SAN ANTONIO PLANNING COMMISSION AGENDA

December 19, 2007

2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*
Dr. Francine S. Romero, *Chair Pro-Tem*

Amelia Hartman	Jose R. Limon
John Friesenhahn	Ivy R. Taylor
Dr. Sherry Chao-Hrenek	Stephanie James

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)

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

		Council District	Ferguson Index #
REPLATS:			
A. 070496	**Fred Loya Insurance** (Near the northeast corner of Ingram and Richland Road)	**6**	**613 B-2**
B. 070660	**Westwood Center - West** (On the northwest corner of Culebra and Westwood Loop)	**6**	**578 A-2**

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 6-7 HELD ABOVE:

6.	**070496**	**Fred Loya Insurance** (Near the northeast corner of Ingram and Richland Road)	**6**	**613 B-2**
7.	**070660**	**Westwood Center - West** (On the northwest corner of Culebra and Westwood Loop)	**6**	**578 A-2**

PLATS:

8.	**070228**	**Cordi Marian Retreat Center** (Near the southwest corner of Wild Pine and Diego Lane)	**OCL**	**577 E-3**
9.	**070119**	**Bella Vista, Unit 3, Section 6** (On the east side of Bella Vista Place, north of Potranco Road)	**OCL**	**610 E-4**
10.	**060354**	**Howard Crossing Townhomes PUD** (Near the northwest corner of Howard Street and Mallard Street)	**1**	**582 E-6**

DEFERRAL:

11.	**070693**	**Tindall Corporation** (South of West Malone Avenue, east of Missouri Pacific Railroad)	**5**	**649 E-3**

INDIVIDUAL CONSIDERATION

PLAT:

12.	**070439**	**Monterrey Village Apartments** (At the northeast corner of Ingram Road and Lakeside Parkway)	**6**	**613 B-4**

VARIANCE:

13.	**BPV 08-001**	**Hill Country Bakery** (On the south side of Stribling Street, west of South Flores)	**5**	**616 D-8**

OTHER ITEMS:

15. Approval of the minutes for the October 24, 2007 and November 28, 2007 Planning Commission meeting

16. Director's report

17. Questions and discussion

18. 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

19. ADJOURNMENT

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 6A27 **December 19, 2007**

FRED LOYA INSURANCE — MAJOR PLAT — 070496

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 613 B-2
OWNER: Fred Loya Insurance Group, by Benjamin Salazar
ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Greg C. Smith
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: December 19, 2007

Location: On the northwest side of Ingram Road, south of Potranco Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Plat is in accordance with:
MDP/POADP #107-A, Park 410 West was accepted on April 13, 2004.

Proposed Use: Commercial

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

APPLICANT'S PROPOSAL:

To plat **20.70** acres consisting of **1** non-single family lot.

DISCUSSION:

The applicant is proposing to replat a portion of a drainage easement. The area to be replatted is described as a portion of a drainage easement out of the Richland Hills Subdivision plat, as recorded in Volume 9000, Page 113, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval.

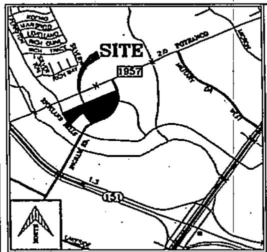
REPLAT & SUBDIVISION PLAT ESTABLISHING 070496

FRED LOYA INSURANCE

BEING 19.80 ACRE TRACT OF LAND, A 0.7117 ACRE PRIVATE DRAINAGE EASEMENT AND A 0.1216 ACRE PUBLIC DRAINAGE EASEMENT OUT OF THAT CALLED 388.35 ACRE TRACT OF LAND AS RECORDED IN VOLUME 8230, PAGE 1341 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, SITUATED IN THE JOHN W. McCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NEW CITY BLOCK 18221, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

NORTH

BEARINGS ARE BASED ON THE NORTHWEST RIGHT OF WAY LINE OF INGRAM ROAD BEING S70°03'24"W.



LOCATION MAP
NOT TO SCALE

LEGEND:

ELEC.	----------	ELECTRIC
TEL.	----------	TELEPHONE
CATV	----------	CABLE TELEVISION
ESM'T.	----------	EASEMENT
N.C.B.	----------	NEW CITY BLOCK
—770—	----------	PROPOSED CONTOURS

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), ON COMMUNITY PANEL NUMBER 48029C0400 F, DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ZONE "X" (UNSHADED) – AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING 1 NON-SINGLE FAMILY LOT.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
4. ROTATE BEARINGS 00°15'30" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5. A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
6. SHARED CROSS ACCESS WILL BE PROVIDED WHERE APPLICABLE, IN ACCORDANCE WITH UDC SECTION 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.

NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T, OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION 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 AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON RICHLAND HILLS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9000, PAGE 113, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF DATE 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: OFFSITE DRAINAGE EASEMENTS

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ______ 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 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: OFFSITE DRAINAGE EASEMENTS

OWNER'S 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
BEXAR COUNTY, TEXAS

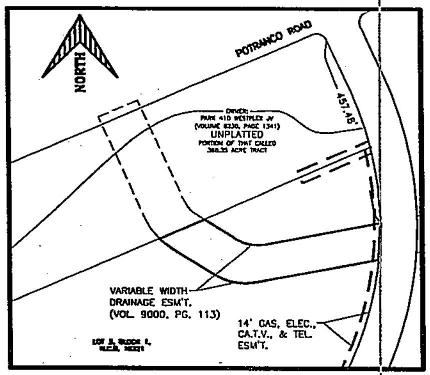
STATE OF TEXAS
COUNTY OF BEXAR
THE OWNER OF THE LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER

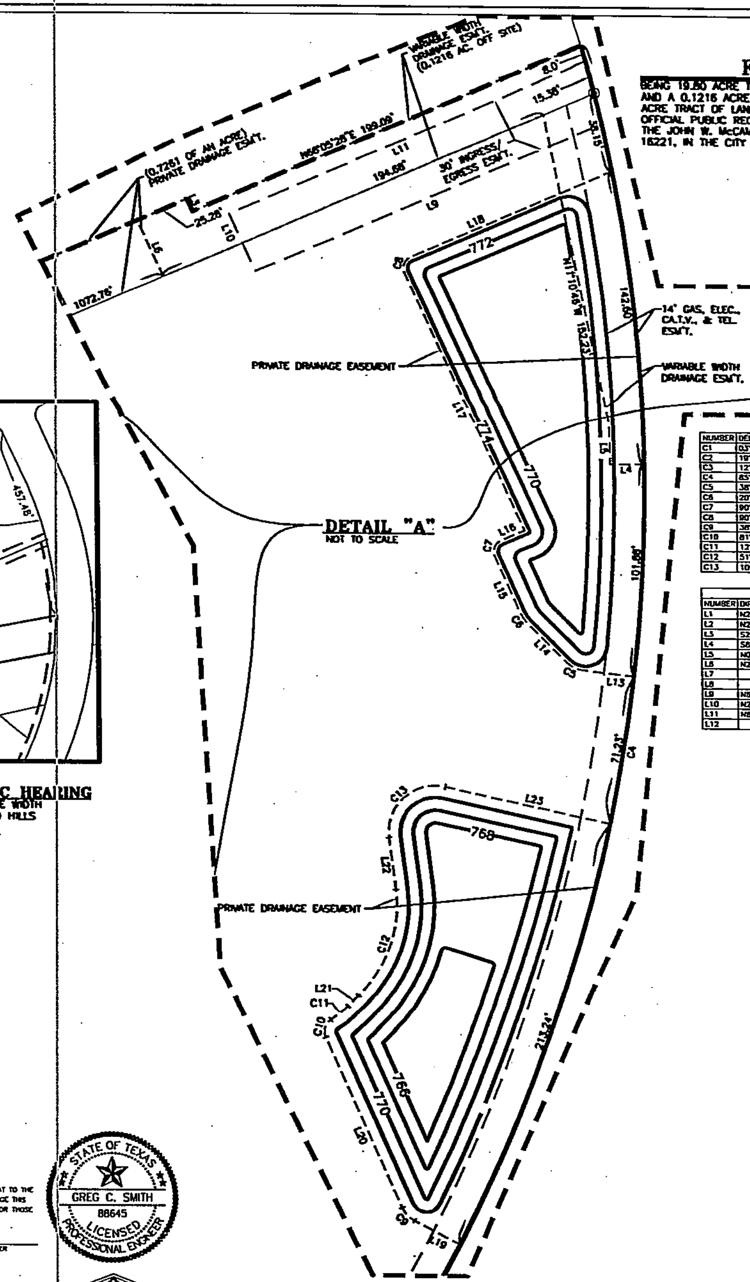
OWNER'S DULY AUTHORIZED AGENT

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
BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THRU PUBLIC HEARING
REPLATTING A 1.027 ACRE PORTION OF A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED IN THE RICHLAND HILLS SUBDIVISION VOLUME 9000, PAGE 113.



NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	03°36'41"	701.75	22.12	44.23	44.22	N22°02'45"W
C2	19°10'11"	1059.26	178.87	354.40	352.75	N33°28'10"W
C3	12°58'23"	992.01	112.79	224.61	224.13	S63°34'57"W
C4	85°16'03"	794.96	731.87	1183.07	1076.87	S27°25'17"W
C5	38°48'35"	12.00	4.23	8.13	7.97	N83°45'10"W
C6	20°28'18"	17.00	3.08	6.06	6.03	N34°07'41"W
C7	90°00'00"	6.00	6.00	9.42	8.49	N21°05'28"E
C8	90°00'00"	6.00	6.00	9.42	8.49	N21°05'28"E
C9	38°44'44"	12.46	4.38	8.43	8.27	N43°18'54"W
C10	81°13'14"	6.46	5.54	9.16	8.41	N18°42'05"E
C11	12°26'35"	48.04	5.24	10.43	10.41	N51°05'24"E
C12	51°40'27"	63.04	30.52	56.85	54.95	N19°01'54"E
C13	109°04'05"	21.96	30.83	41.80	35.77	N47°43'43"E

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N23°51'05"W	34.47'
L2	N23°54'32"W	29.48'
L3	S25°26'29"E	6.43'
L4	S66°53'11"W	15.89'
L5	N01°06'49"W	19.46'
L6	N23°54'32"W	29.49'
L7	----	----
L8	----	----
L9	N66°05'28"E	177.24'
L10	N23°54'32"W	30.00'
L11	N66°05'28"E	182.73'
L12	----	----

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L13	N83°09'26"W	24.09'
L14	N44°20'51"W	26.13'
L15	N23°54'32"W	28.72'
L16	N66°05'28"E	12.00'
L17	N23°54'32"W	138.30'
L18	N66°05'28"E	103.00'
L19	N62°39'16"W	24.10'
L20	N23°54'32"W	86.63'
L21	N44°52'07"E	6.98'
L22	N06°48'20"W	25.26'
L23	S77°44'14"E	78.67'
L24	S23°52'34"E	28.00'

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.

* 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."

THIS PLAT OF ______ FRED LOYA INSURANCE ______ 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 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 ______ 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

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 — GREG C. SMITH — 88645 — LICENSED PROFESSIONAL ENGINEER

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

RECEIVED 2007 NOV 29 — DEVELOPMENT SERVICES

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
29671-0770

SHEET 1 OF 2
DRAWN BY: JCHAVEZ

Date: Nov 27, 2007, 9:27am User ID: TGonzalez
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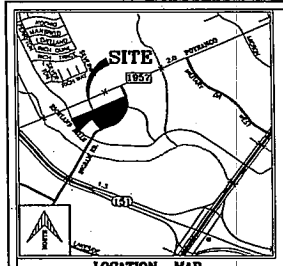
070496

REPLAT & SUBDIVISION PLAT ESTABLISHING FRED LOYA INSURANCE

BEING 19.80 ACRE TRACT OF LAND, A 0.7117 ACRE PRIVATE DRAINAGE EASEMENT AND A 0.1216 ACRE PUBLIC DRAINAGE EASEMENT OUT OF THAT CALLED 388.35 ACRE TRACT OF LAND AS RECORDED IN VOLUME 6230, PAGE 1341 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, SITUATED IN THE JOHN W. McCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NEW CITY BLOCK 16221, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LEGEND:

ELEC. ---------- ELECTRIC
TEL. ---------- TELEPHONE
CATV ---------- CABLE TELEVISION
ESM'T. ---------- EASEMENT
N.C.B. ---------- NEW CITY BLOCK
770 ---------- PROPOSED CONTOURS

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREIN IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), OF COMMUNITY PANEL NUMBER 48029C0409 F, DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING 1 NON-SINGLE FAMILY LOT.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM CORPUS, INC.
4. ROTATE BEARINGS 00°15'39" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5. A STREETSCAPE PLAN WILL BE REQUIRED AT TIME OF BUILDING PERMIT.
6. SHARED CROSS ACCESS WILL BE PROVIDED WHERE APPLICABLE IN ACCORDANCE WITH UDC SECTION 33-306(D)(3).
7. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE THE FINAL ADJACENT GRADE.
9. NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO.

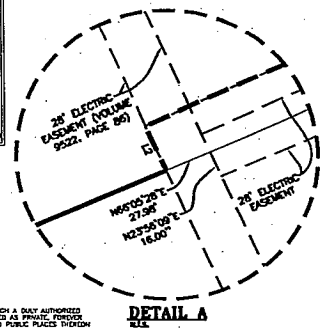
IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

NOTE: THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN D.E. DETENTION BASIN ESM'T.) ON PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

NORTH

SCALE: 1"=100'
BEARINGS ARE BASED ON THE NORTHWEST RIGHT OF WAY LINE OF INGRAM ROAD BEING S70°03'24"W.

0' 50' 100' 200' 300'



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/OFFSITE DRAINAGE EASEMENTS

OWNER'S 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
BEXAR COUNTY, TEXAS

2007 NOV 27 PM 3:30

DEVELOPMENT SERVICES
RECEIVED

10.08 ACRES ARE DEVELOPABLE WITH CURRENT DRAINAGE APPROVAL.

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON RICHLAND HILLS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9000, PAGE 113, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF DATE 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

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE _____ DAY OF _____ A.D. 20__

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

OWNER

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
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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 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
GREG C. SMITH
88645
LICENSED
PROFESSIONAL ENGINEER

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

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, REPLACING, REMOVING, OPERATING, PATROLLING AND EXPECTING POLES, MARKERS OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, SUCH 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 KEEP SAID EASEMENT AND RIGHT-OF-WAY CLEARED OF TREES, BRUSH AND OTHER GROWTH, AND THE RIGHT TO REMOVE FROM SAID EASEMENT AND RIGHT-OF-WAY AREAS ANY TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREIN. 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 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 ALTERATIONS.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, TELEPHONE, CABLE TV, DRAINAGE, TELEPHONE LINE 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."

OWNER/DEVELOPER:
FRED LOYA INSURANCE GROUP
BEN SALAZAR, COO
917 N. 10TH STREET
McALLEN, TX. 78501

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

29671-0770

THIS PLAT OF FRED LOYA INSURANCE 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 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 _____ 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

DRAWN BY: JCHAVEZ

Date: Nov 27, 2007, 9:27am User ID: TGonzalez
File: P:\0770\29671-FredLoyaInsurance\Design\29671-plat.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 6B&8 **December 19, 2007**

WESTWOOD CENTER -WEST — MAJOR PLAT — 070660
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 A-2
OWNER: Weingarten Realty Investors, by Martin Debrovner
ENGINEER: Pape-Dawson Engineers, Inc., by Brice Moczygemba
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: December 19, 2007

Location: On the northwest corner of Culebra Road and Westwood Loop.

Services Available: SAWS Water and Sewer

~~**Zoning:** C-3 Commercial District~~
C-3R Restrictive Commercial District

Plat is in accordance with:
MDP/POADP #544A, Stone Bridge was accepted on January 27, 1997.

Proposed Use: Commercial

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

APPLICANT'S PROPOSAL:

To replat **22.01** acres consisting of **5** non-single family lots.

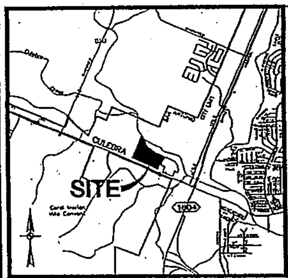
DISCUSSION:

The applicant is proposing to to replat 2 lots into 5 lots; Lot 3, Block 17, NCB, 17635 out of the Westwood Center, Unit 5 Subdivision plat as recorded in Volume 9547 Page 193; and Lot 5, Block 17, NCB 17635, out of the Westwood Center Unit 7 Subdivision plat, as recorded in Volume 9567, Page 21, of the deed and plat records of Bexar County, Texas.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070660



LOCATION MAP
NOT-TO-SCALE

SCALE : 1"=200'
0' 200' 400' 600'

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 FIVE (5) ACCESS POINTS TO FM 471-CULEBRA, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1184.03'.

