL ZONE, NAD83. BEARINGS ARE GRID. DISTANCES AND AREA ARE SURFACE.

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8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE, R.O.W. & 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 WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

9) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

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12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

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REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 2

BEING A 43.527 ACRE TRACT OF LAND OUT OF LOT 2 BLOCK 11, CROWNRIDGE-ACE INVESTMENTS SUBDIVISION RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, N.C.B. 18333, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

Carter:Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4525
© COPYRIGHT 2006 Carter and Burgess, Inc.
DATE: 8/13/2007 JOB NO. 310364.012

STATE OF TEXAS
COUNTY OF BEXAR

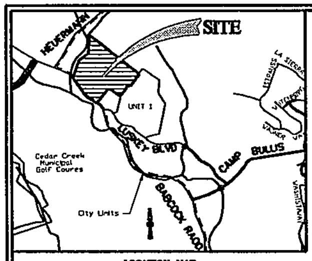
I, _____, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____DAY OF _____ A.D. 20__ AT _____M. AND DULY RECORDED THE _____ DAY OF _____A.D. 20__ AT _____M. IN THE RECORDS OF _____AND_____ OF SAID COUNTY, IN BOOK VOLUME_____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____ DAY OF_____, A.D. , 20 ___

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

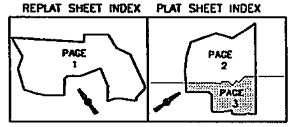
BY: _____, DEPUTY

Drawing Name: M:\310364.012 Heights at Crown Ridge Unit 2\dwg\310364012PL_NO_OFFSITE.dwg Aug 15, 2007 - 8:25am



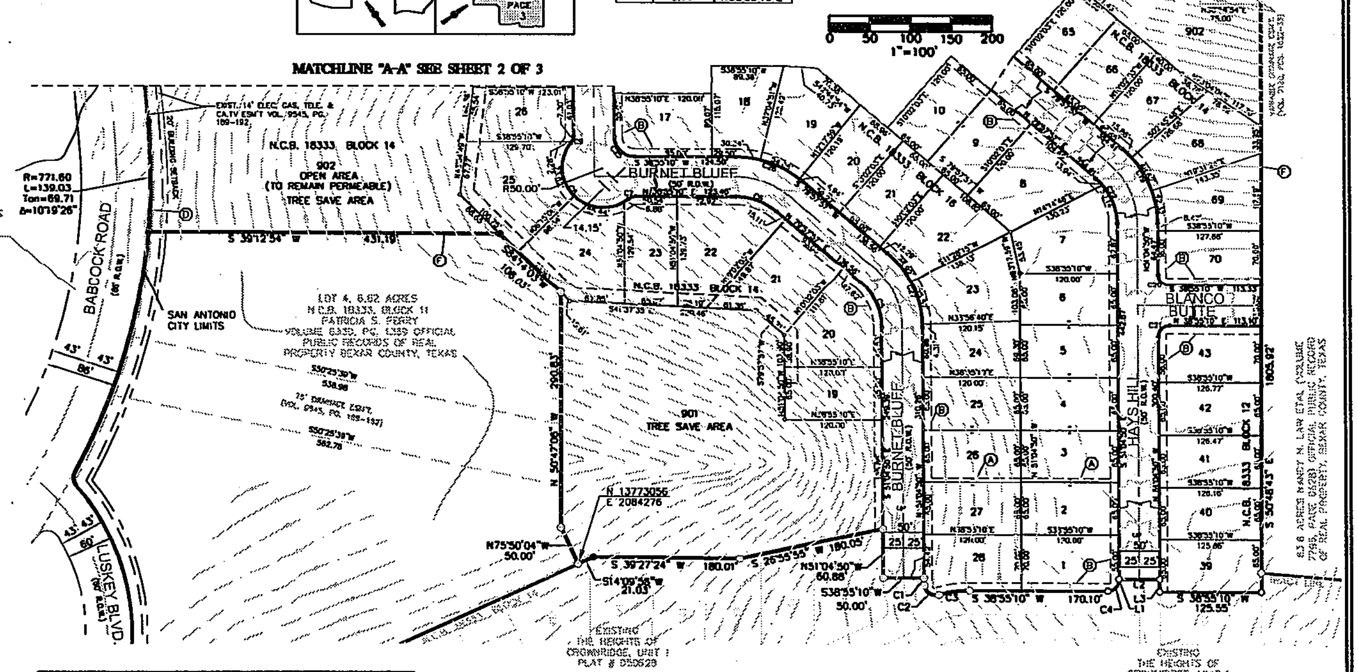
LOCATION MAP
NOT TO SCALE

REPLAT SHEET INDEX PLAT SHEET INDEX



LINE TABLE		
LINE	LENGTH	BEARING
L1	1.00'	S51°04'50"E
L2	50.00'	N38°35'10"E
L3	15.60'	N51°04'50"W
L4	6.77'	N38°55'10"E

MATCHLINE "A-A" SEE SHEET 2 OF 3



LEGEND

- IRON PIN FOUND
- O 1/2" IRON ROD W/ CAP MARKED "C&B-S.A. PROP. COR." SET
- R.O.W. RIGHT-OF-WAY
- EXISTING CONTOURS
- PROPOSED CONTOURS
- (A) 5' E,G,T,CA TV EASEMENT
- (B) 10' E,G,T,CA TV EASEMENT
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- (N) 24' SANITARY SEWER EASEMENT

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD	CHORD BEARING
C1	75.00'	9.45'	7°12'58"	9.44'	N54°41'19"W
C2	14.00'	24.31'	99°29'56"	21.37'	S71°57'14"W
C3	130.00'	37.93'	16°42'54"	37.79'	S30°33'43"W
C4	14.00'	21.99'	90°00'00"	19.80'	S06°04'50"E
C5	75.00'	64.08'	48°57'12"	62.15'	N75°33'26"W
C6	75.00'	53.73'	41°02'49"	52.59'	S59°26'34"W
C7	14.00'	9.57'	39°11'08"	9.39'	S19°19'36"W
C8	50.00'	146.93'	168°22'16"	99.49'	N83°55'10"E
C9	14.00'	9.57'	39°11'08"	9.39'	N31°29'16"W
C10	14.00'	21.99'	90°00'00"	19.80'	S83°55'10"W
C11	125.00'	146.92'	67°20'33"	138.61'	N72°35'26"E
C12	240.00'	539.72'	128°50'55"	432.97'	S09°18'50"E
C13	15.00'	15.12'	57°46'09"	14.49'	N26°13'34"E
C14	60.00'	309.49'	295°32'17"	64.00'	N34°53'22"W
C15	15.00'	15.12'	57°46'09"	14.49'	S83°59'42"W
C16	190.00'	427.28'	128°50'55"	342.77'	S09°18'50"E
C17	75.00'	88.15'	67°20'33"	83.16'	N72°35'26"E
C18	125.00'	89.55'	41°02'48"	87.65'	S59°26'34"W
C19	125.00'	106.80'	48°57'12"	103.58'	N75°33'26"W
C20	14.00'	21.99'	90°00'00"	19.80'	N83°55'10"E
C21	14.00'	21.99'	90°00'00"	19.80'	S06°04'50"E
C22	75.00'	64.08'	48°57'12"	62.15'	N75°33'26"W
C23	75.00'	53.73'	41°02'48"	52.59'	S59°26'34"W
C24	14.00'	21.99'	90°00'00"	19.80'	S06°04'50"E
C25	25.00'	39.27'	90°00'00"	35.36'	N83°55'10"E
C26	125.00'	89.55'	41°02'48"	87.65'	S59°26'34"W
C27	125.00'	106.80'	48°57'12"	103.58'	N75°33'26"W

NOTES:

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

2) FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

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 THE PARTICULAR SUBDIVISION PLAT.

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

5) SET ½" IRON PIN WITH ORANGE CAP STAMPED "C&B-S.A. PROP. COR." AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

6) COORDINATES RECITED HEREON ARE IN US SURVEY FEET AND THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM – SOUTH CENTRAL ZONE, NAD83. BEARINGS ARE GRID. DISTANCES AND AREA ARE SURFACE.

7) IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTIONS.

8) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE R.O.W. & EASEMENT SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE R.O.W. & 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 R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE R.O.W. & EASEMENT.

9) INDIVIDUAL LOT OWNERS AND HOME BUILDERS SHALL MAINTAIN POSITIVE DRAINAGE AWAY FROM THE BUILDING PADS OF EACH LOT.

10) NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE R.O.W./100 YEAR F.E.M.A. FLOOD PLAIN.

11) STREETSCAPE REQUIREMENTS SHALL BE MET DURING THE CONSTRUCTION PHASE.

12) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY PARKS/OPEN SPACES AS SHOWN.

13) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID SOUTH CENTRAL ZONE.

14) THE MAINTENANCE OF A DETENTION POND (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

15) THE ROTATION ANGLE FROM THE WEST LINE OF LOT 3 AND THE EAST LINE OF LOT 4 OF THE ACE INVESTMENTS SUBDIVISION PLAT RECORDED IN VOLUME 9545, PAGE 189 OF THE DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS IS 00°18'00" IN A CLOCKWISE DIRECTION.

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

OWNER/DEVELOPER
B.P. 100 SAN ANTONIO, LTD
8235 DOUGLAS AVENUE, SUITE 770
DALLAS, TEXAS 75225

____
SHAUL BARUCH

____
DULY 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 __________ A.D., 20___.

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

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF THE HEIGHTS OF CROWNRIDGE, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ____ DAY OF __________, A.D., 20 ___

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

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: CARTER AND BURGESS.

____
ADRIAN E. REYES
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5606

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.

____
ISHTIAQUE SALEH
LICENSED PROFESSIONAL ENGINEER NO. 86805

Carter::Burgess

Consultants in Engineering, Surveying, Architecture, Construction Management and Related Services
Carter and Burgess, Inc.
911 Central Parkway N. Suite 425
San Antonio, Texas 78232
(210)494-0088 Fax (210)494-4026
© COPYRIGHT 2006 Carter and Burgess, Inc.
DATE: 8/13/2007 JOB NO. 310364.012

REPLAT AND SUBDIVISION PLAT ESTABLISHING

THE HEIGHTS OF CROWNRIDGE, UNIT 2

BEING A 43.527 ACRE TRACT OF LAND OUT OF LOT 2 BLOCK 11, CROWNRIDGE-ACE INVESTMENTS SUBDIVISION RECORDED IN VOLUME 9545, PAGES 189-192 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, N.C.B. 18333, IN THE CITY OF SAN ANTONIO, 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. 20__ AT ____M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

Carter::Burgess

911 Central Parkway North
Suite 425
San Antonio, TX 78232-5065
Phone: 210.494.0088
Fax: 210.494.4525
www.c-b.com

May 1, 2007

Mr. Andrew Winter, P.E.
City of San Antonio
Development Services
1901 S. Alamo
San Antonio, TX 78283

Re: The Heights of Crownridge, Unit 2, Plat No. 050637
Request for Variance of UDC Section 35-506(d) - Cross-Section and Construction Standards

Dear Mr. Winter,

On behalf of our client, BP 100 San Antonio, Ltd, I am requesting that the City of San Antonio grant a variance for minimum K-Values of 30 for crests, and 35 for sags as prescribed for Local Type A design standards, under section 35-506(d) of the City's Unified Development Code.

Variances to these design requirements are requested at the following locations:

Design Standard	Street	Station	Requirement	Design	Distance
K-Value (Crest)	Hays Hill	25+43.91 - 29+68.91	30	21.25	425'
K-Value (Sag)	Hays Hill	29+70 - 32+70	35	30	300'
K-Value (Sag)	Hays Hill	RT 42+06.15 - 46+16.15	35	22.37	410'
K-Value (Sag)	Hays Hill	LT 41+92.49 – 46+29.80	35	23.86	437.31'
K-Value (Crest)	Burnett Bluff	4+10 – 8+25	30	26.47	415'
K-Value (Sag)	Burnett Bluff	LT 8+25 – 11+25	35	23.08	300'
K-Value (Sag)	Burnett Bluff	RT 8+25 – 11+25	35	26.95	300'

We feel the administrative exception is applicable for this development based on the existing, natural topography and geography of the site. The terrain is naturally extremely steep, making adherence to the letter of the UDC exceedingly difficult and costly. This exception is needed for the Heights of Crownridge, Unit-2 subdivision to retain more natural landscape and to keep the subdivision a feasible development. Thank you for your consideration and support of this administrative exception for this project. The required fee for this request has been submitted. If you have any questions or comments, do not hesitate to call me at (210) 494-0088.

Sincerely,

Ishtiak Saleh

Ishtiak Saleh, P.E.
Project Manager
CARTER & BURGESS, INC.
M:\310364.012 Heights of Crown Ridge Unit 2\Docs\Letters\070501 Variance Request Letter.doc

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department – Streets and Drainage

COPIES TO: Correspondence File

SUBJECT: The Heights of Crownridge U-2 (Plat # 050637)

DATE: May 14, 2007

The Development Services Department - Streets received and reviewed a letter dated May 1, 2007 from the engineer representing the owner of subject property, wherein a request for an exception to the Unified Development Code (UDC), Section 35-506(d)(1) Table 506-3, (K-Value) is made.

Response to Section 35-506(d)(1) Table 506-3, (K-Value) Exception: The development consists of 84 single family lots on 18.5-acres. The subdivision is located along Luskey Boulevard, between Babcock and Camp Bullis Road. An exception is being requested for a crest and sag curve K-Values less than the UDC minimum.

The developer has requested an exception for crest curves with K-Values of 21.25 on Hays Hill and 26.47 for Burnett Bluff. The crest curves do meet AASHTO's minimum of 19 based on 30-mile per hour. In addition, the intersection of Hays Hill and Blanco Butte is impacted by the crest curve. A driver at the stopped intersection should be able to see another vehicle approaching approximately 250-feet over the top of the crest, which provides adequate stopping sight distance, based on 30-mph on a 12% positive grade.

The developer has further requested an exception for proposed sag curves with K-values of 23.08 and 26.95 (left and right curbs) for Burnett Bluff and 22.37 for Hays Hill. AASHTO K-value design limit for sag curves is 37 and the UDC design limit is 35, based on 30-mph. The sag vertical curves do not meet AASHTO as far as driver comfort nor do they meet the criteria for the distance required to see at nighttime. The safety concern of a sag curve can be modified by the placement of a street light, so that motorist traveling down a hill will see objects on the road on the upside of the hill with sufficient distance to stop their vehicle. To insure adequate illumination, the engineer for this site has worked with City and County staff to provide streetlights along the sag curve.

Because the currently designed K-value with adequate streetlight illumination is not expected to adversely affect the safety of the public, DSD – Streets ***does not offer any objections*** to this administrative exception.

Sincerely,

Jesse T. Muñiz, P.E.
Engineer
DSD - Streets

Concur / Nonconcur:

Andrew Winter, P.E.
Senior Engineer
Development Services Department

Approved / Disapproved

Lopez, P.E.

Roderick Sanchez, AICP, CBO
Interim Director
Development Services Department

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH NOTIFICATION

AGENDA ITEM NO: 6C#9 **August 22, 2007**

ANSLEY WOODS	MAJOR PLAT	070097
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 682 C-2
OWNER: Richard Lira Homes, Inc., by Stephen Cook
ENGINEER: Stephen Cook Engineering, by Stephen Cook
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 22, 2007

Location: At the northeast corner of the intersection of Clamp Ave. and Ansley Blvd.

Services Available: BexarMet Water and SAWS Sewer

Zoning: R-6 Residential Single Family District

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **1.240** acres consisting of **8** single family lots.

DISCUSSION:

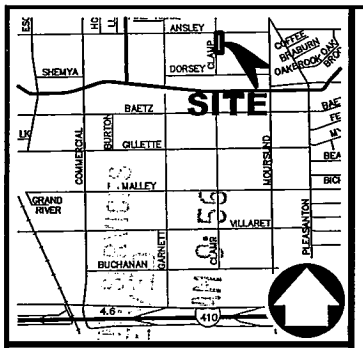
The Planning Commission will hold a public hearing on the proposed replatting of this property on August 22, 2007. Thirteen notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

The applicant is proposing to replat one lot into 8 lotsd. The area to be replatted is described as lot 69, Blk. 9, NCB 11102, out of the Harlandale Acres Tract No. 8 plat, as recorded in Volume 980, Page 30, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval

PLAT I.D. 070097



LOCATION MAP
(NOT TO SCALE)

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 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 OR 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 PERSON DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

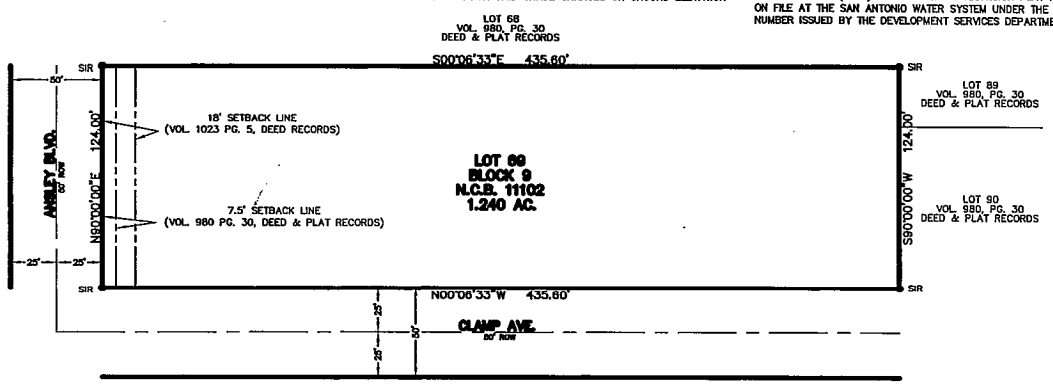
NOTES

MONUMENTATION OR CONTROL INFORMATION AVAILABLE AT THE OFFICE OF STEPHEN G. COOK ENGINEERING, INC.

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.

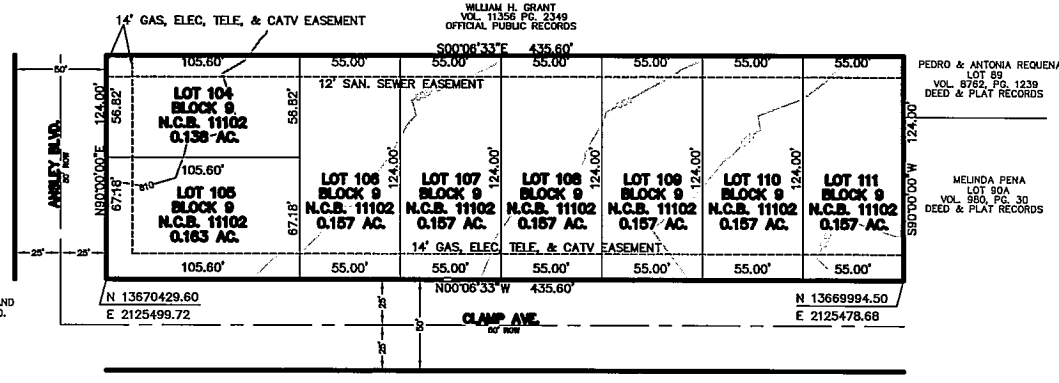
WASTEWATER EDU NOTE : THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

50 0 50



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH NOTIFICATION

BEING LOT 69, BLOCK 9, N.C.B. 11102, OF THE HARLANDALE ACRES TRACT NO. 8, RECORDED IN VOLUME 980, PAGE 30, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.



ENGINEER/SURVEYOR:
STEPHEN G. COOK-ENGINEERING
12000 STARCREST, SUITE 107
SAN ANTONIO, TX 78247

LAND OWNER/SUBDIVIDER:
RICHARD LIRA HOMES, INC.
509 FREDERICKSBURG RD.
SAN ANTONIO, TX 78201

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "S.G.C.E. 5293" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

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 IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, 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 CLIENT STEPHEN G. COOK 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 _____.

NOTARY PUBLIC
BEXAR COUNTY

IMPACT FEE PAYMENT DUE: WATER AND 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.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

CITY OF SAN ANTONIO NOTES

1. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (R)(3)
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA. UDC 35-506 (D)(5)
3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE FOR NEW RESIDENTIAL LOTS PROPOSED. UDC 35-504 (E)(5).

REPLAT ESTABLISHING

ANSLEY WOODS

BEING A TOTAL OF 1.240 ACRES OF LAND FROM HARLANDALE ACRES TRACT NO. 8, RECORDED IN VOL. 980, PG. 30, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS, ESTABLISHING LOTS #104, #105, #106, #107, #108, #109, #110 & #111, BLOCK 9, N.C.B. 11102.

THIS PLAT OF ANSLEY WOODS 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., _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT "HARLANDALE ACRES TRACT NO. 8", WHICH IS RECORDED IN VOLUME 980, PAGE 30, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF _____ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT, HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE ____ DAY OF _____, ____.

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

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.

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: _____

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

BY _____
DEPUTY

SGC
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS
12000 STARCREST, SUITE 107
SAN ANTONIO, TEXAS 78247-4117
210/481-2533 * FAX: 210/481-2150

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 6D & 10 **August 22, 2007**

COPINSAY	MINOR PLAT	070280
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 B-8
OWNER: Tommy Duran
ENGINEER: SEDA Engineers, Inc., by Salah Diab
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 22, 2007

Location: On the northwest corner of Copinsay Avenue and Glasgow Drive

Services Available: SAWS Water and Sewer

Zoning: R-4 Single Family Residential

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **0.18** acres consisting of **1** single family lot.

DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on August 22, 2007. Twenty-three notices were mailed to the adjacent property owners, as of this writing no written opposition has been submitted.

The applicant is proposing to replat a portion of 1 lot. The area to be replatted is described as a portion of lot 10G (a portion of the original Lot 10, Blk. 6, NCB 10872, out of the Highland Forest Subdivision plat, as recorded in Volume 3025, Page 110, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

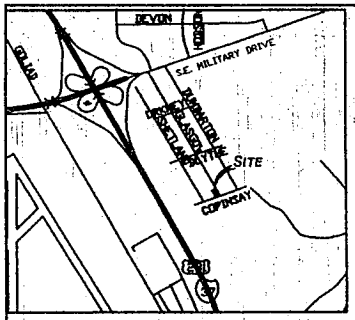
Approval.

Plat No. 070280

REPLAT ESTABLISHING

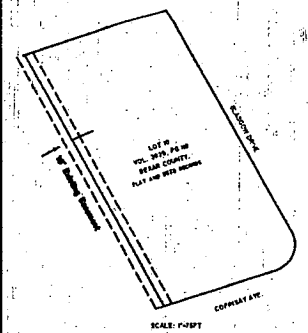
COPINSAY SUBDIVISION

Being 0.18 Acres, a Portion of Lot 10
Block 6, NCB 10872,Hightland Forest
Subdivision,as Recorded in Volume 3025,Pg.110
Plat and Deed Records, Bexar County,Texas.
Also Being The Same 0.18 Acres Recorded
in Volume 12636 Pg. 530, Real Property
Records of Bexar County, Texas



LOCATION MAP

NOT TO SCALE



SCALE: 1"=50FT

AREA BEING REPLATTED
THROUGH PUBLIC HEARING
WITH WRITTEN NOTIFICATION

0.18 Acres, Being a Portion of Lot 10
Block 6, NCB 10872,Hightland Forest
Subdivision,as Recorded in Volume 3025,Pg.110
Plat and Deed Records, Bexar County,Texas.

STATE OF TEXAS

COUNTY OF BEXAR

The area being Replatted was previously platted on plat (HIGHLAND FOREST) which is recorded in Volume 3025, Page 110, Bexar County Plat and Deed Records.The San Antonio Planning Commission at its meeting held a Public Hearing which located notification on the proposed Replatting of this Property.

I (we), the owner(s) of the Property shown on this Replat hereby certify that this Replat does not amend or remove any covenants or restrictions.

Owner — Owner's duly authorized agent

Sworn and subscribed before me this the 27 day of June, 2007

Notary Public in and for the State of Texas

My commission expires _____

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)
1 INCH = 50 FT.

Seda Consulting Engineers, Inc.
8735 N 10 W
San Antonio, Texas 78201
(210) 308-0057
Fax: (210) 308-9843
E-Mail: seda@swbell.net
CIVIL • STRUCTURAL • ENVIRONMENTAL • PLANNER

General Notes

1.) PROPOSED FINISHED CONTOUR ——— 575
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED ——— ●
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED ——— ○
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT ——— E,T,G & CATV EAST.
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND BUILDING SIDE OVERHANG, ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.T.V. EASEMENTS AND BUILDING SETBACK.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) SEWERMAST SEWER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
8.) FLOOD RATE MAP FOR BEXAR COUNTY, REFERENCE MAP, NO.48029C0427 E, WITH AN EFFECTIVE DATE OF FEBRUARY 18, 1996, THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
9.) 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
10.) THE NUMBER OF WASTEWATER 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.
11.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512, STREET SIGNS REQUIREMENT BE PLACED WITHIN THE 0F APPLICABLE WILL BE SUBMITTED WITH THE BUILDING PERMIT.
12.) STATE PLANE COORDINATES DERIVED FROM STATIONS:
DF4371 TRAN SAN ANTONIO NAD'2 CORS ARP
DG6786 TRAN JOHNSON CITY CORS ARP
DG5787 TRAN SAN MARCOS CORS ARP
COMBINED SCALE FACTOR 0.99983822
STATE PLANE COORDINATES ARE NAD 83 (NAVD88)

C.P.S. Notes

THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENT AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ELECTRIC EASEMENT", "UNIFORM EASEMENT" AND "UTILITY EASEMENT" AND "DRAINAGE EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTION, RECONSTRUCTION, REPLACING, REMOVING, INSPECTING, PATROLLING AND ERECTING POLES, MAKING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR OTHER EQUIPMENT, AND THE RIGHT TO INGRESS AND EGRESS ACROSS THE PROPERTY WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENTS AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO TRIMMING FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS HIGH ENOUGH OR MAY HEREAFTER GROW HIGH ENOUGH TO INTERFERE WITH SAID LINES OR APPURTENANCES THEREON, IN A PLANNED AND UNDERSTOOD WAY. NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

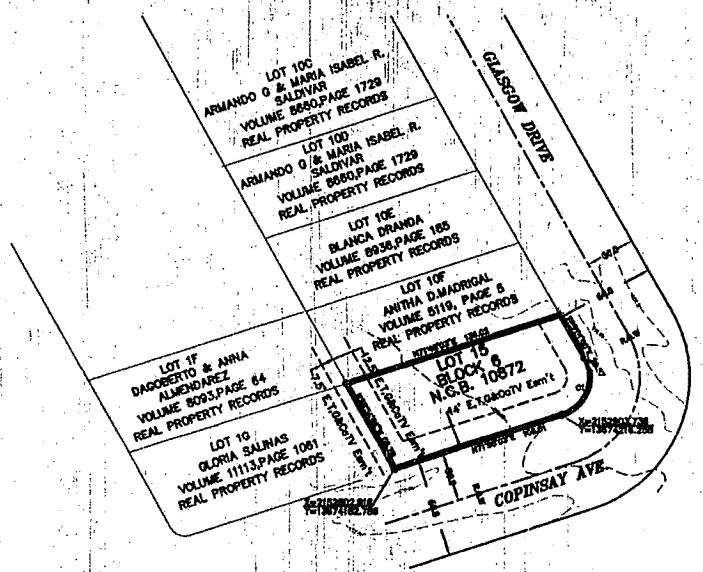
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

DEVELOPER

DURAN INVESTMENTS , INC
8922 RUSHING WINDS
San Antonio, Tx. 78254-5816
Phone - (210)367-7753

Clear Vision Area Note:
All access driveways shall be provided with clear vision area in accordance with UDC 35-506(d)(5).



CURVE TABLE					
Curve	Radius	Delta	Length	Chd Brg	Chord
C1	25.00'	101°03'35"	43.97'	N 21°09'33"E	38.38'

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.

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: DAVID BARRERA

Registered Professional Land Surveyor

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 identified as private; forever all streets, alleys, parks, watercourses, 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 TOMMY DURAN 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, herein expressed and in the capacity therein stated.

Given under my hand and seal of office this 27th day of June, 2007

Notary Public
Bexar County, Texas

Salvador E. Diaz
My Commission Expires
09/16/2008

This plat of COPINSAY SUBDIVISION 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., _____.

By: _____
Chairman

By: _____
Secretary

STATE OF TEXAS
COUNTY OF BEXAR

I _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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

BY: _____, DEPUTY

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: CE #11 August 22, 2007

GATHERING OAKS — PUD 06-034
PUD PLAN NAME — **PLAN#**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID 482 B-6
OWNER: Traditional Value Homes, LTD. by Norman Reitmeyer
ENGINEER: Civil Engineering Consultants by Jesse F. Cantu, P.E.
CASE MANAGER: Robert L Lombrano, Planner II

Location: Near the intersection of Gathering Oak and Wilderness Oak.

Land Use: PUD, Planned Unit Development
C-3, Commercial District Development
ERZD, Edwards Recharge Zone District

Plan is not associated with Master Development Plan.

APPLICANT'S PROPOSAL:

- To plan 5 commercial lots at a density of 0.642 units per acre.
- Open space ratio of 37.76 %
- The plan is not within 200 ft. of a registered Neighborhood Association, also is not within a Neighborhood, Community or Perimeter Plan.

DISCUSSION: None

COMMENTS: None

CONDITIONS:
The dedicatory instrument(s) (Legal Instrument) must be approved by the City Attorney as to legal form prior to any plat recordation and shall be recorded at the same time as the plat. UDC 35-344(I)

SAWS Aquifer Protection and Evaluation approves with the following conditions:

- In accordance with the Aquifer Protection Ordinance No. 81491 for Plat Certification, the following condition shall be met:

  1. 100 year Flood Plain Shown and Buffering (if applicable)

2. Significant Recharge Features and Buffering (if applicable)

3. Category Letter for All Site Specific Plats (if Category 2 or 3, an Aquifer Protection Plan is required) (if applicable)

4. A Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.

5. The maximum impervious cover allowed for this project will be 65% per zoning case # Z2006230.

Contact Kirk Nixon for plugging procedures at 210-233-3523.

DSD – Traffic Impact Analysis & Streets approves with the following conditions:

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distances for approaching traffic.

- All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

If you have any further questions, please call Juan Ramirez at (210) 207-0281.

Parks and Recreation recommends approval. Gathering Oaks is a proposed commercial subdivision. UDC Section 35-344, states that a minimum of 20% open space is required for commercial planned unit developments. This project provides 37.76 %.

If you have any further questions, please call David Clear at (210) 207-4091.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

DEVELOPMENT SERVICES
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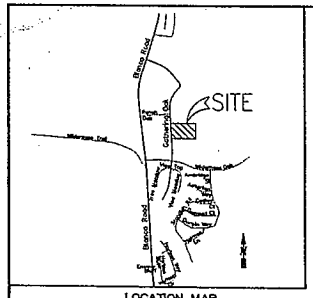
2007 AUG -7 PM 4:36



LOCATION MAP
NTS

LEGEND

- EXISTING CONTOUR LINE
- OPEN SPACE TO BE LANDSCAPED
- LOT 19 BLOCK 11 COMMON USE LAND AREA AND INGRESS/EGRESS, PRIVATE SANITARY SEWER LATERALS, AND DRAINAGE EASEMENT

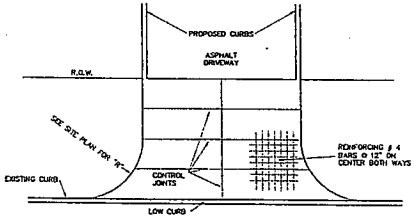
ZONING: PUD C3 ERZD

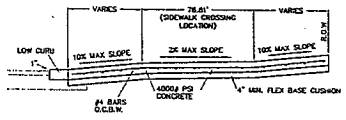
AP #: A6817504

SITE ADDRESS:
21022 GATHERING OAKS
SAN ANTONIO, 78258

NOTES

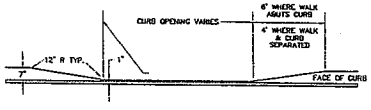
1. PROPERTY ZONING PUD C3 ERZD
2. THIS PROPERTY IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
3. WATER SYSTEM TO BE DEDICATED TO BEXAR METROPOLITAN WATER DISTRICT.
4. SANITARY SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM.
5. GAS AND ELECTRIC TO BE PROVIDED BY CITY PUBLIC SERVICE.
6. TELEPHONE SERVICE TO BE PROVIDED BY AT&T.
7. INTERSECTION SITE DISTANCE TO COMPLY WITH 2006 AASHTO GUIDELINES.
8. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-3330.
9. SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5 DIVISION 2 35-506.
10. THIS PROPERTY IS INSIDE THE CITY LIMITS.
11. BUILDING SQUARE FOOTAGE ARE ONLY APPROXIMATE.





NOTES

1. 2% MAXIMUM SLOPE LOCATION ON DRIVEWAY BLING WITH ADJOINING SIDEWALKS. SEE HORIZONTAL CONTROL PLAN FOR SIDEWALK LOCATION
2. DRIVEWAY % SLOPE AND SLOPE DIRECTION MAY VARY. SEE GRADING PLAN FOR % SLOPE AND DIRECTION.
3. SAWCUT STRAIGHT LINE AT EDGE OF EXISTING PAVEMENT FOR DRIVEWAY CONNECTION AND REMOVE EXISTING CURB.

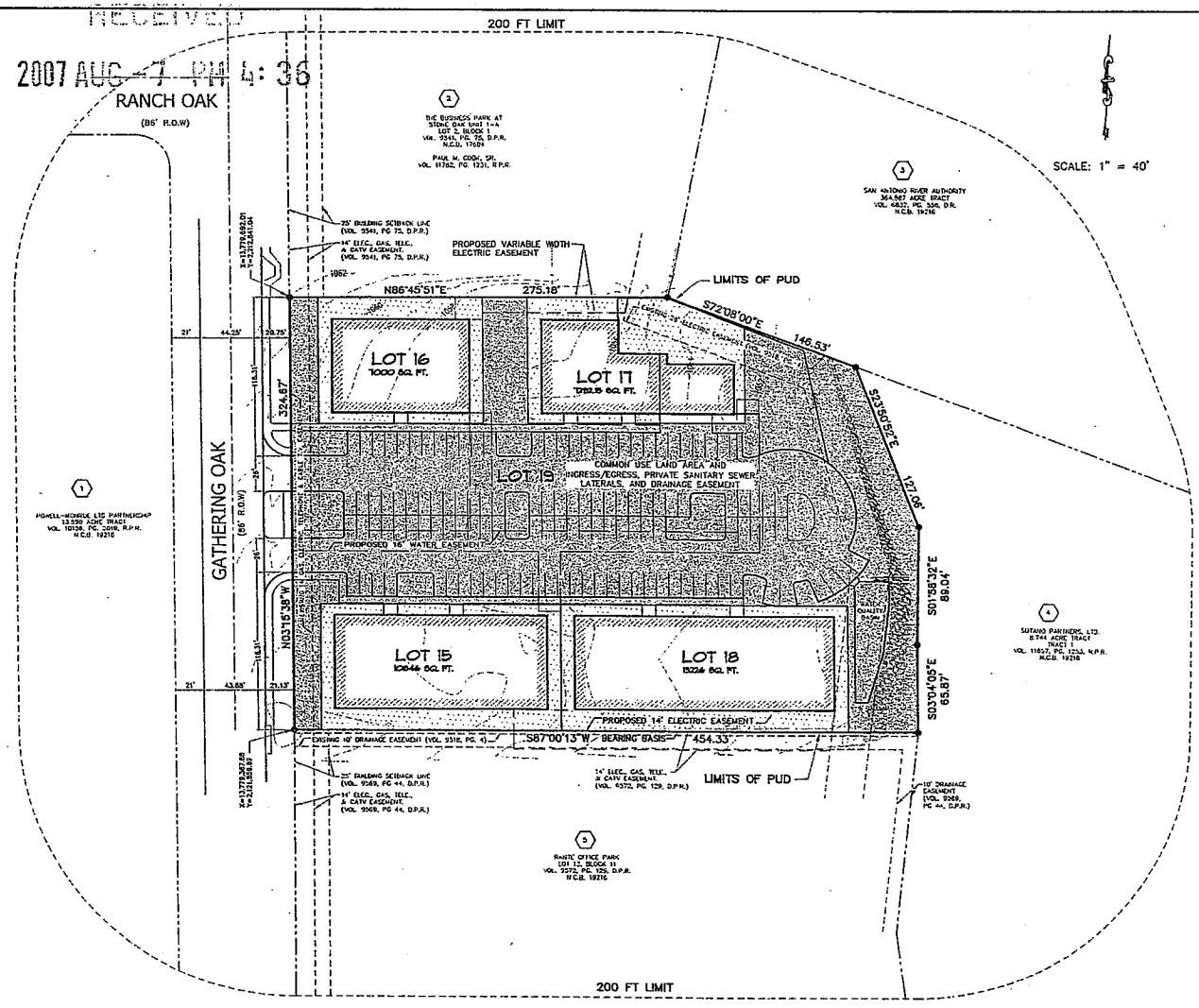


DRIVEWAY DETAILS

TOTAL PARKING STALLS

123 PARKING STALLS

OPEN SPACE RATIO AND DENSITY TABLE										
LAND USE	PUD SIZE (AC.)	# OF LOTS	DENSITY (AC./LOTS)	MINIMUM REQUIRED %	SIDEWALKS (AC.)	PARKING (AC.)	BUILDING SPACE (AC.)	BASIN (AC.)	OPEN SPACE (AC.)	% OPEN SPACE
COMMERCIAL	3.210	5	0.642	20%	0.1020	1.048	0.882	0.042	1.136	35.39%



NAME & ADDRESS OF OWNERS WITHIN 200'

1. POWELL-MONROE LTD PRTNRSHP
1888 W BITTERS RD
SAN ANTONIO, TEXAS 78248-1800
TAX ID #: 19216-000-0040

2. PAUL M COOKE, SR.
13211 HEUGHER RD
SAN ANTONIO, TEXAS 78230-4200
TAX ID #: 17604-001-0020

3. SAN ANTONIO RIVER AUTHORITY
P.O. BOX 83040
SAN ANTONIO, TEXAS 78204-1401
TAX ID #: 19216-000-0030

4. SOTANO PARTNERS LTD
18585 SIGMA STE 100
SAN ANTONIO, TEXAS 78258
TAX ID #: 19216-000-0201

5. VINYARD HOLDRIGS LTD
24706 TWIN ARROWS
SAN ANTONIO, TEXAS 78258
TAX ID #: 19216-011-0130

DEVELOPER/OWNER

TRADITIONAL VALUE HOMES, LTD.
HORNAN REITMEYER
P.O. BOX 4198
BERGHEIM, TX. 78004
TELEPHONE: 210-481-9900

ENGINEER

CIVIL ENGINEERING CONSULTANTS
11550 I.H. 10 WEST SUITE 395
SAN ANTONIO, TEXAS 78230-1037
TELEPHONE: 210-641-9999
CONTACT: JESSE F. CANTU, P.E.

LEGAL DESCRIPTION

3.210 ACRES OUT OF NEW CITY BLOCK 19216, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE L.C. GROTHAUS SURVEY NUMBER 10, ABSTRACT NUMBER 831, THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NUMBER 8, ABSTRACT NUMBER 574, AND THE SOMERAS IRRIGATION AND AGRICULTURAL SURVEY NUMBER 13, ABSTRACT NUMBER 723, BEXAR COUNTY, TEXAS, AND BEING THAT SAME TRACT RECORDED IN VOLUME 11278, PAGE 1171, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.

