SAN ANTONIO PLANNING COMMISSION AGENDA

★ **November 14, 2007** ★

2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao-Hrenek
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor
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. Haven for Hope site tour, **11:30** P.M., meet in Camp Room

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

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

3. Roll Call

4. ~~Election of Planning Commission Chair, Vice Chair, and Chair Pro-Tem~~ **WITHDRAWN**

5. Citizens to be heard

6. Presentation of Development Services Department Budget for Fiscal Year 2008 (Development Services Department by Roderick Sanchez, AICP, CBO, Director of Development Services)

7. **PUBLIC HEARINGS**

REPLAT W/ WRITTEN NOTIFICATION:

		Council District	Ferguson Index #
A. 070627	**Heights on Huebner** (Southwest of the intersection of Huebner Road and Research)	**8**	**548 E-4**

PLANNED UNIT DEVELOPMENT (PUD) PLAN:

B. 07-024	**Brenthurst Lane Extension at the Dominion, Ph 1** (Southeast of the intersection of Brenthurst Lane and Vail Abbey)	**8**	**480**	**C-5**

REPLATS:

C. 060427	**Springhill Suites** (Northeast of Huebner and IH-10)	**8**	**548**	**E-3**
D. 060518	**Villages at Bulverde, Unit 9** (Extension of Terlingua Bend from Villages at Bulverde Unit 6)	**OCL**	**484**	**B-1**
E. 060784	**Drury Hotel IH-10 West & Loop 1604** (Southwest of the intersection of IH-10 West and Loop 1604)	**8**	**514**	**C-3**
F. 070574	**Alamo Place** (On the north side of Hausman Road, west of IH-10 West)	**8**	**514**	**C-7**

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 8-12 HELD ABOVE:

8.	**070627**	**Heights on Huebner** (Southwest of the intersection of Huebner Road and Research)	**8**	**548**	**E-4**
9.	**060427**	**Springhill Suites** (Northeast of Huebner and IH-10)	**8**	**548**	**E-3**
10.	**060518**	**Villages at Bulverde, Unit 9** (Extension of Terlingua Bend from Villages at Bulverde Unit 6)	**OCL**	**484**	**B-1**
11.	**060784**	**Drury Hotel IH-10 West & Loop 1604** (Southwest of the intersection of IH-10 West and Loop 1604)	**8**	**514**	**C-3**
12.	**070574**	**Alamo Place** (On the north side of Hausman Road, west of IH-10 West)	**8**	**514**	**C-7**

PLATS:

13.	060386	**Sonoma Verde, Unit 4 Enclave** (Southeast of the intersection of Kyle Seale Parkway and Babcock)	OCL	513 D-2
14.	060491	**Heights at S.O. PUD Pod A, Unit 2, Phase 1** (Northwest corner of Heights Boulevard and Colonade Drive)	9	482 D-1
15.	060492	**Heights at S.O. PUD Pod A, Unit 2, Phase 2** (Northwest corner of Heights Boulevard and Colonade Drive)	9	482 D-1
16.	060646	**Westwinds East, Unit 2 PUD** (Extension of Ginger Rise northerly from Unit 1)	OCL	577 E-3
17.	070013	**Stillwater Ranch Unit 10** (East of the intersection of Garrett Creek and Clayton Creek)	OCL	545 D-8
18.	070014	**Stillwater Ranch Unit 11** (Extension of Stillwater Creek from Stillwater Ranch Unit 3)	OCL	545 D-8
19.	070445	**Westwinds Wild Pine Phase II** (Extension of Wild Pine west from Westwood Loop)	OCL	577 F-4

LAND TRANSACTION:

20. **S.P. No. 1336** Request for a sewer easement within an existing drainage channel (Department of Asset Management by Oscar Serrano, Real Estate/Telecom Manager)

INDIVIDUAL CONSIDERATION

PLANNED UNIT DEVELOPMENT (PUD) PLAN (PUBLIC HEARING FOR ITEM 7B HELD ABOVE):

21.	07-024	**Brenthurst Lane Extension at the Dominion, Ph 1** (Southeast of the intersection of Brenthurst Lane and Vail Abbey)	8	480 C-5

PLATS:

22.	070482	**Brenhurst Lane Extension, Ph 1 PUD** (Southeast of the intersection of Brenthurst Lane and Vail Abbey)	8	480 C-5
23.	060115	**S.I.S.D. Campbelton** (South of the intersection of Red Forest Lane and Loop 1604)	OCL	751 C-3

24. 060710 Alamo Ranch, Unit 20 and 21, Phase 2 OCL 577 D-5
(Extension of Camp Real Lane eastward from Units 20 and 21, PH 1)

25. 070236 The Parc at Escondido Unit 2 OCL 586 F-7
(East of the intersection of FM 1516 and Weichold Road)

LAND TRANSACTION:

26. Public hearing and consideration to convey to the San Antonio River Authority: 1.) 2-City -owned parcels of land, including a 4-acre tract from out of Roosevelt Park with the requirement that the 4 acres continue to be used as a public park, 2.) closing, vacating and abandoning two paper streets, and 3.) 2-SAWS-owned parcels of land, all for the development of the San Antonio River Improvement Project-Mission Reach, Phase I (Department of Asset Management by Oscar Serrano, Real Estate/Telecom Manager)

COMPREHENSIVE MASTER PLANS:

27. Public hearing and consideration of a resolution amending the Major Thoroughfare Plan pertaining to Masterson Road. (Planning and Community Development Department by Bill Burman, Senior Planner)

28. **Case Number 08001** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Arena District /Eastside Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.61 acres located at 2403, 2405, 2411, and 2415 East Commerce Street from Medium Density Residential land use to Neighborhood Commercial land use. (Planning and Community Development Department by Tamara Palma, Planner; Nina Nixon-Mendez, Planning Manager)

29. **Case Number 08003** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.5949 acres located at 1920 and 1962 South Alamo Street from Light Industrial land use to Mixed Use land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager)

30. **Case Number 08004** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the United Southwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 8.9 acres located east of Southwest Loop 410 between Ray Ellison Boulevard and Medina Base Road, more specifically described by legal description NCB 16001 LOT P-3C & P-3E, from Low Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager)

31. **Case Number 08005** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the City South Community Plan, a component of the

Master Plan of the City, by changing the use of approximately 413.38 acres generally located 0.6 miles south of the intersection of Southwest Loop 410 and South Zarzamora Street and extending to the southeast to Pleasanton Road, more specifically described by legal description CB 4005 P-17A & P-65 ABS 15, CB 4285 P-12A & P-13 ABS 1111, CB 4005 P-18 ABS 15, CB 4005 P-17 ABS 15, CB 4005 P-73A ABS 15, CB 4005 P-73 ABS 15, CB 4005 P-59, P-60, P-61 & P-71, CB 4005 P-58 ABS 15, CB 4005 P-50A ABS 15, CB 4005 P-50 ABS 15, CB 4005 P-44B ABS 15, CB 4005 P-44C ABS 15, CB 4005 P-44E ABS 15, CB 4005 P-44A ABS 15, CB 4005 P-24E, P-66 & P-67 ABS 15, NCB 16456 P-24, CB 4005 P-24 ABS 15, CB 4283 P-25 ABS 769, CB 4005 P-24D ABS 15, CB 4005 P-27 ABS 15, CB 4283 P-23 ABS 769, CB 4005 P-17B, P-17C, P-17D & P-65A ABS 15, from Agriculture and Light Industry land use to Urban Living land use. (Planning and Community Development Department by Michael Taylor, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

32. **Case Number 08006** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central San Antonio Community Plan, a component of the Master Plan of the City, by changing the use of approximately 0.0861 acres located at 923 Probandt Street from Low Density Residential land use to Regional Commercial land use. (Planning and Community Development Department by Lauren Edlund, Planner; Nina Nixon-Mendez, Planning Manager)

33. **Case Number 08007** – Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northeast Inner Loop Neighborhood Plan, a component of the Master Plan of the City, by changing the use of approximately 7.3 acres located at 1107, 1111, and 1125 Austin Highway from Neighborhood Commercial land use to High Density Residential land use (Planning and Community Development Department by Gary Edenburn, Planner; Nina Nixon-Mendez, Planning Manager)

34. **Case Number 08008** - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 11 acres located east of the intersection of Bowens Crossing and Loop 1604, more specifically described by legal descriptions NCB 16007 BLK LOT P-5 and NCB 16007 BLK 2 LOT 2, from Community Commercial land use to Regional Commercial land use. (Planning and Community Development Department by Zenon F. Solis, Sr. Planner; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

35. Public hearing and consideration of amendments to the Unified Development Code (UDC) to add a Form Based Development Use Pattern and a Form Based Zoning District. (Planning and Community Development Department by Jesus Garza, Assistant Director)

36. Public hearing and consideration of eight amendments to the Unified Development Code presented in the previous Planning Commission meeting on October 24, 2007. (Development Services Department by Bill Telford, Planning Manager)

37. Approval of the minutes for the October 24, 2007 Planning Commission meeting

38. Director's report

39. Questions and discussion

40. 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

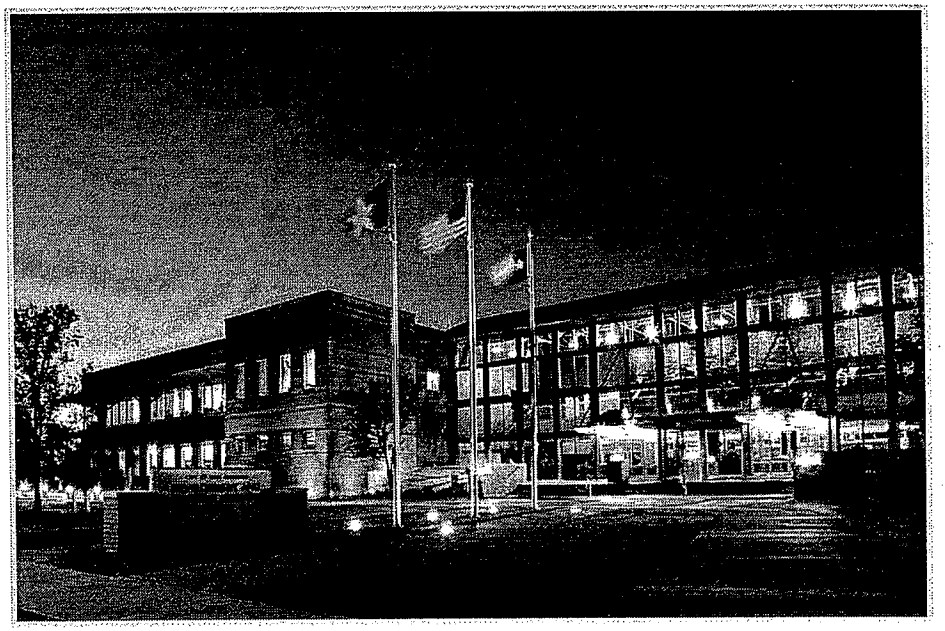
41. **ADJOURNMENT**

Development Services
FY 2008 Budget Presentation
November 14, 2007

Agenda Item # 6

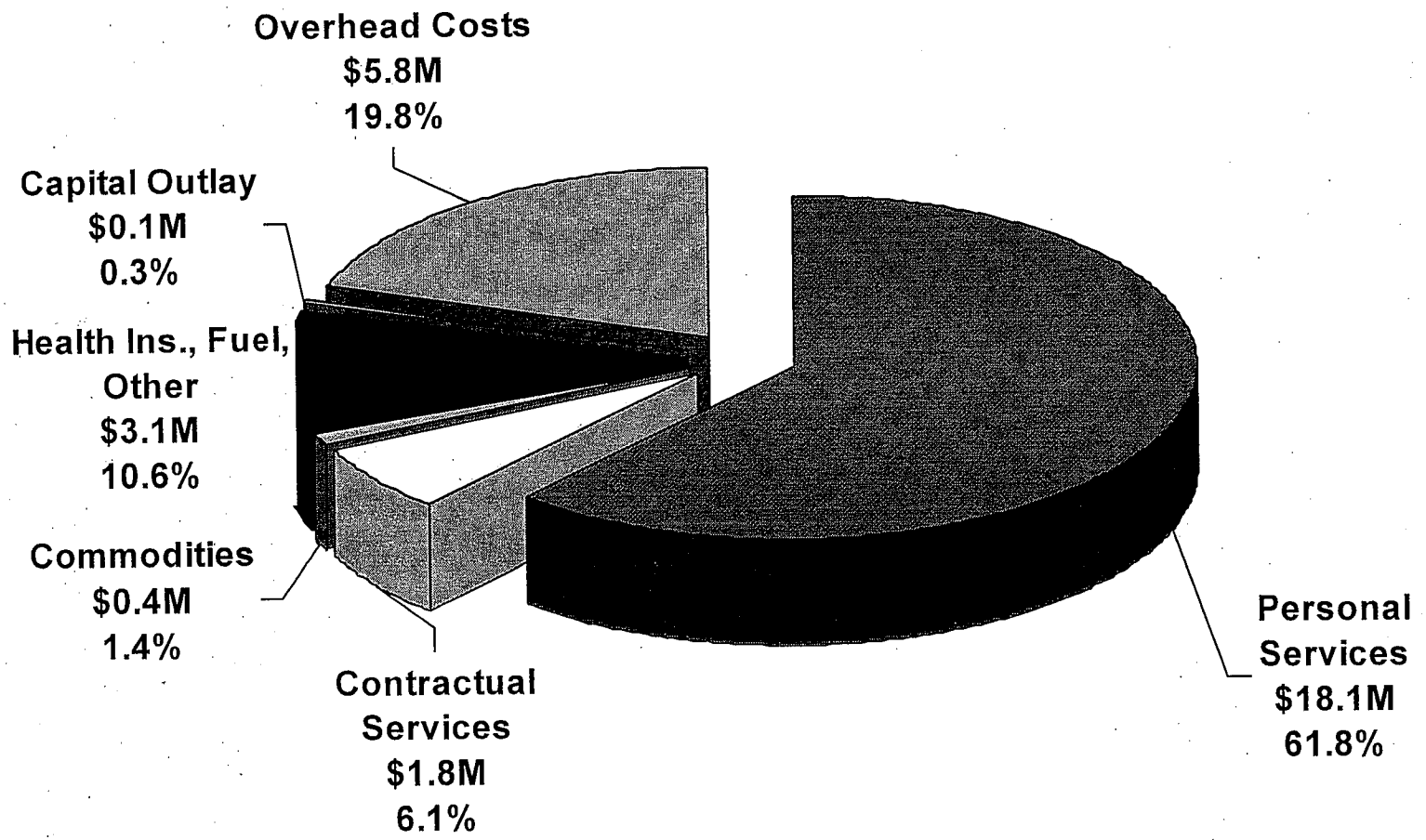
Development & Planning Services Fund

- Special Revenue Fund established in FY 2007
- Development revenues used to support development expenses
- Enhanced accountability by appropriately aligning revenue with expenses
- Greater trust by stakeholders and improved perception of the departments
- More flexibility in responding to economic trends



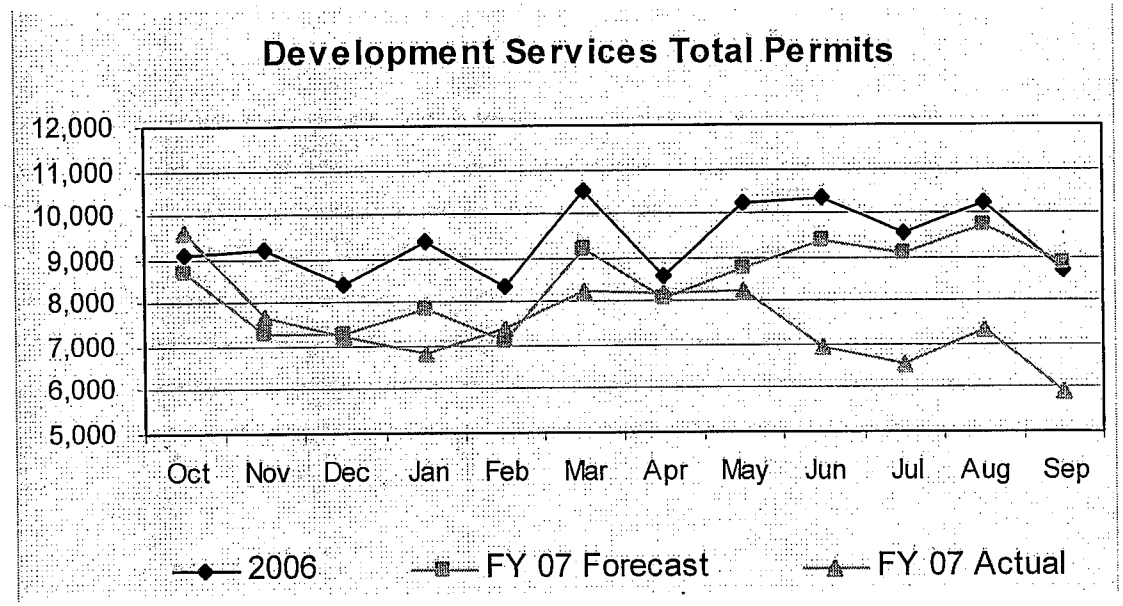
Development & Planning Services Fund

DSD Fund	FY 2007 Adopted	FY 2008	Variance	% Variance
Total Budget	$29,820,206	$29,353,868	- $466,338	-1.6%
Total Positions	316	316	0	0%



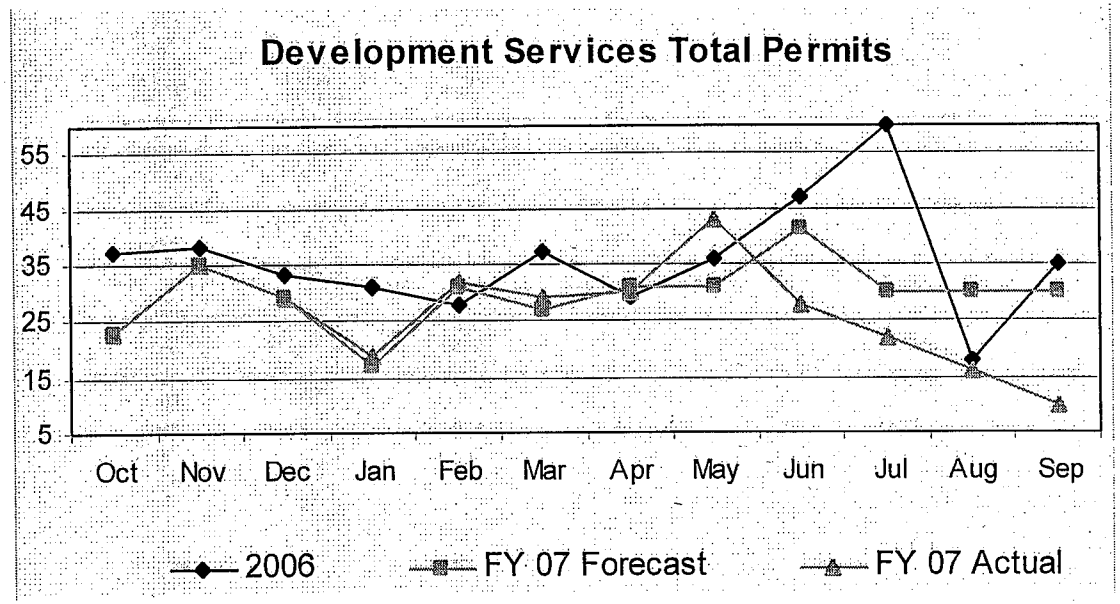
Permitting Activity

- Permit activity continues to decline
  - Total permits issued in FY 2007 declined 20%
- Causes:
  - Decline in housing market
  - Inclement weather

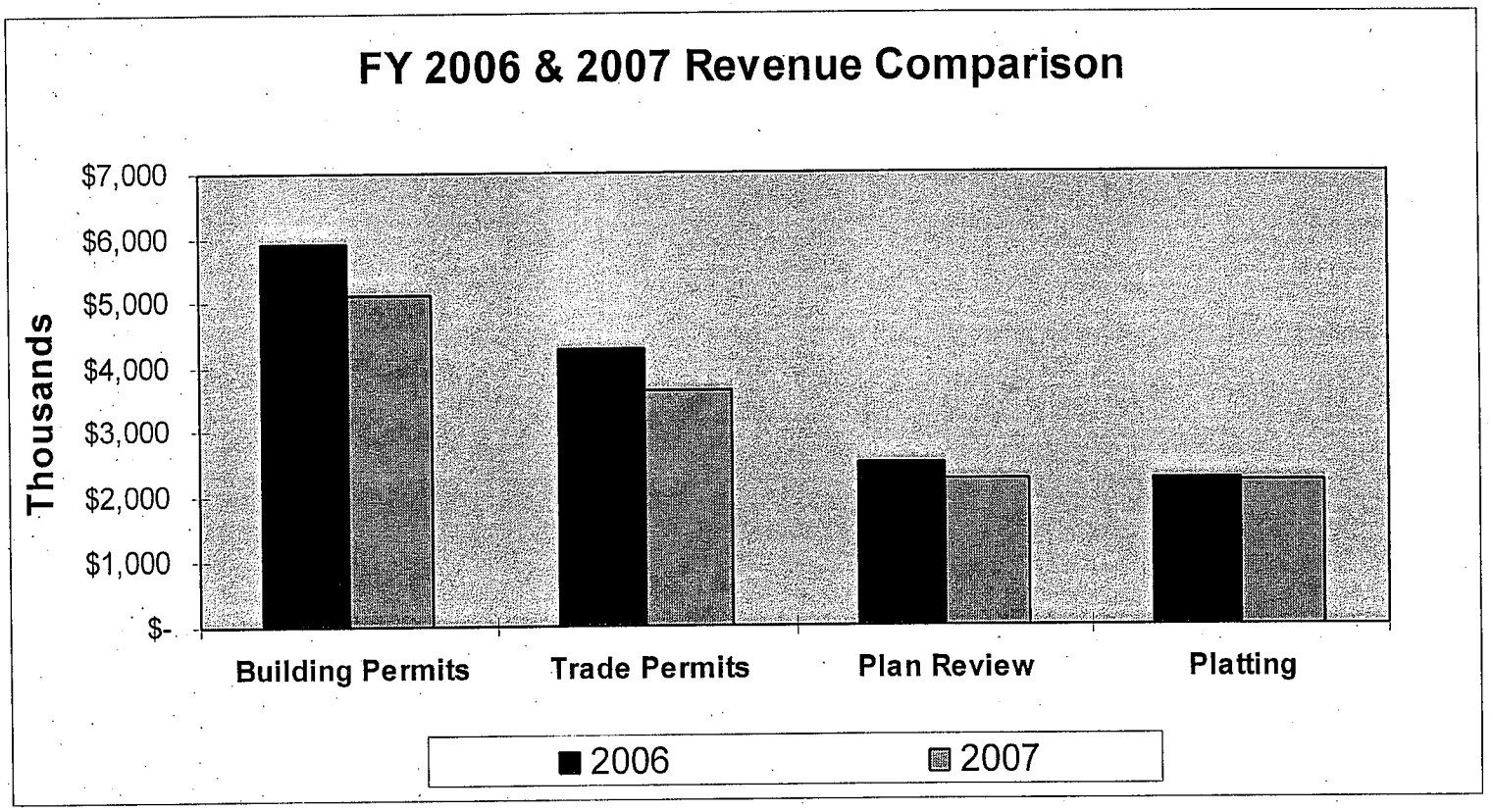


Major Plat Activity

- Major Plat Activity Declined by 26%
- Causes:



Permit Revenues



FY 2007 Mid-Year Fee Adjustments

- The FY 2008-2012 Financial Forecast projected a $4.8 M shortfall in the fund at the close of FY 2007
- In response, the department proposed a series of fee adjustments expected to generate an additional $1.85 M in FY 2007
  - Fee adjustments ensured continuation of current service levels
- Council approved adjustments on May 17, 2007 with changes effective June 4, 2007
- Continued inclement weather during the Summer months has lessened the effects of the adjustments
- Fund continues to have a shortfall
  - Projected shortfall was $3.7 MM

FY 2008 Fee Increases

- Additional new fees and fee increases for FY 2008
  - Fees with no increases for over 10 years
    - After hours inspections
    - Licenses (demolition, house moving, sign erectors, street painters)
    - Board of Adjustment
  - Fees with no increases for over 5 years
    - Platting fees – various
    - Zoning fees - various
  - Other new fees for services previously performed for free
  - Majority of fees intended to encourage a more effective process for all customers
    - Automatic assessment of re-inspection fees
    - Certificate of Occupancy – penalty & new fees
    - Convenience fees

FY 2008 Fee Increases

- If development trends remain constant, fee adjustments in the FY 2008 Budget are expected to generate $2.7M in revenue
- Coupled with fee increases in Fire Prevention and Planning, the fund is projected to end FY 2008 with a positive ending balance of $217,424

Workflow Study Recommendations

- The FY 2007 Adopted Budget provided funds for the department to conduct a Workflow Study to analyze department workflows
- Preliminary findings were presented to the Development Services Improvement Advisory Committee and the City Manager on July 17, 2007
- The final report was recently received by the department

Workflow Study Recommendations

Recommendation: Create "Super Case Managers" to coordinate the entire review process for applicants

- ✓ DSD Action: In Progress.
  - ✓ In October 2007, Department submitted information to the Human Resources Department to create the positions using existing resources

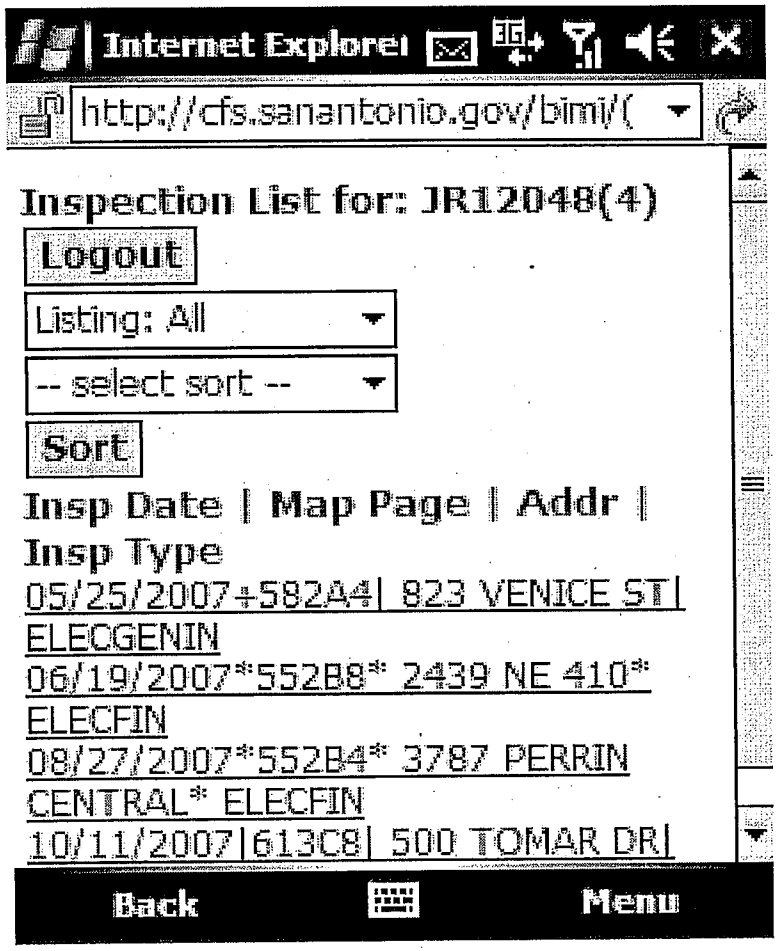
Recommendation: Expand Usage of Q-Matic Software to improve customer service

- ✓ DSD Action: In Progress.
  - ✓ The FY 2008 Budget included funds to expand usage.
  - ✓ The department is meeting with the vendor to clarify needs

Recommendation: Implement "Smart Phone" for Inspectors

- ✓ DSD Action: In Progress.
  - ✓ Inspectors participated in a successful pilot study in FY 2007 evaluating the effectiveness of "Smart Phones." The FY 2008 Budget included funds to purchase additional "Smart Phones" for all inspectors. The department submitted a purchase requisition to ITSD.

Inspectors' Smart Phone



Workflow Study Recommendations

Recommendation: Allocate a portion of surplus revenues toward the creation of a Financial Reserve

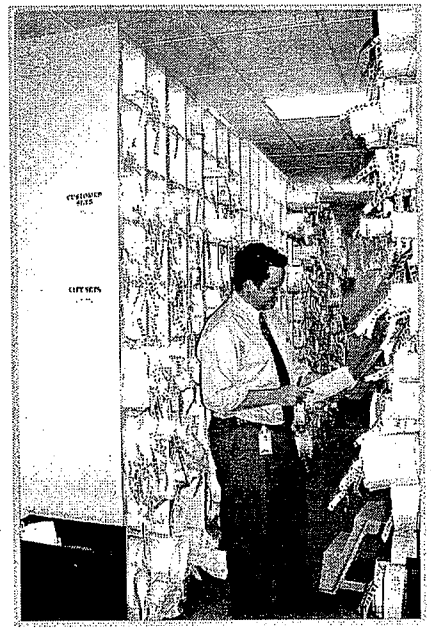
- ✓ DSD Action: Planned.
  - ✓ The goal is to establish a 3 month reserve once the status of the fund improves.

Recommendation: Use fee methodology that encourages desired customer behavior

- ✓ DSD Action: Implemented.
  - ✓ In FY 2008, a series of new fees have been adopted to encourage customers to comply with City regulations

Recommendation: Establish Target Measurements of Quality for Plan Reviewers

- ✓ DSD Action: In Progress.
  - ✓ The Department has begun to develop a "Report Card" for Plan Reviewers that will serve as a measurement for the quality of their work.



Workflow Study Recommendations

- Innovative ideas requiring stakeholder input
  - Consolidated permit issuance into a single transaction
  - Expand plan review by appointment (including concurrent review)
  - Consider electronic plan submittal and data storage
  - Hire structural plan review staff to improve ISO rating
    - Improve insurance rates
  - Deploy a time-based inspection fee assessment
    - Efficient well-organized contractor will no longer subsidize inefficient contractors
  - Merge the Planning and Zoning Commissions

Workflow Study Recommendations

- Innovative ideas requiring stakeholder input (Con't)
  - Single application for all reviewing agencies
  - Require pre-application meetings for large projects
    - Designated representatives from each reviewing agency should attend meeting
  - New Performance Standards
    - Plan Review
      - 1 day cycle time for simple projects
      - 10-15 working days for complex projects
    - Plat Review
      - First review – 15 working days
      - Second review – 10 working days
      - Third review – 5 working days
    - New performance standards require additional staffing

Development Services Report Card

Development Services' Report Card

Office of the Director

Service Provided	August 2006 Performance	August 2007 Performance	FY 2007 Department Goal
Department-Wide Telephone Abandonment Rate	10%	5%	>5%

Land Development

Service Provided	August 2006 Performance	August 2007 Performance	FY 2007 Department Goal
Zoning Verification Letters	9 Days	3 Days	10 Days
Plat Review – Technical Review	58 Days	35 Days	35 Days

Building Development

Service Provided	August 2006 Performance	August 2007 Performance	FY 2007 Department Goal
Inspections Performed as Scheduled	89%	97%	95%
Residential Plans – Initial Review	12 Days	3 Days	3 Days
One Stop Counter Plans - Total City Time	26 Days	13 Days	10 Days

Development Services Report Card

Based on the workflow study report, Development Services will implement new performance measures in FY 2008

- Land Development – Major Plat Review
  - 50% of all plats reviewed within department goal of 35 days
  - 100% of all plats reviewed within UDC goal of 50 days
- Building Development – All plan reviews
  - 85% of all building plans approved within two reviews (initial plus one re-submittal)

PLANNING COMMISSION
PUBLIC HEARING WITH WRITTEN NOTIFICATION ON REPLAT

AGENDA ITEM NO: 7A & 8 **November 14, 2007**

HEIGHTS ON HUEBNER — MAJOR PLAT — 070627
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 E-4
OWNER: Touchstone Realty- Huebner, LLC, by Stan Studer, Jr.
ENGINEER: Vickery & Associates, Inc., by Fredrick J. McNealy
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: November 14, 2007

Location: Southwest of the intersection of Huebner Road and Research.

Services Available: SAWS Water and Sewer

Zoning: MF-25 Multi-family

Proposed Use: Nursing Home Facility

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

APPLICANT'S PROPOSAL:

To replat **5.941** acres consisting of **1** non single-family lot.

DISCUSSION:

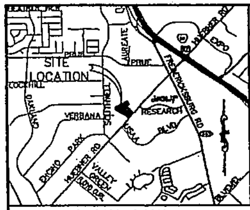
The Planning Commission will hold a public hearing on the proposed replatting of this property on November 14, 2007. Four notices were mailed to the adjacent property owners. As of this writing, one card has

been submitted in favor of the replat and no written opposition has been received.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070627



LOCATION MAP
NOT TO SCALE

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

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

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

NOTE: 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.

NOTE: THE MAINTENANCE OF THE DETENTION POND (WATER QUALITY BASIN) AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT 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.

NOTE: NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY OR REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS. (COMBINED NOTE FROM 35-504 (TD ADD STATEMENT P-5-30 (D)(5),(H)(1)P-5-48 AND 35-505(O)(1) P-5-58.

NOTE: MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT. (35-503(h)(2)(3)(p-5-40).

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

CPS NOTES:

1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

UDC STREETSCAPE TREE REQUIREMENTS TO BE COMPLIED WITH AT TIME OF BUILDING PERMIT.

NOTE:

DISTANCES SHOWN HEREON ARE BASED ON SURFACE COMBINED SCALE FACTOR OF 1.00017.

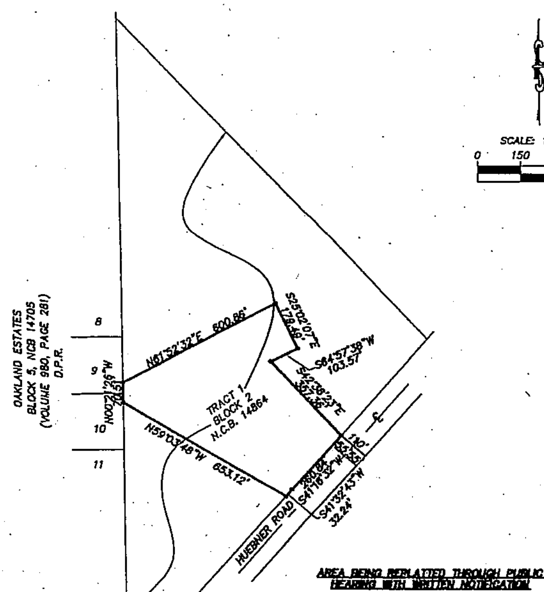
BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE HOLDING SAN ANTONIO CORS STATION TXAN AND AUSTIN CORS STATION TXAU. COORDINATES SHOWN HEREON ARE BASED ON GRID.

TXAN
LAT – N29°28'28.34306"
LONG – W98°34'33.88078"

TXAU
LAT – N30°18'42.06806"
LONG – W97°45'22.71306"

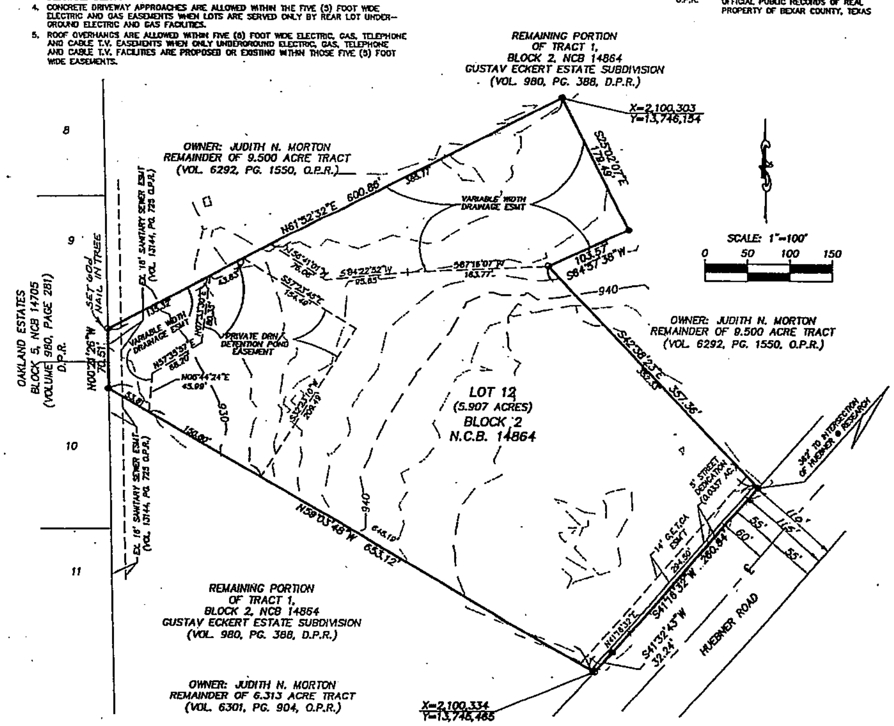
LEGEND

○	1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET
●	1/2" IRON ROD FOUND
— 740 —	EXISTING CONTOURS
ESMT	EASEMENT
EX.	EXISTING
VOL.	VOLUME
PG.	PAGE
G.E.T.CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
AC	ACRES
D.P.R.	DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS
DRN	DRAINAGE
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



AREA BEING REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT GUSTAV ECKERT ESTATE SUBDIVISION, WHICH IS RECORDED IN VOLUME 980, PAGE 388 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.



STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED IN A PLAT KNOWN AS GUSTAV ECKERT ESTATE SUBDIVISION, WHICH IS RECORDED IN VOLUME 980, PAGE 388, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF __________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER/DEVELOPER
TOUCHSTONE REALTY – HUEBNER, LLC
By: STAN STUDER, JR.
1020 NE LOOP 410, SUITE 640
SAN ANTONIO, TX 78209

Stan Studer Jr.
OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME ON THIS 9th DAY OF October, AD 20 07

Joann Grounds
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

JOANN GROUNDS
Notary Public
State of Texas
My Comm. Exp. 12-14-2008

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES INC.
BY: FREDERICK J. McHEALY, P.E.

10/9/07
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
FREDERICK J. McHEALY
82022
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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: VICKREY & ASSOCIATES, INC.

VICKREY & ASSOCIATES INC.
BY: ERIC N. MILLER, RPLS

Eric N. Miller 10/10/07
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
ERIC N. MILLER
5910
PROFESSIONAL
LAND SURVEYOR

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

REPLAT ESTABLISHING
THE HEIGHTS ON HUEBNER

BEING A 5.941 ACRE TRACT OF LAND OUT OF TRACT 1, BLOCK 2, NCB 14864, THE GUSTAV ECKERT ESTATE SUBDIVISION, RECORDED IN VOLUME 980, PAGE 388 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

DATED THIS ______ DAY OF ______ A.D. ______

BY: __________
CHAIRMAN

BY: __________
SECRETARY

SHEET 1 OF 1
JOB No. 2103-002-051

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER/DEVELOPER
TOUCHSTONE REALTY – HUEBNER, LLC
By: STAN STUDER, JR.
1020 NE LOOP 410, SUITE 640
SAN ANTONIO, TX 78209

Stan Studer Jr.
OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Stan Studer, Jr., 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 9th DAY OF October, A.D. 20 07

Joann Grounds
NOTARY PUBLIC BEXAR COUNTY, TEXAS

JOANN GROUNDS
Notary Public
State of Texas
My Comm. Exp. 12-14-2008

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

DATE OF PREPARATION: 10/09/07

N:\2103-002\DWG\SH_PLAT.DWG

2007 OCT 15 PM 3:19
DEVELOPMENT SERVICES
RECEIVED

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 7B & 21 November 14, 2007

BRENTHURST LANE EXTENSION
AT THE DOMINION, PHASE 1
PUD PLAN NAME

PUD 07-024
PLAN#

COUNCIL DISTRICT: 8
FERGUSON MAP GRID 480 C-5
OWNER: Intco Development of Texas, Inc., by Thomas Gidley
ENGINEER: Pape Dawson Engineers, by Thomas Carter, P.E.
CASE MANAGER: Robert L Lombrano, Planner (207-5014)

Location: Southeast of the intersection of Brenthurst Lane and Vail Abbey.