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.

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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
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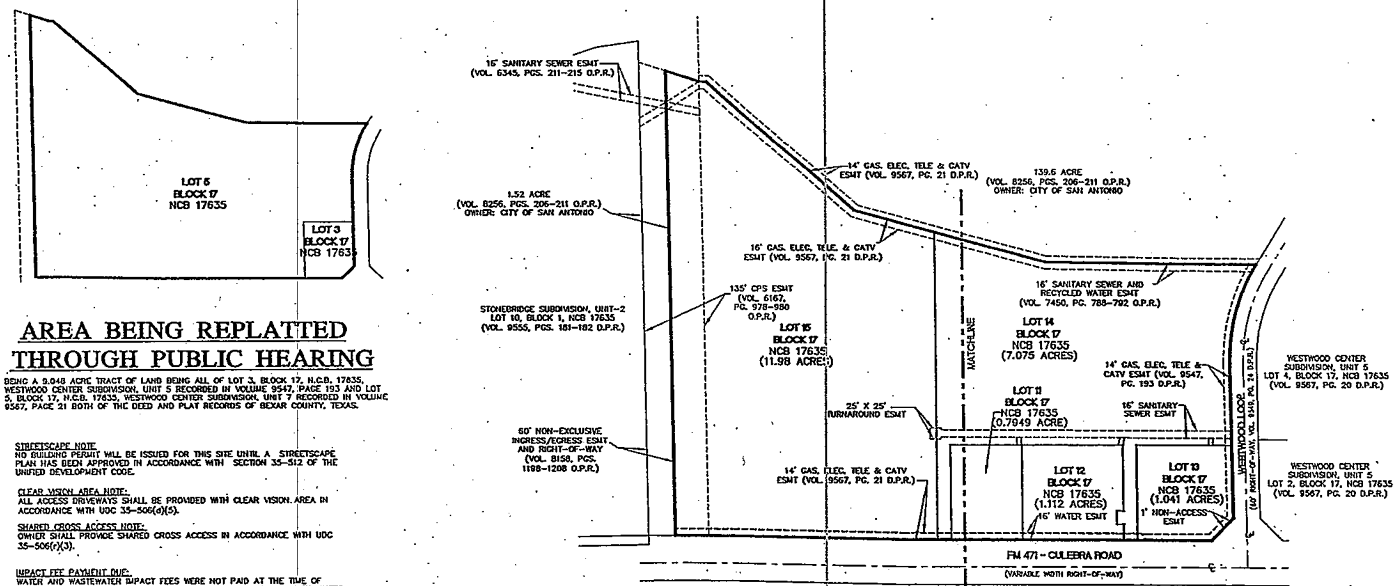

AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING A 9.048 ACRE TRACT OF LAND BEING ALL OF LOT 3, BLOCK 17, N.C.B. 17635, WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 AND LOT 5, BLOCK 17, N.C.B. 17635, WESTWOOD CENTER SUBDIVISION, UNIT 7 RECORDED IN VOLUME 9567, PAGE 21 BOTH OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 NORTH LINE OF CULEBRA ROAD, A VARIABLE WIDTH RIGHT-OF-WAY.

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

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BURDENING THE PROPERTY.

5. 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

Date: Nov 19, 2007, 11:47am User ID: KKephart
File: P:\67\13\01\Design\Civil\Plat\West\PL671301-WEST.dwg

STATE OF TEXAS ★ B. MOCZYGEMBA 65747 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR NOEL NICHOLLS 4402

INDEX MAP
REPLAT ESTABLISHING
WESTWOOD CENTER - WEST

A 22.01 ACRE TRACT BEING ALL OF LOT 3, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 5, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 7 RECORDED IN VOLUME 9567, PAGE 21 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 11-15, BLOCK 17, NEW CITY BLOCK 17635 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWOOD CENTER - WEST
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

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

STATE OF TEXAS
COUNTY OF HARRIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 PLAT #200094 AND WESTWOOD CENTER SUBDIVISION, UNIT 7 PLAT #200095 WHICH IS RECORDED IN VOLUME 9567, PAGE 21, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

[signature]
OWNER/DEVELOPER:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William M. Crook 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 26 DAY OF November 2007

Debbie J. Jones
NOTARY PUBLIC

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

STATE OF TEXAS
COUNTY OF HARRIS

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:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

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Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

DEVELOPMENT SERVICES RECEIVED 2007 NOV 26 P 4:24

STATE OF TEXAS
COUNTY OF BEXAR

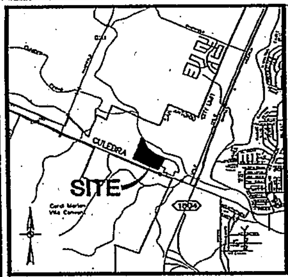
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE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

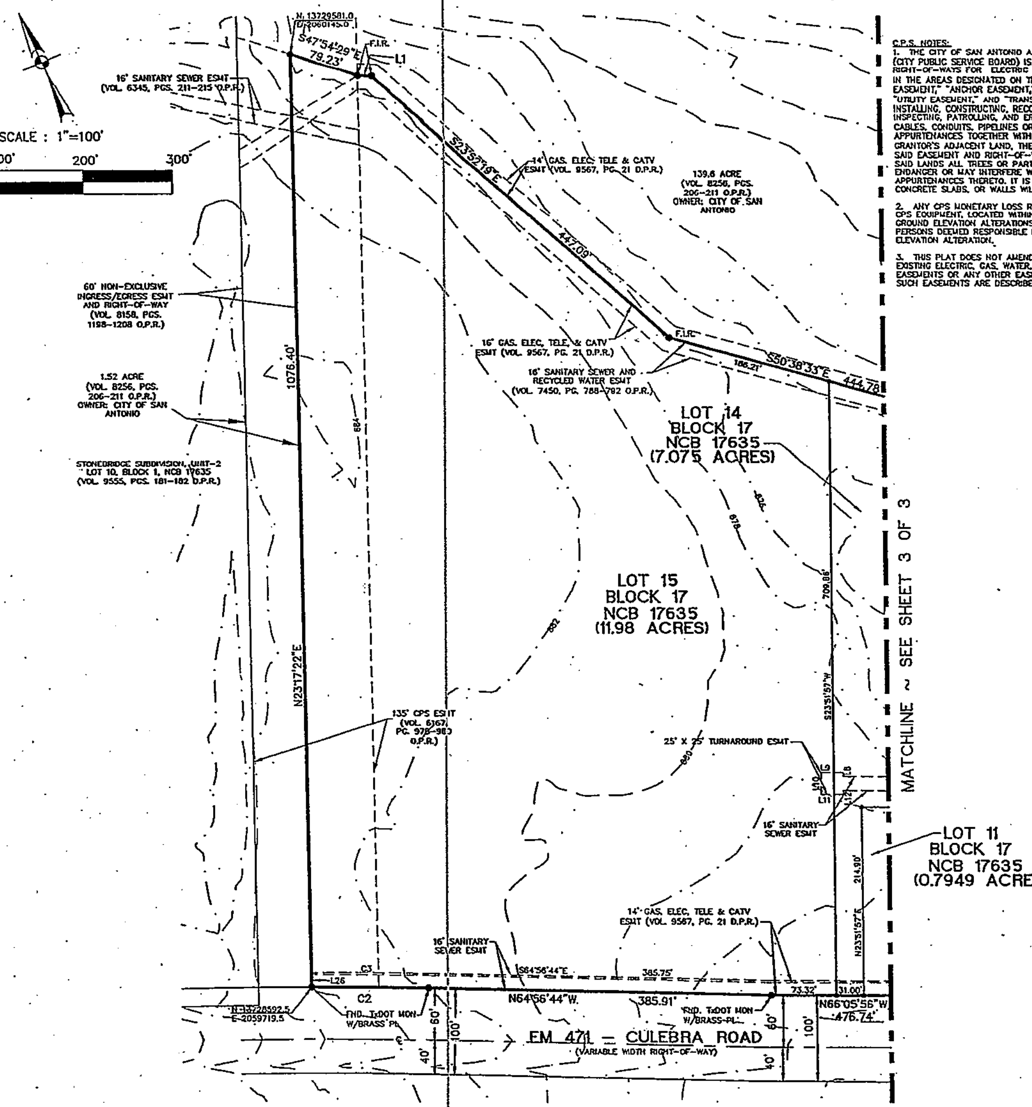
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NO. 6713-01

PLAT NO. 070660





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[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS REGISTERED N NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

Date: Nov 19, 2007, 11:48am User ID: kkephart
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REPLAT ESTABLISHING

WESTWOOD CENTER - WEST

A 22.01 ACRE TRACT BEING ALL OF LOT 3, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 5, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 7 RECORDED IN VOLUME 9567, PAGE 21 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 11-15, BLOCK 17, NEW CITY BLOCK 17635 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWOOD CENTER – WEST 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

PAPE-DAWSON ENGINEERS

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

STATE OF TEXAS
COUNTY OF HARRIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 PLAT #200094 AND WESTWOOD CENTER SUBDIVISION, UNIT 7 PLAT #200096 WHICH IS RECORDED IN VOLUME 9567, PAGE 21, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

[signature]
OWNER/DEVELOPER:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William M. Crook 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 26 DAY OF November 2007

Debbie J. Jones
NOTARY PUBLIC

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

STATE OF TEXAS
COUNTY OF HARRIS

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:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Wm. M. Crook 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 26 DAY OF November 2007

Debbie J. Jones
NOTARY PUBLIC

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

STATE OF TEXAS
COUNTY OF BEXAR

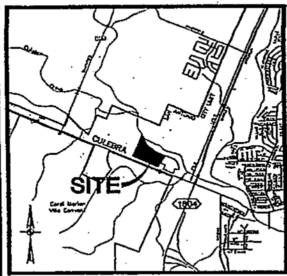
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE ______ 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. 6713-01

PLAT NO. 070660



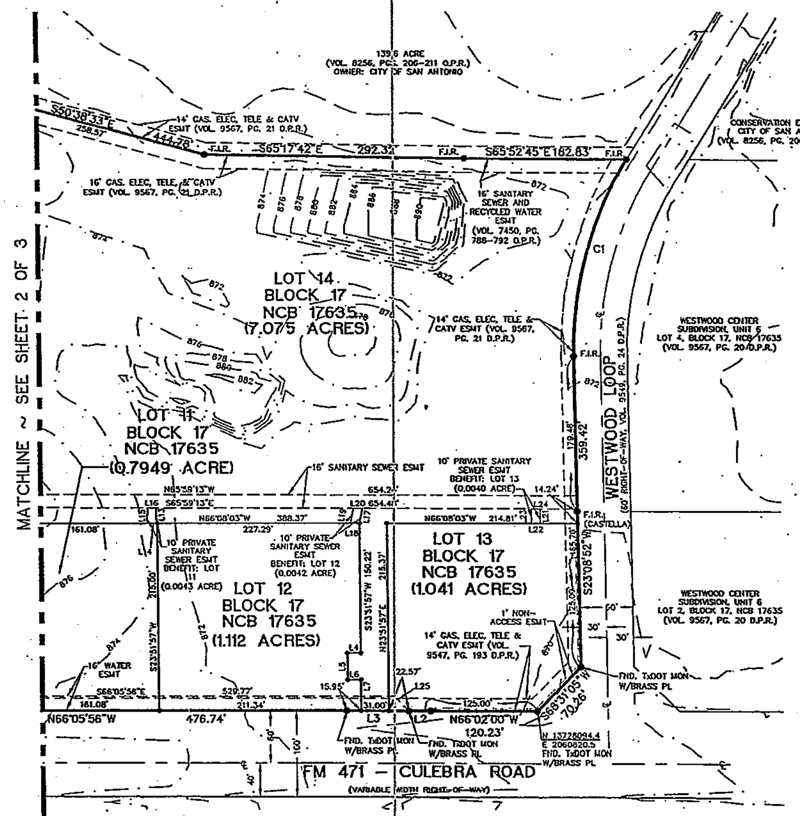
LOCATION MAP
NOT-TO-SCALE

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	238.34'	430.00'	122.32'	31°45'28"	235.30'	S39°01'36"W
C2	131.63'	5789.25'	65.82'	01°18'10"	131.62'	N65°35'49"W
C3	132.12'	5805.25'	66.06'	01°18'14"	132.12'	S65°35'51"E

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.02'	S64°04'39"E
L2	24.71'	N66°11'39"W
L3	69.52'	N65°50'47"W
L4	15.00'	N66°08'03"W
L5	30.00'	S23°51'57"W
L6	15.00'	S66°08'03"E
L7	35.00'	S23°51'57"W
L8	4.50'	S24°00'47"W
L9	25.00'	S65°59'13"E
L10	25.00'	N24°00'47"E
L11	25.00'	N65°59'13"W
L12	4.50'	S24°00'47"W
L13	18.70'	N24°00'47"E
L14	10.00'	S66°08'03"E
L15	18.72'	N24°00'47"E
L16	10.00'	S65°59'13"E
L17	18.44'	S34°54'17"W
L18	10.19'	N66°08'03"W
L19	18.47'	N34°54'17"E
L20	10.18'	S65°59'13"E
L21	17.59'	S24°00'47"W
L22	10.00'	N66°08'03"W
L23	17.61'	N24°00'47"E
L24	10.00'	S65°59'13"E
L25	23.08'	S21°08'04"E
L26	16.00'	N23°17'22"E

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



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 FIVE (5) ACCESS POINTS TO FM 471-CULEBRA, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 1184.03'.

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 NORTH LINE OF CULEBRA ROAD, A VARIABLE WIDTH RIGHT-OF-WAY.

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

4. THIS SUBDIVISION PLAT SHOWS EASEMENTS TO BE CREATED AND RECORDED IN THE DEED AND PLAT RECORDS. IT DOES NOT PURPORT TO SHOW ALL EASEMENTS BURDENING THE PROPERTY.

5. 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.

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 ★ B. MOCZYGEMBA 65747 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED ★ N NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

Date: Nov 19, 2007, 11:48am User ID: KKephart
File: P:\67\13\01\Design\Civil\Plat\West\PL671301-WEST.dwg

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.

STATE OF TEXAS
COUNTY OF HARRIS

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 PLAT #200094 AND WESTWOOD CENTER SUBDIVISION, UNIT 7 PLAT #200096 WHICH IS RECORDED IN VOLUME 9567, PAGE 21, BEXAR COUNTY PLAT AND DEED RECORDS.