APPROVED

PUD PLAN NO.: 06-034

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

DESIGNED BY: JFC
DRAWN BY: MPM
DATE: AUG 07
JOB NO. E0328.0100

CIVIL ENGINEERING CONSULTANTS
DONURN, INC.
11550 I.H. 10 West, Suite 395
San Antonio, Texas 78230
Tel: 210.641.9999
Fax: 210.641.9440
Email: webmaster@donurn.com

NO.	DATE	DESCRIPTION

GATHERING OAKS

PUD PLAN
SAN ANTONIO, TEXAS
PLAT NO. 060163

SHEET NO. 1.0

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: GF # 12 **August 22, 2007**

VISTAS AT SONOMA ENCLAVE	MAJOR PLAT	070011
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 513 C-5
OWNER: Mitchell Starnes
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 22, 2007

Location: On the east side of Kyle Seale Parkway, north of Ruidosa Downs

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #286, Kyle Seale Ranch was accepted on February 25, 1988.

Proposed Use: Residential

Major Thoroughfare: Kyle Seale Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **36.41**acres consisting of **117** single family lots and **4,470** linear feet of private streets.

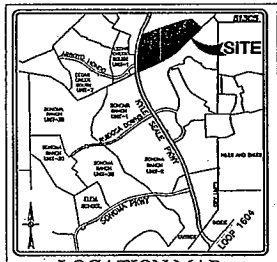
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

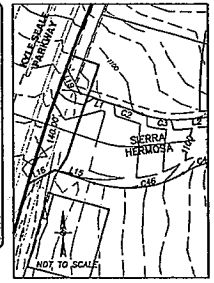
Approval.

PLAT NO. 070011



LOCATION MAP

NOT TO SCALE

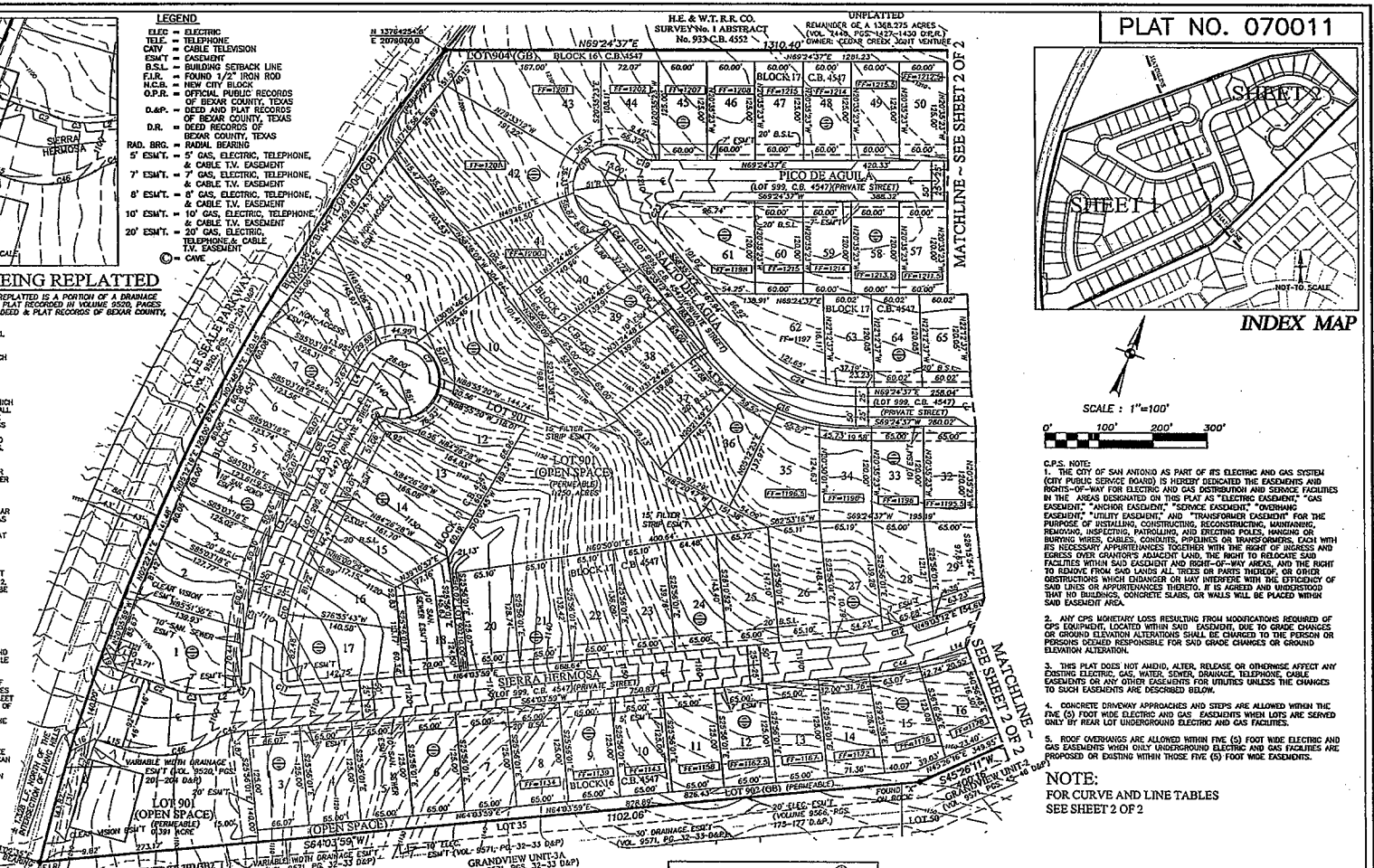


AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A DRAINAGE EASEMENT IN THE PLAT RECORDED IN VOLUME 9520, PAGES 201-204 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS

LEGEND

ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
5' ESM'T. = 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
7' ESM'T. = 7' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
8' ESM'T. = 8' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
10' ESM'T. = 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
20' ESM'T. = 20' GAS, ELECTRIC, TELEPHONE, CABLE T.V. EASEMENT
⊙ = CAVE



INDEX MAP

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, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND 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 WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF VISTAS AT SONOMA SUBDIVISION (ENCLAVE), 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 999 C.B. 4547; GREENBELT (PERMEABLE) LOTS 901, 902, 903, 904, AND 905 BLOCK 16 AND LOTS 901, 902, 903, AND 904, BLOCK 17; AND DRAINAGE EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE VISTAS AT SONOMA SUBDIVISION (ENCLAVE) HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

7. LOTS 901, 902, 903, 904, AND 905 BLOCK 16, AND LOTS 901, 902, 903, AND 904, BLOCK 17, SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

9. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

10. ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.

11. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.

M Scarner
OWNER: MILO DRIVE, INC.
DULY AUTHORIZED AGENTS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mitchell Stames, 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 July A.D. 2007

Dana M. Webster
NOTARY PUBLIC BEXAR COUNTY, TEXAS

DANA M. WEBSTER
Notary Public, State of Texas
My Commission Expires
September 15, 2010

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.

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
ALFONSO R. CHUA, JR.
84556
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

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.

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.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE:
THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR VISTAS AT SONOMA SUBDIVISION (ENCLAVE) HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR 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.

OWNER/DEVELOPER:
MILO DRIVE, INC.
2611 N.W. LOOP 1604, SUITE 202
SAN ANTONIO, TEXAS 78258
210-764-7266

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

SURVEYOR'S NOTES:

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

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF GRANDVIEW SUBDIVISION UNIT 3A RECORDED IN VOLUME 9571, PAGES 32-33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PG BASE (PDE) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:222926.343 W:0983435.860
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274426.854 W:0972630.011
AF9468 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊙ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

TCEQ/RECHARGE ZONE NOTE:
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.

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.

REPLAT AND SUBDIVISION PLAT ESTABLISHING

VISTAS AT SONOMA

(ENCLAVE)

BEING A 36.41 ACRE TRACT OF LAND BEING A CALLED 36.405 ACRE TRACT CONVEYED TO MILO DRIVE, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11285, PAGES 1440-1445 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JESUS MARTINEZ SURVEY NUMBER 423, ABSTRACT 540, COUNTY BLOCK 4550 AND THE H.E. & W.T. RAILROAD COMPANY SURVEY NUMBER 1, ABSTRACT 933, COUNTY BLOCK 4552 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VISTAS AT SONOMA 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

SHEET 1 OF 2

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 ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

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 ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS _____ DAY OF _____ A.D. 20_____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

VISTAS AT SONOMA

SHEET 1 OF 2

JOB NO. 6598-00

Date: Jul 24, 2007, 11:02am User ID: MMcKinney
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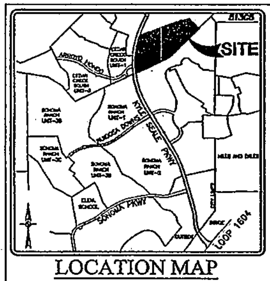

LOCATION MAP

NOT TO SCALE

LEGEND

ELEC = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = NEW CITY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
5' ESM'T. = 5' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
7' ESM'T. = 7' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
8' ESM'T. = 8' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
10' ESM'T. = 10' GAS, ELECTRIC, TELEPHONE, & CABLE T.V. EASEMENT
Ⓒ = CAVE

LINE TABLE

LINE	LENGTH	BEARING
L1	45.53'	N87°46'10"E
L2	29.73'	N64°03'59"E
L3	50.46'	N03°49'33"E
L4	51.62'	N09°38'15"E
L5	50.48'	S03°49'33"W
L6	22.65'	N10°56'48"W
L7	41.12'	N22°12'37"W
L8	62.87'	N53°33'22"E
L9	46.27'	N69°24'37"E
L10	9.81'	S44°33'44"E
L11	12.78'	N44°33'44"W
L12	46.27'	S69°24'37"W
L13	62.87'	S53°33'22"W
L14	136.63'	S49°03'12"W
L15	46.32'	S87°46'18"W
L16	34.26'	S43°19'17"W
L17	45.28'	N67°43'27"W
L18	43.64'	N67°43'27"W
L19	34.26'	S47°46'41"E
L20	4.67'	S10°56'48"E
L21	133.33'	N00°47'03"W
L30	4.57'	N47°16'41"W
L31	148.14'	N00°20'41"W
L32	25.08'	S41°58'10"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1158.59'	2657.00'	588.65'	24°59'02"	1149.44'	N05°39'08"E
C2	27.12'	447.36'	13.56'	03°28'24"	27.11'	S89°30'30"W
C3	47.44'	100.00'	24.17'	27°10'42"	46.99'	N77°39'21"E
C4	15.02'	10.00'	9.34'	86°04'55"	13.65'	N21°01'32"E
C5	191.68'	425.00'	97.50'	25°50'28"	190.06'	S09°05'41"E
C6	152.15'	1500.00'	76.14'	05°48'42"	152.09'	S06°43'54"W
C7	229.39'	51.00'	63.32'	257°42'07"	79.44'	N41°30'41"W
C8	20.48'	15.00'	12.19'	78°12'57"	18.92'	S48°53'54"W
C9	134.08'	1450.00'	67.09'	05°17'53"	134.03'	S06°28'29"W
C10	164.20'	375.00'	83.44'	25°05'17"	162.89'	S08°43'06"E
C11	16.52'	10.00'	10.85'	94°40'16"	14.71'	S68°35'53"E
C12	124.46'	475.00'	62.59'	15°00'47"	124.11'	N56°33'36"E
C13	26.18'	25.00'	14.43'	60°00'00"	25.00'	N19°03'12"E
C14	93.38'	475.00'	46.84'	11°15'50"	93.23'	N16°34'42"W
C15	15.43'	10.00'	9.72'	88°22'46"	13.94'	N66°24'00"W
C16	204.22'	225.00'	109.75'	52°00'12"	197.28'	S84°35'17"E
C17	10.51'	15.00'	5.48'	40°08'41"	10.30'	N74°10'37"W
C18	185.83'	51.00'	198.82'	208°46'26"	98.60'	S10°08'15"W
C19	11.81'	15.00'	6.23'	45°08'51"	11.51'	S88°01'58"E
C20	13.62'	15.00'	7.32'	52°01'12"	13.16'	N43°24'01"E
C21	247.87'	50.00'	39.04'	284°02'25"	61.54'	N20°35'23"W
C22	13.62'	15.00'	7.32'	52°01'12"	13.16'	N84°34'47"W
C23	55.85'	25.00'	51.25'	127°59'48"	44.94'	S05°24'43"W
C24	158.83'	175.00'	85.36'	52°00'12"	153.44'	S84°35'17"E

CURVE TABLE CONT'D

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C25	15.99'	10.00'	10.29'	91°37'14"	14.34'	N23°36'00"E
C26	199.69'	125.00'	128.59'	91°37'14"	179.26'	S23°36'00"W
C27	76.09'	275.00'	38.29'	15°51'15"	75.85'	N61°28'59"E
C28	89.93'	325.00'	45.25'	15°51'15"	89.64'	S61°28'59"W
C29	288.10'	250.00'	162.44'	66°01'40"	272.42'	N77°34'33"W
C30	10.45'	15.00'	5.45'	39°56'06"	10.24'	S84°31'47"E
C31	151.21'	51.00'	575.55'	169°52'21"	101.60'	N00°26'20"E
C32	10.46'	15.00'	5.45'	39°56'09"	10.24'	S65°24'26"W
C33	229.43'	51.00'	63.26'	257°45'12"	79.41'	S05°41'05"E
C34	20.36'	15.00'	12.09'	77°45'12"	18.83'	N84°18'57"E
C35	39.27'	25.00'	25.00'	90°00'05"	35.36'	N00°26'19"E
C36	230.46'	200.00'	129.95'	66°01'40"	217.94'	N77°34'33"W
C37	76.09'	275.00'	38.29'	15°51'15"	75.85'	S61°28'59"W
C38	89.93'	325.00'	45.25'	15°51'15"	89.64'	N61°28'59"E
C39	119.93'	75.00'	77.15'	91°37'14"	107.56'	S23°36'00"W
C40	103.21'	525.00'	51.77'	11°15'50"	103.04'	N16°34'42"W
C41	9.58'	15.00'	4.96'	36°35'37"	9.42'	S29°14'36"E
C42	118.55'	51.00'	117.82'	133°11'14"	93.61'	N19°03'12"E
C43	8.58'	15.00'	4.96'	36°35'37"	9.42'	S87°21'01"W
C44	137.56'	525.00'	69.18'	15°00'47"	137.17'	N56°33'36"E
C45	45.09'	100.00'	22.94'	25°50'14"	44.71'	S51°08'52"W
C46	103.76'	120.00'	55.37'	49°32'33"	100.56'	N63°00'02"E
C47	25.42'	325.00'	12.72'	04°28'55"	25.42'	S55°20'44"E

PLAT NO. 070011

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.

IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE:
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NOTE FOR PROPOSED CONTOURS:
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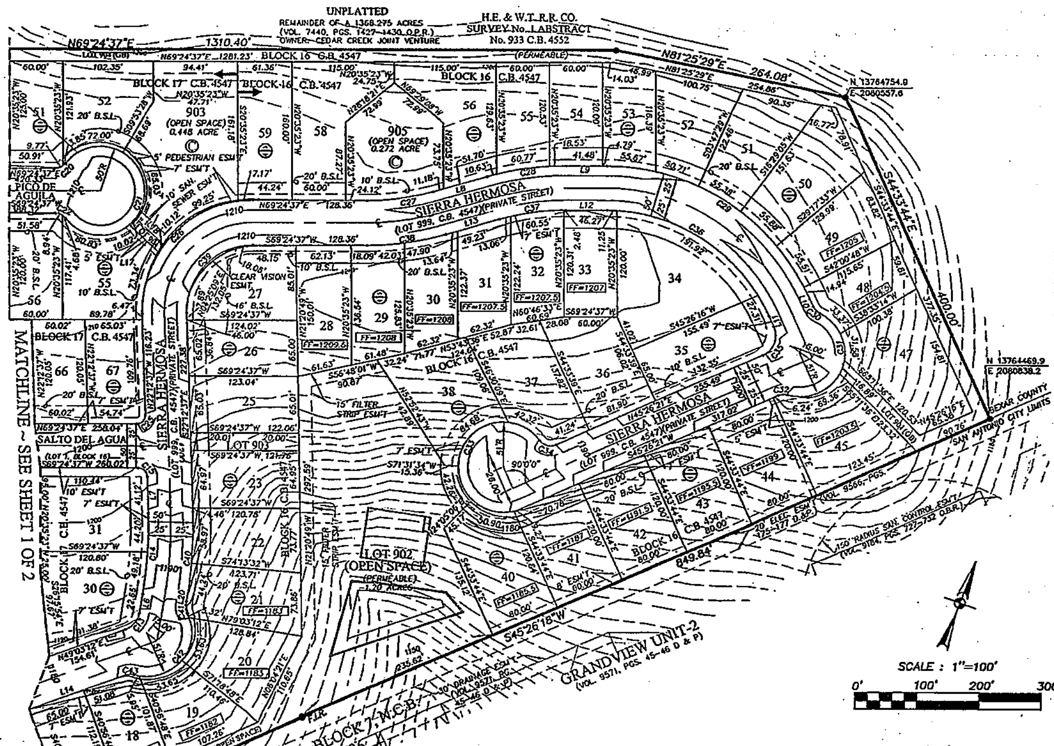
TCEQ/RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.

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.



NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

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, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND 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 WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF VISTAS AT SONOMA SUBDIVISION (ENCLAVE), 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 999 C.B. 4547; GREENBELT (PERMEABLE)LOTS 901, 902, 903, 904, AND 905 BLOCK 16 AND LOTS 901, 902, 903, AND 904, BLOCK 17; AND DRAINAGE EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE VISTAS AT SONOMA SUBDIVISION (ENCLAVE) HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

7. LOTS 901, 902, 903, 904, AND 905 BLOCK 16, AND LOTS 901, 902, 903, AND 904, BLOCK 17, SHALL BE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, WATER, AND DRAINAGE EASEMENTS.

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

9. CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

10. ALL GREENBELTS AND DRAINAGE RIGHT-OF-WAYS ARE PERMEABLE UNLESS OTHERWISE NOTED.

11. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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.

M. Stearns

OWNER: MILO DRIVE, INC.
DULY AUTHORIZED AGENTS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mitchell Stearns, 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 25th DAY OF July A.D. 2007

Dana M. Webster

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. 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.

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

DANA M. WEBSTER Notary Public, State of Texas My Commission Expires September 15, 2010

STATE OF TEXAS ALFONSO R. CHUA, JR. 84556 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
MILO DRIVE, INC.
2611 N.W. LOOP 1604, SUITE 202
SAN ANTONIO, TEXAS 78258

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING
VISTAS AT SONOMA
(ENCLAVE)

BEING A 36.41 ACRE TRACT OF LAND BEING A CALLED 36.405 ACRE TRACT CONVEYED TO MILO DRIVE, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11285, PAGES 1440-1445 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JESUS MARTINEZ SURVEY NUMBER 423, ABSTRACT 540, COUNTY BLOCK 4550 AND THE H.E. & W.T. RAILROAD COMPANY SURVEY NUMBER 1, ABSTRACT 933, COUNTY BLOCK 4552 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF VISTAS AT SONOMA SUBDIVISION 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

SURVEYOR'S NOTES:

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

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF GRANDVIEW SUBDIVISION UNIT 3A RECORDED IN VOLUME 9571, PAGES 32-33 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0983435.850
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274426.854 W:0972632.011
AF9489 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219

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.

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 ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ A.D. 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ 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. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NO. 6598-00

Date: Jul 24, 2007, 11:02am User ID: MMcKinney
File: P:\65\98\00\Design\Civil\Plat\PL659800.dwg

San Antonio Water System

May 3, 2007

Mr. Alfonso Chua, P.E.
Pape- Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0701001 - Request for review of **Vistas at Sonoma Subdivision, Plat No. 070011** located on east side of Kyle Seale Parkway and north of Arroyo Hondo

Dear Mr. Chua:

On January 5, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 36.410 acres located entirely within the EARZ. Two significant recharge features (S-6 & S-10) identify as caves were observed on the site and will be preserved. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1579. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated January 30, 2007. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ).

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Vistas at Sonoma Subdivision, Plat No. 070011.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

PAPE-DAWSON ENGINEERS, INC. RECEIVED MAY 11 2007

KMN:GDJ:pzg

FILE

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 6E#13 **August 22, 2007**

PARK SOUTH VILLAGE UNIT 2 — MAJOR PLAT — 070209
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 649 F-8
OWNER: Village of Park South, Inc., by Gilbert Pratt
ENGINEER: Fernandez, Frazer, White & Associates, Inc., by Albert Fernandez
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 6, 2007

Location: South of Cantrell Dr., east of Crenshaw St.

Services Available: SAWS Water and Sewer

Zoning: I-2 Heavy Industrial District

Proposed Use: Apartments

APPLICANT'S PROPOSAL:

To plat **1.875** acres consisting of **1** non-single family lot.

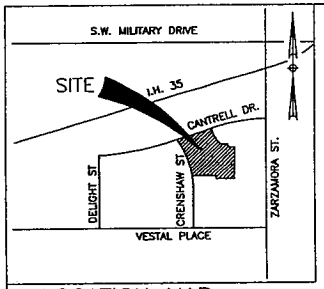
DISCUSSION:

It is noted that the applicant has been made aware that plat approval will not preempt existing zoning restrictions.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070209



LOCATION MAP
NOT TO SCALE

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS WATER, SEWER, DRAINAGE, TELEPHONE CABLE EASEMENTS OR ANY OTHER EASEMENT FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

STREET SCAPE, 35-512, WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS. SECTION 35-506-R.

MINIMUM FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.

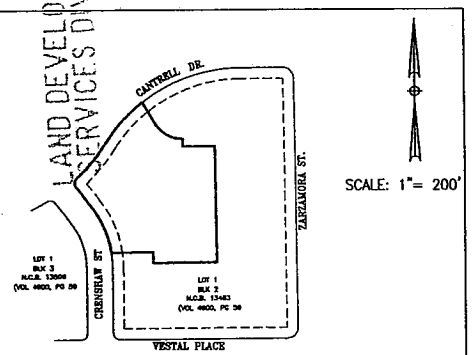
NOTE:
GPS STATE PLANE
GRID COORDINATES, NAD 83
TEXAS SOUTH CENTRAL

Clear Vision Area Note:
All access driveways shall be provided with clear vision area in accordance with UDC 35-506(d)(5).

SCALE: 1" = 100'

BEARINGS BASED NAD 83
TEXAS SOUTH CENTRAL

CURVE	ARC LENGTH	DELTA ANGLE	TANGENT	RADIUS	CHORD LENGTH	CHORD BEARING
C1	74.81'	57°09'06"	40.85'	75.00'	71.75'	N 56°33'02" W
C2	115.67'	28°48'50"	59.08'	230.00'	114.45'	S 23°17'41" E
C3	22.04'	84°11'46"	13.55'	15.00'	20.11'	N 04°23'47" E
C4	106.72'	14°13'10"	53.63'	430.00'	106.44'	S 39°23'05" W
C5	127.47'	19°44'19"	64.37'	370.00'	126.84'	N 42°08'39" E
C6	33.38'	08°18'55"	16.72'	230.00'	33.35'	S 04°43'49" E
C7	243.20'	37°39'35"	126.17'	370.00'	238.84'	N 70°50'36" E



SCALE: 1"= 200'

AREA BEING REPLATTED
THROUGH PUBLIC HEARING
PARK SOUTH VILLAGE SUB'D.

BEING A 1.875 ACRE TRACT OUT OF LOT 1, BLOCK 2, N.C.B. 13483, VOL. 4900, PAGE 59, AS RECORDED IN THE DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PARK SOUTH VILLAGE SUBDIVISION, PLAT NUMBER 474675, WHICH IS RECORDED IN VOLUME 4900, PAGE 59, DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I 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.

Gilbert A Pratt
OWNER

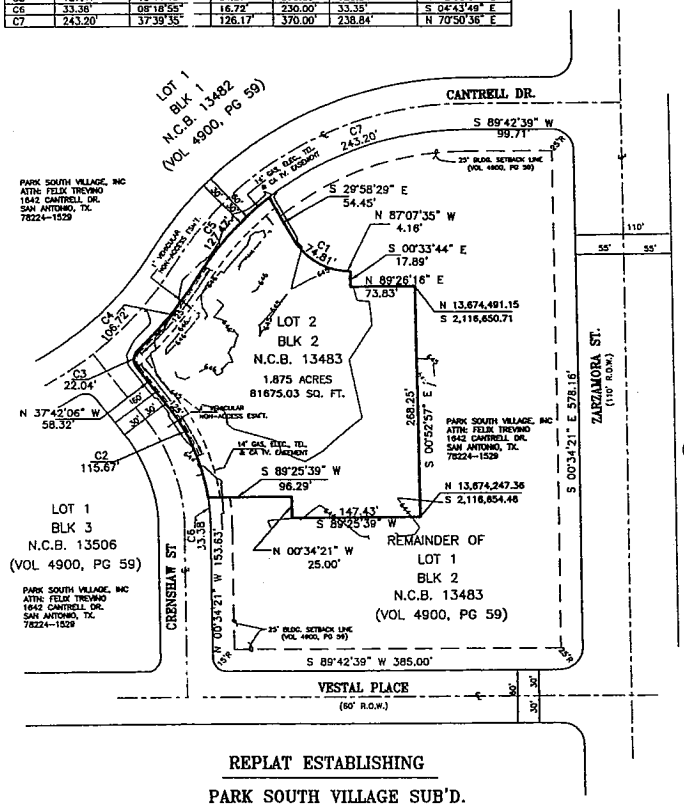
STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONAL APPEARED Gilbert Pratt KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED 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 19 DAY OF July A.D., 2007.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JOHN MCKEE
MY COMMISSION EXPIRES
November 6, 2008



LOT 17
N.C.B. 11185
(VOL 9531, PG 145)

CITY PUBLIC BOARD
P.O. BOX 1771
SAN ANTONIO, TX
78296-1771

REPLAT ESTABLISHING

PARK SOUTH VILLAGE SUB'D.

BEING LOT 2 (1.875 AC.), PARK SOUTH VILLAGE SUB'D. UNIT 2, BLOCK 2, N.C.B. 13483, OUT OF LOT 1 (6.020 AC.), VOL. 4900, PAGE 59, AS RECORDED IN THE DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
ALBERT B. FERNANDEZ
18370
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

Albert B Fernandez
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
ALBERT B. FERNANDEZ
3223
PROFESSIONAL
LAND SURVEYOR

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: FERNANDEZ, FRAZER, WHITE & ASSOC., INC.

Albert B Fernandez
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Gilbert A Pratt
OWNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Gilbert Pratt 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 19 DAY OF July A.D. 2007.

JOHN MCKEE
MY COMMISSION EXPIRES
November 6, 2008

NOTARY PUBLIC
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 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", "GUYWIRE 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 RELOCATED 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 HINDER 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 PARK SOUTH VILLAGE SUB'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. 2007

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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 AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____ _M IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

FERNANDEZ, FRAZER, WHITE
AND ASSOCIATES, INC
11824 RADIUM
SAN ANTONIO, TEXAS 78216
(210) 377-0774

SUBDIVIDER & LAND OWNER:
VILLAGE OF PARK SOUTH, INC.
GILBERT PRATT
1642 CANTRELL DR.
SAN ANTONIO, TEXAS 78224
TEL. NO. 210-922-1284

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 6H & 19 **August 22, 2007**

PLAZA LECEA — MAJOR PLAT — 070296
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 D-8
OWNERS: Provident Development Group, LTD, by Ana Maria Lecea, and Medical Resorts of San Antonio, LLC, by Mark Fritz
ENGINEER: Vickrey & Associates, Inc., by Jeffrey S. Tondre
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: July 30, 2007

Location: At the intersection of Babcock Road and Hamiliton-Wolfe Road

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial
C-3 General Commercial

Proposed Use: Skill Nursing Facility

Major Thoroughfare: Babcock Road is a primary arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To replat **6.657** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070296

LEGEND

- ○ SET 1/2" IRON ROD WITH VICKREY & ASSOCIATES PROPERTY CORNER CAP UNLESS OTHERWISE NOTED.
- ● FOUND 1/2" IRON ROD UNLESS UNLESS OTHERWISE NOTED.
- —1050— EXISTING CONTOURS
- ESMT EASEMENT
- EX EXISTING
- VOL VOLUME
- PG PAGE
- G,E,T,CA ESMT GAS, ELECTRIC, TELEPHONE AND CABLE TV
- VNAE VEHICULAR NON-ACCESS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

07 JUL 30

LAND DEVEL SERVICES D

CPS 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 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.
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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

NOTES:

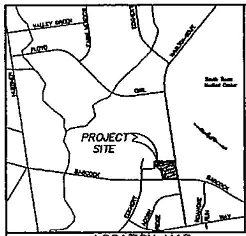
1. STREETSCAPE TREE REQUIREMENTS WILL BE COMPLIED WITH DURING THE BUILDING PERMIT PROCESS.
2. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

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 DEVELOPMENT SERVICES.

CLEAR VISION NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

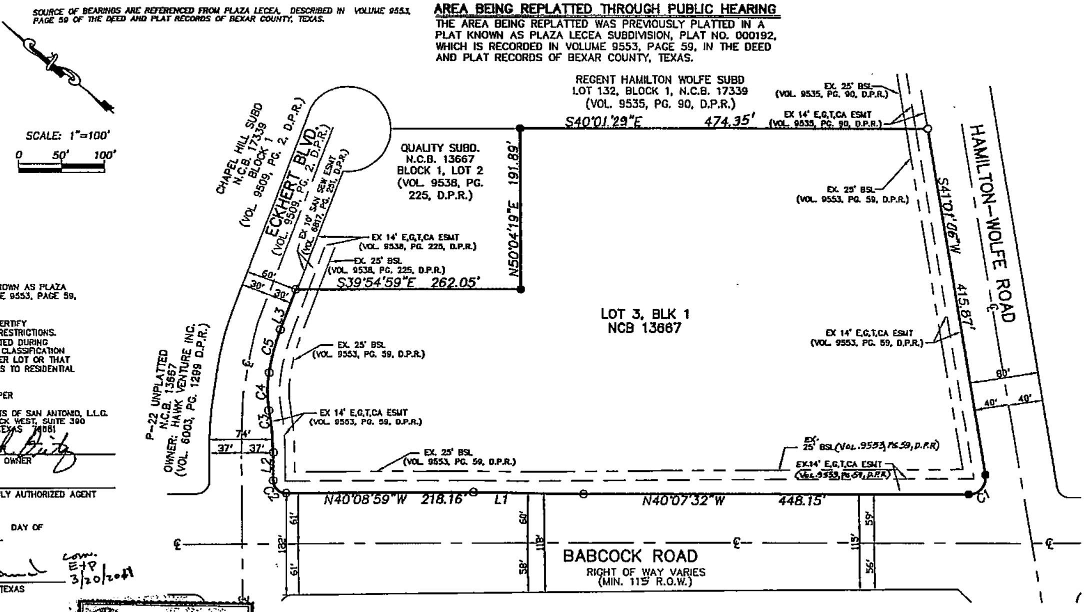
NOTE: OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS.



LOCATION MAP
NOT TO SCALE

SOURCE OF BEARINGS ARE REFERENCED FROM PLAZA LECEA, DESCRIBED IN VOLUME 9553, PAGE 59 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AREA BEING REPLATTED THROUGH PUBLIC HEARING
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS PLAZA LECEA SUBDIVISION, PLAT NO. 000192, WHICH IS RECORDED IN VOLUME 9553, PAGE 59, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS PLAZA LECEA SUBDIVISION, PLAT NO. 000192, WHICH IS RECORDED IN VOLUME 9553, PAGE 59, IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I(WE), THE OWNERS OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS PLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I(WE) FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY ANY INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

OWNER/DEVELOPER
ANA MARIA LECEA
PROVIDENT DEVELOPMENT GROUP LTD.
5441 BABCOCK RD., SUITE 200
SAN ANTONIO, TX 78240

A. M. Lecea Pres&CEO
OWNER

OWNER/DEVELOPER
MARK FRITZ
MEDICAL RESORTS OF SAN ANTONIO, L.L.C.
555 ROUND ROCK WEST, SUITE 390
ROUND ROCK, TEXAS 78681

Mark Fritz
OWNER

OWNER'S DULY AUTHORIZED AGENT

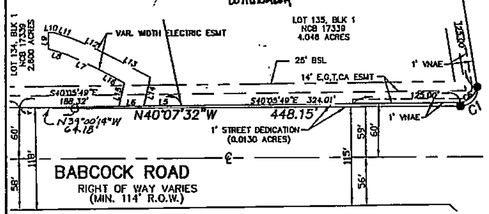
SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 21st DAY OF May, AD 20 07

Ruth R Bland — com. Exp 3/20/2011
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 17th DAY OF May, AD 20 07

Terri C Bray
NOTARY PUBLIC, ~~BEXAR~~ Williamson COUNTY, TEXAS

TERRI C. BRAY
MY COMMISSION EXPIRES
November 8, 2010



DETAIL "A"

LINE TABLE		
LINE	LENGTH	BEARING
L1	128.12'	N39°00'14"W
L2	32.63'	N49°52'19"E
L3	50.60'	N70°39'33"E
L4	32.88'	N36°47'39"W
L5	44.94'	N40°05'49"W
L6	28.71'	N40°05'49"W
L7	41.15'	N14°28'29"W
L8	22.50'	N22°44'12"W
L9	19.25'	N50°06'22"E
L10	6.51'	S39°40'10"E
L11	24.34'	S22°44'12"E
L12	43.11'	S14°26'29"E
L13	57.33'	S11°29'18"E
L14	38.18'	S82°39'16"W
L15	29.66'	N62°39'16"E
L16	33.38'	N11°29'18"W

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	98°51'50"	20.00'	34.51'	23.38'	N89°32'59"W	30.39'
C2	90°01'51"	15.00'	23.57'	15.0.	S04°51'56"W	21.22'
C3	08°52'42"	333.00'	51.60'	25.85'	N45°25'38"E	51.55'
C4	17°40'18"	141.43'	43.65'	22.15'	N49°53'46"E	43.77'
C5	12°11'41"	250.00'	53.21'	26.71'	N84°53'46"E	53.11'
C6	92°29'13"	20.51'	33.11'	21.47'	N88°17'31"W	29.63'

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.

VICKREY & ASSOCIATES, INC.
BY: JEFFREY S. TONDRE, P.E.

5/18/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — JEFFREY S. TONDRE — 85609 — LICENSED PROFESSIONAL ENGINEER

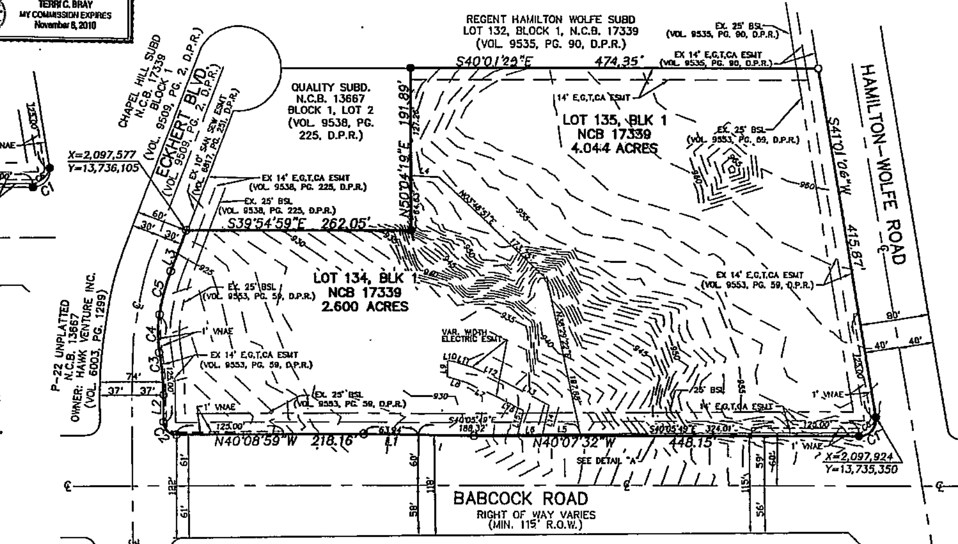
STATE OF TEXAS
COUNTY OF BEXAR

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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES INC.
BY: STEPHEN HORVATH, R.P.L.S.

Stephen Horvath 7/16/07
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — STEPHEN HORVATH — 2811 — PROFESSIONAL LAND SURVEYOR



VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216
Telephone: (210) 349-3271

REPLAT OF
PLAZA LECEA SUBDIVISION

BEING A 6.657 ACRE TRACT OF LAND OUT OF LOT 3, BLOCK 1, NCB 13667 CITY OF SAN ANTONIO OUT OF PLAZA LECEA SUBDIVISION DESCRIBED BY PLAT RECORDED IN VOLUME 9553, PAGE 59, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF REPLAT OF PLAZA LECEA SUBDIVISION 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. ______

BY: ______ CHAIRMAN

BY: ______ SECRETARY

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.

OWNER/DEVELOPER
ANA MARIA LECEA
PROVIDENT DEVELOPMENT GROUP LTD.
5441 BABCOCK RD., SUITE 200
SAN ANTONIO, TX 78240

OWNER/DEVELOPER
MARK FRITZ
MEDICAL RESORTS OF SAN ANTONIO, L.L.C.
555 ROUND ROCK WEST, SUITE 390
ROUND ROCK, TEXAS 78681

A. M. Lecea Pres&CEO — OWNER
Mark Fritz — OWNER

OWNER'S DULY AUTHORIZED AGENT

07 JUL

LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Ana Maria Lecea, 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 21st DAY OF May, A.D. 20 07

com. Exp 3/20/11
NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Mark Fritz, 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 May, A.D. 20 07

Terri C. Bray
NOTARY PUBLIC ~~BEXAR~~ Williamson COUNTY, TEXAS

TERRI C. BRAY
MY COMMISSION EXPIRES
November 8, 2010

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. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE RECORDS OF ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 1 OF 1

JOB No. 2100-001-051 DATE OF PREPARATION: 05/11/07 N:\2100-001\DWG\SII_PLAT.DWG

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 61 & 15 **August 22, 2007**

CENTRAL PARK — MINOR PLAT — 070303
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 550 D-7
OWNER: Sears Roebuck and Co., by James Terrell
ENGINEER: Pape-Dawson Engineers, by Brice Moczygemba
CASE MANAGER: Ernest Brown, Planner II (207-5017)

Date filed with Planning Commission: August 1, 2007

Location: At the southwest intersection of Loop 410 and San Pedro Avenue

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial
C-3 Commercial

Proposed Use: Restaurant and Retail

APPLICANT'S PROPOSAL:

To plat **16.51** acres consisting of **2** non- single family lots.