Land Use: PUD, Planned Unit Development
R-6 S, Single Family Residential, Specific Use

Plan is associated with:
MDP/POADP #55, The Dominion, accepted on June 29, 1983.
MDP #026-07 Howell at the Dominion accepted October 31, 2007

APPLICANT'S PROPOSAL:

- 4 non-single family lots.
- Approximately 2,722 feet of private streets.
- The Plan is within 200 feet of The Dominion Home Owners Association, but is not within a Neighborhood Community or Perimeter Plan.

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

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Brenthurst Lane Extension PUD, at no cost to the City of San Antonio:

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

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

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required, if applicable)
- Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Aquifer Recharge Zone and Watershed Protection Ordinance #81491 section 34-913 Floodplain buffering maybe required. Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Monty Mc Guffin at 233-3546.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

LOCATION MAP
NOT TO SCALE

OWNER OF RECORD
INTCO-DOMINION PARTNERSHIP, INC.
14800 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216

DEVELOPER
INTCO-DOMINION PARTNERSHIP, INC
AGENT: THOMAS K. ERDLEY
14800 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216
(210)408-7227

DESIGNER
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TX 78216
(210)375-9000

CONSTRUCTION STAGING PLAN
CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING UNLESS REDIRECTED BY THE DEVELOPER:
PHASE 1 = SEPTEMBER 2007

SURVEYOR NOTES:
1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM, PID BASED (TGCC) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TEXAS SAN ANTONIO RRP2 (CORS ARP, N:223126.343 W:98634.325,988), DF4377 TRCC CORPUS CHRISTI RG (CORS ARP, N:27441.834 W:99126.018), AF8488 ARANSAS PASS 3 (CORS ARP, N:27301.649 W:0870332.219
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.

NOTES
1. ALL SURROUNDING LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL.
2. ALL STREETS ARE PRIVATE.
3. BRENTHURST LANE WILL HAVE A 44' MINIMUM RIGHT OF WAY UNLESS OTHERWISE NOTED.
4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
5. SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
6. ELECTRIC TO BE PROVIDED BY CPS ENERGY. 7. GAS TO BE PROVIDED BY GREY FOREST UTILITIES.
7. A WPAP BASIN IS PROPOSED TO BE CONSTRUCTED WITHIN LOT 1, BLOCK 33, NCB 18385. BASIN WILL BE MAINTAINED BY DEVELOPER AND/OR SUCCESSORS OR DOMINION HOMEOWNERS ASSOCIATION
8. THE DENSITY FOR THIS DEVELOPMENT IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE, THEREFORE, THIS PUD PLAN IS EXEMPT FROM THE SIDEWALK REQUIREMENT PER UDC 35-506(d)(3)(i).

LOT OWNERSHIP KEY
1. INTCO-DOMINION PARTNERSHIP
2. TEXAS MILITARY INSTITUTE
3. MCMILLIN TEXAS DEVELOPMENT, LLC
4. DOMINION HOMEOWNERS ASSOCIATION, INC
5. ROBERTS, JOSTERY AND SANDRA
6. KERCHEVILLE, SCOTT AND MARLISE
7. CLARK THOMAS NATHANIEL
8. WOODMARK HOMES CORP.
9. BURDICK HOMES, LTD
10. DUNCAN JOHN JR. AND VALERIE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	18.30'	264.00'	9.15'	03°58'08"	18.30'	N06°18'45"W
C2	42.25'	264.00'	21.17'	09°09'28"	42.21'	N02°11'41"E
C3	34.72'	380.12'	17.37'	05°13'36"	34.71'	N01°50'12"E
C4	45.36'	380.12'	22.70'	06°50'09"	45.33'	S06°31'37"E
C5	84.84'	413.24'	33.38'	09°06'42"	84.57'	S02°41'02"E
C6	32.82'	380.12'	16.37'	04°56'56"	32.81'	S07°53'30"E
C7	168.11'	870.00'	83.29'	09°56'47"	168.01'	S16°20'13"E
C8	200.44'	1030.00'	100.34'	11°08'09"	200.13'	S17°36'03"E
C9	34.98'	187.00'	18.88'	17°53'27"	34.93'	S06°57'26"E
C10	118.80'	770.00'	60.78'	08°51'00"	117.47'	S14°17'31"E
C11	78.67'	180.00'	39.88'	25°42'27"	78.06'	S30°21'23"E
C12	23.00'	330.00'	11.51'	08°22'38"	23.00'	S18°17'20"E
C13	188.83'	330.00'	95.78'	31°30'13"	187.84'	S08°21'08"E
C14	58.82'	330.00'	29.69'	10°12'44"	58.74'	S24°30'07"W
C15	48.12'	270.00'	24.13'	10°12'44"	48.06'	S24°30'07"W
C16	184.58'	430.00'	93.81'	24°30'13"	183.11'	S08°21'08"E
C17	65.97'	170.00'	33.37'	22°22'38"	65.57'	S18°17'20"E
C18	54.98'	189.87'	27.57'	16°35'42"	54.47'	S08°18'31"W
C19	20.74'	265.00'	10.40'	4°30'08"	20.73'	S07°26'31"W
C20	110.73'	382.00'	55.73'	16°35'42"	110.28'	S08°18'31"W
C21	158.72'	870.00'	79.53'	10°12'38"	158.50'	S16°36'31"W
C22	122.29'	1030.00'	61.27'	07°21'46"	122.21'	S17°12'41"W
C23	30.37'	273.50'	15.26'	16°30'38"	30.30'	S12°29'18"W
C24	67.97'	133.00'	34.91'	29°08'23"	67.26'	S01°13'34"W
C25	137.46'	170.00'	72.70'	46°18'02"	133.68'	S27°21'34"W
C26	20.97'	13.00'	13.34'	92°37'44"	18.74'	N46°16'48"E
C27	20.00'	23.00'	10.56'	49°51'05"	19.49'	N44°42'48"E
C28	201.56'	42.50'	41.24'	270°33'20"	28.18'	S00°21'08"E
C29	20.00'	23.00'	10.56'	49°51'05"	19.49'	N44°42'48"E

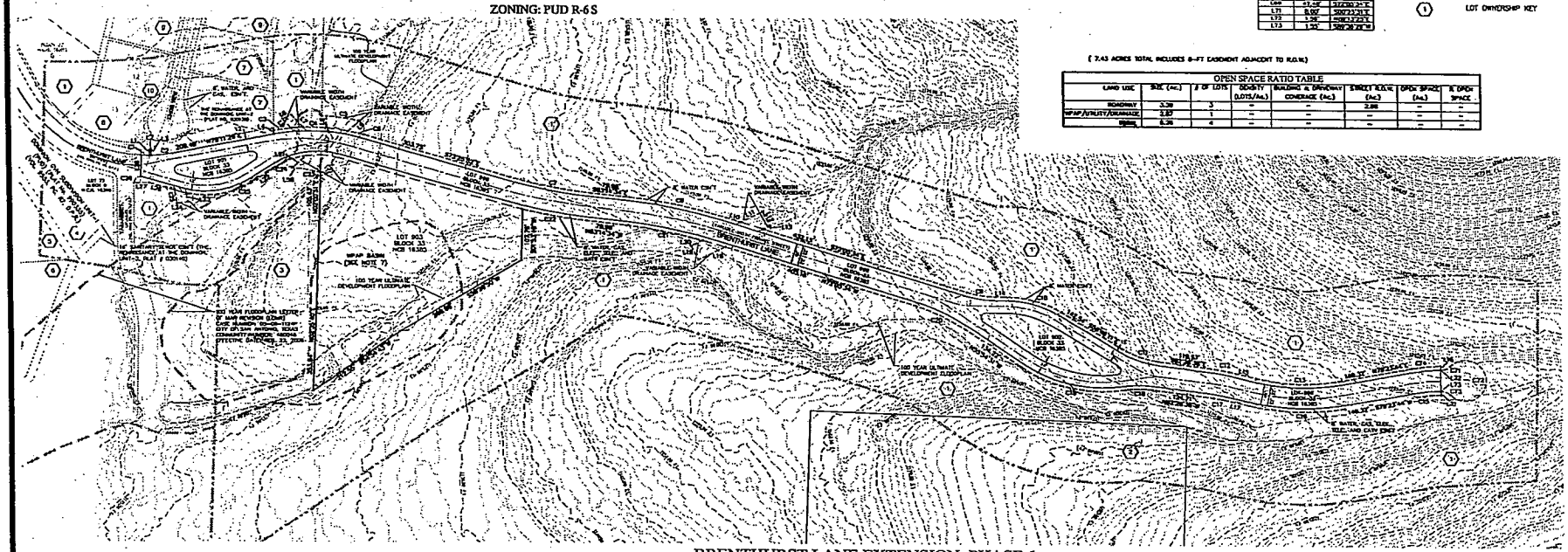
LINE TABLE

LINE	LENGTH	BEARING
L1	11.82'	N01°06'45"W
L2	5.00'	N06°11'11"E
L3	11.82'	S01°06'45"E
L4	8.16'	N02°21'06"E
L5	23.16'	N12°24'07"W
L6	18.84'	N84°52'11"E
L7	34.70'	S55°40'00"E
L8	25.82'	N00°21'07"E
L9	30.88'	S88°23'49"W
L10	28.82'	S00°21'45"E
L11	48.53'	N83°39'54"E
L12	33.16'	S00°21'06"E
L13	13.98'	S83°39'54"W
L14	20.38'	S88°38'31"E
L15	34.57'	S78°08'30"E
L16	8.00'	S00°21'07"E
L17	34.57'	S78°08'30"W
L18	90.86'	S83°39'54"W
L19	33.16'	N00°21'06"W
L20	23.81'	N83°39'54"E
L21	39.33'	N88°23'49"E
L22	34.23'	S88°38'41"W
L23	19.88'	S00°25'30"E
L24	22.00'	S01°10'16"E
L25	30.16'	N00°54'30"W
L26	53.00'	N00°21'06"E
L27	30.83'	N88°23'54"E
L28	44.00'	N00°21'06"E
L29	8.00'	S00°21'06"E
L30	8.00'	N00°21'06"E
L31	8.00'	S00°21'31"E
L32	1.56'	N00°21'06"E
L33	1.56'	S00°21'06"E

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

LEGEND
- PUD/LIMITS (7.438 ACRES)
- 200' NOTIFICATION LINE
- 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN
- FEMA 100 YEAR FLOOD PLAIN
- (1) LOT OWNERSHIP KEY

ZONING: PUD R-6S



(7.43 ACRES TOTAL INCLUDES 8-FT EASEMENT ADJACENT TO R.O.W.)

OPEN SPACE RATIO TABLE

LAND USE	SIZE (Ac.)	# OF LOTS	DENSITY (LOTS/Ac.)	BUILDING & DRIVEWAY COVERAGE (Ac.)	STREET R.O.W. (Ac.)	OPEN SPACE (Ac.)	% OPEN SPACE
ROADWAY	3.28	3	-	-	2.88	-	-
WPAP/STRUCT/DRAINAGE	2.87	1	-	-	-	-	-
SINGL	4.28	4	-	-	-	-	-

BRENTHURST LANE EXTENSION, PHASE-1

A 7.438 ACRE TRACT OF LAND, OUT OF 37.843 ACRE TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 9843, PAGE 2007-2024, A 1.38 ACRE TRACT AND A 35.87 ACRE TRACT BOTH DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9354, PAGES 503-540, A 0.0087 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9669, PAGES 2094-2108, A 13.44 ACRE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6783, PAGES 1835-1838 AND A 145.4 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1553, ALL CONVEYED TO INTCO-DOMINION PARTNERSHIP, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE L. COLQUHOUN SURVEY NUMBER 34, ABSTRACT 133, COUNTY BLOCK 4034, AND A GUIDER SURVEY NUMBER 33, ABSTRACT 294, COUNTY BLOCK 4758 IN NEW CITY BLOCK 18363 AND AND, LUCKE SURVEY NUMBER 6, ABSTRACT 1218, COUNTY BLOCK 18385 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

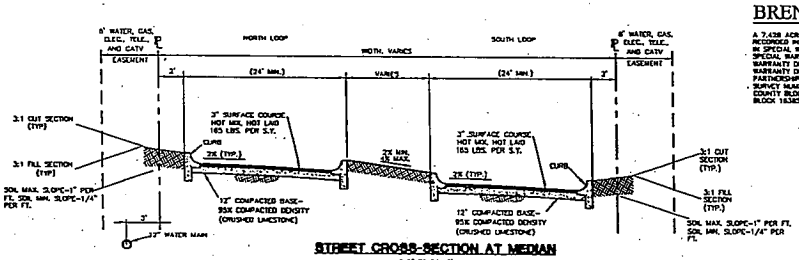
P.U.D. PLAN NO.: 07-024

THIS P.U.D. PLAN OF BRENTHURST LANE EXTENSION, PHASE-1, WAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS_____ DAY OF_____ A.D. 20__.

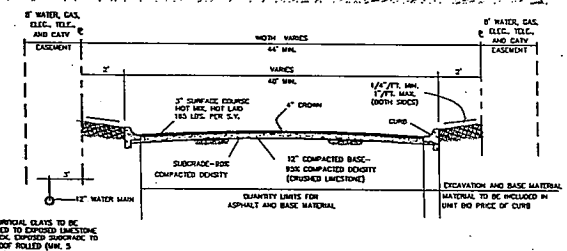
BY:_____
CHAIRMAN

BY:_____
SECRETARY

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



STREET CROSS-SECTION AT MEDIAN
(NOT TO SCALE)



NOTE:
ALL SURFICIAL CLAYS TO BE STRIPPED TO EXPOSED LIMESTONE BEDROCK. EXPOSED SUBGRADE TO BE PROOF ROLLED (MIN. 5 PASSES).

TYPICAL STREET SECTION
(NOT TO SCALE)

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

BRENTHURST LANE EXTENSION AT THE DOMINION, PHASE 1
SAN ANTONIO, TEXAS
PUD PLAN

PLAT NO. 070482

JOB NO. 3082-70
DATE 08/01/07
DESIGNER
CHECKED DRAWN
SHEET 1 OF 1

Date: Nov 03, 2003, 11:26am User ID: rhallam
File: H:\3083\95\Design\Civil\Phase 1\PUD\3083795.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM AN ELECTRONIC DATA FILE STORED AND/OR TRANSMITTED ELECTRONICALLY AND SHALL HAVE BEEN PHYSICALLY ALTERED. RELY ONLY ON FINAL HARDCOPY OR SEALED BEARING THE ORIGINAL INK SIGNATURE AND SEAL.

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 7C & 9 **November 14, 2007**

SPRINGHILL SUITES	MAJOR PLAT	060427
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 E-3
OWNER: SAT West Enterprises, Inc., by Atul R. Patel
ENGINEER: Macina Bose Copeland & Associates Inc., by Arnold C. Schultz, Jr.
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: October 16, 2007

Location: Northwest of Huebner and IH-10

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District

Proposed Use: Hotel

Major Thoroughfare: IH-10 is a freeway

APPLICANT'S PROPOSAL:

To replat **6.993** acres consisting of **2** non-single family lots.

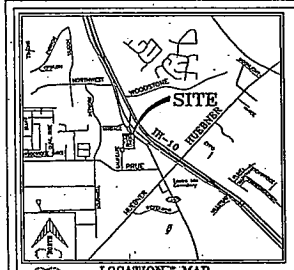
STAFF RECOMMENDATION:

Approval.

REPLAT AND SUBDIVISION PLAT ESTABLISHING 060427

SPRINGHILL SUITES SUBDIVISION

A 5.993 ACRE TRACT OF LAND IN NEW CITY BLOCK 14862, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING THE REMAINDER OF THAT 23.183 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 4997, PAGE 398, DEED RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND:

EXIST.	------	EXISTING
ELEC.	------	ELECTRIC
TEL.	------	TELEPHONE
CA.T.V.	------	CABLE TELEVISION
SAN. SWR.	------	SANITARY SEWER
ESM'T.	------	EASEMENT
B.S.L.	------	BUILDING SETBACK LINE
R.O.W.	------	RIGHT-OF-WAY
N.C.B.	------	NEW CITY BLOCK
BLK.	------	BLOCK

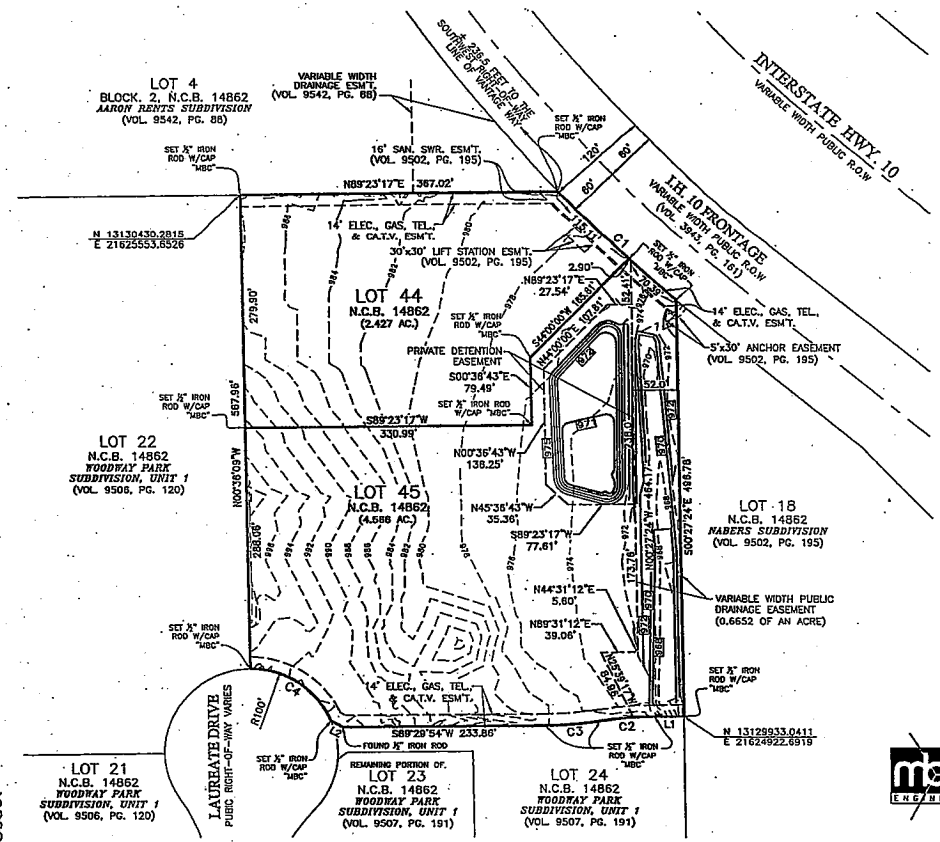
NUMBER	DELTA ANGLE	RADIUS	TANGENT	ARC LENGTH	CHORD LENGTH	CHORD DIRECTION
C1	06°27'08"	1673.02	94.30'	188.40'	188.30'	S46°03'53"E
C2	09°06'51"	400.00	31.88'	63.63'	63.56'	S84°56'29"W
C3	09°06'51"	400.00	31.88'	63.63'	63.56'	S84°56'29"W
C4	67°34'23"	100.00	66.91'	117.94'	111.22'	N56°23'36"W
C5	03°55'41"	1673.02	57.37	114.70'	114.68	S47°19'44"E
C6	08°36'10"	400.00	30.09	60.08	60.00	N85°11'49"E

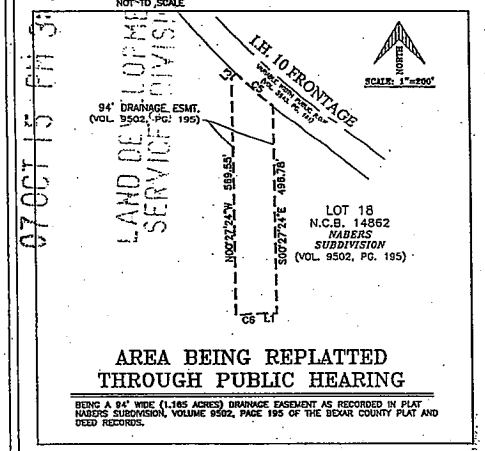
NUMBER	DIRECTION	DISTANCE
L1	S89°29'54"W	34.17'
L2	N60°22'17"W	15.31'
L3	N44°50'08"E	14.50'

NORTH

SCALE: 1"=100'

BEARINGS AND NORTH ARROW ORIENTATION ARE BASED ON THE NORTH BOUNDARY LINE OF LOT 44 AS BEING N89°23'17"E.





AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING A 94' WIDE (1.185 ACRES) DRAINAGE EASEMENT AS RECORDED IN PLAT NABERS SUBDIVISION, VOLUME 9502, PAGE 195 OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

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 48029C0262 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. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM C.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
3. ROTATE BEARINGS 00°09'31" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
4. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT TIME OF PERMIT.
5. SHARED CROSS ACCESS NOTE:
   OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r)(3)
6. CLEAR VISION AREA NOTE:
   ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-505 (d)(5).
7. 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.
8. 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 EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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 EASEMENT.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.
10. WASTEWATER E.D.U. NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (E.D.U.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.

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 ONE ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 185.30'.
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.

OWNER/DEVELOPER:
SAT WEST ENTERPRISES, INC.
7300 BLANCO ROAD, SUITE 301
SAN ANTONIO, TEXAS 78216
TEL. NO. (210) 340-9991

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.mbceengineers.com
29371-1074

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NABERS SUBDIVISION, WHICH IS RECORDED IN VOLUME 9502, PAGE 195, 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

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 15TH DAY OF OCTOBER, A.D. 20 07.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010

MY COMMISSION EXPIRES: 04-26-2010

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 ATUL R. PATEL 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 15TH DAY OF OCTOBER A.D. 20 07.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

FERNANDO SAENZ
NOTARY PUBLIC
STATE OF TEXAS
My Comm. Exp. 04-26-2010

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE 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
ARNOLD C. SCHULTZ JR.
92809
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
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, 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.

* REPLATTED/REDUCED WIDTH OF 94' WIDE DRAINAGE EASEMENT (RECORDED IN "NABERS SUBDIVISION"; VOLUME 9502, PAGE 195) TO A 52' WIDE DRAINAGE EASEMENT.

THIS PLAT OF _____ SPRINGHILL SUITES SUBDIVISION _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ 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

SHEET 1 OF 1

DRAWN BY: JULIO CHAVEZ & BRIAN WOERNER

RECEIVED 07 OCT 15 PM 3:03 LAND DEVELOPMENT SERVICES DIVISION

Date: Oct 12, 2007, 3:01pm User ID: bwoerner
File: P:\1074\29371-TownPlace Ste\Design\29371P1.dwg

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 7D & 10 **November 14, 2007**

VILLAGES AT BULVERDE, UNIT 9	MAJOR PLAT	060518
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 B-1
OWNER: Centex Homes by Damon Lyles
ENGINEER: Pape-Dawson Engineers, Inc., by Rick Gray
CASE MANAGER: Rebecca Paskos, Planner (207-0042)

Date filed with Planning Commission: November 14, 2007

Location: Extention of Terlingua Bend from Villages at Bulverde Unit 6

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #749A, Indian Springs, accepted on August 13, 2004.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **15.77** acres consisting of **56** single family lots, **5** non-single family lots and **1,716** linear feet of public streets.

DISCUSSION:

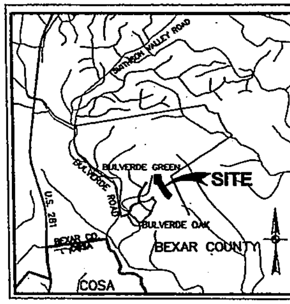
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San Antonio Water Systems, as indicated in the attached report. No significant

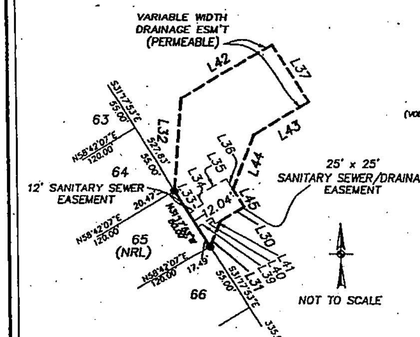
recharge features were observed on this site. This plat meets all of the requirements for development over the recharge zone.

STAFF RECOMMENDATION:

Approval

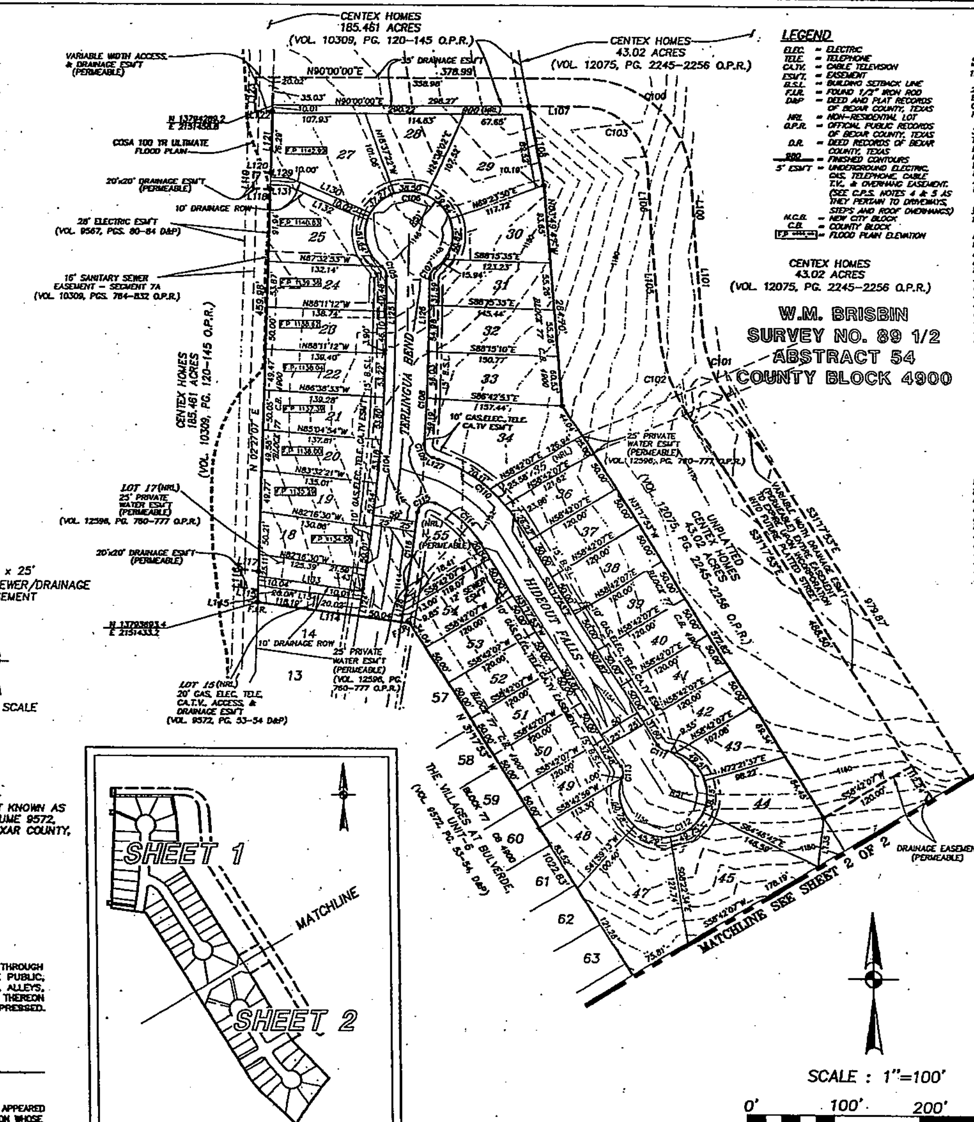
PLAT NO. 060518





AREA BEING REPLATTED THROUGH A PUBLIC HEARING

THIS AREA HAS BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS THE VILLAGES AT BULVERDE, UNIT 6 RECORDED IN VOLUME 9572, PAGE 53-54 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LEGEND

- ELEC. = ELECTRIC
- TELE. = TELEPHONE
- CA.TV. = CABLE TELEVISION
- ESM'T. = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- D&P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- NRL = NON-RESIDENTIAL LOT
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- 880 = FINISHED CONTOURS
- 5' ESM'T = UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V. & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS AND ROOF OVERHANGS)
- N.C.B. = NEW CITY BLOCK
- C.B. = COUNTY BLOCK
- F.P. = FLOOD PLAIN ELEVATION

SURVEYOR 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 NORTHEAST LINE OF THE VILLAGES AT BULVERDE, UNIT 6 RECORDED IN VOLUME 9572, PAGES 53-54 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF 4371 TXAN SAN ANTONIO RRP2 CORS ARP
N:2929281.343 E:0963435.880,
DF 4377 TXCC CORPUS CHRISTI R2 CORS ARP
N:2744268.854 E:0972830.011, AND
AF 9485 ARP3 ARANSAS PASS 3 CORS ARP
N:2750118.049 E:0870332.218.

GENERAL NOTES

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT 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 EASEMENT.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.
4. TERLINGUA BEND, HIDEOUT FALLS, ASHLEAF PECAN, RUNNING RANCH AND STRUCTURES WITHIN DRAINAGE R.O.W.'S WILL BE MAINTAINED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE FACILITIES INCLUDING: STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE AREAS, EASEMENTS AND LOTS 15, 17, 35, 55, 72 AND 79 BLOCK 77 AND LOT 1, BLOCK 78.
6. THE 25' PRIVATE WATER EASEMENT ON LOTS 17, 35 AND 55, BLOCK 77 WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.
7. 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
8. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN THE VEGETATION ON GREENBELTS AND EASEMENTS OF ANY KIND.
9. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. THE FLOOD PLAIN ELEVATION DESIGNATED [F.P. ----] REPRESENTS THE HIGHEST COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD ADJACENT TO THE LOT.
10. LOT 900, BLOCK 77 IS A PRIVATE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.

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-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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.

TCEQ/RECHARGE ZONE NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

FRONT BUILDING SETBACK NOTE

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

NOTE FOR PROPOSED CONTOURS

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTE WATER EDU NOTE

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

STREETSCAPE TREE PLANTING NOTE

TREES TO BE PLANTED 50 O.C. EXCEPT AT MEDIAN OPENINGS.
1. SIZE AND SPECIES OF TREES TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. ARCHITECT TO CONFIRM WITH THE STREETSCAPE ORDINANCE PLANTING STANDARDS.
2. DEVELOPER TO PROVIDE MAINTENANCE ON PLANTED STREET TREES FOR A MINIMUM OF THREE YEARS.

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.

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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP.

CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER.

BY: *Damon Lyles*
DAMON LYLES
DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED *Damon Lyles*, 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 *8TH* DAY OF *August* A.D. *2007*

Rose Portillo
NOTARY PUBLIC — BEXAR COUNTY, TEXAS

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

Rick Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — W.R. WOOD — 65364 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 E., STE. 108 SAN ANTONIO, TEXAS 78232 PHONE: 210-496-1985
FAX: 210-496-0449

REPLAT AND SUBDIVISION PLAT OF
THE VILLAGES AT BULVERDE, UNIT-9

A 15.77 ACRE TRACT OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120-145 AND OUT OF A 43.02 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12075, PAGES 2245-2256 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE VILLAGES AT BULVERDE, UNIT-9 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____

COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED:

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

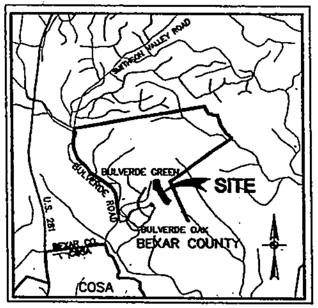
I, ________ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ____ A.D. ____ AT ____ M. AND DULY RECORDED THE ____ DAY OF ____ A.D. ____ AT ____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ____ ON PAGE ____
IN TESTIMONY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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

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

PLAT NO. 060518



LOCATION MAP

NOT–TO–SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L30	20.52'	S58°42'07"W
L31	21.63'	S21°31'02"W
L32	69.89'	N04°47'23"E
L33	12.79'	S53°56'24"W
L34	7.48'	S31°17'53"E
L35	25.00'	S58°42'07"W
L36	9.44'	S31°17'53"E
L37	51.50'	S31°17'53"E
L39	12.79'	S53°56'24"W
L40	5.47'	S31°17'53"E
L41	4.49'	S58°42'07"W
L42	79.33'	N58°41'18"E
L43	48.00'	S58°42'07"W
L44	43.62'	S21°31'02"W
L45	15.56'	S31°17'53"W
L100	60.87	S02°16'30"E
L101	117.76	S03°49'47"E
L102	77.53	S43°53'35"E
L103	50.00	S46°06'25"W
L104	83.05	N43°53'35"W
L105	118.44	N03°49'47"W
L106	76.56	N02°16'30"W
L107	61.61	S90°00'00"E
L108	96.02	N09°25'23"W
L109	50.00	N58°42'07"E
L110	50.00	S31°17'53"E
L111	50.00	S58°42'07"W
L112	51.02	N41°58'22"W
L113	53.41	N32°04'49"W
L114	178.08	N82°16'30"W
L115	20.08	N82°16'30"W
L116	20.08	N02°27'07"E
L117	20.08	S82°16'30"E
L118	20.00	N87°32'53"W
L119	20.00	N02°27'07"E
L120	20.00	S87°32'53"E
L121	73.80	N02°27'07"E
L122	20.02	N90°00'00"W
L123	42.54	N02°27'07"E
L124	33.45	S10°03'44"W
L125	86.57	S01°42'00"W
L126	86.57	S01°42'00"W
L127	6.63	N70°26'22"W
L128	31.41	S10°03'44"W
L129	20.84	N87°32'53"W
L130	103.40	N66°07'09"W
L131	18.95	N87°32'53"W
L132	101.51	N66°07'09"W
L133	122.18	S82°16'30"E
L134	120.85	S82°16'30"E
L135	57.72	N07°17'00"E
L136	48.92	S78°40'58"E
L137	49.94	N58°42'07"E
L138	120.49	S11°09'11"E
L139	104.42	S11°09'11"E
L140	12.19	S31°17'53"E
L141	91.00	S21°31'02"W
L142	50.00	S31°17'53"E
L143	105.00	N58°42'07"E
L144	105.21	N58°42'07"E
L145	15.06	N02°27'07"E
L146	0.29	S31°17'58"E

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

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

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

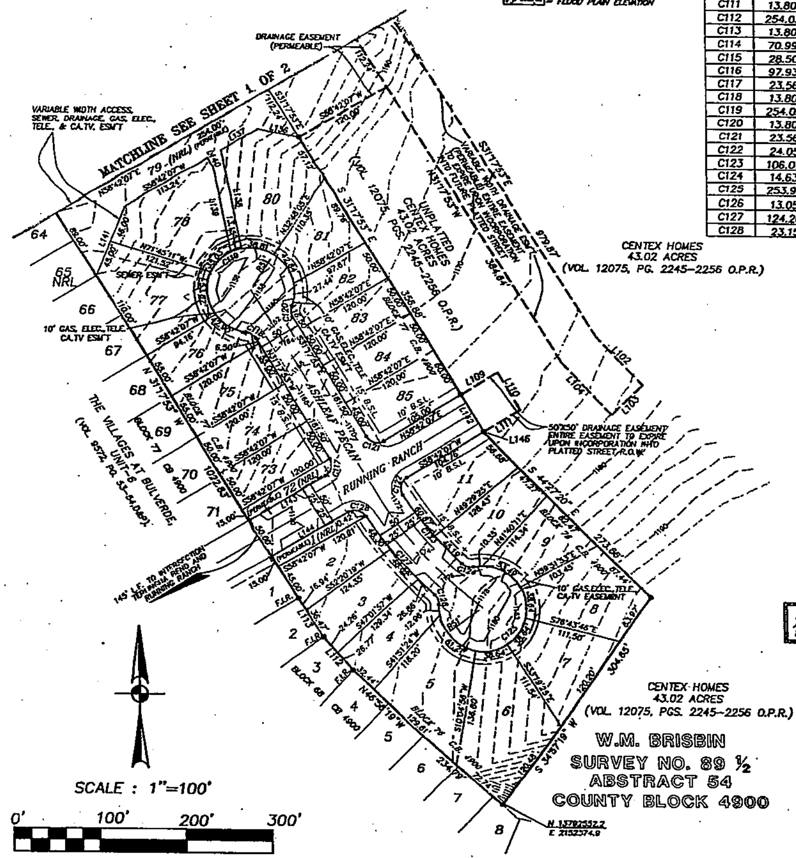
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T. = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
D&P = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
NRL = NON-RESIDENTIAL LOT
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
980 = FINISHED CONTOURS
5' ESM'T = UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE T.V., & OVERHANG EASEMENT. (SEE C.P.S. NOTES 4 & 5 AS THEY PERTAIN TO DRIVEWAYS, STEPS AND ROOF OVERHANGS)
N.C.B. = NEW CITY BLOCK
C.B. = COUNTY BLOCK
F.P. = FLOOD PLAIN ELEVATION

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C100	191.39'	125.00'	120.13'	87°43'30"	173.23'	S46°08'15"E
C101	83.90'	175.00'	42.77'	27°28'06"	83.10'	S17°33'50"E
C102	107.87'	225.00'	54.99'	27°28'06"	106.84'	S17°33'50"E
C103	114.83'	75.00'	72.08'	87°43'30"	103.94'	S46°08'15"E
C104	288.24'	1975.00'	144.38'	08°21'43"	287.99'	N05°52'52"E
C105	13.80'	15.00'	7.43'	52°41'41"	13.31'	N24°38'50"W
C106	254.03'	51.00'	38.86'	285°23'23"	61.82'	S88°18'00"E
C107	13.80'	15.00'	7.43'	52°41'41"	13.31'	S28°02'51"W
C108	115.21'	2025.00'	57.62'	03°15'36"	115.20'	S03°19'48"W
C109	19.74'	15.00'	11.59'	75°23'58"	18.35'	S32°44'23"E
C110	119.55'	175.00'	62.21'	39°08'29"	117.24'	S50°52'08"E
C111	13.80'	15.00'	7.43'	52°41'41"	13.31'	S57°38'44"E
C112	254.03'	51.00'	38.86'	285°23'23"	61.82'	S58°42'07"W
C113	13.80'	15.00'	7.43'	52°41'41"	13.31'	N04°57'02"W
C114	70.99'	125.00'	36.48'	32°32'17"	70.04'	N47°34'02"W
C115	28.50'	15.00'	20.98'	108°52'21"	24.40'	S61°43'39"W
C116	97.93'	2025.00'	48.97'	02°46'15"	97.92'	S08°40'36"W
C117	23.56'	15.00'	15.00'	90°00'00"	21.21'	N13°42'07"E
C118	13.80'	15.00'	7.43'	52°41'41"	13.31'	N57°38'44"W
C119	254.03'	51.00'	38.86'	285°23'23"	61.82'	N58°42'07"E
C120	13.80'	15.00'	7.43'	52°41'41"	13.31'	S04°57'02"E
C121	23.56'	15.00'	15.00'	90°00'00"	21.21'	S76°17'53"E
C122	24.05'	15.00'	15.50'	91°52'07"	21.56'	S12°46'03"W
C123	106.07'	475.00'	53.26'	12°47'39"	105.85'	S39°33'50"E
C124	14.63'	15.00'	7.96'	55°53'52"	14.06'	S73°54'36"E
C125	253.92'	51.00'	38.94'	285°16'08"	61.90'	S40°46'32"W
C126	13.05'	15.00'	6.97'	49°51'18"	12.64'	N21°31'03"W
C127	124.20'	525.00'	62.39'	13°33'18"	123.92'	N39°40'03"W
C128	23.15'	15.00'	14.59'	88°24'30"	20.92'	N77°05'38"W



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.