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. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER/DEVELOPER:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED William J. Crook 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 26 DAY OF November 2007

NOTARY PUBLIC

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

STATE OF TEXAS
COUNTY OF HARRIS

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:
WEINGARTEN REALTY INVESTORS
2600 CITADEL PLAZA DRIVE
HOUSTON, TEXAS 77008
(713) 880-6188

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26 DAY OF November

NOTARY PUBLIC

DEBBIE J. JONES
Notary Public, State of Texas
My Commission Expires
MARCH 11, 2009

DEVELOPMENT SERVICES RECEIVED
2007 NOV 26 PM 4: 2

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

REPLAT ESTABLISHING

WESTWOOD CENTER - WEST

A 22.01 ACRE TRACT BEING ALL OF LOT 3, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 5 RECORDED IN VOLUME 9547, PAGE 193 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND LOT 5, BLOCK 17, NCB 17635, WESTWOOD CENTER SUBDIVISION, UNIT 7 RECORDED IN VOLUME 9567, PAGE 21 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, ESTABLISHING LOTS 11-15, BLOCK 17, NEW CITY BLOCK 17635 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWOOD CENTER - WEST 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

PAPE-DAWSON ENGINEERS

JOB NO. 6713-01

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 9 **December 19, 2007**

CORDI-MARIAN RETREAT CENTER — MAJOR PLAT — 070228
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-3
OWNER: Cordi Marian Sisters, by Sister Matilda Jaime
ENGINEER: Klein Engineering, Inc., by Rudolph F. Klein, IV
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: December 4, 2007

Location: Near the southwest corner of Wild Pine and Diego Lane

Services Available: Private Water Well and On Site Sewer Facility

---

Zoning: Outside San Antonio City Limits

Proposed Use: Retreat Center

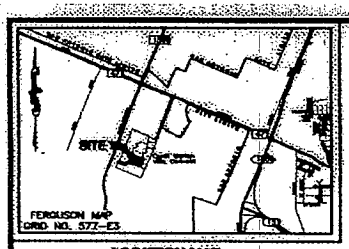
APPLICANT'S PROPOSAL:

To plat **8.971** acres consisting of **1** non single family lot.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070228

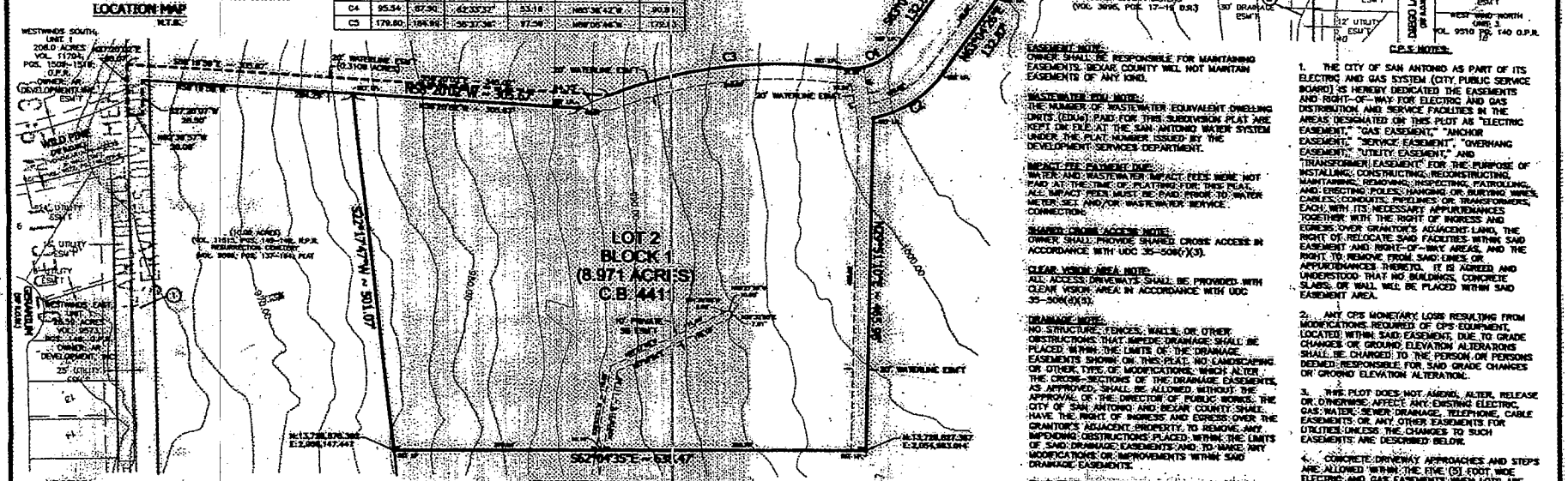


LOCATION MAP
N.T.S.

OWNER/DEVELOPER
CORDI-MARIAN SISTERS
11624 FM 471 SUITE 509
SAN ANTONIO, TX 78253
PH: (210) 966-3099

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N28°42'02"E	80.00
L2	S61°17'58"E	39.91
L3	N00°48'42"W	30.45
L4	S18°36'10"W	95.41
L5	S18°36'10"W	54.07

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD DIRECTION	CHORD
C1	111.66	115.01	55°37'36"	60.67	S89°08'48"E	107.2
C2	118.41	157.51	43°04'20"	62.16	N69°36'34"E	115.6
C3	383.55	632.94	34°43'14"	196.94	N77°49'07"E	377.7
C4	95.54	67.90	42°33'32"	53.18	N61°36'42"W	90.9
C5	179.80	184.96	36°31'36"	93.09	N89°05'44"W	176.8



LEGEND:

①	7.746 ACRES CORDI-MARIAN SISTERS (VOLUME 11915, PAGES 2466-2480 O.P.R.)
②	11.08 ACRES WESTWINDS, UNIT 2 (VOLUME 9595, PAGES 178 O.P.R.)

LEGEND:

SET "X" IRON PIN	
SS	SANITARY SEWER
ESMT	EASEMENT
ELEC	ELECTRICAL
RPE	REAL PUBLIC RECORDS
OPR	OFFICIAL PUBLIC RECORDS

PLAT ESTABLISHING
CORDI-MARIAN RETREAT CENTER

ESTABLISHING LOT 2, BLOCK 1, C.B. 4411, CONSISTING OF 8.971 ACRES AND A 20' PUBLIC WATERLINE EASEMENT CONSISTING OF 0.3108 ACRES FOR A TOTAL OF 9.28 ACRES OF LAND, OUT OF THAT CERTAIN 85.46 ACRES KNOWN AS P-2 AND P-4, COUNTY BLOCK 4411 AND COUNTY BLOCK 4412, RESPECTIVELY, RECORDED IN VOLUME 3995, PAGE 17, OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND BEING OUT OF THE J. RODRIGUEZ SURVEY No. 339, ABSTRACT 630, AND THE E.H.& G.B.& C.R.R. SURVEY, No. 396, ABSTRACT 97.

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.

CORDI-MARIAN SISTERS
11624 FM 471 SUITE 509
SAN ANTONIO, TX 78253
PH: (210) 966-3099

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

THIS PLAT OF THE CORDI-MARIAN RETREAT CENTER HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ 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.

RAMON M. RUIZ
REGISTERED 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

RUDOLPH F. KLEIN IV
79689
LICENSED PROFESSIONAL ENGINEER

GPS 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-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLOT 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 ENERGIZING POLES, GUYING, 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 OF RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALL 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 PLOT 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 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 FIVE (5) FOOT WIDE EASEMENTS.

EASEMENT NOTE:
OWNER SHALL BE RESPONSIBLE FOR MAINTAINING EASEMENTS. BEXAR COUNTY WILL NOT MAINTAIN EASEMENTS OF ANY KIND.

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 SERVICE CONNECTION.

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

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

DRAINAGE 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 CANDECKING 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 THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPENDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

NOTES:

1. THE BEARINGS FOR THIS PLAT ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM SOUTH CENTRAL ZONE, NAD83.
2. DIMENSIONS SHOWN ARE SURFACE AND THE SURFACE ADJUSTMENT FACTOR IS 1.00017.
3. SET CORNERS ARE ½" REBAR W/ YELLOW PLASTIC CAPS MARKED RAS 3976.

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 COVERING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATE THIS _____ DAY OF _____ A.D. 20____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

_____ 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

KLEIN ENGINEERING INC.
CIVIL • MUNICIPAL • ENVIRONMENTAL ENGINEERS

RUIZ & ASSOCIATES SURVEYING, INC.
4414 CENTERVIEW, SUITE 311 • SAN ANTONIO, TX. 78228
Phone: (210) 736-8614 • FAX: (210) 736-2635

DATE: 11/21/07 JOB NO. 10-45

RECEIVED

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 10 **December 19, 2007**

BELLA VISTA, UNIT 3, SECTION 6 — MAJOR PLAT — 070119
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 610 E-4
OWNER: S. R. Holdings, L. P., by John Cork
ENGINEER: Pape-Dawson Engineers, Inc., by Shauna L. Weaver
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: November 29, 2007

Location: On the east side of Bella Vista Place; north of Potranco Road

Services Available: Bexar Metropolitan Water District and SAWS Water

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #777B, Wissman Tract was accepted on January 19, 2007.

Proposed Use: Residential

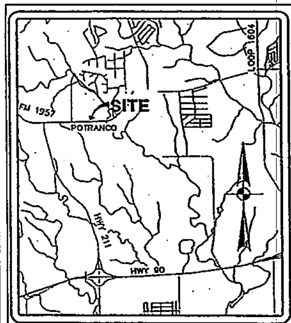
APPLICANT'S PROPOSAL:

To plat **3.88** acres consisting of **10** single family lots, **2** non-single family lots, and **228** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070119



LOCATION MAP

NOT TO SCALE
FERGUSON MAP # 611E5

100 0 50 100
1 INCH = 100 FT.

LEGEND

- D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- C.B. COUNTY BLOCK
- --1140-- EXISTING 10' CONTOURS
- --1138-- EXISTING 2' CONTOURS
- ——1140—— PROPOSED 5' CONTOURS
- — — — 100 YEAR FLOODPLAIN

KEYED NOTES

1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 20' SETBACK LINE
3. 16' SANITARY SEWER EASEMENT
4. 10' SETBACK LINE
5. VARIABLE WIDTH WATER EASEMENT (SEE DETAIL "B")
6. 12' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT
7. 15' DRAINAGE EASEMENT

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.

SIDEWALK NOTE:

In accordance with Section 35-506(q)(1) of the UDC, sidewalks shall be required on both sides of all internal streets and on the subdivision side of all adjacent or perimeter streets

SETBACK NOTE:

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.

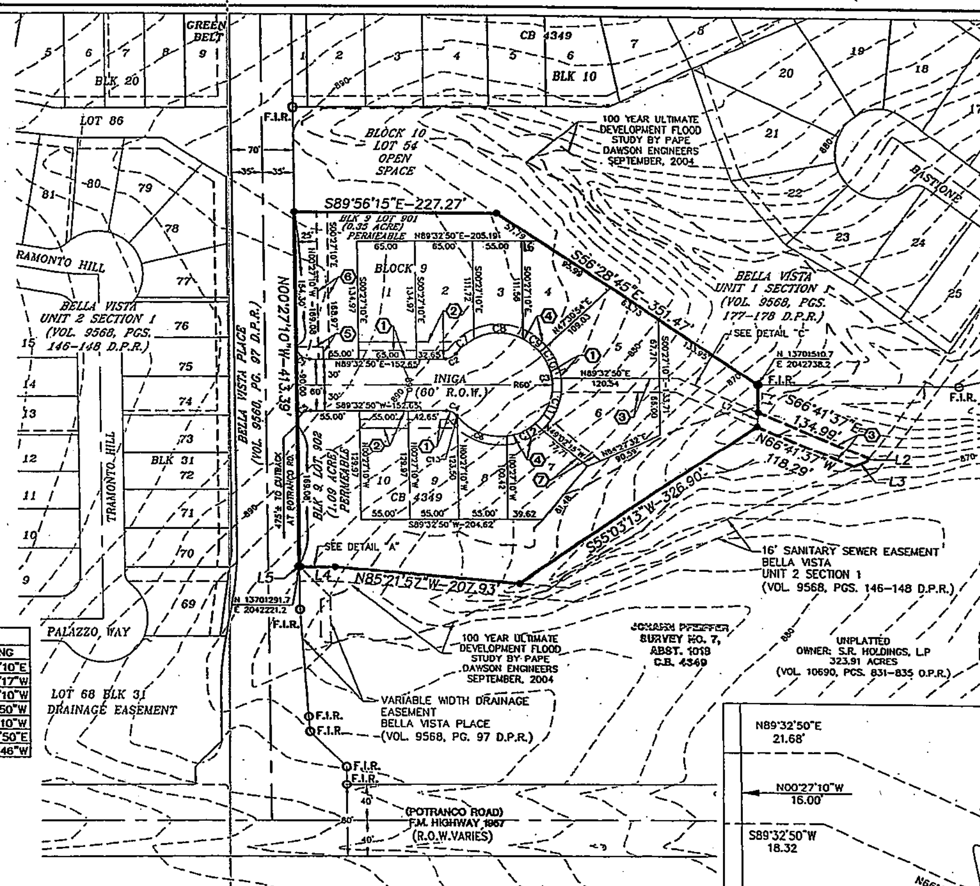
IMPACT FEE PAYMENT DUE NOTES:

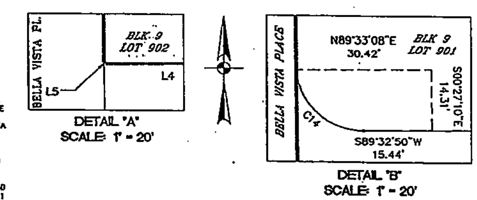
1. SAWS SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO SEWER SERVICE CONNECTION.

2. BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S45°27'10"E
C2	13.91'	15.00'	7.50'	53°07'48"	13.42'	N62°58'56"E
C3	299.77'	60.00'	45.00'	286°15'37"	72.00'	S00°27'10"E
C4	13.91'	15.00'	7.50'	53°07'48"	13.42'	N63°53'15"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°32'50"W
C6	62.43'	60.00'	34.37'	59°36'42"	59.65'	S67°41'07"E
C7	26.90'	60.00'	13.68'	25°41'30"	26.68'	S49°15'47"W
C8	57.13'	60.00'	30.94'	54°33'34"	55.00'	S89°23'19"W
C9	24.28'	60.00'	12.31'	23°10'58"	24.11'	N51°44'26"W
C10	33.55'	60.00'	17.22'	32°02'03"	33.11'	N24°07'55"W
C11	58.91'	60.00'	32.08'	56°15'29"	56.58'	N20°00'51"E
C12	35.99'	60.00'	18.55'	34°21'56"	35.45'	N65°19'34"E
C13	0.58'	60.00'	0.29'	00°33'25"	0.58'	S37°36'04"E
C14	22.88'	15.00'	14.33'	87°23'25"	20.72'	N46°45'27"W

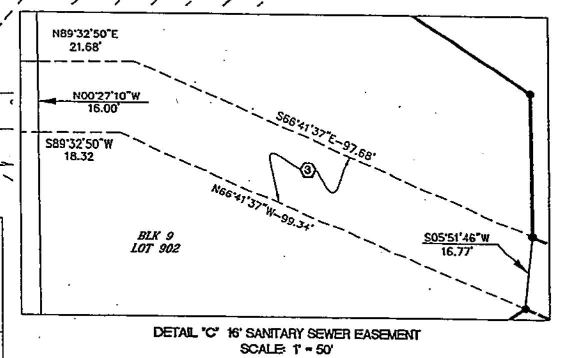
LINE TABLE		
LINE	LENGTH	BEARING
L1	32.21'	S00°27'10"E
L2	4.30'	S35°34'17"W
L3	15.97'	S65°40'10"W
L4	39.72'	S89°32'50"W
L5	0.90'	N45°27'10"W
L6	20.19'	N89°32'50"E
L7	16.77'	S05°51'46"W





DETAIL "A"
SCALE: 1" = 20'

DETAIL "B"
SCALE: 1" = 20'



DETAIL "C" 16' SANITARY SEWER EASEMENT
SCALE: 1" = 50'

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 THE 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. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS, TO THE SAN ANTONIO WATER SYSTEM 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 AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE BEXAR METROPOLITAN WATER DISTRICT UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE BEXAR METROPOLITAN WATER DISTRICT. THE BEXAR METROPOLITAN DISTRICT WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GRADE ELEVATION.
5. BEXAR COUNTY IS NOT RESPONSIBLE FOR THE MAINTENANCE OF GREENBELTS AND OPEN SPACES OR EASEMENTS OF ANY KIND TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 9, AND LOT 902, BLOCK 9. THE SUBDIVISION HOMEOWNERS' ASSOCIATION WILL BE RESPONSIBLE FOR THE MAINTAIN OF THESE AREAS.
6. LOT 902 BLOCK 9 (C.B. 4349) SHALL BE DESIGNATED AS A DRAINAGE EASEMENT.

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 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.

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 THE EAST RIGHT-OF-WAY LINE OF BELLA VISTA PLACE, A VARIABLE WIDTH RIGHT-OF-WAY DEDICATED IN THE BELLA VISTA COLLECTOR ROAD SUBDIVISION RECORDED IN VOLUME 9568, PAGE 97 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

1. 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 W0983435.830
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

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.

S.R. HOLDINGS, L.P.
301 W. WARNER ROAD
SUITE 134
TEMPE, AZ 85284

OWNER/DEVELOPER: JOHN E. CORK

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED John E. Cork, 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 8 DAY OF August A.D. 20 07.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 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 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 — DENNIS R. RION — 67109 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — REGISTERED — JOHN NOEL NICHOLLS — 4402 — PROFESSIONAL LAND SURVEYOR

Date: Jul 25, 2007, 4:01pm User ID: RMontez
File: P:\52\93\45\DESIGN\CIVIL\PLAT\PL529345-U3-S6.dwg

PAPE-DAWSON ENGINEERS

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

SUBDIVISION PLAT
OF
BELLA VISTA UNIT 3 SECTION 6

A 3.88 ACRE TRACT OF LAND OUT OF A 323.91 ACRE TRACT CONVEYED TO SR HOLDINGS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10690, PAGES 831-835 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JOHANN PFEIFFER SURVEY NUMBER 7, ABSTRACT 1018, COUNTY BLOCK 4349 OF BEXAR COUNTY, TEXAS.