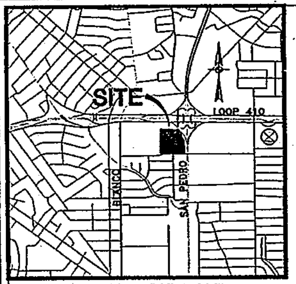
DISCUSSION:

The applicant is proposing to replat a portion of one lot into 2 lots.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070303

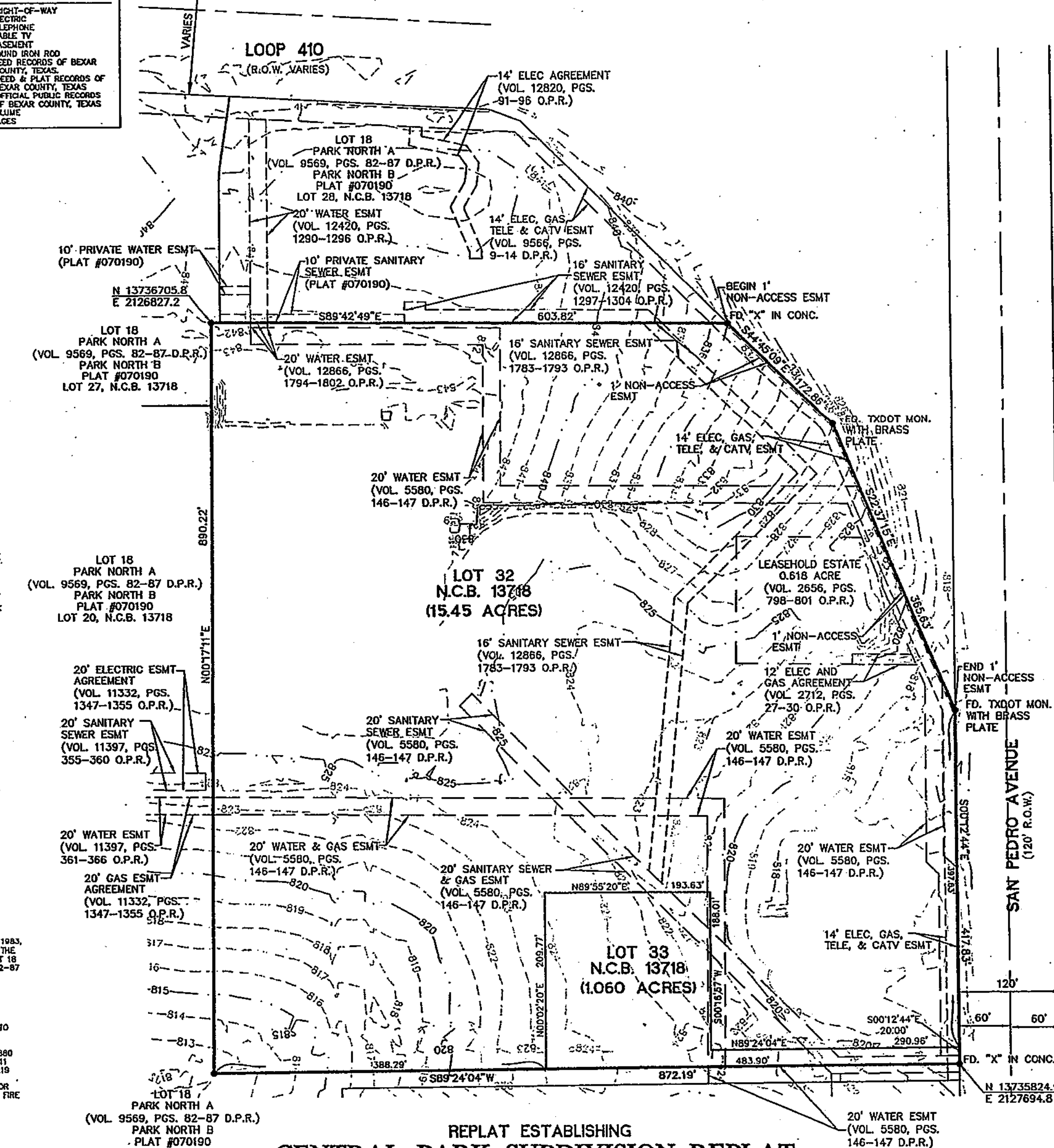


LOCATION MAP
NOT-TO-SCALE

LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TV
ESMT = EASEMENT
F.I.R. = FOUND IRON ROD
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
VOL. = VOLUME
PGS. = PAGES

SCALE : 1"=100'

0' 100' 200' 300'



REPLAT ESTABLISHING
CENTRAL PARK SUBDIVISION REPLAT

A 16.51 ACRE TRACT CONVEYED TO SEARS, ROEBUCK AND CO. DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 5249, PAGES 273-275 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING COMPRISED OF ALL OF LOT 7, NEW CITY BLOCK 13718, CENTRAL PARK SUBDIVISION RECORDED IN VOLUME 5580, PAGES 146-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 32 AND 33, NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

TXDOT NOTES:
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS TO SAN PEDRO, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 417.83'. ACCESS TO LOOP 410 WILL NOT BE ALLOWED.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

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.

STREETSCAPE NOTE
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).

IMPACT FEE PAYMENT DUE:
WATER AND 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.

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, (CORS 1996), FROM THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH REFERENCE BEARING BEING THE EAST LINE OF LOT 18 OF THE PARK NORTH A SUBDIVISION AS RECORDED IN VOLUME 9569, PAGES 82-87 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

4. DIMENSIONS SHOWN ARE SURFACE.

5. COMBINED SCALE FACTOR USED IS 0.99983.

6. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371	TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983435.880
DF4377	TXCC CORPUS CHRISTI R2 CORS ARP	N274426.654	W0972630.011
AF9488	ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

7. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT MARSHALL.

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.

[signature]
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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ★ BRICE B. MOCZYGEMBA 65747 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

Date: Jul 05, 2007, 10:42am User ID: KKephart
File: P:\61\11\13\Design\Civil\Plat\PL611113-Sears.dwg

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

THIS PLAT OF CENTRAL PARK SUBDIVISION REPLAT 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. ______

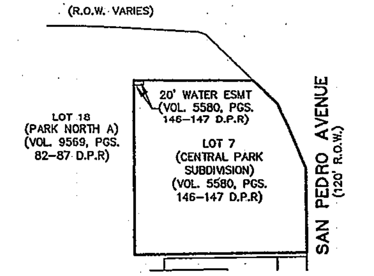
BY: ______
CHAIRMAN

BY: ______
SECRETARY

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 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.



AREAS BEING REPLATTED THROUGH PUBLIC HEARING

BEING A 16.51 ACRE TRACT OF LAND BEING COMPRISED OF LOT 7 AND A PORTION OF AN EXISTING 20-FOOT PERMANENT WATER EASEMENT OF THE CENTRAL PARK SUBDIVISION RECORDED IN VOLUME 5580, PAGES 146-147 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCK 13718 OF THE CITY OF SAN ANTONIO.

STATE OF ILLINOIS
COUNTY OF COOK

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

[signature]
OWNER/DEVELOPER:
SEARS, ROEBUCK AND CO.
3333 BEVERLY ROAD
HOFFMAN ESTATES, ILLINOIS 60179

DULY AUTHORIZED AGENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED James R. Terrell KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE/SHE 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 20th DAY OF July 2007

[signature]
NOTARY PUBLIC

OFFICIAL SEAL
MARY J. COX
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 3-21-2011

RECEIVED
07 AUG 7 PM 12:05
DEVELOPMENT SERVICES LAND DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ 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. ______

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 1 OF 1

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **August 22, 2007**

HUNTER'S GLENN PUD	MAJOR PLAT	060572
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 547 B-2
OWNER: New Leaf Homes by Fred Ghavidel
ENGINEER: SEDA Engineers, Inc., by Salah Diab
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 7, 2007

Location: On the east side of Hausman Road; north of Prue Road

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
PUD # 05-012, Hunter's Glenn was approved on May 23, 2007.

Proposed Use: Single Family Residential

Major Thoroughfare: Hausman is a secondary arterial, Type B, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

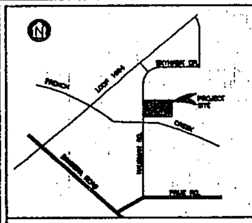
To plat **17.416** acres consisting of **57** single family lots and **1,998** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

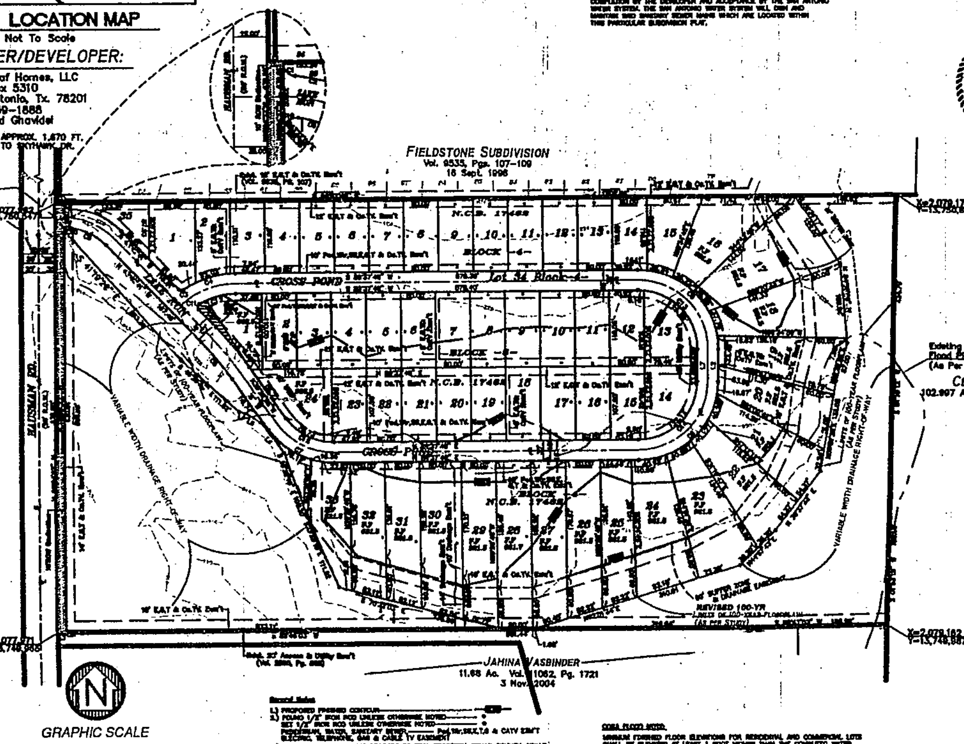
STAFF RECOMMENDATION:

Approval



OWNER/DEVELOPER:

New Leaf Homes, LLC
P.O. Box 5310
San Antonio, Tx. 78201
(210)559-1888
Mr. Fred Ghavidel



Seda Consulting Engineers, Inc.

WILKIE SURVEYING

Plat No. 060572

SUBDIVISION PLAT ESTABLISHING

HUNTER'S GLENN PUD SUBDIVISION

BEING 17.416 ACRES OF LAND OUT OF A 198.51 ACRE TRACT AS RECORDED IN VOLUME 1523, P. 279-280, REAL PROPERTY RECORDS, OF THE DEED RECORDS OF 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. 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.

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: JERRY D. WILKIE, JR. R.P.L.S. 4724

Registered Professional Land Surveyor

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 identified as private, forever all streets, alleys, parks, watercourses, 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 Fred Ghavidel 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 20th day of July 2007

Notary Public
Bexar County, Texas

This plat of Hunter's Glenn Pud Subdivision 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., ______.

By: ______
Chairman

By: ______
Secretary

LAND DEVELOPMENT SERVICES DIVISION
07 AUG -2 PM 4:06
RECEIVED

San Antonio Water System

August 25, 2006

Mr. Salah E. Diab, P.E.
Seda Consulting Engineers
6735 IH 10 West
San Antonio, Texas 78201

RE: File No. 0607009 - Request for review of **Hunter's Glenn PUD Subdivision, Plat No. 060572** located eastside of Hausman Road approximately 2,007 feet south of Loop 1604

Dear Mr. Diab:

On July 11, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 17.416 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no notable significant features were observed. The southwest portion of the property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated June 9, 2006-File No. 0411020.

Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated February 10, 2005 and February 15, 2005, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Hunter's Glenn PUD Subdivision, Plat No. 060572.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3523.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:JIM:pzg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 17 **August 22, 2007**

WOODLAKE GOLF VISTA	MAJOR PLAT	060616
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 548 F-5
OWNER: Todd Burek
ENGINEER: Macina, Bose, Copeland & Assoc., Inc., by Samuel B. Bledsoe III
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: August 8, 2007

Location: On the west side of Golf Vista Blvd., south of Woodlake Parkway

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #603, Ashby Park, was accepted on December 20, 2006.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **12.7156** acres consisting of **57** single family lots and **1,680** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

SUBDIVISION PLAT OF WOODLAKE GOLF VISTA

060616

12.7156 ACRES OUT OF A 49.315 ACRE TRACT OF LAND OUT OF THE 115.461 ACRE A.J. BRUCKS TRACT AND THE 118.460 ACRE LENNERT BOENIG TRACT OUT OF THE JOSEFA LEAL SURVEY NO. 39, COUNTY BLOCK 5080, 10.254 ACRES BEING DESCRIBED IN VOLUME 6081 PAGE 1784, AND 2.5616 ACRES BEING DESCRIBED IN VOLUME 7108 PAGE 1336 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

DEVELOPER / OWNER
TODD BUREK
23003 FOSSIL PEAK
SAN ANTONIO, TEXAS 78261
TELEPHONE No. (210) 313-3453

BEARINGS BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) SEPTEMBER 27, 2005

SCALE: 1" = 100'

LOTS 37 THRU 46, BLOCK 121, CB 5080, LIE WITHIN THE FEMA 100-Yr FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP No. 48029C0476E, DATED FEB. 16,1996. A FEMA LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY MACINA, BOSE, COPELAND & ASSOCIATES, INC. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100-Yr FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100-Yr FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.

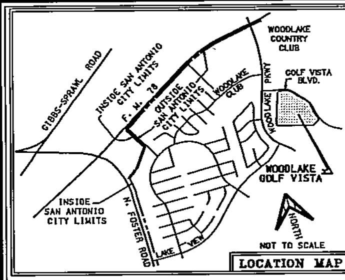
NOTES:

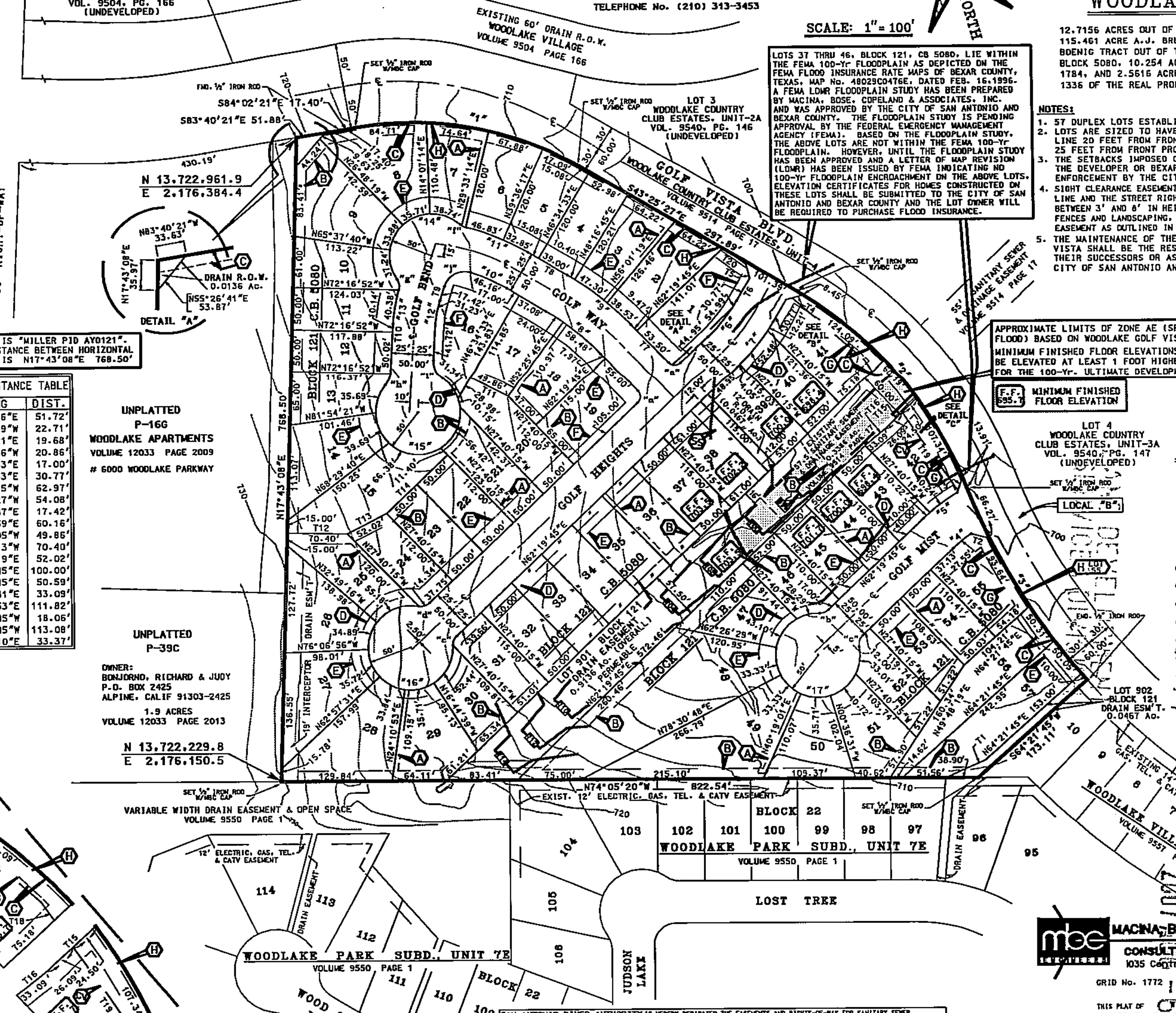
1. 57 DUPLEX LOTS ESTABLISHED.
2. LOTS ARE SIZED TO HAVE A MINIMUM 50' WIDTH AT A BUILDING LINE 20 FEET FROM FRONT PROPERTY LINE, EXCEPT LOT 28 AT 25 FEET FROM FRONT PROPERTY LINE.
3. THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
4. SIGHT CLEARANCE EASEMENT (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY LINE): NO PERMANENT STRUCTURES BETWEEN 3' AND 8' IN HEIGHT ABOVE ADJACENT PAVEMENT GRADE, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT AS OUTLINED IN THE LASTEST VERSION OF AASHTO.
5. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN WOODLAKE GOLF VISTA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

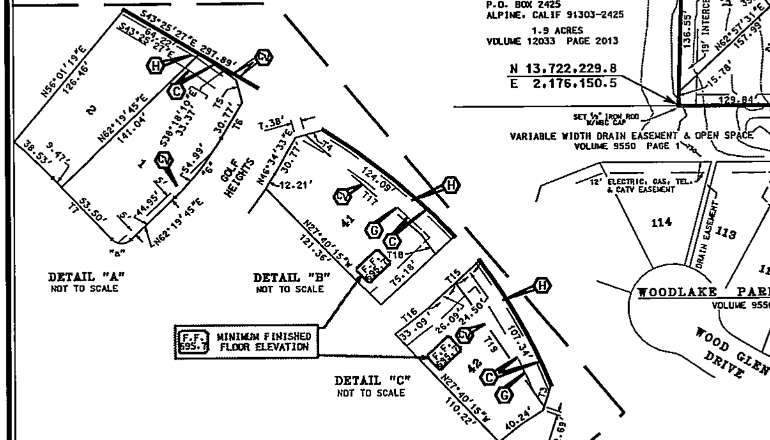
APPROXIMATE LIMITS OF ZONE AE (SPECIALFLOOD HAZARD AREA INUNDATED BY 100-Yr-FLOOD) BASED ON WOODLAKE GOLF VISTA DRAINAGE STUDY BY MBC ENGINEERS

MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURVACE ELEVATION FOR THE 100-Yr. ULTIMATE DEVELOPMENT.

F.F. 595.7 MINIMUM FINISHED FLOOR ELEVATION







LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
A	5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
B	12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
C	14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
D	10' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
E	20' BUILDING SETBACK
F	10' BUILDING SETBACK
G	14' BUILDING SETBACK
H	1' VEHICULAR NON-ACCESS EASEMENT
	16' SANITARY SEWER EASEMENT
	CLEAR VISION LINE (INTERSECTION SIGHT DISTANCE) SEE NOTE #4 - THIS SHEET)
—710—	EXISTING CONTOUR
712	PROPOSED CONTOUR

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
a	10.00'	90°00'00"	10.00'	15.71'
b	15.00'	46°11'13"	6.40'	12.09'
c	15.00'	57°25'16"	8.22'	15.03'
d	15.00'	54°45'56"	7.77'	14.34'
e	15.00'	49°10'04"	6.86'	12.87'
f	15.00'	28°57'31"	3.87'	7.58'
g	15.00'	50°57'59"	7.15'	13.34'
h	25.00'	36°52'12"	8.33'	16.09'
i	25.00'	57°46'09"	13.79'	25.21'
j	25.00'	90°37'27"	25.27'	39.54'
1	386.98'	40°36'55"	143.21'	274.32'
2	470.00'	38°16'32"	163.10'	313.98'
3	746.19'	20°45'08"	136.63'	270.27'
4	175.00'	09°01'10"	13.80'	27.55'
5	225.00'	12°47'35"	25.22'	50.24'
6	200.00'	15°45'11"	27.67'	54.99'
7	250.00'	15°45'11"	34.59'	68.74'
8	300.00'	15°45'11"	41.50'	82.48'
9	350.00'	15°45'11"	48.42'	96.23'
10	216.98'	12°11'19"	23.17'	46.16'
11	266.98'	17°01'19"	39.95'	79.32'
12	125.00'	14°18'48"	15.70'	31.23'
13	175.00'	13°13'16"	20.28'	40.38'
14	50.00'	166°48'30"	432.41'	145.57'
15	50.00'	274°38'20"	-	239.67'
16	50.00'	283°56'00"	-	247.78'
17	50.00'	283°36'29"	-	247.49'

N.G.S. STATION IS "MILLER PID AY0121". BEARING AND DISTANCE BETWEEN HORIZONTAL CONTROL POINTS IS N17°43'08"E 768.50'

BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
T1	N82°09'16"E	51.72'
T2	N59°26'39"W	22.71'
T3	N34°08'21"E	19.68'
T4	N89°05'36"W	20.86'
T5	N01°34'33"E	17.00'
T6	N46°34'33"E	30.77'
T7	N27°40'15"W	62.97'
T8	N43°25'27"W	54.08'
T9	N33°45'47"E	17.42'
T10	N19°26'59"E	60.16'
T11	N47°27'05"W	49.86'
T12	N72°55'13"W	70.40'
T13	N78°20'19"E	52.02'
T14	N62°19'45"E	100.00'
T15	N62°19'45"E	50.59'
T16	N66°39'41"E	33.09'
T17	N32°55'53"E	111.82'
T18	N19°04'45"W	18.06'
T19	N19°04'45"W	113.08'
T20	S38°18'10"E	33.37'

SAN ANTONIO RIVER AUTHORITY IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR SANITARY SEWER COLLECTION AND TREATMENT FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "SANITARY SEWER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTIONS SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURES, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

UDC 35-512: STREETSCAPE PLANNING MUST BE DONE AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF UDC.

IMPACT FEE PAYMENT DUE: WATER AND 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.

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

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS OR DRAIN RIGHT-OF-WAYS, 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS.

CPS NOTE: 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.

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.

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.

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 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.

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, 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 TODD BUREK 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 ________ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE N. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 08/18/2008

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ★ SAMUEL B. BLEDSOE III 38820 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: SAMUEL B. BLEDSOE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED SAMUEL B. BLEDSOE III 3112 PROFESSIONAL LAND SURVEYOR

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232

GRID No. 1772 1-9463 TEL. No. (210) 545-1122

THIS PLAT OF WOODLAKE GOLF VISTA 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 ________ SECRETARY BY ________ CHAIRMAN

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 ____ DAY OF ________, 20____

COUNTY CLERK, BEXAR COUNTY, TEXAS — COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ________, A.D. 20 ___ AT ____M. AND DULY RECORDED THE ____ DAY OF ________, A.D. 20 ___ AT ____M. IN THE 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

BY: ________, DEPUTY

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 18 **August 22, 2007**

ESTATES AT TOURNAMENT PLAYERS CLUB — MAJOR PLAT
SUBDIVISION NAME

060619
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 E-5
OWNER: Western Rim Investors 2006-2, L.P. by, Matthew J. Hiles
ENGINEER: Macina Bose Copeland & Associates, Inc., by Robert A. Copeland
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 6, 2007

Location: At the northeast corner of E. Evans Rd. and Cibolo Canyon Blvd.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Apartments

Major Thoroughfare: Evans Road is a primary arterial, Type A , minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

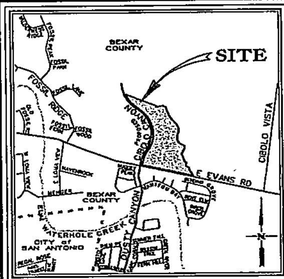
To plat **30.72** acres consisting of **2** non-single family lots.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

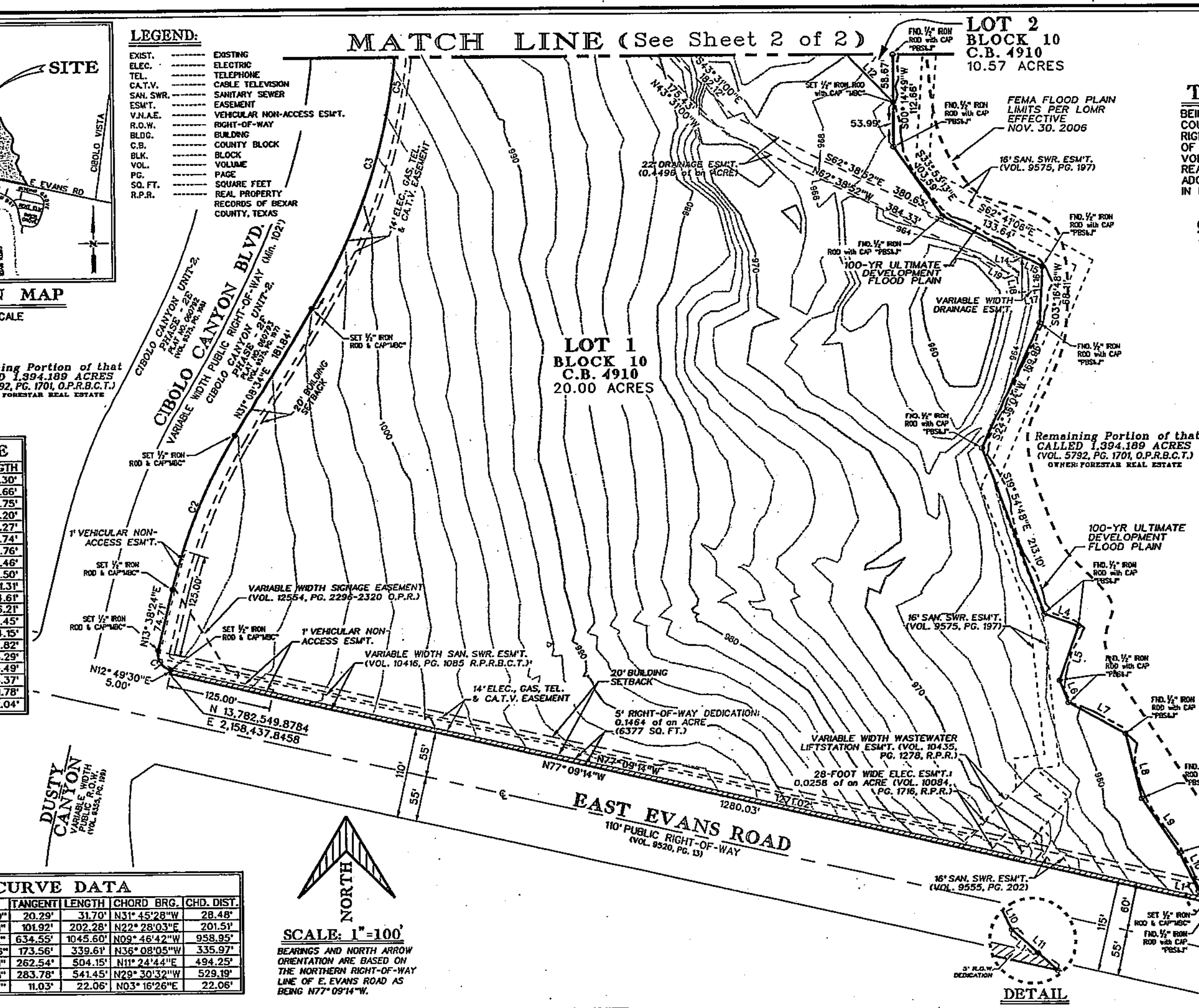


LOCATION MAP

NOT TO SCALE

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA.T.V.	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
C.B.	COUNTY BLOCK
BLK.	BLOCK
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
R.P.R.	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS



BEARINGS AND NORTH ARROW ORIENTATION ARE BASED ON THE NORTHERN RIGHT-OF-WAY LINE OF E. EVANS ROAD AS BEING N77°09'14"W.

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	S48° 08'23"E	14.30'
L2	S02° 02'59"W	21.66'
L3	S13° 26'11"E	11.75'
L4	S70° 35'15"E	43.20'
L5	S19° 12'40"W	70.27'
L6	S21° 26'27"E	27.74'
L7	S60° 54'55"E	77.76'
L8	S13° 26'41"E	80.46'
L9	S33° 45'58"E	80.50'
L10	S25° 51'36"E	51.31'
L11	S48° 08'23"E	24.61'
L12	S43° 31'49"E	226.21'
L13	S82° 25'02"E	11.45'
L14	S78° 29'09"E	14.15'
L15	S62° 41'06"E	18.82'
L16	S03° 16'48"W	28.29'
L17	S81° 10'22"W	26.49'
L18	N08° 49'38"W	18.37'
L19	N58° 54'48"W	11.78'
L20	N82° 25'02"W	12.04'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
"C1"	20.00'	90° 48'50"	20.29'	31.70'	N31° 45'28"W	28.48'
"C2"	668.00'	17° 21'01"	101.92'	202.28'	N22° 28'03"E	201.51'
"C3"	732.00'	81° 50'32"	634.55'	1045.60'	N09° 46'42"W	958.95'
"C4"	668.00'	29° 07'46"	173.56'	339.61'	N36° 08'05"W	335.97'
"C5"	732.00'	39° 27'41"	262.54'	504.15'	N11° 24'44"E	494.25'
"C6"	732.00'	42° 22'51"	283.78'	541.45'	N29° 30'32"W	529.19'
"C7"	732.00'	01° 43'37"	11.03'	22.06'	N03° 16'26"E	22.06'

SUBDIVISION PLAT ESTABLISHING THE ESTATES AT TOURNAMENT PLAYERS CLUB

060619

BEING LOT 1 (20.00 ACRES) AND LOT 2 (10.57 ACRES), BLOCK 10, COUNTY BLOCK 4910 AND A 5 FOOT (0.1464 OF AN ACRE) RIGHT-OF-WAY DEDICATION FOR A TOTAL OF 30.72 ACRES OUT OF THAT CALLED 1,394.189 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5792, PAGE 1701 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS SITUATED IN THE ADOLPHUS HARNDEN SURVEY NO. 478 1/3, ABSTRACT NO. 350, IN BEXAR COUNTY, TEXAS.

GENERAL NOTES:

1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND ZONE "A" (SHADED) ON COMMUNITY PANEL NUMBERS 480035 0145 F AND 480045 0145 F, DATED JANUARY 4, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION (FOR MORE DETAILED DEFINITION, PLEASE CONSULT FLOOD MAP):
ZONE A (SHADED)- AREAS INUNDATED BY 100-YEAR FLOOD; NO BASE FLOOD ELEVATIONS DETERMINED.
ZONE X (UNSHADED)- AREAS OUTSIDE 500-YEAR FLOODPLAIN.

2.) PLAT ESTABLISHING TWO (2) MULTI- FAMILY LOTS

3.) MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.

4.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM OPUS, ONLINE POSITIONING USER SERVICE. ROTATE BEARING 00°00'42" CLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

5.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

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

7.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE FOR THE 100-YEAR ULTIMATE DEVELOPMENT.

8.) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER:

WESTERN RIM INVESTORS 2006-2, L.P.
601 CANYON DRIVE, SUITE 101
COPPELL, TEXAS 75019
PHONE: (972) 471-8722

RECEIVED 07 JUL 31 PM
LAND DEVELOPMENT SERVICES DIVISION

FLOOD PLAIN NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARD'S AQUIFER 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 REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATERPOLLUTION 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.

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
Phone (210) 545-1122 Fax (210) 545-9302
www.mbcengineers.com

29392-1578

NOTE:

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. 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. 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. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

* NONE AFFECTED

NOTE:

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

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

[signature]
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED [signature] 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 25th DAY OF July A.D. 20 07

DELIA L. MIRANDA
MY COMMISSION EXPIRES January 30, 2010

[signature]
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. 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.

[signature]
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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — DAVID L. ALLEN — 66073 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED PROFESSIONAL LAND SURVEYOR — I. RAY INMAN — 4496

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 ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ______ A.D. 20 ___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE ESTATES AT TOURNAMENT PLAYERS CLUB 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 ______ SECRETARY BY ______ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: ______, DEPUTY

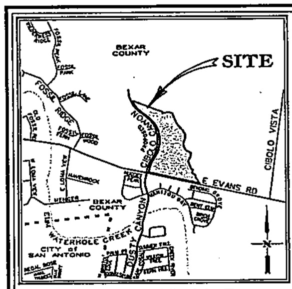
10:48:32 AM 7/24/2007 BWoerner
P:\1578\29392-Evans Rd Apts\Design\29392pl.dgn

SUBDIVISION PLAT
ESTABLISHING

THE ESTATES AT TOURNAMENT PLAYERS CLUB

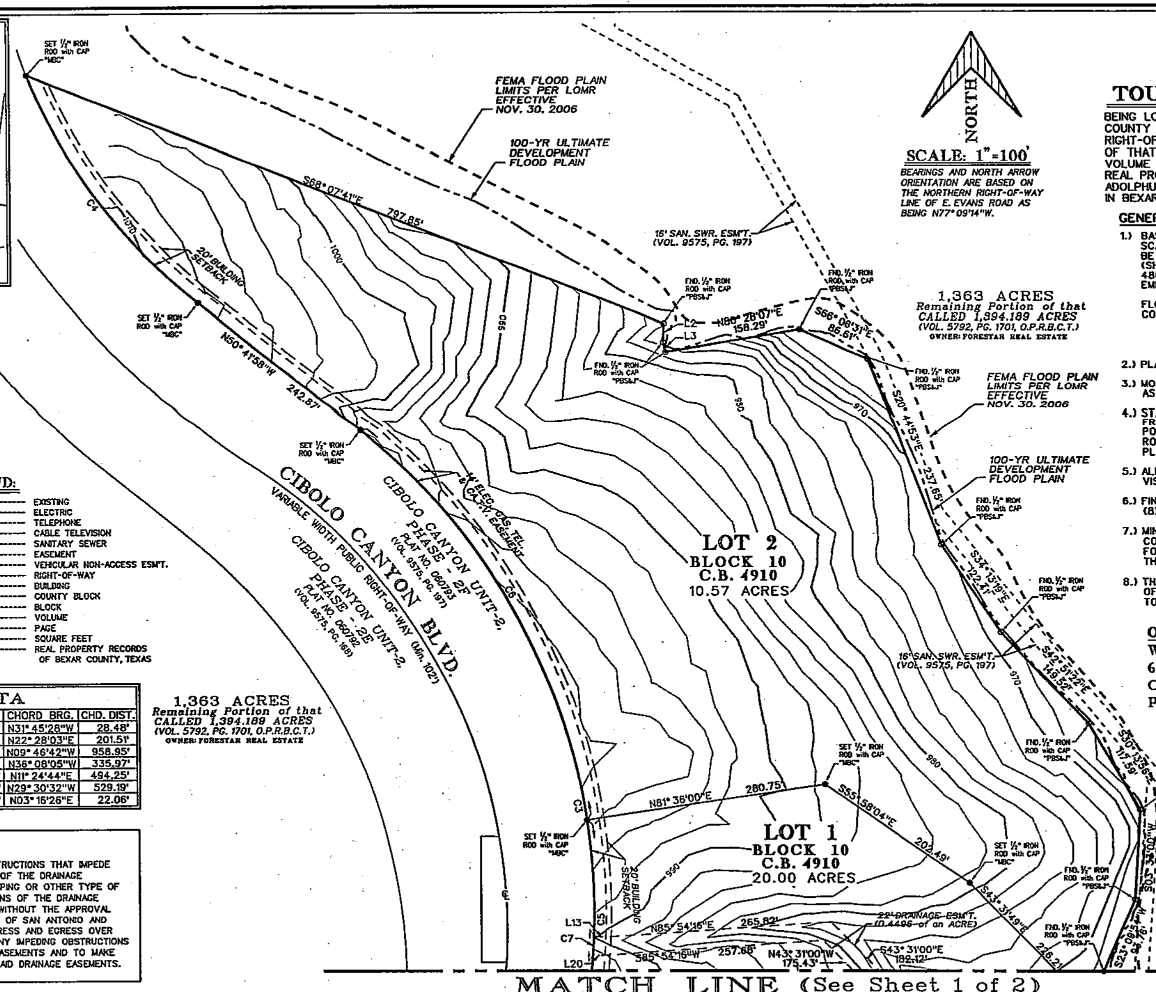
060619

BEING LOT 1 (20.00 ACRES) AND LOT 2 (10.57 ACRES), BLOCK 10, COUNTY BLOCK 4910 AND A 5 FOOT (0.1464 OF AN ACRE) RIGHT-OF-WAY DEDICATION FOR A TOTAL OF 30.72 ACRES OUT OF THAT CALLED 1,394.189 ACRE TRACT OF LAND AS RECORDED IN VOLUME 5792, PAGE 1701 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS SITUATED IN THE ADOLPHUS HARNDEN SURVEY NO. 478 1/3, ABSTRACT NO. 350, IN BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE



LINE TABLE		
NO.	CHORD BRG.	LENGTH
L1	S48° 08'23"E	14.30'
L2	S02° 02'59"W	21.66'
L3	S13° 26'11"E	11.75'
L4	S70° 35'15"E	43.20'
L5	S19° 12'40"W	70.27'
L6	S21° 26'27"E	27.74'
L7	S60° 54'55"E	77.76'
L8	S13° 26'41"E	80.46'
L9	S33° 45'58"E	80.50'
L10	S25° 51'36"E	51.31'
L11	S48° 08'23"E	24.61'
L12	S43° 31'49"E	226.21'
L13	S82° 25'02"E	11.45'
L14	S78° 29'09"E	14.15'
L15	S62° 41'06"E	18.82'
L16	S03° 16'48"W	28.29'
L17	S81° 10'22"W	26.49'
L18	N08° 49'38"W	18.37'
L19	N58° 54'48"W	11.78'
L20	N82° 25'02"W	12.04'

LEGEND:

EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA.T.V.	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
V.N.A.E.	VEHICULAR NON-ACCESS ESM'T.
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
C.B.	COUNTY BLOCK
BLK.	BLOCK
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET
R.P.R.	REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

CURVE DATA						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
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GENERAL NOTES:

1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND ZONE "A" (SHADED) ON COMMUNITY PANEL NUMBERS 480035 0145 F AND 480045 0145 F, DATED JANUARY 4, 2002 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

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2.) PLAT ESTABLISHING TWO (2) MULTI- FAMILY LOTS

3.) MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.

4.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM OPUS, ONLINE POSITIONING USER SERVICE.
ROTATE BEARING 00°00'42" CLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

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8.) THE SETBACKS IMPOSED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

OWNER/DEVELOPER:

WESTERN RIM INVESTORS 2006-2, L.P.
601 CANYON DRIVE, SUITE 101
COPPELL, TEXAS 75019
PHONE: (972) 471-8722

RECEIVED
JUL 31 PM 3: 15
LAND DEVELOPMENT SERVICES DIVISION

FLOOD PLAIN NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

EDWARD'S AQUIFER RECHARGE ZONE NOTE:

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mbc ENGINEERS
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29392-1578

NOTE:

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*NONE AFFECTED

NOTE:

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

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

Matthew J. Hiles
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Matthew J. Hiles 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 25th DAY OF July A.D. 20 07

DELIA L. MIRANDA
MY COMMISSION EXPIRES
January 30, 2010

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. 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.

David L. Allen, P.E.
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DAVID L. ALLEN
66073
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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
I. RAY INMAN
4496
PROFESSIONAL LAND SURVEYOR

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 ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ____ DAY OF ______ A.D. 20___

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE ESTATES AT TOURNAMENT PLAYERS CLUB 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 ______ SECRETARY BY ______ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

BY: ______, DEPUTY

9:31:17 AM 7/24/2007 BWoerner
P:\15781\29392-Evans Rd Acts\Design\939202.dgn

San Antonio Water System

May 29, 2007

Ms. Cara C Tackett, P.E.
Pape-Dawson Engineers, Inc
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0705002 - Request for review of **The Estates at TPC, Plat No** 060619 located on Between Marshall and Evans Road.