EDWARDS RECHARGE ZONE NOTE

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

FRONT BUILDING SETBACK NOTE

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

NOTE FOR PROPOSED CONTOURS

CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

WASTE WATER EDU NOTE

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

STREETSCAPE TREE PLANTING NOTE

TREES TO BE PLANTED 50 O.C. EXCEPT AT MEDIAN OPENINGS.
1. SIZE AND SPECIES OF TREES TO BE DETERMINED BY PROJECT LANDSCAPE ARCHITECT. ARCHITECT TO CONFORM WITH THE STREETSCAPE ORDINANCE PLANTING STANDARDS.
2. DEVELOPER TO PROVIDE MAINTENANCE ON PLANTED STREET TREES FOR A MINIMUM OF THREE YEARS.

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.

SURVEYOR 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 NORTHEAST LINE OF THE VILLAGES AT BULVERDE, UNIT 6 RECORDED IN VOLUME 9572, PAGES 53–54 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
DF 4371 TXAN SAN ANTONIO RRP2 CORS ARP
N:292928.343 W:0983435.880,
DF 4377 TXCC CORPUS CHRISTI R2 CORS ARP
N:274426.854 W:0972630.011, AND
AF 9488 ARP3 ARANSAS PASS 3 CORS ARP
N:275018.049 W:0970532.219.

GENERAL NOTES

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

2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

3. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE ADJACENT FINISHED GRADE.

4. TERLINGUA BEND, HIDEOUT FALLS, ASHLEAF PECAN, RUNNING RANCH AND STRUCTURES WITHIN DRAINAGE R.O.W.'S WILL BE MAINTAINED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

5. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE FACILITIES INCLUDING: STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR MAINTENANCE OF PRIVATE AREAS, EASEMENTS AND LOTS 15, 17, 35, 55, 72 AND 79 BLOCK 77 AND LOT 1, BLOCK 76.

6. THE 35' PRIVATE WATER EASEMENT ON LOTS 17, 35 AND 55, BLOCK 77 WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.

7. 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.

8. BEXAR COUNTY AND THE CITY OF SAN ANTONIO WILL NOT MAINTAIN THE VEGETATION ON GREENBELTS AND EASEMENTS OF ANY KIND.

9. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. THE FLOOD PLAIN ELEVATION DESIGNATED F.P. REPRESENTS THE HIGHEST COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD ADJACENT TO THE LOT.

10. LOT 900, BLOCK 77 IS A PRIVATE LOT AND WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS.

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.

CENTEX HOMES, A NEVADA GENERAL PARTNERSHIP.
CENTEX REAL ESTATE CORPORATION, A NEVADA CORPORATION ITS MANAGING GENERAL PARTNER
BY: Damon Lyles
DAMON LYLES
DIVISION PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Damon Lyles, 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 8th DAY OF August A.D. 2007

Rose Portillo
NOTARY PUBLIC BEXAR COUNTY, TEXAS

ROSE PORTILLO
Notary Public, State of Texas
My Commission Expires
August 19, 2009

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

Rik Wood
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
W.R. WOOD
65384
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
CENTEX REAL ESTATE
1354 N. LOOP 1604 E.,
STE. 108 SAN ANTONIO,
TEXAS 78232
PHONE: 210-496-1985
FAX: 210-496-0449

REPLAT AND
SUBDIVISION PLAT OF

THE VILLAGES AT BULVERDE, UNIT-9

A 15.77 ACRE TRACT OUT OF A 185.461 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10309, PAGES 120–145 AND OUT OF A 43.02 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12075, PAGES 2245–2256 BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE W.M. BRISBIN SURVEY NUMBER 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900, BEXAR COUNTY, TEXAS.

THIS PLAT OF THE VILLAGES AT BULVERDE, UNIT–9 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___.

______ COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED:
______ 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

PAPE-DAWSON ENGINEERS

SHEET 2 OF 2

Date: Aug 07, 2007, 9:11am User ID: MDouglass

JOB NO. 5020–93

DRAWN BY: SG

San Antonio Water System

RECEIVED

07 OCT 12 AM 11:47

LAND DEVELOPMENT SERVICES DIVISION

November 16, 2006

Mr. Richard W. Gray, III, P.E.
Pape-Dawson Engineers, Inc.
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0609002 - Request for review of **The Village at Bulverde, Phase 9 Subdivision, Plat No. 060518** located on east side of Bulverde Green and south of Bulverde Oaks

Dear Mr. Gray:

On September 8, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 15.910 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

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

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have or has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated August 18, 2003, and August 23, 2006, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of The Village at Bulverde, Phase 9 Subdivision, Plat No. 060518.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION PLAT

AGENDA ITEM NO: 7E & 11 **November 14, 2007**

DRURY HOTEL IH-10 WEST & LOOP 1604	MAJOR PLAT	060784
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 C-3
OWNER: Drury Southwest, Inc., by Kevin Whitfield
ENGINEER: Pape-Dawson Engineers, Inc., by Brice Moczygemba
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: November 14, 2007

Location: Southwest of the intersection of IH-10 West and Loop 1604

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
ERZD Edwards Recharge Zone District
GC-1 Gateway Corridor

Proposed Use: Hotel

Major Thoroughfare: IH-10 and Loop 1604 are freeways

APPLICANT'S PROPOSAL:

To replat and plat **3.631** acres consisting of **1** non-single family lot.

DISCUSSION:

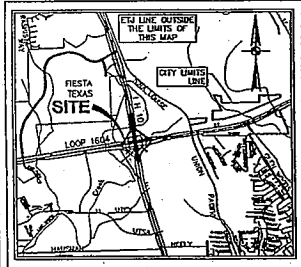
This plat lies within the Edwards Recharge Zone District and has been reviewed by the Aquifer Protection and Evaluation Section of the San

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

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060784



LOCATION MAP
M.T.S.

C.P.S. NOTE:
1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and 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 area.

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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

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

IMPACT FEE PAYMENT DUE:
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:
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.

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

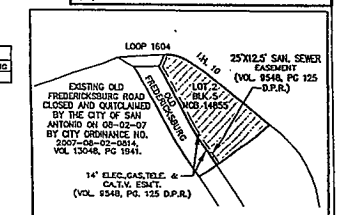
SHARED CROSS ACCESS NOTE
OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (R)(3).

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	157.21'	236.48'	81.63'	38°05'22"	154.33'	N71°43'13"W

LINE TABLE

LINE	LENGTH	BEARING
L12	50.21'	N51°33'55"E
L13	7.00'	S58°24'31"W
L14	25.00'	N31°35'29"W
L15	27.00'	N58°24'31"E
L16	28.97'	N31°33'55"E
L17	16.98'	S37°43'32"E
L18	99.16'	S31°33'55"W



THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2, BLOCK 5, N.C.B 14855, ECJV-1 SUBDIVISION, AS RECORDED IN VOLUME 9548, PAGE 125, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

AREA BEING REPLATTED THROUGH PUBLIC HEARING
NOT TO SCALE

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 REFERENCE BEARING BEING THE EAST LINE OF LOT 2, BLOCK 5, NEW CITY BLOCK 14855, ECJV-1 SUBDIVISION AS RECORDED IN VOLUME 9548, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) BASED ON NAD 83 (CORS96).

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. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENT OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

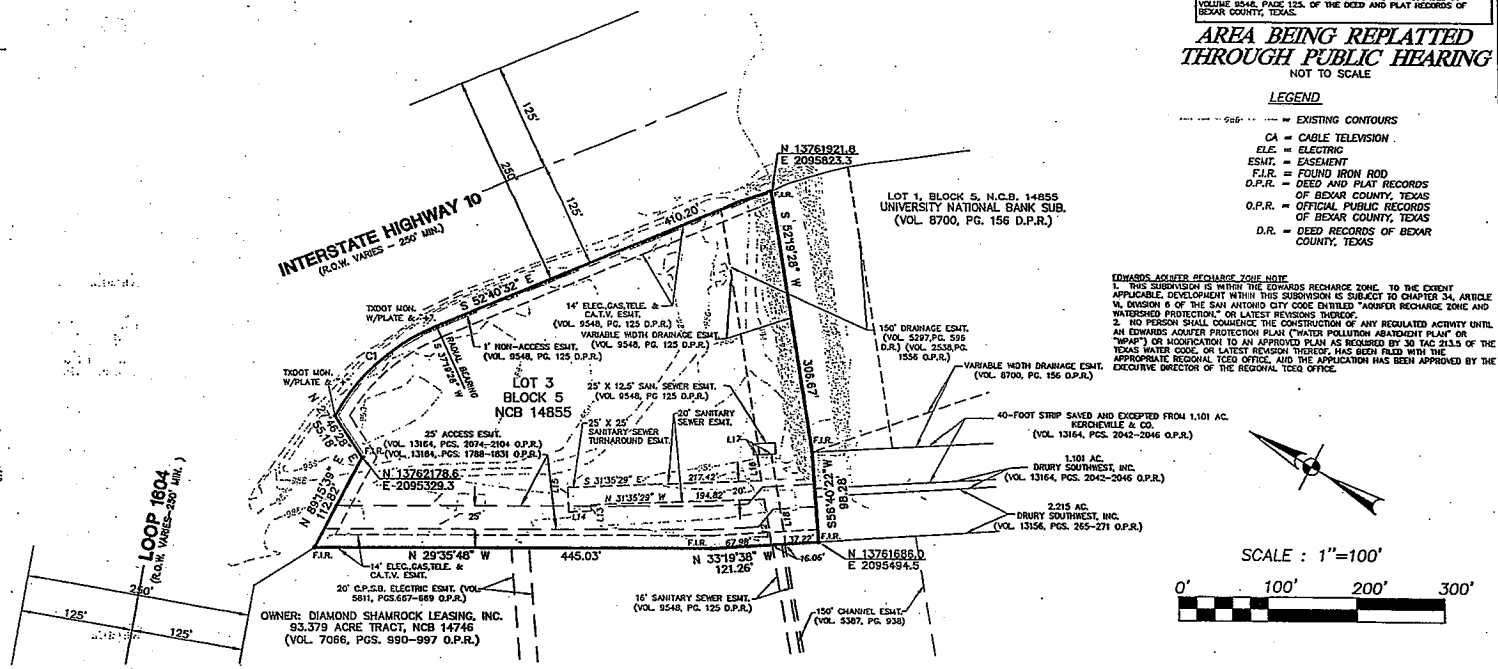
TXDOT NOTES:

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT ALONG LP 1604, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 211.07'.

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.



EDWARDS AQUIFER RECHARGE ZONE NOTE
1. THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

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

LEGEND

986	= EXISTING CONTOURS
CA	= CABLE TELEVISION
ELE.	= ELECTRIC
ESMT.	= EASEMENT
F.I.R.	= FOUND IRON ROD
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Kevin Whitfield, 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 26th DAY OF October A.D. 2007

Donna Carol Lackey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

DONNA CAROL LACKEY
MY COMMISSION EXPIRES
FEBRUARY 6, 2008

OWNER:
DRURY SOUTHWEST, INC.

101 S. FARRAR DRIVE, P.O. BOX 1214
CAPE GIRARDEAU, MO 63701
PHONE: 573-335-3134

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.

Kevin Whitfield
OWNER:

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.

Brice Moczygemba
LICENSED PROFESSIONAL ENGINEER

BRICE B. MOCZYGEMBA
65747
LICENSED
PROFESSIONAL ENGINEER
STATE OF TEXAS

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.

G.E. BUCHANAN
REGISTERED
4999
PROFESSIONAL
LAND SURVEYOR
STATE OF TEXAS

REGISTERED PROFESSIONAL LAND SURVEYOR

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING
DRURY HOTEL IH-10 WEST & LOOP 1604

A 3.631 ACRE TRACT OF LAND BEING ALL OF LOT 2, BLOCK 5, NEW CITY BLOCK 14855 OF THE ECJV-1 SUBDIVISION RECORDED IN VOLUME 9548, PAGE 125 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, A 0.5816 OF AN ACRE PORTION OF OLD FREDERICKSBURG ROAD, AS CLOSED BY THE CITY OF SAN ANTONIO PER ORDINANCE NUMBER 2007-08-02-0814 AND CONVEYED TO DRURY SOUTHWEST, INC. RECORDED IN VOLUME 13048, PAGES 1941-1953, A 0.6145 ACRE OUT OF A 2.215 ACRE PORTION OF OLD FREDERICKSBURG ROAD, AS CLOSED PER THE SAID ORDINANCE AND CONVEYED TO VALERO SERVICES, INC., THE SAME 2.215 ACRES BEING CONVEYED TO DRURY SOUTHWEST, INC. IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 13156, PAGES 265-271 ALL BEING RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 21, ABSTRACT 104, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF DRURY HOTEL IH-10 WEST & LOOP 1604 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

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 2 BLOCK 5 N.C.B. 14855, ECJV-1 SUBDIVISION, WHICH IS RECORDED IN VOLUME 9548, PAGE 125 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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

Kevin Whitfield
OWNER

OWNER'S SWORN DULY AUTHORIZED AGENT
SWORN AND SUBSCRIBED BEFORE ME THIS THE 26th DAY OF Oct 2007

Donna Carol Lackey
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

February 6, 2008
MY COMMISSION EXPIRES:

STATE OF TEXAS
COUNTY OF BEXAR

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

IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. _____
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

RECEIVED
07 OCT 29
LAND DEVELOPMENT SERVICES

Date: Oct 26, 2007, 2:55pm User ID: Chorena
File: P:\65\12\00\Design\Civil\PLAT\PL051200.dwg

JOB NO. 6512-00

6512-00

San Antonio Water System

July 30, 2007

Mr. John Krauss, P.E.
Pape-Dawson Engineers
555 East Ramsey
San Antonio, Texas 78216

RE: File No. 0707001- Request for review of **Drury Hotel IH-10 West & 1604**, Plat No. **060784** located on IH-10 West and Loop 1604

Dear Mr. Krauss:

On July 11, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial consists of approximately 3.796 acres located entirely within the EARZ. No notable significant features were observed. The property lies within a 100-year floodplain preservation area.

The proposed development is a **Category 2** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan has been submitted to SAWS for approval at the time of this request. **The release of building/water service permits will be contingent on receipt and approval of the Aquifer Protection Plan.**

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

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan have been submitted to, but not approved by, the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Drury Inn IH-10 W & 1604, Plat No. 060784.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION

AGENDA ITEM NO: 7F & 12 **November 14, 2007**

ALAMO PLACE	MAJOR PLAT	070574
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 C-7
OWNER: BVP Hill Country Place, LP, by Robert E. Clark
ENGINEER: Pape Dawson Engineers, Inc., by Thomas Matthew Carter
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: October 30, 2007

Location: On the north side of Hausman Road, west of IH 10 West

Services Available: SAWS Water and Sewer

Zoning: C-1 Light Commercial

Proposed Use: Student Housing

Major Thoroughfare: UTSA Boulevard and Hausman Road are secondary arterials, Type A, minimum R.O.W. 86 feet.

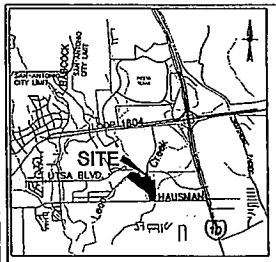
APPLICANT'S PROPOSAL:

To plat **55.32** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

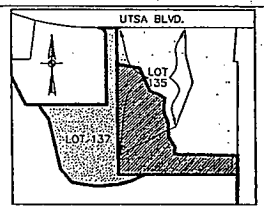
Approval.

PLAT NO. 070574



LOCATION MAP

NOT TO SCALE



AREA BEING REPLATTED

THROUGH PUBLIC HEARING

THE AREAS BEING REPLATTED WERE PREVIOUSLY PLATTED AS A PORTION OF LOT 135, NEW CITY BLOCK 14890, RECORDED IN VOLUME 9538, PAGE 8, AND LOT 137, NEW CITY BLOCK 14890, RECORDED IN VOLUME 9562, PAGE 68, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SURVEY 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 SOUTHWEST LINE OF THE 25.03 ACRE TRACT AS RECORDED IN VOLUME 13066, PAGES 853-862 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDEI) BASED ON NAD 83 (CORS96).

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.

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

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

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

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.

IMPACT FEE PAYMENT NOTE:
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.

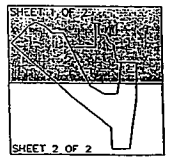
TxDOT NOTES:

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 ONE ACCESS POINT TO SPUR 53, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 115.61'.

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.



SHEET INDEX

NOT TO SCALE

SCALE: 1"= 200'

0' 200' 300' 400'

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-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 WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

STATE OF GEORGIA

COUNTY OF FULTON

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

DEVELOPER/OWNER: BVP HILL COUNTRY PLACE, LP
3445 PEACHTREE RD, NE
SUITE 1400
ATLANTA, GA 30326
PHONE: (972) 868-9193

STATE OF GEORGIA

COUNTY OF FULTON

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

OWNER'S DULY AUTHORIZED AGENT

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT E. CLARK, 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 1st DAY OF October 2007

NOTARY PUBLIC FULTON COUNTY, GEORGIA

KATHRYN McGUFFEY
NOTARY PUBLIC
EXPIRES
GEORGIA
OCT 11 2008
FULTON COUNTY

STATE OF TEXAS

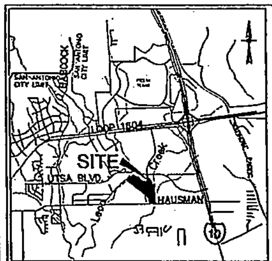
COUNTY OF BEXAR

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
COUNTY OF FULTON
COUNTY OF GEORGIA
STATE OF GEORGIA
STATE OF TEXAS
COUNTY OF BEXAR
COUNTY OF BEXAR
COUNTY OF BEXAR

PLAT NO. 070574



LOCATION MAP

NOT TO SCALE

SURVEY 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 SOUTHWEST LINE OF THE 25.03 ACRE TRACT AS RECORDED IN VOLUME 13068, PAGES 853-862 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

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STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

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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.

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.

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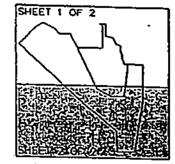

SHEET INDEX
NOT TO SCALE

SCALE: 1"= 200'

0' 200' 300' 400'

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

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

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

4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

GENERAL NOTES:
1. THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN 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 OR BEXAR COUNTY.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

3. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

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

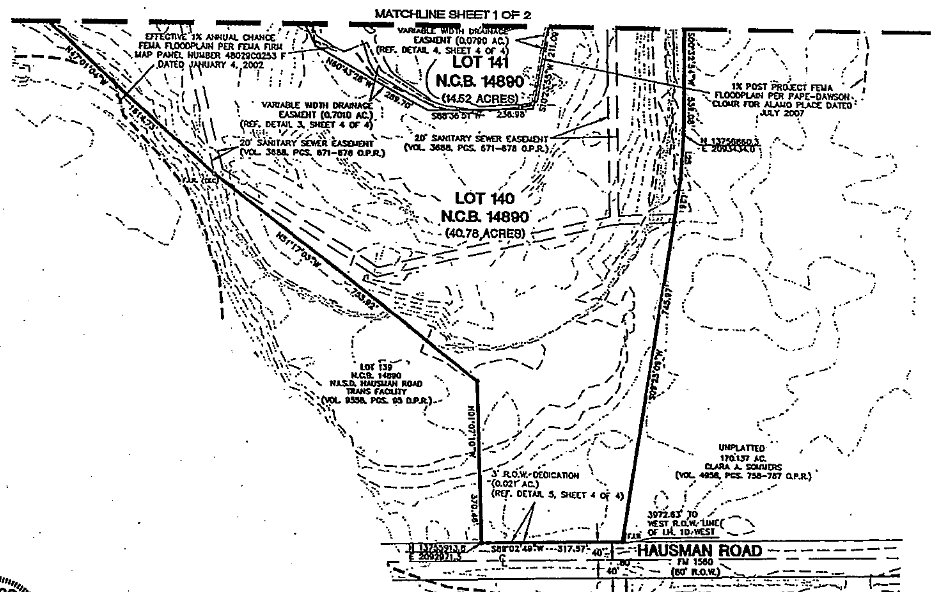
5. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT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

6. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (r)(3)

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

8. IN ACCORDANCE WITH UDC 35-503, 2.0 ACRES OF PARKS AND/OR PARKS FACILITIES CREDIT WILL BE INCLUDED IN THIS DEVELOPMENT FOR MULTIFAMILY RESIDENTIAL USE.

9. A PORTION OF THE TRACT IS BELOW GROUND ELEVATION WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS BELOW 985 FEET ELEVATION, THE BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



STATE OF GEORGIA

COUNTY OF FULTON

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

[signature]

DEVELOPER/OWNER: BVP HILL COUNTRY PLACE, LP
3445 PEACHTREE RD, NE
SUITE 1400
ATLANTA, GA 30326
PHONE: (972) 868-9193

STATE OF GEORGIA

COUNTY OF FULTON

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

[signature]

OWNER'S DULY AUTHORIZED AGENT

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Robert E. Clark, 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 19th DAY OF October A.D. 2007.

Kathryn McGuffey

NOTARY PUBLIC FULTON COUNTY, GEORGIA

KATHRYN McGUFFEY NOTARY PUBLIC EXPIRES GEORGIA OCT 11, 2008 FULTON COUNTY

STATE OF TEXAS

COUNTY OF BEXAR

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[signature]

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ... CARTER 79272 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

Date: Oct 17, 2007, 6:01pm User ID: XArrington
File: P:\68\01\00\Design\Civil\plat\PL680100.dwg

LEGEND

ELEC.	= ELECTRIC
ESMT.	= EASEMENT
F.I.R.	= FOUND 1/2" IRON ROD
D.P.R.	= DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS.
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
N.C.B.	= NEW CITY BLOCK
---900---	= EXISTING CONTOURS
——900——	= PROPOSED CONTOURS

PAPE-DAWSON ENGINEERS

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

REPLAT AND SUBDIVISION PLAT ESTABLISHING
ALAMO PLACE

A 55.32 ACRE TRACT OF LAND COMPRISED OF A 25.03 ACRE, A 22.69 ACRE A 2.989 ACRE AND A 4.607 ACRE TRACT OF LAND AS CONVEYED TO BVP HILL COUNTRY PLACE, LP AS DESCRIBED BY WARRANTY DEEDS RESPECTIVELY RECORDED IN VOLUME 13066, PAGES 853-862 AND VOLUME 13066, PAGES 847-851 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14890 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO PLACE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ________ DAY OF ________ A.D. 20____

BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

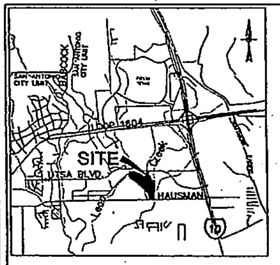
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________, DEPUTY

JOB NO. 6801-00

PLAT NO. 070574

SCALE: 1"= 100'



LOCATION MAP

NOT TO SCALE

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STATE OF GEORGIA
COUNTY OF FULTON

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF October A.D. 2007

Kathryn McGuffey

NOTARY PUBLIC FULTON COUNTY, GEORGIA

KATHRYN McGUFFEY NOTARY PUBLIC EXPIRES GEORGIA OCT 11, 2008 FULTON COUNTY

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Date: Oct 17, 2007, 6:01pm User ID: AArrington
File: P:\68\01\00\Design\Civil\plat\PL680100.dwg

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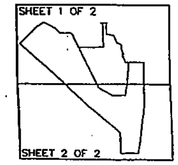


SHEET INDEX

NOT TO SCALE

LINE	LENGTH	BEARING
L1	193.52'	N00°18'14"W
L2	30.89'	S82°01'32"E
L3	98.12'	S80°10'55"E
L4	145.36'	S23°33'27"E
L5	23.60'	S32°31'37"E
L6	28.43'	S79°40'18"E
L8	47.48'	S54°33'29"E
L9	37.23'	S08°23'20"W
L10	32.27'	S07°14'55"E
L11	35.73'	S09°41'30"E
L12	26.20'	S24°26'37"E
L13	18.39'	S19°44'13"E
L14	21.06'	S07°35'25"E
L15	24.78'	S01°18'21"E
L16	34.28'	S04°08'40"E
L17	31.12'	S30°24'46"E
L18	39.39'	S28°36'06"E
L19	33.08'	S07°40'59"W
L21	42.85'	S81°30'04"E
L22	11.34'	N86°22'41"E
L23	20.13'	N84°49'01"E
L24	108.64'	S00°37'54"W
L25	104.40'	S04°26'16"W
L26	102.52'	S06°26'56"W
L27	151.06'	N56°22'00"E
L28	224.09'	S81°57'23"E
L29	129.98'	S44°47'00"E
L30	208.33'	N88°53'43"E
L31	115.81'	N89°36'55"E
L32	14.25'	N50°56'16"W
L33	17.50'	S00°22'23"E
L34	77.39'	S89°04'18"W
L35	60.16'	S89°37'37"W
L36	101.26'	N86°28'47"W
L41	107.33'	S89°36'41"W
L42	54.72'	N54°33'29"W
L43	25.76'	N79°40'18"W
L44	34.38'	N57°31'37"W
L45	131.10'	N23°33'37"W
L46	105.39'	N80°10'55"W

LINE	LENGTH	BEARING
L47	19.01'	N09°49'05"E
L48	35.35'	S32°28'23"W
L49	44.95'	S40°37'21"W
L50	62.72'	S31°57'44"E
L51	61.73'	N85°01'59"E
L52	69.72'	S85°01'59"W
L53	88.63'	N31°57'44"W
L54	50.49'	N40°37'21"E
L55	62.13'	N32°28'23"E
L56	28.43'	N72°16'04"E
L57	28.43'	N84°43'46"E
L58	32.13'	S02°11'03"W
L59	32.13'	S15°23'26"W
L60	32.39'	N70°14'24"W
L61	32.39'	N37°51'05"W
L62	74.47'	S40°15'42"E
L63	55.75'	S30°38'29"E
L64	42.39'	S23°14'14"E
L65	24.92'	S81°11'17"E
L66	43.81'	S01°10'11"W
L67	88.15'	S26°16'24"E
L68	67.49'	S02°57'49"E
L69	60.22'	S03°12'42"W
L70	33.06'	N03°10'15"W
L71	71.31'	S71°18'22"E
L72	54.79'	N88°50'37"E
L73	88.37'	S27°19'00"E
L74	38.88'	S71°26'23"E
L75	67.20'	S82°48'46"E
L76	84.57'	N80°15'47"W
L77	21.57'	S89°44'13"W
L78	39.91'	N29°44'13"E
L80	21.71'	S30°15'42"E
L81	58.10'	N80°32'54"W
L82	69.29'	N77°38'18"E
L83	115.48'	N73°58'48"E
L84	16.61'	S00°27'05"E
L85	117.23'	S73°58'48"W
L86	3.05'	S09°25'09"W
L87	3.00'	N01°07'10"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°43'46"W
C2	82.75'	40.00'	39.92'	89°52'54"	56.51'	N45°12'41"W
C3	20.28'	20.50'	11.04'	56°37'18"	19.44'	N51°52'18"W

GENERAL NOTES:
1. THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN 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 OR BEXAR COUNTY.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

3. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

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

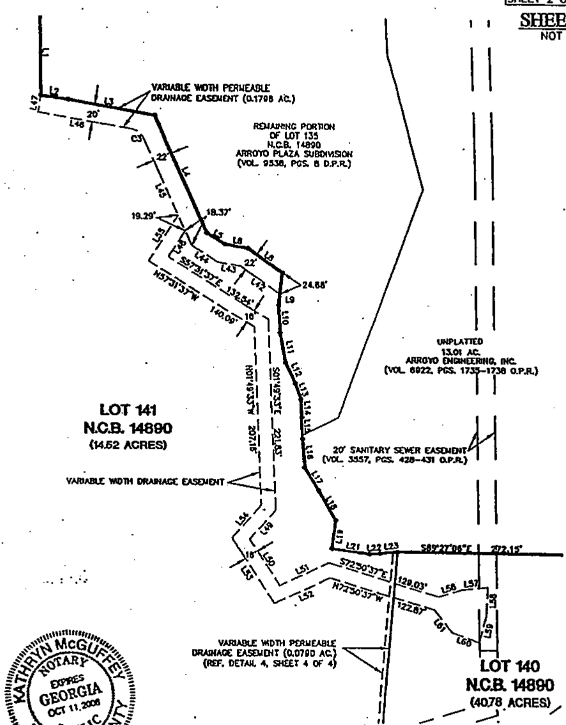
5. INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ADEQUATE FIRE DEPARTMENT VEHICLE ACCESS PER THE CITY OF SAN ANTONIO FIRE CODE. THE CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE TAKEN OFF THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT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

6. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (r)(3)

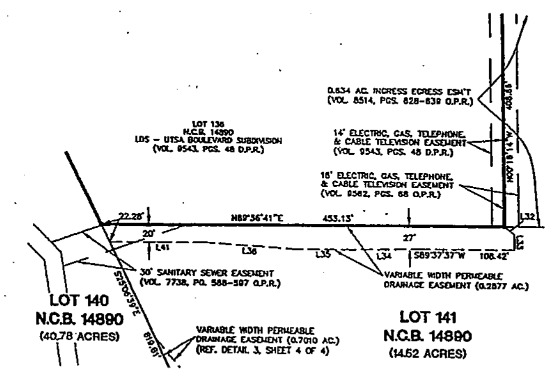
7. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

8. IN ACCORDANCE WITH UDC 35-503, 2.0 ACRES OF PARKS AND/OR PARKS FACILITIES CREDIT WILL BE INCLUDED IN THIS DEVELOPMENT FOR MULTIFAMILY RESIDENTIAL USE.

9. A PORTION OF THE TRACT IS BELOW GROUND ELEVATION WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS BELOW 985 FEET ELEVATION, THE BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.



DETAIL 1



DETAIL 2

REPLAT AND SUBDIVISION PLAT ESTABLISHING

ALAMO PLACE

A 55.32 ACRE TRACT OF LAND COMPRISED OF A 25.03 ACRE, A 22.69 ACRE A 2.989 ACRE AND A 4.607 ACRE TRACT OF LAND AS CONVEYED TO BVP HILL COUNTRY PLACE, LP AS DESCRIBED BY WARRANTY DEEDS RESPECTIVELY RECORDED IN VOLUME 13066, PAGES 853-862 AND VOLUME 13066, PAGES 847-851 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14890 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND
ELEC. = ELECTRIC
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS.
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
N.C.B. = NEW CITY BLOCK
—950— = EXISTING CONTOURS
—900— = PROPOSED CONTOURS

THIS PLAT OF ALAMO PLACE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______
CHAIRMAN

BY: ______
SECRETARY

PAPE-DAWSON ENGINEERS

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 [redacted] A.D. [redacted] AT [redacted] M.
AND DULY RECORDED THE ___ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK /VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ___ DAY OF ______ A.D. ______

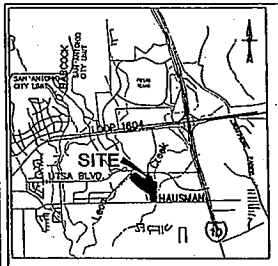
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 3 OF 4

JOB NO. 6801-00

PLAT NO. 070574



LOCATION MAP

NOT TO SCALE

SURVEY 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 SOUTHWEST LINE OF THE 25.03 ACRE TRACT AS RECORDED IN VOLUME 13066, PAGES 853-862 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PB BASE (PDE1) BASED ON NAD 83 (CORS96).

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.

STREETSCAPE NOTE:
STREETSCAPE TREE PLANTING WILL BE COMPLETED AT TIME OF CONSTRUCTION.

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

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

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.

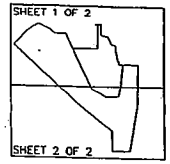
IMPACT FEE PAYMENT NOTE:
WATER AND WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

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 ONE ACCESS POINT TO SPUR 53, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 115.61'.

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.



SHEET INDEX
NOT TO SCALE

SCALE: 1"= 100'

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-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 OR 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 WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

STATE OF GEORGIA

COUNTY OF FULTON

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 NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE YEARS BY AN INTERIM OR PERMANENT ZONING CLASSIFICATION TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT, OR THAT ANY LOT IN THE PRECEDING PLAT WAS LIMITED BY DEED RESTRICTIONS TO RESIDENTIAL USE FOR NOT MORE THAN TWO RESIDENTIAL UNITS PER LOT.

DEVELOPER/OWNER: BVP HILL COUNTRY PLACE, LP
3445 PEACHTREE RD, NE
SUITE 1400
ATLANTA, GA 30326
PHONE: (972) 868-9193

STATE OF GEORGIA

COUNTY OF FULTON

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

OWNER'S DULY AUTHORIZED AGENT

STATE OF GEORGIA

COUNTY OF FULTON

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ROBERT E. CLARK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19 DAY OF OCTOBER A.D. 2007

NOTARY PUBLIC FULTON COUNTY, GEORGIA

KATHRYN McGUFFEE
NOTARY PUBLIC
GEORGIA
EXPIRES OCT 11, 2008
FULTON COUNTY

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
CHRISTOPHER J. CARTER
79172
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS

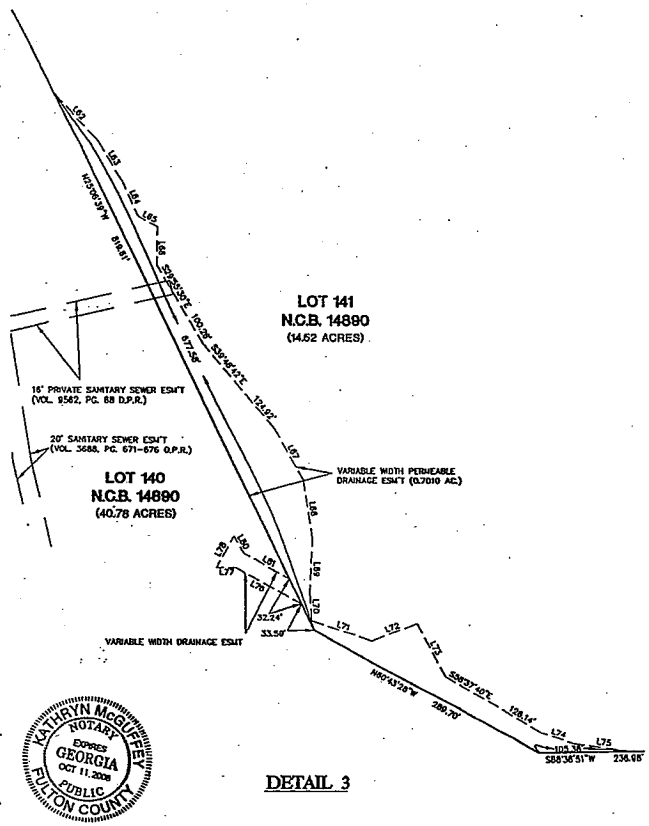
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

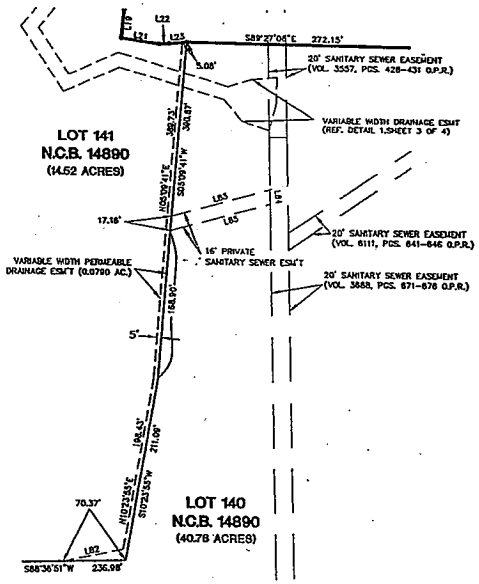
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JOHN KOEL NICHOLLS
4402
REGISTERED
PROFESSIONAL
LAND SURVEYOR

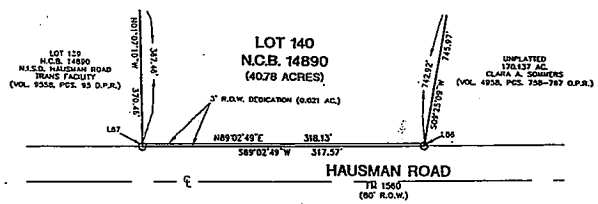
Date: Oct 17, 2007, 6:02pm User ID: Christopher Carter
File: P:\68101\00\Design\Civil\Plat\PLAT001.dwg



DETAIL 3



DETAIL 4



DETAIL 5

GENERAL NOTES:
1. THE MAINTENANCE OF THE WATER QUALITY BASIN AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN 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 OR BEXAR COUNTY.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

3. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

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

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 FIRE MARSHAL.

6. OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS. UDC 35-506 (r)(3)

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

8. IN ACCORDANCE WITH UDC 35-503, 2.0 ACRES OF PARKS AND/OR PARKS FACILITIES CREDIT WILL BE INCLUDED IN THIS DEVELOPMENT FOR MULTIFAMILY RESIDENTIAL USE.

9. A PORTION OF THE TRACT IS BELOW GROUND ELEVATION WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS BELOW 985 FEET ELEVATION, THE BUILDER SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

LEGEND
ELEC. = ELECTRIC
ESM'T. = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD.
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D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS.
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N.C.B. = NEW CITY BLOCK
—930— = EXISTING CONTOURS
—900— = PROPOSED CONTOURS

PAPE-DAWSON ENGINEERS
849 EAST RAMSEY | SAN ANTONIO TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.8010

REPLAT AND SUBDIVISION PLAT ESTABLISHING
ALAMO PLACE

A 55.32 ACRE TRACT OF LAND COMPRISED OF A 25.03 ACRE, A 22.69 ACRE A 2.989 ACRE AND A 4.607 ACRE TRACT OF LAND AS CONVEYED TO BVP HILL COUNTRY PLACE, LP AS DESCRIBED BY WARRANTY DEEDS RESPECTIVELY RECORDED IN VOLUME 13066, PAGES 853-862 AND VOLUME 13066, PAGES 847-851 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE ANSELMO PRU SURVEY NUMBER 20, ABSTRACT 574, COUNTY BLOCK 4766, NOW IN NEW CITY BLOCK 14890 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO PLACE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 4 OF 4

JOB NO. 6801-00

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 13 **November 14, 2007**

SONOMA VERDE UNIT 4, ENCLAVE **SUBDIVISION NAME**	MAJOR PLAT	060386 **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 513 D-2
OWNER: Toll Brothers, by C.J. Rogers
ENGINEER: Kimley-Horn & Associates, Inc., by Brian Parker, P.E.
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: October 26, 2007

Location: Southeast of the intersection of Kyle Seale Parkway and Babcock

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #835, Sonoma Verde was accepted on August 18, 2005.