LAND DEVELOPMENT SERVICES DIVISION
07 NOV 28 PM
RECEIVED

THIS PLAT OF BELLA VISTA UNIT 3 SECTION 6 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 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____.

ATTESTED:

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. 5293-45

PLANNING COMMISSION
VACATE AND RESUBDIVISION
AGENDA ITEM NO: 11 **December 19, 2007**

HOWARD CROSSING TOWNHOME PUD — MAJOR PLAT — 060354
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 582 E-6
OWNER: Bo Broll
ENGINEER: GGE Consulting Engineers, Inc., by Gustavo Gonzalez
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: December 3, 2007

Location: Near the northwest corner of Howard Street and Mallard Street

Services Available: Saws Water and Sewer

Zoning: MF 33 Multi-Family District
PUD Planned Unit Development

Plat is in accordance with:
PUD # 07-22A, Howard Crossing Townhome PUD, approved on December 10, 2007.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To vacate and replat **1.71** acres consisting of **19** non-single family lots.

STAFF RECOMMENDATION:

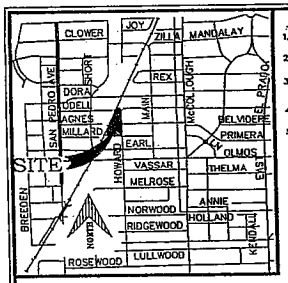
Approval

PLAT NO. 060354

18 LOTS
SHEET 1 OF 1

HOWARD CROSSING TOWNHOME SUBDIVISION P.U.D.

ESTABLISHING LOTS 21 THROUGH 38, BLOCK 14, N.C.B. 7307, CONSISTING OF 1.71 ACRES, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

NOTES

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.

2.) BEARING SHOWN HEREON ARE BASED ON THE REFERENCED DEED.

3.) N.A.D. 83 COORDINATES ARE RELATIVE TO THE PUBLISHED POSITION FOR TRIANGULATION STATION – GUILBEAU, P.I.D. AY 6950.

4.) X,Y COORDINATES SHOWN ARE ON TEXAS PLANE COORDINATES N.A.D. 83, BY GPS METHOS.

5.) TREESCAPE 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.

6.) 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 DEPARTMENT.

7.) 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 SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

9.) THE MAINTENANCE OF PRIVATE STREETS, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY.

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

11.) UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH AT BUILDING PERMIT STAGE.

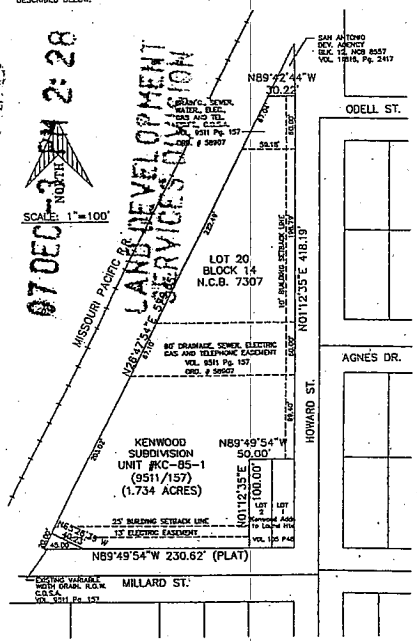
12.) LOTS 26 THRU 38 LIMITED TO TOWNHOME USE ONLY.

CITY PUBLIC SERVICE NOTES

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE 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, ROVMONG 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 TRIM OR 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.

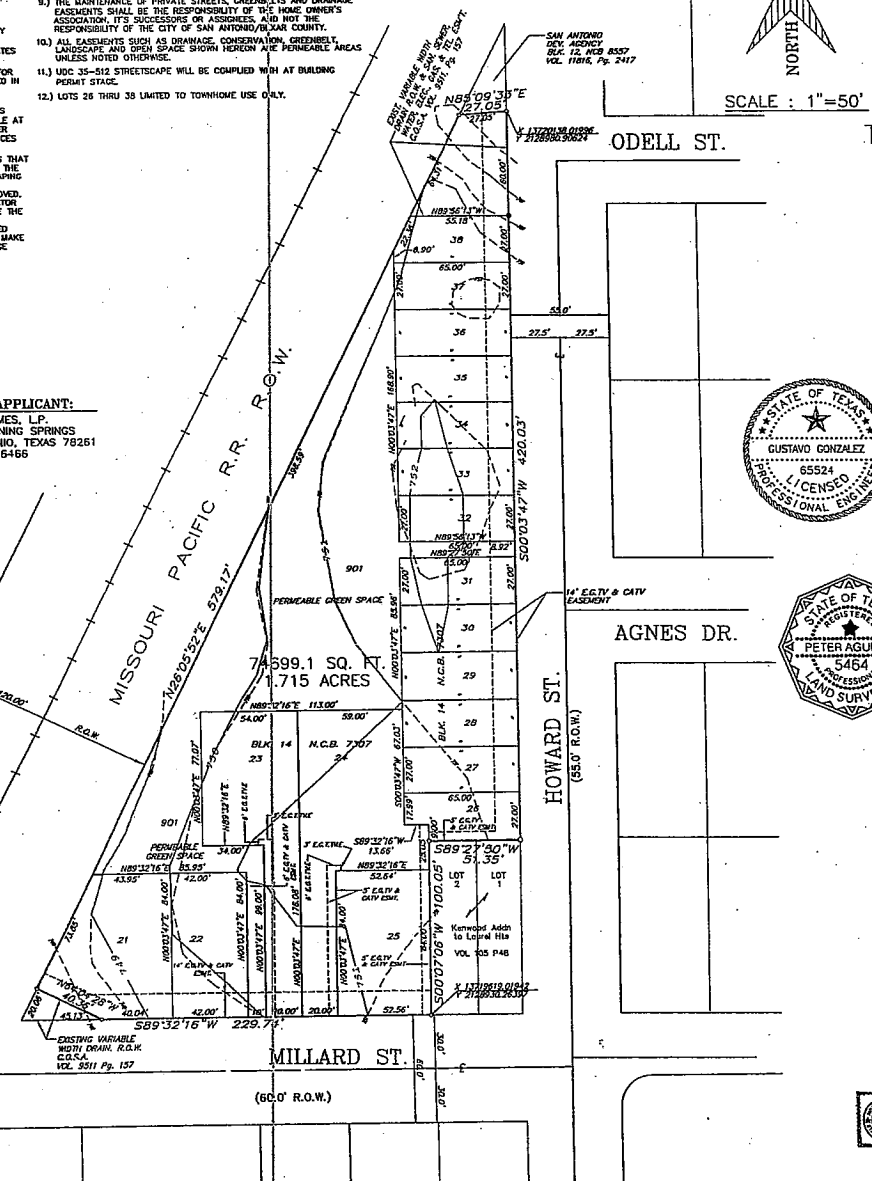
3.) THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.



AREA BEING VACATED THROUGH VACATING DECLARATION

KENWOOD SUBDIVISION UNIT #KC-85-1, LOT 20, BLOCK 14, NEW CITY BLOCK 7307, CONSISTING OF 1.734 ACRES, RECORDED IN VOLUME 9511, PAGE 157, OF THE BEXAR COUNTY DEED AND PLAT RECORDS.

OWNER/APPLICANT:
BROLL HOMES, L.P.
2207 RUNNING SPRINGS
SAN ANTONIO, TEXAS 78261
830-980-6466



LEGEND

D.&P.	= DEED & PLAT RECORDS
D.R.	= DEED RECORDS
E.G.T.V.E.	= ELECTRIC, GAS, TELEPHONE & CABLE T.V. EASEMENT
FND. I.R.	= FOUND IRON ROD
R.P.R.	= REAL PROPERTY RECORDS
V.N.E.	= VEHICULAR NON-ACCESS EASEMENT
B.S.L.	= BUILDING SETBACK LINE
C.O.S.A.	= CITY OF SAN ANTONIO

SOUTHCENTRAL SURVEYORS OF TEXAS
1514 S. PRESA
SAN ANTONIO, TEXAS 78210
PHONE: 210-534-6700
FAX: 210-534-9673

GGE Consulting Engineers INC
11230 West Ave., STE 1107
San Antonio, Texas 78213
P: 210.525.8590
F: 210.495.4746

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___.

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 PLANNING AND ZONING COMMISSION OF THE CITY OF SAN ANTONIO

STATE OF TEXAS · GUSTAVO GONZALEZ · 65524 · LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS · REGISTERED · PETER AGUIRRE · 5464 · PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

x _____ OWNER

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 30th DAY OF DEC., 2007.

EDWARD R. CAMPOS · NOTARY PUBLIC STATE OF TEXAS · COMMISSION EXPIRES: JANUARY 26, 2009

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 _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
PLAT DEFERRAL

AGENDA ITEM NO: 12 **December 19, 2007**

TINDALL CORPORATION — **SUBDIVISION NAME:**

070693 — **PLAT #:**

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 649 E-3
OWNER: Tindall Corporation, by Roger Knoxx, P.E.
ENGINEER: GE Reaves Engineering, Inc., by Anthony T. Recine III, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: South of West Malone Avenue, east of Missouri Pacific Railroad

Zoning: I-2 Heavy Industrial

Proposed use: Correctional Facility

APPLICANT'S PROPOSAL:

To plat **1** non-single family lot consisting of **47.81** acres.

APPLICANT'S REQUEST:

The applicant is requesting temporary utility service prior to plat approval & recordation. The applicant's justification is in the attached letter.

STAFF RECOMMENDATION:

The Director of Development Services recommends approval of the plat deferral with the following conditions:

1. No permanent utility service shall be issued until the plat is approved and recorded in the office of the County Clerk.
2. The plat is formally filed within 180 days of this action and considered for approval within 30 days of a formal plat filing.
3. If no utility service is issued within 180 days, plat filing fees will not be refunded and the plat deferral request shall become null and void.

GE Reaves Engineering, Inc.

CIVIL ENGINEERS • STRUCTURAL ENGINEERS • LAND SURVEYORS

RECEIVED
07 DEC -3 PM 1:58

LAND DEVELOPMENT
SERVICES DIVISION

December 3, 2007

City of San Antonio Development Services
Subdivision Section
1901 S. Alamo
San Antonio, Texas 78204

RE: Tindall Corporation Subdivision, Plat No. 070693
2222 W. Malone
GRE Project No. 07-1318

SUB: Plat Deferral Letter of Request

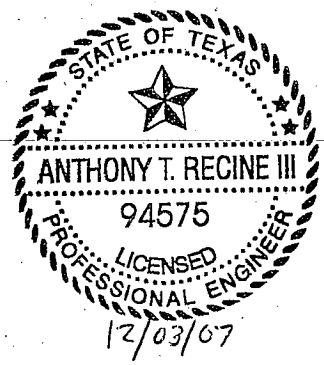
Dear Sir or Madam:

This letter is to inform you that GE Reaves Engineering, Inc. has been formally retained to prepare the plat establishing Tindall Corporation Subdivision. The proposed subdivision plat will establish Lot 142, NCB A-62, so construction permits can be obtained to build additional building and pavement improvements on the subject property. The property owner, Tindall Corp., has obtained an order from Bexar County to construct pre-cast jail cells. The existing on-site production facilities are not sufficient to fulfill the order; therefore, expansion of the plant infrastructure is required.

We are seeking a plat deferral for the Tindall Corporation Subdivision because the normal timeline for review, approval and recordation of a minor plat would delay the construction start of the additional concrete fabrication assets. Delayed site construction may result in Tindall Corporation's failure to complete the production order as scheduled by Bexar County. The general contractor is ready to mobilize and the site construction plans are complete for permit review.

Should any additional information be required or you have any questions, contact the undersigned consultant engineer. Please address all concerns or inquiries to Mr. Anthony T. Recine III, P.E., who can be contacted at (210) 490-4506 ext. 207 and at trecine@gereaveseng.com. Thank you for your consideration of this plat deferral request.

Respectfully,



Anthony T. Recine III, P.E.
Agent for Tindall Corp.

ATR/GER/atr/27237

12508 JONES MALTSBERGER, SUITE 108 • SAN ANTONIO, TEXAS • 78247
P.O. BOX 791793 • SAN ANTONIO, TEXAS • 78279-1793
210-490-4506 • FAX 210-490-4812 • www.gereaveseng.com

PLAT NO. 070693

SETBACK NOTE:
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.

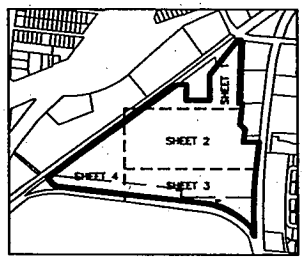
NOTE: NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO 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.

NOTE: FINISHED FLOOR ELEVATED ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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 (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 DEPT.

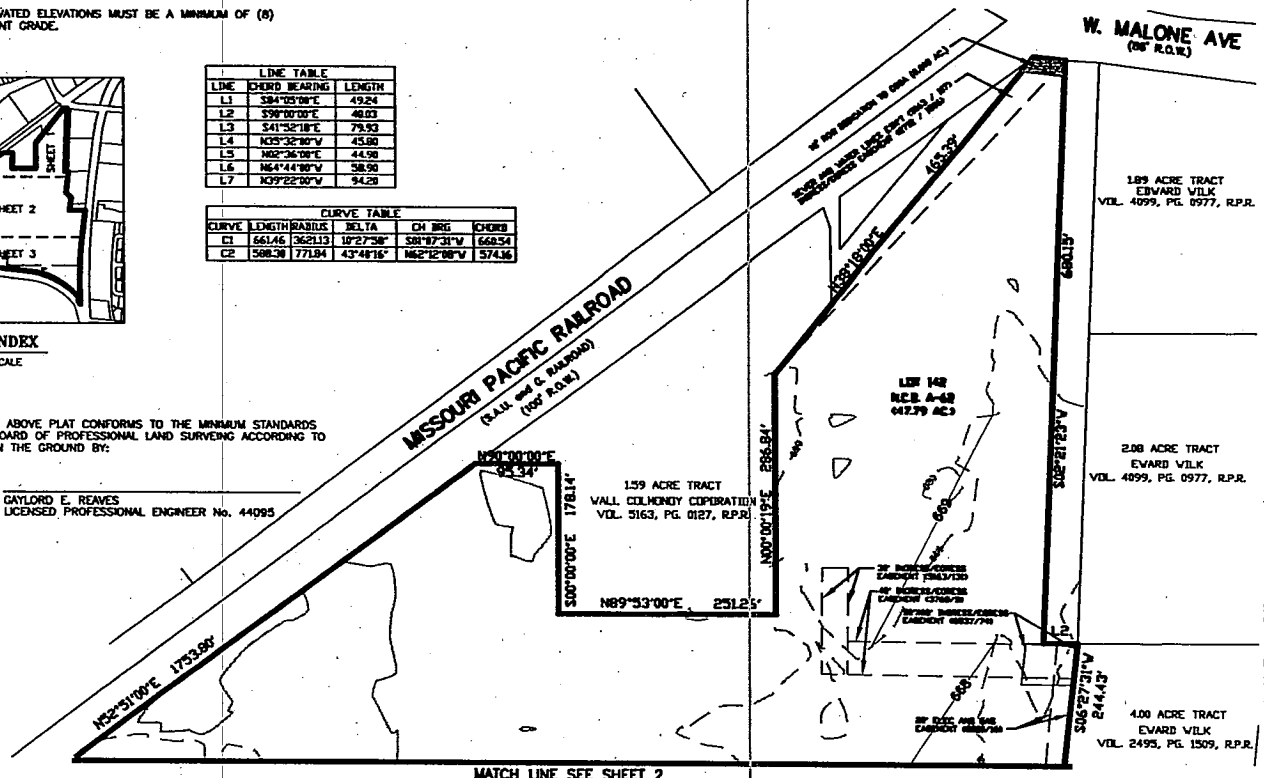
NOTE: THE MAINTENACE OF THE DETENTION POND AND OUTLET STRUCTURE THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESM'T. OR PRIVATE EASEMENT SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.