Dear Ms. Tackett:

On May 9, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for Commercial and consists of 20.00 acres located entirely within the EARZ. No Geologic features were visually apparent at the site, no significant features were observed. The property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) was submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated March 21, 2007. An Organized Sewage Collection System (SCS) Plan has been submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) in their letter dated March 12, 2007.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Estates at TPC, Plat No. 060619.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 19 **August 22, 2007**

BRIMHALL — MAJOR PLAT — 060760
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 546 F-3
OWNER: Ashish Patel Real Estate, by R. B. Rangrej
ENGINEER: Flores & Co., by Thomas Flores
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 7, 2007

Location: On the west side fo FM Loop 1604; south of Brimhall Street

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Proposed Use: Motel

Major Thoroughfare: F. M. Loop 1604 is a freeway.

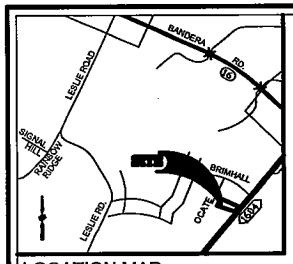
APPLICANT'S PROPOSAL:

To plat **1.568** acres consisting of **1** non-single family lot and **6,645** linear feet of public/private streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060760



LOCATION MAP
NOT TO SCALE

NOTES:

1. IRON PINS SET AT ALL CORNERS, EXCEPT AS OTHERWISE NOTED.

2. BEARINGS ARE BASED ON NAD 83(1993) STATE PLANE GRID COORDINATE SYSTEM.

Flores & Company Inc.
Consulting Engineers
12915 Jones Maltsberger, Suite 401
San Antonio, Texas 78247
Phone 210.490.9963 Fax 210.490.0820

DEVELOPER/OWNER:

ASHISH PATEL
REAL ESTATE INVESTOR AND DEVELOPER
18 SHERINGHAM
SAN ANTONIO, TEXAS 78218
PHONE: (210) 861-8500

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.

IMPACT FEE PAYMENT DUE:
WATER AND 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.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH UDC 35-512 .

CLEAR VISION NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5) (p 5-80-81).

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3) (p 5-103).

FINISHD FLOOR ELEVATIONS:
FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF (6) INCHES ABOVE FINAL ADJACENT GRADE IN ACCORDANCE WITH UDC 35-504(E)(2) (p 5-40).

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO 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
THOMAS FLORES
45209
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THIS 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.

OWNER

DULY 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 _____ A.D., _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THIS 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.

OWNER OF SANITARY EASEMENT OUT OF REMAINING PORTION OF 91.989 ACRE TRACT

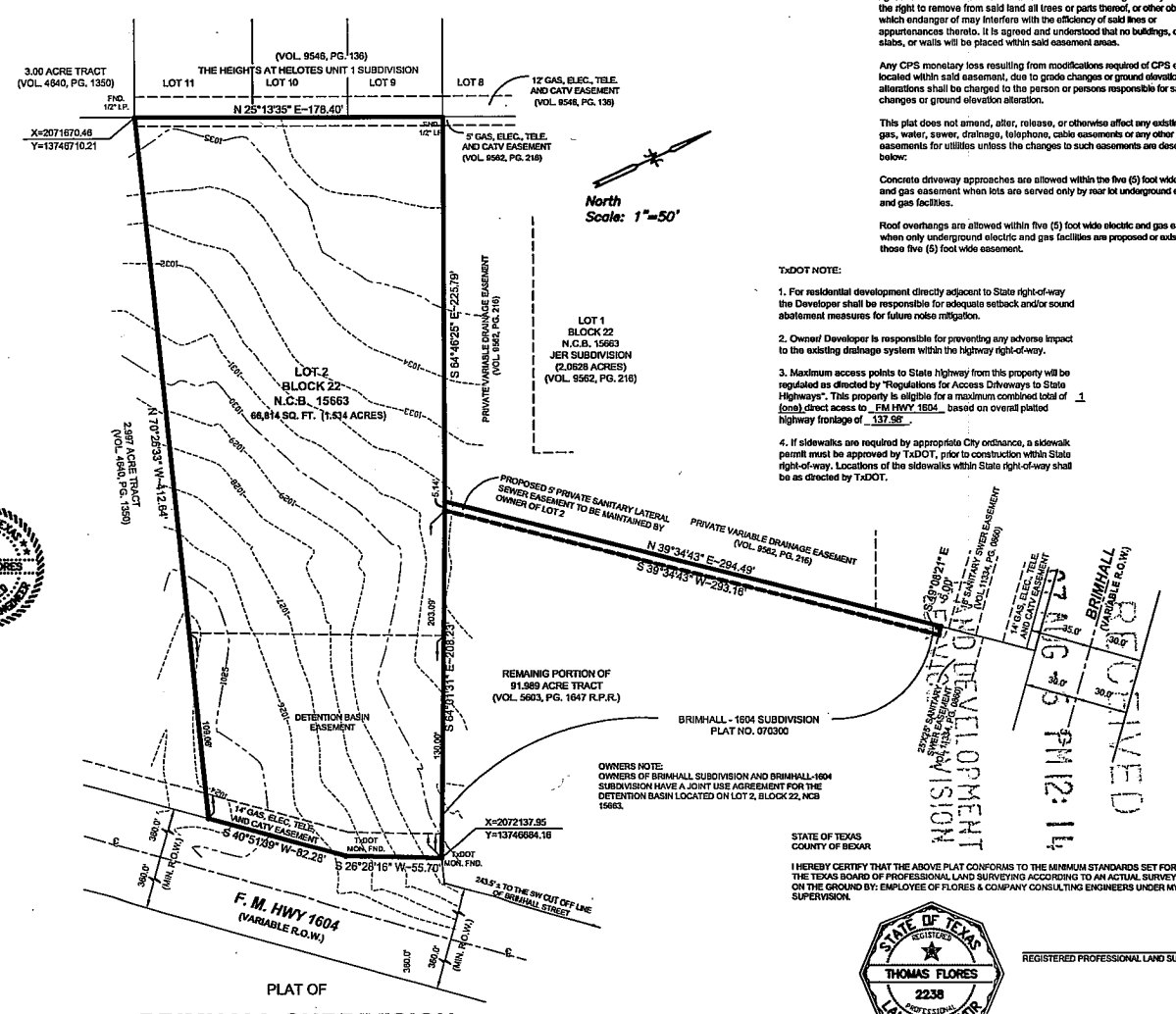
DULY AUTHORIZED AGENT

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 _____ A.D., _____.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS



OWNERS NOTE:
OWNERS OF BRIMHALL SUBDIVISION AND BRIMHALL-1604 SUBDIVISION HAVE A JOINT USE AGREEMENT FOR THE DETENTION BASIN LOCATED ON LOT 2, BLOCK 22, NCB 15663.

PLAT OF

BRIMHALL SUBDIVISION

ESTABLISHING LOT 2 (1.534 AC.), BLOCK 22, NEW CITY BLOCK 15663, AND A 5' WIDE PRIVATE SANITARY LATERAL EASEMENT (0.034 AC.), OUT OF 91.989 ACRE TRACT RECORDED IN VOLUME 5603, PAGE 1647, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BRIMHALL SUBDIVISION 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

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 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 land all trees or parts thereof, or other obstructions which endanger of 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 responsible for said grade changes or ground elevation alteration.

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:

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

Roof overhangs are allowed within five (5) foot wide electric and gas easement when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easement.

TxDOT NOTE:

1. For residential development directly adjacent to State right-of-way the Developer shall be responsible for adequate setback and/or sound abatement measures for future noise mitigation.

2. Owner/ Developer is responsible for preventing any adverse impact to the existing drainage system within the highway right-of-way.

3. Maximum access points to State highway from this property will be regulated as directed by "Regulations for Access Driveways to State Highways". This property is eligible for a maximum combined total of 1 (one) direct access to FM HWY 1604 based on overall platted highway frontage of 137.98'.

4. If sidewalks are required by appropriate City ordinance, a sidewalk permit must be approved by TxDOT, prior to construction within State right-of-way. Locations of the sidewalks within State right-of-way shall be as directed by TxDOT.

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: EMPLOYEE OF FLORES & COMPANY CONSULTING ENGINEERS UNDER MY SUPERVISION.

STATE OF TEXAS
REGISTERED
THOMAS FLORES
2238
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT

THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ A.D., _____

AT _____ M, AND DULY RECORDED THE _____ DAY OF _____ A.D., _____ AT

_____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK

VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF

_____ A.D., _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
2006 JUL 26 PM 12:16
DEVELOPMENT SERVICES DIVISION

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 20 **August 22, 2007**

THE VILLAGES AT STONE OAK, PUD — MAJOR PLAT — 060776
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 B-5
OWNER: McMillin Texas Development, by Edward Berlanga
ENGINEER: TCB, by David P. Beales
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: August 7, 2007

Location: On the south side of Stone Oak Parkway, south of Tynedale Trace

Services Available: Bexar Metropolitan Water and SAWS Sewer

Zoning:
R-5 Residential Single-Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP/POADP #782, Villages at Stone Oak, was accepted on April 6, 2004.
PUD # 04-004, Villages at Stone Oak, was approved on April 28, 2004.

Proposed Use: Residential

Major Thoroughfare: Stone Oak Parkway is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **15.447** acres consisting of **117** single family lots and **3,100** linear feet of private streets.

DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval.

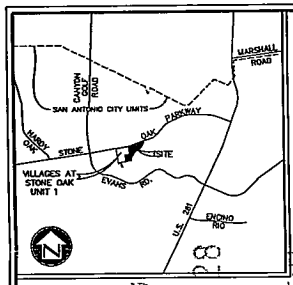
060776

SHEET 1 OF 2

"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

THE VILLAGES AT STONE OAK SUBDIVISION UNIT 2

BEING 15.447 ACRES OF LAND OUT OF A 30.566 ACRE TRACT AND A 41.596 ACRE TRACT, BOTH RECORDED IN VOLUME 8297, PAGE 589, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, AND 0.006 ACRE OF LAND OUT OF A 38.784 ACRE TRACT RECORDED IN VOL. 7398, PG. 1738 OFFICIAL PUBLIC RECORDS; BEXAR COUNTY, TEXAS, AND OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GRAPHIC SCALE
100 0 50 100 200
(IN FEET)
1 inch = 100 ft.

"C.P.S. NOTES AND LEGEND"

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-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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

4.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

"GENERAL NOTES"

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

2.) THE VALUE OF THE COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO D.G.P., P.ID. AW2157. DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET. STATE PLANE COORDINATES ARE GRID SCALE FACTOR IS 0.9999678 ROTATION GRID TO FLAT IS 00°00'10"

4.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION THE 100 YEAR ULTIMATE DEVELOPMENT.

5.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.

6.) BASIS OF BEARING RESTED HEREON IS THE EASTERLY LINE OF THE VILLAGES AT STONE OAK UNIT 1, RECORDED IN VOLUME 9562, PAGES 210-211, D.P.R.

7.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

8.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

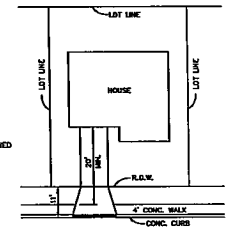
9.) LOT 999, INCLUDES ALL PRIVATE STREETS (3.750 AC) AND IS ALSO A WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

10.) MINIMUM FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE. (35-504(E)(2) P. 5-40)

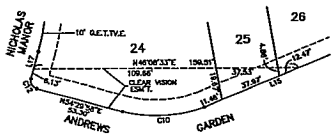
11.) PRIVATE STREETS (LOT 999), DRAINS, PARKS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES (LOT 901, BLOCK 51; LOT 901, BLOCK 47; LOT 901, BLOCK 49; LOT 901 & 902, BLOCK 52), WATER QUALITY BASIN (LOT 902, BLOCK 47) AND TRAFFIC ISLANDS WILL BE MAINTAINED BY THE DEVELOPER MCMILLIN TEXAS DEVELOPMENT.

"LEGEND NOTES"

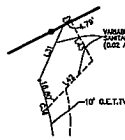
1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
4.) VEHICULAR NON ACCESS ESM'T. ——— V.N.A.E.
5.) VARIABLE WIDTH DRAINAGE ESM'T. ——— V.W.D.E.
6.) PROPOSED FINISHED CONTOUR ——— 630
7.) BLOCK ——— BLK.
8.) EXISTING ——— EXIST.
9.) EASEMENT ——— ESM'T.
10.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. ——— R.P.R
DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ——— D.P.R



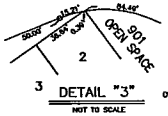
TYPICAL LOT
NOT TO SCALE



DETAIL "1"
NOT TO SCALE

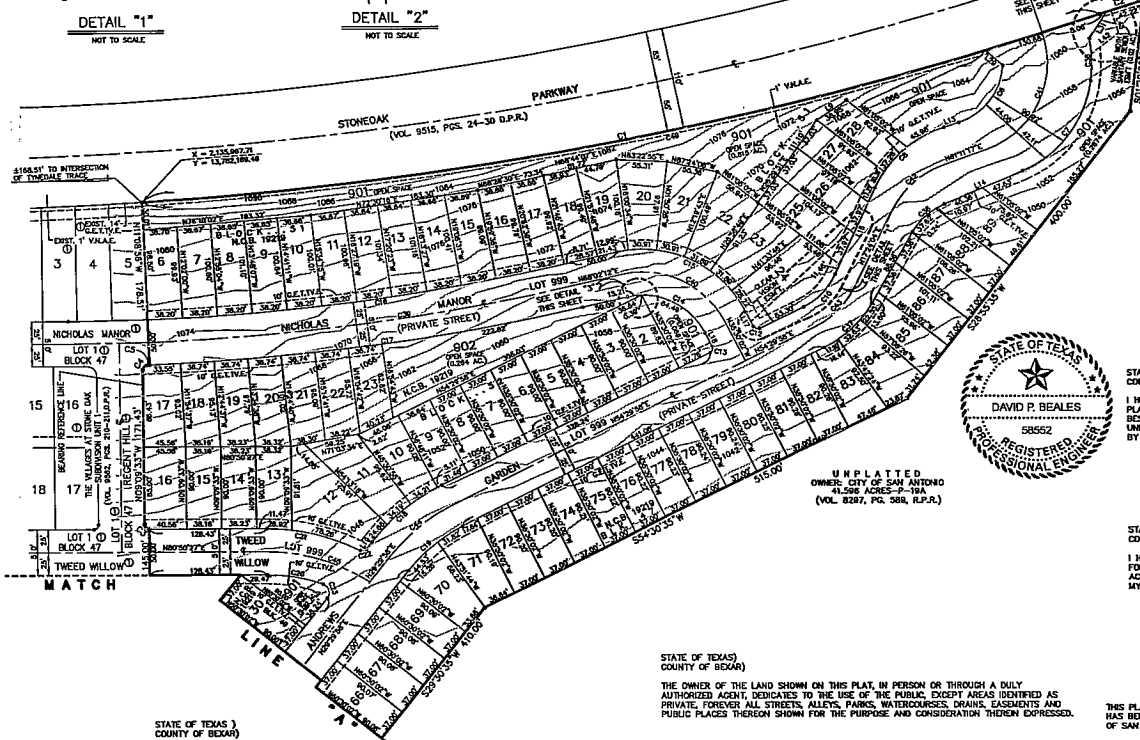


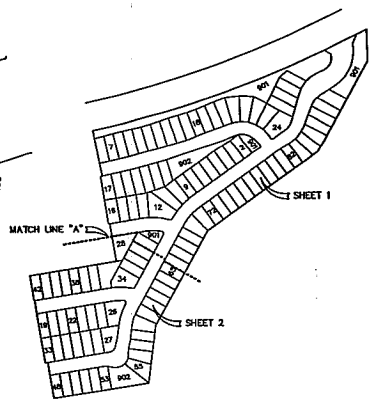
DETAIL "2"
NOT TO SCALE



DETAIL "3"
NOT TO SCALE

OWNER: MCMILLIN TEXAS DEVELOPMENT
UNPLATTED
38.784 ACRES
TRACT III
(VOL. 7398, PG. 1738, R.P.R.)





INDEX MAP
SCALE: 1" = 400'

NOTE:
WE ACKNOWLEDGE THAT THERE IS CURRENTLY NO FEMA-RECOGNIZED FLOOD PLAN IN THIS LOCATION. PER FLOOD INSURANCE RATE MAP 48029C0140F, EFFECTIVE DATE JANUARY 4, 2002.

IMPACT FEE PAYMENT DUE:
1. SAWS SEWER IMPACT FEES 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 SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

DRAINAGE EASEMENT NOTE:
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 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.

EDWARDS AQUIFER NOTES:
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.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN "WATER POLLUTION ABATEMENT PLAN (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 REGIONAL TCEQ OFFICE.

PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

CLEAR VISION EASEMENT NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

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, A VARIABLE WIDTH DRAIN ESM'T. (0.098 AC.).

PARKS PROJECTS MANAGER

DULY 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2007.

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, 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.

OWNER: MCMILLIN TEXAS DEVELOPMENT, ED BERLANGA, VICE PRESIDENT

DULY AUTHORIZED AGENT

STATE OF TEXAS)
COUNTY OF BEXAR)

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED

ED BERLANGA 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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF_____ A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF THE VILLAGES AT STONE OAK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____DAY OF _____ A.D. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

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, AND DULY RECORDED THE

_____ DAY OF _____, A.D. _____ AT _____ M, IN THE RECORDS OF

_____ OF SAID COUNTY, IN BOOK VOLUME _____

ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF _____, A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____ DEPUTY

OWNER/DEVELOPER:
McMILLIN TEXAS DEVELOPMENT
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490-1798

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180-S (210) 296-2117
SAN ANTONIO, TEXAS 78213
JOB No.: 60005352

TCB | AECOM
TCB
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210)-296-2000

DRAWN BY: R.R./G.M. JOB ORDER NO.: 60005272 DATE: 03/22/07

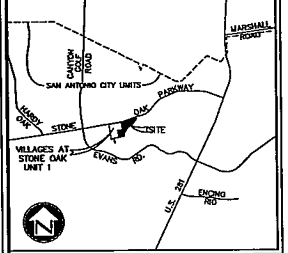
SHEET 2 OF 2

060776

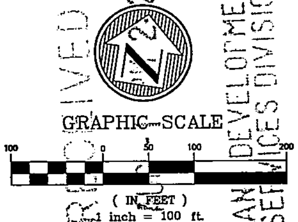
"A PLANNED UNIT DEVELOPMENT"
SUBDIVISION PLAT
OF

THE VILLAGES AT STONE OAK SUBDIVISION UNIT 2

BEING 15.447 ACRES OF LAND OUT OF A 30.566 ACRE TRACT AND A 41.596 ACRE TRACT, BOTH RECORDED IN VOLUME 8297, PAGE 589, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, AND 0.006 ACRE OF LAND OUT OF A 38.784 ACRE TRACT RECORDED IN VOL. 7398, PG. 1738 OFFICIAL PUBLIC RECORDS; BEXAR COUNTY, TEXAS, AND OUT OF THE L.C. GROTHAUS SURVEY NO. 12, ABSTRACT NO. 930, COUNTY BLOCK 4936, BEXAR COUNTY, TEXAS, SITUATED IN NEW CITY BLOCK (N.C.B.) 19219, SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE



RECEIVED
LAND DEVELOPMENT SERVICES DIVISION

LINE TABLE		
LINE	BEARING	LENGTH
L6	S09°09'33"E	25.00'
L7	S80°50'27"W	9.07'
L8	S80°50'27"W	2.00'
L9	N47°08'24"E	38.95'
L10	N03°39'02"W	25.12'
L11	S57°35'43"E	30.00'
L12	N23°51'22"E	39.62'
L13	N63°27'46"E	17.01'
L14	S57°35'42"W	92.99'
L15	S15°57'33"W	104.69'
L17	S35°30'02"E	17.11'
L18	S35°30'02"E	17.11'
L19	S29°29'58"W	10.30'
L21	S50°51'16"E	33.49'
L22	S09°09'33"E	24.73'
L23	S80°50'27"W	10.00'
L24	N09°09'33"W	24.73'
L25	S80°51'04"W	26.58'
L26	N09°09'33"W	25.00'
L29	N57°35'43"W	24.87'
L31	N23°51'22"E	35.16'
L40	N27°17'21"W	16.00'
L41	S27°17'21"E	16.00'
L42	N43°07'15"E	37.68'
L43	N27°17'21"W	25.66'

"GENERAL NOTES"

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

2.) THE VALUE OF THE COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO R.R.P., P.I.D. #AY2157.
DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET.
STATE PLANE COORDINATES ARE GRID
SCALE FACTOR IS 0.999878
ROTATION GRID TO PLAT IS 00°00'16"

4.) MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION THE 100 YEAR ULTIMATE DEVELOPMENT.

5.) CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF SURVCON, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) UPON COMPLETION OF CONSTRUCTION. TYPICAL MONUMENT IS A 1/2" IRON ROD WITH A "SURVCON, INC." PLASTIC CAP.

6.) BASIS OF BEARING RECITED HEREIN IS THE EASTERLY LINE OF THE VILLAGES AT STONE OAK UNIT 1, RECORDED IN VOLUME 9562, PAGES 210–211, D.P.R.

7.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

8.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

9.) LOT 999, INCLUDES ALL PRIVATE STREETS (3.750 AC) AND IS ALSO A WATER, ELECTRIC, GAS, SANITARY SEWER, TELEPHONE, CABLE T.V. & DRAINAGE EASEMENT.

10.) MINIMUM FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINAL ADJACENT GRADE. (35–504(E)(2) P. 5–40)

11.) PRIVATE STREETS (LOT 999), DRAINS, PARKS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES (LOT 901, BLOCK 51; LOT 901, BLOCK 47; LOT 901, BLOCK 49; LOT 901 & 902, BLOCK 52), WATER QUALITY BASIN (LOT 902, BLOCK 47) AND TRAFFIC ISLANDS WILL BE MAINTAINED BY THE DEVELOPER MCMILLIN TEXAS DEVELOPMENT.

"LEGEND NOTES"

1.) BUILDING SETBACK LINE ———— B.S.L.
2.) ELECTRIC TELEPHONE & CABLE TELEVISION EASEMENT ———— E.T.TV.E.
3.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ———— G.E.T.TV.E.
4.) VEHICULAR NON ACCESS ESM'T. ———— V.N.A.E.
5.) VARIABLE WIDTH DRAINAGE ESM'T. ———— V.W.D.E.
6.) PROPOSED FINISHED CONTOUR ———— (830)
7.) BLOCK ———— BLK.
8.) EXISTING ———— EXIST.
9.) EASEMENT ———— ESM'T.
10.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS. ———— R.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS. ———— D.P.R.

"C.P.S. NOTES AND LEGEND"

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-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, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS 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 AND 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.

2.) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION 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 G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

PERMEABLE AREA NOTE:

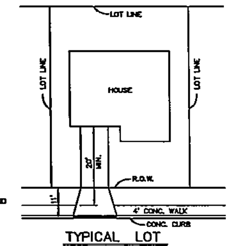
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.

IMPACT FEE PAYMENT DUE:

1. SAWS SEWER IMPACT FEES 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 SEWER SERVICE CONNECTION.
2. BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

DRAINAGE EASEMENT NOTE:

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 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.



TYPICAL LOT
NOT TO SCALE

NOTE:

WE ACKNOWLEDGE THAT THERE IS CURRENTLY NO FEMA-RECOGNIZED FLOOD PLAIN IN THIS LOCATION. PER FLOOD INSURANCE RATE MAP 48029C0140F, EFFECTIVE DATE JANUARY 4, 2002.

CLEAR VISION EASEMENT NOTE:

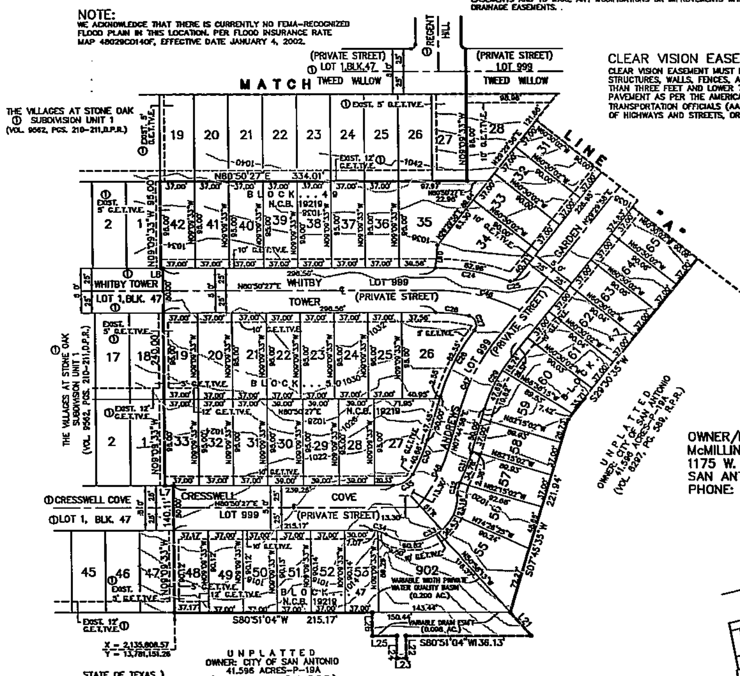
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

EDWARDS AQUIFER NOTES:

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 (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 REGIONAL TCEQ OFFICE.

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	15°03'41"	4055.00'	1065.94'	536.06'	1062.88'	N69°34'42"E
C2	2°30'58"	1145.00'	50.28'	25.14'	50.28'	N63°38'21"E
C3	90°00'00"	5.00'	7.85'	5.00'	7.07'	N54°09'33"W
C4	88°04'22"	5.00'	7.69'	4.83'	6.95'	N34°52'38"E
C5	0°03'44"	2525.00'	2.75'	1.37'	2.75'	N78°52'57"E
C6	68°34'01"	70.00'	83.77'	47.72'	78.86'	N29°10'46"E
C7	59°10'49"	125.00'	129.11'	70.98'	123.45'	S28°20'17"W
C8	47°30'13"	125.00'	103.64'	55.01'	100.69'	S39°42'39"W
C10	38°32'25"	75.00'	50.45'	26.22'	49.50'	N35°13'45"E
C12	90°00'00"	5.00'	7.85'	5.00'	7.07'	S80°30'02"E
C13	90°00'00"	5.00'	7.85'	5.00'	7.07'	N09°29'58"E
C14	76°27'46"	75.00'	100.09'	59.09'	92.83'	N73°43'55"W
C15	76°27'46"	125.00'	166.82'	98.48'	154.71'	N73°43'55"W
C16	10°48'53"	2475.00'	467.16'	234.28'	466.47'	N73°26'38"E
C17	10°48'53"	2525.00'	476.60'	239.01'	475.89'	N73°26'38"E
C18	25°00'00"	225.00'	98.17'	49.88'	97.40'	S41°59'58"W
C19	25°00'00"	175.00'	76.36'	38.80'	75.75'	S41°59'58"W
C20	20°10'03"	175.00'	61.60'	31.12'	61.28'	N89°04'32"W
C21	26°46'59"	225.00'	105.18'	53.57'	104.22'	N85°46'04"W
C22	78°07'28"	5.00'	6.82'	4.06'	6.30'	N68°33'42"E
C23	108°29'28"	10.00'	18.94'	13.89'	16.23'	N24°44'46"W
C24	21°07'34"	225.00'	82.96'	41.96'	82.49'	N88°35'46"W
C25	72°28'03"	5.00'	6.32'	3.66'	5.91'	N65°43'59"E
C26	11°54'29"	175.00'	36.37'	18.25'	36.31'	S86°47'41"W
C27	116°01'14"	10.00'	20.25'	16.01'	16.96'	N29°14'27"W
C28	21°01'12"	225.00'	82.55'	41.74'	82.08'	S18°15'34"W
C29	21°45'00"	175.00'	66.43'	33.62'	66.03'	S18°37'28"W
C30	13°18'43"	175.00'	40.66'	20.42'	40.57'	N14°24'19"E
C31	8°51'02"	225.00'	34.76'	17.41'	34.72'	N12°10'29"E
C32	27°03'40"	29.00'	13.70'	6.98'	13.57'	S03°04'09"W
C33	124°02'04"	51.00'	110.41'	95.99'	90.08'	N51°33'22"E
C34	32°43'57"	29.00'	16.57'	8.52'	16.34'	N82°47'35"W
C35	59°46'46"	25.00'	26.08'	14.37'	24.92'	N50°57'04"E
C36	36°55'40"	75.00'	48.34'	25.04'	47.51'	S39°27'52"W
C37	33°29'55"	125.00'	73.08'	37.62'	72.05'	N37°45'00"E
C38	0°43'17"	1271.00'	16.00'	8.00'	16.00'	S62°37'38"W
C39	10°48'53"	2500.00'	471.88'	236.64'	471.18'	N73°26'38"E
C40	76°27'46"	100.00'	133.45'	78.78'	123.77'	N73°43'55"W
C41	89°06'29"	100.01'	155.54'	98.47'	140.33'	N16°37'54"E
C42	43°47'14"	100.00'	76.42'	40.19'	74.58'	S39°17'40"W
C43	37°05'54"	100.00'	64.75'	33.56'	63.62'	N35°57'01"E
C44	25°00'00"	200.00'	87.27'	44.34'	86.58'	S41°59'58"W
C45	33°41'15"	200.00'	117.59'	60.55'	115.90'	N82°18'56"W
C46	27°19'48"	200.00'	95.40'	48.63'	94.50'	N85°29'39"W
C47	21°45'00"	200.00'	75.92'	38.42'	75.47'	S18°37'28"W
C48	21°57'26"	200.00'	76.64'	38.80'	76.18'	N18°43'40"E
C49	13°12'54"	4055.00'	935.26'	469.71'	933.19'	N70°50'06"E
C50	0°37'14"	1255.00'	13.59'	6.80'	13.59'	S62°40'52"W
C51	0°02'06"	3945.00'	2.41'	1.20'	2.41'	N62°23'18"E



STATE OF TEXAS)
COUNTY OF BEXAR)

THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, A VARIABLE WIDTH DRAIN ESM'T. (0.098 AC.).

____
PARKS PROJECTS MANAGER

____
DULY AUTHORIZED AGENT

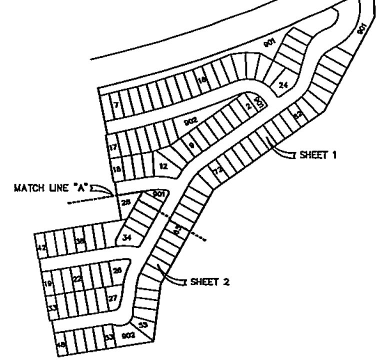
STATE OF TEXAS)
COUNTY OF BEXAR)

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF__________ A.D. 2007.

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

OWNER/DEVELOPER:
McMILLIN TEXAS DEVELOPMENT
1175 W. BITTERS, STE 200
SAN ANTONIO, TEXAS 78216
PHONE: (210) 490–1798



INDEX MAP
SCALE: 1" = 400'

STATE OF TEXAS)
COUNTY OF BEXAR)

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OWNER: McMILLIN TEXAS DEVELOPMENT, ED BERLANGA, VICE PRESIDENT

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GIVEN UNDER MY HAND & SEAL OF OFFICE THIS____DAY OF__________ A.D. 2007.

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ARTHUR LEE WRIGHT
MY COMMISSION EXPIRES
NOVEMBER 19, 2009

STATE OF TEXAS
DAVID P. BEALES
58552
REGISTERED PROFESSIONAL ENGINEER

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COUNTY OF BEXAR)

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____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS)
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I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF SURVCON, INC. UNDER MY SUPERVISION.

____
REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF THE VILLAGES AT STONE OAK SUBDIVISION UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ________________ A.D. 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: _______________
CHAIRMAN

BY: _______________
SECRETARY

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. AND DULY RECORDED THE
_____ DAY OF ________ A.D. _____ AT ______ M. IN THE RECORDS OF
_______________ OF SAID COUNTY, IN BOOK VOLUME ________
ON PAGE ________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

_____ DAY OF ________ A.D. ______
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _______________ DEPUTY

SURVCON INC.
PROFESSIONAL SURVEYORS
6800 PARK TEN BLVD., SUITE 180–S (210) 296–2117
SAN ANTONIO, TEXAS 78213
JOB No.: 60005352

TCB | AECOM
TCB
6800 PARK TEN BLVD.,
SUITE 180 SOUTH
SAN ANTONIO, TEXAS 78213
(210)–296–2000

DRAWN BY: R.R./G.M. JOB ORDER NO.: 60005272 DATE: 03/22/07

San Antonio Water System

March 12, 2007

RECEIVED

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LAND DEVELOPMENT SERVICES DIVISION

Mrs. Heather E.S. O'Gorman
Turner Collie & Braden
6800 Park Ten Blvd., Suite 180 South
San Antonio, Texas 78213

RE: File No. 0701011- Request for review of **The Villages at Stone Oak Subdivision, Unit 2, Plat No.** 060776 located on Evans Road & Stone Oak Parkway

Dear Mrs.O'Gorman:

On January 29, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 15.450 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated December 08, 2003, and December 19, 2006, respectively. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Villages at Stone Oak Subdivision, Unit 2, Plat No. 060776.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 21 **August 22, 2007**

MESA DEL NORTE UNIT 4 PUD — MAJOR PLAT — 070047
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 482 E-1
OWNER: Mesa Canyon Springs, Ltd., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, by Alfonso Chua, Jr.
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 6, 2007

Location: West of the interection of Fairway Springs and Wilderness Oak

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:

MDP/POADP #427-B, Canyon Valley was accepted on April 27, 1998.
PUD # 04-013, Mesa Del Norte was approved on July 14, 2004.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **15.81** acres consisting of **66** single family lots and **2,217** linear feet of private streets.

DISCUSSION:

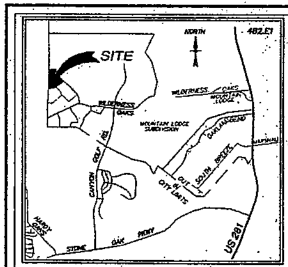
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

Antonio Water Systems, as indicated in the attached report. No significant recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070047



LOCATION MAP

NOT TO SCALE

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE. WITH THE REFERENCE BEARING BEING THAT OF THE WEST LINE OF THE 103.61 ACRE TRACT AS RECORDED IN VOLUME 10320, PAGES 972-979 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS LONESTAR, 1953 (P.I.D. #AY1808) N:13731522.2197 E:2140520.8364, OBLATE, 1953 (P.I.D. #AY1961) N:13731295.2612 E:2127038.6019, BITTERS, 1953 (P.I.D. #AY0072) N:13756584.2745 E: 2129377.7379

TCEQ/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.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

LEGEND

E.G.T = ELECTRIC, TELEPHONE, & GAS
CATV = CABLE TELEVISION
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
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1' ESM'T = 1' VEHICULAR NON-ACCESS ESM'T
5' ESM'T = 5' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
10' ESM'T = 10' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
12' ESM'T = 12' ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
F.F. = FINISHED FLOOR
FF= = MINIMUM FINISHED FLOOR FOR SEWER

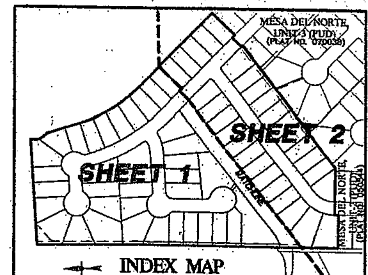
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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.

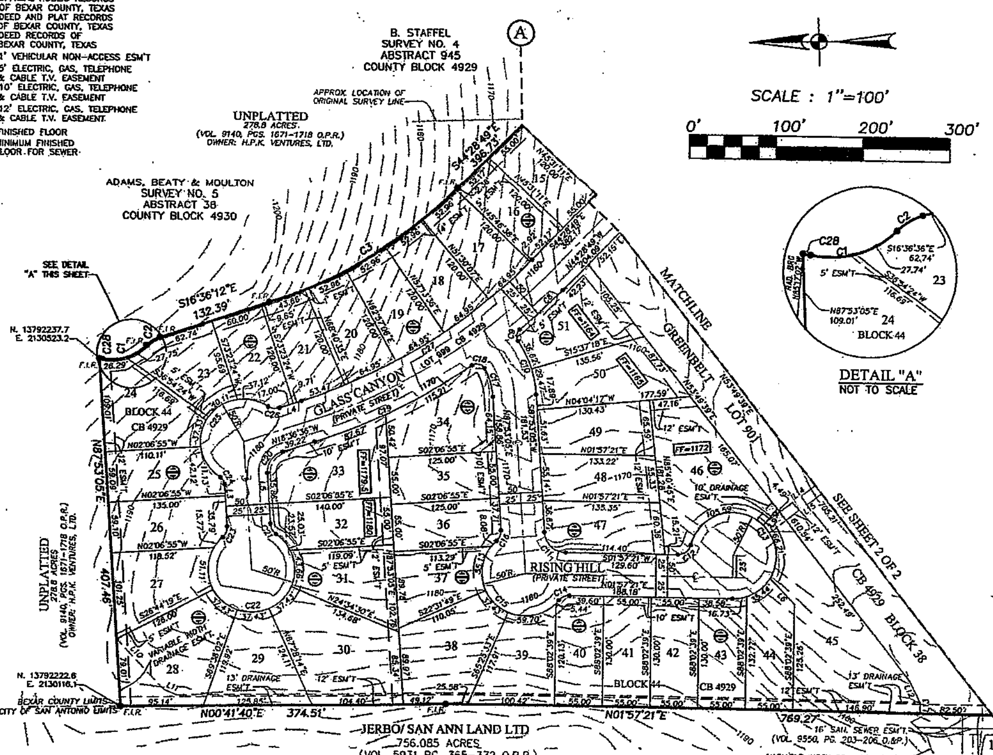
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊖ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.



INDEX MAP

NOT TO SCALE



OWNER/DEVELOPER:
MESA CANYON SPRINGS, LTD.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 497-3385

THE HEIGHTS AT S.O. PUD, POD C, UNIT-1 (VOL. 9550, PGS. 203-206, D.&P.)

LOT 54, BLOCK 26 (OPEN SPACE) (VOL. 9550, PG. 203-206 D.&P.)

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, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND 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 WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF MESA DEL NORTE UNIT-4, 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 999, COUNTY BLOCK 4929, THE GREENBELT LOT 901 BLOCK 38, COUNTY BLOCK 4929 AND ANY DRAINAGE EASEMENTS WITHIN MESA DEL NORTE UNIT-4, P.U.D., SHALL BE THE RESPONSIBILITY OF THE MESA DEL NORTE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4929, IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT.

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

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

9. LOT 901, BLOCK 38, COUNTY BLOCK 4929 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, WATER QUALITY, CABLE TV AND ACCESS EASEMENT.

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.

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07 ... 6 PM ... 20
DEVELOP... VICES DIV...

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.