Proposed Use: Residential

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

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APPLICANT'S PROPOSAL:

To plat **115.30** acres consisting of **246** single family lots and **11,757** linear feet of private streets.

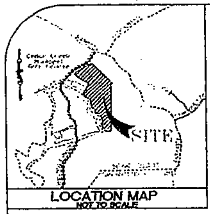
DISCUSSION:

The Development Services Department has cited: Section 35-506(d)(1)(Table 506-3) of the UDC regarding "K" Values. The applicant's engineer has submitted a request for an Administrative Exception to the requirement.

The Development Services Director has granted an administrative exception to Section 35-506(d)(Table 506-3) of the UDC regarding "K" Values as indicated in the attached report.

STAFF RECOMMENDATION:

Approval



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: TOLL BROTHERS

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Harrison

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 5th DAY OF November A.D., 2007.

Karen Ritchie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KAREN RITCHIE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-01-2011

STATE OF TEXAS
REGISTERED
AMIL M. BAKER, JR.
1469
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
BRIAN J. PARKER
90248
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

PLAT NO. 060386

NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 POLES 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS.

5) 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.

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 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.

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PRIVATE STREETS, PARKS, AND GREEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

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

11) NO MODIFICATIONS WILL BE ALLOWED WITHIN THE 15' GRASS FILTER STRIP ESMT'S WITHOUT THE APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

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

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

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

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

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

17) THE MAINTENANCE OF THE WATER QUALITY PONDS 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.

CERTIFICATE OF APPROVAL

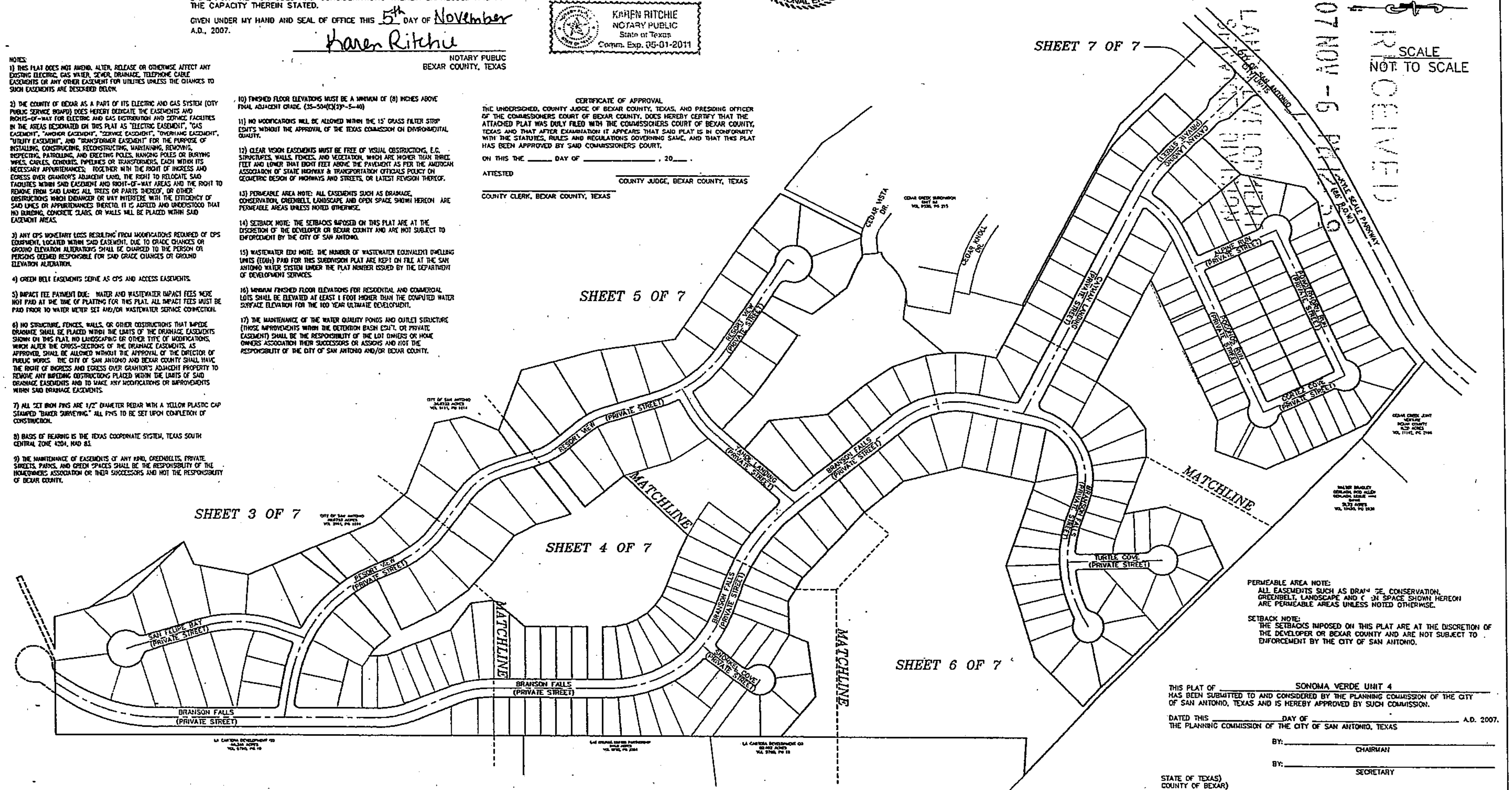
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY SAID COMMISSIONERS COURT.

ON THIS THE ______ DAY OF ______________, 20___.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS



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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

THIS PLAT OF SONOMA VERDE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________ DEPUTY

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON-Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 495
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE - UNIT 4

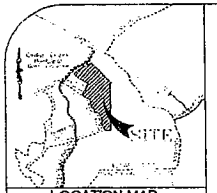
PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 1 OF 7
INDEX SHEET

Texas Society of Professional Surveyors
MEMBER

VRP# 05-02-051

PLAT NO. 060386



LOCATION MAP
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C1	69.79'	823.00'	34.92'	a=4°51'31"	N52°07'57"E	69.77'
C2	19.80'	125.76'	9.92'	a=8°28'29"	S26°49'35"E	19.58'
C3	32.14'	125.76'	16.16'	a=14°38'35"	S8°19'08"E	32.05'
C4	127.74'	1557.00'	63.91'	a=4°42'00"	S37°01'56"W	127.70'
C5	369.30'	1557.00'	185.52'	a=13°35'24"	S56°10'40"W	368.44'
C6	193.53'	793.00'	97.25'	a=13°58'59"	N55°49'05"E	193.05'
C7	32.98'	70.00'	21.52'	a=26°59'04"	S02°17'26"W	29.30'
C8	32.75'	470.00'	16.38'	a=3°59'24"	S46°47'51"E	32.73'
C9	81.00'	470.00'	40.60'	a=9°52'28"	S53°43'52"E	80.90'
C10	15.03'	10.00'	9.33'	a=86°07'42"	N78°16'03"E	13.65'
C11	127.73'	325.00'	64.70'	a=22°31'07"	S46°27'45"W	126.91'
C12	43.55'	325.00'	21.81'	a=7°40'38"	S61°33'38"W	43.52'
C13	7.85'	5.00'	5.00'	a=90°00'00"	N20°23'58"E	7.07'
C14	12.45'	70.00'	8.33'	a=10°09'41"	N49°35'53"W	12.40'
C15	38.62'	50.00'	20.13'	a=44°15'20"	S52°28'04"E	37.67'
C16	37.95'	50.00'	19.94'	a=43°29'34"	S08°35'36"E	37.05'
C17	38.52'	50.00'	19.12'	a=43°59'09"	S34°04'40"W	35.71'
C18	52.70'	50.00'	29.10'	a=60°23'29"	S85°11'34"W	50.30'
C19	14.57'	50.00'	7.62'	a=16°41'10"	S53°20'08"E	14.25'
C20	2.88'	20.00'	1.44'	a=8°15'31"	N69°31'43"E	2.88'
C21	17.45'	20.00'	9.33'	a=49°39'41"	N40°24'07"E	16.90'
C22	35.34'	50.00'	18.44'	a=40°29'35"	S35°39'04"W	34.61'
C23	44.15'	50.00'	23.63'	a=50°35'25"	S81°13'34"W	42.73'
C24	36.52'	50.00'	19.12'	a=41°50'59"	N57°35'14"W	35.71'
C25	49.79'	50.00'	27.18'	a=57°03'23"	N03°08'03"W	47.76'
C26	4.30'	20.00'	2.16'	a=12°18'58"	S10°43'10"W	4.29'
C27	13.15'	20.00'	6.82'	a=37°40'43"	S05°45'11"E	12.92'
C28	5.07'	20.00'	2.55'	a=14°31'02"	S31°31'34"E	5.05'
C29	12.38'	20.00'	6.40'	a=35°28'39"	S56°51'24"E	12.19'
C30	45.02'	50.00'	24.17'	a=51°35'34"	N48°47'57"W	43.52'
C31	49.52'	50.00'	27.01'	a=56°45'03"	N02°22'24"E	47.52'
C32	18.66'	50.00'	9.41'	a=19°05'12"	N43°17'38"E	18.58'
C33	51.00'	50.00'	27.97'	a=58°26'46"	N82°03'29"E	48.82'
C34	3.59'	50.00'	1.80'	a=4°06'47"	S68°39'45"E	3.59'
C35	17.45'	20.00'	9.33'	a=49°39'41"	N69°26'17"W	16.90'
C36	7.64'	275.00'	3.82'	a=1°35'29"	S64°36'13"W	7.64'
C37	129.10'	275.00'	65.76'	a=26°53'49"	S50°21'35"W	127.91'
C38	7.85'	5.00'	5.00'	a=90°00'00"	S69°26'02"E	7.07'
C39	7.85'	5.00'	5.00'	a=90°00'00"	S20°23'58"W	7.07'
C40	7.85'	5.00'	5.00'	a=90°00'00"	N69°36'02"W	7.07'
C41	7.85'	5.00'	5.00'	a=90°00'00"	N20°23'58"E	7.07'
C42	17.27'	10.00'	11.64'	a=98°40'54"	S12°25'47"E	15.17'
C43	35.19'	20.00'	24.18'	a=100°48'37"	N67°49'28"E	30.82'
C44	107.40'	225.00'	54.74'	a=27°20'56"	S31°05'38"W	106.38'
C45	44.55'	225.00'	22.30'	a=11°20'43"	S50°26'27"W	44.48'
C46	46.90'	225.00'	23.54'	a=11°56'37"	S62°06'06"W	46.82'
C47	48.15'	225.00'	24.17'	a=12°15'44"	S74°11'17"W	48.06'
C48	47.45'	225.00'	23.82'	a=12°05'03"	S86°21'41"W	47.37'
C49	47.44'	225.00'	23.81'	a=12°04'46"	N81°33'25"W	47.35'
C50	26.40'	225.00'	13.22'	a=6°43'25"	N72°09'19"W	26.39'
C51	31.23'	375.00'	15.62'	a=4°46'17"	S71°10'45"E	31.22'
C52	78.23'	375.00'	39.28'	a=11°57'12"	S73°32'30"E	78.09'
C53	16.71'	10.00'	11.06'	a=95°44'14"	N46°26'42"E	14.83'
C54	17.45'	20.00'	9.33'	a=49°59'41"	N28°15'11"W	16.90'
C55	1.80'	50.00'	0.90'	a=2°03'35"	S52°33'14"E	1.80'
C56	63.15'	50.00'	36.57'	a=72°22'04"	S13°00'24"E	59.04'
C57	42.98'	50.00'	22.91'	a=49°13'36"	S47°47'26"W	41.65'
C58	36.52'	50.00'	19.12'	a=41°50'59"	N86°40'17"W	35.71'
C59	36.98'	50.00'	19.37'	a=42°21'02"	N44°54'16"W	36.13'
C60	39.48'	50.00'	20.83'	a=45°14'23"	N00°46'34"W	38.46'
C61	23.47'	50.00'	11.96'	a=26°53'44"	N35°17'29"E	23.26'
C62	12.45'	20.00'	9.33'	a=49°59'41"	S23°44'31"W	15.90'
C63	16.63'	10.00'	10.55'	a=95°16'09"	S46°37'27"E	14.78'
C64	122.46'	375.00'	61.78'	a=18°42'35"	N74°07'18"E	121.91'
C65	18.92'	20.00'	10.23'	a=54°11'47"	N37°40'07"E	18.22'
C66	19.46'	47.68'	9.87'	a=23°23'07"	S27°01'43"W	19.33'
C67	35.29'	50.00'	20.90'	a=40°42'12"	S33°06'08"W	35.57'
C68	39.16'	50.00'	20.65'	a=44°52'23"	N79°18'35"W	38.17'
C69	39.99'	49.86'	21.14'	a=45°55'38"	N33°56'08"W	38.92'
C70	37.94'	50.00'	19.94'	a=43°28'36"	N10°41'19"E	37.04'
C71	56.52'	50.00'	31.22'	a=64°13'13"	N63°10'13"E	53.59'
C72	11.08'	50.00'	5.56'	a=12°41'43"	S78°00'19"E	11.06'
C73	16.21'	20.00'	8.58'	a=46°26'55"	S87°07'05"W	15.77'
C74	22.51'	425.00'	13.76'	a=3°02'20"	N65°44'52"E	22.50'
C75	53.15'	425.00'	26.60'	a=7°09'45"	S61°12'02"E	53.10'
C76	48.87'	425.00'	24.46'	a=6°35'17"	N78°03'31"E	48.84'
C77	48.86'	425.00'	24.46'	a=6°35'15"	N84°29'47"E	48.84'
C78	48.86'	425.00'	24.46'	a=6°35'14"	S86°45'59"E	48.84'
C79	48.86'	425.00'	24.46'	a=6°35'13"	S82°10'45"E	48.83'
C80	48.86'	425.00'	24.46'	a=6°35'12"	S75°35'33"E	48.83'
C81	26.00'	425.00'	13.01'	a=3°30'29"	S70°32'47"E	26.00'
C82	74.34'	175.00'	37.74'	a=24°20'27"	N80°37'50"W	73.79'
C83	164.47'	175.00'	88.87'	a=53°50'43"	S52°56'33"W	158.48'
C84	23.37'	100.00'	11.74'	a=13°23'34"	S26°19'22"W	23.37'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C85	13.35'	100.00'	6.68'	a=7°38'49"	S15°40'11"W	13.34'
C86	3.85'	270.00'	1.93'	a=0°49'02"	S11°34'15"W	3.85'
C87	138.80'	270.00'	70.97'	a=29°27'15"	S27°35'06"W	137.28'
C88	93.20'	270.00'	47.07'	a=19°46'40"	S26°10'32"E	92.74'
C89	3.94'	1083.52'	1.97'	a=0°12'29"	N38°04'11"W	3.94'
C90	112.68'	570.00'	56.47'	a=11°18'58"	S44°07'25"E	112.36'
C91	61.99'	570.00'	31.02'	a=6°13'51"	S59°07'41"E	61.96'
C92	63.68'	570.00'	31.87'	a=6°24'02"	S65°26'20"E	63.64'
C93	16.15'	570.00'	8.07'	a=1°37'22"	S69°27'26"E	16.14'
C94	10.24'	450.00'	5.12'	a=1°18'51"	N69°35'06"W	10.24'
C95	111.02'	450.00'	55.82'	a=14°47'35"	N81°30'23"W	110.71'
C96	15.47'	10.00'	9.76'	a=88°37'11"	N81°34'49"E	13.97'
C97	4.85'	20.00'	2.44'	a=13°54'12"	N30°19'03"E	4.84'
C98	20.77'	20.00'	11.43'	a=59°28'32"	N06°22'55"W	19.85'
C99	60.44'	50.00'	34.53'	a=69°15'28"	S01°29'57"E	56.83'
C100	42.98'	50.00'	22.92'	a=49°14'55"	S57°45'14"W	41.67'
C101	42.98'	50.00'	22.92'	a=49°14'55"	N72°59'51"W	41.67'
C102	42.23'	50.00'	22.46'	a=48°23'16"	N24°10'46"W	40.98'
C103	32.51'	50.00'	16.85'	a=37°15'21"	N18°38'33"E	31.94'
C104	14.35'	10.00'	8.73'	a=82°14'28"	S03°51'01"E	13.15'
C105	115.89'	430.00'	58.30'	a=15°26'32"	N37°14'56"W	115.54'
C106	44.33'	430.00'	22.18'	a=5°54'25"	N52°34'31"W	44.31'
C107	48.79'	430.00'	24.42'	a=6°30'03"	N29°22'16"W	48.76'
C108	48.78'	430.00'	24.42'	a=6°29'58"	N13°52'17"W	48.75'
C109	48.77'	430.00'	24.41'	a=6°29'54"	N02°22'21"W	48.74'
C110	31.14'	430.00'	15.58'	a=4°08'58"	N02°02'55"W	31.14'
C111	36.91'	270.00'	18.93'	a=7°38'32"	S03°47'42"E	36.89'
C112	64.30'	270.00'	32.39'	a=13°38'39"	S14°28'17"E	64.15'
C113	122.60'	330.00'	62.02'	a=21°17'11"	N10°37'02"W	121.90'
C114	359.34'	580.00'	181.34'	a=34°43'27"	N17°23'18"E	346.15'
C115	204.40'	520.00'	103.54'	a=22°31'12"	N28°14'03"E	203.08'
C116	147.76'	520.00'	74.38'	a=16°16'50"	N08°49'39"E	147.26'
C117	6.05'	520.00'	3.03'	a=0°40'00"	N00°03'34"E	6.05'
C118	13.97'	10.00'	8.40'	a=80°02'27"	N39°59'39"W	12.86'
C119	41.66'	500.00'	20.86'	a=4°46'49"	S77°37'33"E	41.65'
C120	69.20'	500.00'	34.91'	a=7°55'12"	S71°14'37"E	69.64'
C121	16.26'	10.00'	10.57'	a=93°10'34"	S66°09'47"W	14.53'
C122	67.72'	374.97'	33.95'	a=10°20'34"	S14°23'53"W	67.63'
C123	143.32'	374.97'	72.54'	a=21°53'58"	S03°43'33"E	142.45'
C124	43.31'	374.97'	21.69'	a=6°37'09"	S14°38'16"E	43.28'
C125	19.47'	20.00'	10.58'	a=55°46'16"	S44°29'03"E	18.71'
C126	19.77'	60.00'	9.98'	a=18°52'33"	N62°55'49"W	19.68'
C127	73.44'	60.00'	43.12'	a=70°10'18"	N18°25'20"W	68.94'
C128	61.10'	60.00'	33.50'	a=58°20'47"	N55°49'03"E	58.49'
C129	36.03'	60.00'	30.24'	a=33°30'04"	S78°15'32"E	54.01'
C130	94.96'	60.00'	60.72'	a=90°40'51"	S06°10'04"E	85.36'
C131	19.47'	20.00'	10.58'	a=55°46'16"	N11°17'13"E	18.71'
C132	42.31'	374.97'	21.20'	a=6°45'40"	S13°54'14"E	42.29'
C133	172.72'	374.97'	56.23'	a=26°13'27"	S03°10'07"E	112.46'
C134	143.32'	374.97'	72.54'	a=21°53'58"	S03°43'33"E	142.45'
C135	113.39'	424.97'	57.03'	a=15°17'14"	S11°55'43"W	112.05'
C136	6.93'	5.00'	4.15'	a=79°21'30"	N20°05'20"W	6.38'
C137	191.84'	500.00'	96.60'	a=21°52'08"	S48°51'00"E	189.69'
C138	28.33'	500.00'	14.17'	a=3°14'48"	S36°17'33"E	28.33'
C139	95.94'	500.00'	48.12'	a=10°59'39"	S29°10'19"E	95.79'
C140	77.04'	350.00'	38.68'	a=12°36'43"	N29°38'51"W	76.89'
C141	102.01'	350.00'	51.37'	a=16°41'57"	N44°38'12"W	101.65'
C142	97.47'	275.00'	49.25'	a=20°18'31"	S42°49'56"E	96.96'
C143	71.32'	275.00'	35.86'	a=14°51'37"	S25°14'52"E	71.12'
C144	62.13'	175.00'	31.40'	a=20°20'34"	N27°39'21"W	61.81'
C145	35.56'	175.00'	17.87'	a=11°39'45"	S33°37'14"E	35.50'
C146	42.46'	225.00'	23.82'	a=10°50'04"	S23°02'17"E	42.37'
C147	120.05'	375.00'	60.54'	a=18°20'31"	N26°10'01"W	119.54'
C148	131.56'	375.00'	66.46'	a=20°06'04"	N45°23'18"W	130.89'
C149	10.11'	70.00'	5.06'	a=8°27'19"	N69°34'59"W	10.09'
C150	38.64'	50.00'	20.02'	a=44°53'52"	S65°36'42"E	37.98'
C151	59.41'	60.00'	32.39'	a=56°43'45"	S19°07'52"E	57.01'
C152	61.97'	60.00'	34.07'	a=59°10'33"	S38°49'29"W	59.26'
C153	62.83'	60.00'	34.64'	a=60°00'00"	N81°36'05"W	60.00'
C154	75.05'	60.00'	43.33'	a=71°40'06"	N15°45'02"W	70.25'
C155	26.36'	20.00'	15.49'	a=75°31'21"	S17°40'39"E	24.49'
C156	51.33'	425.00'	25.70'	a=6°55'12"	N51°58'44"W	51.30'
C157	115.63'	425.00'	58.17'	a=15°35'18"	N40°43'29"W	115.27'
C158	7.60'	275.00'	4.78'	a=0°57'04"	S75°28'22"E	6.89'
C159	60.01'	275.00'	45.41'	a=12°30'15"	N50°08'31"E	59.91'
C160	13.84'	10.00'	8.28'	a=79°18'03"	N01°34'50"E	12.76'
C161	67.07'	330.00'	33.63'	a=11°38'41"	S31°14'51"E	66.95'
C162	86.00'	330.00'	43.33'	a=14°55'43"	N18°52'32"E	85.76'
C163	65.65'	330.00'	32.94'	a=11°24'36"	N05°47'36"E	65.55'
C164	69.54'	330.00'	34.90'	a=12°04'35"	N05°36'35"W	69.41'
C165	12.87'	10.00'	7.50'	a=73°45'09"	N24°53'43"W	12.00'
C166	62.65'	530.00'	33.87'	a=6°78'48"	S58°06'50"E	62.60'
C167	78.59'	530.00'	39.37'	a=8°29'46"	S50°12'33"E	78.52'
C168	10.23'	530.00'	5.37'	a=1°06'36"	S45°22'32"E	10.23'
C169	31.69'	20.00'	20.18'	a=90°31'03"	S89°56'27"W	28.41'
C170	25.43'	15.00'	16.93'	a=97°06'15"	S89°46'15"W	22.46'
C171	128.18'	630.00'	63.30'	a=11°38'32"	S47°25'38"E	125.97'
C172	50.01'	630.00'	25.02'	a=4°32'55"	S55°26'22"E	50.00'
C173	49.23'	630.00'	24.63'	a=4°28'38"	S59°27'08"E	49.22'
C174	63.24'	630.00'	31.63'	a=5°45'06"	S63°04'01"E	63.22'
C175	25.56'	630.00'	12.78'	a=2°19'28"	S69°06'17"E	25.56'
C176	66.16'	370.00'	33.17'	a=10°14'43"	N65°08'40"W	66.07'
C177	69.99'	370.00'	35.10'	a=10°50'17"	N54°36'09"W	69.88'
C178	68.63'	370.00'	34.41'	a=10°37'33"	N43°52'15"W	68.52'
C179	68.63'	370.00'	34.41'	a=10°37'33"	N33°14'43"W	68.52'
C180	68.63'	370.00'	34.41'	a=10°37'33"	N22°37'11"W	68.52'
C181	68.63'	370.00'	34.41'	a=10°37'33"	N11°59'38"W	68.52'
C182	43.32'	370.00'	21.68'	a=6°42'27"	N03°18'39"W	43.29'
C183	31.31'	330.00'	15.66'	a=5°26'08"	S02°41'30"E	31.29'
C184	48.96'	330.00'	24.52'	a=8°30'02"	S09°39'35"E	48.92'
C185	42.33'	330.00'	21.20'	a=7°21'01"	S17°35'07"E	42.31'
C186	14.44'	270.00'	7.22'	a=3°03'54"	N19°43'40"W	14.44'
C187	85.87'	270.00'	43.30'	a=18°13'17"	N09°05'04"W	85.51'
C188	26.17'	15.00'	17.86'	a=99°57'33"	N50°00'21"E	22.97'
C189	27.93'	450.00'	13.97'	a=3°33'21"	S78°14'27"E	27.92'
C190	112.80'	450.00'	56.69'	a=14°21'41"	S68°18'40"E	112.50'
C238	10.55'	110.00'	5.28'	a=5°43'36"	N 84°33'18" E	10.54'
C239	19.55'	125.00'	9.79'	a=9°15'27"	S 88°42'33" E	19.53'
C240	41.23'	65.00'	21.33'	a=32°39'29"	S 57°5'45" E	40.54'
C241	153.55'	161.09'	82.88'	a=109°29'25"	N 66°35'20" W	147.54'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD BEARING	C. DIST
C191	112.80'	450.00'	56.69'	a=14°21'41"	S34°54'39"E	112.50'
C192	93.64'	450.00'	46.99'	a=11°55'23"	S41°46'27"E	93.47'
C193	85.80'	450.00'	43.07'	a=10°54'04"	S30°20'43"E	85.75'
C194	9.45'	450.00'	4.72'	a=1°12'31"	S24°13'35"E	9.45'
C195	46.27'	395.52'	23.16'	a=6°42'10"	N26°58'20"W	46.24'
C196	90.02'	400.00'	45.20'	a=12°53'42"	N36°45'01"W	89.83'
C197	68.14'	400.00'	34.25'	a=9°47'22"	N48°02'32"W	68.06'
C198	115.92'	225.00'	59.22'	a=29°28'34"	S38°54'25"E	114.64'
C199	22.29'	225.00'	11.15'	a=5°40'34"	S29°29'21"E	22.28'
C200	27.89'	225.00'	13.96'	a=7°06'19"	N21°22'09"W	27.87'
C201	51.99'	225.00'	26.11'	a=13°14'24"	N13°32'25"W	51.88'
C202	32.32'	175.00'	16.21'	a=10°34'56"	S32°30'06"E	32.28'
C203	32.32'	175.00'	16.21'	a=10°34'56"	S22°17'13"E	32.28'
C204	58.84'	425.00'	29.47'	a=7°55'55"	N20°57'43"W	58.78'
C205	7.41'	5.00'	4.57'	a=84°54'47"	S17°31'45"W	6.75'
C206	106.38'	325.00'	53.67'	a=18°45'15"	N50°06'26"E	105.90'
C207	17.45'	20.00'	9.33'	a=49°59'41"	N70°43'48"W	16.90'
C208	15.10'	50.00'	7.61'	a=17°18'13"	S54°23'04"E	15.04'
C209	228.24'	50.00'	56.83'	a=262°41'09"	N14°22'45"W	75.00'
C210	17.45'	20.00'	9.33'	a=49°59'41"	N59°36'31"E	16.90'
C211	22.61'	20.00'	12.68'	a=64°46'01"	N46°21'17"W	21.42'
C212	59.60'	50.00'	34.06'	a=68°31'51"	S48°14'12"E	56.30'
C213	52.43'	50.00'	28.92'	a=60°04'58"	N67°21'23"E	50.00'
C214	42.16'	50.00'	22.43'	a=48°18'39"	N13°15'25"E	40.93'
C215	39.24'	50.00'	20.69'	a=44°58'00"	N33°23'04"W	38.24'
C216	51.87'	50.00'	28.54'	a=59°26'13"	N85°35'10"W	49.57'
C217	52.53'	530.00'	26.28'	a=5°40'40"	S77°07'33"E	52.52'
C218	85.06'	630.00'	42.69'	a=7°44'11"	S71°22'07"E	85.00'
C219	84.24'	660.00'	42.18'	a=7°18'48"	S58°06'50"E	84.19'
C220	97.07'	660.00'	49.02'	a=8°29'46"	S50°12'33"E	97.08'
C221	13.36'	660.00'	6.69'	a=1°09'36"	S45°22'32"E	13.36'
C222	24.91'	255.00'	12.47'	a=5°35'51"	S21°32'32"E	24.90'
C223	48.52'	255.00'	24.33'	a=10°54'08"	S29°50'32"E	48.45'
C224	40.12'	1507.00'	20.06'	a=1°31'31"	S48°30'04"W	40.12'
C225	40.00'	1507.00'	20.00'	a=1°31'15"	S44°35'44"W	40.00'
C226	4.16'	10.00'	2.12'	a=23°58'22"	S71°35'32"E	24.90'
C227	10.35'	10.00'	5.69'	a=59°12'22"	S10°07'19"W	9.89'
C228	7.76'	10.00'	4.09'	a=44°27'48"	H20°08'34"E	7.57'
C229	2.33'	10.00'	1.17'	a=13°21'38"	S07°56'09"E	2.33'
C230	18.60'	125.76'	9.32'	a=8°28'29"	S76°45'35"E	18.58'
C231	32.14'	125.76'	16.16'	a=14°38'35"	S88°19'08"E	32.05'
C232	351.51'	580.00'	181.34'	a=34°43'27"	N17°23'18"E	346.15'
C233	55.71'	580.00'	27.88'	a=5°30'11"	N37°30'07"E	55.69'
C234	16.81'	20.00'	8.94'	a=48°09'48"	S16°10'18"W	16.32'
C235	295.81'	60.00'	48.18'	a=282°28'36"	S46°40'18"E	75.13'
C236	19.17'	20.00'	10.40'	a=54°55'15"	N67°06'08"E	18.45'
C237	204.40'	520.00'	103.54'	a=22°31'12"	N28°14'03"E	203.08'
C237	204.40'	520.00'	103.54'	a=33°78'43"	S 28°14'3" E	203.08'
C238	193.53'	793.00'	97.25'	a=34°51'"	S 55°49'5" E	193.05'
C239	369.30'	1557.00'	185.52'	a=34°42'36"	N 56°10'40" W	368.44'
C240	129.61'	1557.00'	64.84'	a=35°13'06"	N 46°39'30" W	129.57'
C241	10.56'	125.00'	5.28'	a=35°9'35"	H 84°23'48" E	10.56'
C242	19.54'	125.00'	9.79'	a=35°12'44"	S 88°42'22" E	19.57'
C243	41.23'	65.00'	21.33'	a=32°39'29"	S 57°5'45" E	40.54'
C244	117.28'	161.09'	61.37'	a=38°17'8"	H. 60°11'29" W	114.71'

LINE TABLE		
LINE	LENGTH	BEARING
L1	23.20	S50°38'23" E
L2	16.15	N20°11'16" E
L3	10.00	N85°33'58" E
L4	36.06	N84°11'28" E
L5	49.95	N05°43'39" W
L6	2.83	S84°17'45" W
L7	40.98	S82°44'15" E
L8	7.96	S78°44'12" E
L9	33.53	S78°44'15" E
L10	50.00	N11°15'45" E
L11	8.58	N78°44'15" W
L12	32.39	N21°08'17" W
L13	71.58	N55°32'58" E
L14	1.38	N24°36'02" W
L15	15.63	N55°32'58" E
L16	32.39	N55°32'58" E
L17	10.00	N55°32'58" E
L18	30.38	S68°47'37" E
L19	25.64	S68°47'37" E
L20	33.50	S01°19'08" E
L21	22.87	S68°47'37" E
L22	33.14	S68°47'37" E
L23	31.45	N38°04'11" W
L24	38.57	N70°16'01" W
L25	37.46	N70°16'01" W
L26	13.01	S37°16'13" W
L27	18.87	N00°03'34" E
L28	14.09	N00°03'34" E
L29	25.28	H21°15'37" W
L30	9.65	N00°03'34" E
L32	8.25	S16°35'55" E
L34	17.67	S23°40'30" W
L35	36.85	S23°40'30" E
L36	25.25	S52°59'12" E
L37	5.49	S52°59'12" E
L38	5.53	S17°49'04" E
L39	12.92	N16°59'45" W
L40	42.99	N59°59'06" E
L41	15.81	N41°13'22" E
L42	8.08	N38°34'11" W
L43	6.24	S11°58'47" W
L45	7.41	S61°48'14" E
L46	32.24	N68°35'00" W
L47	23.64	N70°16'01" W
L48	50.00	N70°16'01" W
L49	0.79	N70°16'01" W
L50	16.67	N00°01'34" E
L51	16.18	N00°01'34" E
L52	7.70	H21°15'37" W
L56	8.94	S52°59'12" E
L59	21.25	N16°59'45" W
L60	44.12	N59°59'06" E
L64	36.06	S 84°17'28" E
L65	50.01	S 5°43'59" W
L66	2.83	N 84°17'45" W
L67	10.66	S 83°18" E
L84	36.06	S 84°17'28" E
L85	50.00	S 5°43'39" W
L86	2.83	N 84°17'45" W
L87	10.86	S 83°18" E

LINE TABLE		
LINE	LENGTH	BEARING
L66	10.15	S80°00'53" E
L67	26.02	H54°54'59" W
L68	41.48	H54°54'59" W
L69	24.42	H00°01'34" E
L70	31.95	S08°45'26" E
L71	40.06	H01°55'57" W
L72	37.04	H11°59'39" W
L73	37.04	N22°17'14" W
L74	37.04	N33°14'43" W
L75	37.04	H43°52'15" W
L76	37.78	H54°36'09" W
L77	36.50	N65°15'18" W
L78	50.00	N70°16'01" W
L79	56.08	S69°35'40" E
L80	29.56	S69°47'37" E
L81	30.03	S68°47'37" E
L82	34.92	N88°24'00" E
L83	16.00	S24°14'54" E

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

LEGEND
NUMBER OF SINGLE FAMILY LOTS – 246
ACREAGE OF LOTS – 63.89 ACRES
ACREAGE OF PRIVATE STREETS – 15.51 ACRES
ACREAGE OF PARKS – 1.78 ACRES
ACREAGE OF GREENBELTS – 31.76 ACRES
ACREAGE OF DRAINAGE EASEMENTS – 2.97 ACRES
ACREAGE OF WATER BASIN – 0.35 ACRES
TOTAL ACREAGE – 116.260 ACRES

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 SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 4

PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 2 OF 7

SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON–Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley–Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 495
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

BAKER SURVEYING, INC.
PH. (830) 833–2250
FAX. (830) 833–2257
2250 US 281 N.
BLANCO, TX. 78606

Texas Society of Professional Surveyors
MEMBER

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

OWNER: TOLL BROTHERS

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

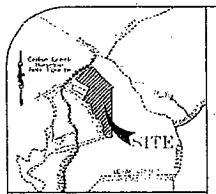
BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED Jim Harrison KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 6th DAY OF November A.D. 2007.

Karen Ritchie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KAREN RITCHIE
NOTARY PUBLIC

PLAT NO. 060386



LOCATION MAP
NOT TO SCALE

NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 POLES OR BURYING 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 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS COMPANIES, 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.

4) GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS.

5) 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.

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 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.

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PRIVATE STREETS, PARKS, AND GREEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (15-504(E)(3)F-5-40)

11) NO MODIFICATIONS WILL BE ALLOWED WITHIN THE 15' GRASS FILTER STRIP ESMTS WITHOUT THE APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

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

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

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

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

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

17) THE MAINTENANCE OF THE WATER QUALITY PONDS AND OUTLET STRUCTURE (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN ESMT, 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

LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) VEHICLE NON-ACCESS EASEMENT ---------- V.N.E.
3.) CLEAR VISION EASEMENT ---------- C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
5.) PROPOSED FINISHED CONTOUR ---------- 820
6.) FOUND 1/2" IRON PIN ---------- ●
7.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ---------- ○

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

Texas Society of Professional Surveyors
MEMBER

STATE OF TEXAS
REGISTERED
AMIL M. BAKER, JR.
1469
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS)
COUNTY OF BEXAR)

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

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
BRIAN J. PARKER
90248
LICENSED
PROFESSIONAL ENGINEER

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 4

PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 3 OF 7

SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON-Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

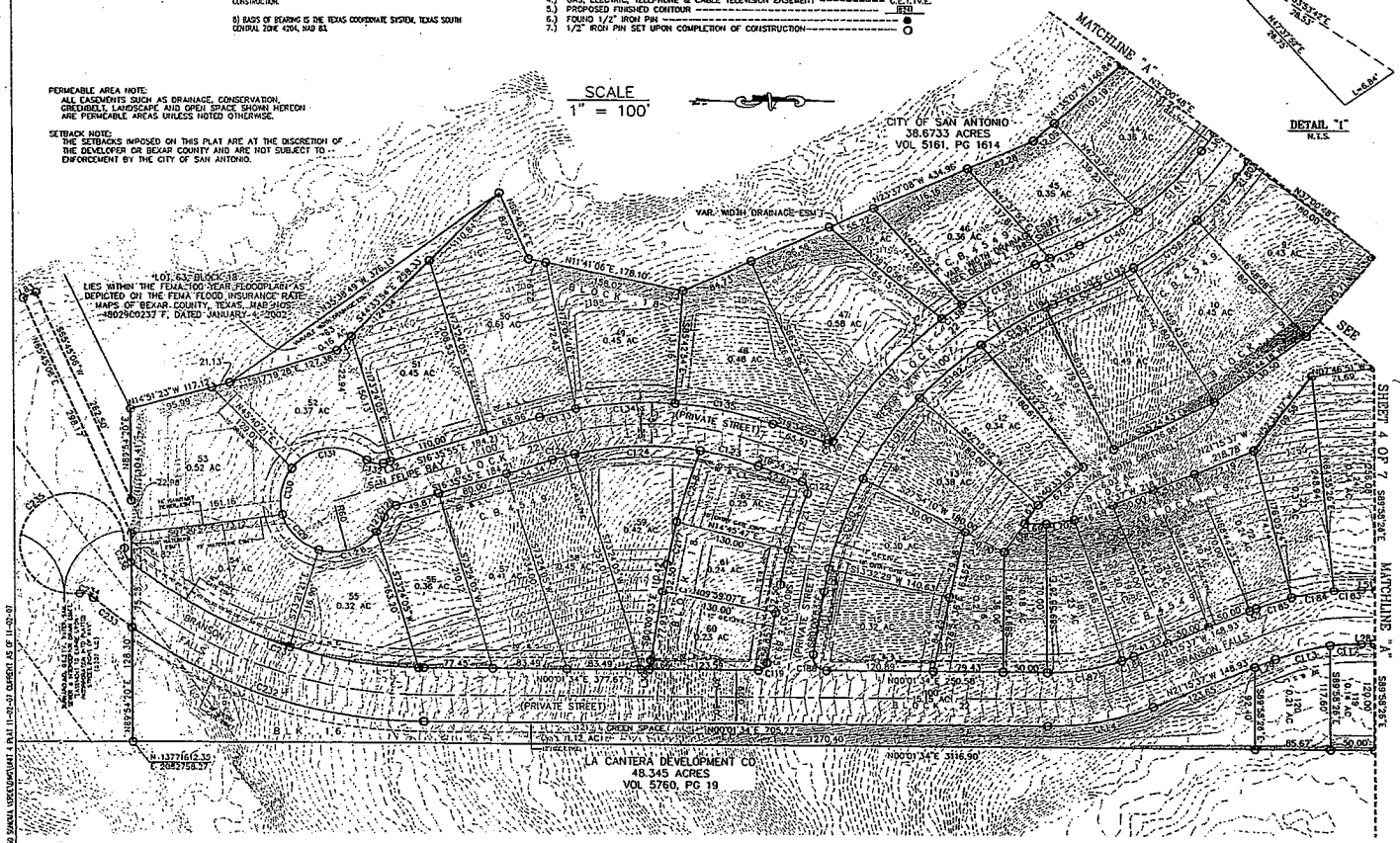
CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS: 145 NE Loop 410, Suite 425
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

SCALE
1" = 100'



DETAIL "1"
N.T.S.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: TOLL BROTHERS

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Harrison 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 5th DAY OF November A.D. 2007

KAREN RITCHIE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-01-2011

Karen Ritchie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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 SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF SONOMA VERDE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

I, _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

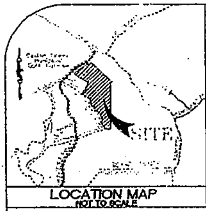
ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS

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

BY: _____ DEPUTY

VRP# 05-02-051

K:\BKR 2005\05-050 SONOMA VERDE\SHEET\UNIT 4 PLAT 11-07-07 CURRENT AS OF 11-07-07



NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 POLES 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS.