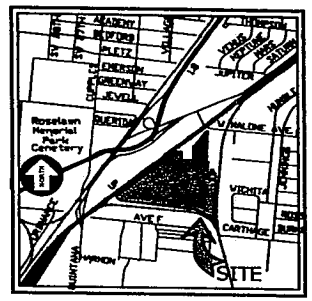


SHEET INDEX
NOT TO SCALE

LINE TABLE		
LINE	CHORD BEARING	LENGTH
L1	S84°05'08"E	45.24
L2	S39°00'00"E	46.03
L3	S41°52'18"E	79.93
L4	N09°32'30"W	45.80
L5	N82°36'08"E	44.98
L6	N64°44'38"W	58.90
L7	N09°22'00"W	94.28

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CHORD
C1	661.46	3621.13	10°27'58"	S81°07'31"W	660.54
C2	588.38	771.84	43°41'16"	N62°12'08"W	574.16





LOCATION MAP
NOT TO SCALE

NOTES:
1.) SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
4.) BEARINGS SHOWN HEREON ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE (NAD83) PER GPS OBSERVATIONS ON DECEMBER 08, 2004 USING NGS C.O.R.S. STATIONS.
5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
6.) F.I.R. = FOUND 1/2" IRON ROD
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ESM'T = EASEMENT
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
7.) STREET SCAPE STANDARDS WILL BE COMPLIED WITH AT THE BUILDING PERMIT STAGE.
8.) OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (R)(3).
8.) ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506 (d)(5).

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 SURVEING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

GAYLORD E. REAVES
LICENSED PROFESSIONAL ENGINEER No. 44095

STATE OF TEXAS
COUNTY OF BEXAR

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

ANTHONY T. REDINE, III
LICENSED PROFESSIONAL ENGINEER No. 94575

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.

ROGER KNOX, P.E.
V.P. TINDALL CORPORATION

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

SUBDIVISION PLAT ESTABLISHING

TINDALL CORPORATION SUBDIVISION

BEING A TRACT OF LAND OUT OF 47.81 ACRES ESTABLISHING LOT 142, NEW COUNTY BLOCK A-62, AS RECORDED IN VOLUME 7156, PAGE 2095-2099 IN THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF TINDALL CORPORATION SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

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

BY: DIRECTOR OF DEVELOPMENT SERVICES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

THIS PLAT 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:

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812

OWNER/DEVELOPER:
TINDALL CORPORATION
P.O. BOX 1778
SPARTANBURG, SC 29304
(864) 316-1681

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 _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRE JOB NO.: 07-1318
DATE: 08/21/07

PLAT NO. 070693

SETBACK NOTE:
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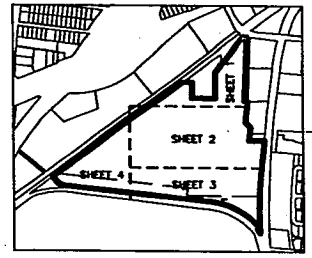
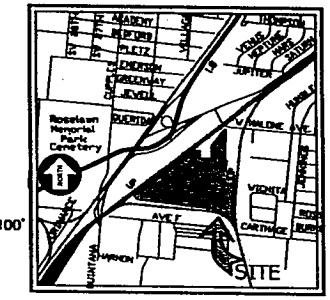


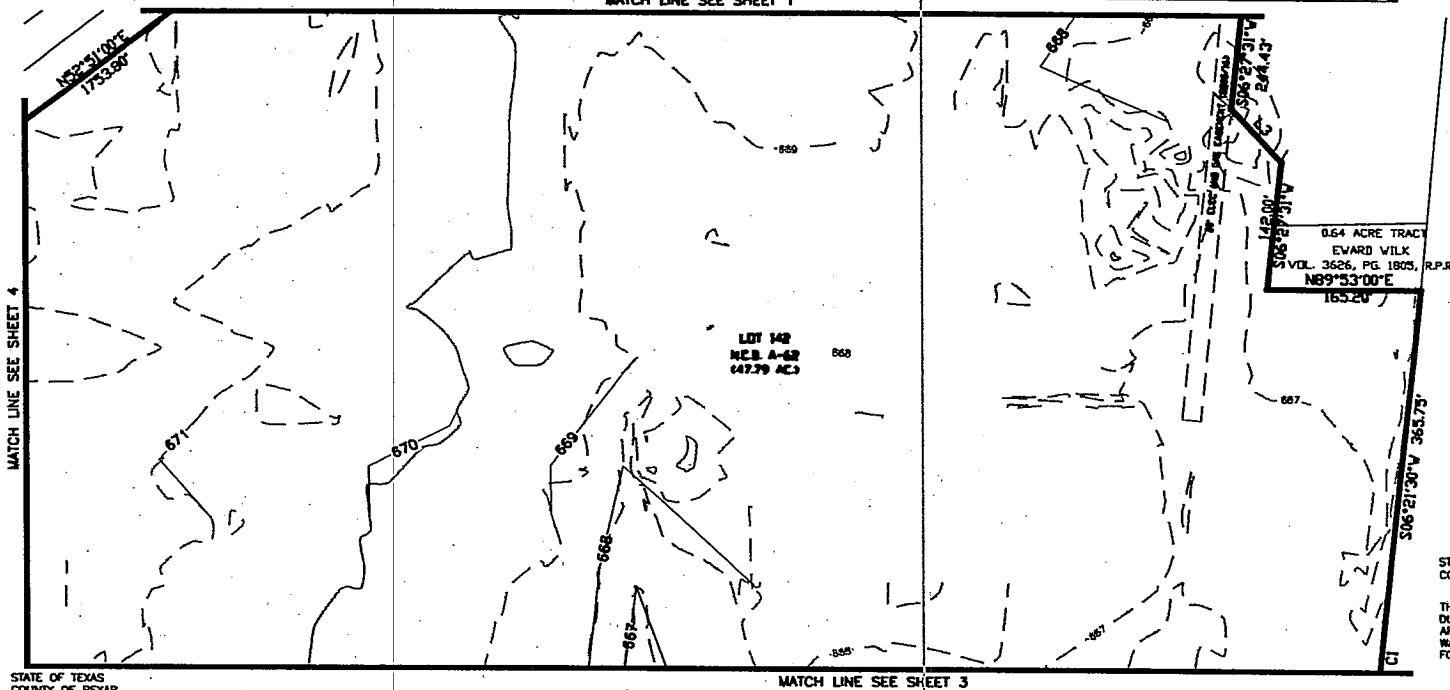
SHEET INDEX
NOT TO SCALE

SCALE : 1"=100'



LOCATION MAP
NOT TO SCALE

MATCH LINE SEE SHEET 1



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STATE OF TEXAS
COUNTY OF BEXAR

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ROGER KNOX, P.E.
V.P. TINDALL CORPORATION

STATE OF TEXAS
COUNTY OF BEXAR

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GAYLORD E. REAVES
LICENSED PROFESSIONAL ENGINEER No. 44095

STATE OF TEXAS
COUNTY OF BEXAR

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ANTHONY T. RECINE, III
LICENSED PROFESSIONAL ENGINEER No. 94575

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MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

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

DIRECTOR OF DEVELOPMENT SERVICES

SUBDIVISION PLAT ESTABLISHING

TINDALL CORPORATION SUBDIVISION

BEING A TRACT OF LAND OUT OF 47.81 ACRES ESTABLISHING LOT 142, NEW COUNTY BLOCK A-62, AS RECORDED IN VOLUME 7156, PAGE 2095-2099 IN THE OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS.

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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.

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GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279-1793
(210) 490-4506 Fax 490-4812

OWNER/DEVELOPER:
TINDALL CORPORATION
P.O. BOX 1778
SPARTANBURG, SC 29304
(864) 316-1681

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
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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 _____ DEED AND PLAT _____ RECORDS OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRE JOB NO.: 07-1318
DATE: 08/21/07

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 TO 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.

NOTE: FINISHED FLOOR ELEVATED ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

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:
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SETBACK NOTE:
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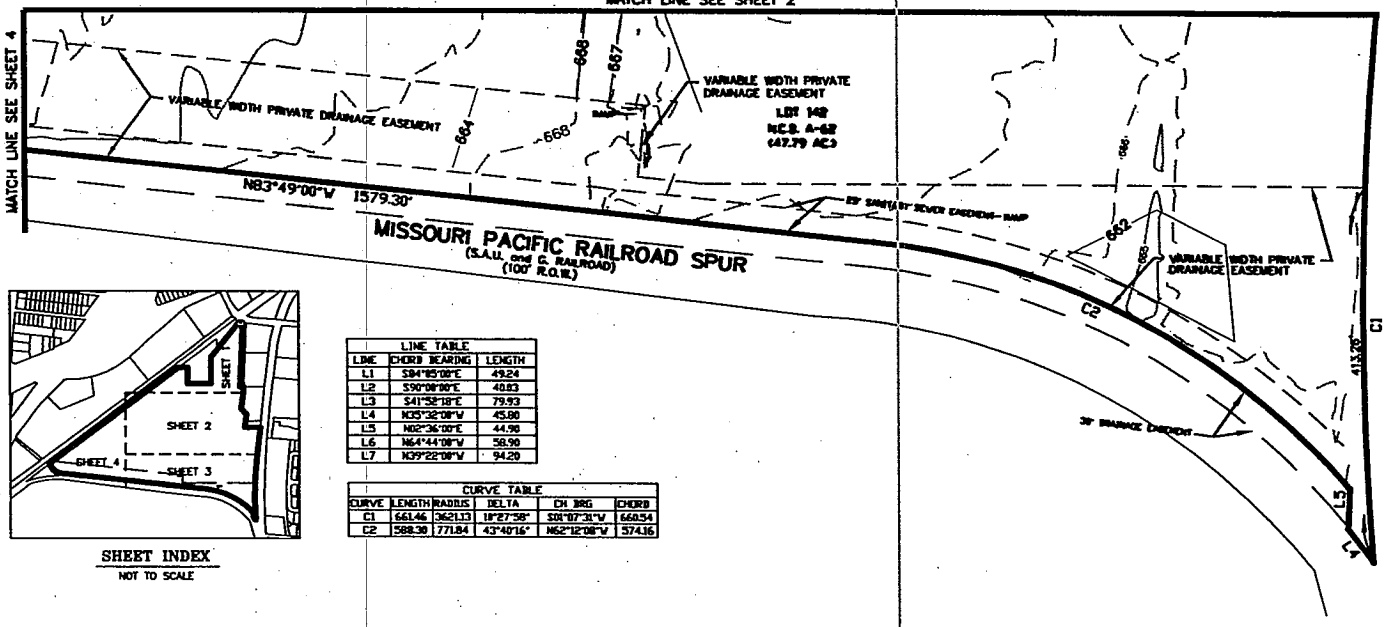
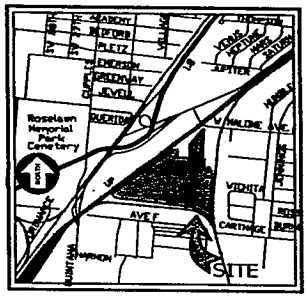
PLAT NO. 070693



SCALE : 1"=100'



LOCATION MAP
NOT TO SCALE

SHEET INDEX
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LINE TABLE		
LINE	CHORD BEARING	LENGTH
L1	S84°15'08"E	49.24
L2	S90°00'00"E	40.83
L3	S41°58'18"E	79.93
L4	N35°32'08"W	45.80
L5	N02°36'00"E	44.98
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CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CH BRG	CHORD
C1	661.46	3621.13	10°27'58"	S01°07'31"W	660.54
C2	588.38	771.84	43°40'16"	N62°12'08"W	574.16

NOTES:
1.) SET 5/8" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
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7.) STREET SCAPE STANDARDS WILL BE COMPLIED WITH AT THE BUILDING PERMIT STAGE.
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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 SURVEING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

GAYLORD E. REAVES
LICENSED PROFESSIONAL ENGINEER No. 44095

STATE OF TEXAS
COUNTY OF BEXAR

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

ANTHONY T. RECINE, III
LICENSED PROFESSIONAL ENGINEER No. 94575

THIS PLAT OF TINDALL CORPORATION SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DEVELOPMENT SERVICES DIRECTOR, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

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

DIRECTOR OF DEVELOPMENT SERVICES

SUBDIVISION PLAT ESTABLISHING

TINDALL CORPORATION SUBDIVISION

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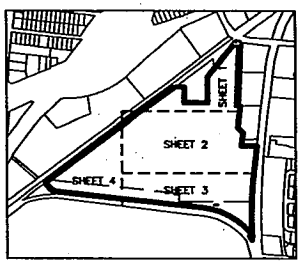

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DATED THIS _____ DAY OF _____ A.D., 20____.

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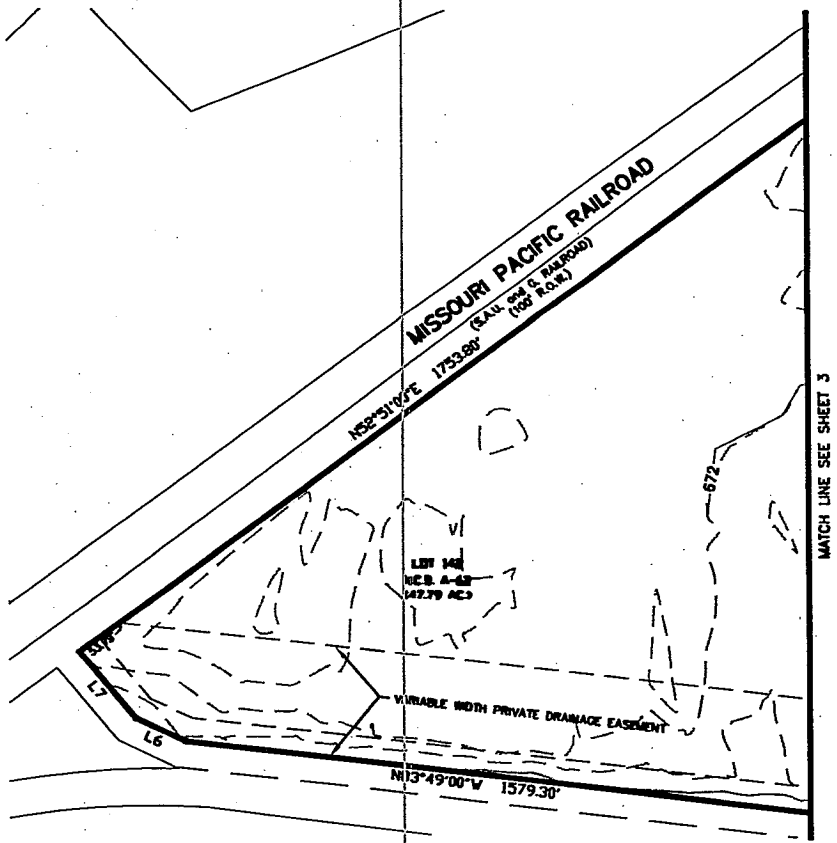

SUBDIVISION PLAT ESTABLISHING

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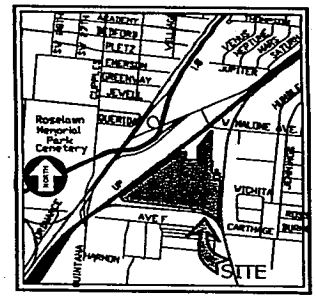

LOCATION MAP
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NOTES:

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

GRE JOB NO.: 07-1318
DATE: 08/21/07

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **December 19, 2007**

MONTERREY VILLAGE APARTMENTS — **SUBDIVISION NAME**

MAJOR PLAT

070439 — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 613 B-4
OWNER: Bexar Odyssey Investments, LLC, as General Partner of Carlton Holding, LP, by Timothy O'Shea
ENGINEER: Macina, Bose, Copeland & Associates, Inc., by Robert A. Copeland, Jr., P.E.
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: Pending

Location: At the northeast corner of Ingram Road and Lakeside Parkway

---

Services Available: SAWS Water and Sewer

Zoning: MPCD Master Planned Community District

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

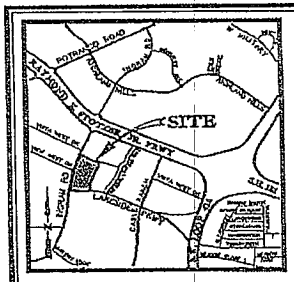
To plat 18.857 acres consisting of 1 non single family lot.

STAFF RECOMMENDATION:

Staff recommendation will be provided at meeting.