OWNER: MESA CANYON SPRINGS, LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 July A.D. 20 07

NOTARY PUBLIC BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALFONSO R. CHUA, JR.
84556
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

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

SUBDIVISION PLAT OF MESA DEL NORTE, UNIT-4

(PLANNED UNIT DEVELOPMENT)

A 15.81 ACRE TRACT OF LAND BEING OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929 AND THE ADAMS, BEATY & MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930, OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MESA DEL NORTE, UNIT-4 (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

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 ON ________ EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ________ DAY OF ________ 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

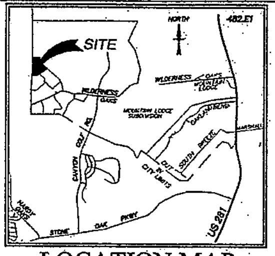
I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____ IN TESTIMONY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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

JOB NO. 5881-10
ORIGINAL

PLAT NO. 070047



LOCATION MAP

NOT TO SCALE

LEGEND

E.G.T = ELECTRIC, TELEPHONE, & GAS
CATV = CABLE TELEVISION
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
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F.F. = FINISHED FLOOR
[FF=] = MINIMUM FINISHED FLOOR FOR SEWER

SURVEYOR'S NOTES:

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

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	54.04'	55.00'	29.43'	56°17'56"	51.89'	S16°36'12"E
C2	18.67'	38.00'	9.53'	28°08'58"	18.48'	S30°40'41"E
C3	257.87'	530.00'	131.54'	27°52'37"	255.33'	S30°32'31"E
C4	14.26'	10.00'	8.65'	81°41'31"	13.08'	N85°19'35"W
C5	90.53'	100.00'	48.63'	51°52'18"	87.47'	S27°53'30"W
C6	135.80'	150.00'	72.95'	51°52'18"	131.21'	N27°53'30"E
C7	17.16'	10.00'	11.57'	98°18'29"	15.13'	N04°40'25"E
C8	68.30'	700.00'	34.18'	05°35'26"	68.27'	N41°41'06"W
C9	14.58'	10.00'	8.93'	83°30'57"	13.32'	N80°38'52"W
C10	66.08'	125.00'	33.83'	30°17'26"	65.32'	S72°44'22"W
C11	37.49'	25.00'	23.28'	85°55'44"	34.08'	S44°55'13"W
C12	20.07'	15.00'	11.86'	76°39'28"	18.61'	S36°22'23"E
C13	223.98'	50.00'	63.25'	256°39'28"	78.45'	S53°37'37"W
C14	13.62'	15.00'	7.32'	52°01'12"	13.16'	N24°03'15"W
C15	165.78'	50.00'	573.27'	189°58'09"	99.62'	N44°55'13"E
C16	13.62'	15.00'	7.32'	52°01'12"	13.16'	S66°06'18"E
C17	34.49'	75.00'	17.55'	26°20'47"	34.18'	N74°42'42"E
C18	16.54'	10.00'	10.87'	94°45'12"	14.72'	N14°09'43"E
C19	202.87'	700.00'	102.15'	16°36'18"	202.16'	N24°54'44"W
C20	32.95'	25.00'	19.36'	75°30'19"	30.61'	N54°21'45"W
C21	13.62'	15.00'	7.32'	52°01'12"	13.16'	S61°52'29"W
C22	247.87'	50.00'	39.04'	284°02'25"	61.54'	N02°06'55"W
C23	13.62'	15.00'	7.32'	52°01'12"	13.16'	S66°06'19"E
C24	9.48'	10.00'	5.13'	54°18'53"	9.13'	N60°43'39"E
C25	158.69'	50.00'	3113.56'	181°50'24"	99.99'	S55°30'35"E
C26	13.62'	15.00'	7.32'	52°01'12"	13.16'	S09°24'01"W
C27	316.18'	650.00'	161.28'	27°52'14"	313.07'	S30°32'42"E
C28	4.53'	38.00'	2.27'	06°49'47"	4.53'	S08°07'52"W

LINE TABLE

LINE	LENGTH	BEARING
L1	5.29'	S44°28'49"E
L2	13.98'	S01°57'21"W
L3	49.41'	N87°53'05"E
L4	26.71'	S16°36'36"E
L5	59.43'	S87°53'05"W
L6	40.87'	S48°18'24"W
L7	50.00'	S45°31'11"W
L8	14.56'	N44°28'49"W
L9	25.00'	S49°26'30"E
L10	79.68'	S48°37'26"W
L11	16.65'	N24°39'33"E
L12	27.07'	S65°54'12"W
L13	12.36'	N88°02'39"W
L14	70.63'	S36°10'21"E
L15	75.68'	S36°10'21"E

TCEQ/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.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

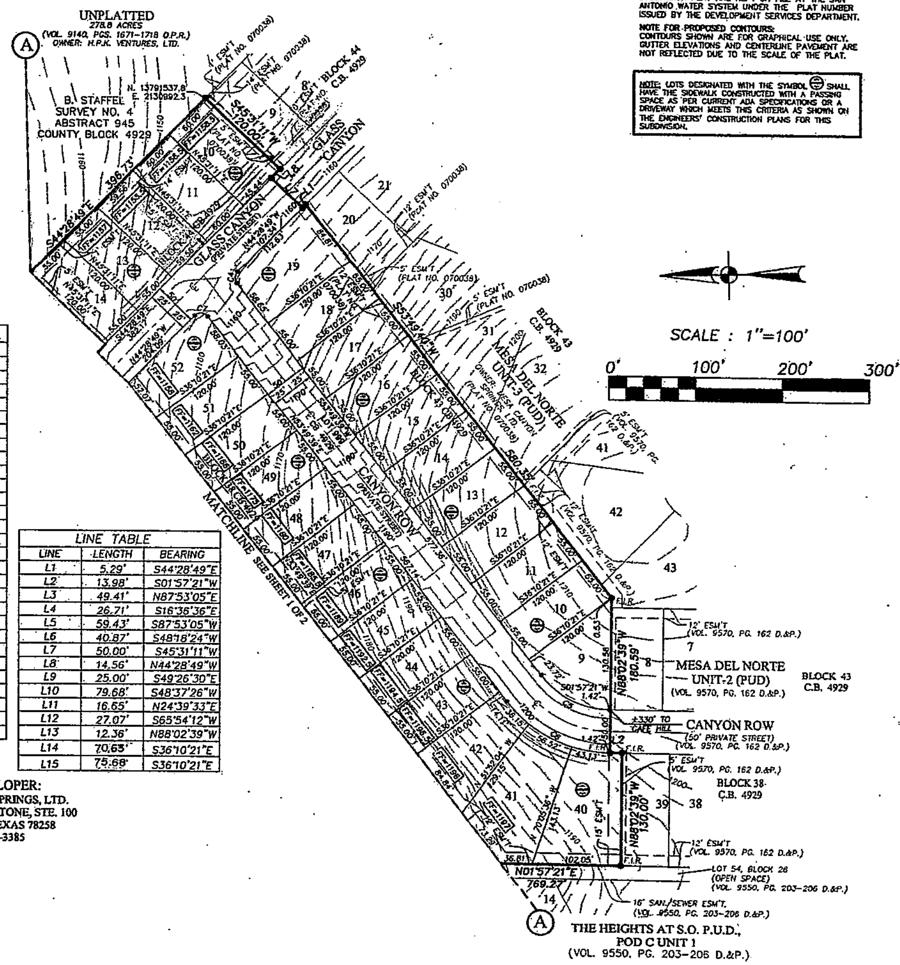
IMPACT FEE PAYMENT DUE: THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

FINISHED FLOOR NOTE: THE FINISHED FLOOR ELEVATIONS (F.F.) REPRESENT THE MINIMUM POSSIBLE FLOOR ELEVATION TO PROVIDE SANITARY SEWER SERVICE TO EACH LOT. ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

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.

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.

NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.



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.

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, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND 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 WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF MESA DEL NORTE UNIT-4, 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 999, COUNTY BLOCK 4929, THE GREENBELT LOT 901 BLOCK 38, COUNTY BLOCK 4928 AND ANY DRAINAGE EASEMENTS WITHIN MESA DEL NORTE UNIT-4, P.U.D., SHALL BE THE RESPONSIBILITY OF THE MESA DEL NORTE SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4929, IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS TELEPHONE, CABLE TV, SANITARY SEWER, DRAINAGE AND WATER EASEMENT.

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

8. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC, GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.

9. LOT 901, BLOCK 38, COUNTY BLOCK 4928 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, WATER QUALITY, CABLE TV AND ACCESS EASEMENT.

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.

OWNER: MESA CANYON SPRINGS, LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, 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 JULY A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CARLOS C. SANDOVAL
Notary Public
State of Texas
My Comm. Exp. 08-22-2010

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — ALFONSO R. CHUA, JR. — 84556 — 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

RECEIVED 07 AUG 10 LAND DEVELOPMENT

OWNER/DEVELOPER:
MESA CANYON SPRINGS, LTD.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TEXAS 78258
TEL. NO. (210) 497-3385

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

SUBDIVISION PLAT OF
MESA DEL NORTE, UNIT-4
(PLANNED UNIT DEVELOPMENT)

A 15.81 ACRE TRACT OF LAND BEING OUT OF A 103.61 ACRE TRACT CONVEYED TO MESA CANYON SPRINGS, LTD. AS DESCRIBED IN WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10320, PAGES 972-979 IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE B. STAFFEL SURVEY NUMBER 4, ABSTRACT 945, COUNTY BLOCK 4929 AND THE ADAMS, BEATY & MOULTON SURVEY NUMBER 5, ABSTRACT 38, COUNTY BLOCK 4930, OF BEXAR COUNTY, TEXAS.

THIS PLAT OF MESA DEL NORTE, UNIT-4 (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

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 ON EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ 20____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ 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. ____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 2 OF 2

JOB NO. 5881-10
ORIGINAL

Date: Jul 10, 2007, 4:41pm User ID: LMartinez
File: P:\58\81\10\Design\Civil\Plat\PL588110.dwg

San Antonio Water System

RECEIVED
07 AUG -6 PM 12: 08
LAND DEVELOPMENT SERVICES DIVISION

RECEIVED
07 JUL 26 AM 7: 51
LAND DEVELOPMENT SERVICES DIVISION

April 30, 2007

Mr. Alfonso Chua, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0703008- Request for review of **Mesa Del Norte, Unit 4, Plat No.** 070047 located on Wilderness Oak Road and Canyon Golf Road.

Dear Mr.Chua:

On March 23, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 15.180 acres located entirely within the EARZ. No significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated August 24, 2004. An Organized Sewage Collection System (SCS) Plan has been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Mesa Del Norte, Unit 4, Plat No. 070047.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 22 **August 22, 2007**

TRIANA UNIT 5	MAJOR PLAT	070132
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 512 B-3
OWNER: KB Home Lone Star L.P., by Joseph C. Hernandez
ENGINEER: Vickrey & Associates, Inc., by Kevin P. Hunt
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 7, 2007

Location: Extending Asturias from Triana Unit 1 & 2

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #004A-06, Triana was accepted on February 7, 2007.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **14.23** acres consisting of **71** single family lots and **2,450** linear feet of public streets.

DISCUSSION:

It is noted that because plat # 060392, Triana Units 1 & 2, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070132

LEGEND

○	1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP SET
●	1/2" IRON ROD W/VICKREY & ASSOC. PROPERTY CORNER CAP FOUND
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
—740—	EXISTING CONTOURS
—[740]—	PROPOSED CONTOURS
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
BSL	BUILDING SETBACK LINE
AC	ACRES
VAR.	VARIABLE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
DRN	DRAINAGE
EX	EXISTING
VOL	VOLUME
PG.	PAGE
C.V.E	CLEAR VISION ESMT

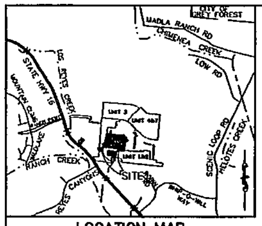
WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU's) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: IMPACT FEE PAYMENT DUE: WATER AND 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.

STREETSCAPE TREE REQUIREMENTS WILL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERIOR PROPERTY CORNERS UNLESS OTHERWISE NOTED.

THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO



CPS 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 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.
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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

ADDITIONAL NOTES:

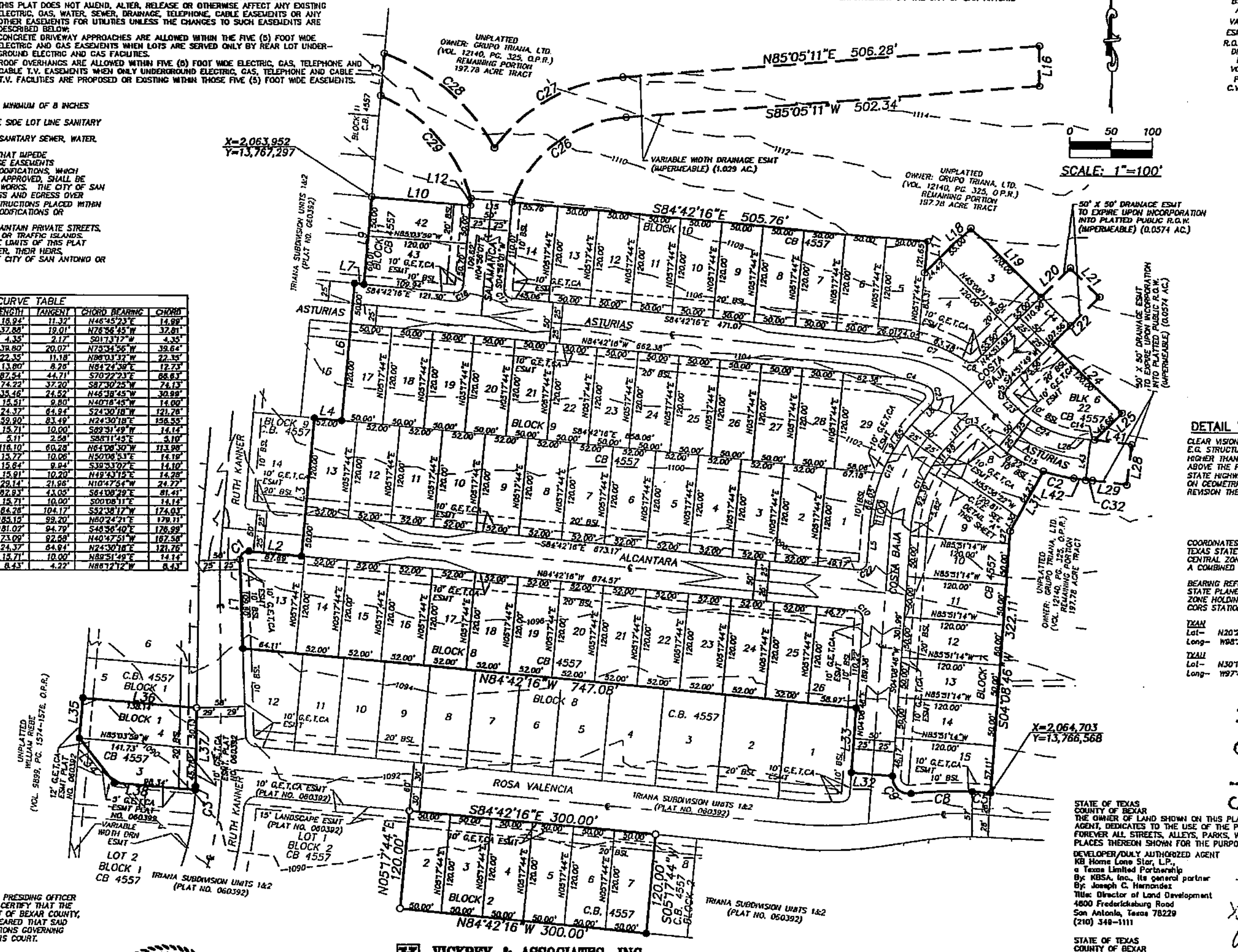
A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE. (35-504(E)(2)P-5-40)
B. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
C. ROOF OVERHANGS ARE ALLOWED WITHIN THE SIDE LOT LINE SANITARY SEWER, WATER, AND DRAIN EASEMENTS.
D. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
E. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN PRIVATE STREETS, PARKS, EASEMENTS OF ANY KIND, GREEN BELTS, OPEN SPACES, OR TRAFFIC ISLANDS.
F. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN THE LIMITS OF THIS PLAT SHALL BE THE RESPONSIBILITY OF THE DEVELOPER OR LANDOWNER, THEIR HEIRS, SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

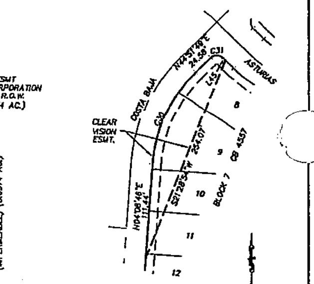
LINE TABLE

LINE	LENGTH	BEARING
L1	109.60'	N01°46'58"W
L2	83.88'	S84°42'16"E
L3	170.00'	N05°17'44"E
L4	33.11'	S84°42'16"E
L5	47.60'	N04°08'46"E
L6	170.00'	N05°17'44"E
L7	11.37'	S84°42'16"E
L8	12.05'	N44°51'49"E
L9	110.01'	N04°56'01"E
L10	120.00'	S85°03'59"E
L11	24.58'	S44°51'49"W
L12	8.92'	N04°56'01"E
L13	52.28'	N04°56'01"E
L14	17.94'	N45°08'11"W
L15	50.00'	S85°03'59"E
L16	50.18'	S00°00'00"W
L17	38.34'	S05°17'44"W
L18	79.42'	N44°51'49"E
L19	120.00'	S45°08'11"E
L20	50.00'	N44°51'49"E
L21	50.00'	S45°08'11"E
L22	82.00'	S44°51'49"W
L23	17.94'	S45°08'11"E
L24	120.00'	S45°08'11"E
L25	46.68'	S44°51'49"W
L26	14.42'	S83°08'48"E
L27	16.00'	S04°08'46"W
L28	50.00'	S06°51'12"W
L29	41.56'	N83°08'48"W
L30	19.89'	S26°27'36"W
L31	84.12'	S26°27'36"W
L32	50.00'	N85°51'14"W
L33	79.16'	N04°08'46"E
L34	88.58'	N38°25'24"W
L35	50.00'	N04°56'01"E
L36	138.14'	S85°03'59"E
L37	95.91'	S00°50'08"W
L38	98.34'	N85°03'59"W
L41	44.89'	S83°08'48"E
L42	14.42'	N83°08'48"W
L43	50.00'	S06°51'12"W
L44	50.00'	S45°08'11"E
L45	4.23'	S45°08'11"E

CURVE TABLE

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	97°04'42"	10.00'	16.94'	11.32'	N46°45'23"E	14.99'
C2	12°24'08"	175.00'	37.88'	19.01'	N78°56'45"W	37.81'
C3	00°46'17"	323.00'	4.35'	2.17'	S01°23'17"W	4.35'
C4	18°14'40"	125.00'	39.80'	20.07'	N75°34'56"W	39.64'
C5	02°58'42"	430.00'	22.35'	11.18'	N88°03'32"W	22.35'
C6	79°05'40"	10.00'	13.80'	8.26'	N84°24'39"E	12.73'
C7	28°39'45"	175.00'	87.54'	44.71'	S70°22'23"E	86.63'
C8	09°53'24"	430.00'	74.22'	37.20'	S87°30'25"W	74.13'
C9	101°35'03"	20.00'	35.46'	24.52'	N46°38'45"W	30.99'
C10	88°51'02"	10.00'	15.51'	9.80'	N40°18'45"W	14.00'
C11	40°43'04"	175.00'	124.37'	64.94'	S24°30'18"W	121.76'
C12	40°43'05"	225.00'	159.90'	83.49'	N24°30'18"E	156.55'
C13	90°00'00"	10.00'	15.71'	10.00'	S89°51'49"W	14.14'
C14	10°05'34"	29.00'	5.11'	2.56'	S88°11'45"E	5.10'
C15	38°00'38"	175.00'	116.10'	60.28'	N64°08'30"W	113.98'
C16	90°21'43"	10.00'	15.77'	10.06'	N50°06'53"E	14.19'
C17	89°38'17"	10.00'	15.64'	9.94'	S39°53'07"E	14.10'
C22	91°08'56"	10.00'	15.91'	10.20'	N49°43'15"E	14.28'
C23	111°19'25"	15.00'	29.14'	21.96'	N10°47'54"W	24.77'
C24	38°00'37"	125.00'	82.93'	43.05'	S64°08'29"E	81.41'
C25	90°00'00"	10.00'	15.71'	10.00'	S00°08'11"E	14.14'
C26	66°42'21"	158.27'	184.28'	104.17'	S52°38'17"W	174.03'
C27	50°58'09"	208.27'	185.15'	99.20'	N80°24'21"E	179.11'
C28	41°59'18"	247.01'	181.02'	94.79'	S48°56'40"E	176.99'
C29	50°20'22"	197.01'	173.09'	92.58'	N40°47'51"W	167.58'
C30	40°43'04"	175.00'	124.37'	64.94'	N24°30'18"E	121.76'
C31	90°00'00"	10.00'	15.71'	10.00'	N89°51'49"E	14.14'
C32	06°06'48"	79.00'	8.43'	4.22'	N86°12'12"W	8.43'





DETAIL "A"

CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE (3) FEET AND LOWER THAN EIGHT (8) FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

COORDINATES CITED IN THIS DESCRIPTION ARE BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE GRID, WITH DISTANCES CITED IN SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.

BEARING REFERENCE FOR THIS SURVEY IS BASED ON TEXAS STATE PLANE COORDINATES SYSTEM NAD 83 SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORS STATION TXAU AND AUSTIN CORS STATION TXAU

TXAN
Lat– N20°29'28.34308"
Long– W98°34'32.88078"

TXAU
Lat– N30°18'42.06808"
Long– W97°45'22.71309"

OWNER:
GRUPO TRIANA, LTD.,
A TEXAS LIMITED PARTNERSHIP
BY: TEHOTEX PARTNERS, INC.
A TEXAS CORPORATION, ITS GENERAL PARTNER
BY: ISRAEL FOGIEL, PRESIDENT
8000 IH 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230

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

DEVELOPER/DULY AUTHORIZED AGENT
KB Home Lone Star, L.P.,
a Texas Limited Partnership
By: KBSA, Inc., its general partner
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349-1111

OWNER

DULY 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 3rd DAY OF ______ A.D. 2007

NOTARY PUBLIC 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. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE RECORDS OF ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D. ______.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

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 ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______

COUNTY JUDGE, BEXAR COUNTY, TEXAS

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. 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.

VICKREY & ASSOCIATES, INC.
BY: KEVIN P. HUNT, P.E.

7/31/07
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: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S

7/31/07
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — KEVIN P. HUNT — 91842 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED PROFESSIONAL LAND SURVEYOR — STEPHEN HORVATH — 2811

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216-2004
Telephone: (210) 349-3271

SUBDIVISION PLAT ESTABLISHING
TRIANA SUBDIVISION, UNIT 5

BEING A 14.23 ACRE TRACT OF LAND LOCATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, BEING A PORTION OF THE JOHN M. ROSS SURVEY NO. 228, ABSTRACT 644, COUNTY BLOCK 4555, THE PEDRO TREVINO SURVEY NO. 224, ABSTRACT 764, COUNTY BLOCK 4557, JOHN M. ROSS SURVEY NO. 224, ABSTRACT 646, COUNTY BLOCK 4554, A.L. SALES SURVEY NO. 230, ABSTRACT 1274, COUNTY BLOCK 5736, AND BEING A PORTION OF THAT CERTAIN 197.78 ACRE TRACT OF LAND AS DESCRIBED IN SPECIAL WARRANTY DEED DATED MAY 23, 2006, CONVEYED FROM GISELA DANNETTE TRIANA, TRUSTEE, LORENZO TRIANA, A SINGLE MAN, AND LORENZO TRIANA, III, TO GRUPO TRIANA, LTD., A TEXAS LIMITED PARTNERSHIP AS RECORDED IN VOL. 12140, PAGE 325, OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TRIANA SUBDIVISION, UNIT 5 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. ______

BY: ______ CHAIRMAN

BY: ______ SECRETARY

SHEET 1 OF 1

JOB No. 2038-010-051 DATE OF PREPARATION: 07/31/07 CK

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 23 **August 22, 2007**

BERNAL	MAJOR PLAT	070231
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 617 D-8
OWNER: Carlos Bernal
ENGINEER: Rosin-Johnson, Inc., by Joel Johnson
CASE MANAGER: Donna L. Schueling, Planner II (207-5016)

Date filed with Planning Commission: August 8, 2007

Location: On the south side of San Salvador; west of Essex

Services Available: SAWS Water and Sewer

Zoning: RM-4 Residential Mixed District

Proposed Use: Residential

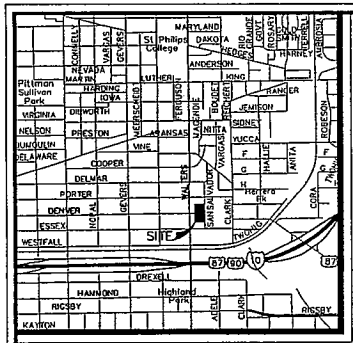
APPLICANT'S PROPOSAL:

To plat **1.562** acres consisting of **15** single family lots.

STAFF RECOMMENDATION:

Approval.

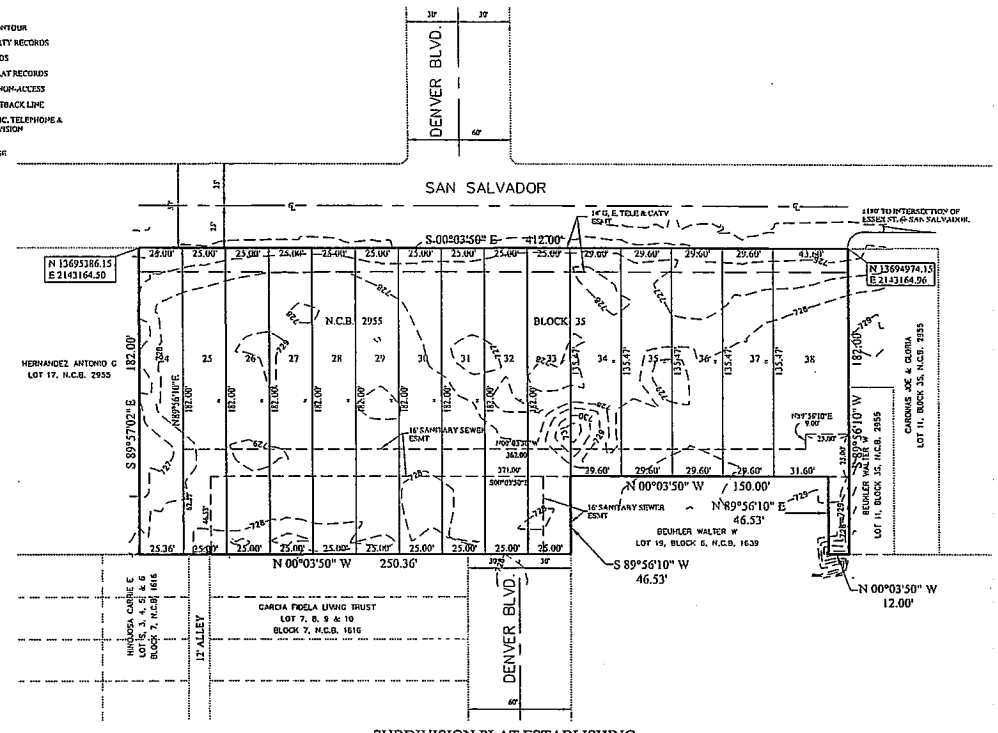
070231



LOCATION MAP
SCALE: 1" = 2000'

LEGEND

609	EXISTING CONTOUR
R.P.R.	REAL PROPERTY RECORDS
D.R.	DEED RECORDS
D.P.R.	DEED AND PLAT RECORDS
V.N.A.	VEHICULAR NON-ACCESS
B.S.L.	BUILDING SETBACK LINE
G. E. TELE & CATV ESMT	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT
14000/52	VOLUME/PAGE



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.

OWNER: CARLOS BERNAL

DULY AUTHORIZED AGENT
ADDRESS: 13110 OXFORD BEND

SAN ANTONIO, TEXAS 78249

PH: (210) 365-5708

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 CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D., 200__.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
TORRY LAYNE HURT
91844
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOEL CHRISTIAN JOHNSON
5578
PROFESSIONAL
LAND SURVEYOR

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: JOEL CHRISTIAN JOHNSON

REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT ESTABLISHING

BERNAL SUBDIVISION

BEING A 1.562 ACRE TRACT OF LAND, BEING CALLED THE WEST 182 FEET OF LOT 15, BLOCK 35, NEW CITY BLOCK 2955, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS DESCRIBED IN VOLUME 6611, PAGE 1376, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

1.562 ACRES – 15 LOTS

NOTE: FINISHED FLOOR ELIEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(E)(2)P5-40) (IF IN FLOOD PLAIN NOTE WITH 1)

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

THIS PLAT OF BERNAL SUBDIVISION 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., 200_.

BY: CHAIRMAN

BY: SECRETARY

IMPACT FEE PAYMENT DUE: WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. 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.

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 CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

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 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 ELECTRIC POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MIGHT INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDING CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. BASIS OF BEARING: THE WEST LINE OF SAID 1.562 ACRE TRACT AS DESCRIBED IN VOLUME 6611, PAGE 1376 REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.
4. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON ARE BASED ON THE STATE PLANE COORDINATE SYSTEM (SOUTH CENTRAL TEXAS ZONE). NAD 83 (CORS).
5. IRON PINS FOUND OR SET AT EACH CORNER.
6. DEVELOPER WILL PERFORM STREETSCAPING AT TIME OF CONSTRUCTION.
7. 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:

STATE OF TEXAS
COUNTY OF BEXAR

I_____ COUNTY CLERK OF BEXAR COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE __ DAY OF_____ A.D., 200_ AT _____ .M. AND DULY RECORDED THE __ DAY OF_____ A.D., 200_ AT ___:___ .M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME ____ ON PAGE ____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS __ DAY OF _____ A.D., 200_.
SWORN TO AND SUBSCRIBED BEFORE ME THIS __ DAY OF ____ A.D., 200_.

BY_____ DEPUTY

RJ Rosin-Johnson, Inc.
Civil Engineers - Land Surveyors

3690 HIGHPOINT
SAN ANTONIO, TEXAS 78217
210/490-6001 * FAX:210/496-3975

L:\1781-001-000\DWG\S-PLAT.dwg REVISED: 06/28/07 JET

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 24 **August 22, 2007**

QUARRY VILLAGE — MAJOR PLAT — 070245
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 583 A-2
OWNER: Artessa at Quarry Village, LLC, by Robert Hunt
ENGINEER: Pape-Dawson Engineers, Inc., by Thomas Matthew Carter
CASE MANAGER: Luz M. Gonzales, Planner II (207-7898)

Date filed with Planning Commission: August 6, 2007

Location: At the intersection of Jones Maltsberger Road and Basse Road

Services Available: SAWS Water and Sewer

Zoning: MXD Mixed Use District

Plat is in accordance with:
MDP/POADP #834, Villages at the Quarry Market MDP/MXD, was accepted on August 2, 2005.

Proposed Use: Apartments, Condos, Retail, Bank, Hotel, Restaurant and office

Major Thoroughfare: Basse Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

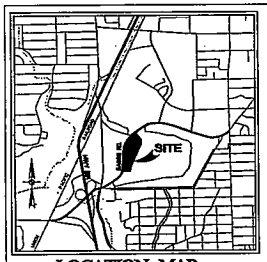
APPLICANT'S PROPOSAL:

To replat **12.736** acres consisting of **3** non-single family lots.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070245



LOCATION MAP

(NOT TO SCALE)

NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. N.A.D. GRID COORDINATES DERIVED FROM OPUS SOLUTION AF9533 ANTO SAN ANTONIO RRP CORS ARP N292928.342 W0983435.880

3. BEARINGS SHOWN MUST BE ROTATED 00°06'57" CLOCKWISE TO MATCH N.A.D. 83.

4. BEARINGS ARE BASED ON BASSE ROAD 86-FOOT RIGHT-OF-WAY, DEDICATED IN ALAMO CEMENT SUBDIVISION, UNIT 2A RECORDED IN VOLUME 9524, PAGES 165-168 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF SAID BASSE ROAD.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).

SHARED CROSS ACCESS NOTE:
OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(R)(3).

WASTE WATER EDU NOTE:
THE NUMBER OF 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.

DRAINAGE NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 OT REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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.

STREETSCAPE NOTE:
NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

IMPACT FEE PAID:
THE OWNER HAS PAID ALL IMPACT FEES ASSOCIATED WITH THIS DEVELOPMENT.

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.

OWNER/DEVELOPER: ROBERT HUNT, VICE PRESIDENT
ARTESSA AT QUARRY VILLAGE LLC
1020 NE LOOP 410, SUITE 700
SAN ANTONIO, TEXAS 78209
PHONE: (210) 824-8044

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/SHE 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 _____ A.D. 20____

_____
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. 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.

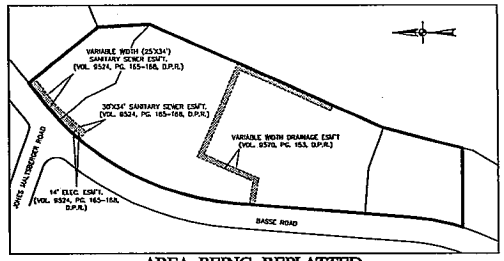
_____
LICENSED PROFESSIONAL ENGINEER

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



AREA BEING REPLATTED

(NOT TO SCALE)

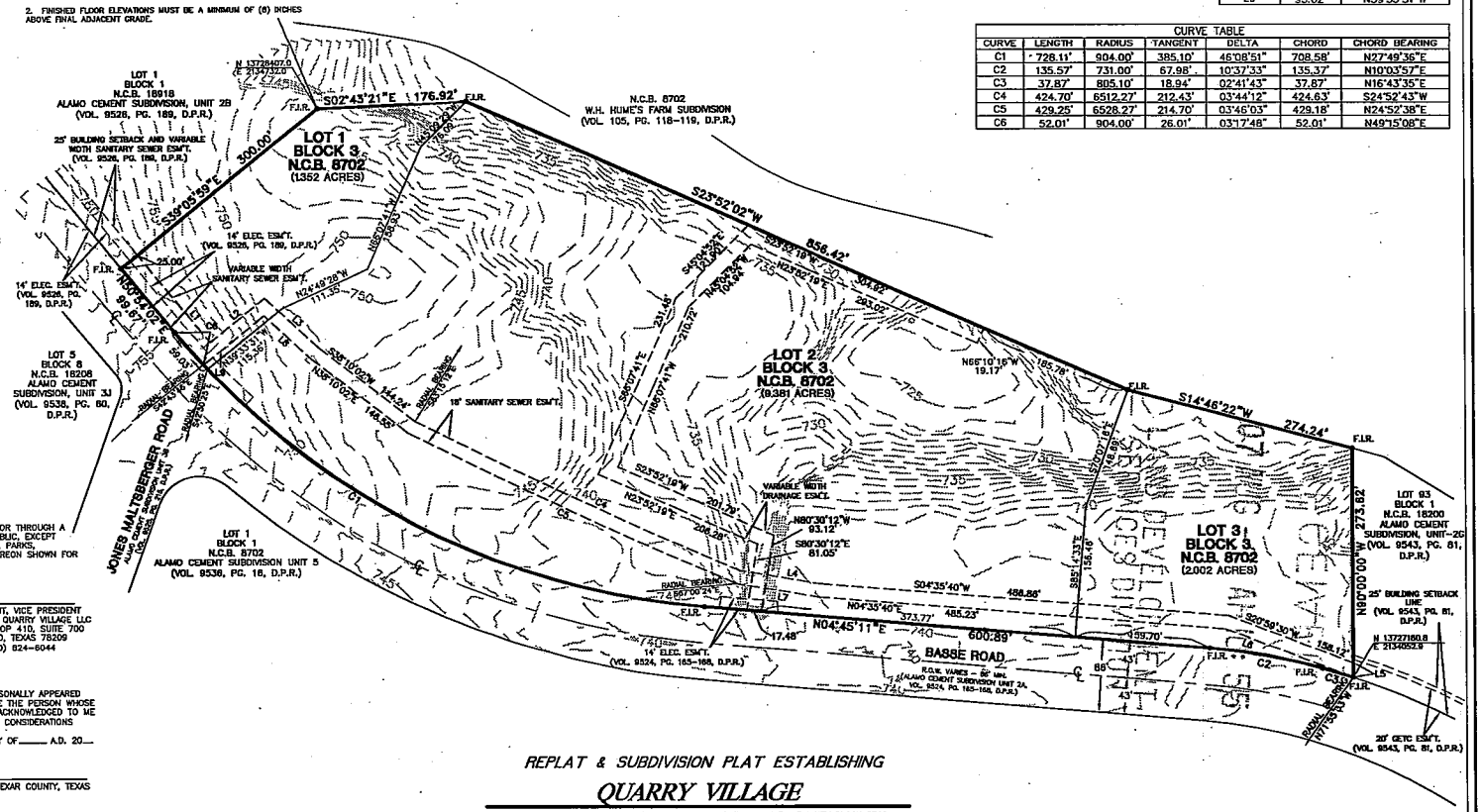
THE AREA BEING REPLATTED HAD BEEN PREVIOUSLY REPLATTED AS THE VILLAGE AT QUARRY MARKET IN VOLUME 9570, PAGE 153, AND PLATTED IN ALAMO CEMENT SUBDIVISION UNIT 2A RECORDED IN VOLUME 9524, PAGES 165-168, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LEGEND:
ELEC. = ELECTRIC
TEL. = TELEPHONE
CA.TV. = CABLE TELEVISION
ETC. = GAS, ELECTRIC, TELEPHONE, CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD.
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
— —745— — = EXISTING CONTOURS

0 100 200
1" = 100'
(SCALE IN FEET)

LINE TABLE		
LINE	LENGTH	BEARING
L1	135.46'	S50°54'02"W
L2	83.49'	S39°33'31"E
L3	88.41'	S43°13'21"W
L4	93.97'	S09°26'01"W
L5	16.91'	S90°00'00"W
L6	161.87'	N20°54'55"E
L7	96.55'	N09°26'01"E
L8	75.02'	N43°13'21"E
L9	93.02'	N39°33'31"W

CURVE TABLE					
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	728.11'	904.00'	385.10'	46°08'51"	708.58'	N27°49'36"E
C2	135.57'	731.00'	67.98'	10°37'33"	135.37'	N10°03'57"E
C3	37.87'	805.10'	18.94'	02°41'43"	37.87'	N16°43'35"E
C4	424.70'	6512.27'	212.43'	03°44'12"	424.63'	S24°52'43"W
C5	429.25'	6528.27'	214.70'	03°46'03"	429.18'	N24°52'38"E
C6	52.01'	904.00'	26.01'	03°17'48"	52.01'	N49°15'08"E



REPLAT & SUBDIVISION PLAT ESTABLISHING

QUARRY VILLAGE

A 12.736 ACRE TRACT OF LAND, BEING LOTS 1, 2, AND 3, BLOCK 3, NEW CITY BLOCK 8702, THE VILLAGE AT QUARRY MARKET SUBDIVISION RECORDED IN VOLUME 9570 PAGE 153, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ QUARRY VILLAGE _____ 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, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

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

SHEET 1 OF 1

JOB NO. 5918-01

Date: Aug 02, 2007, 8:50am User ID: AArrington
File: P:\59\18\01\Design\Civil\PLAT\PL591801.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 25 **August 22, 2007**

CASCADE PARKWAY, UNIT-2 MAJOR PLAT 070374
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 649 E-8
OWNER: Bitterblue Inc., by William Eugene Powell
ENGINEER: Pape Dawson Engineers, by Rick Wood
CASE MANAGER: Ernest Brown, Planner II (210) 207-5017

Date filed with Planning Commission: August 6, 2007

Location: North of IH 35 on the west side of Yarrow Blvd.