5) 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.

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 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.

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PRIVATE STREETS, PARKS, AND GREEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

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

11) NO MODIFICATIONS WILL BE ALLOWED WITHIN THE 15' GRASS FILTER STRIP ESMTS WITHOUT THE APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

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

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

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

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

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

17) THE MAINTENANCE OF THE WATER QUALITY PONDS 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

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

Texas Society of Professional Surveyors MEMBER

PLAT NO. 060386

SHEET 4 OF 7

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE - UNIT 4

PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON-Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS: 45 NE Loop 410, Suite 495
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

THIS PLAT OF SONOMA VERDE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

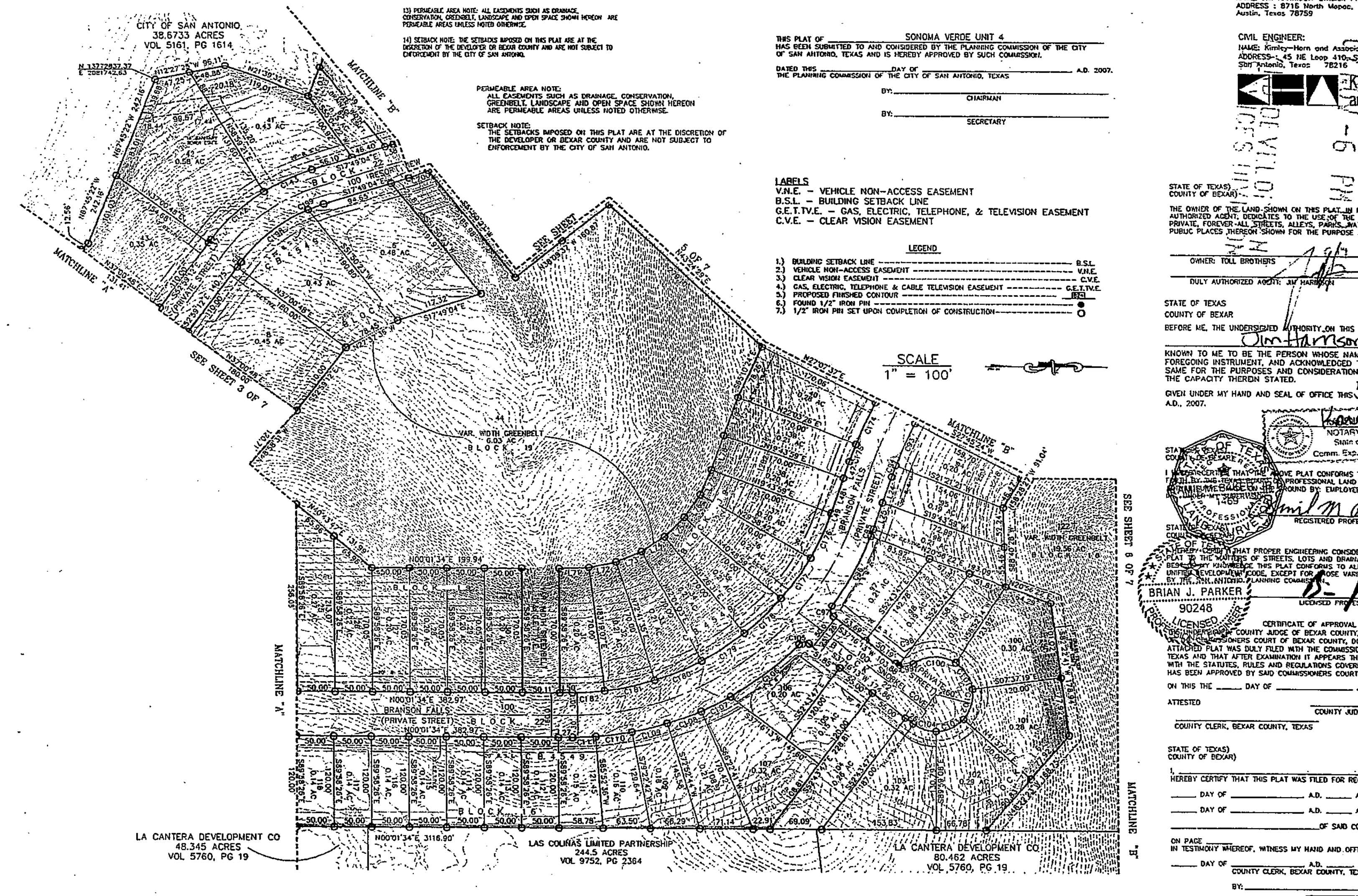
BY: ______ SECRETARY

LABELS
V.N.E. - VEHICLE NON-ACCESS EASEMENT
B.S.L. - BUILDING SETBACK LINE
G.E.T.TV.E. - GAS, ELECTRIC, TELEPHONE, & TELEVISION EASEMENT
C.V.E. - CLEAR VISION EASEMENT

LEGEND

1.) BUILDING SETBACK LINE ---------- B.S.L.
2.) VEHICLE NON-ACCESS EASEMENT ---------- V.N.E.
3.) CLEAR VISION EASEMENT ---------- C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ---------- G.E.T.TV.E.
5.) PROPOSED FINISHED CONTOUR ---------- 875
6.) FOUND 1/2" IRON PIN ---------- ●
7.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION ---------- ○

SCALE
1" = 100'



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: TOLL BROTHERS

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Harrison

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 5th DAY OF November A.D., 2007.

NOTARY PUBLIC
State of Texas
Comm. Exp. 05-01-2011

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARD SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: EMPLOYEES OF BAKER SURVEYING

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 THAT MAY BE GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
BRIAN J. PARKER
90248
LICENSED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

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 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 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

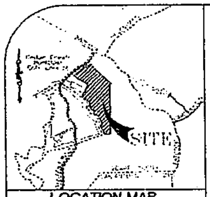
______ OF SAID COUNTY, IN BOOK VOLUME ______

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

VRP# 05-02-051



LOCATION MAP
NOT TO SCALE

NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 POLES OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITHIN 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS.

5) 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.

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 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.

7) ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING." ALL PINS TO BE SET UPON COMPLETION OF CONSTRUCTION.

8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

9) THE MAINTENANCE OF EASEMENTS OF ANY KIND, GREENBELTS, PRIVATE STREETS, PARKS, AND GREEN SPACES SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF BEXAR COUNTY.

10) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504(C)(2)P-5-48)

11) NO MODIFICATIONS WILL BE ALLOWED WITHIN THE 15' GRASS FILTER STRIP ESMT'S WITHOUT THE APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

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

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

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

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

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

17) THE MAINTENANCE OF THE WATER QUALITY PONDS 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.

THIS PLAT OF SONOMA VERDE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

LEGEND

1.)	BUILDING SETBACK LINE	B.S.L.
2.)	VEHICLE NON-ACCESS EASEMENT	V.N.E.
3.)	CLEAR VISION EASEMENT	C.V.E.
4.)	GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT	G.E.T.TV.E.
5.)	PROPOSED FINISHED CONTOUR	870
6.)	FOUND 1/2" IRON PIN	●
7.)	1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION	○

Texas Society of Professional Surveyors — MEMBER

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

PLAT NO. 060386

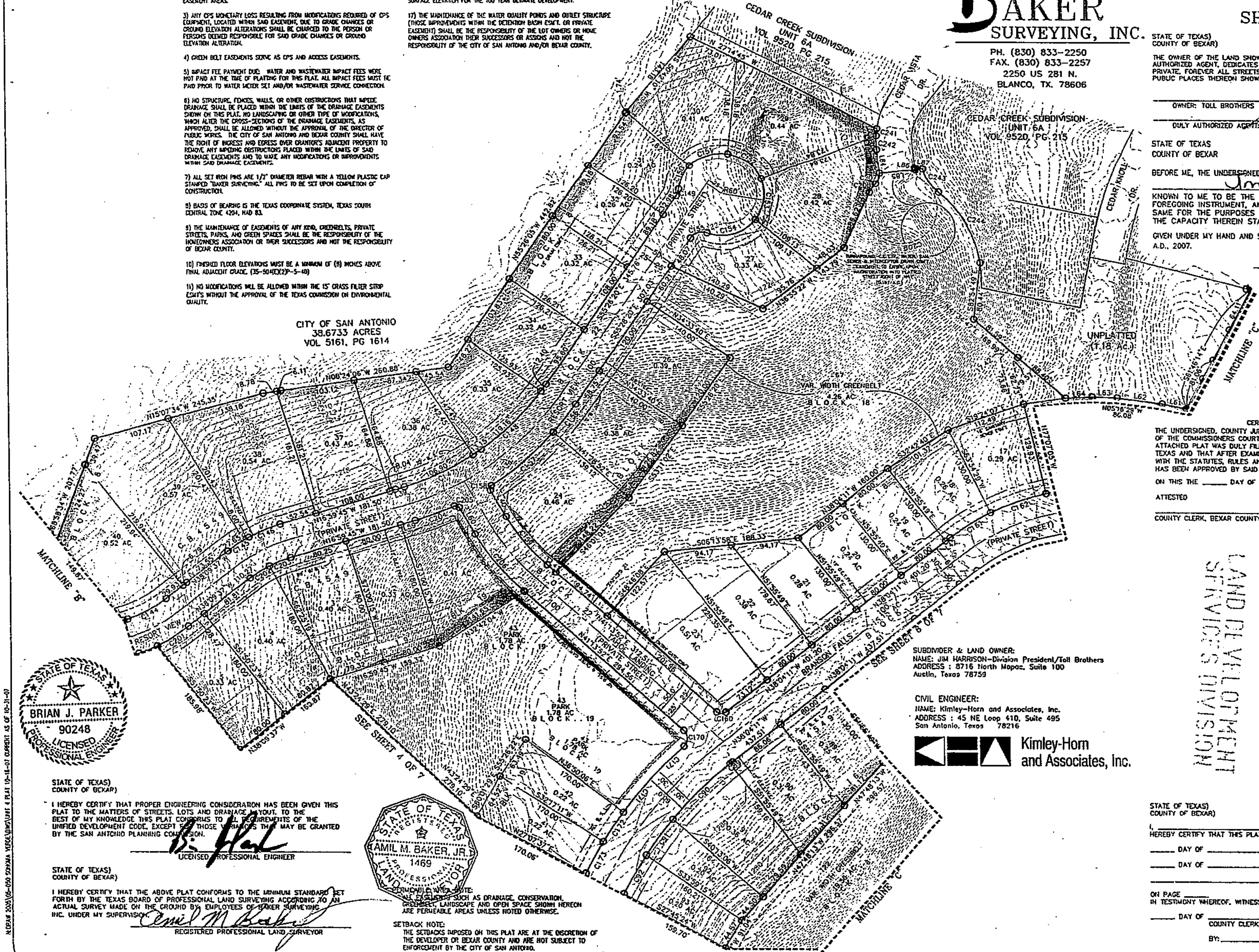
SCALE
1" = 100'

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE - UNIT 4

PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.

SHEET 5 OF 7



STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: TOLL BROTHERS

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Harrison

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 5th DAY OF November A.D., 2007.

Karen Ritchie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KAREN RITCHIE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-01-2011

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 SAID COMMISSIONERS COURT.

ON THIS THE ______ DAY OF ______________, 20____.

ATTESTED

______________ COUNTY JUDGE, BEXAR COUNTY, TEXAS

______________ COUNTY CLERK, BEXAR COUNTY, TEXAS

RECEIVED
07 NOV -6 PM 12:59
LAND DEVELOPMENT SERVICES DIVISION

SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON-Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 495
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

BY: ______________ DEPUTY

STATE OF TEXAS — BRIAN J. PARKER — 90248 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY BE 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 EMPLOYEES OF BAKER SURVEYING INC. UNDER MY SUPERVISION.

______________ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED PROFESSIONAL LAND SURVEYOR — AMIL M. BAKER, JR. — 1469

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

SETBACK NOTE:
THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.

VRP# 05-02-051

H:\DRAW 2005\05-050 SONOMA VERDE\DWG\UNIT 4 PLAT 10-18-07 CURRENT AS OF 10-31-07

PLAT NO. 060386

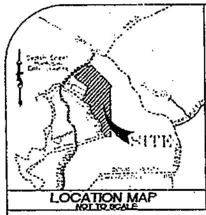
LOCATION MAP
NOT TO SCALE

SHEET 7 OF 7

ENCLAVE SUBDIVISION PLAT ESTABLISHING

SONOMA VERDE – UNIT 4

PLAT OF A 115.30 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS OUT OF THE J. I. SMITH SURVEY NO. 1022 1/2, ABSTRACT 1122, COUNTY BLOCK 4565 AND THE C. A. BIHL SURVEY NO. 2, ABSTRACT 1259, COUNTY BLOCK 4549, BEING PART OF THAT 1182.145 ACRE TRACT DESCRIBED IN VOLUME 8311, PAGE 75 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS.



NOTES:

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

2) THE COUNTY OF BEXAR AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) DOES HEREBY DEDICATE 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 POLES 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 BUILDING, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

3) 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.

4) GREEN BELT EASEMENTS SERVE AS CPS AND ACCESS EASEMENTS.

5) 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.

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8) BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD 83.

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

11) NO MODIFICATIONS WILL BE ALLOWED WITHIN THE 15' GRASS FILTER STRIP ESMT'S WITHOUT THE APPROVAL OF THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

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

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

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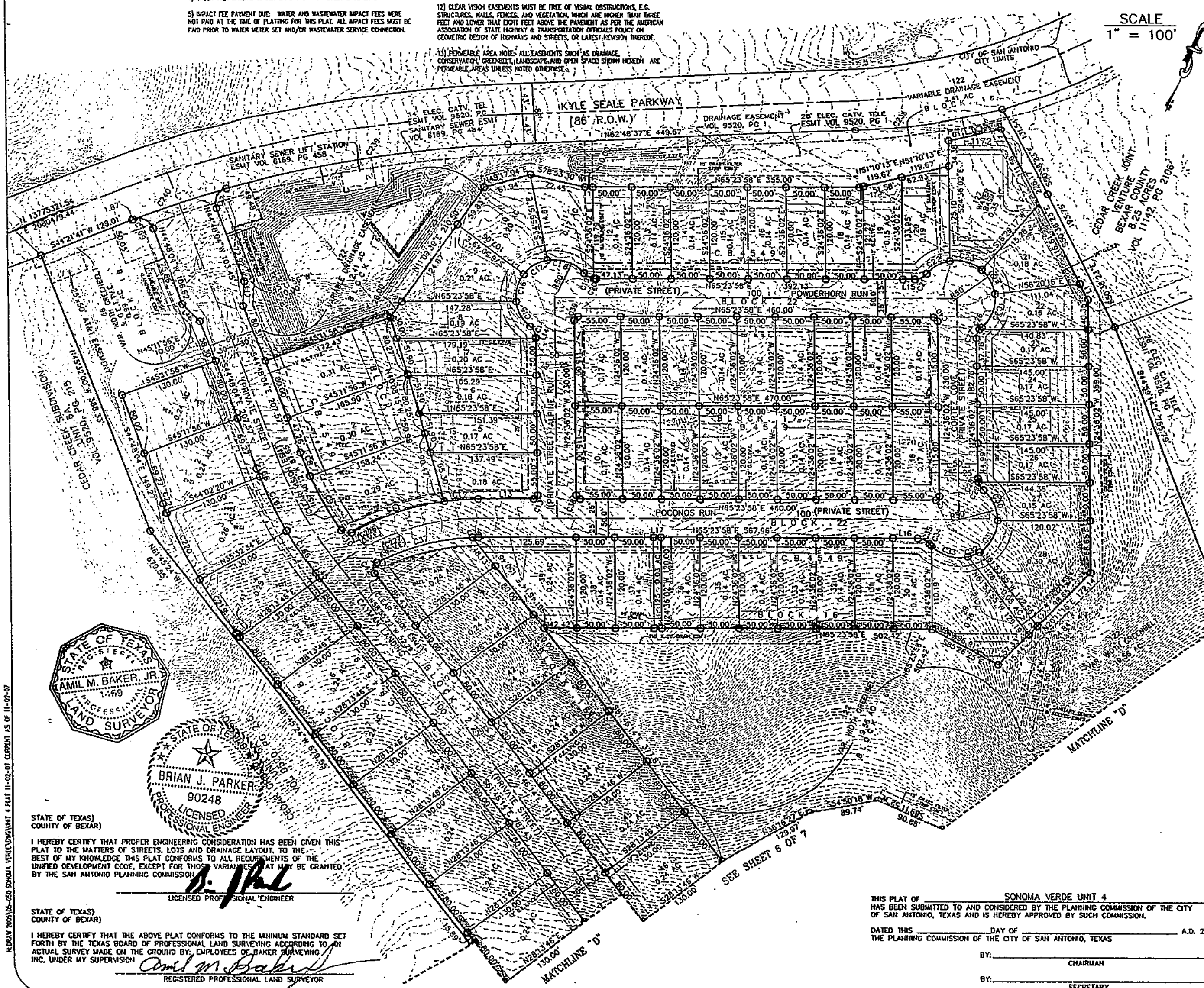
Texas Society of Professional Surveyors — MEMBER

BAKER SURVEYING, INC.
PH. (830) 833-2250
FAX. (830) 833-2257
2250 US 281 N.
BLANCO, TX. 78606

SCALE
1" = 100'

LEGEND

1.) BUILDING SETBACK LINE — B.S.L.
2.) VEHICLE NON-ACCESS EASEMENT — V.N.E.
3.) CLEAR VISION EASEMENT — C.V.E.
4.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — C.E.T.TV.E.
5.) PROPOSED FINISHED CONTOUR — 872
6.) FOUND 1/2" IRON PIN — ●
7.) 1/2" IRON PIN SET UPON COMPLETION OF CONSTRUCTION — ○



SUBDIVIDER & LAND OWNER:
NAME: JIM HARRISON–Division President/Toll Brothers
ADDRESS : 8716 North Mopac, Suite 100
Austin, Texas 78759

CIVIL ENGINEER:
NAME: Kimley-Horn and Associates, Inc.
ADDRESS : 45 NE Loop 410, Suite 495
San Antonio, Texas 78216

Kimley-Horn and Associates, Inc.

STATE OF TEXAS)
COUNTY OF BEXAR)

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

OWNER: TOLL BROTHERS [signature]

DULY AUTHORIZED AGENT: JIM HARRISON

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Jim Harrison

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 5th DAY OF November A.D. 2007.

Karen Ritchie
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

KAREN RITCHIE
NOTARY PUBLIC
State of Texas
Comm. Exp. 05-01-2011

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 SAID COMMISSIONERS COURT.

ON THIS THE ____ DAY OF ____, 2007.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF BEXAR)

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____ DEPUTY

THIS PLAT OF SONOMA VERDE UNIT 4 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ____ CHAIRMAN

BY: ____ SECRETARY

STATE OF TEXAS)
COUNTY OF BEXAR)

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — BRIAN J. PARKER — 90248 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS)
COUNTY OF BEXAR)

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — AMIL M. BAKER, JR. — 1469 — PROFESSIONAL LAND SURVEYOR

N:\DRAW 2005\05-050 SONOMA VERDE\DWG\UNIT 4 PLAT 11-02-07 CURRENT AS OF 11-02-07

Kimley-Horn
and Associates, Inc.

August 9, 2006

Suite 890
45 NE Loop 410
San Antonio, Texas
78216

Mr. Roderick Sanchez
Assistant Director of Development Services
Department of Development Services
1901 South Alamo Street
San Antonio, Texas 78204

Re: Sonoma Verde Unit 4
Plat No. 060386
Administrative Exception

Dear Mr. Sanchez:

We hereby request an Administrative exception from the following section of the City of San Antonio Unified Development Code (UDC):35-506(d)(1) Article V, Table 506-3 as it pertains to street "K" values.

This request pertains to the street vertical curve located on sheet C-7.9, Resort View at PVI station 19+50. The following are reasons supporting this specific request:

- Due to the unique topographical characteristics and difficult terrain, the design of the street profiles restricts the provision of obtaining the minimum "K" value. The project is located on rolling terrain having slopes that exceed (25%). If the minimum K-value is met on Resort View, the street slope along Tahoe Landing which intersects Resort View would have to be in excess of 12% grade.

- In the preliminary design meeting with both city and county staff engineers to discuss the rugged topography and excessive cuts along Tahoe Landing, it was indicated that if we were to use the maximum street slope an administrative exception on the K-value could be give where minimum AASHTO guidelines were met.

- The design K-value at this vertical curve on Resort View is 21.06 and exceeds the AASHTO minimum K-value design standard of 19.

Your consideration and approval of this request is greatly appreciated. Please do not hesitate to contact me if you have any questions or require additional information.

Very truly yours,

KIMLEY-HORN AND ASSOCIATES, INC.

Todd Blenden

Todd Blenden, P.E., S.I.T.
Project Manager

RECEIVED
06 AUG 17 AM 10: 29
LAND DEVELOPMENT
SERVICES DIVISION

TEL 210 541 9166
FAX 210 541 8699

CITY OF SAN ANTONIO

Interdepartmental Correspondence Sheet

DEVELOPMENT SERVICES
RECEIVED

2007 OCT 26 PM 2:50

TO: Director of Development Services

FROM: Development Services Department – Streets & Construction Inspections

COPIES TO: Correspondence File

SUBJECT: Sonoma Verde Unit 4 (Plat No. 060386)

DATE: October 19, 2006

The Development Services Department – Streets & Construction Inspections received and reviewed a letter dated August 9, 2006 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(d)(1)(Table 506-3)(K-Values and Grade) is made. More specifically, the engineer is requesting relief from the UDC requirements, 12% grade and K-Values(crest 30 / sag 35) for a Local Type A Street.

Response to Section 35-506(d)(1)(Table 506-3)(K-Values and Grade) Administrative Exception: The proposed development consists of 242 lots on 116 acres of rolling terrain with slopes exceeding 25%. It is located in the ETJ, south of Babcock Road and east of Kyle-Seale Parkway.

City / County staff has reviewed the probable traffic flow on Resort View and worked with the engineer to create an acceptable K-Value of 22 for the vertical curve near the intersection with Tahoe Landing. Said minimum K-value at this location is critical because traffic going up the 8.5% grade will have full vision of the intersection with Tahoe Landing, while traffic going up the 5.74% grade will have limited sight vision. Most traffic should turn at Tahoe Landing and not continue down Resort View, which ends in a cul-de-sac. The traffic coming from the cul-de-sac will typically reduce speed for a left turn onto Tahoe Landing. In addition, the design K-Value satisfies the AASHTO minimum requirement of 19 for crest curves at 30 miles per hour.

City / County staff required the engineer to modify the intersections at Tahoe Landing / Branson Falls and Tahoe Landing / Resort View to reduce the "landing slope". These modifications created very short vertical curves with deficient K-Values and a street grade of 12.2% on Tahoe Landing. The UDC K-Values are based on design speed for the respective streets. The deficient K-Values are located at stop signed intersections where vehicle speed is not the controlling factor. It should be noted that short vertical curves do not present the sight distance concerns associated with longer vertical curves. Further, the AASHTO manual stipulates that the gradients of intersecting roads should be as flat as practical in order to provide for a smooth junction and proper drainage.

The Bexar County Fire Marshall objects to street grades in excess of 8% because some of the county fire fighting equipment cannot negotiate the steeper grades, especially in curves. However, he was made aware of this excessive slope and subsequently approved it because there is an alternate route. A grade sign will be installed on Branson Falls at Tahoe Landing identifying the 12% grade situation. This will alert the County VFD's to use the alternate route which would be a right turn onto Resort View at the intersection with Branson Falls.

Based upon design modifications made by the engineer, DSD – Streets & Construction Inspections ***does not offer any objection*** to the approval of this Administrative Exception.

Sincerely;

Andrew Winter, P.E.
Senior Engineer
DSD – Streets & Construction Inspections

Concur / Nonconcur:

Robert Brach, P.E.
Development Services Engineer
Bexar County – Infrastructure Services Department

Concur / Nonconcur:

Sam Dent, P.E.
Chief Engineer
Development Services Department

Approved / Disapproved:

Roderick J. Sanchez, AICP
Interim Director
Development Services Department

cc: Rene Green, P.E., County Engineer

SRD/acw

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 14 **November 14, 2007**

HEIGHTS AT S.O. POD A U 2 PH 1 — MAJOR PLAT — 060491
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 482 D-1
OWNER: Jerbo San Ann Ltd. by James O'Brien
ENGINEER: Alamo Consulting Engineering & Surveying, by Todd Morrill.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: October 8, 2007

Location: Northwest corner of Heights Boulevard and Colonade Drive

Services Available: Bexar Metropolian Water District and SAWS Sewer

Zoning: R-6 Residential Single Family District
PUD Planned Unit Development
ERZD Edwards Recharge Zone District

Plat is in accordance with:
POADP/MDP # 358C, Heights at Stone Oak, accepted on April 27, 1998
PUD # 98-027G, Heights at Stone Oak, approved on June 12, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **12.42** acres consisting of **50** single family lots and **2,285** linear feet of private streets.

STAFF RECOMMENDATION:

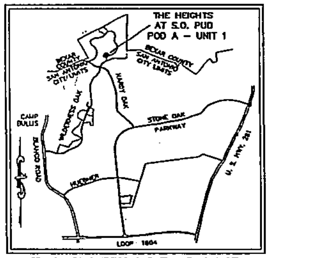
Approval

PLAT NO. 060491

REPLAT AND SUBDIVISION PLAT

HEIGHTS AT S.O. PUD POD A
U 2 PH 1

BEING 12.42 ACRES, OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS SITUATED IN N.C.B. 19216, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

SCALE: 1" =100'

GENERAL PLATTING NOTES:

1. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP PID AB6376
2. BEARINGS ARE BASED ON HEIGHTS AT S.O. PUD, POD G UNIT 1 (VOLUME 9554, PAGE 103.)
3. 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
4. E.G.T.CATV – ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
5. 5'W – 5' WATER EASEMENT.

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

SAN ANTONIO WATER SYSTEM NOTES:

1. WASTEWATER EDU'S NOTES
   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.
2. DEDICATED SANITARY SEWER MAIN NOTES:
   THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

CITY OF SAN ANTONIO NOTES:

1. DRAINAGE EASEMENT NOTES
   NO STRUCTURES, FENCES, WALLS OF OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENT.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN THE HEIGHTS AT S.O. PUD, POD A – UNIT 2 – PHASE 1, PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.
3. THIS PLAT IS PARTICIPATING THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 12.38 ACRES.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

BWWO IMPACT FEE NOTE:
IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

CPS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "ANCHOR 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

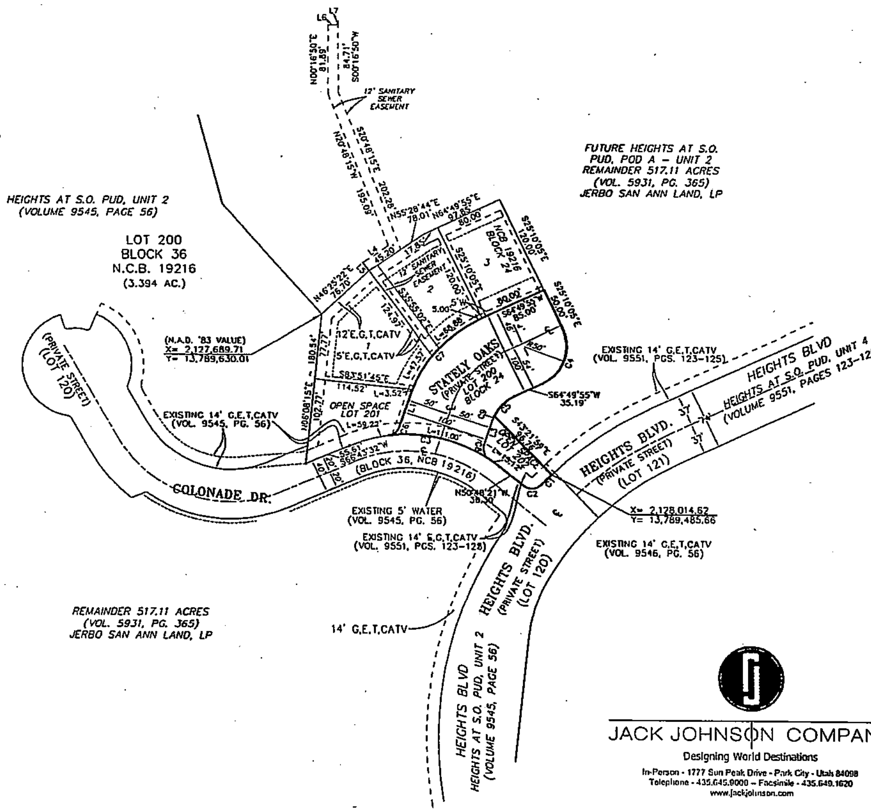
CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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 (5) FOOT WIDE EASEMENTS.

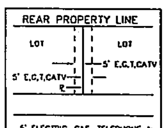
THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW:

LEGEND

7' E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, CABLE TV
5'W = WATER EASEMENT



NOTE:
THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 1 IS BLOCK 24, N.C.B. 19216.



5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENTS ARE GRANTED ALONG CERTAIN SIDE LOT LINES, AS SHOWN ON THIS PLAN.

TYPICAL UTILITY EASEMENTS

AREA BEING REPLATTED

LOTS 200 AND 202, BLOCK 24, N.C.B. 19216, THE HEIGHTS AT S.O. PUD, POD A U 1 AS RECORDED IN VOLUME 9560 PAGE 138, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

RECEIVED
07 NOV -6 AM 7:50
LAND DEVELOPMENT SERVICES DIVISION

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, AND 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

REGISTERED PROFESSIONAL LAND SURVEYOR #198

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.

JERBO SAN ANN LTD.

STATE OF TEXAS
COUNTY OF BEXAR

DEVELOPER/OWNER: JAMES J. O'BRIEN
24911 ESTANCIA CIRCLE
SAN ANTONIO, TX. 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. O'BRIEN, 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., 2006

NOTARY PUBLIC
STATE OF TEXAS

CURVE	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	437.38'	17.56'	8.78'	17.56'	N 44°47'40" E	02°18'00"
C2	15.00'	22.40'	13.88'	20.37'	N 86°25'10" E	85°33'00"
C3	170.00'	137.32'	72.95'	134.08'	N 74°01'51" W	46°27'02"
C4	50.00'	78.54'	50.00'	70.71'	S 19°49'51" W	90°00'08"
C5	50.00'	34.80'	18.14'	34.11'	N 44°53'25" E	39°52'59"
C6	15.00'	16.67'	9.31'	15.82'	S 50°54'31" W	63°40'13"
C7	150.00'	119.98'	63.41'	116.81'	N 41°59'17" E	45°49'46"
C8	15.00'	19.63'	11.51'	18.26'	S 18°27'32" E	74°59'46"
C9	50.00'	5.13'	2.57'	5.13'	N 22°00'40" E	05°52'32"

LINE	BEARING	DISTANCE
L1	N 19°04'25" E	44.64'
L2	S 46°43'02" W	15.78'
L3	N 19°04'25" E	29.37'
L4	N 55°28'44" E	36.07'
L5	S 35°55'02" E	12.00'
L6	N 89°57'38" E	10.32'
L7	N 18°56'01" E	5.27'

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 – Facsimile - 435.649.1620
www.jackjohnson.com

ACES
ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD, SUITE 617 SAN ANTONIO, TX 78232
PHONE: 828-0691
PREPARED: 05-11-06
JOB NO: 113410

THIS REPLAT OF HEIGHTS AT S.O. PUD, POD A U 1 ESTABLISHING THE HEIGHTS AT S.O. PUD, POD A, UNIT 2 – PHASE 1 SUBDIVISION BEXAR, COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D., 20__

BY ______
CHAIRMAN

BY ______
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

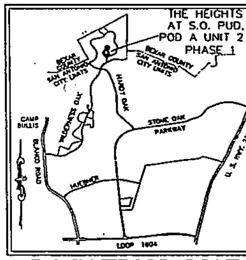
BY: ______ DEPUTY

PLAT NO. 060491

REPLAT AND SUBDIVISION PLAT

HEIGHTS AT S.O. PUD POD A
U 2 PH 1

BEING 12.42 ACRES, OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS SITUATED IN N.C.B. 19216, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL PLATTING NOTES:

1. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP PID AB6376
2. BEARINGS ARE BASED ON HEIGHTS AT S.O. PUD, POD G UNIT 1 (VOLUME 9554, PAGE 163.)
3. 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
4. E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
5. 5'W = 5' WATER EASEMENT.

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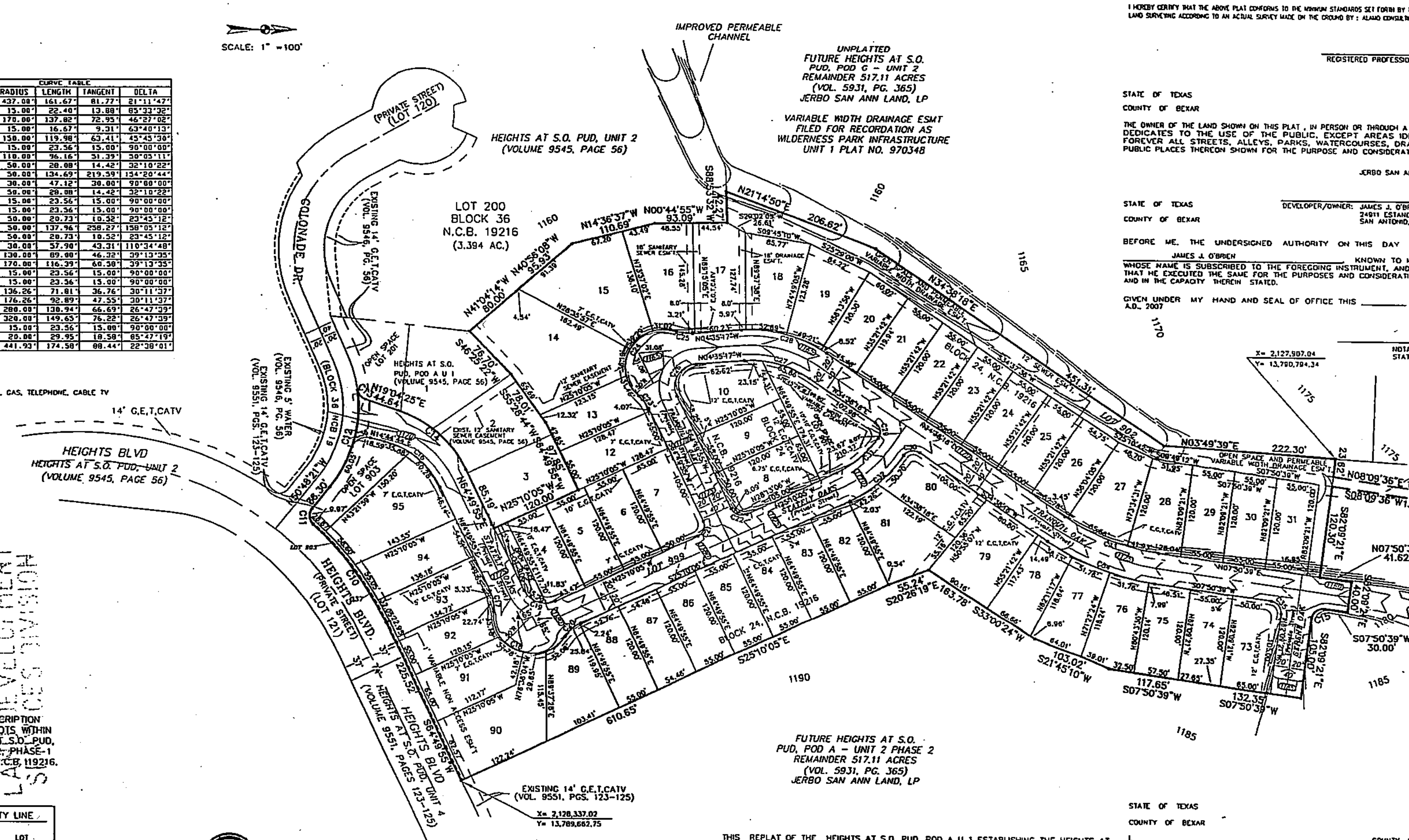
SCALE: 1" = 100'

CURVE	RADIUS	LENGTH	TANGENT	DELTA
C10	437.00'	161.67'	81.77'	21°11'47'
C11	15.00'	22.40'	13.88'	85°33'32'
C12	170.00'	137.82'	72.95'	46°27'02'
C13	15.00'	16.67'	9.31'	63°40'13'
C14	150.00'	119.98'	63.41'	45°45'30'
C15	15.00'	23.56'	15.00'	90°00'00'
C16	110.00'	96.16'	51.39'	50°05'11'
C17	50.00'	28.08'	14.42'	32°10'22'
C18	50.00'	134.69'	219.59'	154°20'44'
C19	30.00'	47.12'	30.00'	90°00'00'
C20	50.00'	28.08'	14.42'	32°10'22'
C21	15.00'	23.56'	15.00'	90°00'00'
C22	15.00'	23.56'	15.00'	90°00'00'
C23	50.00'	20.73'	10.52'	23°45'12'
C24	50.00'	137.96'	258.27'	158°05'12'
C25	50.00'	20.73'	10.52'	23°45'12'
C26	30.00'	57.90'	43.31'	110°34'48'
C27	130.00'	89.00'	46.32'	39°13'35'
C28	170.00'	116.39'	60.38'	39°13'35'
C29	15.00'	23.56'	15.00'	90°00'00'
C30	15.00'	23.56'	15.00'	90°00'00'
C31	136.26'	71.81'	36.76'	30°11'37'
C32	176.26'	92.89'	47.55'	30°11'37'
C33	280.00'	130.94'	66.69'	26°47'39'
C34	320.00'	149.63'	76.22'	26°47'39'
C35	15.00'	23.56'	15.00'	90°00'00'
C36	20.00'	29.95'	18.58'	85°47'19'
C37	441.93'	174.58'	88.44'	22°38'01'

LEGEND

7' E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, CABLE TV
5'W = WATER EASEMENT



NOTE:
THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE-1 IS BLOCK 24, N.C.B. 19216.

REAR PROPERTY LINE
LOT | LOT
5' E.G.T.CATV
5' ELECTRIC, GAS, TELEPHONE & CATV EASEMENTS ARE GRANTED ALONG SIDE LOT LINES, UNLESS SHOWN OTHERWISE.
TYPICAL UTILITY EASEMENTS

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ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEIMER RD, SUITE 617 SAN ANTONIO, TX 78232
PHONE: 828-0691
PREPARED: 05-11-06 JOB NO.: 113410

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, AND 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

____
REGISTERED PROFESSIONAL LAND SURVEYOR 4198

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.