SUBDIVISION PLAT 070439
ESTABLISHING
MONTERREY VILLAGE APARTMENTS

BEING A 18.572 ACRE LOT AND A 0.2850 OF AN ACRE SANITARY SEWER EASEMENT OUT OF THAT CALLED 61.097 ACRE TRACT AS RECORDED IN VOLUME 11801, PAGE 1053 IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, SITUATED IN THE J.W. McCAMLEY SURVEY NO. 70, ABSTRACT NO. 470, NEW CITY BLOCK 13329, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
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LEGEND:
ELEC. — ELECTRIC
TEL. — TELEPHONE
CAT.V. — CABLE TELEVISION
SAN. SWR. — SANITARY SEWER
ESMT. — EASEMENT
R.O.W. — RIGHT OF WAY
VOL. — VOLUME
PG. — PAGE
FD'N — FOUND
MON. — MONUMENT
BRG'S — BEARINGS
CHD. DIST. — CHORD DISTANCE
V.H.A.E. — VEHICULAR NON-ACCESS EASEMENT

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	3793.47'	22°33'29"	639.15'	1281.79'	N81°02'30"E	1273.58'
C2	38.00'	90°42'36"	35.44'	38.41'	N24°38'47"E	42.85'
C3	741.00'	10°09'23"	66.34'	131.30'	S20°01'59"E	131.28'
C4	825.00'	12°38'29"	183.79'	364.39'	S26°05'29"E	363.57'
C5	29.00'	84°58'23"	22.92'	37.08'	N36°43'26"W	33.77'
C6	122.99'	09°00'57"	9.75'	19.35'	S24°29'31"W	19.33'

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	N70°10'21"W	7.42'
L2	N70°10'21"W	16.12'
L3	N29°05'29"E	11.57'
L4	N70°10'21"W	3.99'
L5	N19°49'39"E	23.00'
L6	S70°10'21"E	20.00'
L7	S19°49'39"W	4.50'
L8	N19°49'39"E	75.00'
L9	S84°22'04"E	17.67'
L10	S19°49'39"W	70.00'
L11	N19°49'39"E	4.50'
L12	N70°10'21"W	3.41'
L13	S26°05'29"W	11.57'

NORTH
100' 50' 0' 100'
SCALE: 1" = 100'
BEARINGS AND NORTH ARROW ORIENTATION ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF STATE HIGHWAY 151 AS BEING S67°32'05"E

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) ON COMMUNITY PANEL NUMBER 480045 0410 E DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

FLOOD ZONE DEFINITION (FOR MORE DETAILED DEFINITION, PLEASE CONSULT FLOOD MAP):

ZONE X (UNSHADED) - AREAS OUTSIDE 500-YEAR FLOODPLAIN.

2.) PLAT ESTABLISHING ONE (1) NON-SINGLE-FAMILY LOT.

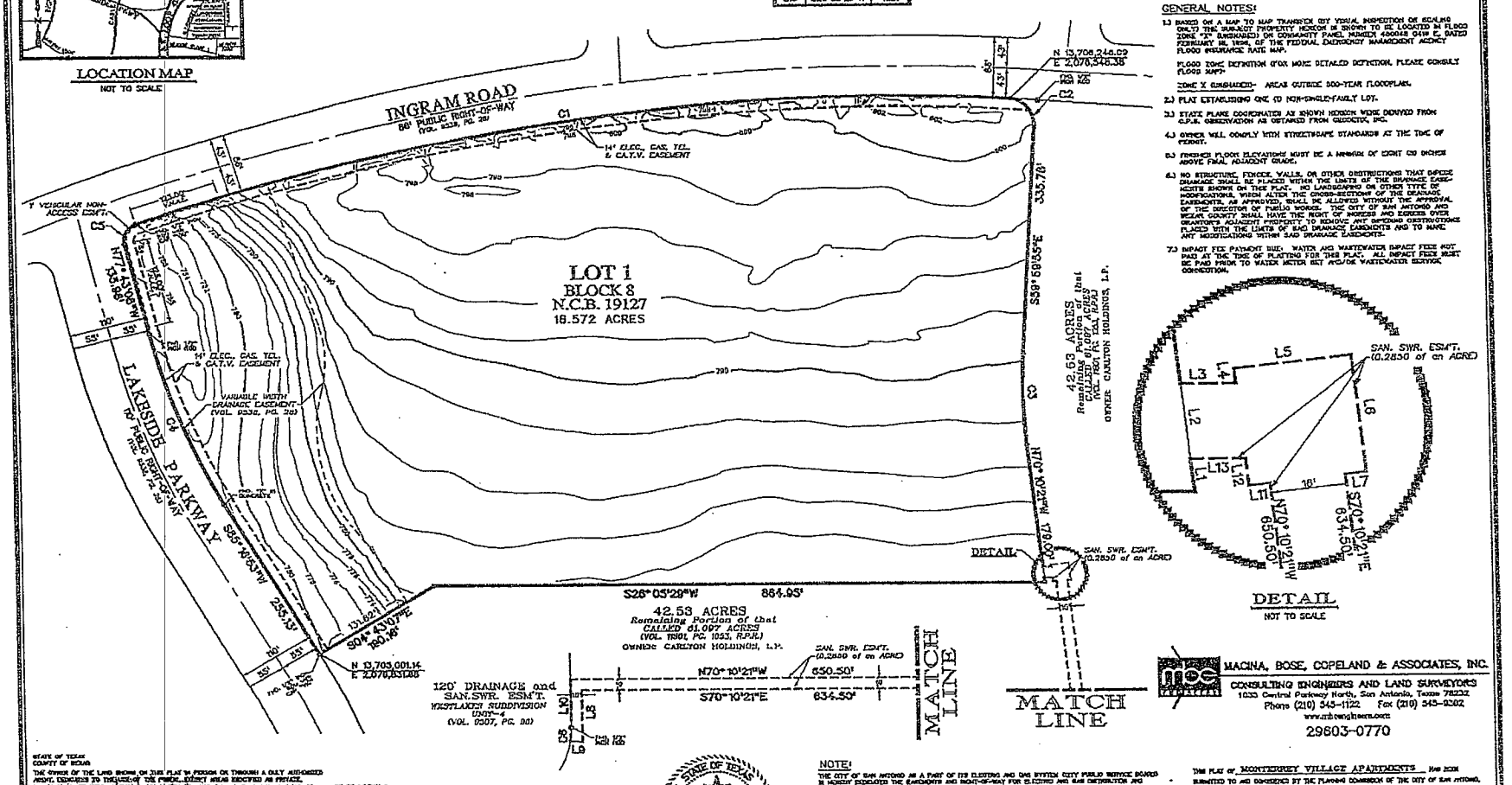
3.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM CORPUS CHRISTI, INC.

4.) OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT THE TIME OF PERMIT.

5.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (18) INCHES ABOVE FINAL ADJACENT GRADE.

6.) 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 ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY UNAUTHORIZED OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.

7.) IMPACT FEE PAYMENT DUE: WATER AND WASTEWATER IMPACT FEES 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.



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
29603-0770

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, EVERY AREA DESCRIBED AS PRIVATE, STREETS, ALLEYS, PARKS, WATER, DRAINAGE, SEWER, EASEMENTS AND PUBLIC PLACES SHOWN FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

CARLTON HOLDINGS, L.P.
1800 TYSONS BLVD., SUITE 500
MCLEAN, VIRGINIA 22102
PHONE (703) 442-1000

OWNER/DEVELOPER

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
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ROBERT A. COPELAND JR., 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.

REGISTERED 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
ROBERT A. COPELAND JR.
70588
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
L. RAY SMAIN
4496
PROFESSIONAL
LAND SURVEYOR

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, REPAIRING, INSPECTING, PATROLLING, AND EXTENDING POLES, DOWNLINE OR ELECTRIC WIRES, CABLES, CONDUITS, PEDESTALS 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 WHERE 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 BUILDING, 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 WHICH LIE'S ARE BOTHED ONLY BY SEAM LIST UNDERGROUND ELECTRIC AND GAS FACILITIES. NOT OBSTRUCTION ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTS WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS, AND O.P.U. MONUMENT LINE RESULTING FROM MODIFICATIONS REQUIRED OF O.P.U. COMMONLY 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 ABSOLVE, 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 HEREIN.

NONE AFFECTED

NOTE!
"WASTEWATER EDU NOTED THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE NOT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THIS PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT."

THIS PLAT OF MONTERREY VILLAGE APARTMENTS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS 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

SHEET 1 OF 1

PLANNING COMMISSION
BUILDING PERMIT VARIANCE REQUEST

AGENDA ITEM NO: 14 **December 19, 2007**

HILL COUNTRY BAKERY #BPV 08-001

COUNCIL DISTRICT: 5
FERGUSON MAP GRID: 616 D-8
OWNER: David Nolan
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Location: On the south side of Stribling Street, west of South Flores

Proposed Use: Bakery

Zoning: I-1 Light Industry

APPLICANT'S REQUEST:

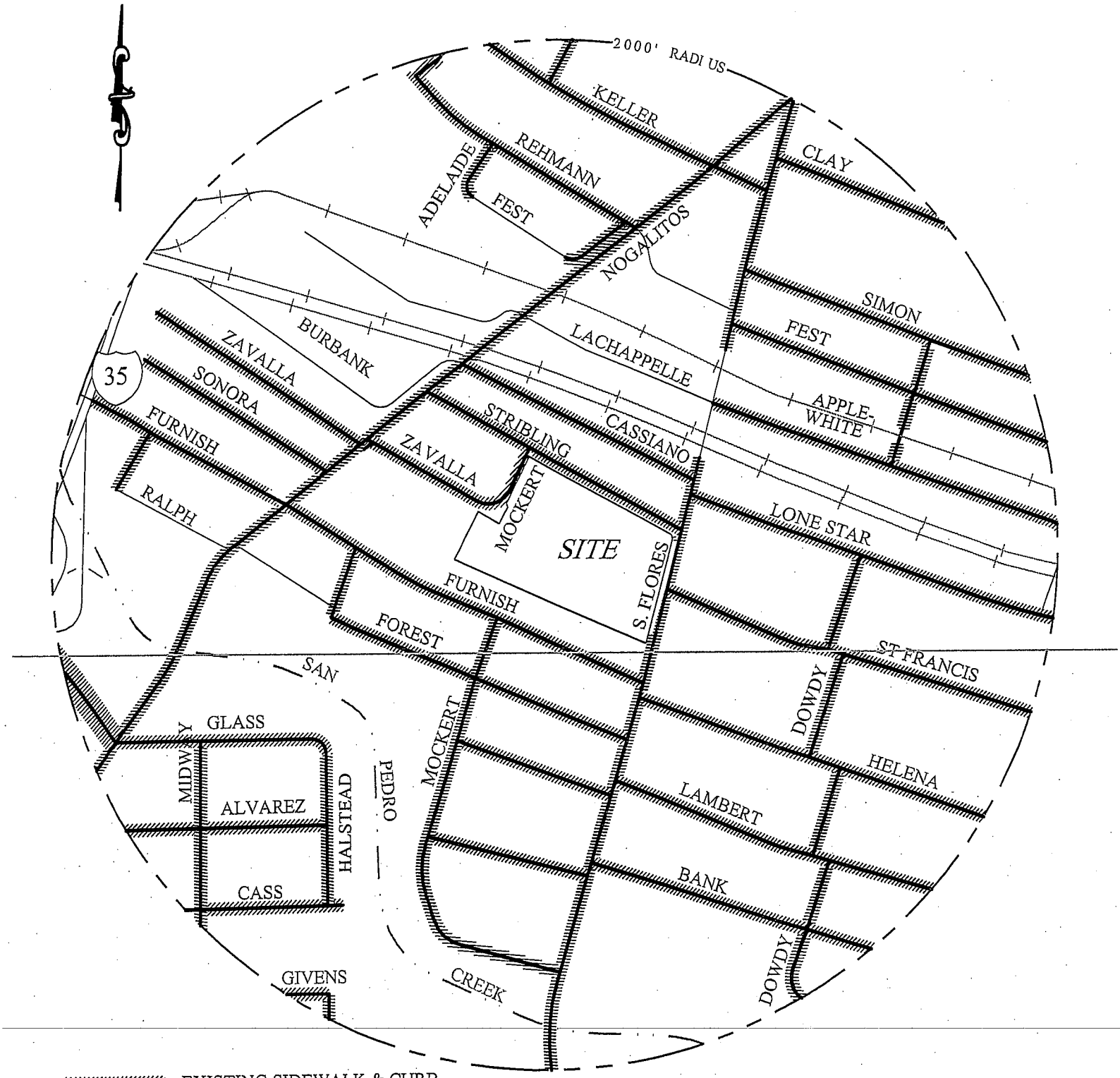
The applicant has requested a variance to the sidewalk requirement at 122 Stribling Street. This request is in conjunction with the building permit process.

DISCUSSION:

The Department of Development Services Engineering recommends granting the variance as indicated in their attached response.

STAFF RECOMMENDATION:

Approval.



EXISTING SIDEWALK & CURB

NO SIDEWALK & NO CURB

HILL COUNTRY BAKERY
2000' RADIUS
SIDEWALK LOCATION

L:\988-009-000\DWG\X-SITE-2000FEET.DWG

RJ Rosin-Johnson, Inc.

Civil Engineers - Land Surveyors

LUNA
architecture + design
1862 W. Bitters, Ste 300
San Antonio, TX 78248
(210) 496-6611

RECEIVED
07 OCT 18 PM 2:36
LAND DEVELOPMENT
SERVICES DIVISION

April 17, 2007

Administrative Exception Request Review
c/o Jennifer G. Gallegos, E.I.T. – Senior Engineering Associate, Plan Review
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Hill Country Bakery
~~AP 1354098~~
Code Issue: Sidewalks

Dear COSA DSD – Engineering,

The Hill Country Bakery project is located in downtown San Antonio, Texas. The UDC number is 35-506 (Q) which is sidewalk standards.

Existing building conditions along portions of Mockert Street, Stribling and E. Zavala preclude the ability to provide for standard sidewalks. Conditions are as follows: Sections on Stribling are utilized as part of a loading dock and trash dumpster location (see photo 1, 2 and 3). Sections of sidewalk along Mockert, because of preexisting building conditions, preclude the ability for a standard sidewalk (see photo 4). Conditions along E. Zavala indicate that no sidewalk existed; also in order to preserve existing trees, we recommend that no sidewalk should be required. New curbing can be added as required (see photo 5 and 6). Because of the circumstances as listed above, and concern for public safety, it is requested by the owner, that the sidewalk from the north east corner or 146 Stribling, east to Mockert St. and south to E. Zavala be closed to pedestrian traffic. Pedestrian traffic can be routed from the northeast corner of 146 Stribling across the street to existing sidewalk on the residential or north side of Stribling (see attached sheet A0.2).

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DEVELOPMENT

Requested variances to UDC section 35-483 (E) are the following:

- If applicant complies with these regulations, he cannot utilize existing loading dock as service to existing trash dumpsters.
- Hardship is a condition of existing building and street conditions.
- Conditions on Mockert are unique to the street with commercial development on both sides of the street.
- Conditions existed with the existing building.
- In granting the variance, it will not cause harm to other property. Property on both sides of Mockert and Zavalla are commercial.

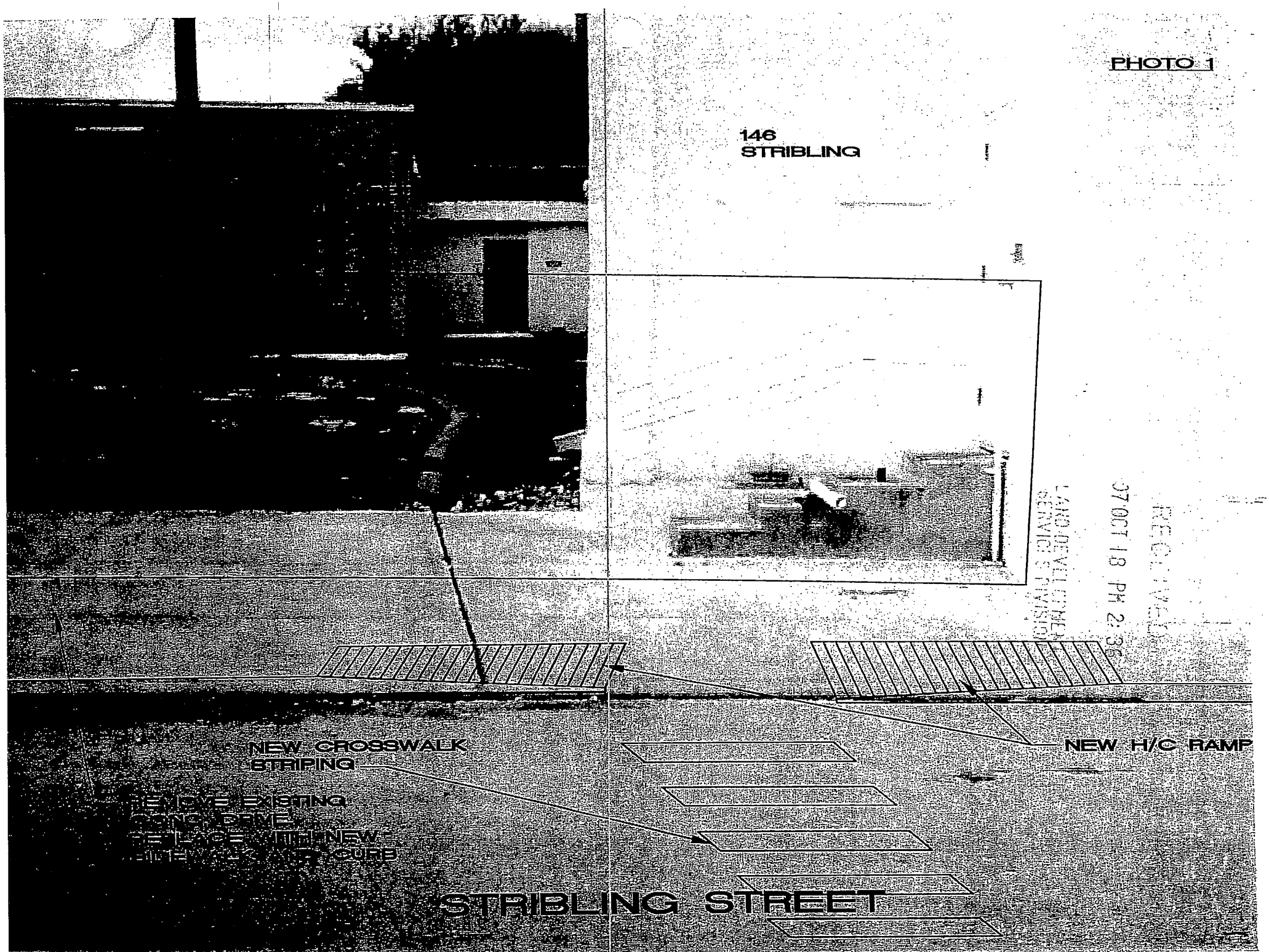
It is our opinion that granting the variance to UDC Section 35-483 and Section 35-506 (Q) will only enhance public health, safety and welfare, due to truck and trailer traffic along Mockert and Zavala streets.