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-3 Commercial

Proposed Use: Credit Union

APPLICANT'S PROPOSAL:

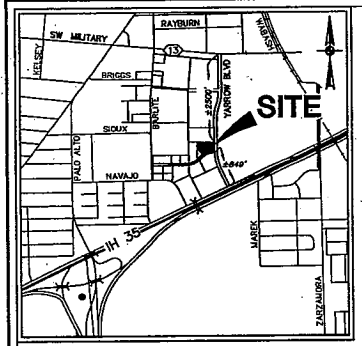
To plat **3.48** acres consisting of **1** non-single family lots and **1100** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070374

CASCADE PARKWAY, UNIT-2



LOCATION MAP
SCALE 1" = 2000'

SCALE : 1"=100'

0' 100' 200' 300'

CURVE TABLE						
NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	370.00'	44°33'04"	151.56'	287.70'	280.51'	N 67°23'23" E
C2	64.00'	44°31'59"	26.20'	49.74'	48.50'	N 22°37'09" W
C3	1243.00'	02°27'49"	26.73'	53.44'	53.44'	S 01°32'54" E
C4	35.00'	94°19'52"	37.75'	57.62'	51.33'	N 49°56'45" W
C5	270.00'	35°16'36"	85.85'	166.24'	163.62'	S 65°15'01" W
C6	430.00'	44°33'04"	176.14'	334.35'	325.99'	S 67°23'23" W
C7	30.00'	86°10'48"	28.06'	45.12'	40.99'	N 42°46'24" E
C8	330.00'	40°44'57"	122.56'	234.70'	229.78'	S 65°29'19" W
C9	1293.00'	01°51'40"	21.00'	42.00'	42.00'	S 04°40'21" E
C10	270.00'	37°46'28"	92.37'	178.01'	174.80'	N 64°00'05" E
C11	330.00'	01°01'25"	2.95'	5.90'	5.90'	S 45°37'34" W
C12	270.00'	02°29'52"	5.89'	11.77'	11.77'	S 46°21'47" W

LINE TABLE		
NO.	BEARING	LENGTH
T1	N 00°19'00" W	70.92'
T2	N 22°37'09" W	24.25'
T3	N 85°19'39" E	58.01'
T4	N 72°28'17" E	65.32'
T5	S 42°41'00" W	10.52'
T6	S 47°19'00" E	10.07'
T7	N 85°19'39" E	18.86'
T8	S 85°19'39" W	131.27'
T9	S 86°35'47" W	56.97'
T10	N 45°06'51" E	26.10'
T11	S 45°06'51" W	51.63'
T12	N 72°28'17" E	82.06'
T13	S 72°28'17" W	175.35'

NOTES:

1. ALL CORNERS ARE SET 1/2" IRON PINS WITH YELLOW CAPS STAMPED "PAPE-DAWSON" UNLESS OTHERWISE NOTED.
2. BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83. WITH THE REFERENCE BEARING BEING THE WEST LINE OF YARROW BLVD.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS:

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP	N274428.854	W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

4. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5. BEARINGS MUST BE ROTATED 00°00'06" CLOCKWISE TO MATCH NAD83

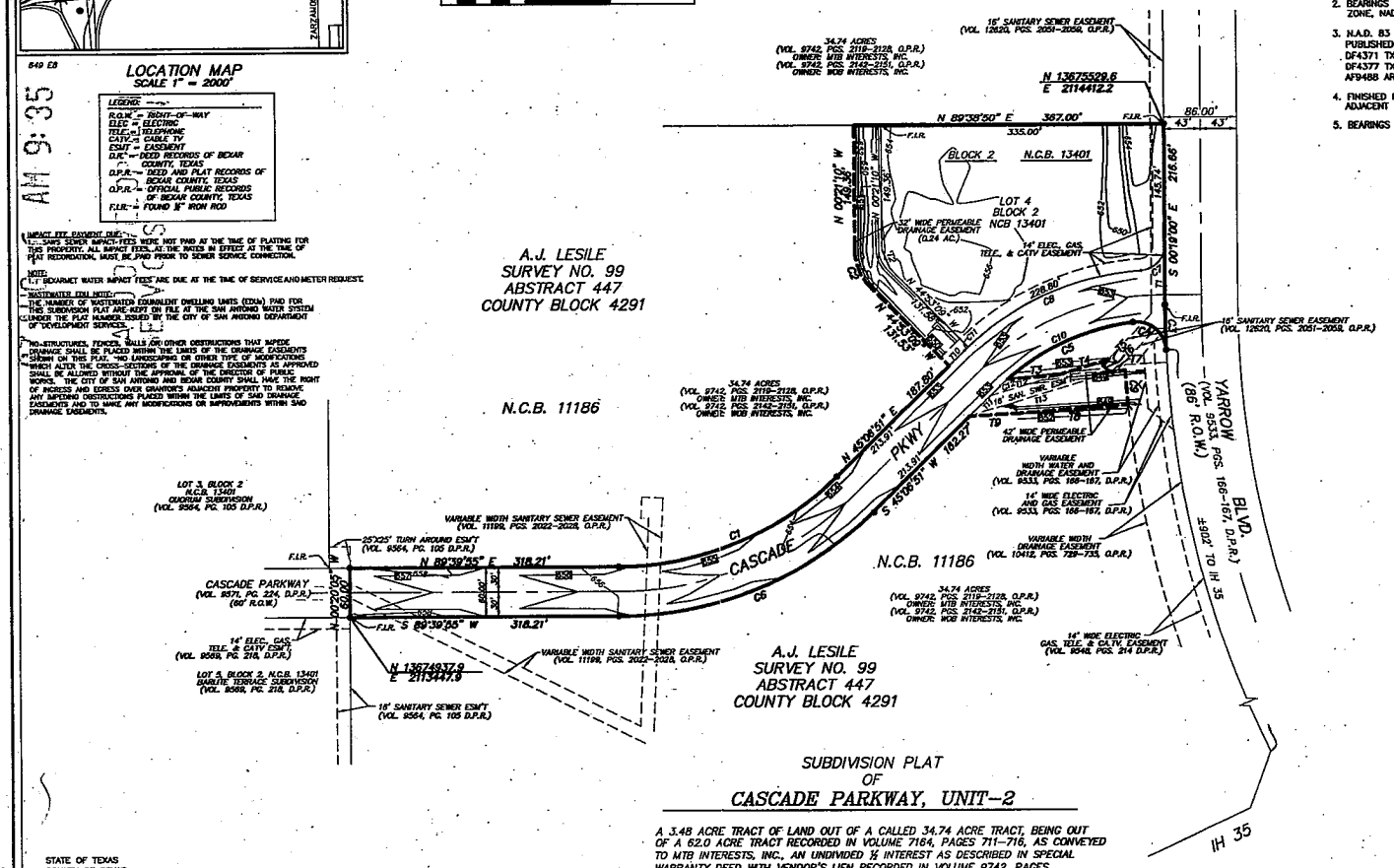
LEGEND:
R.O.W. = RIGHT-OF-WAY
ELEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TV
ESMT = EASEMENT
D.R.B.C. = DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
F.I.R. = FOUND ½" IRON ROD

IMPACT FEE PAYMENT DUE:
SAWS SEWER IMPACT FEES 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 SEWER SERVICE CONNECTION.

NOTE:
BEARMET WATER IMPACT FEES ARE DUE AT THE TIME OF SERVICE AND METER REQUEST.

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 CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.



C.P.S. NOTES:
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-WAYS 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 LINE OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLAB 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 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 ARE DESCRIBED BELOW. NONE.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

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

OWNER: MTB PROPERTIES, LTD., AND WOB PROPERTIES, LTD.

Wm. Eugene Powell

AGENT: BITTERBLUE, INC.
11 LYNN BARS LANE, SUITE 100
SAN ANTONIO, TX 78216
PHONE: (210) 828-8131
FAX: (210) 828-8137

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WM. EUGENE POWELL, 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 3 DAY OF Aug., A.D. 2007

Sarah E. Carrington
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

SARAH E. CARRINGTON
MY COMMISSION EXPIRES
August 2, 2008

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SUBDIVISION PLAT OF CASCADE PARKWAY, UNIT-2

A 3.48 ACRE TRACT OF LAND OUT OF A CALLED 34.74 ACRE TRACT, BEING OUT OF A 62.0 ACRE TRACT RECORDED IN VOLUME 7164, PAGES 711-716, AS CONVEYED TO MTB INTERESTS, INC., AN UNDIVIDED ½ INTEREST AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 9742, PAGES 2119-2128 AND AS CONVEYED TO WOB INTERESTS, INC., AN UNDIVIDED ½ INTEREST AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN IN VOLUME 9742, PAGES 2142-2151 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF A.J. LESLIE SURVEY NUMBER 99, ABSTRACT 447, COUNTY BLOCK 4291 OF BEXAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK 11186 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF CASCADE PARKWAY, UNIT-2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____, A.D. _____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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
REGISTERED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
STATE REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS 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

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

SHEET 1 OF 1

JOB NO. 6302.20

Date: Aug 01, 2007, 3:31pm User ID: ERPY
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RECEIVED
AM 9:35

PLANNING COMMISSION
VACATE AND RESUBDIVISION

AGENDA ITEM NO: 26 **August 22, 2007**

HEIMER GARDENS PUD	MAJOR PLAT	070448
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 A-8
OWNER: Touchmark Homes, by Mark Fisher
ENGINEER: Unintech Consulting Engineers, Inc., by David Brown
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 8, 2007 .

Location: West of the intersection of Heimer Rd. and Brook Arbor

Services Available: SAWS Water and Sewer

Zoning: RM-4 Mixed Residential District
PUD Planned Unit Development

Plat is in accordance with:
PUD # 05-010, GF Subdivision was approved on January 26, 2005

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **3.99** acres consisting of **40** single family lots and **998.22** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

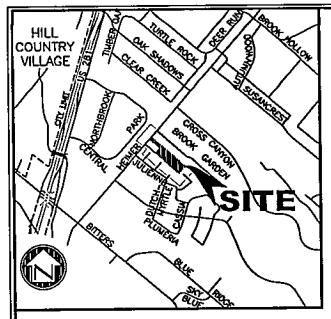
070448

VACATING AND RESUBDIVISION PLAT ESTABLISHING

HEIMER GARDENS SUBDIVISION

PLANNED UNIT DEVELOPMENT

BEING A VACATE AND RESUBDIVISION PLAT OF LOTS 1 THROUGH 22 AND 24 THROUGH 41, BLOCK 2, OF THE GF SUBDIVISION AS RECORDED IN VOLUME 9572, PAGE 5, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



LOCATION MAP

NOT TO SCALE

NOTES:

1. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT INCHES (8") ABOVE FINAL ADJACENT GRADE, PER UDC 35-504(a)(2), PAGES 5-40.
2. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH UDC 25-512.
3. THE VALUES OF THE GPS COORDINATES SHOWN ON THIS PLAT WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO RRP PID #AY2157
   DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET
   STATE PLANE COORDINATES ARE GRID
   SCALE FACTOR IS 0.999866
   ROTATION GRID TO PLAT IS -00°00'05"
4. THE BEARING REFERENCE SOURCE IS THE NORTH LINE OF GF SUBDIVISION RECORDED IN VOLUME 9572, PAGE 5, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
5. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

CPS NOTES:

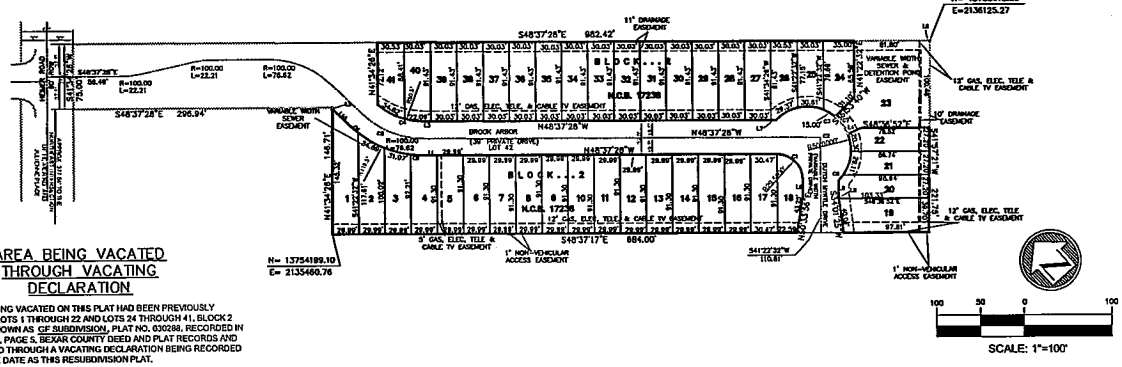
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLMENT, 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.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON(S) 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 FEET (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED TO EXIST WITHIN THOSE FIVE FOOT (5') WIDE 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 DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT DUE:

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING VACATED ON THIS PLAT HAD BEEN PREVIOUSLY PLATTED AS LOTS 1 THROUGH 22 AND LOTS 24 THROUGH 41, BLOCK 2 ON A PLAT KNOWN AS GF SUBDIVISION, PLAT NO. 030288, RECORDED IN VOLUME 9572, PAGE 5, BEXAR COUNTY DEED AND PLAT RECORDS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RESUBDIVISION 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.

_____
OWNER

_____
DULY AUTHORIZED AGENT

UNDER MY SUPERVISION.
SWORN TO & SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 20__.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
DAVID G. BROWN
53763
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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
EMILIO R. MOLINA, JR.
5722
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS}
COUNTY OF BEXAR}

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: UNINTECH CONSULTING ENGINEERS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS}
COUNTY OF BEXAR}

THIS PLAT OF __HEIMER GARDENS SUBDIVISION__ 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___.
THE PLANNING COMMISSION OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

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., AND DULY RECORDED THE _____ DAY OF _____, A.D. _____ AT _____.M., IN THE RECORDS OF _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

OWNER/DEVELOPER:
TOUCH MARK HOMES
MARK FISHER, PRESIDENT
13300 OLD BLANCO RD SUITE 320
SAN ANTONIO, TX 78216

UNINTECH CONSULTING ENGINEERS, INC.

2431 E. EVANS ROAD
SAN ANTONIO, TEXAS 78259
(210) 641-6003 FAX: (210) 641-8279

WWW.UNINTECH.COM
OFFICE LOCATIONS:
SAN ANTONIO • AUSTIN

DRAWN BY: JMG JOB NO.: 07-060-V DATE: 05/03/07

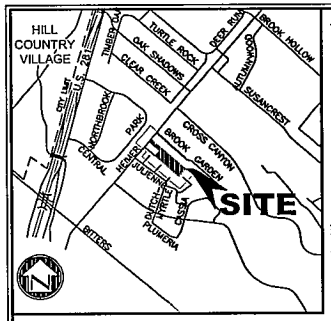
070448

VACATING AND RESUBDIVISION PLAT
ESTABLISHING

HEIMER GARDENS SUBDIVISION

PLANNED UNIT DEVELOPMENT

BEING A VACATE AND RESUBDIVISION PLAT OF LOTS 1 THROUGH 22 AND 24 THROUGH 41, BLOCK 2, OF THE GF SUBDIVISION AS RECORDED IN VOLUME 9572, PAGE 5, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS



LOCATION MAP
NOT TO SCALE

NOTES:

1. FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT INCHES (8") ABOVE FINAL ADJACENT GRADE. PER UDC 35-504(e)(2), PAGES 5-40.
2. NO BUILDING PERMIT WILL BE ISSUED FOR THIS SITE UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED IN ACCORDANCE WITH UDC 25-512.
3. THE VALUES OF THE GPS COORDINATES SHOWN ON THIS PLAT WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION SAN ANTONIO RRP PID #AY2157
   DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET
   STATE PLANE COORDINATES ARE GRID
   SCALE FACTOR IS 0.999866
   ROTATION GRID TO PLAT IS -00°00'05"
4. THE BEARING REFERENCE SOURCE IS THE NORTH LINE OF GF SUBDIVISION RECORDED IN VOLUME 9572, PAGE 5, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
5. D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

DRAINAGE EASEMENT NOTE:

NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

WASTEWATER EDU NOTE:

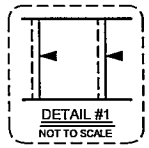
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

CPS 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 AREAS DESIGNATED ON THE PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLMENT, 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.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATION SHALL BE CHARGED TO THE PERSON(S) 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 FEET (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE FOOT (5') WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED TO EXIST WITHIN THOSE FIVE FOOT (5') WIDE EASEMENTS.

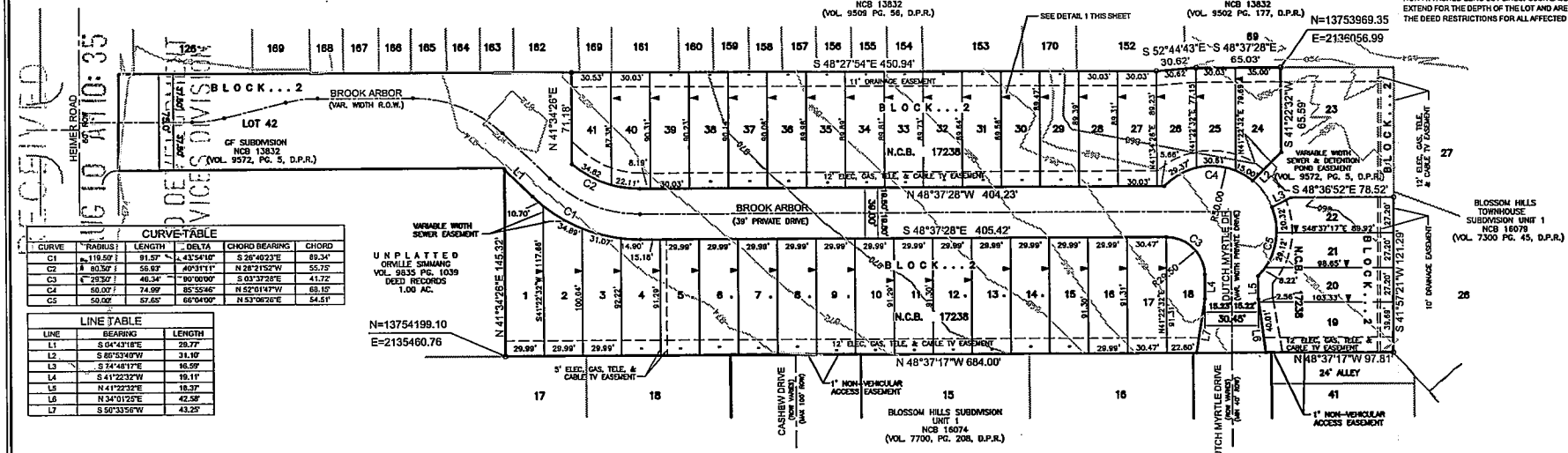
IMPACT FEE PAYMENT DUE:

THE OWNER HAS DEFERRED ALL IMPACT FEES. ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.



TYPICAL EASEMENT FOR ALL LOTS

FIVE FOOT (5') WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.



CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEARING	CHORD
C1	119.50'	91.57'	43°54'10"	S 26°40'23"E	89.34'
C2	80.50'	56.97'	40°31'11"	N 26°21'52"W	55.75'
C3	29.50'	46.34'	90°00'00"	S 03°37'28"E	41.72'
C4	50.00'	74.99'	85°55'46"	N 52°01'47"W	68.15'
C5	50.00'	57.65'	66°04'00"	N 53°06'26"E	54.51'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S 04°43'18"E	29.77'
L2	S 85°53'40"W	31.10'
L3	S 74°48'17"E	16.59'
L4	S 41°22'32"W	19.11'
L5	N 41°22'32"E	18.37'
L6	N 34°01'25"E	42.58'
L7	S 50°33'56"W	43.25'

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.

_____
OWNER

_____
DULY AUTHORIZED AGENT

UNDER MY SUPERVISION.
SWORN TO & SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____, A.D., 20___.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
DAVID G. BROWN
53763
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. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

_____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
EMILIO R. MOLINA, JR.
5722
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS}
COUNTY OF BEXAR}

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: UNINTECH CONSULTING ENGINEERS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS}
COUNTY OF BEXAR}

THIS PLAT OF _____ 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____.
THE PLANNING COMMISSION OF SAN ANTONIO, TEXAS

BY:_____
CHAIRMAN

BY:_____
SECRETARY

STATE OF TEXAS}
COUNTY OF BEXAR}

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS _____ DAY OF _____, A.D. _____.
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:_____, DEPUTY

UNINTECH CONSULTING ENGINEERS, INC.
2431 E. EVANS ROAD
SAN ANTONIO, TEXAS 78258
(210) 641-6003 FAX: (210) 641-6279
WWW.UNINTECH.COM
OFFICE LOCATIONS:
SAN ANTONIO • AUSTIN

OWNER/DEVELOPER:
TOUGH MARK HOMES
MARK FISHER, PRESIDENT
13300 OLD BLANCO RD SUITE 320
SAN ANTONIO, TX 78216

60 30 0 60
SCALE: 1"=60'

DRAWN BY: JMG/RR JOB NO.: 07-060-V DATE: 05/03/07

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 27 **August 22, 2007**

PROJECT VISION ENCLAVE — MAJOR PLAT — 070497
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 483 C-8
OWNER: Patrinely Group, LLC., by C. Dean Patrinely
ENGINEER: Pape-Dawson Engineers, by Dennis Rion
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 8, 2007

Location: At the southeast corner of US Hwy 281 and Redland Rd.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial District
ERZD Edwards Recharge Zone District

Proposed Use: Commercial

Major Thoroughfare: US Hwy 281 is a freeway, minimum R.O.W. 250 feet. Redland Rd. is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To plat **122.44** acres consisting of **10** non-single family lots and **7,666** linear feet of private streets.

DISCUSSION:

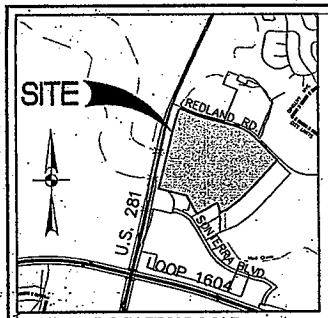
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant

recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070497



LOCATION MAP
NOT-TO-SCALE

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

2) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FROM:

LONESTAR, 1983 (P.I.D. #AY01808) N: 13731522.2197 E: 2140520.8364
OBLATE, 1983 (P.I.D. #AY1961) N: 13731295.2612 E:2127038.6019
BITTERS, 1983 (P.I.D. #AY0072) N: 13756584 E: 2129377.7379

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 281 AS FOUND MONUMENTED ON THE GROUND.

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

IMPACT FEE PAYMENT DUE
WATER AND 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 CONNECTION.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

SHARED CROSS ACCESS NOTE:
THE OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).

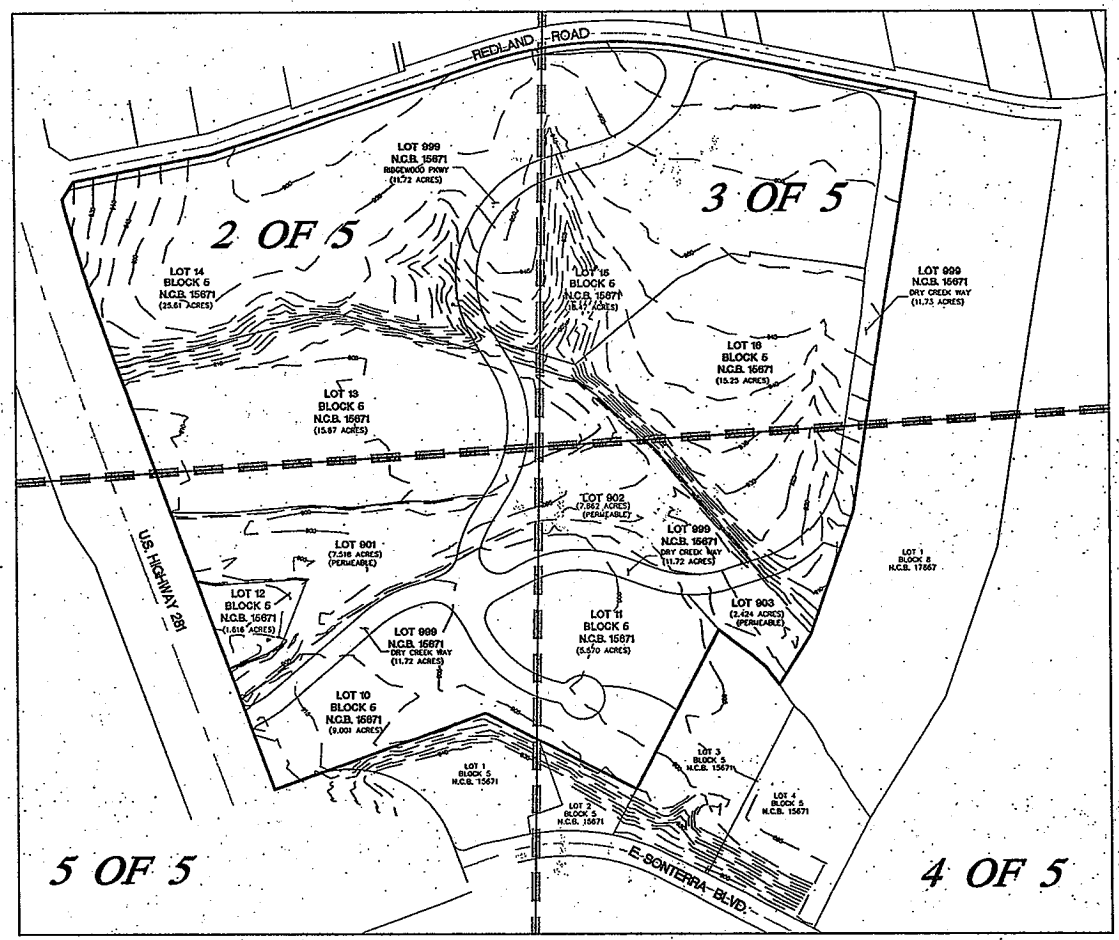
WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASINS AND OUTLET STRUCTURES, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

LEGEND
— —920— — — = EXISTING CONTOUR
— — — — — — = PROPOSED ULTIMATE DEVELOPMENT 100-YEAR FLOODPLAIN (CITY) PER PROJECT VISION CITY OF SAN ANTONIO MUD CREEK AND UNNAMED TRIBUTARY FLOOD STUDY DATED APRIL 2007

PLAT INDEX

SCALE : 1"=300'

0' 300' 600' 900'



GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. (35-506(K) (2)(3)(P3-00))

3. THAT ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF THE PROJECT VISION SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES, AND THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY MAY REMOVE AT ANY TIME ALL OBSTRUCTIONS OF ANY TYPE IN THE SAFETY LANES AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

4. THE MAINTENANCE OF ALL PRIVATE STREETS WITHIN THE PROJECT VISION SUBDIVISION SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR ASSESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

5. LOT 999, N.C.B. 15671 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, AND CABLE TELEVISION EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, GAS, AND CABLE TELEVISION LINES AND SERVICES.

6. LOTS 901, 902 AND 903 ARE DESIGNATED AS GREENBELTS.

TCEQ/RECHARGE ZONE NOTE:
THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 5 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 PREVENTION 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.

TxDOT NOTES:
1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,109.42'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

5. POSSIBLE RIGHT IN ONLY ALLOWED BY TxDOT OFF OF PROPOSED DEDICATED RIGHT TURN LANE.

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.

STATE OF TEXAS
COUNTY OF HARRIS

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.

OWNER/DEVELOPER: PATRINELY GROUP, L.L.C.
KENDRICK A. JAMES
1980 POST OAK BLVD., SUITE 1600
HOUSTON, TEXAS 77056

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kendrick A. James
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.

THIS DAY OF August 7 A.D. 2007
Carolyn Drushel
NOTARY PUBLIC HARRIS COUNTY, TEXAS

CAROLYN DRUSHEL
MY COMMISSION EXPIRES
April 16, 2008

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
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 DERRICK RICKMAN
5826
PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
555 EAST RANGEY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

SUBDIVISION PLAT
ESTABLISHING
PROJECT VISION, ENCLAVE

A 122.44 ACRE TRACT, OR 5,333,467 SQUARE FEET MORE OR LESS, BEING ALL OF A 8.701 ACRE TRACT, CONVEYED TO ZAO, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1730-1740, ALL OF A 80.629 ACRE TRACT, CONVEYED TO AHZ, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1741-1755, AND ALL OF A 24.014 ACRE TRACT, A 9.009 ACRE TRACT BOTH CONVEYED TO MZH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1717-1729, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 855, COUNTY BLOCK 4949, STEPHEN JETT SURVEY NUMBER 92¾, ABSTRACT 856, COUNTY BLOCK 4950, AND DOMINGO LOSOYA SURVEY 354½, ABSTRACT 451, COUNTY BLOCK 4952 IN NEW CITY BLOCK 15671, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PROJECT VISION, ENCLAVE 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, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____

COUNTY CLERK, BEXAR COUNTY, TEXAS

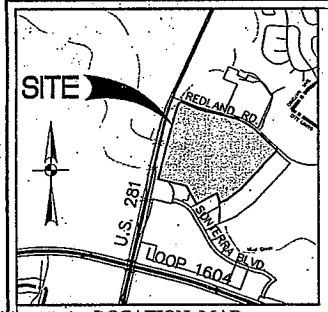
BY: _____, DEPUTY

SHEET 1 OF 5

JOB NUMBER 6435-25

Date: Aug 06, 2007, 8:47pm User ID: RIZzondo
File: P:\64\35\25\PROJECT-VISION\Design\Civil\PL643550.dwg

PLAT NO. 070497



LOCATION MAP
NOT-TO-SCALE

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

2) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FROM:

LONESTAR, 1993 (P.I.D. #AY0800) N: 13731522.2197 E: 2140520.8364
OBLATE, 1993 (P.I.D. #AY0901) N: 13731265.2662 E:2127038.6019
BITTERS, 1993 (P.I.D. #AY0072) N: 13756564 E: 2129377.7379

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 281 AS FOUND MONUMENTED ON THE GROUND.

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

IMPACT FEE PAYMENT DUE
WATER AND 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 CONNECTION.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

SHARED CROSS ACCESS NOTE:
THE OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).

LEGEND

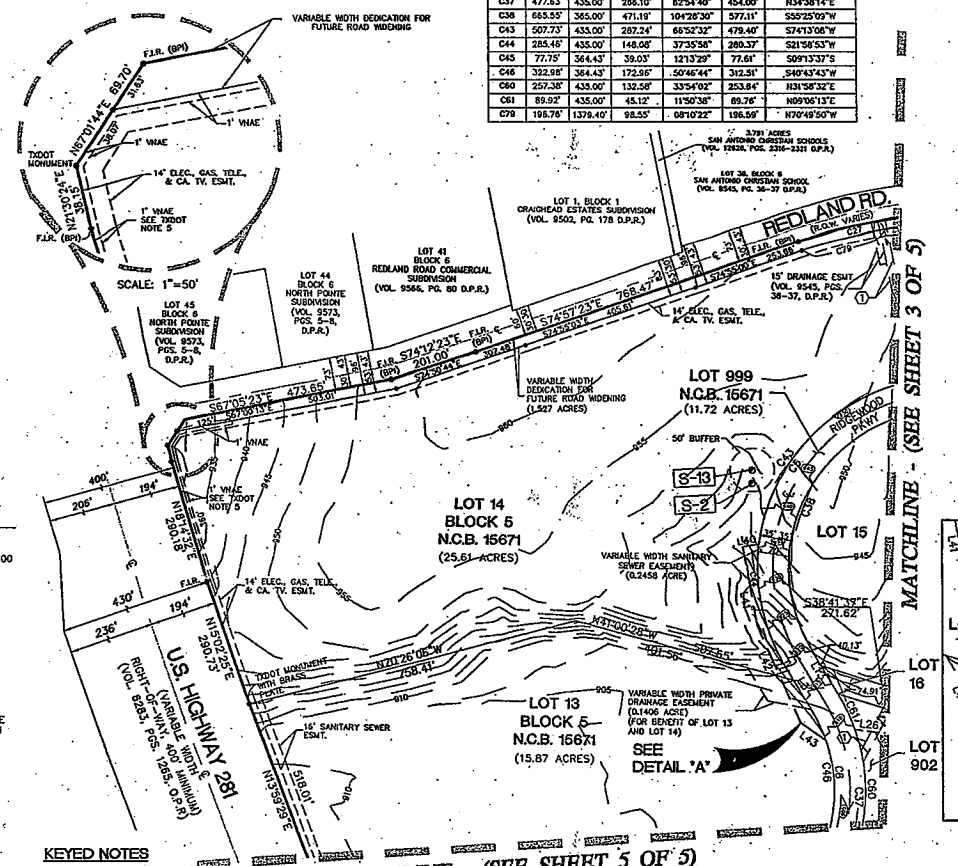
920	= EXISTING CONTOUR
920	= PROPOSED CONTOUR
F.I.R.	= FOUND 1/2" IRON ROD
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC., GAS, TELE., & CA. TV. ESMT.	= ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
VNAE	= VEHICULAR NON-ACCESS EASEMENT
S-2	= GEOLOGIC FEATURE

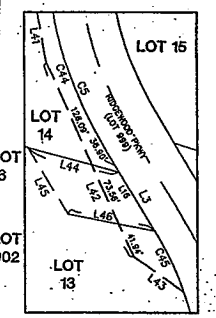
SCALE : 1"=200'

0' 200' 400' 600'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	754.81'	1402.69'	386.78'	30°49'55"	745.74'	S59°32'26"E
C5	793.19'	435.00'	561.56'	104°28'30"	687.78'	S55°25'05"W
C6	400.73'	364.43'	223.34'	63°00'12"	380.85'	N34°36'59"E
C27	741.48'	1379.40'	379.93'	30°47'55"	732.56'	N59°31'03"W
C37	477.63'	435.00'	266.10'	62°54'40"	454.00'	N34°38'14"E
C38	665.55'	365.00'	471.19'	104°28'30"	577.11'	S55°25'05"W
C43	507.73'	435.00'	287.24'	66°52'32"	479.40'	S74°13'06"W
C44	285.46'	435.00'	148.06'	37°35'58"	280.37'	S21°58'53"W
C45	77.75'	364.43'	39.03'	12°13'29"	77.61'	S09°13'37"S
C46	322.98'	364.43'	172.95'	50°46'44"	312.51'	S40°43'43"W
C60	257.38'	435.00'	132.58'	33°54'02"	253.84'	N31°58'32"E
C61	89.92'	435.00'	45.12'	11°50'38"	89.76'	N09°05'13"E
C79	196.76'	1379.40'	98.55'	08°10'22"	196.59'	N70°49'50"W

LINE TABLE		
LINE	LENGTH	BEARING
L3	115.05'	N03°15'55"E
L13	115.04'	N03°10'54"E
L16	78.15'	S03°15'55"W
L26	83.68'	S49°07'07"E
L40	36.27'	S66°06'22"E
L41	178.97'	N23°53'38"E
L42	241.59'	N10°03'49"E
L43	68.92'	N20°16'49"W
L44	106.09'	S41°09'26"E
L45	87.51'	N03°10'54"E
L46	99.50'	N44°43'13"W





DETAIL "A"
SCALE: 1"=100'

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1. FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. (35-506(K) (2)(3)(F5-60))

3. THAT ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF THE PROJECT VISION SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES, AND THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY MAY REMOVE AT ANY TIME ALL OBSTRUCTIONS OF ANY TYPE IN THE SAFETY LANES AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

4. THE MAINTENANCE OF ALL PRIVATE STREETS WITHIN THE PROJECT VISION SUBDIVISION SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR ASSESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

5. LOT 999, N.C.B. 15671 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, AND CABLE TELEVISION EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, GAS, AND CABLE TELEVISION LINES AND SERVICES.

6. LOTS 901, 902 AND 903 ARE DESIGNATED AS GREENBELTS.

WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASINS AND OUTLET STRUCTURES, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

TCEQ/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 PREVENTION 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.

TxDOT NOTES:
1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,109.42'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

5. POSSIBLE RIGHT IN ONLY ALLOWED BY TxDOT OFF OF PROPOSED DEDICATED RIGHT TURN LANE.

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.

STATE OF TEXAS

COUNTY OF HARRIS

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.

OWNER/DEVELOPER: PATRINELY GROUP, L.L.C.
KENDRICK A. JAMES
1980 POST OAK BLVD., SUITE 1600
HOUSTON, TEXAS 77056

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED
Kendrick A. James
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.

THIS DAY OF August 7, A.D. 2007

Carolyn Drushel
NOTARY PUBLIC HARRIS COUNTY, TEXAS

CAROLYN DRUSHEL
MY COMMISSION EXPIRES
April 18, 2008

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
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 DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

KEYED NOTES
① 16' SANITARY SEWER EASEMENT (VOL. 8049, PAGES 872-879, O.P.R.)

SUBDIVISION PLAT ESTABLISHING
PROJECT VISION, ENCLAVE

A 122.44 ACRE TRACT, OR 5,333,467 SQUARE FEET MORE OR LESS, BEING ALL OF A 8.701 ACRE TRACT, CONVEYED TO ZAO, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1730-1740, ALL OF A 80.629 ACRE TRACT, CONVEYED TO AHZ, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1741-1755, AND ALL OF A 24.014 ACRE TRACT, A 9.099 ACRE TRACT BOTH CONVEYED TO MZH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1717-1729, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 855, COUNTY BLOCK 4949, STEPHEN JETT SURVEY NUMBER 92¾, ABSTRACT 856, COUNTY BLOCK 4950, AND DOMINGO LOSOYA SURVEY 354¾, ABSTRACT 451, COUNTY BLOCK 4952 IN NEW CITY BLOCK 15671, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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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 THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

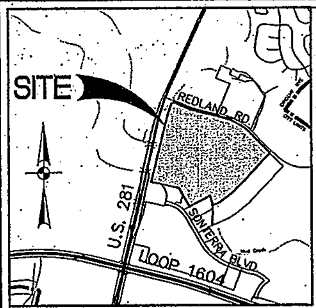
BY: _____, DEPUTY

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

SHEET 2 OF 5

JOB NUMBER 6435-25

Date: Aug 06, 2007, 8:48pm User ID: Rdizando
File: P:\64\35\25\PROJECT VISION\Design\Civil\PL643550.dwg



LOCATION MAP

NOT-TO-SCALE

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.

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NOTES:

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

2) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PO BASE (PDEI) REFERENCES TO THE PUBLISHED POSITIONS FROM:

LONESTAR, 1953 (P.I.D. #AY01808) N: 13731522.2197 E: 2140520.8364
OBLATE, 1953 (P.I.D. #AY1961) N: 13731295.2612 E: 2127038.6019
BITTERS, 1953 (P.I.D. #AY0072) N: 13756584 E: 2129377.7379

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 281 AS FOUND MONUMENTED ON THE GROUND.

WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASINS AND OUTLET STRUCTURES, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

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LEGEND

—920—	= EXISTING CONTOUR
(920)	= PROPOSED CONTOUR
F.I.R.	= FOUND 1/2" IRON ROD
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC., GAS, TELE., & CA. TV. ESMT.	= ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
——	= PROPOSED ULTIMATE DEVELOPMENT 100-YEAR FLOODPLAIN (CITY) PER PROJECT VISION CITY OF SAN ANTONIO MUD CREEK AND UNNAMED TRIBUTARY FLOOD STUDY DATED APRIL 2007

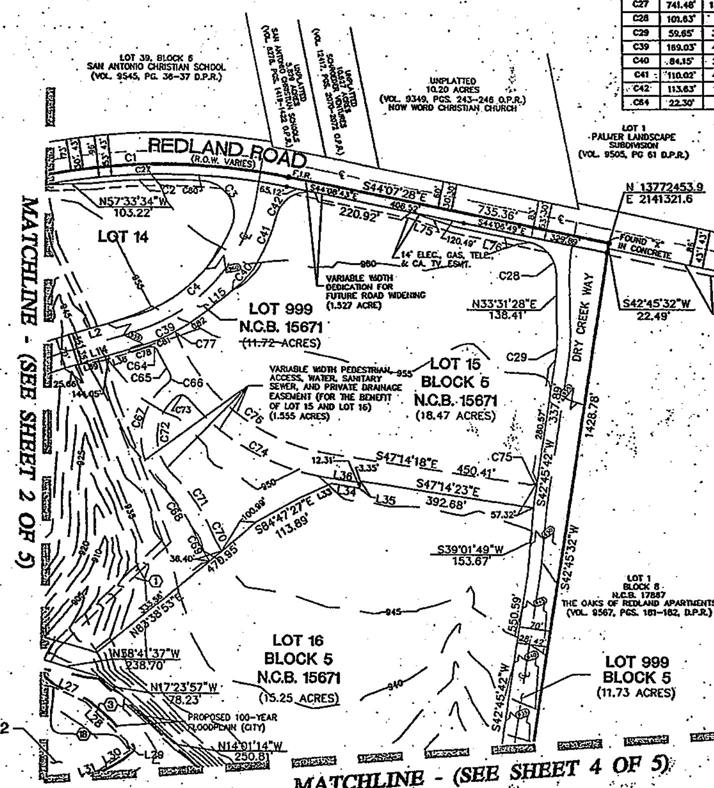
SCALE : 1"=200'

0' 200' 400' 600'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	754.81'	1402.69'	388.78'	30°49'55"	745.74'	S59°32'26"E
C2	249.71'	1368.94'	124.20'	10°27'06"	249.37'	N57°15'04"W
C3	142.21'	75.00'	104.45'	108°38'28"	121.84'	N02°17'43"E
C4	325.15'	365.00'	174.26'	51°02'27"	314.51'	N82°08'10"E
C27	741.46'	1379.40'	379.93'	30°47'55"	732.58'	N59°31'03"W
C28	101.63'	75.00'	60.34'	77°38'17"	94.03'	N05°17'41"W
C29	59.65'	370.00'	29.89'	09°14'14"	59.59'	N38°08'35"E
C39	169.03'	435.00'	85.60'	22°15'50"	167.97'	S83°28'31"E
C40	84.15'	215.00'	42.62'	22°25'35"	83.62'	N74°10'46"E
C41	110.02'	453.00'	55.28'	13°54'57"	109.75'	N56°00'30"E
C42	113.63'	75.00'	70.93'	86°48'16"	103.07'	N87°32'51"W
C64	22.30'	15.00'	13.79'	85°11'55"	20.31'	N33°09'54"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C65	57.82'	505.75'	28.94'	06°33'01"	57.79'	S06°09'33"W
C66	27.83'	19.00'	17.08'	83°55'23"	25.41'	N44°50'43"E
C67	282.37'	153.00'	176.80'	98°15'15"	231.39'	S37°40'47"W
C68	140.59'	358.00'	71.21'	22°30'01"	139.69'	N00°11'50"W
C69	81.76'	380.00'	30.95'	09°18'42"	81.69'	S06°23'49"W
C70	50.78'	344.00'	25.44'	08°27'29"	50.74'	S06°49'26"W
C71	154.72'	394.00'	78.37'	22°30'01"	153.73'	N00°11'50"W
C72	197.51'	117.00'	131.80'	96°43'13"	174.88'	S36°54'46"W
C73	29.68'	19.00'	18.84'	89°30'55"	26.76'	N49°58'09"W
C74	370.97'	505.75'	194.28'	42°01'37"	362.71'	S26°13'30"E
C75	17.20'	19.25'	9.22'	51°11'21"	16.63'	S72°49'59"E
C76	461.88'	452.25'	253.35'	58°30'55"	442.06'	S17°58'51"E
C77	8.10'	19.25'	4.11'	24°06'46"	8.04'	S23°20'00"W
C78	28.43'	442.75'	13.22'	03°25'15"	28.43'	S74°03'14"E
C80	544.72'	1379.40'	275.95'	22°37'33"	541.19'	N55°25'52"W
C81	94.81'	435.00'	47.59'	12°29'14"	94.62'	S78°35'13"E
C82	74.23'	435.00'	37.20'	09°46'36"	74.14'	S89°43'08"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.25'	N37°59'09"E
L2	169.71'	S72°20'36"E
L14	169.71'	S72°20'36"E
L15	90.80'	S85°23'34"W
L27	80.64'	S31°28'14"E
L28	127.88'	S12°27'37"E
L29	22.11'	S14°52'31"W
L30	82.74'	N89°02'47"W
L31	139.21'	N76°37'25"W
L33	77.55'	S79°31'22"E
L34	63.73'	S46°35'15"E
L35	15.66'	N42°45'37"E
L36	72.72'	S47°14'18"E
L38	78.94'	S72°20'36"E
L39	65.57'	S65°33'20"E
L75	99.62'	S37°14'51"E
L76	174.65'	S44°06'49"E



KEYED NOTES

1. 16' SANITARY SEWER EASEMENT (VOL. 8049, PAGES 872-879, O.P.R.)
3. VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (6.299 ACRES)
18. PRIVATE DRAINAGE ESMT. (PERMEABLE) (0.9051 ACRE) (FOR THE BENEFIT OF LOT 13 AND LOT 999)

SUBDIVISION PLAT
ESTABLISHING

PROJECT VISION, ENCLAVE

A 122.44 ACRE TRACT, OR 5,333,467 SQUARE FEET MORE OR LESS, BEING ALL OF A 8.701 ACRE TRACT, CONVEYED TO ZAO, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1730-1740, ALL OF A 80.629 ACRE TRACT, CONVEYED TO AHZ, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1741-1755, AND ALL OF A 24.014 ACRE TRACT, A 9.009 ACRE TRACT BOTH CONVEYED TO MZH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1717-1729, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 855, COUNTY BLOCK 4949, STEPHEN JETT SURVEY NUMBER 92¾, ABSTRACT 856, COUNTY BLOCK 4950, AND DOMINGO LOSOYA SURVEY 354½, ABSTRACT 451, COUNTY BLOCK 4952 IN NEW CITY BLOCK 15671, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PROJECT VISION, ENCLAVE 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 HARRIS

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.

[signature]
OWNER/DEVELOPER:

PATRINELY GROUP, L.L.C.
KENDRICK A. JAMES
1980 POST OAK BLVD., SUITE 1600
HOUSTON, TEXAS 77056

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kendrick A. James
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.

THIS DAY OF August 7 A.D. 2007

Carolyn Drushel
NOTARY PUBLIC HARRIS

CAROLYN DRUSHEL
MY COMMISSION EXPIRES
TEXAS April 18, 2008

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.

[signature]
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.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ★ DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN DERRICK RICKMAN 5826 PROFESSIONAL LAND SURVEYOR

Date: Aug 06, 2007, 8:48pm User ID: REllzondo
File: P:\64\35\25\PROJECT VISION\Design\Civil\PL643550.dwg

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. (35-505(K) (2)(3)(P5-60))

3. THAT ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF THE PROJECT VISION SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES, AND THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY MAY REMOVE AT ANY TIME ALL OBSTRUCTIONS OF ANY TYPE IN THE SAFETY LANES AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

4. THE MAINTENANCE OF ALL PRIVATE STREETS WITHIN THE PROJECT VISION SUBDIVISION SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR ASSESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

5. LOT 999, N.C.B. 15671 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, AND CABLE TELEVISION EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, GAS, AND CABLE TELEVISION LINES AND SERVICES.

6. LOTS 901, 902 AND 903 ARE DESIGNATED AS GREENBELTS.

TxDOT NOTES:

1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,109.42'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

5. POSSIBLE RIGHT IN ONLY ALLOWED BY TxDOT OFF OF PROPOSED DEDICATED RIGHT TURN LANE.

STATE OF TEXAS
COUNTY OF BEXAR

I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. ____ 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. ____.

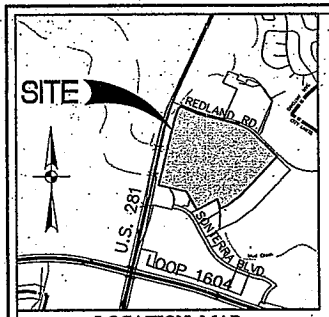
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ , DEPUTY

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

JOB NUMBER 6435-25

PLAT NO. 070497



LOCATION MAP
NOT-TO-SCALE

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

2) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FROM:

LONESTAR, 1953 (P.I.D. #AY01808) N: 13731522.2197 E: 2140520.8364
DELATE, 1953 (P.I.D. #AY1961) N: 13731295.2812 E:2127036.6019
BITTERS, 1953 (P.I.D. #AY0072) N: 13756584 E: 2129377.7379

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 281 AS FOUND MONUMENTED ON THE GROUND.

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

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.

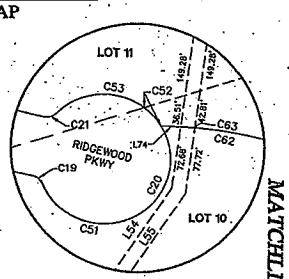
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

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.

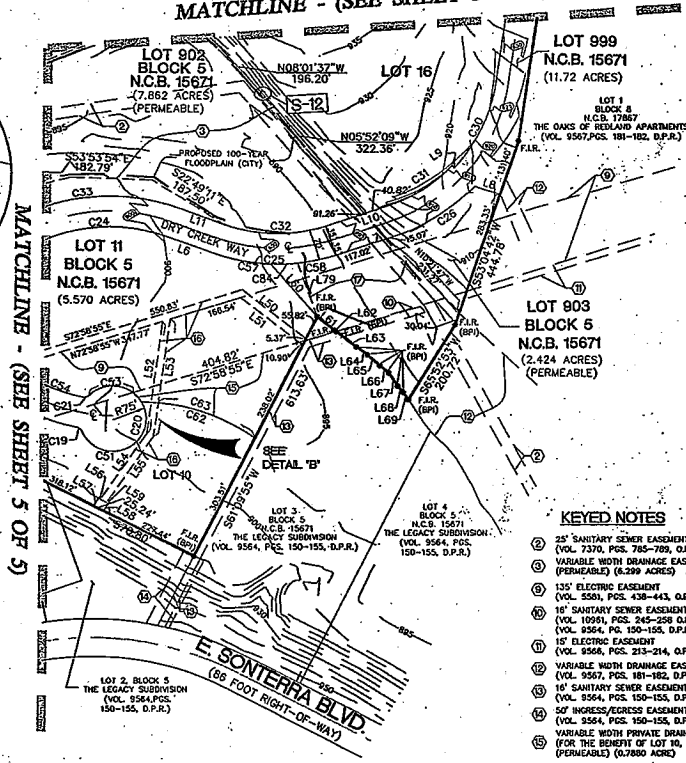
LEGEND

920	= EXISTING CONTOUR
920	= PROPOSED CONTOUR
F.I.R.	= FOUND 1/2" IRON ROD
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC., GAS, TELE., & CA. TV. ESMT.	= ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
	= PROPOSED ULTIMATE DEVELOPMENT 100-YEAR FLOODPLAIN (CITY) PER PROJECT VISION CITY OF SAN ANTONIO MUD CREEK AND UNNAMED TRIBUTARY FLOOD STUDY DATED APRIL 2007
S-12	= GEOLOGIC FEATURE

LINE TABLE		
LINE	LENGTH	BEARING
L6	113.33'	N36°10'58"W
L7	132.09'	N74°03'44"W
L8	59.67'	S36°56'28"E
L9	7.00'	N13°03'46"W
L10	132.09'	N74°03'44"W
L11	113.33'	N36°10'58"W
L50	180.33'	S18°17'55"E
L51	175.03'	N18°17'55"W
L52	258.47'	N42°17'15"E
L53	269.82'	S42°17'15"W
L54	177.88'	N68°56'38"E
L55	179.45'	S68°56'38"W
L56	4.54'	S28°58'29"E
L57	25.24'	N68°56'38"E
L58	25.24'	S68°56'38"W
L59	4.54'	S28°58'29"E
L60	157.40'	N07°10'16"W
L61	48.09'	N17°26'09"W
L62	6.44'	N20°37'03"W
L63	57.03'	N18°04'42"W
L64	30.75'	N19°50'16"W
L65	37.57'	N14°03'52"W
L66	25.40'	N17°26'09"W
L67	35.78'	N00°03'27"E
L68	-19.30'	N07°12'20"W
L69	19.74'	N00°37'17"W
L74	23.06'	N53°07'19"W
L79	127.97'	N41°16'19"E



DETAIL "B"
SCALE: 1"=100'



CURVE TABLE							
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C19	14.72'	15.00'	8.01'	56°12'53"	14.13'	N16°28'15"W
C20	382.88'	75.00'	50.11'	292°30'07"	83.33'	N45°23'08"E
C21	14.74'	15.00'	8.03'	56°17'52"	14.15'	S72°43'00"E
C24	302.30'	365.00'	160.43'	47°27'12"	293.73'	N59°54'34"W
C25	287.59'	435.00'	149.27'	37°52'46"	282.38'	S55°07'21"E
C28	220.18'	435.00'	112.50'	29°00'02"	217.83'	S88°33'45"E
C30	221.89'	372.00'	114.36'	34°10'32"	218.61'	N59°50'58"E
C31	184.75'	365.00'	94.40'	29°00'02"	182.78'	S88°33'45"E
C32	241.31'	365.00'	125.25'	37°52'46"	236.94'	S55°07'21"E
C33	396.21'	435.00'	213.04'	52°11'12"	382.66'	N62°16'34"W
C51	246.71'	75.00'	1012.73'	188°28'15"	149.59'	S82°35'56"E
C52	28.22'	75.00'	14.28'	21°33'24"	28.05'	N07°36'46"W
C53	107.96'	75.00'	65.74'	82°28'27"	98.88'	N59°37'42"W
C54	169.85'	365.00'	86.51'	26°39'59"	168.35'	S31°14'05"E
C57	134.42'	435.00'	67.75'	17°42'18"	133.89'	S45°02'07"E
C58	92.67'	435.00'	46.51'	12°12'20"	92.49'	S67°57'34"E
C62	249.02'	435.00'	128.03'	32°48'00"	245.64'	N36°43'19"W
C63	233.91'	435.00'	119.86'	30°48'33"	231.10'	N35°43'35"W
C84	60.50'	435.00'	30.30'	07°56'08"	60.45'	S57°52'20"E

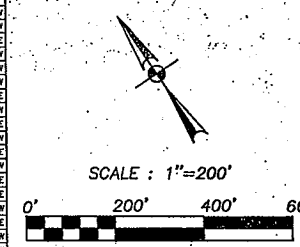
KEYED NOTES

2. 25' SANITARY SEWER EASEMENT (VOL. 7370, PGS. 785-789, O.P.R.)
3. VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (6.299 ACRES)
9. 135' ELECTRIC EASEMENT (VOL. 5561, PGS. 438-443, O.P.R.)
10. 16' SANITARY SEWER EASEMENT (VOL. 10961, PGS. 245-258 O.P.R.) (VOL. 9564, PG. 150-155, D.P.R.)
11. 15' ELECTRIC EASEMENT (VOL. 9566, PGS. 213-214, O.P.R.)
12. VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9567, PGS. 181-182, D.P.R.)
13. 16' SANITARY SEWER EASEMENT (VOL. 9564, PGS. 150-155, D.P.R.)
14. 50' INGRESS/EGRESS EASEMENT (VOL. 9564, PGS. 150-155, D.P.R.)
15. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF LOT 10, LOT 11 AND LOT 999) (PERMEABLE) (0.7880 ACRE)
16. VARIABLE WIDTH SANITARY SEWER EASEMENT
17. VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (1.600 ACRES)

IMPACT FEE PAYMENT DUE
WATER AND 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 CONNECTION.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (5).

SHARED CROSS ACCESS NOTE:
THE OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).



GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. (35-505(K) (2)(3)(P5-60))

3. THAT ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF THE PROJECT VISION SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES, AND THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY MAY REMOVE AT ANY TIME ALL OBSTRUCTIONS OF ANY TYPE IN THE SAFETY LANES AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

4. THE MAINTENANCE OF ALL PRIVATE STREETS WITHIN THE PROJECT VISION SUBDIVISION SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR ASSESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

5. LOT 999, N.C.B. 15671 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, AND CABLE TELEVISION EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, GAS, AND CABLE TELEVISION LINES AND SERVICES.

6. LOTS 901, 902 AND 903 ARE DESIGNATED AS GREENBELTS.

WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASINS AND OUTLET STRUCTURES, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

TCEQ/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 PREVENTION 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.

TxDOT NOTES:
1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,102.42'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

5. POSSIBLE RIGHT IN ONLY ALLOWED BY TxDOT OFF OF PROPOSED DEDICATED RIGHT TURN LANE.

STATE OF TEXAS

COUNTY OF HARRIS

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.

OWNER/DEVELOPER: PATRINELY GROUP, L.L.C.
KENDRICK A. JAMES
1980 POST OAK BLVD., SUITE 1600
HOUSTON, TEXAS 77056

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kendrick A. James
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.

THIS DAY OF August 7 A.D. 2007

NOTARY PUBLIC HARRIS COUNTY

CAROLYN DRUSHEL
MY COMMISSION EXPIRES
April 18, 2008

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RIOH
67109
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
JOHN DERRICK RICKMAN
5826
REGISTERED
PROFESSIONAL
LAND SURVEYOR

SUBDIVISION PLAT
ESTABLISHING
PROJECT VISION, ENCLAVE

A 122.44 ACRE TRACT, OR 5,333,467 SQUARE FEET MORE OR LESS, BEING ALL OF A 8.701 ACRE TRACT, CONVEYED TO ZAO, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1730-1740, ALL OF A 80.629 ACRE TRACT, CONVEYED TO AHZ, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1741-1755, AND ALL OF A 24.014 ACRE TRACT; A 9.009 ACRE TRACT BOTH CONVEYED TO M2H, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1717-1729, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 855, COUNTY BLOCK 4949, STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 856, COUNTY BLOCK 4950, AND DOMINGO LOSOYA SURVEY 354½, ABSTRACT 451, COUNTY BLOCK 4952 IN NEW CITY BLOCK 15671, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PROJECT VISION, ENCLAVE 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

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

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 4 OF 5

JOB NUMBER 6435-25

Date: Aug 06, 2007, 8:49am User ID: RElliondo
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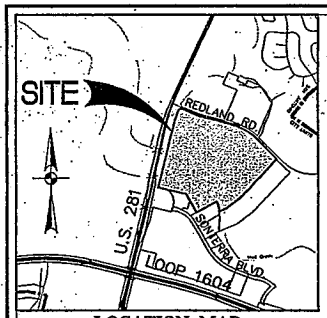
PLAT NO. 070497



LOCATION MAP
NOT-TO-SCALE

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

2) N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDC1) REFERENCES TO THE PUBLISHED POSITIONS FROM:

LONESTAR, 1953 (P.I.D. #AY01808) N: 13731522.2197 E: 2140520.8384
OBLATE, 1953 (P.I.D. #AY1961) N: 13731295.2612 E:2127036.6019
BITTERS, 1953 (P.I.D. #AY0072) N: 13756584 E: 2123377.7379

3) THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1998). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE EAST RIGHT-OF-WAY LINE OF US HIGHWAY 281 AS FOUND MONUMENTED ON THE GROUND.

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

IMPACT FEE PAYMENT DUE
WATER AND 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 CONNECTION.

CLEAR VISION AREA NOTE:
ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (D) (3).

SHARED CROSS ACCESS NOTE:
THE OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (R)(3).

TCEQ/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 PREVENTION 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.

LEGEND

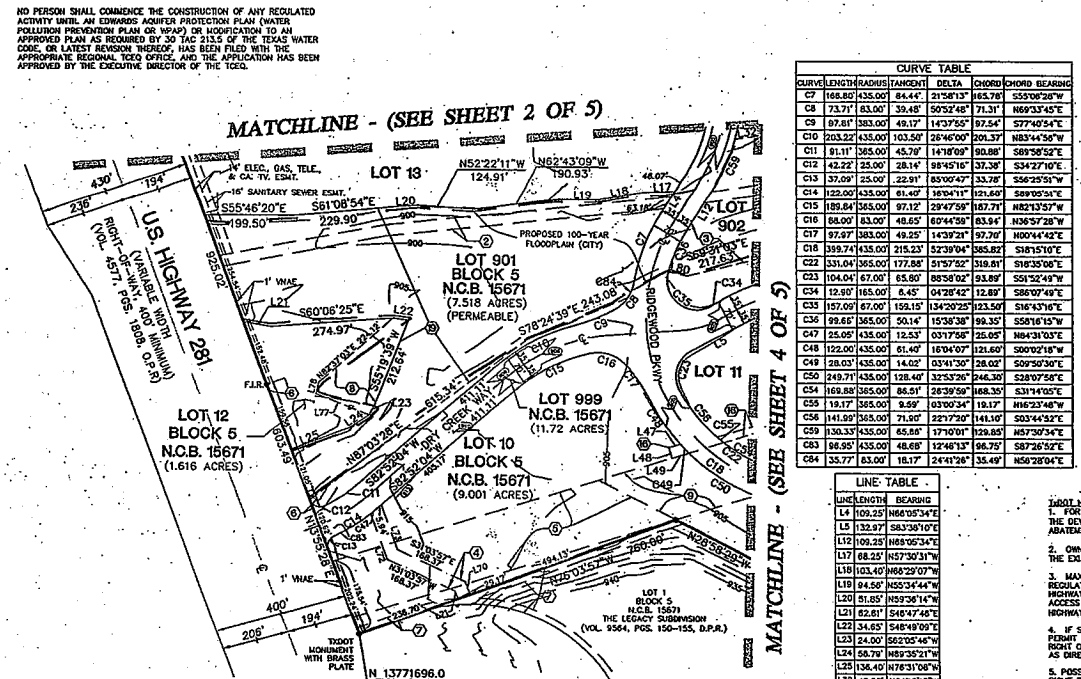
— 920 —	=	EXISTING CONTOUR
— 920 —	=	PROPOSED CONTOUR
F.I.R.	=	FOUND 1/2" IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC., GAS, TELE. & CA. TV. ESMT.	=	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
	=	PROPOSED ULTIMATE DEVELOPMENT 100-YEAR FLOODPLAIN (CITY) PER PROJECT VISION CITY OF SAN ANTONIO MUD CREEK AND UNNAMED TRIBUTARY FLOOD STUDY DATED APRIL 2007
VNAE	=	VEHICULAR NON-ACCESS EASEMENT

SCALE : 1"=200'
0' 200' 400' 600'

O.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 walks 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.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C7	166.80'	435.00'	84.44'	21°58'13"	165.78'	S55°06'26"W
C8	73.71'	83.00'	39.48'	50°52'48"	71.31'	N69°33'45"E
C9	97.81'	383.00'	49.17'	14°37'55"	97.54'	S77°40'54"E
C10	203.22'	435.00'	103.50'	26°46'00"	201.37'	N83°44'56"W
C11	91.11'	365.00'	45.78'	14°18'09"	90.88'	S89°58'52"E
C12	42.22'	25.00'	28.16'	96°45'16"	37.38'	S34°27'10"E
C13	37.09'	25.00'	22.91'	85°00'47"	33.78'	S56°25'51"W
C14	122.00'	435.00'	61.40'	16°04'11"	121.60'	S89°05'51"E
C15	189.84'	565.00'	97.12'	29°47'59"	187.71'	N82°13'57"W
C16	88.00'	83.00'	48.65'	60°44'59"	83.94'	N36°57'28"W
C17	97.97'	383.00'	49.25'	14°39'23"	97.70'	N00°44'42"E
C18	399.74'	435.00'	215.23'	52°39'04"	385.82'	S18°15'10"E
C22	331.04'	365.00'	177.88'	51°57'52"	319.81'	S18°35'06"E
C23	104.04'	67.00'	65.80'	88°58'02"	93.89'	S51°52'49"W
C34	12.90'	165.00'	6.45'	04°28'42"	12.89'	S86°07'49"E
C35	157.09'	67.00'	159.15'	134°20'25"	123.50'	S16°43'16"E
C36	99.65'	365.00'	50.16'	15°38'38"	99.35'	S58°16'15"W
C47	25.05'	435.00'	12.53'	03°17'58"	25.05'	N84°31'03"E
C48	122.00'	435.00'	61.40'	16°04'07"	121.60'	S00°02'18"W
C49	28.03'	435.00'	14.02'	03°41'30"	28.02'	S09°50'30"E
C50	249.71'	435.00'	128.40'	32°53'26"	246.30'	S28°07'58"E
C54	169.88'	365.00'	86.51'	26°39'59"	168.35'	S31°14'05"E
C55	19.17'	365.00'	9.59'	03°00'34"	19.17'	N16°23'48"W
C56	141.99'	365.00'	71.90'	22°17'20"	141.10'	S03°44'32"E
C59	130.33'	435.00'	65.86'	17°10'01"	129.85'	N57°30'34"E
C83	96.95'	435.00'	48.68'	12°46'13"	96.75'	S87°26'52"E
C84	35.77'	83.00'	18.17'	24°41'26"	35.49'	N56°28'04"E

LINE TABLE		
LINE	LENGTH	BEARING
L4	109.25'	N66°05'34"E
L5	132.97'	S83°36'10"E
L12	109.25'	N69°05'34"E
L17	68.25'	N57°30'31"W
L18	103.40'	N66°29'07"W
L19	94.56'	N55°34'44"W
L20	51.85'	N59°36'14"W
L21	62.61'	S46°47'46"E
L22	34.65'	S48°49'09"E
L23	24.00'	S62°05'46"W
L24	50.79'	N89°35'21"W
L25	136.40'	N76°31'06"W
L32	48.28'	N84°10'13"W
L47	27.32'	S72°58'55"E
L48	25.00'	N17°01'05"E
L49	39.98'	N72°58'55"W
L70	31.79'	S13°56'03"W
L71	19.71'	N13°56'03"E
L72	107.47'	N13°56'03"E
L73	105.85'	N13°56'03"E
L77	129.10'	N33°25'08"W
L78	26.38'	N45°36'43"E
L80	43.66'	S42°57'16"E

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE 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 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 IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOOD. (35-505(K) (2)(3)(P5-80))

3. THAT ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY WHEN ON OFFICIAL BUSINESS, MAY USE THE PRIVATE STREETS OF THE PROJECT VISION SUBDIVISION FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES, AND THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY MAY REMOVE AT ANY TIME ALL OBSTRUCTIONS OF ANY TYPE IN THE SAFETY LANES AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTIONS.

4. THE MAINTENANCE OF ALL PRIVATE STREETS WITHIN THE PROJECT VISION SUBDIVISION SHALL BE THE RESPONSIBILITY OF LOT OWNERS OR PROPERTY OWNERS' ASSOCIATION, THEIR ASSESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

5. LOT 999, N.C.B. 15671 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, WATER, LANDSCAPE, SANITARY SEWER, AND CABLE TELEVISION EASEMENTS FOR THE PURPOSE OF INSTALLING AND MAINTAINING ELECTRIC, TELEPHONE, WATER, SANITARY SEWER, GAS, AND CABLE TELEVISION LINES AND SERVICES.

6. LOTS 901, 902 AND 903 ARE DESIGNATED AS GREENBELTS.

WATER QUALITY BASIN NOTE:
THE MAINTENANCE OF THE WATER QUALITY BASINS AND OUTLET STRUCTURES, THOSE IMPROVEMENTS WITHIN THE WATER QUALITY BASIN EASEMENT OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY.

TxDOT NOTES:
1. 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.

2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF THREE ACCESS POINTS ALONG U.S. 281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 2,109.42'.

4. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY TxDOT.

5. POSSIBLE RIGHT IN ONLY ALLOWED BY TxDOT OFF OF PROPOSED DEDICATED RIGHT TURN LANE.

STATE OF TEXAS

COUNTY OF HARRIS

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.

OWNER/DEVELOPER: PATRINELY GROUP, L.L.C.
KENDRICK A. JAMES
1980 POST OAK BLVD., SUITE 1600
HOUSTON, TEXAS 77056

STATE OF TEXAS

COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kendrick A. James
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.

THIS DAY OF august 7 A.D. 2007

NOTARY PUBLIC HARRIS COUNTY, TEXAS

CAROLYN DRUSHEL
MY COMMISSION EXPIRES
April 18, 2008

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN DERRICK RICKMAN
5826
PROFESSIONAL
LAND SURVEYOR

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

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

KEYED NOTES

2. 25' SANITARY SEWER EASEMENT (VOL. 7370, PGS. 785-789, D.P.R.)
3. VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (6.299 ACRES)
4. VARIABLE WIDTH DRAINAGE EASEMENT (0.2013 ACRE)
5. 135' ELECTRIC EASEMENT (VOL. 5581, PGS. 438-443, O.P.R.)
6. 14' GAS, ELECTRIC AND 16' SANITARY SEWER EASEMENT (VOL. 9523, PG. 207, D.P.R.)
7. 14' ELEC., GAS, TELE. & CA.T.V. EASEMENT (VOL. 9564, PGS. 150-155, D.P.R.)
8. VARIABLE WIDTH DRAINAGE EASEMENT (0.4755 ACRE)
9. 135' ELECTRIC EASEMENT (VOL. 5581, PGS. 438-443, O.P.R.)
16. VARIABLE WIDTH SANITARY SEWER EASEMENT
19. VARIABLE WIDTH DRAINAGE EASEMENT (PERMEABLE) (7.155 ACRES)

SUBDIVISION PLAT ESTABLISHING

PROJECT VISION, ENCLAVE

A 122.44 ACRE TRACT, OR 5,333,467 SQUARE FEET MORE OR LESS, BEING ALL OF A 8.701 ACRE TRACT, CONVEYED TO ZAO, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1730-1740, ALL OF A 80.629 ACRE TRACT, CONVEYED TO AHZ, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1741-1755, AND ALL OF A 24.014 ACRE TRACT, A 9.009 ACRE TRACT BOTH CONVEYED TO MZH, LLC IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12318, PAGES 1717-1729, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE STEPHEN JETT SURVEY NUMBER 92½, ABSTRACT 855, COUNTY BLOCK 4949, STEPHEN JETT SURVEY NUMBER 92¾, ABSTRACT 856, COUNTY BLOCK 4950, AND DOMINGO LOSOYA SURVEY 354½, ABSTRACT 451, COUNTY BLOCK 4952 IN NEW CITY BLOCK 15671, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF PROJECT VISION, ENCLAVE 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, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ 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. _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 5 OF 5

JOB NUMBER 8435-25

Date: Aug 06, 2007, 8:49pm User ID: RElizondo
File: P:\64\35\25\PROJECT VISION\Design\Civil\PL843550.dwg

San Antonio Water System

RECEIVED
07 AUG -8 AM 10: 45
LAND DEVELOPMENT SERVICES DIVISION

July 31, 2007

Mr. David Martinez, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0706004 - Request for review of **Project Vision Subdivision, Plat No. 070497** located near the intersection of U.S. Highway 281 and east of Redland Road

Dear Mr. Martinez:

On June 20, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 122.44 acres located entirely within the EARZ. Three significant recharge features (S-12 a cave, S-2, and S-13, two solution cavities with 50' buffer zone) was observed on site and will be preserved. The central portion of the property lies within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1535. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted for review and approval by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Project Vision Subdivision, Plat No. 070497.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3520.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:GDJ:pzg

INDIVIDUAL CONSIDERATION

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5J & 28 **August 22, 2007**

GATHERING OAKS PUD REPLAT	MAJOR PLAT	060697
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 482 B-6
OWNER: Traditional Value Homes, LTD., by Norman Reitmeyer
ENGINEER: Civil Engineering Consultants, by Jesse F. Cantu III
CASE MANAGER: Elizabeth Adams, Planner II (207-7912)

Date filed with Planning Commission: August 8, 2007

Location: On Gathering Oak, south of Ranch Oak

Services Available: BexarMet Water and SAWS Sewer

Zoning: C-3 General Commercial District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
PUD # 06-034, Gathering Oaks PUD pending approval on August 22, 2007.

Proposed Use: Office

APPLICANT'S PROPOSAL:

To plat **3.210** acres consisting of **5** non-single family lots.

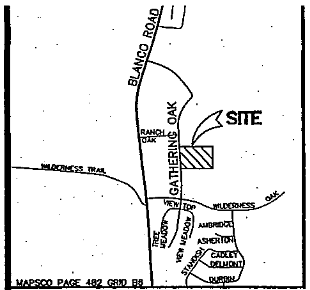
DISCUSSION:

This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report from plat #

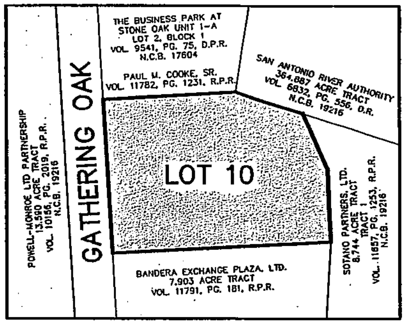
050153, Gathering Oaks Subdivision, the original plat. One significant recharge feature was observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT TO SCALE



AREA BEING REPLATTED THRU PUBLIC HEARING

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS GATHERING OAKS, RECORDED IN VOLUME 9570, PAGE 74, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

SCALE 1"=200'

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

STATE OF TEXAS §
COUNTY OF BEXAR §

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GATHERING OAKS PUD WHICH IS RECORDED IN VOLUME 9570, PAGE 74, BEXAR COUNTY PLAT AND DEED RECORDS.

I, THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I 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

Norman Reitmeyer
DULY AUTHORIZED AGENT

RENEE RIEBER
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-19-2011

SWORN AND SUBSCRIBED BEFORE ME THIS THE 7th DAY OF August, 2007.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAND DEV SERVICE
07 AUG

EARZ NOTES:

1) THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE.

2) 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.

CITY PUBLIC SERVICE NOTES

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 distribution and service facilities in the areas designated on this plat as "Electrical Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transformer Easement" for the purpose of, construction, 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.

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.

Note: 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.

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

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE TAKEN DIRECTLY FROM THE ORIGINAL PLAT OF GATHERING OAKS, RECORDED IN VOLUME 9570, PAGE 74 D.P.R.

2. CONTROL MONUMENTS AS SHOWN. IT IS THE PRACTICE OF CEC TO SET A 1/2" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS, WHERE PRACTICAL, UPON COMPLETION OF CONSTRUCTION.

3. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT OF GATHERING OAKS AS RECORDED IN VOLUME 9570, PAGE 74, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

4. CONTOURS SHOWN HEREON WERE TAKEN FROM DATA PROVIDED BY OTHERS.

DEVELOPER/OWNER:
TRADITIONAL VALUE HOMES, LTD.
NORMAN REITMEYER
P.O. BOX 4198
BERGHEIM, TX 78004
TELEPHONE: 210-481-9900

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.

OWNER: NORMAN REITMEYER

Norman Reitmeyer
DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Norman Reitmeyer, 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 7th DAY OF August, A.D., 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RENEE RIEBER
NOTARY PUBLIC
State of Texas
Comm. Exp. 03-19-2011

JOB: E0286100 GATHERING OAKS

X:\data\develop\Projects\TEAM 1A\E0286100 - Gathering Oaks\SHEETS\GATHERING OAKS PLAT1.DWG Tue, Aug/07/07 10:52:32am ccervantes

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.00'	N03°15'38"W
L2	16.00'	N86°59'46"E
L3	16.00'	N86°59'46"E
L4	16.00'	S86°59'46"W
L5	19.72'	S86°59'46"W
L6	4.90'	S03°14'09"E
L7	11.96'	S87°00'13"W
L8	19.76'	S87°00'13"W
L9	20.37'	N86°45'51"E

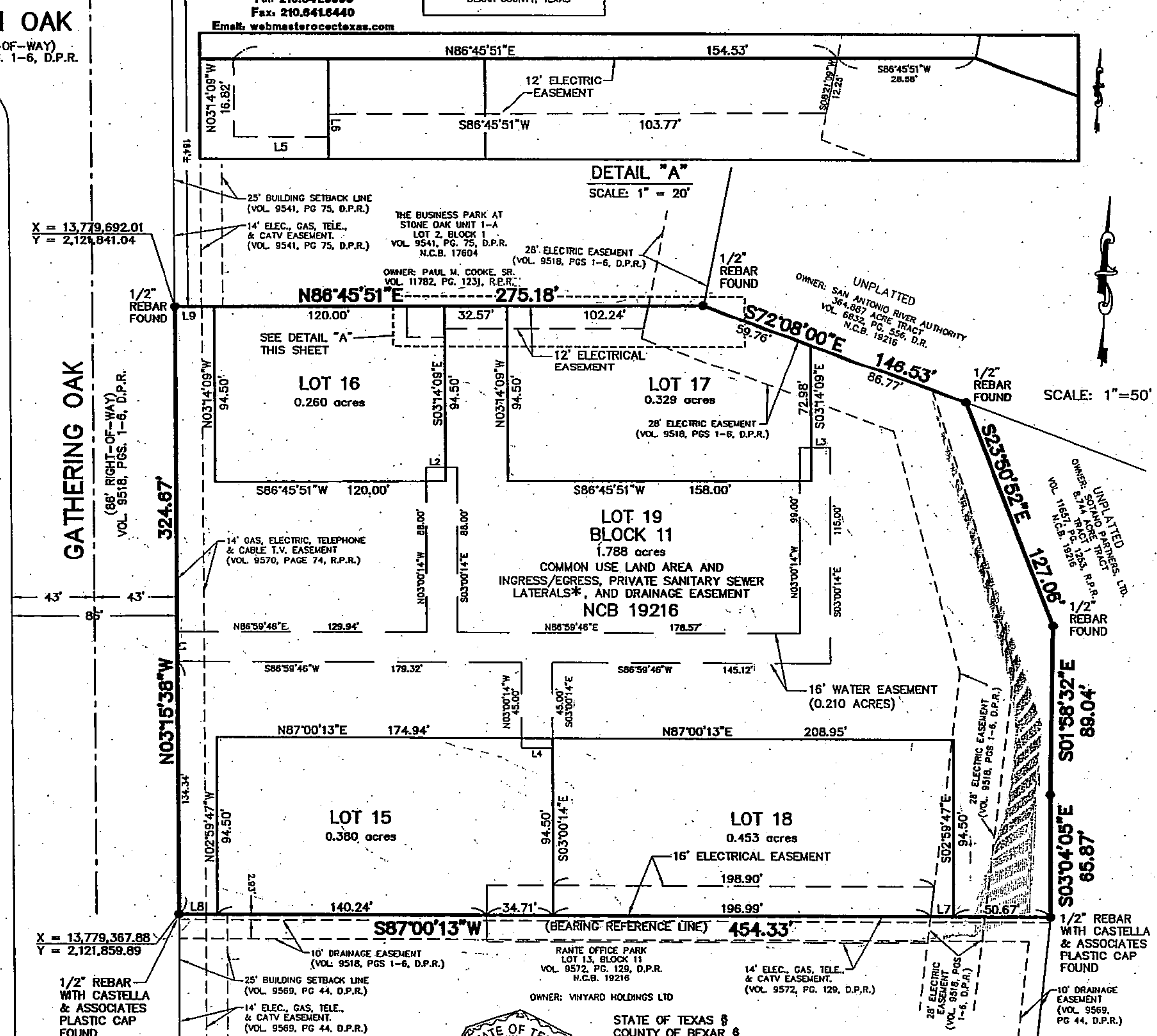
CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 West, Suite 395
San Antonio, Texas 78230
Tel: 210.641.9999
Fax: 210.641.6440
Email: webmaster@cectexas.com

ABBREVIATIONS	
VOL.	VOLUME
PG.	PAGE
CATV	TIME WARNER CABLE TV
ROW	RIGHT OF WAY
ELEC	ELECTRIC
TELE	TELEPHONE
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS, BEXAR COUNTY, TEXAS
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS

*PRIVATE SANITARY SEWER LATERAL EASEMENT TO SERVE LOTS 15, 16, 17, 18, AND 19 THROUGH PRIVATE AGREEMENT.

PLAT NO. 060697

IMPACT FEE PAYMENT DUE:
BEXARMET WATER IMPACT FEES ARE DUE AT TIME THE OF PLAT APPROVAL.



STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY 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: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
DION P. ALBERTSON
4963
PROFESSIONAL LAND SURVEYOR

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.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALAN D. LINDSKOG
39706
REGISTERED PROFESSIONAL ENGINEER
8/7/07

THIS PLAT OF GATHERING OAKS PUD HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______, A.D., 2007.

BY: ______ CHAIRMAN

BY: ______ SECRETARY

REPLAT AND SUBDIVISION PLAT ESTABLISHING

GATHERING OAKS PUD

3.210 ACRES OUT OF NEW CITY BLOCK 19216, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF THE L.C. GROTHAUS SURVEY NUMBER 10, ABSTRACT NUMBER 931, THE COMANCHE CREEK IRRIGATION COMPANY SURVEY NUMBER 8, ABSTRACT NUMBER 176, AND THE SEINEGAS IRRIGATION AND AGRICULTURAL SURVEY NUMBER 13, ABSTRACT NUMBER 725, BEXAR COUNTY, TEXAS, AND BEING THAT SAME TRACT RECORDED IN VOLUME 11176, PAGE 1171, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, 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. AND DULY RECORDED THE ______ DAY OF ______, A.D., ______ AT ______ M. IN THE RECORDS OF ______ OF SAID COUNTY IN BOOK VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ______ DAY OF ______ A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ DEPUTY

San Antonio Water System

Our Water. Our Future.