JERBO SAN ANN LTD.

STATE OF TEXAS
COUNTY OF BEXAR

DEVELOPER/OWNER: JAMES J. O'BRIEN
24911 ESTANDA CIRCLE
SAN ANTONIO, TX. 78258

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. O'BRIEN 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., 2007

____
NOTARY PUBLIC
STATE OF TEXAS

THIS REPLAT OF THE HEIGHTS AT S.O. PUD, POD A U 1 ESTABLISHING THE HEIGHTS AT S.O. PUD, POD A, UNIT 2 – PHASE 1 SUBDIVISION BEXAR, COUNTY HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ________ DAY OF ________ A.D., 20__

BY ______________________
CHAIRMAN

BY ______________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

, 05, 2007, 3:03pm ACES10 Layout: Model
F:\PROJECT\1100\113410\dwg\PLATB.dwg

San Antonio Water System

October 24, 2006

Mr. Harold Car
Alamo Consulting Engineering & Surveying, Inc.
140 Heimer Road, Suite 617
San Antonio, Texas 78232

RE: File No. 0608006 - Request for review of **The Heights at S.O. PUD, POD A, Unit 2-Phase 1 Subdivision, Plat No. 060491** located northeast corner of the intersection of Colonade Drive and Heights Blvd.

Dear Mr. Car:

On August 15, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 12.420 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1541. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated July 28, 1998, and September 27, 2000, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of the Heights at S.O. PUD, POD A, Unit 2-Phase 1 Subdivision, Plat No. 060491.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 15 **November 14, 2007**

HEIGHTS AT S.O. PUD POD A U 2 PH 2 — MAJOR PLAT — 060492
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 482 D-1
OWNER: Jerbo San Ann , Ltd. by James J. O'Brien
ENGINEER: ACES by Todd Douglas Morill
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: November 6, 2007

Location: Northwest corner of Heights Boulevard and Colonade Drive

Services Available: Bexar Metropolitan Water and SAWS Sewer

Zoning: R-6 Residential Single Family District
PUD Planned Unit
ERZD Edward Recharge Zone District

Plat is in accordance with:
MDP/POADP # 358C, Heights at Stone Oak, accepted on April 27, 1998
PUD # 98-027G, Heights at Stone Oak, approved on June 12, 2006

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **13.34** acres consisting of **28** single family lot and **2,498** linear feet of private streets.

DISCUSSION:

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

STAFF RECOMMENDATION:

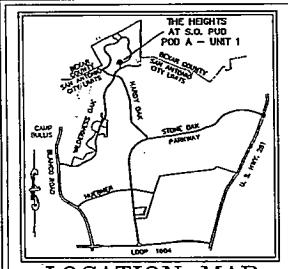
Approval.

PLAT NO. 060492

SUBDIVISION PLAT OF

HEIGHTS AT S.O. PUD POD A U 2 PH 2

BEING 13.34 ACRES, OUT OF A 517.11 ACRE TRACT AS RECORDED IN VOLUME 5931, PAGE 365, DEED RECORDS SITUATED IN N.C.B. 19216, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

GENERAL PLATTING NOTES:

1. STATE PLANE COORDINATES WERE DERIVED FROM STATION SAN ANTONIO RRP PID AB6376
2. BEARINGS ARE BASED ON HEIGHTS AT S.O. PUD, POD G UNIT 1 (VOLUME 9534, PAGE 163.)
3. 1/2" IRON ROD FOUND AT ALL LOT CORNERS, UNLESS NOTED.
4. E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.
5. 5'W = 5' WATER EASEMENT.

EDWARDS AQUIFER NOTES:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION," OR LATEST REVISIONS THEREOF. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC SECTION 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, AS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQC.

SAN ANTONIO WATER SYSTEM NOTES:

1. WASTEWATER CDU'S NOTES
   THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (CDU'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.
2. DEDICATED SANITARY SEWER MAIN NOTES
   THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

CITY OF SAN ANTONIO NOTES:

1. DRAINAGE EASEMENT NOTES
   NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE 100 YEAR FLOOD PLAIN, AS SHOWN ON THIS PLAT. AS 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 ACCESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID EASEMENTS.
2. THE MAINTENANCE OF ALL DRAINAGE RIGHT-OF-WAYS AND EASEMENTS OF ANY NATURE WITHIN THE HEIGHTS AT S.O. PUD, POD A – UNIT 2 – PHASE 2, PLANNED UNIT DEVELOPMENT (P.U.D.) SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITIES OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY, TEXAS.
3. THIS PLAT IS PARTICIPATING THE REGIONAL STORMWATER MANAGEMENT FOR A USABLE AREA OF 13.38 ACRES.
4. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

BUILD IMPACT FEE NOTE:
IMPACT FEE PAYMENT DUE: WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

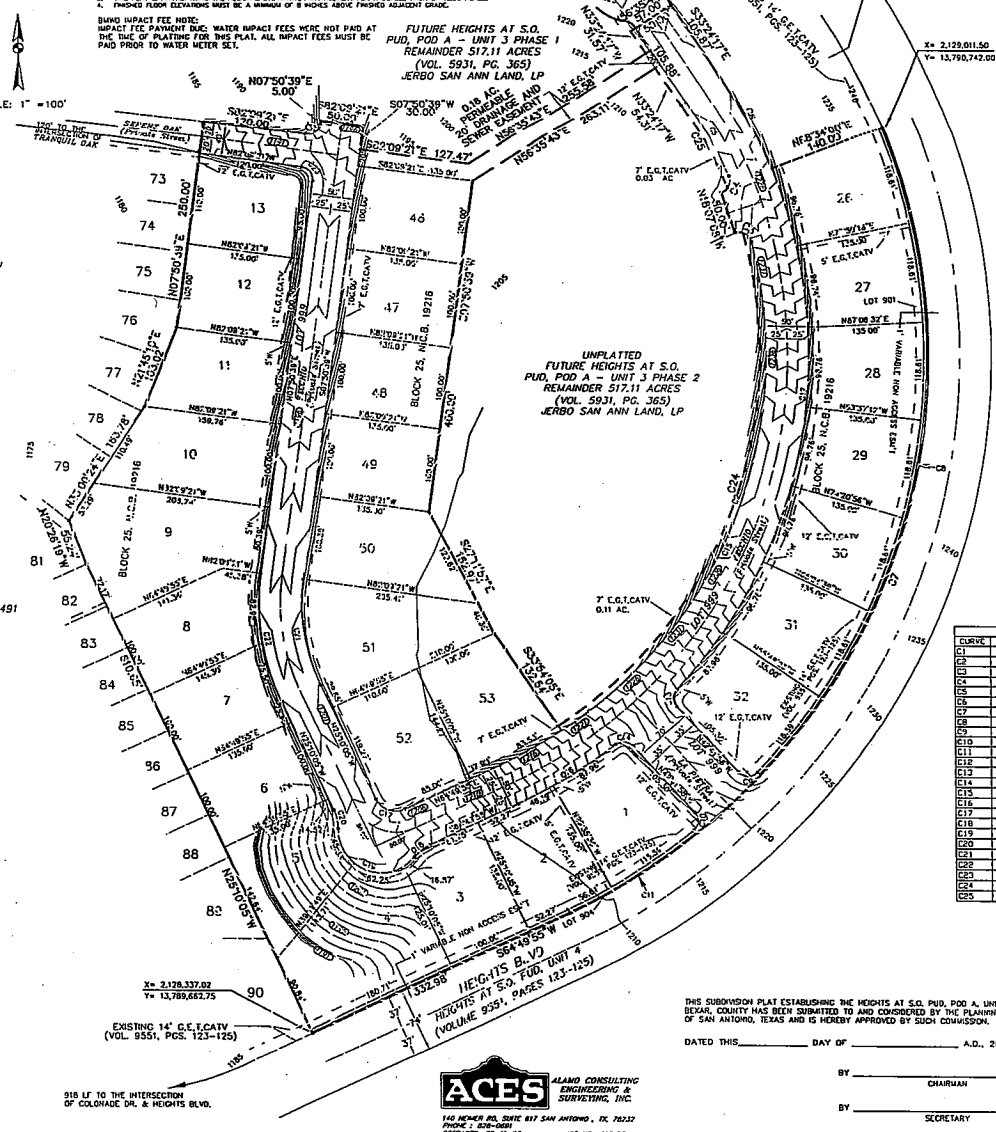
CPS NOTES:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "SERVICE EASEMENT", "WINDHAND EASEMENT", "UTILITY EASEMENT", "ANCHOR EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

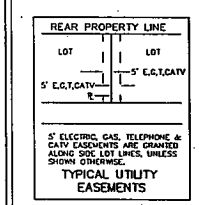


LEGEND

7' E.G.T.CATV = ELECTRIC, GAS, TELEPHONE, CABLE TV
5'W = WATER EASEMENT
(1150) = PROPOSED CONTOURS

RECEIVED
07 NOV -6 AM 7:47
AND DEVELOPMENT SERVICES DIVISION

NOTE:
THE LEGAL DESCRIPTION FOR ALL THE LOTS WITHIN THE HEIGHTS AT S.O. PUD, POD A, UNIT 2, PHASE 2 IS BLOCK 24, N.C.B. 19216.



CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	23.56'	15.00'	90°00'00"
C2	348.00'	668.68'	383.10'	69°54'48"
C3	15.00'	24.69'	16.17'	94°18'14"
C4	15.00'	24.69'	16.17'	94°18'14"
C5	548.00'	105.04'	52.68'	10°58'56"
C6	598.00'	124.95'	62.70'	11°58'17"
C7	738.00'	1111.14'	691.49'	86°13'33"
C8	733.00'	828.24'	464.64'	64°44'25"
C9	15.00'	24.61'	16.08'	93°59'37"
C10	15.00'	24.61'	16.08'	93°59'34"
C11	733.00'	173.20'	87.01'	13°32'19"
C12	598.00'	793.49'	467.43'	76°01'35"
C13	15.00'	22.34'	13.82'	85°19'15"
C14	15.00'	22.34'	13.82'	85°19'19"
C15	348.00'	752.21'	448.91'	78°38'48"
C16	598.00'	134.15'	67.36'	12°51'11"
C17	25.00'	39.27'	25.00'	90°00'00"
C18	50.00'	22.96'	11.68'	26°18'19"
C19	50.00'	124.45'	147.76'	142°36'37"
C20	50.00'	22.96'	11.68'	26°18'19"
C21	225.00'	129.64'	66.67'	33°00'45"
C22	275.00'	158.45'	81.49'	33°00'45"
C23	15.00'	23.56'	15.00'	90°00'00"
C24	541.00'	672.92'	387.80'	71°16'02"
C25	541.00'	116.48'	58.47'	12°20'10"

ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.
140 HEMER RD, SUITE 817 SAN ANTONIO, TX. 78232
PHONE : 828-0691
PREPARED: 05-11-06 JOB NO.: 113420

THIS SUBDIVISION PLAT ESTABLISHING THE HEIGHTS AT S.O. PUD, POD A, UNIT 2 – PHASE 2 SUBDIVISION BEXAR, COUNTY HAS BEEN SUBMITTED 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, AND 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 SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY : ALAMO CONSULTING ENGINEERING AND SURVEYING, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR #198

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.

JERBO SAN ANN LTD.

_____
DEVELOPER/OWNER: JAMES J. O'BRIEN
24911 ESMARDA ORDLE
SAN ANTONIO, TX 78258

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES J. O'BRIEN 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., 2006

_____
NOTARY PUBLIC
STATE OF TEXAS

JACK JOHNSON COMPANY
Designing World Destinations
In-Person - 1777 Sun Peak Drive - Park City - Utah 84098
Telephone - 435.645.9000 – Facsimile - 435.649.1620
www.jackjohnson.com

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY : _____ DEPUTY

Nov 05, 2007, 3:07pm ACES10 Layout: Model
File: F:\PROJECT\1100\113420\dwg\PLAT0.dwg

San Antonio Water System

October 24, 2006

RECEIVED

07 OCT 29 PM 12:01

LAND DEVELOPMENT SERVICES DIVISION

Mr. Harold Car
Alamo Consulting Engineering & Surveying, Inc.
140 Heimer Road, Suite 617
San Antonio, Texas 78232

RE: File No. 0608007 - Request for review of **The Heights at S.O. PUD, POD A, Unit 2-Phase 2 Subdivision, Plat No. 060492** located northeast corner of the intersection of Colonade Drive and Heights Blvd.

Dear Mr. Car:

On August 15, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for residential and consists of approximately 13.200 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 1542. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) and an Organized Sewage Collection System (SCS) Plan has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated July 28, 1998, and September 27, 2000, respectively.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of the Heights at S.O. PUD, POD A, Unit 2-Phase 2 Subdivision, Plat No. 060492.

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

Sincerely,

Kirk M. Nixon

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **November 14, 2007**

WESTWINDS EAST, UNIT 2 PUD — MAJOR PLAT — 060646
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-3
OWNER: AR Development, Inc., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: October 23, 2007

Location: Extension of Ginger Rise northerly from Unit 1

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808C, Alamo Ranch and Westwinds, accepted on April 7, 2006.
PUD # 05-039, Westwinds East and South, approved on April 26, 2006.

Proposed Use: Residential

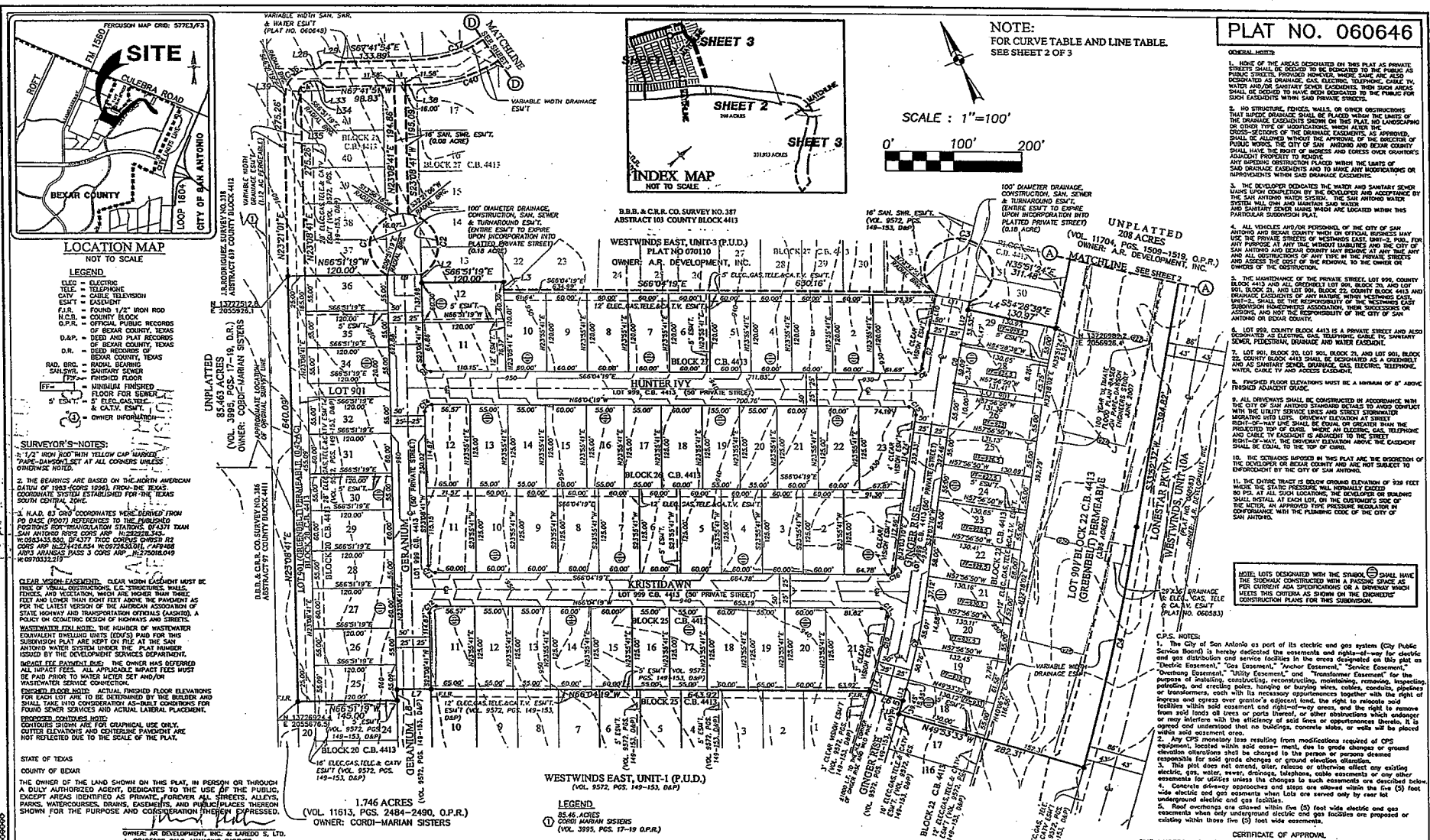
APPLICANT'S PROPOSAL:

To plat **32.28** acres consisting of **68** single family lots and **2,736** linear feet of private streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060646



NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 2 OF 3

LEGEND

CLEC = ELECTRIC
TELE = TELEPHONE
CATV = CABLE TELEVISION
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
N.C.B. = COUNTY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
SAN.SWR. = SANITARY SEWER
F.F. = FINISHED FLOOR
FF = MINIMUM FINISHED FLOOR FOR SEWER
5' ESM'T. = 5' ELEC.,GAS,TELE. & CATV. ESM'T.
(4) = OWNER INFORMATION

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07) REFERENCED TO THE PUBLISHED POSITIONS FOR TRANSLATION STATIONS: DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:252228.543 W:0583435.500, DF4377 TXDC CORPUS CHRISTI R2 CORS ARP N:274426.634 W:0973653.011, "AF9488 ARP3 ARANSAS PASS 3 CORS ARP" N:275018.049 W:0970332.219

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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

PROPOSED CONTOURS NOTE: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CONTOUR ELEVATIONS ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: AR DEVELOPMENT, INC. & LAREDO S, LTD.
A. BRADFORD CALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD CALO, 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 19th DAY OF Oct. A.D. 2007

NOTARY PUBLIC

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

ALFONSO R. CHUA, JR.
84556
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

G.E. BUCHANAN
4999
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER/DEVELOPER:
AR DEVELOPMENT, INC / LAREDO S, LTD.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

LEGEND
(1) 85.46 ACRES CORDI MARIAN SISTERS (VOL. 3995, PGS. 17-19 O.P.R.)

SUBDIVISION PLAT OF
WESTWINDS EAST, UNIT-2
PLANNED UNIT DEVELOPMENT

A 32.28 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT CONVEYED TO AR. DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509-1519, A 399.069 ACRE TRACT CONVEYED TO LAREDO S. LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 AND OUT OF A 21.81 ACRE TRACT OF LAND CONVEYED TO DONALD R. AND WIFE ELIZABETH L. VESTAL AND HARRY SCHILLING LIMITED PARTNERSHIP AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12525, PAGES 1380-1389 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS EAST, UNIT-2 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

SHEET 1 OF 3

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS, PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS EAST, UNIT-2, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, COUNTY BLOCK 4413 AND ALL GREENBELT LOT 901, BLOCK 20, AND LOT 901, BLOCK 21, AND LOT 901, BLOCK 22, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS EAST, UNIT-2, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS EAST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 901, BLOCK 20, LOT 901, BLOCK 21, AND LOT 901, BLOCK 22, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

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

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

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

11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 928 FEET MSL. THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL HIGH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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

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," "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, and

2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

WESTWINDS EAST, UNIT-2 (P.U.D.) SHEET 1 OF 3

JOB NO. 6123-16

Date: Oct 09, 2007, 5:04am User ID: LMartinez
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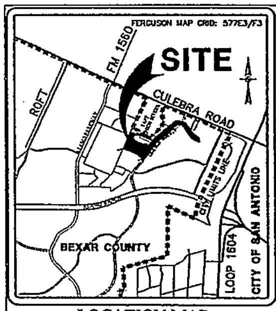
PLAT NO. 060646



LOCATION MAP
NOT TO SCALE

LINE	LENGTH	BEARING
L1	16.00'	S67°42'31"E
L2	12.81'	N23°08'41"E
L3	11.66'	N23°08'41"E
L4	12.45'	N35°31'21"E
L5	21.35'	S40°06'27"W
L6	50.00'	S49°53'33"E
L7	50.00'	S66°51'19"E
L8	17.21'	N23°08'41"E
L9	50.00'	S66°51'19"E
L10	65.98'	S35°31'21"W
L11	50.00'	S54°28'39"E
L12	65.98'	S35°31'21"W
L13	18.10'	S40°06'27"W
L14	18.10'	S40°06'27"W
L15	26.07'	S42°25'07"W
L16	1.94'	S67°09'09"E
L17	12.36'	S80°49'04"E
L18	27.68'	S80°49'04"E
L19	NOT	USED
L20	110.69'	N25°20'50"W
L21	41.78'	S32°42'33"E
L22	10.36'	S84°12'16"W
L23	13.64'	S80°49'04"E
L24	22.45'	N00°00'47"W
L25	70.34'	S49°41'31"E
L26	NOT	USED
L27	131.44'	N49°41'31"W
L28	8.34'	N67°41'51"W
L29	16.01'	N73°38'34"E
L30	57.08'	S79°41'02"W
L31	39.00'	N23°55'41"E
L32	57.08'	S79°41'02"W
L33	16.01'	S29°02'16"E
L34	8.34'	N67°41'51"W
L35	3.00'	N66°51'19"W
L36	19.08'	N67°42'09"W
L37	15.31'	S23°24'02"W
L38	24.63'	S66°35'58"E
L39	2.01'	N66°51'19"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	122.87'	50.00'	140.39'	140°47'35"	94.20'	S33°32'28"W
C2	122.87'	50.00'	140.39'	140°47'35"	94.20'	S12°44'53"W
C3	254.80'	50.00'	33.74'	291°58'30"	55.94'	S50°27'54"E
C4	370.79'	4000.00'	185.53'	05°18'40"	370.66'	S36°31'57"W
C5	15.57'	10.00'	9.86'	89°13'00"	14.05'	S21°27'49"E
C6	14.14'	10.00'	8.54'	81°00'30"	12.99'	N73°25'26"E
C7	47.70'	1050.00'	23.86'	02°36'11"	47.70'	N34°13'16"E
C8	60.56'	1000.00'	30.29'	03°28'12"	60.55'	S33°47'16"W
C9	136.26'	1000.00'	68.24'	07°48'25"	136.15'	S36°12'15"W
C10	98.49'	950.00'	49.29'	05°56'24"	98.45'	N37°08'15"E
C11	17.50'	10.00'	11.97'	100°14'22"	15.35'	N15°57'08"W
C12	15.84'	10.00'	10.14'	90°47'00"	14.24'	S68°32'11"W
C13	15.57'	10.00'	9.86'	89°13'00"	14.05'	S21°27'49"E
C14	15.84'	10.00'	10.14'	90°47'00"	14.24'	S68°32'11"W
C15	17.13'	10.00'	11.53'	98°07'29"	15.11'	N17°00'35"W
C16	14.29'	10.00'	8.67'	81°52'31"	13.10'	N72°59'25"E
C17	41.44'	975.00'	20.72'	02°26'07"	41.44'	N43°19'10"E
C18	117.55'	1000.00'	58.84'	06°44'07"	117.48'	N47°54'17"E
C19	309.05'	2000.00'	154.84'	08°51'13"	308.75'	N46°50'44"E
C20	317.50'	372.00'	169.14'	48°54'04"	307.95'	N74°45'59"E
C21	12.98'	657.00'	6.49'	01°07'55"	12.98'	S48°47'03"W
C22	126.40'	1000.00'	63.28'	07°14'31"	126.31'	S54°18'23"W
C23	NOT	USED				
C24	880.10'	3000.00'	443.23'	16°48'31"	876.94'	S42°16'52"W
C25	193.89'	227.50'	103.27'	48°49'54"	188.08'	S74°45'59"W
C26	11.09'	657.00'	5.54'	00°58'01"	11.09'	S34°46'26"W
C27	17.77'	437.00'	8.89'	02°19'47"	17.77'	N37°50'10"E
C28	210.89'	442.50'	107.49'	27°18'25"	208.90'	S48°23'38"E
C29	479.92'	639.50'	251.90'	42°59'54"	468.74'	N61°31'18"W
C30	38.02'	375.00'	19.03'	05°48'32"	38.00'	S44°58'00"E
C31	236.91'	427.50'	121.58'	31°45'08"	233.89'	S57°56'18"E
C32	NOT	USED				
C33	23.34'	15.00'	14.78'	89°08'41"	21.05'	S05°07'10"E
C34	23.18'	15.00'	14.62'	88°32'12"	20.94'	N86°02'24"E
C35	NOT	USED				
C36	61.47'	39.50'	38.92'	89°09'28"	55.45'	N67°43'25"E
C37	102.76'	180.50'	52.81'	32°37'04"	101.37'	S84°00'26"E
C38	125.21'	209.50'	64.54'	34°14'39"	123.36'	S83°11'39"E
C39	101.90'	170.50'	52.52'	34°14'39"	100.39'	N83°11'39"W
C40	124.94'	219.50'	64.21'	32°36'49"	123.26'	S84°00'34"E
C41	31.90'	20.50'	20.20'	89°09'28"	28.78'	N67°43'25"E
C42	NOT	USED				
C43	28.20'	15.00'	20.53'	107°41'53"	24.22'	S11°44'50"E
C44	44.42'	160.00'	22.35'	15°54'22"	44.28'	N57°38'36"W

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5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, COUNTY BLOCK 4413 AND ALL GREENBELT LOT 901, BLOCK 20, AND LOT 901, BLOCK 21, AND LOT 901, BLOCK 22, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS EAST, UNIT-2, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS EAST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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LEGEND

- ELEC = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TELEVISION
- ESM'T = EASEMENT
- B.S.L. = BUILDING SETBACK LINE
- F.I.R. = FOUND 1/2" IRON ROD
- N.C.B. = NEW CITY BLOCK
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- RAD. BRG. = RADIAL BEARING
- SAN. SWR. = SANITARY SEWER
- F.F. = FINISHED FLOOR

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PO BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS. DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0583435.880, DF4377: TXCC CORPUS CHRISTI R2 CORS ARP N:274426.854 W:0972630.011, AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219

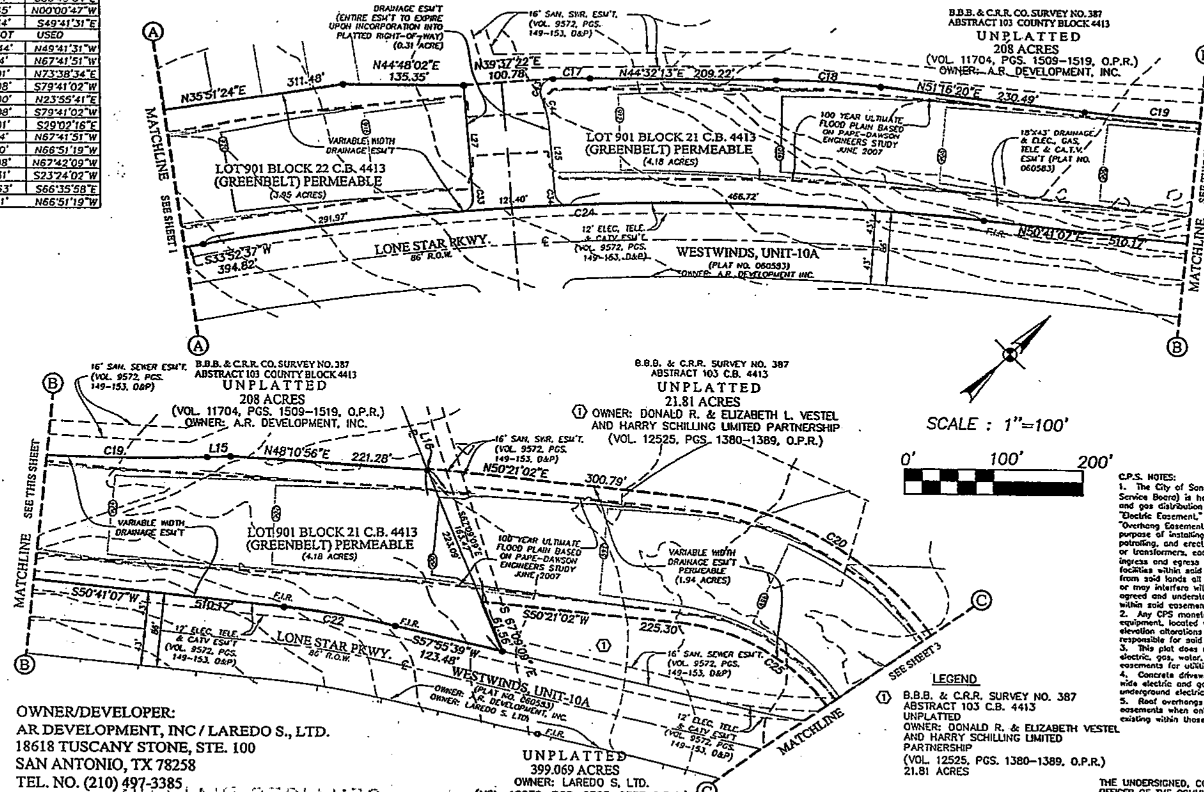
CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

PROPOSED CONTOURS NOTE: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.



LEGEND
① B.B.B. & C.R.R. SURVEY NO. 387 ABSTRACT 103 C.B. 4413 UNPLATTED OWNER: DONALD R. & ELIZABETH VESTEL AND HARRY SCHILLING LIMITED PARTNERSHIP (VOL. 12525, PGS. 1380–1389, O.P.R.) 21.81 ACRES

C.P.S. NOTES:

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OWNER/DEVELOPER:
AR DEVELOPMENT, INC / LAREDO S., LTD.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

LAND DEVELOPMENT SERVICES DIVISION
07 OCT 23 PM 3:37
RECEIVED

SUBDIVISION PLAT OF
WESTWINDS EAST, UNIT-2
PLANNED UNIT DEVELOPMENT

A 32.28 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT CONVEYED TO AR. DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509–1519, A 399.069 ACRE TRACT CONVEYED TO LAREDO S. LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325–2357 AND OUT OF A 21.81 ACRE TRACT OF LAND CONVEYED TO DONALD R. AND WIFE ELIZABETH L. VESTAL AND HARRY SCHILLING LIMITED PARTNERSHIP AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12525, PAGES 1380–1389 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS EAST, UNIT-2 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ________ DAY OF ________ A.D. 20 ____

BY: ________ CHAIRMAN

BY: ________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: AR DEVELOPMENT, INC. & LAREDO S, LTD.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. Bradford Galo, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 10th day of Oct. A.D. 20 07

[signature]
NOTARY PUBLIC

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — REGISTERED — G.E. BUCHANAN — 4999 — PROFESSIONAL LAND SURVEYOR

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

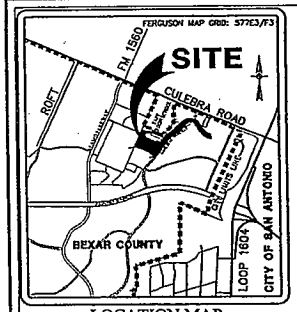
BY: ________ , DEPUTY

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

JOB NO. 6123-16

Date: Oct 10, 2007, 1:40pm User ID: LMartinez
File: P:\61\23\16\Design\Civil\Plat\PL612316.dwg

PLAT NO. 060646

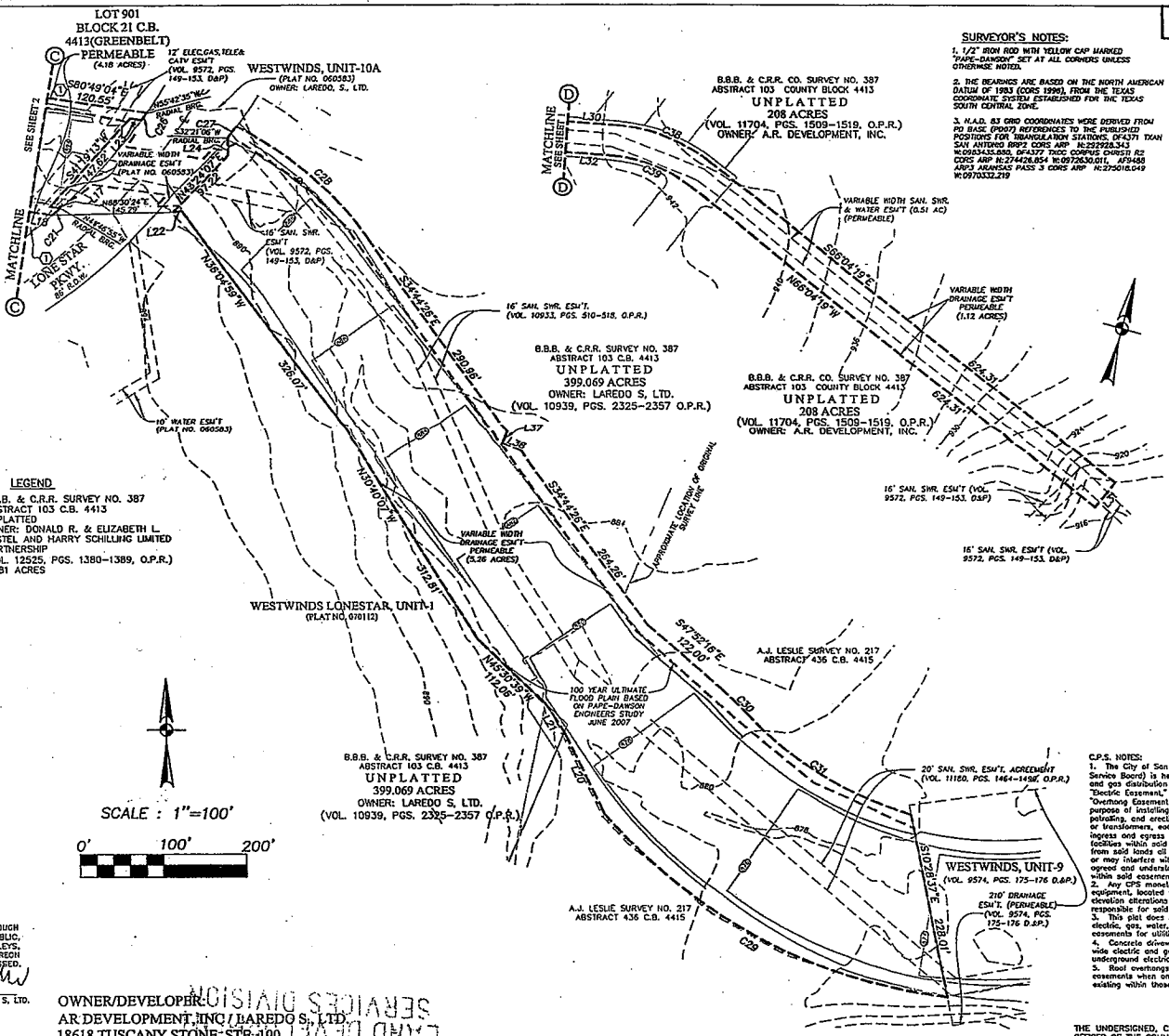


LOCATION MAP
NOT TO SCALE

LEGEND

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

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



LEGEND

(1) B.B.B. & C.R.R. SURVEY NO. 387
ABSTRACT 103 C.B. 4413
UNPLATTED
OWNER: DONALD R. & ELIZABETH L. VESTEL AND HARRY SCHILLING LIMITED PARTNERSHIP
(VOL. 12525, PGS. 1380-1389, O.P.R.)
21.81 ACRES

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

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

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

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

FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CONTERline PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

OWNER: AR DEVELOPMENT, INC. & LAREDO S, LTD.
A. BRADFORD CALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD CALO, 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 10th day of Oct. A.D. 2007

NOTARY PUBLIC

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

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

LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
AR DEVELOPMENT, INC / LAREDO S, LTD.
18618 TUSCANY STONE, STE-100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

RECEIVED
07 OCT 23 PM 3:37
LAND DEVELOPMENT SERVICES DIVISION

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

SUBDIVISION PLAT OF
WESTWINDS EAST, UNIT-2
PLANNED UNIT DEVELOPMENT

A 132.28 ACRE TRACT OF LAND BEING OUT OF A 208.00 ACRE TRACT CONVEYED TO AR. DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11704, PAGES 1509-1519, A 399.069 ACRE TRACT CONVEYED TO LAREDO S, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357 AND OUT OF A 21.81 ACRE TRACT OF LAND CONVEYED TO DONALD R. AND WIFE ELIZABETH L. VESTAL AND HARRY SCHILLING LIMITED PARTNERSHIP AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12525, PAGES 1380-1389 ALL IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. COMPANY SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS EAST, UNIT-2 (P.U.D.) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20 _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SURVEYOR'S NOTES:

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

2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS. DF4371 TXAN SAN ANTONIO ARP2 CORS ARP N:252928.343 W:0983435.880, DF4377 TXCC CORPUS CHRIST1 R2 CORS ARP N:274426.854 W:0972630.011, AF9458 ARP3 ARANSAS PASS 3 CORS ARP N:275016.049 W:0970332.219

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS. PROVIDED HOWEVER, WERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.

2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHICH ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS EAST, UNIT-2, P.U.D., FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 999, COUNTY BLOCK 4413 AND ALL GREENBELT LOT 901, BLOCK 20, AND LOT 901, BLOCK 21, AND LOT 901, BLOCK 22, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS EAST, UNIT-2, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS EAST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 999, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOT 901, BLOCK 20, LOT 901, BLOCK 21, AND LOT 901, BLOCK 22, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, CABLE TV AND ACCESS EASEMENT.

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

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

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

11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 929 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 2 OF 3

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 ease- ment, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easments when lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ . DEPUTY

SHEET 3 OF 3

WESTWINDS EAST, UNIT-2 (P.U.D.) SHEET 3 OF 3

Date: Oct 10, 2007, 1:40pm User ID: LMartinez

JOB NO. 6123-16

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 17 **Novemeber 14, 2007**

STILLWATER RANCH UNIT 10 MAJOR PLAT 070013
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 D-8
OWNER: JSL Development Corporation by Shannon Livingston
ENGINEER: Civil Engineering Consultants by Frank G. Hill, P.E.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: October 29, 2007

Location: East of the intersection of Garrett Creek and Clayton Creek

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #840A, Culebra Valley Ranch, accepted on September 25, 2007.

Proposed Use: Residential

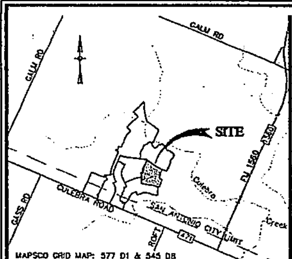
APPLICANT'S PROPOSAL:

To plat **12.875** acres consisting of **55** single family lots and **2,011** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT: 070013



LOCATION MAP
NOT TO SCALE

NOTES:

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

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

(A) 7' GAS, ELECTRIC, TELEPHONE, AND CATV EASEMENT

(B) 5' GAS, ELECTRIC, TELEPHONE, AND CATV EASEMENT

(C) 10' BUILDING SETBACK LINE

ABBREVIATIONS:

VOL	VOLUME
PG	PAGE
CATV	TIME WARNER CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
BSL	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
AC	ACRES
G.E.T.& CATV ESM'T	GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN SEVEN (7') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES, ROOF OVERHANGS ARE ALLOWED WITHIN SEVEN (7') FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE SEVEN (7') FOOT WIDE EASEMENTS.

2) MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

4) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENT.

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

6) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY A MULTI-USER AGREEMENT WITH NISD SCHOOL SITE.

7) BEXAR COUNTY WILL NOT MAINTAIN TRAFFIC ISLANDS, OPEN SPACE, PARKS OR EASEMENTS OF ANY KIND. THESE AREAS WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP2" P.I.D. DF 4371 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999824 ROTATION GRID TO PLAT IS +00°00'04"

2. CONTROL MONUMENTS AS SHOWN: IT IS THE PRACTICE OF "CEC" TO SET A ½" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.

3. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT STILLWATER RANCH UNIT-4 RECORDED IN VOL. 9574, PGS 129 - 130, D.P.R.

CPS GENERAL NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND 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 BUILDING, 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:

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR 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.

SAWS NOTES:

1. 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.

2. "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."

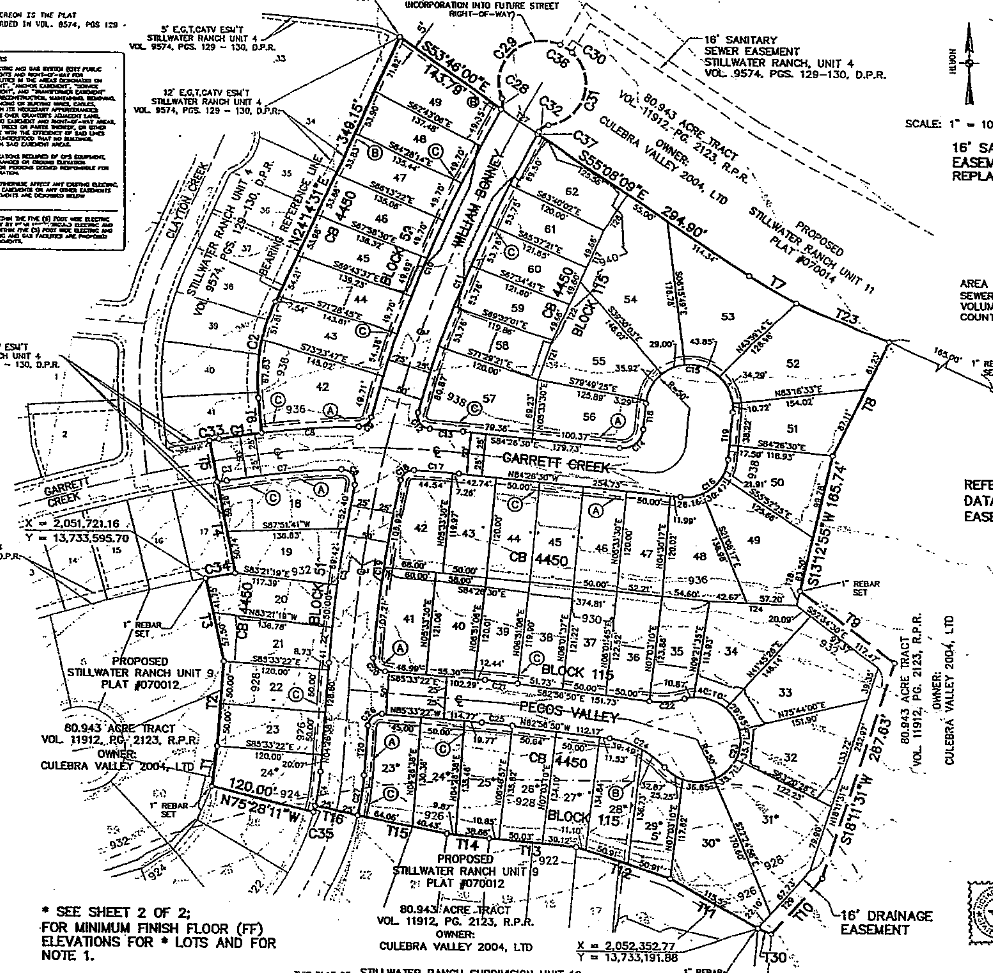
CSA NOTES:

1. ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETSCAPE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)

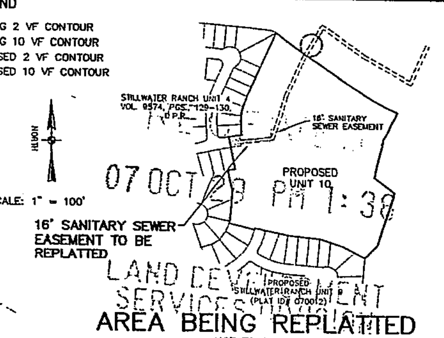
CONTOUR LEGEND

········	EXISTING 2 VF CONTOUR
— — —	EXISTING 10 VF CONTOUR
····932····	PROPOSED 2 VF CONTOUR
——940——	PROPOSED 10 VF CONTOUR

SCALE: 1" = 100'



* SEE SHEET 2 OF 2; FOR MINIMUM FINISH FLOOR (FF) ELEVATIONS FOR * LOTS AND FOR NOTE 1.



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LAND DEVELOPMENT SERVICES

16' SANITARY SEWER EASEMENT TO BE REPLATTED

AREA BEING REPLATTED
NOT TO SCALE

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' SANITARY SEWER EASEMENT (3.043 ACRES), STILLWATER RANCH, UNIT 4, RECORDED IN VOLUME 9574, PAGES 129 - 130 DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

REFER TO SHEET 2 OF 2 FOR CLEAR VISION EASEMENT DATA AND TANGENT/CURVE TABLES AND FOR TYPICAL LOT EASEMENTS/SETBACKS

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #479-3343

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER - JSL DEVELOPMENT CORPORATION

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. SHANNON LIVINGSTON III, 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 29th DAY OF October A.D. 2007.

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE ____ DAY OF ________ 2007.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

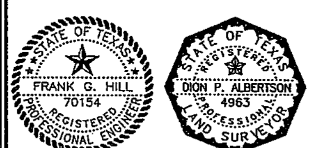
COUNTY CLERK, BEXAR COUNTY, TEXAS

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. 2007.

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.

FRANK G. HILL, P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR

THIS PLAT OF STILLWATER RANCH SUBDIVISION UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ________, A.D., 2007.

BY: ________ CHAIRMAN

BY: ________ SECRETARY

REPLAT AND SUBDIVISION PLAT
OF

STILLWATER RANCH SUBDIVISION UNIT 10

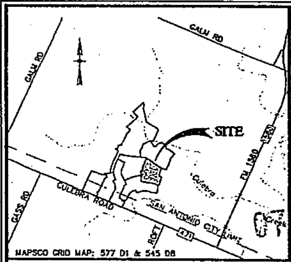
BEING 12.875 ACRES OF LAND IN COUNTY BLOCK 4450, SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467.

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.
11550 I.H. 10 WEST, SUITE 395
SAN ANTONIO, TEXAS 78230

SHEET 1 OF 2

JOB: E0298302 STILLWATER RANCH SUBDIVISION UNIT 10

PLAT: 070013



LOCATION MAP
NOT TO SCALE

* NOTE 1: LOT 24, BLOCK 51, AND LOTS 23 TO 31, BLOCK 115 WERE REMOVED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) 100 YEAR FLOOD PLAIN, AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0238F, DATED 4JAN02, REFER TO THE STILLWATER RANCH LETTER OF MAP REVISION (LOMR), CASE NO. 07-06-0646P, EFFECTIVE JUNE 21, 2007.

ABBREVIATIONS:

CRV CURVE
L LENGTH
SF SQUARE FEET
AC ACREAS

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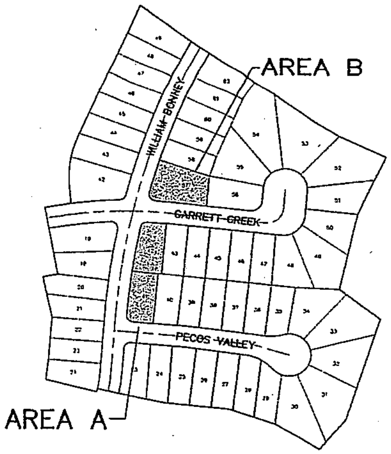
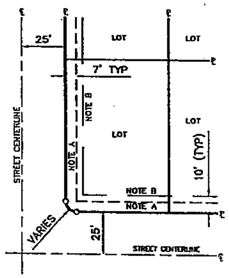
LAND DEVELOPMENT
SERVICES DIVISION



CLEAR VISION EASEMENT
INDEX MAP
NOT TO SCALE



TYPICAL LOT EASEMENTS/SETBACK
NOT TO SCALE

NOTE A: 7' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

NOTE B: 10' BUILDING SETBACK.

REFER TO SHEET 1 OF 2 FOR INDIVIDUAL LOT BEARING/DISTANCE DATA AND FOR ADDITIONAL EASEMENT(S) AND ASSOCIATED DATA.

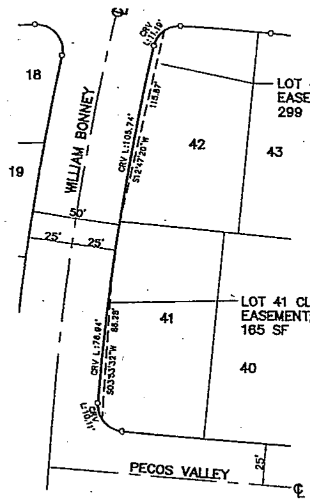
7' COMPOSITE UTILITY EASEMENT AND 10' BUILDING SETBACK SHALL BE ON EVERY LOT ALONG THE EACH STREET RIGHT OF WAY AS SHOWN ON SHEET 1 OF 2

TANGENT TABLE

TANGENT	LENGTH	BEARING
T1	48.16'	N07°23'14"E
T2	100.00'	N04°26'38"E
T3	99.25'	N11°52'22"W
T4	110.00'	N10°27'31"W
T5	50.00'	N10°27'31"W
T6	41.44'	N04°55'42"W
T7	63.01'	S58°42'02"E
T8	148.34'	S25°59'56"W
T9	136.03'	S52°34'30"E
T10	87.91'	S41°28'39"W
T11	115.52'	N60°38'02"W
T12	112.92'	S72°05'29"E
T13	100.00'	N84°55'20"W
T14	48.54'	N84°10'27"W
T15	104.49'	S78°38'21"E
T16	50.00'	N77°05'27"W
T17	68.21'	N23°27'08"E
T18	30.81'	N05°33'30"E
T19	55.81'	S05°33'30"W
T20	59.06'	S04°26'38"W
T21	49.66'	N19°19'53"E
T22	80.71'	N23°27'08"E
T23	117.03'	S65°33'57"E
T24	99.87'	S87°50'57"E
T26	51.17'	N32°44'06"E
T27	50.20'	S55°56'15"E
T28	17.54'	S13°12'55"W
T29	89.84'	S41°28'39"W
T30	16.83'	N66°35'49"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	49.22'	1025.00'	24.62'	49.22'	N81°13'51"E	2°45'05"
C2	119.64'	235.00'	61.15'	118.35'	N09°39'24"E	29°10'13"
C3	10.82'	1975.00'	5.41'	10.81'	S79°41'54"W	0°18'50"
C4	41.37'	280.00'	20.72'	41.33'	N08°40'36"E	8°27'55"
C5	213.03'	1625.00'	106.67'	212.88'	S08°11'59"W	7°30'40"
C6	27.31'	15.00'	19.31'	23.69'	N40°12'30"W	104°19'38"
C7	132.27'	975.00'	66.24'	132.17'	S83°44'30"W	7°46'22"
C8	112.04'	1025.00'	56.07'	111.98'	S85°44'17"W	6°15'46"
C9	19.38'	15.00'	11.31'	18.06'	N51°51'36"E	74°01'07"
C10	401.90'	1625.00'	201.88'	400.88'	S21°56'11"W	14°10'15"
C11	365.39'	1575.00'	183.52'	364.57'	S22°12'54"W	13°17'32"
C12	26.74'	15.00'	18.57'	23.34'	S35°30'31"E	102°09'17"
C13	38.36'	1025.00'	19.18'	38.36'	N85°30'49"W	2°08'39"
C14	39.27'	25.00'	25.00'	35.36'	N50°33'30"E	90°00'00"
C15	157.08'	50.00'	INFINITE'	100.00'	N84°26'30"W	180°00'00"
C16	78.54'	50.00'	50.00'	70.71'	N50°33'30"E	90°00'00"
C17	51.80'	975.00'	25.91'	51.80'	N85°57'49"W	3°02'39"
C18	20.93'	15.00'	12.57'	19.27'	S52°32'39"W	79°56'24"
C19	213.13'	1575.00'	106.73'	212.97'	S08°41'51"W	7°45'12"
C20	23.66'	15.00'	15.10'	21.28'	S40°22'03"E	90°22'38"
C21	37.57'	825.00'	18.79'	37.56'	N84°15'06"W	2°36'32"
C22	40.97'	100.00'	20.78'	40.68'	N85°18'57"E	23°28'26"
C23	213.74'	50.00'	78.59'	84.37'	N16°02'44"E	244°56'00"
C24	72.36'	100.00'	37.85'	70.79'	N62°13'03"W	41°27'34"
C25	35.29'	775.00'	17.65'	35.28'	N84°15'06"W	2°36'32"
C26	23.56'	15.00'	15.00'	21.21'	S49°26'38"W	90°00'00"
C27	48.76'	330.00'	24.42'	48.71'	N08°40'36"E	8°27'55"
C28	13.38'	15.00'	7.17'	12.94'	N03°27'43"E	51°07'11"
C29	119.14'	50.00'	125.41'	92.89'	S46°09'55"W	136°31'36"
C30	16.08'	50.00'	8.11'	16.01'	N56°21'29"W	18°25'36"
C31	112.64'	50.00'	105.01'	90.29'	N17°23'35"E	129°04'32"
C32	13.86'	15.00'	7.47'	13.38'	S55°27'12"W	52°57'18"
C33	11.09'	2025.00'	5.54'	11.09'	N79°41'54"E	0°18'50"
C34	34.38'	1865.00'	17.19'	34.38'	S79°00'48"W	1°03'22"
C35	7.92'	280.00'	3.96'	7.92'	S13°43'11"W	1°37'16"
C36	247.86'	50.00'	39.04'	61.55'	S60°05'01"E	284°01'44"
C37	3.15'	1575.00'	1.57'	3.15'	S28°55'06"W	0°06'53"



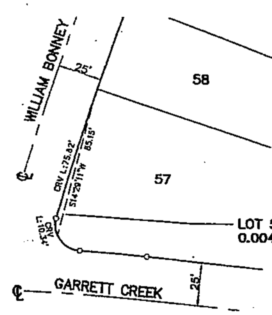
LOT 42 CLEAR VISION EASEMENT; 0.007 AC, 299 SF

LOT 41 CLEAR VISION EASEMENT; 0.004 AC, 165 SF

AREA A
LOTS 41 AND 42, BLOCK 115

NORTH

SCALE: 1" = 50'



LOT 57 CLEAR VISION EASEMENT; 0.004 AC, 167 SF

AREA B
LOTS 57, BLOCK 115

REFER TO SHEET 1 OF 2 FOR BEARING/DISTANCE DATA FOR LOTS 41, 42, AND 57. OTHER EASEMENTS NOT SHOWN ON THIS SHEET FOR CLARITY.

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #479-3343

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER - JSL DEVELOPMENT CORPORATION

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. SHANNON LIVINGSTON III, 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 29th DAY October, A.D., 2007.

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE ____ DAY OF ________ 2007.

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. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________ DEPUTY

STATE OF TEXAS
FRANK G. HILL
70154
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
DION P. ALBERTSON
4963
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF BEXAR §

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

FRANK G. HILL, P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR

BLOCK 115
LOT FINISH
FLOOR ELEVATIONS:

LOT	FF
23	929.1
24	929.3
25	929.6
26	929.8
27	930.1
28	930.4
29	930.6
30	930.9
31	931.0

BLOCK 51
LOT FINISH
FLOOR ELEVATIONS:

LOT	FF
24	926.3

THIS PLAT OF STILLWATER RANCH SUBDIVISION UNIT 10 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ________, A.D., 2007.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

REPLAT AND SUBDIVISION PLAT
OF

STILLWATER RANCH SUBDIVISION UNIT 10

BEING 12.875 ACRES OF LAND IN COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS BEING OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467.

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

JOB: E029H302 STILLWATER RANCH SUBDIVISION UNIT 10

SHEET 2 OF 2

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 18 **November 14, 2007**

STILLWATER RANCH UNIT 11 — MAJOR PLAT — 070014
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 545 D-8
OWNER: JSL Development Corp. by J. Shannon Livingston, III
ENGINEER: CEC, Inc. by Frank G. Hill
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: October 30, 2007

Location: Extension of Stillwater Creek from Stillwater Ranch Unit 3

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #840A, Culebra Valley Ranch accepted on September 25, 2007.

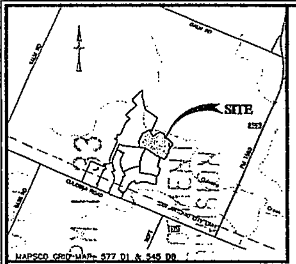
Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **18.174** acres consisting of **72** single family lots and **3,422.49** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.



LOCATION MAP

NOT TO SCALE

REFER TO SHEET 2 OF 2 FOR CLEAR-VISION AREA EASEMENT DATA

REFER TO SHEET 2 OF 2 FOR TYPICAL LOT EASEMENT/SETBACK INFORMATION

*NOTE V: FINISH FLOOR ELEVATIONS:

BLOCK 50 LOT	FF	BLOCK 50 LOT	FF
70	925.2	86	923.7
71	923.0	87	924.5
72	923.3	88	925.6
73	923.5	89	927.2
83	922.6	94	930.8
84	922.1	95	929.7
85	922.1	96	932.4

X = 2,051,845.60
Y = 13,734,785.70

- (A) 5' GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT
- (B) 16' SANITARY SEWER EASEMENT
- (C) 15' DRAINAGE EASEMENT
- (D) 7' GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT
- (E) 10' GAS, ELECTRIC, TELEPHONE, CABLE TV EASEMENT & BUILDING SETBACK LINE
- (F) GREEN BELT / OPEN SPACE / PEDESTRIAN EASEMENT
- (G) 10' BUILDING SETBACK LINE
- (H) VARIABLE WIDTH DRAINAGE EASEMENT

TANGENT TABLE		
TANGENT	LENGTH	BEARING
T1	120.91'	S47°30'28"E
T2	48.35'	N65°49'49"E
T3	20.00'	N53°19'40"E
T4	13.00'	S28°40'20"E
T5	27.44'	N01°19'40"E
T6	197.65'	S41°33'44"E
T7	6.97'	S46°26'16"W
T8	7.43'	S36°32'17"W
T9	160.18'	N41°33'44"W
T10	38.47'	S01°19'40"W
T11	89.24'	S12°30'58"E
T12	83.40'	S88°20'33"E
T13	82.29'	S51°19'05"E
T14	8.77'	N65°33'57"W
T15	83.01'	N58°42'02"W
T16	20.20'	N55°50'15"W
T17	143.79'	N53°46'00"W
T18	80.00'	N05°42'33"E
T19	24.01'	N84°17'27"W
T20	20.00'	N05°42'33"E
T21	30.00'	N62°49'59"E
T22	9.73'	N27°10'01"W
T23	58.35'	S24°16'13"E
T24	13.00'	N62°49'59"E
T25	13.00'	S27°10'01"E

TANGENT TABLE		
TANGENT	LENGTH	BEARING
T26	13.00'	N62°49'59"E
T27	100.87'	S32°09'10"E
T28	12.23'	N65°33'57"W
T29	63.98'	N10°04'29"E
T30	73.12'	N06°07'16"E
T31	95.08'	S65°33'57"E
T32	78.54'	S27°10'01"E
T33	28.13'	N38°38'05"E
T34	23.88'	N54°24'13"E
T35	25.88'	S54°24'13"W
T36	28.54'	N39°59'05"E
T37	88.34'	N74°20'03"E
T38	56.22'	N45°49'02"E
T39	7.77'	S55°08'09"E
T40	78.54'	S27°10'01"E
T41	73.17'	S38°01'16"W
T42	63.25'	S10°04'26"W
T43	12.23'	S65°33'57"E
T44	104.05'	N62°49'59"E
T45	104.00'	N62°49'59"E
T46	NOT USED	
T47	13.00'	S27°10'01"E
T48	NOT USED	
T49	86.86'	S12°30'59"E
T50	12.69'	N65°33'57"W

SURVEY NOTES:

1. THE VALUE OF THE TWO SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS WITH REFERENCE TO STATION "SAN ANTONIO RRP2" P.I.D. DF 4374 DATUM IS NAD83 (ADJUSTMENT 1993) CONVERTED TO FEET COORDINATES ARE TEXAS STATE PLANE COORDINATES - SOUTH CENTRAL ZONE AND ARE GRID COORDINATES. THE COMBINED SCALE FACTOR IS 0.999829 ROTATION GRID TO PLAT IS +00°00'00"
2. CONTROL MONUMENTS SHOWN: IT IS THE PRACTICE OF "CEC" TO SET A ½" REBAR WITH A "CEC" PLASTIC CAP AT ALL LOT CORNERS UPON COMPLETION OF CONSTRUCTION.
3. THE BASIS OF BEARING SHOWN HEREON IS THE PLAT OF STILLWATER RANCH UNIT-3 AS RECORDED IN VOLUME 9575, PAGES 218-219, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.

ABBREVIATIONS

VOL	VOLUME
PG	PAGE
CATV	TIME WARNER CABLE TV
TYP	TYPICAL
ROW	RIGHT OF WAY
TELE	TELEPHONE
ELEC	CPS ENERGY ELECTRIC
GAS	CPS ENERGY GAS
BSL	BUILDING SETBACK LINE
R.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS
AC	ACRES
VF	VERTICAL FOOT
G.E.T.& CATV ESM'T	GAS, ELECTRIC, TELEPHONE, & CABLE TV EASEMENT

LOTS NUMBERED 901 ARE OPEN SPACE LOTS; LOTS 902 AND 903 ARE DRAINAGE & SANITARY SEWER EASEMENTS.

* FOR LOTS 70–73, 83–89, AND 94–96, REFER TO:
NOTE 8, SHEET 2 OF 2
NOTE V, SHEET 1 OF 2

CERTIFICATE OF APPROVAL

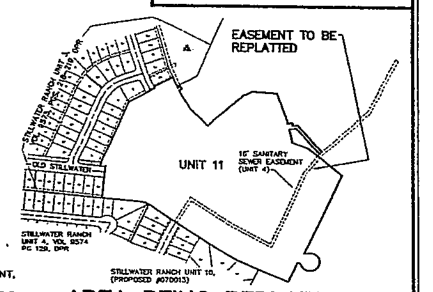
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE ____ DAY OF ________ 2007.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

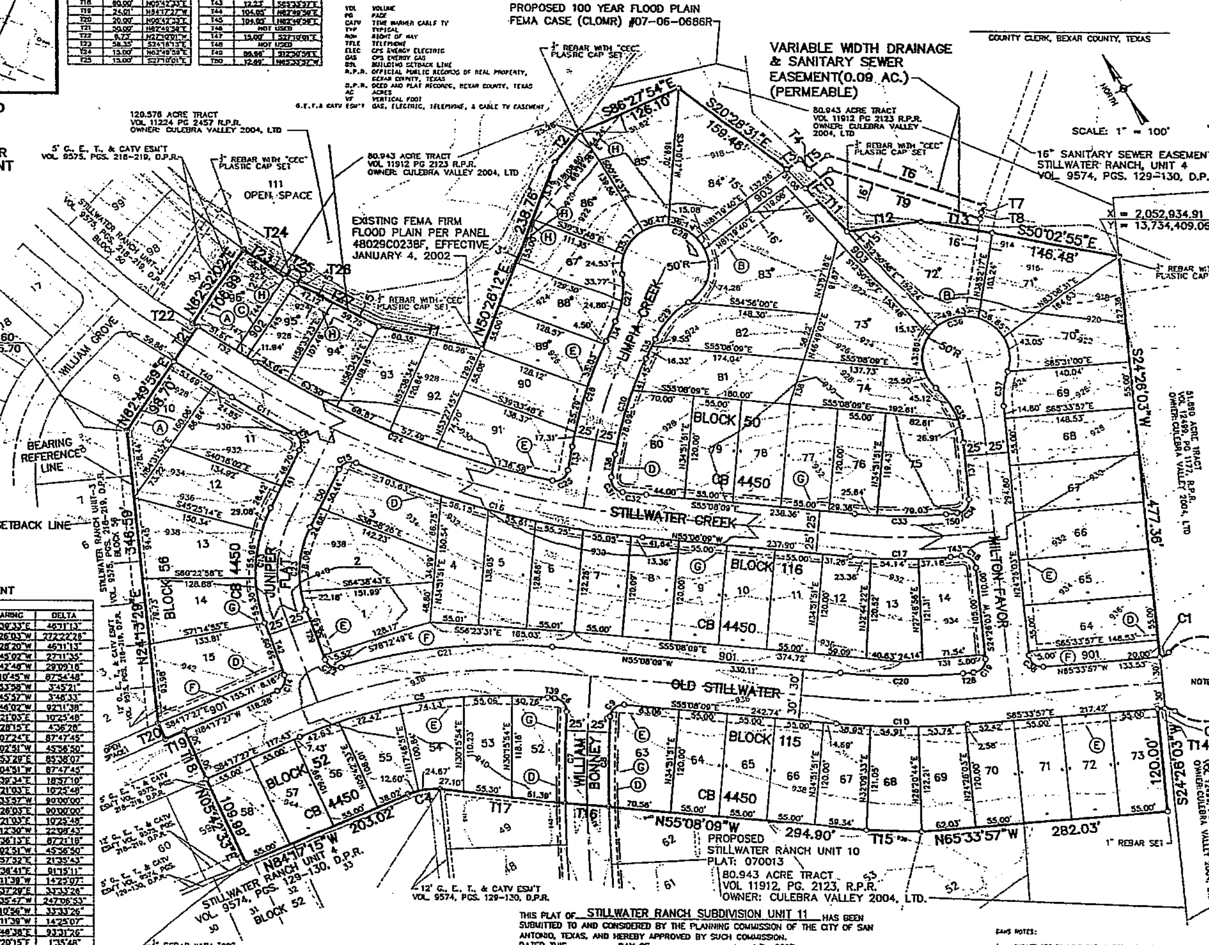
PLAT: 070014



AREA BEING REPLATTED

NOT TO SCALE

AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A 16' SANITARY SEWER EASEMENT (3.043 ACRES), STILLWATER RANCH, UNIT 4, RECORDED IN VOLUME 9574, PAGES 129 – 130 OF DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	12.09'	15.00'	6.40'	11.77'	S89°39'33"E	46°11'13"
C2	237.69'	50.00'	47.97'	69.23'	S24°26'03"W	272°22'26"
C3	12.09'	15.00'	6.40'	11.77'	N42°28'20"W	46°11'13"
C4	37.27'	78.53'	18.99'	36.92'	N69°45'02"W	27°11'35"
C5	290.05'	570.00'	148.24'	286.93'	N69°42'48"W	29°09'16"
C6	23.02'	15.00'	14.46'	20.82'	N11°10'45"W	87°54'48"
C7	106.32'	1625.00'	53.26'	106.30'	S30°53'58"W	3°45'21"
C8	104.71'	1575.00'	52.38'	104.69'	S30°45'57"W	3°48'33"
C9	24.14'	15.00'	15.59'	21.62'	S76°46'02"W	92°11'38"
C10	150.18'	825.00'	75.30'	149.97'	S60°21'03"E	10°25'48"
C11	82.43'	1025.00'	41.24'	82.41'	S28°28'15"E	4°36'20"
C12	22.98'	15.00'	14.43'	20.80'	N12°07'24"E	87°47'45"
C13	140.34'	175.00'	74.19'	136.61'	S33°02'51"W	45°56'50"
C14	22.42'	15.00'	13.90'	20.39'	N52°53'29"E	85°38'07"
C15	22.98'	15.00'	14.43'	20.80'	N80°04'31"W	87°47'45"
C16	339.06'	1025.00'	171.09'	337.51'	S45°39'34"E	18°57'10"
C17	114.68'	630.00'	57.50'	114.53'	S60°21'03"E	10°25'48"
C18	23.56'	15.00'	15.00'	21.21'	N20°33'57"W	90°00'00"
C19	23.56'	15.00'	15.00'	21.21'	N69°26'03"E	90°00'00"
C20	140.17'	770.00'	70.28'	139.98'	S60°21'03"E	10°25'48"
C21	243.50'	630.00'	123.20'	241.99'	N68°12'30"W	22°08'43"
C22	22.87'	15.00'	14.32'	20.72'	S33°36'13"E	87°21'18"
C23	100.74'	125.00'	52.99'	97.98'	S33°02'51"W	45°56'50"
C24	367.49'	975.00'	185.93'	365.32'	S37°57'32"E	21°35'43"
C25	23.89'	15.00'	15.33'	21.44'	N05°36'41"E	91°15'11"
C26	132.12'	525.00'	66.41'	131.77'	S47°11'38"W	14°25'07"
C27	38.57'	100.00'	30.15'	37.74'	N37°37'29"E	33°33'26"
C28	215.65'	50.00'	75.38'	83.33'	N35°35'47"W	247°06'53"
C29	58.57'	100.00'	30.15'	57.74'	S71°10'56"W	33°33'26"
C30	119.54'	475.00'	60.09'	119.22'	S47°11'39"W	14°25'07"
C31	24.48'	15.00'	15.95'	21.86'	S06°48'38"E	93°31'26"
C32	27.17'	975.00'	13.59'	27.17'	S54°20'15"E	1°35'48"
C33	104.67'	575.00'	52.48'	104.53'	S60°21'03"E	10°25'48"
C34	23.56'	15.00'	15.00'	21.21'	N69°26'03"E	90°00'00"
C35	72.03'	100.00'	37.66'	70.49'	N03°47'32"E	41°16'22"
C36	213.85'	50.00'	78.40'	84.31'	N74°16'41"W	245°03'16"
C37	41.51'	100.00'	21.06'	41.21'	S36°18'30"W	23°46'53"
C38	23.56'	15.00'	15.00'	21.21'	S20°33'57"E	90°00'00"

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.

FRANK G. HILL, P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR

JOB: E0298303 STILLWATER RANCH SUBDIVISION UNIT 11

STATE OF TEXAS ★ FRANK G. HILL 70154 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED DION P. ALBERTSON 4963 PROFESSIONAL LAND SURVEYOR

CONTOUR LEGEND

- ---932--- EXISTING 2 VF CONTOUR
- ---940--- EXISTING 10 VF CONTOUR
- ---932--- PROPOSED 2 VF CONTOUR
- ---940--- PROPOSED 10 VF CONTOUR

THIS PLAT OF STILLWATER RANCH SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ________, A.D., 2007.

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

REPLAT AND SUBDIVISION PLAT OF

STILLWATER RANCH SUBDIVISION UNIT 11

BEING 18.174 ACRES OF LAND IN COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING 3.611 ACRES OUT OF A 120.567 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11224, PAGE 2457, AND 14.474 ACRES OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

SHEET 1 OF 2

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #479-3343

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER – JSL DEVELOPMENT CORPORATION

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. SHANNON LIVINGSTON III, 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 29th DAY OF October, A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTE A: VARIABLE WIDTH ACCESS (TURN AROUND) EASEMENT (EASEMENT WILL EXPIRE UPON INCORPORATION INTO FUTURE STREET RIGHT-OF-WAY AND/OR LOTS)

CSA NOTES:

1. ISSUANCE OF BUILDING PERMIT WILL REQUIRE COMPLIANCE WITH THE STREETSCAPE PROVISIONS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512)

NOTES:

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

SAWS NOTES:

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

CPS GENERAL NOTES

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-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", "OVERHEAD EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTION, 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:

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

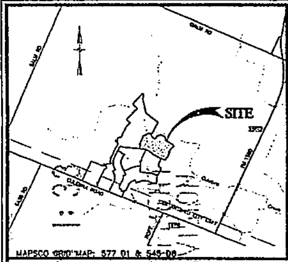
STATE OF TEXAS §
COUNTY OF BEXAR §

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. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________ DEPUTY

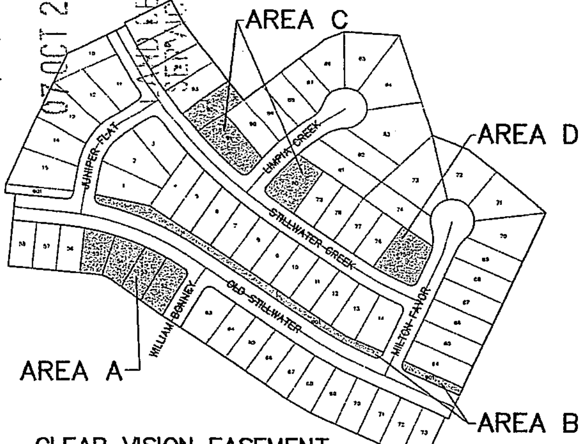
PLAT: 070014



LOCATION MAP
NOT TO SCALE

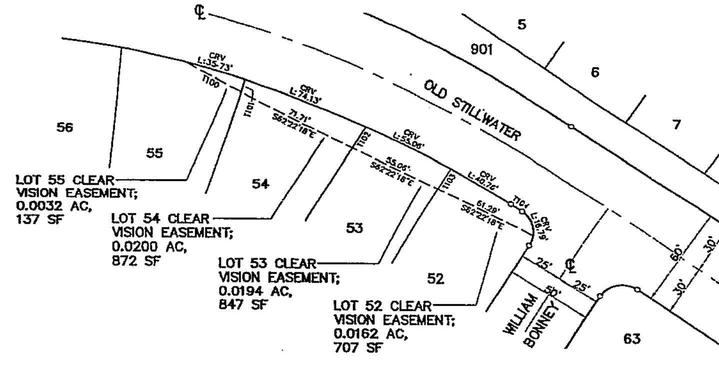
NORTH
SCALE: 1" = 50'

REFER TO SHEET 1 OF 2 FOR BEARING/DISTANCE DATA FOR LOTS 901, 52, 53, 54, 55, 901, 75, 80, 91, AND 92. OTHER EASEMENTS NOT SHOWN ON THIS SHEET FOR CLARITY.



CLEAR VISION EASEMENT INDEX MAP
NOT TO SCALE

*LOTS 70–73, 83–89, AND 94–96, BLOCK 50 LIE WITHIN THE FEMA 100 YEAR FLOOD PLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0238E, DATED JANUARY 4, 2002. A FEMA CONDITIONAL LETTER OF MAP REVISION (CLOMR) FLOOD PLAIN STUDY, FEMA CASE #07-06-0686R, HAS BEEN PREPARED BY CARTER BURGESS AND WAS APPROVED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOOD PLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOOD PLAIN. HOWEVER, UNTIL A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOOD PLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATIONS CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE. ALSO, PROVIDE THE MINIMUM FINISH FLOOR ELEVATION.

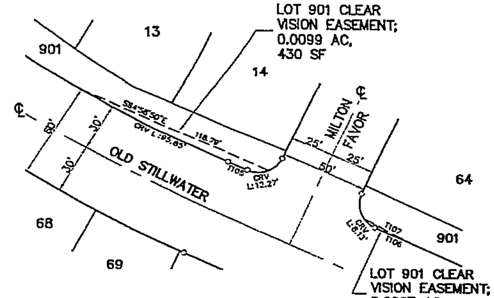


AREA A
LOTS 52, 53, 54 AND 56, BLOCK 52

EASEMENT TANGENT TABLE		
TANGENT	LENGTH	BEARING
T100	36.24'	S82°22'18"E
T101	7.32'	N17°46'31"E
T102	15.13'	N30°15'54"E
T103	14.77'	N30°15'54"E
T104	7.77'	S55°08'09"E
T105	12.23'	S85°33'57"E
T106	28.40'	S65°33'57"E
T107	34.21'	S61°57'33"E
T108	0.33'	S55°08'09"E
T109	1.11'	N24°15'27"E
T110	44.18'	S50°44'24"E
T111	8.26'	S55°08'09"E
T112	0.50'	N53°27'45"E
T113	4.67'	S46°47'16"E

ABBREVIATIONS:

CRV CURVE
L: LENGTH
SF SQUARE FEET
AC ACREAS

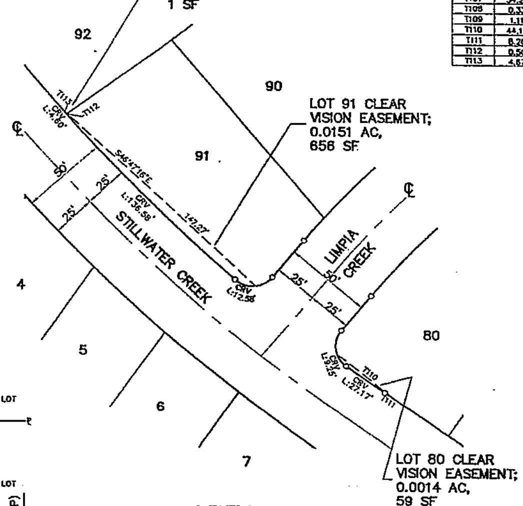


AREA B
LOT 901, BLOCK 116
LOT 901, BLOCK 50

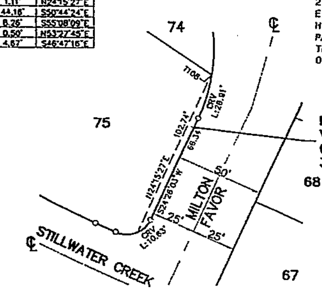
NOTES:

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

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



AREA C
LOTS 80, 91, AND 92, BLOCK 50



NORTH
SCALE: 1" = 10'

AREA D
LOTS 74 AND 75, BLOCK 50

NOTES:

1) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN SEVEN (7') FOOT WIDE ELECTRIC EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR UNDERGROUND ELECTRIC FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN SEVEN (7') FOOT ELECTRIC EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE SEVEN (7') FOOT WIDE EASEMENTS.

2) MINIMUM FINISH FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST ONE (1) FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT. FINISH FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISH ADJACENT GRADE. A GRADING PLAN, INCLUDING SLAB ELEVATIONS, SHALL BE PREPARED WHICH INDICATES A DRAINAGE PLAN FOR ALL LOTS IN THE SUBDIVISION. GRADING PLANS MUST INCLUDE SPECIFIC PATHS FOR THE DIRECTION OF DRAINAGE FLOW AWAY FROM THE BUILDING PADS ON THE LOTS.

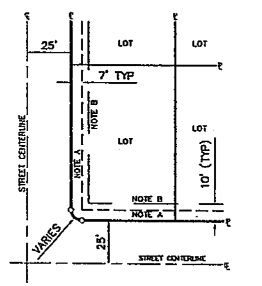
3) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR SUBDIVISION PLAT.

4) NO STRUCTURES, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITH THE LIMITS OF SAID DRAINAGE R.O.W. & EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENT WITH SAID DRAINAGE EASEMENT.

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

6) PARK REQUIREMENTS FOR THIS UNIT WILL BE MET BY A MUTLI-USER AGREEMENT WITH NISD SCHOOL SITE.

7) BEXAR COUNTY WILL NOT MAINTAIN TRAFFIC ISLANDS, OPEN SPACE, PARKS OR EASEMENTS OF ANY KIND. THESE AREAS ARE TO INCLUDE, BUT ARE NOT LIMITED TO:
LOT 901 BLOCK 50
LOT 901 BLOCK 50
LOT 901 BLOCK 116
LOT 902 BLOCK 50
LOT 903 BLOCK 50
WHICH WILL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



TYPICAL LOT EASEMENTS/SETBACK
NOT TO SCALE

NOTE A: 7' ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION EASEMENT.