Sincerely,

Eloy Resendez, Jr. – Commercial Project Manager

Attachments:

Photo 1
Photo 2
Photo 3
Photo 4
Photo 5
Photo 6



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LAND DEVELOPMENT
SERVICES DIVISION

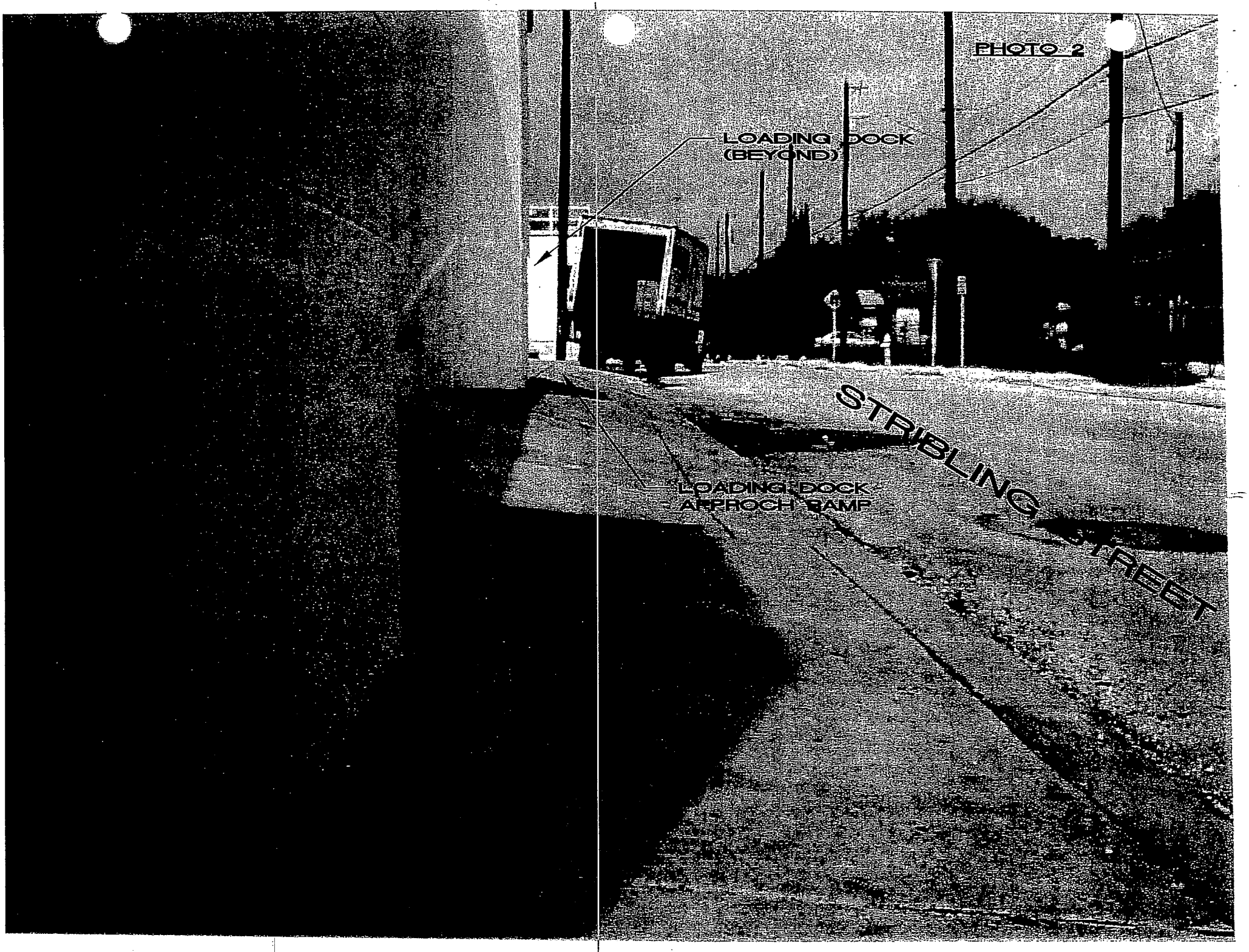
PHOTO 2
LOADING DOCK
(BEYOND)
LOADING DOCK
APPROCH RAMP
STRIBLING STREET

PHOTO 3

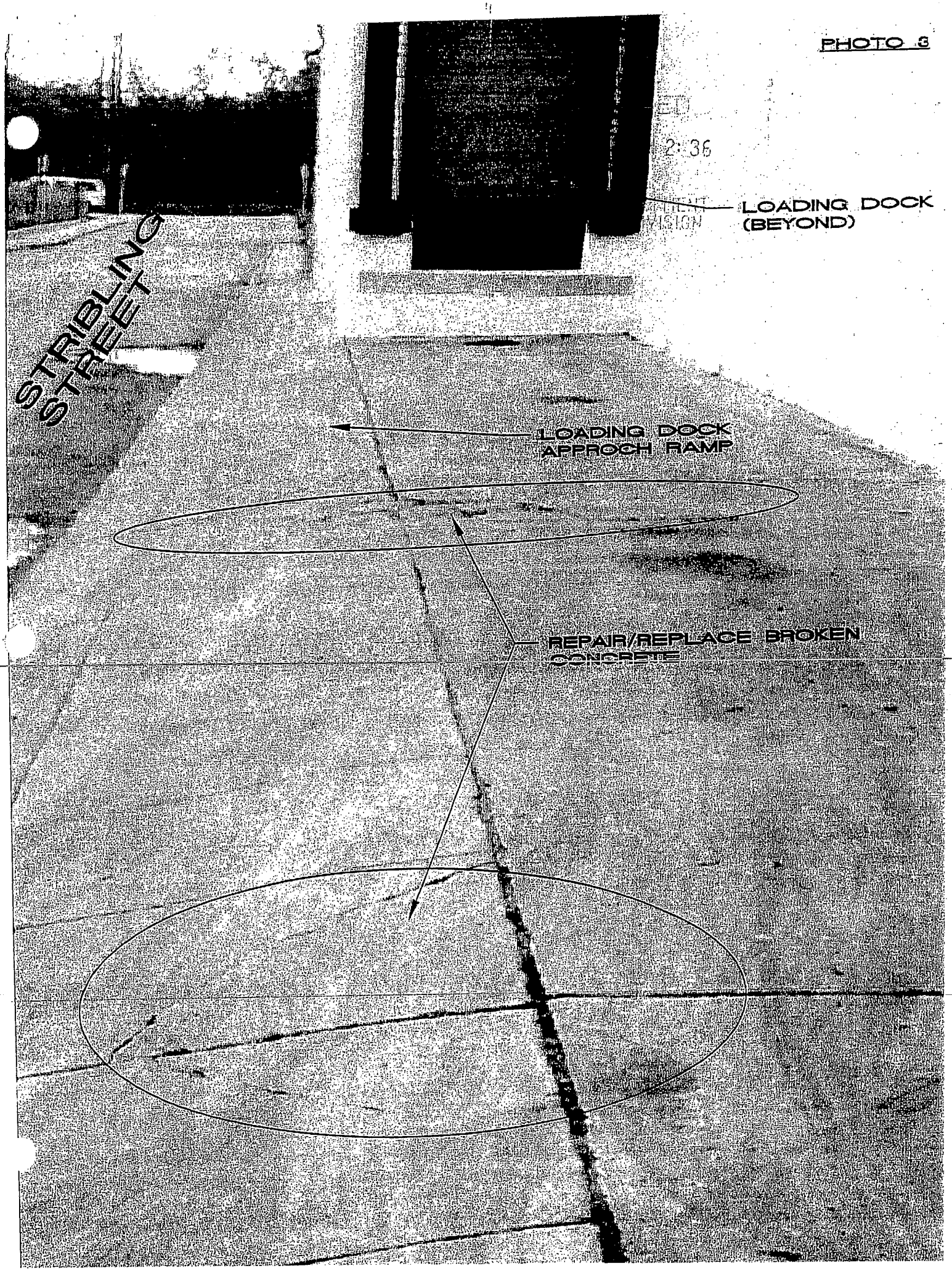
STRIBLING STREET
LOADING DOCK (BEYOND)
LOADING DOCK APPROCH RAMP
REPAIR/REPLACE BROKEN CONCRETE

PHOTO 4

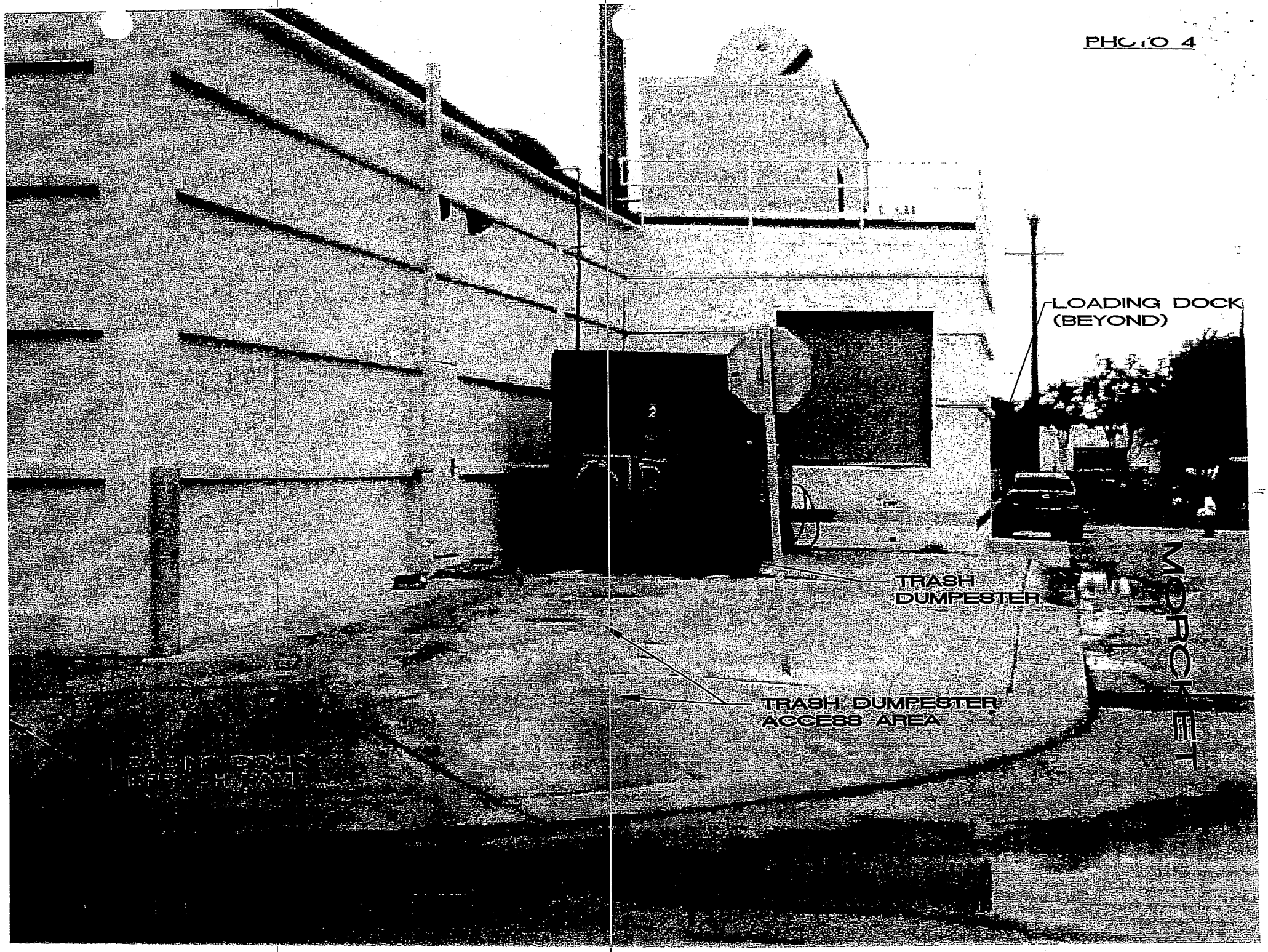
LOADING DOCK
(BEYOND)
TRASH
DUMPSTER
TRASH DUMPSTER
ACCESS AREA
NORTH