August 15, 2005

Mr. Gary Gibbons
Gibbons Surveying and Mapping, Inc.
P.O. Box 700576
San Antonio, Texas 78270-0576

RE: File No. 0501012 - Request for review of **Gathering Oaks Subdivision, Plat No. 050153** located on the southeast intersection of Ranch Oak and Gathering Oak

Dear Mr. Gibbons:

On August 9, 2005, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 3.21 acres located entirely within the EARZ. One sensitive recharge feature (S-1) a sinkhole was observed on the site. Due to the minimal recharge potential of this feature, a Request to Seal Features was submitted to the Texas Commission on Environmental Quality (TCEQ). The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) Plan was submitted to the TCEQ. A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) for review and approval. **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Gathering Oaks Subdivision, Plat No. 050153.

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:JIM:pzg

City of San Antonio
Development Services
Subdivision Section

REQUEST FOR REVIEW

TO: Aquifer Protection & Evaluation Date: 05/08/2007

FROM: SAWS Engineering/Civil Engineering Consultants

PHONE NUMBER: _____ FAX NUMBER # _____

ITEM NAME: Gathering Oaks PUD Replat FILE # 060697

RE: _____

SUBJECT: The attached item has been submitted for your review, recommendation, and or comment to the Planning Commission or Director. Please review and forward your response to the **CONSULTANT OF RECORD.** Return response as soon as possible, but no later than the date shown below. Response time will commence from the date of receipt of this request or receipt of all the items your agency requires for this review. "Days" represents calendar days.

Please Return By: _____, 200____

- ☐ Minor Plat-10 days
- ☑ Major Plat-50 days
- ☐ Amending Plats – 10 days
- ☐ Plat deferral-30 days
- ☐ Variance-15 days
- ☐ Other-15 days

☐ I recommend approval ☐ I do not recommend approval

On _____, I notified _____, the engineer/ subdivider/agent, of the corrections needed to remove this objection. Tel # _____

Comments: A change of one lot into 5 lots does not constitute a plat report, which are cover under plat # 050153 and plat # 9900806.

Signature: [signature] Title: Supervisor Date: 5/14/07

SAN ANTONIO WATER SYSTEM AQUIFER STUDIES 2007 MAY -8 P 1:32

RECEIVED MAY 16 2007 CIVIL ENGINEERING CONSULTANTS

October 10, 2002

ITEM # 29

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 07022

Council District: **4**

City Council Meeting Date: **10/4/2007**

Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **City South Community Plan**
The applicant requests to amend the Land Use Plan designation from **Agriculture and Resource Protection/Open Space Land to Urban Living**

Background Information:

Applicant: Earl & Associates
Owner: Hold 'em Investments, LP
Property Location: Jett Rd. and Loop 1604
Acreage: 51.898
Current Land Use of site: Agricultural
Adjacent Land Uses:
N: Large Lot Residential
E: Agricultural
S: Loop 1604
W: Large Lot Residential, Agricultural

Issue:

LAND USE ANALYSIS:
The existing land use for the subject property is Agricultural. The surrounding land uses consist primarily of Agricultural Uses and Large Lot Residential (6 acres or more) along W. Jett Road. Several of these properties have received agricultural exemptions according to the Bexar Appraisal District.

The current land use designation of Agriculture is intended for the preservation of crop agriculture, ranching, and related agri-business practices. Single-Family residential and commercial uses are permitted in densities that do not interfere with agriculture uses. The northern tip of the subject property is designated Resource Protection/Open Space. This property is a short distance from the floodplain boundary that surrounds the Medina River. This designation encourages passive recreational uses, such as trails, and allows some residential uses.

The proposed land use designation is Urban Living. This category encourages compact neighborhoods and centralized commercial and mixed use areas that are transit and pedestrian friendly. Centralized commercial and mixed use areas are preferably achieved through nodal development at intersections that have close proximity to a transit stop. Residential densities may decrease toward the edge of the node.

Changing the land use designation to Urban Living must take into account at least two factors. One factor is the appropriateness of the land use with respect to the surrounding land uses. The second factor

is the type of development encouraged within the Urban Living land use per the City South Community Plan.

The type of connectivity that would be required to make a development on this property compact and pedestrian friendly, as encouraged in the City South Community Plan, would require several east-west and north-south streets within the subject property boundaries. These streets are necessary to create small urban blocks that contribute to compact development.

The surrounding land uses include large lot residential to the east and north. These uses front a two lane rural road (Jett Road). On the west, these uses act as a buffer between Jett Road and the subject property, limiting direct connection to the subject property from the west. On the north, these uses border the floodplain and face toward the Medina River. The northern part of Jett Road follows the outline of the floodplain.

Currently, the main two access points to the subject property are Jett Road (to the north) and Loop 1604 (to the south). Jett Road is currently a rural road that is not indicated for expansion on the Major Thoroughfare Plan. Expansion of this will be difficult and not encouraged due to the floodplain/Medina River to the north and the presence of existing residences on the south.

Connectivity from the west is currently hampered by the presence of existing single family residences. Connectivity to the east is hampered by the presence of agricultural lands. To the east lay large tracts of land of similar shape and size to the subject property. These lots are currently used for agricultural purposes. These lots, and the subject property, are rectangularly shaped parcels that are approximately 1,000 feet wide (east to west) and 5,000 feet deep (north to south). While over time, agricultural lands may be converted to developable areas, it is the intent of the community plan to encourage development first in town centers located around major intersections.

The nearest major road to the east is Applewhite Road which is approximately 7,000 feet (1.3) miles from the eastern border of the subject property. The nearest major road to the west is Hwy 16 which is approximately 7,500 feet (1.4 miles) from the subject property. Urban nodes are generally encouraged within 1/4 mile to 1/2 mile from major intersections. This distance would help ensure that developments are compact and walkable within the development. The location of dense development near major intersections helps ensure accessibility by automobiles and transit from outside the development.

The City South Community Plan states the goals of preserving agricultural uses (farming and ranching), controlling development in the floodplain, establishing town centers at major intersections, and creating neighborhood centers with schools, commercial shopping, and personal services within walking distance.

The proposed change in land use category on the subject property does not uphold the overall goals of the City South Community Plan. It does not encourage the preservation of viable agricultural uses; it does not help control development in the floodplain; it does not encourage the establishment of town centers at major intersections. Lastly the subject property is not conducive to a mixed-use neighborhood due to connectivity issues.

Land Use Analysis as Applicable to Zoning:

Urban Living encourages high density residential uses. Within this land use category, it is conceivable that a density of 15 units/acre could be achieved with a mix of single-family, townhome, and multi-family units. On 51.797 acres, this would yield 778 units. On the entire parcel (107 acres), before subdivision, this would yield approximately 1,600 units before any land is allocated for commercial uses.

The applicant, through a zoning application for the subject property, has stated an intention to build at a density of 7-11 units to acre [(through a request for R-4 (ll units/acre) and R-4 C (duplex at 7 units/acre)] on the northern 51.898 acres of the subject property. This would yield between 363-570 units.

This Plan Amendement request has been revised to include only the northern 51.898 acres of the subject property. The remaining 55.602 acres would remain the Farm and Ranch zoning designation, through which an Enhanced Secondary Arterial is indicated on the Major Thoroughfare Plan.

The zoning request indicates a desire to build only residential land uses rather than create compact, walkable, mixed-use communities that would be consistent with the City South Community Plan.

☐Minimal Impact ☐Impact can be mitigated ☒Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: An Enhanced Secondary Arterial (120'-140' ROW) currently bisects the property approximately mid-point and connects Applewhite (on the east) to Hwy 16 (on the west). The southern boundary of the property is along Loop 1604 which is Freeway (250' to 500'ROW)
Other streets: Jett Road is a rural roadway not identified by the MTP for enhancements.
Infrastructure: There are currently no sewer mains or water facilities within close proximity of the subject property.

Comments: A Level Two Traffic Impact Analysis is required.

Jett Road is a two lane rural road to the north and west of the subject property. The Traffic Impact Analysis Threshold Worksheet submitted with the Zoning Application indicates that 570 peak hour trips (PHT) would be generated by the residential development with access off Jett Road to the north. The proposed density of development is not appropriate along Jett Road due to the size of the road and proximity to the floodplain. Jett Road is not currently planned for expansion, and doing so in the future would need to take into account its proximity to the Medina River, as a portion of the road falls within the Resource Protection area.

The subject property may be accessed from Loop 1604. The Major Thoroughfare Plan indicates that this is potentially a high capacity Freeway requiring 250-500' right-of-way. While the capacity of this

roadway may be sufficient it does promote access difficulties. Entrance to the subject property occurs from the Access Road which is one-way. Freeways, by their intended nature to provide long trips at high speeds, are not interrupted by intersections with other major roads. Freeways have entrances and exits that are grade separated with controlled access. Freeways are not conducive to nodal development.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Transit service does not currently operate in this area. Police protection will be provided by the Bexar County Sheriff's department. Fire service will be provided by volunteer fire department and the Emergency Services Department.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☒ Denial ☐ Alternate Recommendation
Comments: The proposed change to Urban Living Land Use is not appropriate on the subject property at this time. The shape of the subject property, location with respect to existing land uses, connection to existing roadways, and proximity to floodplains, make agreement with the intent of the Urban Living land use category difficult and is not consistent with the goals of the City South Community Plan.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: August 22, 2007
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: 7/26/2007
No. Notices mailed 10 days prior to Public Hearing: 101
Registered Neighborhood Association(s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007256
Current zoning district: FR and RP Proposed zoning district: R-4 C (on 51.898 acres) [55.602 acres to remain Farm and Ranch].
Zoning Commission Public Hearing Date: 9/04/07
☐ Approval ☐ Denial

Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Tamara Palma	Planner II	Phone No.: 207-7909

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND RESOURCE PROTECTION LAND USE TO URBAN LIVING LAND USE ON APPROXIMATELY 51.898 ACRES OUT OF NCB 4191 P-32 GENERALLY LOCATED BETWEEN JETT RD. AND LOOP 1604.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 22, 2007 and **APPROVED / DENIED** the amendment on August 22, 2007; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

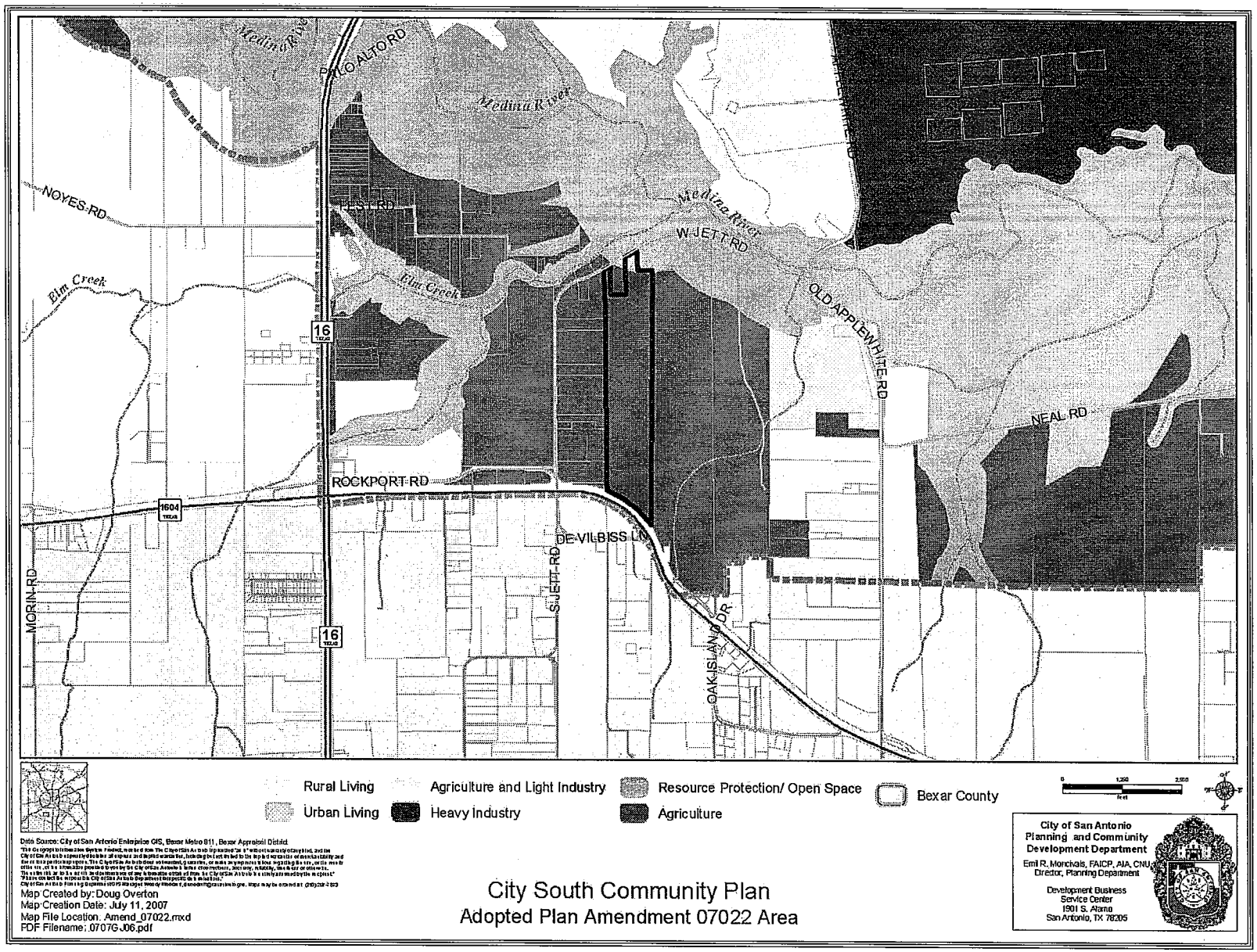
PASSED AND APPROVED/ DENIED ON THIS 22 DAY OF AUGUST 2007.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

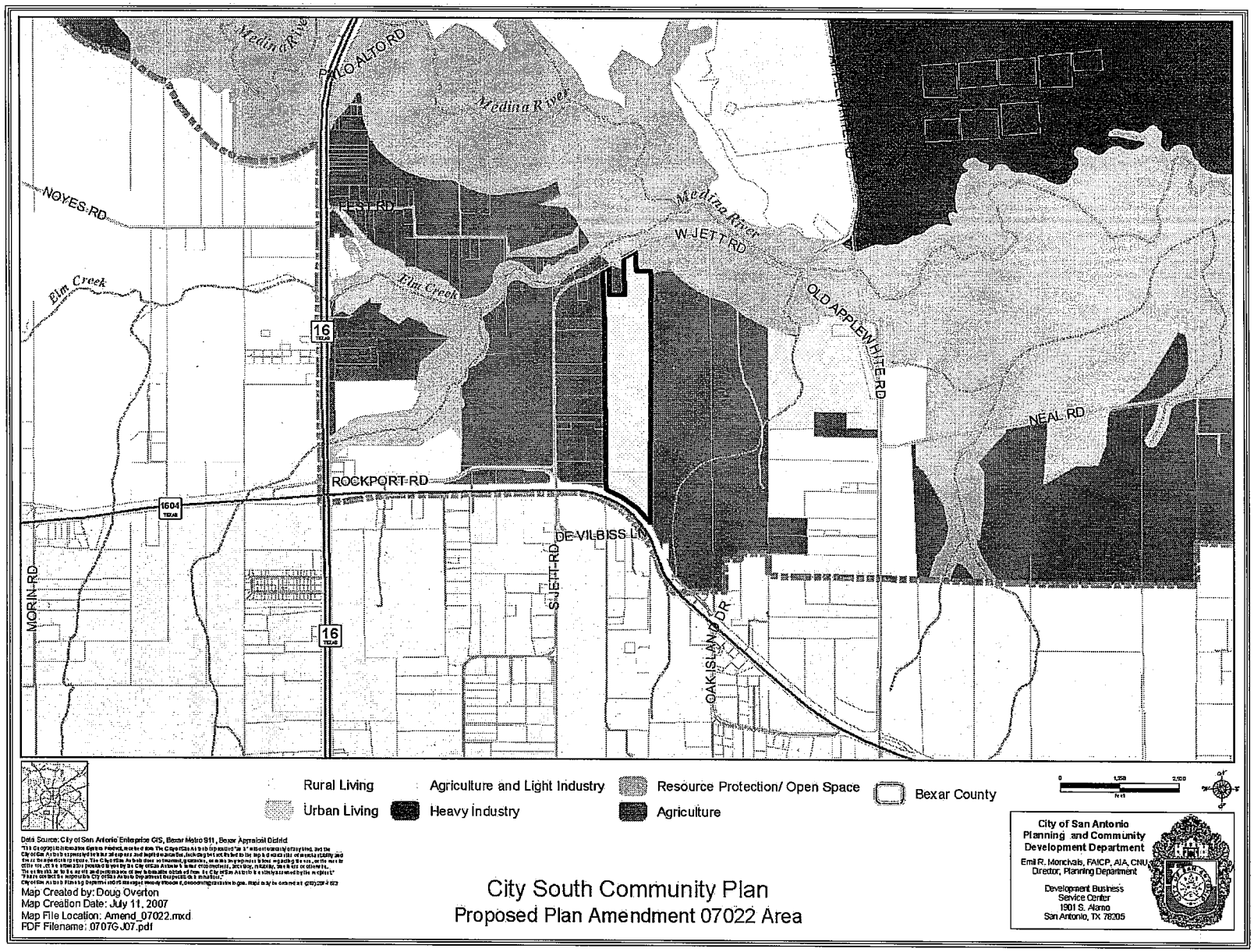
Attest:

_____
Executive Secretary
San Antonio Planning Commission

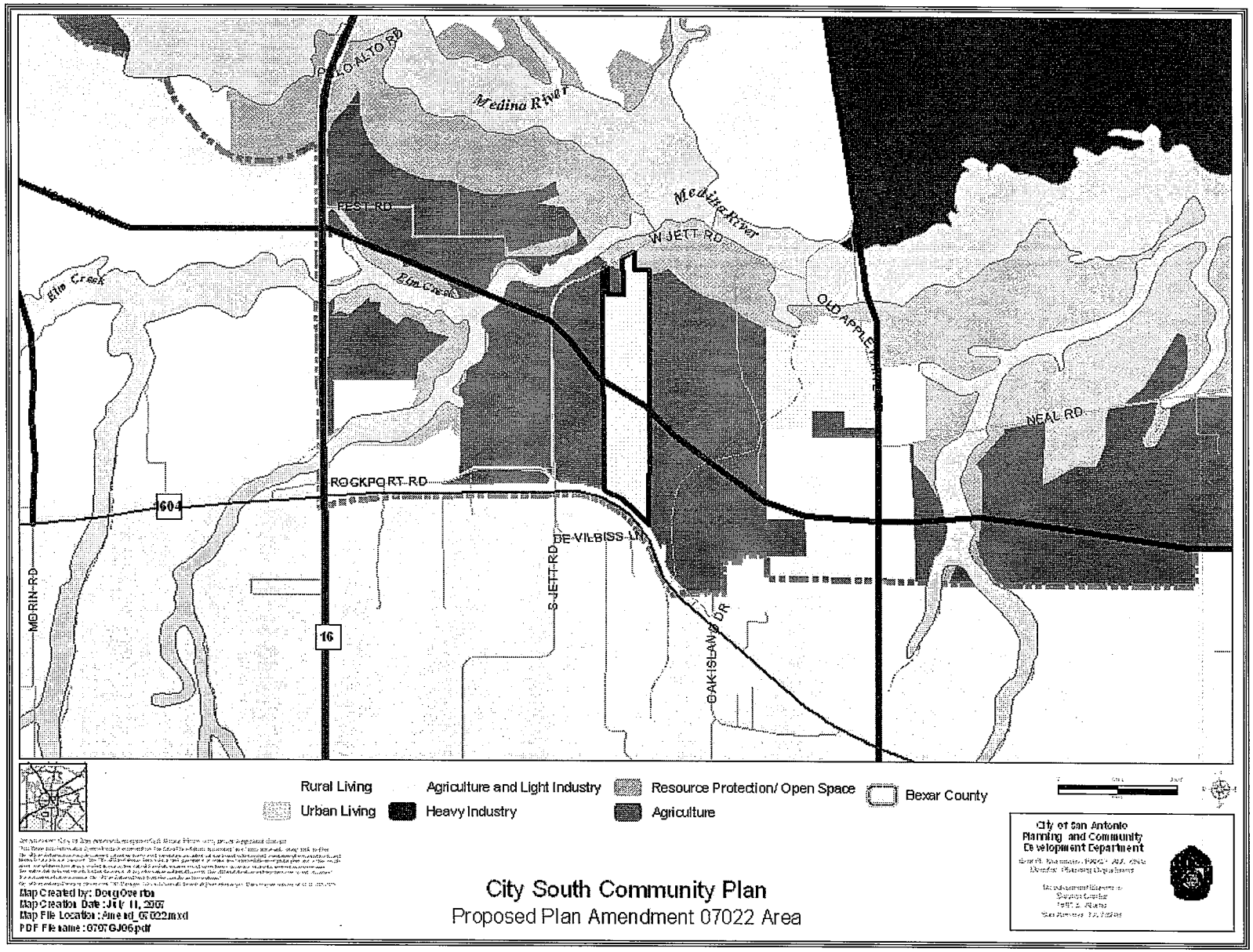


City South Community Plan
Adopted Plan Amendment 07022 Area

Proposed Amendment: (Field Notes for Revised Map Not Yet Available)



Proposed Amendment with Major Thoughfare Plan:



City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

ITEM # 30

Plan Amendment Application Case No.: 07023

Council District: **3**

City Council Meeting Date: **10/04/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Highlands Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Medium Density Residential.**

Background Information:

Applicant: GE Reaves Engineering, Inc.
Owner: Keith Howe
Property Location: 851 Hot Wells
Acreage: 1.00
Current Land Use of site: Vacant / Low Density Residential
Adjacent Land Uses:
N: Low Density Residential
E: Low Density Residential
S: Regional Commercial – Bank of America
W: Public Institutional – City Fire Station

Issue:

LAND USE ANALYSIS:
The proposed use for the subject parcel is duplex housing with a total of 8 units.

The subject parcel is currently designated *Low Density Residential* in the Highlands Community Plan which includes single family houses on individual lots as well as certain non-residential activities such as schools, places of worship and parks. The proposed *Medium Density Residential* Land Use provides for single family houses as well as accessory dwelling units, cottages, duplexes, triplexes, fourplexes and townhomes.

Hot Wells is a significantly trafficked arterial which could support density greater than that of single family. The proposed medium density residential land use is appropriate along arterials and would provide more of a transition from I-37 into the adjacent single family neighborhood. Although single family land uses neighbor the subject parcel to the east and north, a fire station is immediately to the west and regional commercial land uses exist to the south and southwest of the parcel. Neighborhood Commercial uses are also in operation a few parcels to the east at the intersection of Clark Ave. and Hot Wells. Given the higher intensity land uses immediately adjacent and nearby the subject parcel, a medium density land use may be more appropriate than a single family home.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Hot Wells is a Secondary Arterial Type B with 70'-86' of ROW
Other streets: I-37 is less than 500 ft to the west of the property
Comments: Hot Wells is an exit off of I-37. A Medium Density Residential land use could provide a more appropriate transition into the neighborhood from I-37.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Pytel Park
Comments: Pytel Park is less than a half mile to the south/southwest of subject parcel.
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐ Alternate Recommendation:
Comments:

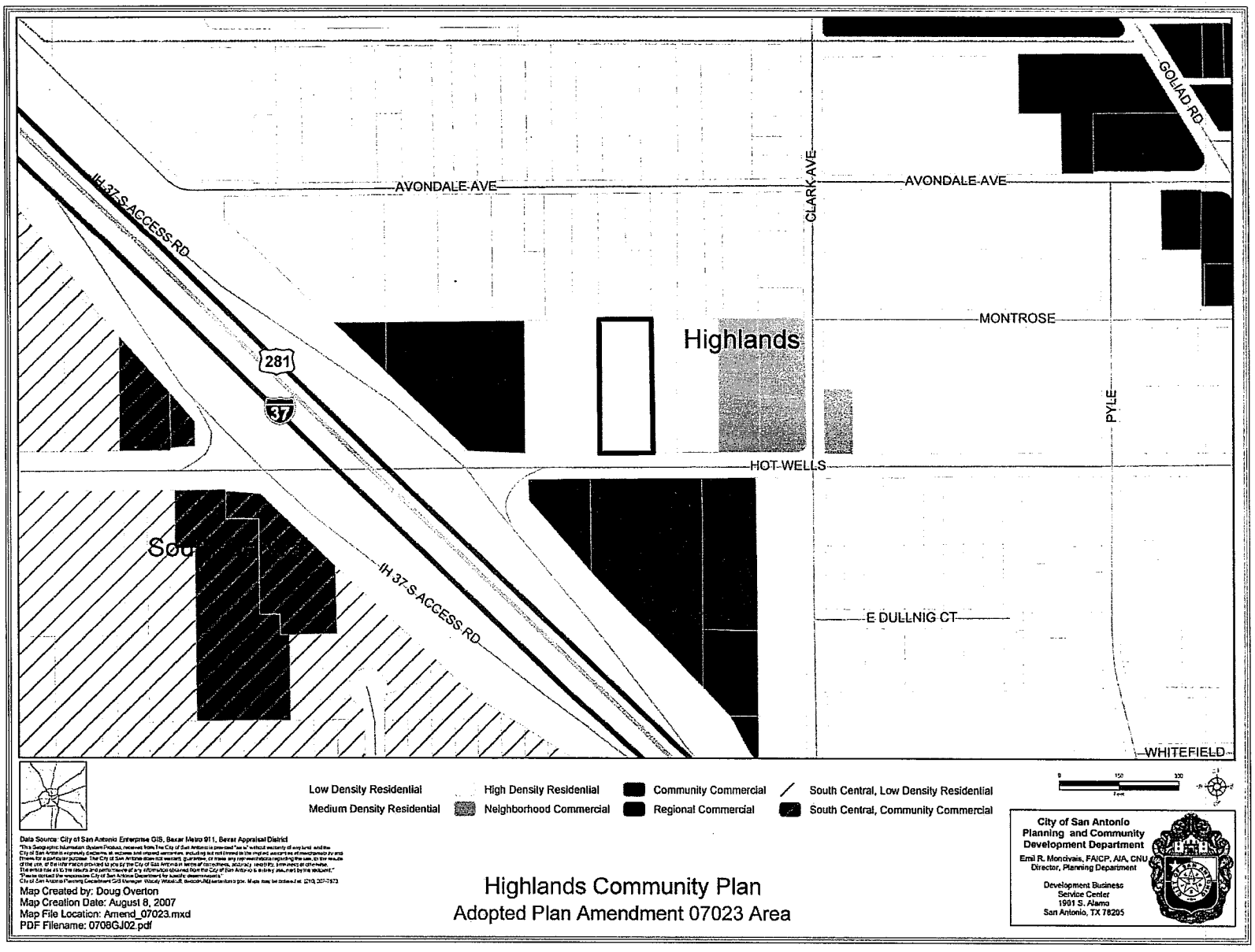
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: August 22, 2007
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: 8/3/2007
No. Notices mailed 10 days prior to Public Hearing: 79
Registered Neighborhood Association(s) Notified: Highland Hills NA, Highland Park NA, Pecan Valley NA, Southeast Citizens Committee
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007175
Current zoning district: R-4 Proposed zoning district: RM-4
Zoning Commission Public Hearing Date: 9/4/2007
☐ Approval ☐ Denial

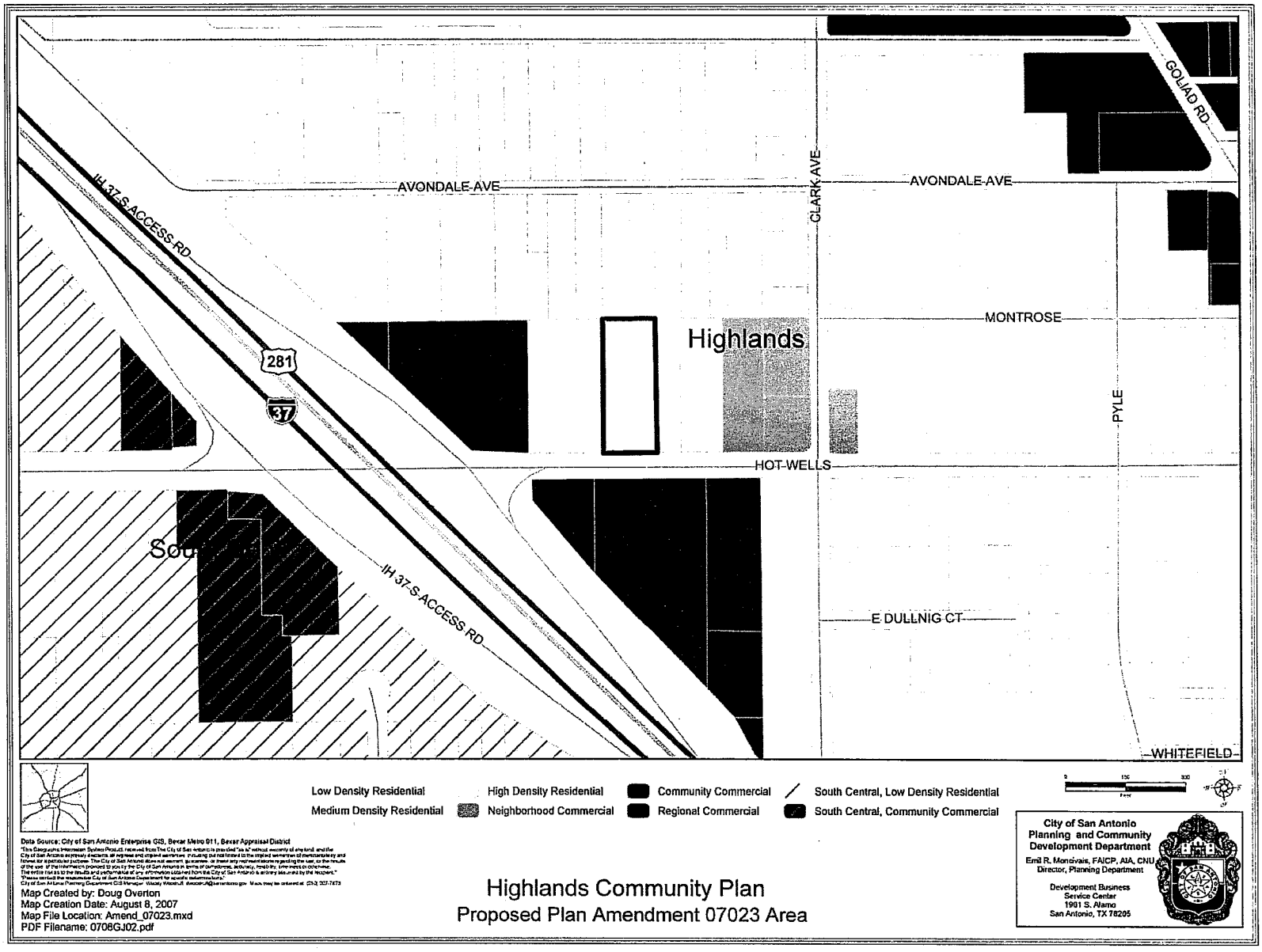
Planning Department Staff:

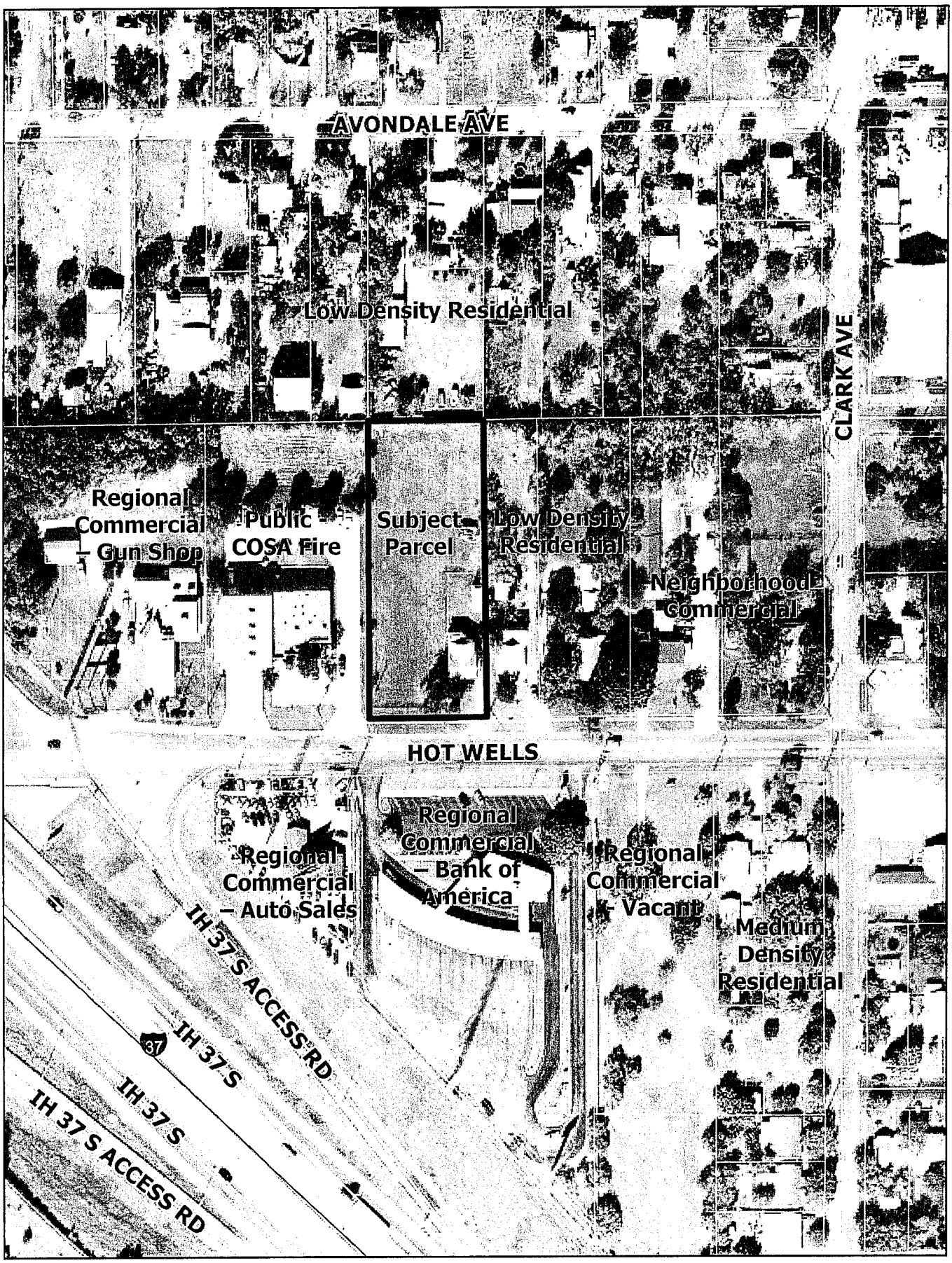
Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Andrea Gilles	Sr. Planner	Phone No.: 207-2736

Land Use Plan as adopted:



Proposed Amendment:




AVONDALE AVE
Low Density Residential
CLARK AVE
Regional Commercial – Gun Shop
Public COSA Fire
Subject Parcel
Low Density Residential
Neighborhood Commercial
HOT WELLS
Regional Commercial – Bank of America
Regional Commercial – Auto Sales
Regional Commercial – Vacant
Medium Density Residential
IH 37 S ACCESS RD
IH 37 S
IH 37 S
IH 37 S ACCESS RD

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE HIGHLANDS COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO MEDIUM DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 1.0-ACRES LOCATED AT 851 HOT WELLS.

WHEREAS, City Council approved the Highlands Community Plan as an addendum to the Master Plan on April 4, 2002; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on August 22, 2007 and **APPROVED / DENIED** the amendment on August 22; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Highlands Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 22nd DAY OF AUGUST 2007.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

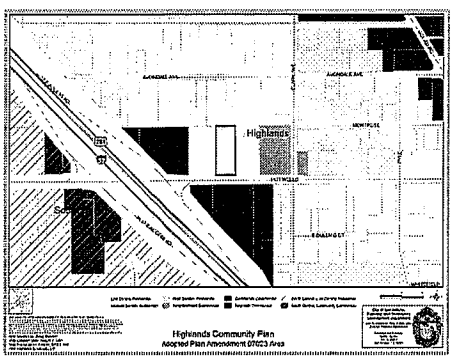
_____
Executive Secretary
San Antonio Planning Commission

Master Plan Amendment 07023
Highlands Community Plan

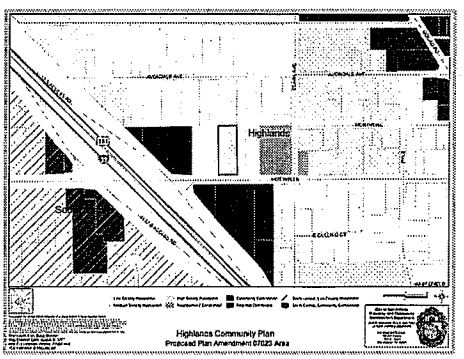
Planning Commission
August 22, 2007
Agenda Item No.

Amendment 07023

Plan as adopted:



Proposed amendment:



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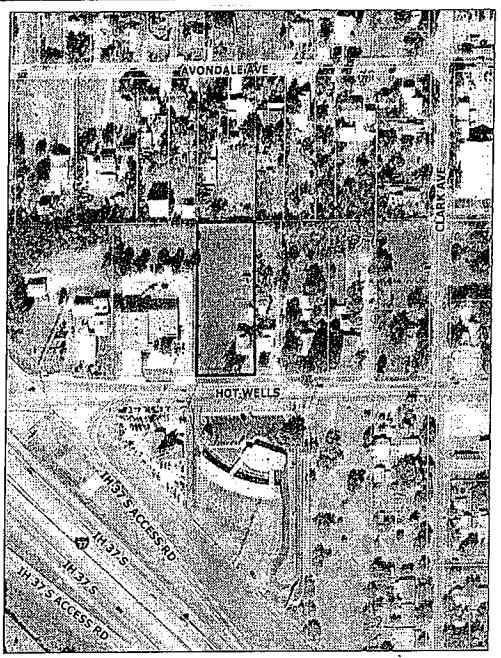
Land Use



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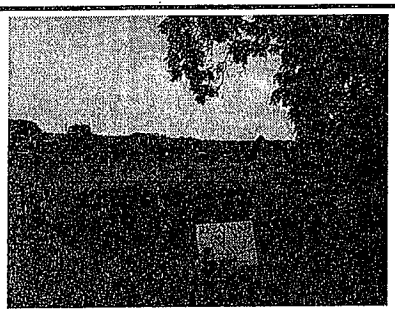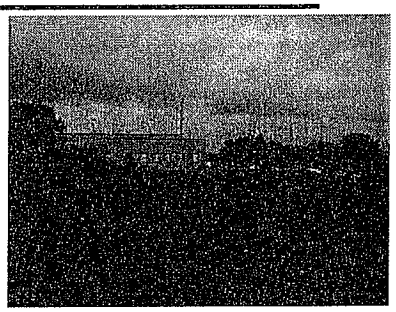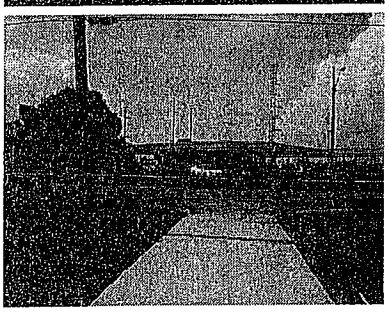
Subject Property