PHOTO 5

E. ZAVALA

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SERVICES DIVISION

MORCKE

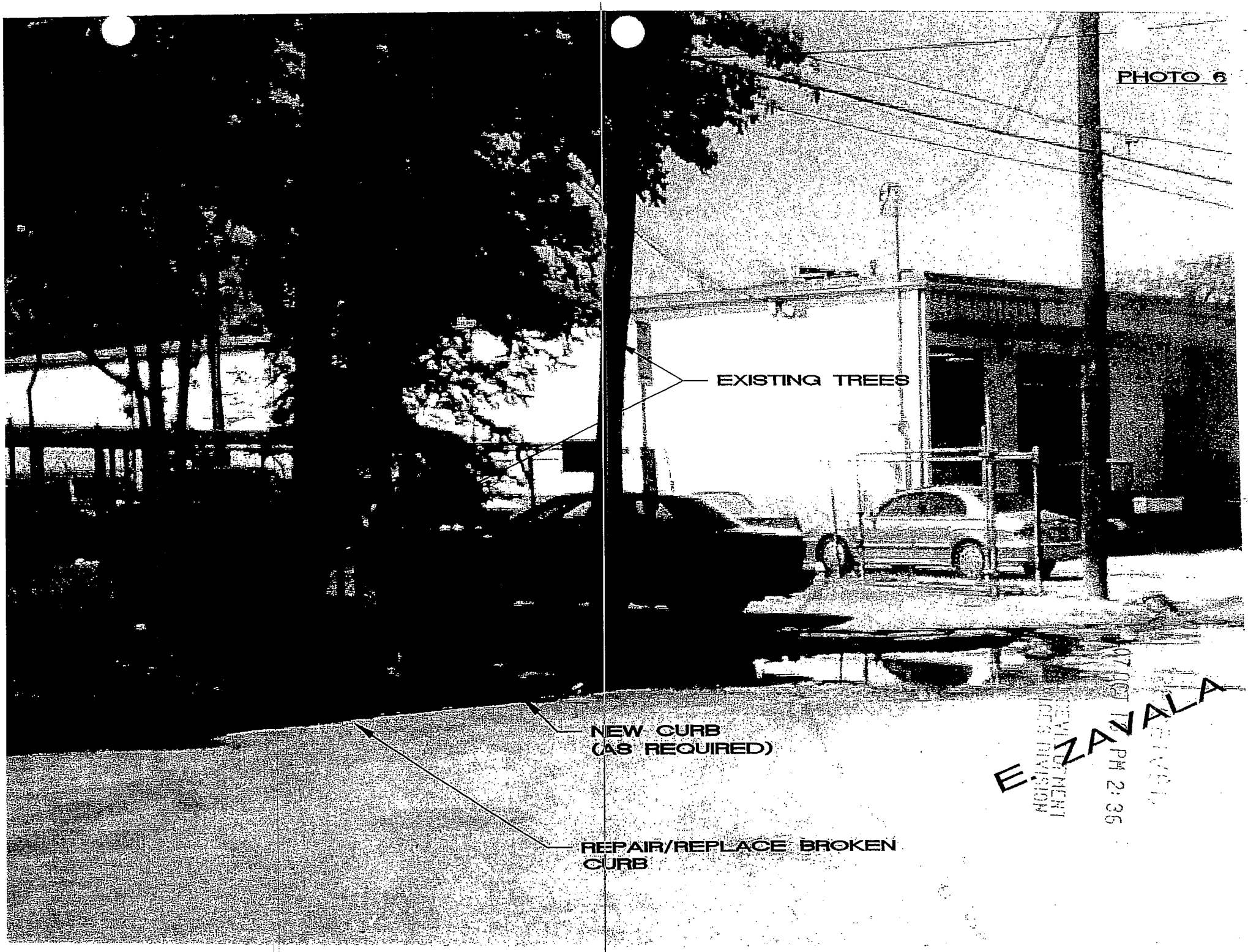
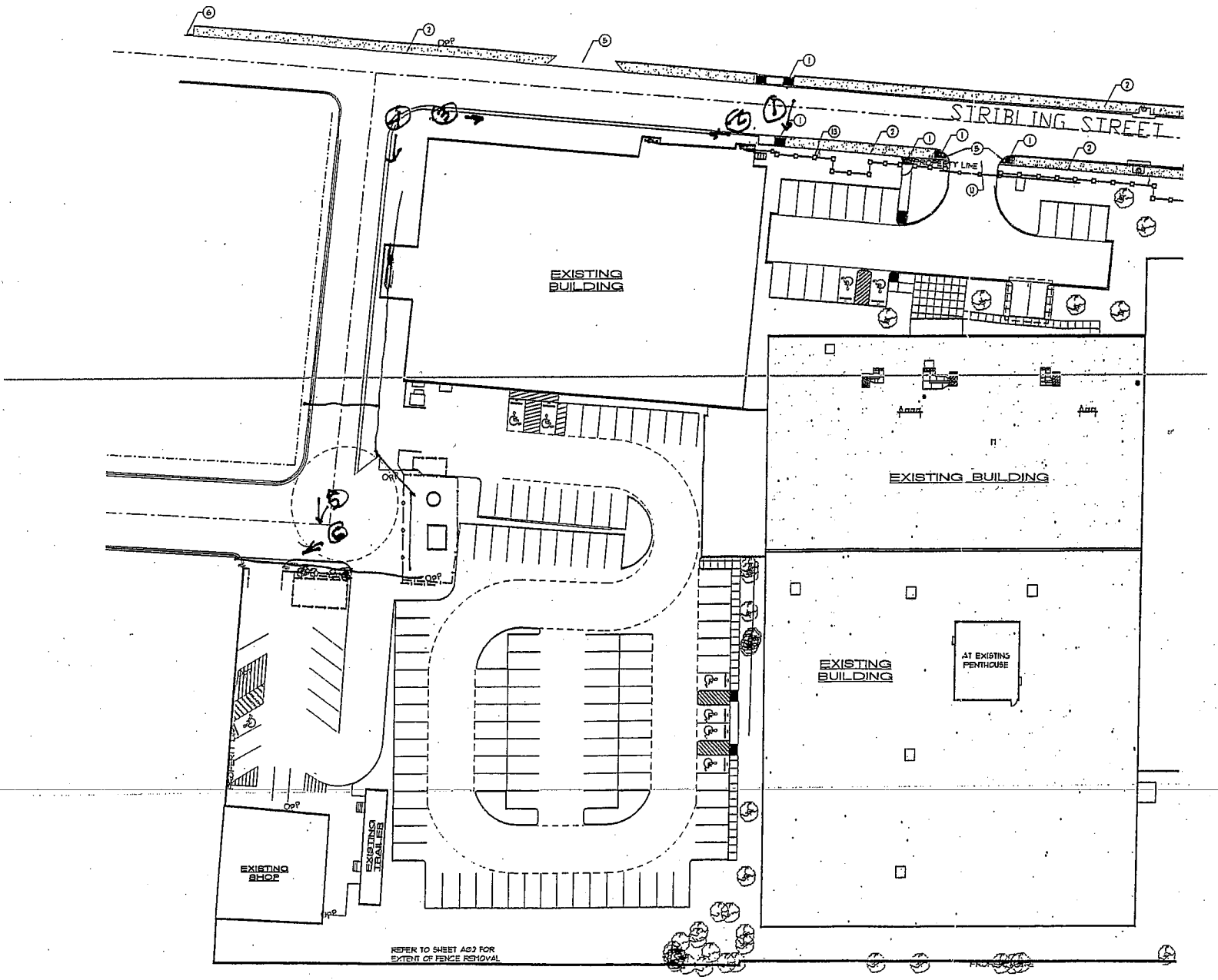


PHOTO 6
EXISTING TREES
NEW CURB
(AS REQUIRED)
REPAIR/REPLACE BROKEN
CURB
E. ZAVALA



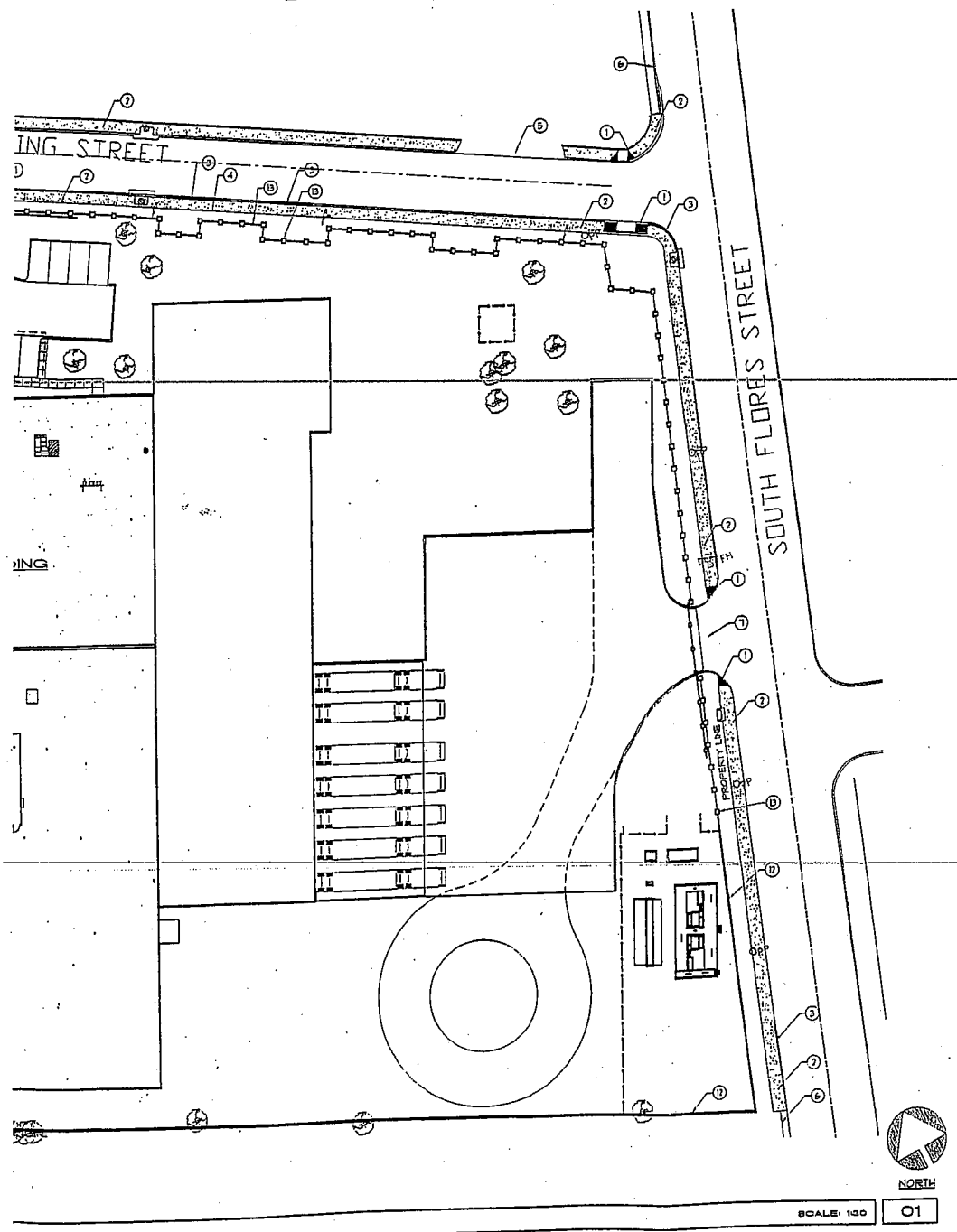
NEW SITE PLAN

KEY NOTES

1. CONSTRUCT NEW ACCESSIBLE WHEEL CHAIR RAMP @ 1/12 SLOPE. RAMP TO BE PAINTED PER CITY COLOR REQUIREMENT
2. CONSTRUCT NEW 6'-0" CONCRETE SIDEWALK. REF. TO DETAIL 11/C514
3. NEW CONC. CURB.
4. NEW CONCRETE "RETAINING WALL" AS REQUIRED
5. EXISTING CONCRETE APPROCH TO REMAIN
6. EXISTING SIDEWALK TO REMAIN
7. NEW 17' CONC. APPROACH
8. NEW CARPORT COVER. SEE SHEET A2.1 FOR DETAIL
9. PAINT RED STRIPE ON ASPHALT PAVEMENT WITH WHITE LETTERING "FIRE LANE"
10. NEW CONCRETE DRIVEWAY
11. NEW MOTORIZED 8' WROUGHT IRON GATE - PROVIDE FIRE DEPT. KEY BOX AS REQUIRED
12. NEW 10'-0" HIGH NOM. 8" CMU WALL - REFER TO DETAIL 07/A02 AND STRUCTURAL DRAWINGS FOR FOOTING REQUIREMENTS
13. NEW 8'-0" HIGH W/14"X24" CMU SPLIT FACE COLUMN AT 10' O.C.
14. LOADING DOCK PIT - REFER TO CIVIL DRAWINGS

NOTE: 1) REFER TO MEP, AND CIVIL DRAWINGS TO COORDINATE REMOVAL OF ALL SITE UTILITIES AND ASSOCIATED MEP ITEMS.

2) CONTRACTOR TO REMOVE ALL EXISTING VENTS NOT ASSOCIATED WITH ANY FUNCTIONING MECHANICAL OR PLUMBING EQUIPMENT, PATCH AND REPAIR AREA FOR NEW ROOF INSTALLATION COORDINATE WITH MEP



SCALE: 1:30

01

07 OCT 10 PM 2:

LAND DEVELOPMENT SERVICES DIVISION

LUNA
architecture+marketing
1882 W. Bitters Rd., Suite 300
San Antonio, Texas 78248
Voice: 210-496-6611
Fax: 210-496-6699
www.lunaarchitecture.com

REGISTERED ARCHITECT JOHN R. CONEY 10865 STATE OF TEXAS

REG. NO. 10865
EXP. DATE 1-31-08

HILL COUNTRY BAKERY

122 Stribling
San Antonio, Texas
78204

REVISIONS

Drawn By: PSK / MAW
Checked By: ERJ

Sheet Title:

NEW
SITE PLAN SITE
WORK

Sheet Number:

A0.1.2

Issue Date:

03/15/07

Case Manager:
Luz Gonzales

RJ ***Rosin-Johnson, Inc.***
Civil Engineers - Land Surveyors

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LAND DEVELOPMENT
SERVICES DIVISION

October 10, 2007

Jennifer Gallegos E.I.T.
Senior Engineering Associate, Plan Review
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

RE: ***Hill Country Bakery***
Administrative Request Review
AP 1354098
Code Issue: Sidewalks

Dear Ms. Gallegos:

Attached you will find the following:

- Copy of original April Administrative Request Application.
- Drawing showing Proposed sidewalk improvements.
- $350.00 check for non-refundable Variance processing fee.

This letter is being sent as a follow up to the request that was originally submitted on April 17, 2007.

Because of the problems discussed in the April 17, 2007 request, Hill Country Bakery would like to add over 700 feet of new five (5) foot side walk in front of the school (north side of Stribling Street) to substitute for the sidewalk that would have been built on the south side of Stribling Street and the east side of Mockert Street.

Due to heavy traffic on Stribling and Mockert Streets, we feel that the routing of more pedestrian traffic to the north side of Stribling Street will present safer conditions for pedestrians. The proposed length of sidewalk exceeds the sidewalk that would have been constructed on the south side of Stribling Street and the east side of Mockert Street.

As agent for Hill Country Bakery we would like to request a variance to allow the substitution of sidewalk construction on the north side of Stribling Street for the construction of sidewalk along the south side of Stribling Street and the east side of Mockert Street.

Attached is a check for $350.00 for the non-refundable processing fee for this request.

Sincerely,

Roy R. Rosin, P.E., R.P.L.S.
CEO

3690 Highpoint • San Antonio, TX 78217 • (210) 490-6001 • (210) 496-3975 (Fax) • info@rosinjohnson.com

CITY OF SAN ANTONIO
Development Services Department

Interdepartmental Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – Streets

COPIES TO: Correspondence File

SUBJECT: Alternate Sidewalk for Hill Country Bakery
A/P# 1354098 Building Permit Variance

DATE: 6 November 2007

The Development Services Department – Streets met representatives of Hill Country Bakery to discuss an alternate proposal for the UDC required sidewalk along the south side of Stribling Street. A building permit variance to the Unified Development Code (UDC), Section 35-506(q) (Sidewalk Standards) is made.

Response to Section 35-506(q) (Sidewalk Standards) Variance: The proposed construction is an addition and remodeling to an existing building at 122 Stribling Street.

The UDC requires that the construction of standard curbs and sidewalks along all public right-of-ways adjacent to the plat in which the structure for which a building permit is sought. In this case, Hill Country Bakery is adding to an existing building. An investigation by DSD Streets show that portions of Mockert Street, Stribling and E. Zavala are being used as a loading dock and a trash dumpster location making this area unsafe for pedestrian traffic. Therefore, this sidewalk would not serve to enhance San Antonio's pedestrian or disabled population. The construction of sidewalk along E. Zavala Street would also require the removal of several trees.

In the interest of promoting public transportation and enhancing mobility for San Antonio's pedestrian and disabled population, Hill Country Bakery representatives suggested they instead improve a 700 foot stretch of sidewalk on the north side of Stribling Street in front of an existing school. This sidewalk would provide an ADA accessible sidewalk to current and future students who daily travel this route.

DSD - Streets studied this proposal and find that it meets the intent of the UDC requirement although not the letter of the requirement. The UDC requires that the sidewalk be build on public ROW adjacent to the project site. Although this sidewalk would be in another area of property (immediately north of the project area), it meets the intent of CoSA Sidewalk Policy and facilitates a more productive solution.

Because the Hill Country Bakery's proposal is a more useful alternative and enhances pedestrian and disability access, the AEVR Committee ***supports*** this building permit variance. The AEVR Committee ***does not offer any objections*** to this variance under the following conditions:

1. The proposed sidewalk will be 5' wide married to the curb, ADA compliant and include curb ramps at all intersections.
2. If applicable, there will be a concrete landing at bus stops connecting to the sidewalk.

Sincerely,

Thomas Carrasco, P.E.
Chief Engineer
DSD – Streets

~~Concur~~ / ~~Nonconcur~~:

Roderick Sanchez, AICP
Director
Development Services Department

P/C AGENDA FOR December 19, 2007

Item Number	Plat Name	Company	Owner Information
6A & 7	Fred Loya Insurance	Fred Loya Insurance Group	Benjamin Salazar
6B & 8	Westwood Center-West	Weingarten Realty Investors	Martin Debrovner
9	Cordi-Marian Retreat Center	Cordi Marian Sisters	Sister Matilda Jaime
10	Bella Vista Unit 3 Section 6	S R Holdings LP	John Cork
11	Howard Crossing Townhome PUD	N/A	Bo Broll
12	tindall Corporation	Tindall Corporation	Roger Knoxx P.E.
13	Monterrey Village Apartments	Bexar Odyssey Investments	Timothy O' Shea
14	Hill Country Bakery	N/A	David Nolan