NOTE B: 10' BUILDING SETBACK.

REFER TO SHEET 1 OF 2 FOR INDIVIDUAL LOT BEARING/DISTANCE DATA AND FOR ADDITIONAL EASEMENT(S) AND ASSOCIATED DATA.

7' COMPOSITE UTILITY EASEMENT AND 10' BUILDING SETBACK SHALL BE ON EVERY LOT ALONG THE EACH STREET RIGHT OF WAY AS SHOWN ON SHEET 1 OF 2

THIS PLAT OF STILLWATER RANCH SUBDIVISION UNIT 11 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND HEREBY APPROVED BY SUCH COMMISSION. DATED THIS ____ DAY OF ____________, A.D., 2007.

BY: ____________ CHAIRMAN

BY: ____________ SECRETARY

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.

FRANK G. HILL, P.E.
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS §
COUNTY OF BEXAR §

I HEREBY CERTIFY THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: CIVIL ENGINEERING CONSULTANTS

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS FRANK G. HILL 70154 REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED DION P. ALBERTSON 4963 PROFESSIONAL LAND SURVEYOR

REPLAT AND SUBDIVISION PLAT
OF

STILLWATER RANCH SUBDIVISION UNIT 11

BEING 18.174 ACRES OF LAND IN COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS, BEING 3.611 ACRES OUT OF A 120.567 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11224, PAGE 2457, AND 14.474 ACRES OUT OF AN 80.943 ACRE TRACT OF LAND DESCRIBED IN VOLUME 11912, PAGE 2123, BOTH IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS, ALSO BEING OUT OF THE M.M.Y. MUSQUIZ SURVEY NO. 80, ABSTRACT NO. 467, COUNTY BLOCK 4450, BEXAR COUNTY, TEXAS.

CEC
CIVIL ENGINEERING CONSULTANTS
DON DURDEN, INC.

OWNER/DEVELOPER:
JSL DEVELOPMENT CORPORATION
13300 OLD BLANCO ROAD SUITE 325
SAN ANTONIO, TEXAS 78216
PH: #479-3300, FAX: #479-3343

STATE OF TEXAS §
COUNTY OF BEXAR §

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

OWNER — JSL DEVELOPMENT CORPORATION

DULY AUTHORIZED AGENT

STATE OF TEXAS §
COUNTY OF BEXAR §

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED J. SHANNON LIVINGSTON III, 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 29th DAY OF October, A.D., 2007.

RALPH G HEFFNER
NOTARY PUBLIC
State of Texas
Comm. Exp. 08-07-2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THIS PLAT WAS DULY FILED WITH THE COMMISSIONER'S COURT OF BEXAR COUNTY, TEXAS, AND THAT AFTER EXAMINATION IT APPEARS THAT THIS PLAT IS IN CONFORMITY WITH THE STATUTES, RULES, AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONER'S COURT.

ON THIS THE ____ DAY OF ____________ 2007.

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. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________ DEPUTY

SHEET 2 OF 2

JOB: E0298303 STILLWATER RANCH SUBDIVISION UNIT 11

07 OCT 29

PLANNING COMMISSION
SUBDIVISION

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

WESTWINDS WILD PINE PHASE II — MAJOR PLAT — 070445
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 F-4
OWNER: Laredo S., Ltd., by A. Bradford Galo
ENGINEER: Pape-Dawson Engineers, Inc., by Gene Dawson, Jr.
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: October 30, 2007

Location: Extension of Wild Pine west from Westwood Loop

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808, Alamo Ranch/ Westwinds accepted on February 18, 2005.

Proposed Use: Public Right of Way

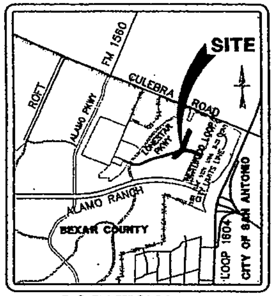
APPLICANT'S PROPOSAL:

To plat **9.73** acres consisting of **1,360** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 070445



LOCATION MAP
NOT TO SCALE
FERGUSON MAP GRID:577 F3/F4

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

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

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

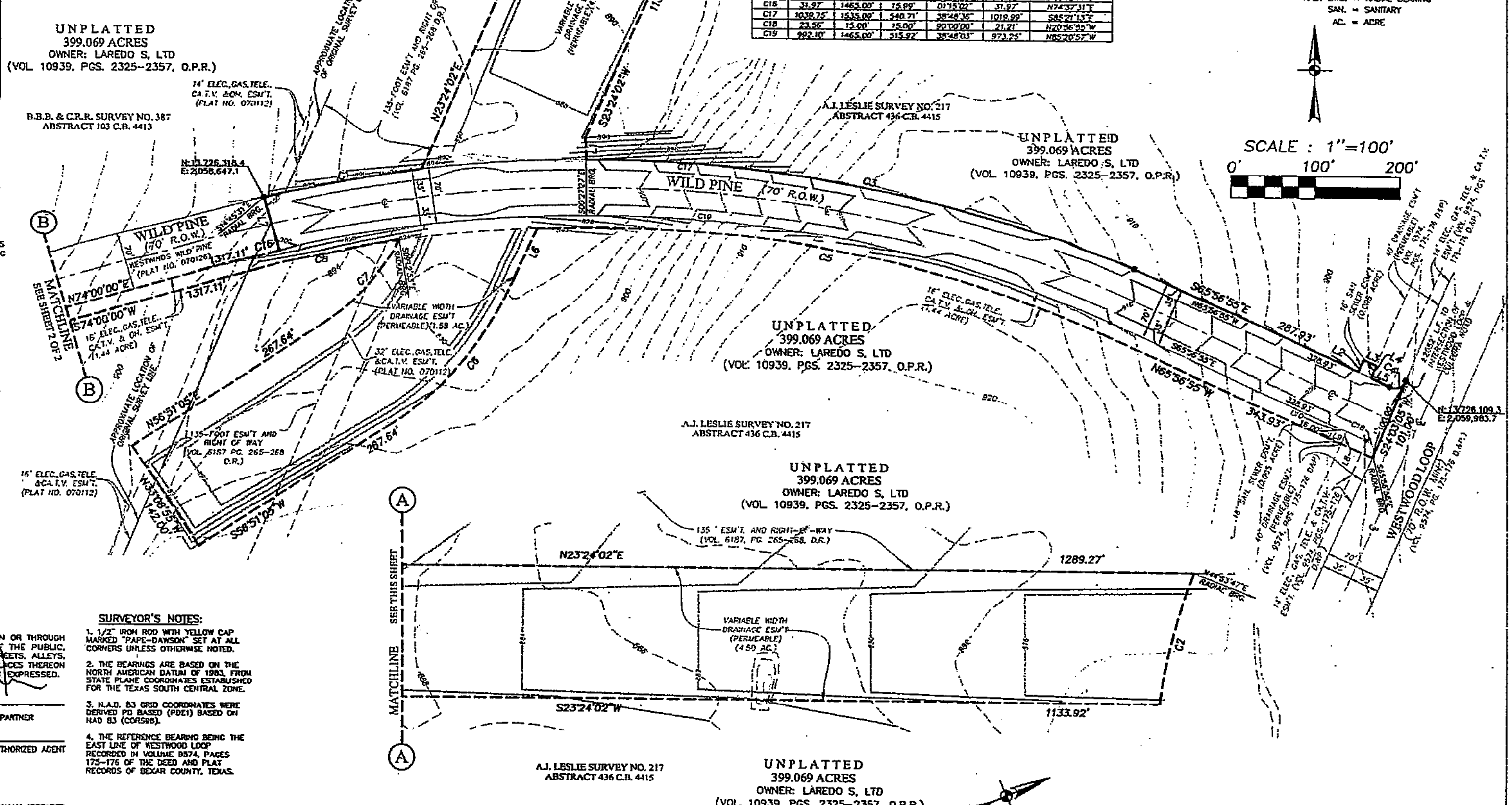
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

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

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	189.26'	1535.00'	94.75'	07°03'52"	189.14'	N78°46'24"E
C2	165.92'	639.30'	83.43'	14°51'57"	165.46'	S52°32'12"E
C3	656.61'	1535.00'	333.40'	24°30'31"	651.61'	S78°12'11"E
C4	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°03'05"E
C5	677.06'	1449.00'	345.39'	26°46'28"	671.79'	N79°21'09"W
C6	230.32'	394.50'	118.55'	33°27'04"	227.06'	S40°07'34"W
C7	136.33'	252.50'	69.87'	30°56'09"	134.68'	N41°23'01"E
C8	171.60'	1449.00'	85.90'	06°47'07"	171.50'	S77°23'33"W
C9			NOT	USED		
C10	107.50'	649.00'	53.87'	09°29'25"	107.38'	S69°15'17"W
C11	638.78'	751.00'	340.15'	48°44'04"	619.70'	S86°52'37"W
C12	0.71'	707.00'	0.36'	00°03'26"	0.71'	N71°32'58"E
C13	23.70'	15.00'	15.14'	90°31'19"	21.31'	N66°30'22"E
C14	610.50'	735.00'	324.10'	47°35'28"	593.10'	N88°18'18"E
C15	110.15'	665.00'	55.20'	09°29'25"	110.02'	N69°15'17"E
C16	31.97'	1465.00'	15.99'	01°15'02"	31.97'	N74°37'31"E
C17	1039.75'	1535.00'	540.71'	38°48'36"	1019.99'	S85°21'13"E
C18	23.56'	15.00'	15.00'	90°00'00"	21.21'	N20°56'55"W
C19	992.10'	1465.00'	515.92'	38°48'03"	973.25'	N85°20'57"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	28.17'	S00°28'33"E
L2	15.00'	N24°03'05"E
L3	16.00'	S65°56'55"E
L4	15.00'	S24°03'05"W
L5	25.00'	S65°56'55"E
L6	69.02'	S23°24'02"W
L7	70.00'	N14°57'02"W
L8	15.00'	S24°03'05"W
L9	16.00'	S65°56'35"E
L10	15.00'	S24°03'05"W

LEGEND
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
OH. = OVERHEAD
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
RAD. BRG. = RADIAL BEARING
SAN. = SANITARY
AC. = ACRE



NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE CITY LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND THE MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTE:
THE MAINTENANCE OF EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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

STREETSCAPE NOTE: STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE. 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.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED PD BASED (PDE1) BASED ON NAD 83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF WESTWOOD LOOP RECORDED IN VOLUME 8574, PAGES 175-176 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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

X ____________________
OWNER: LAREDO S. LTD.
A. BRADFORD GALO, MANAGING PARTNER

____________________ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF SEPT. 2007

NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
ALFONSO R. CHUA, JR.
94556
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.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, STE.100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

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

SUBDIVISION PLAT OF
WESTWINDS, WILD PINE PHASE II

A 9.73 ACRE TRACT OF LAND BEING OUT OF BOTH A 399.069 ACRE TRACT AND A 374.562 ACRE TRACT CONVEYED TO LAREDO S, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325-2357, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS

07 OCT 29 PM 3:12

THIS PLAT OF WESTWINDS, WILD PINE PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ________ DAY OF ________ A.D. 20____

BY: ____________________ CHAIRMAN

BY: ____________________ SECRETARY

CERTIFICATE OF APPROVAL
THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____________________, DEPUTY

SHEET 1 OF 2

JOB NO. 6123-33

Date: Sep 12, 2007, 9:31am User ID: LMartinez
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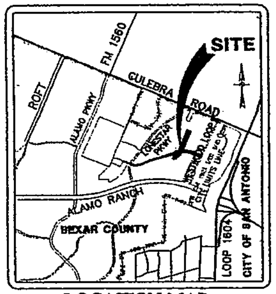
PLAT NO. 070445



LOCATION MAP
NOT TO SCALE

FERGUSON MAP GRID:577 F3/F4

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED PD BASED (PDE1) BASED ON NAD 83 (CORS96).
4. THE REFERENCE BEARING BEING THE EAST LINE OF WESTWOOD LOOP RECORDED IN VOLUME 9574, PAGES 175–178 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

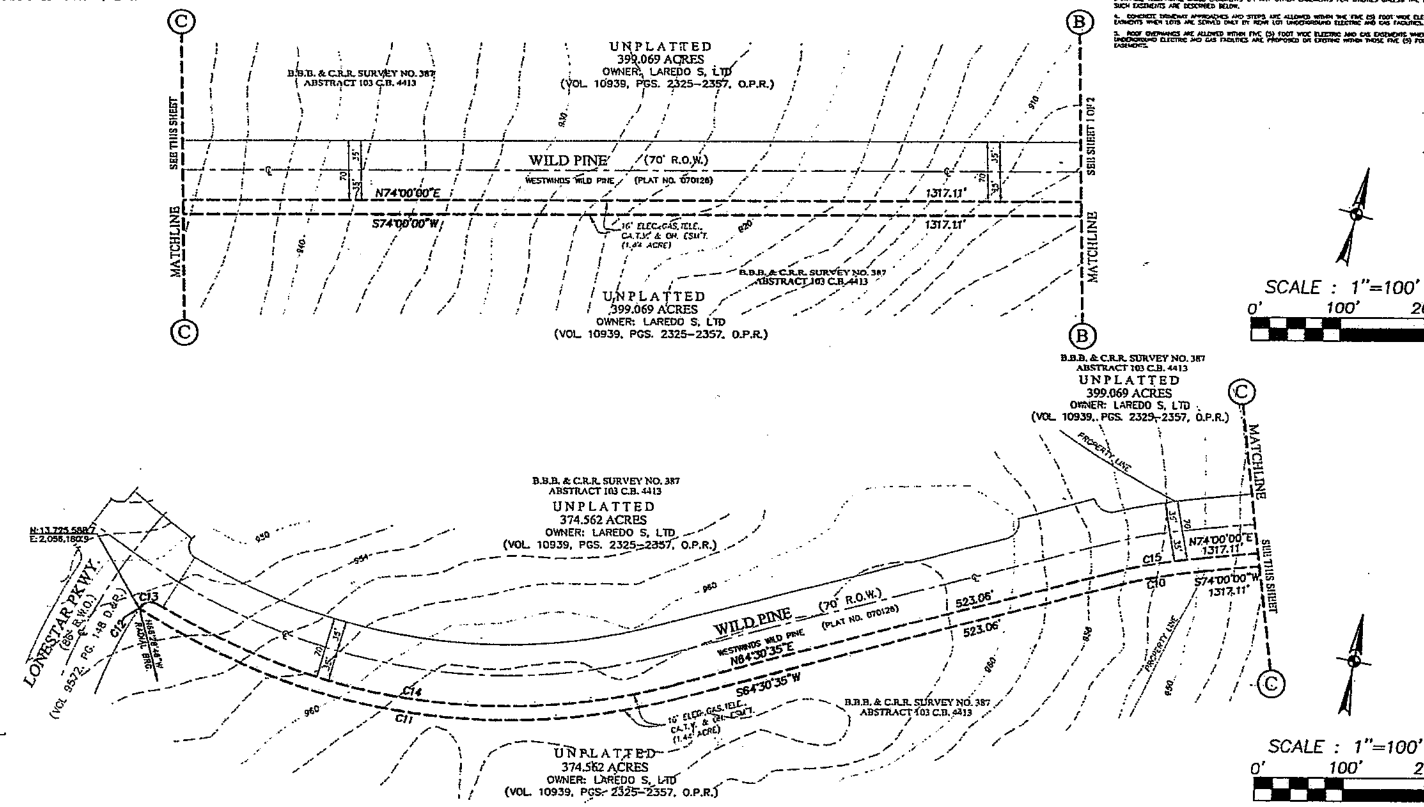
LEGEND

- ELEC = ELECTRIC
- TELE. = TELEPHONE
- CATV = CABLE TELEVISION
- OH. = OVERHEAD
- ESM'T = EASEMENT
- F.I.R. = FOUND 1/2" IRON ROD
- O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.&P. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- D.R. = DEED RECORDS OF BEXAR COUNTY, TEXAS
- RAD. BRG. = RADIAL BEARING
- AC. = ACRE

NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 1 OF 2

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
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES AND STEPS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.



NOTE:
NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE CITY LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND THE MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

GENERAL NOTE:
THE MAINTENANCE OF EASEMENTS OF ANY KIND SHALL BE THE RESPONSIBILITY OF THE ADJACENT PROPERTY OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

PROPOSED CONTOURS NOTE:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER-ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

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

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

STREETSCAPE NOTE: STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE. 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.

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.

[signature]
OWNER: LAREDO S, LTD.
A. BRADFORD GALO, MANAGING PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 11th DAY OF SEPT 2007

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER:
LAREDO S., LTD.
18618 TUSCANY STONE, STE.100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

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

SUBDIVISION PLAT OF
WESTWINDS, WILD PINE PHASE II

A 9.73 ACRE TRACT OF LAND BEING OUT OF BOTH A 399.069 ACRE TRACT AND A 374.562 ACRE TRACT CONVEYED TO LAREDO S, LTD. AS DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 10939, PAGES 2325–2357, IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE B.B.B. & C.R.R. SURVEY NUMBER 387, ABSTRACT 103, COUNTY BLOCK 4413 AND THE A.J. LESLIE SURVEY NUMBER 217, ABSTRACT 436, COUNTY BLOCK 4415 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS, WILD PINE PHASE II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______
CHAIRMAN

BY: ______
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 2 OF 2

ORIGINAL

JOB NO. 6123-33

Agenda Item #20
Consent Agenda

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission
FROM: Mark Gretchen, Interim Director, Department of Asset Management
COPIES: Sharon De La Garza, Assistant to the City Manager; file
DATE: October 29, 2007
SUBJECT: S.P. No. 1336 - Request for a sewer easement within an existing drainage channel

PETITIONER: Hillstar Investments, Ltd
Attn: Donald H. Griffin
1616 Calle Del Norte St., #48
Laredo, Texas 78041-6076

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on November 14, 2007.

BACKGROUND

Petitioner is requesting a Joint Use Agreement to install a twelve inch (12") outside diameter sewer pipeline under and across an existing drainage channel controlled by the City of San Antonio. This sewer pipeline will serve Units 1A and 1B of the Vista Point Subdivision in the general location of Ray Ellison Blvd. and Pearsall Road, as shown on attached Exhibits "A & "B". The Joint Use Agreement area will consist of 672 square feet (0.02 acre). The proposed pipeline will be buried at a minimum depth of 30" from surface level so as not to interfere with the City's drainage operations. Additionally, Petitioner will replace /re-sod any affected areas, which may be disturbed by the installation of this pipeline. This installation will be in accordance with UDC guidelines as established by the City of San Antonio. Once this pipeline is installed, inspected and approved, the rights and pipeline will be conveyed to the San Antonio Water System.

COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. An executed Letter of Agreement, by which the petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

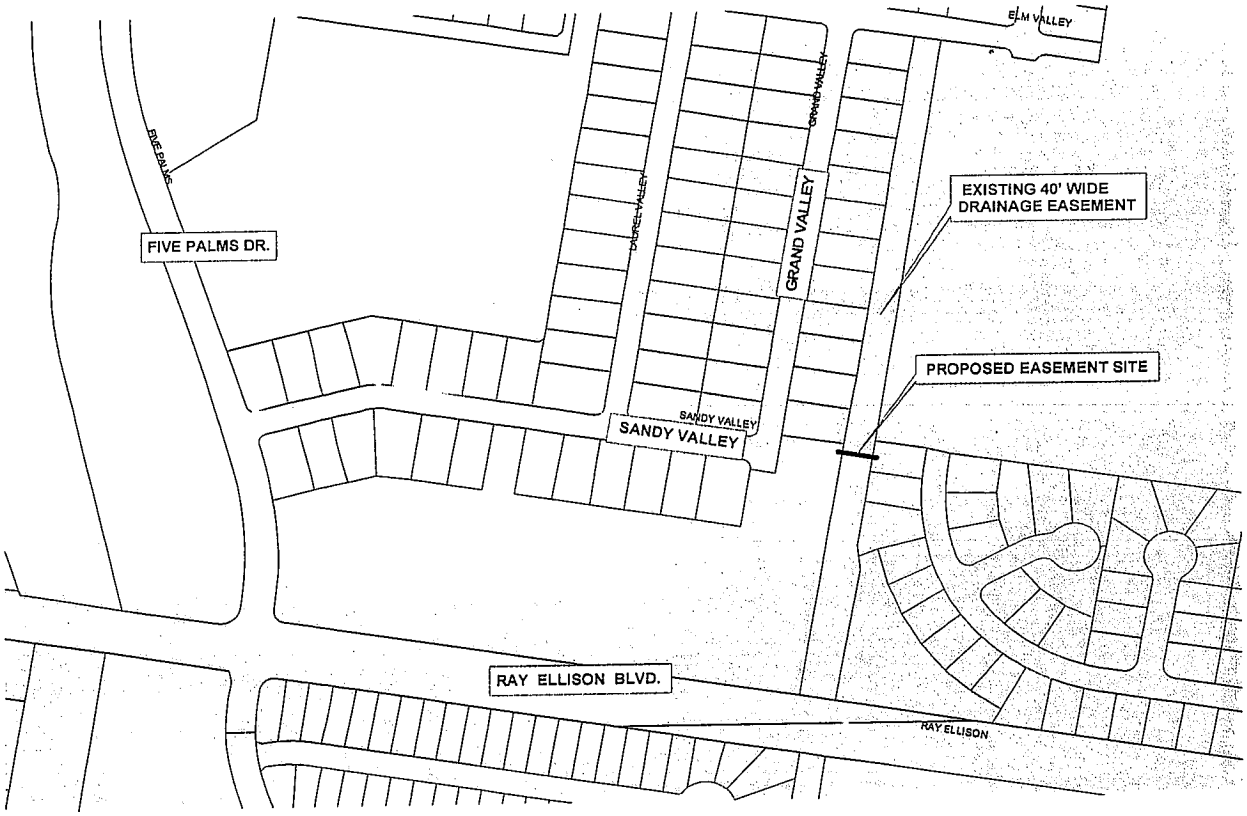
CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Mark Gretchen

Mark Gretchen, Interim Director
Department of Asset Management

DS


ELM VALLEY
FIVE PALMS
FIVE PALMS DR.
DAUREL VALLEY
GRAND VALLEY
EXISTING 40' WIDE
DRAINAGE EASEMENT
PROPOSED EASEMENT SITE
SANDY VALLEY
SANDY VALLEY
RAY ELLISON BLVD.
RAY ELLISON

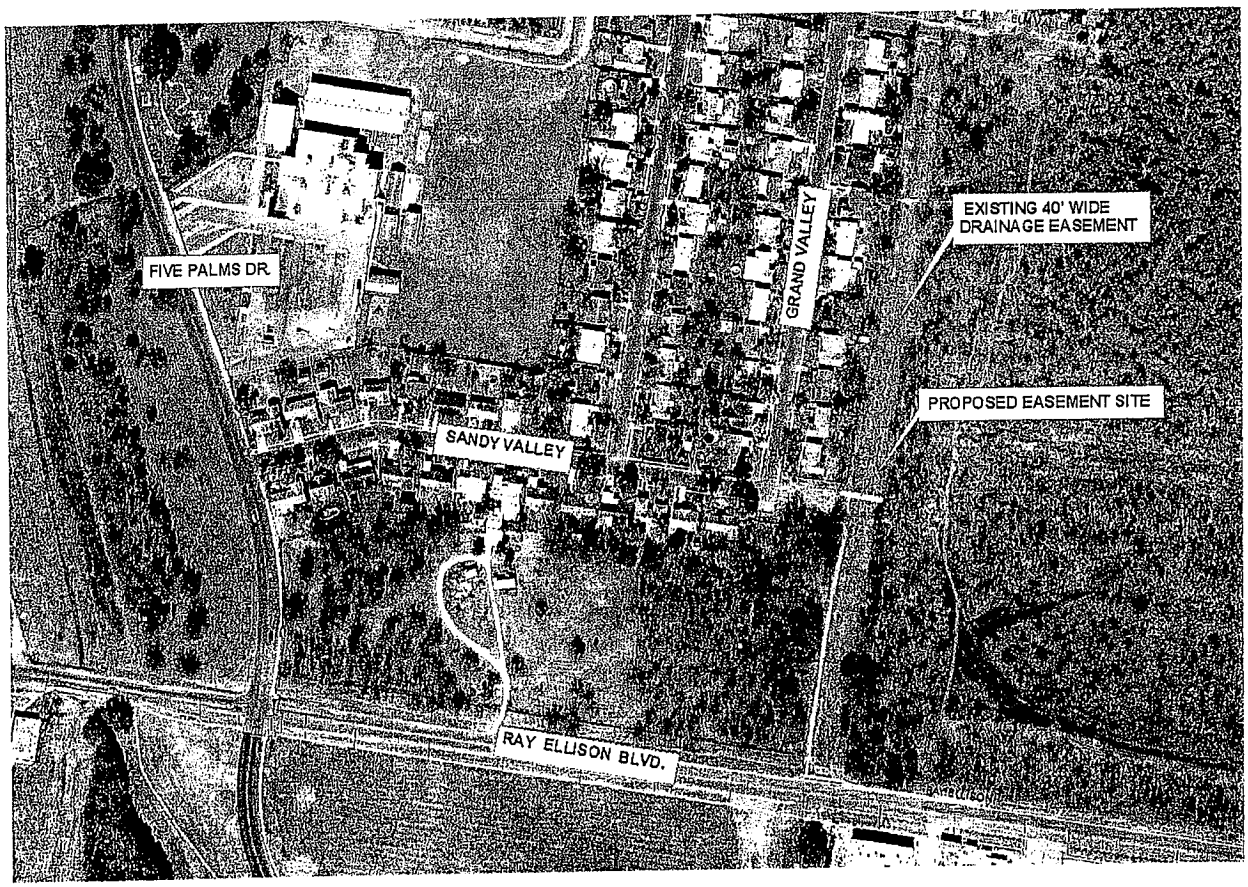
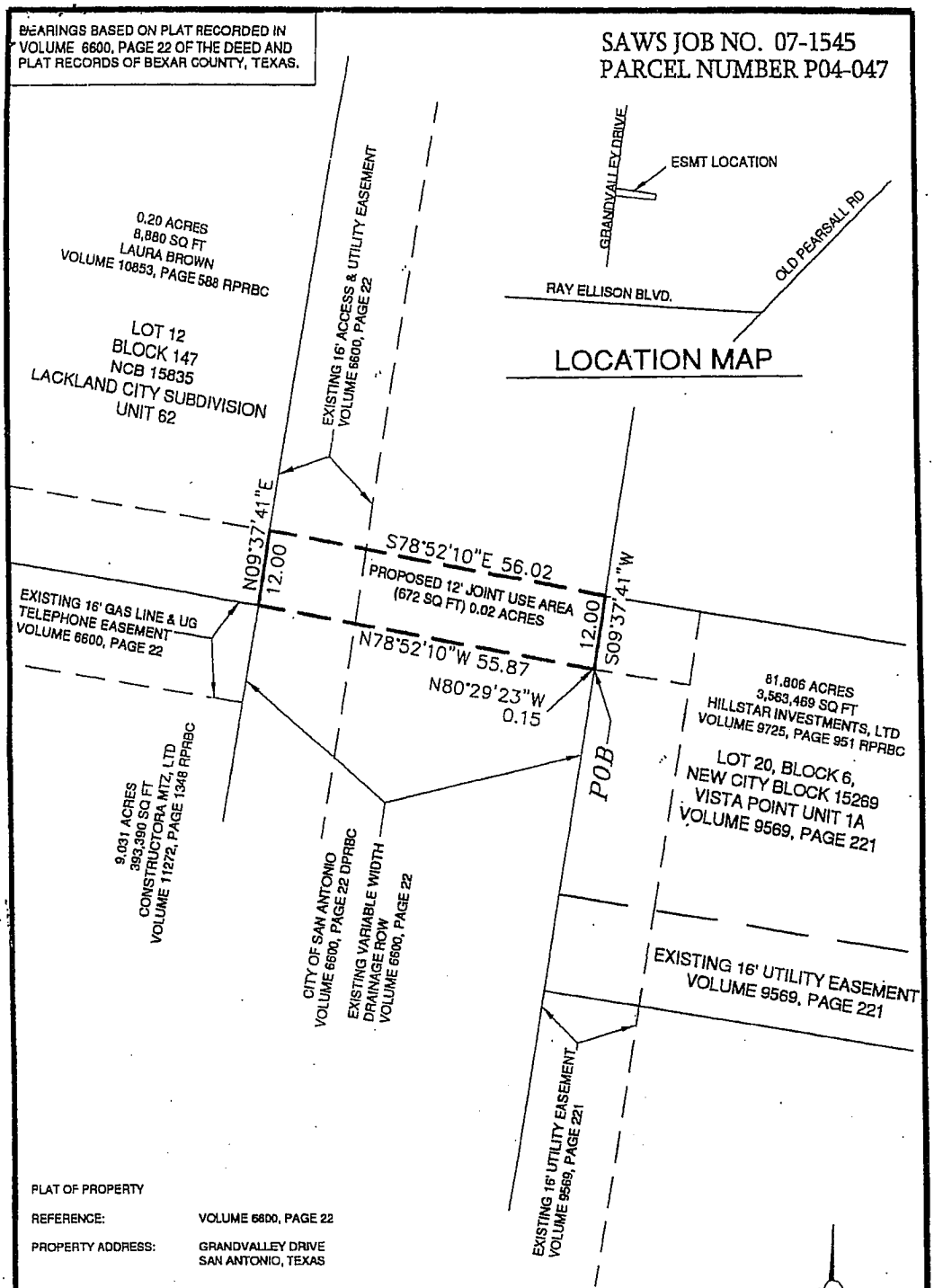

FIVE PALMS DR.
GRAND VALLEY
EXISTING 40' WIDE
DRAINAGE EASEMENT
PROPOSED EASEMENT SITE
SANDY VALLEY
RAY ELLISON BLVD.

EXHIBIT "A"

BEARINGS BASED ON PLAT RECORDED IN VOLUME 6600, PAGE 22 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SAWS JOB NO. 07-1545
PARCEL NUMBER P04-047



PLAT OF PROPERTY

REFERENCE: VOLUME 6600, PAGE 22

PROPERTY ADDRESS: GRANDVALLEY DRIVE
SAN ANTONIO, TEXAS

BEING A 12 FOOT WIDE JOINT USE AREA OVER AND ACROSS A VARIABLE WIDTH DRAINAGE EASEMENT RECORDED WITH LACKLAND CITY SUBDIVISION UNIT 62, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO PLAT THEREOF RECORDED IN VOLUME 6600, PAGE 62, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

I DO HEREBY CERTIFY THAT THIS SURVEY WAS THIS DAY MADE ON THE GROUND OF THE PROPERTY DESCRIBED HEREIN, AND THERE ARE NO EASEMENTS OR ENCROACHMENTS UNLESS SHOWN.

DATE: FEBRUARY 5, 2007
JOB NUMBER: VISTA POINT

WILKIE SURVEYING
10615 PERRIN BEITEL #206
SAN ANTONIO, TEXAS 78217
(210) 650-9990 PHONE
(210) 650-9995 FAX
JDW@WILKIESURVEYING.COM

JERRY D. WILKIE JR. R.P.L.S. NO. 4724

SCALE: 1" = 20'

DRAWN BY: JDW
CHECKED BY: JDW

EXHIBIT "B"

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966
TEL. 210-207-4032 FAX 210-207-7888

August 9, 2007

Hillstar Investments, Ltd.
Attn: Donald H. Griffin
1616 Calle Del Norte St., #48
Laredo, Texas 78041-6076

Re: S. P. No. 1336— Request to install a 12" outside diameter sanitary sewer pipeline under and across an existing drainage channel controlled by the City of San Antonio.

Dear Mr. Griffin:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and is in a position to recommend approval to your request subject to the following conditions:

PUBLIC WORKS DEPARTMENT:

Storm Water Operations Division – Pipe must be encased in concrete lining. Markers must be placed indicating location of sewer line. Call the Storm Water Operations Division at 207-6580 for inspection of the re-vegetated area.

CITY PUBLIC SERVICE ENERGY:

"Installation must not interfere with existing gas main."

SAN ANTONIO WATER SYSTEM:

"Petitioner acknowledges all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner. Verify utility location prior to commencement of any work."

PEOPLE ACTIVE IN COMMUNITY EFFORTS (P.A.C.E.), (HOA):

"Pipeline is to be encased in concrete."

ASSET MANAGEMENT DEPARTMENT:

- A City Ordinance will authorize the Joint Use Agreement for the use of this Public Right of Way.
- Petitioner acknowledges that utility easements may exist within or adjacent to this right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights.
- The Joint Use Agreement fee established for this project has been established at $5,042.00. which includes the Agreement fee of $5,000.00 for the use of this Public Right of Way, and document recording fee of $42.00
- Once this pipeline is installed, inspected and approved, the rights and pipeline will be conveyed to the San Antonio Water System.

A signed Discretionary Contracts Disclosure form is required, and is attached for your review and execution.

This Letter of Agreement is being offered by City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

If you concur with the above listed conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the Discretionary Contracts Disclosure form, we will continue processing your request.

Sincerely,

Oscar Serrano, Real Estate Manager
Department of Asset Management

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: Hillstar, ~~Ltd.~~ INVESTMENTS, LTD.

By _____ Title MANAGER

JAIME ARECHIGA
Print Name

8-31-07
Date

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 21 November 14, 2007

BRENTHURST LANE EXTENSION
AT THE DOMINION, PHASE 1
PUD PLAN NAME

PUD 07-024
PLAN#

COUNCIL DISTRICT: 8
FERGUSON MAP GRID 480 C-5
OWNER: Intco Development of Texas, Inc., by Thomas Gidley
ENGINEER: Pape Dawson Engineers, by Thomas Carter, P.E.
CASE MANAGER: Robert L Lombrano, Planner (207-5014)

Location: Southeast of the intersection of Brenthurst Lane and Vail Abbey.

Land Use: PUD, Planned Unit Development
R-6 S, Single Family Residential, Specific Use

Plan is associated with:
MDP/POADP #55, The Dominion, accepted on June 29, 1983.
MDP #026-07 Howell at the Dominion accepted October 31, 2007

APPLICANT'S PROPOSAL:

- 4 non-single family lots.
- Approximately 2,722 feet of private streets.
- The Plan is within 200 feet of The Dominion Home Owners Association, but is not within a Neighborhood Community or Perimeter Plan.

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

DSD – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of Brenthurst Lane Extension PUD, at no cost to the City of San Antonio:

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

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

Historic Preservation states the following: The Texas Sites Atlas indicates that no archaeological sites have been previously identified within the above referenced property. However, the property may contain sites, some of which may be significant. Thus, before any work that might affect any sites is begun we recommend that a qualified professional conduct an archaeological investigation of the property.

SAWS Aquifer Protection and Evaluation will require the following pursuant to the Aquifer Protection Ordinance No. 81491:

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required, if applicable)
- Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Aquifer Recharge Zone and Watershed Protection Ordinance #81491 section 34-913 Floodplain buffering maybe required. Any existing well(s) found on site shall be plugged by the property owner in accordance with SAWS regulations. For plugging procedures please contact Monty Mc Guffin at 233-3546.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

LOCATION MAP
NTS/TTD SCALE

OWNER OF RECORD
INTCO-DOMINION PARTNERSHIP, INC.
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216

DEVELOPER
INTCO DOMINION PARTNERSHIP, INC.
AGENT: THOMAS K. GRULEY
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO, TX 78216
(210)408-7227

DESIGNER
PAPE-DAWSON ENGINEERS, INC.
555 E. RANDY
SAN ANTONIO, TX 78216
(210)375-9000

CONSTRUCTION STAGING PLAN
CONSTRUCTION IS SCHEDULED FOR THE FOLLOWING UNLESS REDIRECTED BY THE DEVELOPER:
PHASE 1 – SEPTEMBER 2007

SURVEYOR NOTES:
1. 1/2" ROW ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
4. N.A.D. 83 GRID COORDINATES HERE DERIVED FROM PID BASED (POINT) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS
GF4371 TRAM SAN ANTONIO RMFD CORS ARP, N:2929218.343 W:0853435.893, GF4377 TECC CORPUS CHRISTI RZ CORS ARP, N:2744205.854 W:0972536.081, AF9488 ARANSAS PASS 3 CORS ARP, N:2730816.049 W:0970332.219
5. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99993.

NOTES
1. ALL SURROUNDING LAND USE WILL BE DETACHED SINGLE FAMILY RESIDENTIAL.
2. ALL STREETS ARE PRIVATE.
3. BRENTHURST LANE WILL HAVE A 44' MINIMUM RIGHT OF WAY UNLESS OTHERWISE NOTED.
4. WATER SERVICE TO BE PROVIDED BY SAN ANTONIO WATER SYSTEM (SAWS).
5. SANITARY SEWER SERVICE TO BE PROVIDED BY LEON SPRINGS UTILITY COMPANY.
6. ELECTRIC TO BE PROVIDED BY CPS ENERGY. 7. GAS TO BE PROVIDED BY CREST FOREST UTILITIES.
7. A WRAP BASIN IS PROPOSED TO BE CONSTRUCTED WITHIN LOT 1, BLOCK 33, NCB 16385. BASIN WILL BE MAINTAINED BY DEVELOPER AND/OR SUCCESSORS OR DOMINION HOMEOWNERS ASSOCIATION
8. THE DENSITY FOR THIS DEVELOPMENT IS LESS THAN 2.5 RESIDENTIAL UNITS PER ACRE. THEREFORE, THIS PUD PLAN IS EXEMPT FROM THE SIDEWALK REQUIREMENT PER UDC 35-506(a)(3).

LOT OWNERSHIP KEY
1. INTCO-DOMINION PARTNERSHIP
2. TEXAS MILITARY INSTITUTE
3. MCMILLIN TEXAS DEVELOPMENT, LLC
4. DOMINION HOMEOWNERS ASSOCIATION, INC
5. ROBERTS, JEFFERY AND SANDRA
6. KERCHEVILLE, SCOTT AND MARLISE
7. CLARK THOMAS MATHANEL
8. WOODMARK HOMES CORP.
9. BURDICK HOMES, LTD
10. DUNCAN JOHN JR. AND VALERIE

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	16.30'	268.00'	8.15'	03°29'00"	16.30'	S26°16'36"E
C2	42.22'	268.00'	21.17'	09°00'30"	42.21'	N36°14'43"E
C3	34.72'	300.15'	17.37'	06°37'30"	34.71'	N41°42'12"E
C4	49.36'	300.15'	24.70'	09°30'10"	49.33'	S38°22'23"E
C5	68.64'	417.53'	34.36'	09°06'47"	68.57'	S60°24'50"E
C6	32.67'	388.15'	16.34'	04°54'56"	32.66'	S75°53'30"E
C7	164.11'	870.00'	82.26'	09°48'42"	163.91'	S78°20'14"E
C8	200.64'	1030.00'	100.54'	11°09'00"	200.31'	S77°42'26"E
C9	98.98'	192.00'	50.68'	17°43'27"	98.63'	S82°23'42"E
C10	115.99'	220.00'	59.76'	30°12'20"	114.67'	S74°13'31"E
C11	78.67'	180.00'	39.98'	25°42'27"	78.06'	S76°37'32"E
C12	23.99'	230.00'	12.01'	06°27'36"	23.98'	S79°17'20"E
C13	188.43'	355.00'	95.78'	30°30'17"	187.44'	S86°21'09"E
C14	38.02'	330.00'	19.06'	10°12'44"	38.00'	S64°20'07"E
C15	49.17'	270.00'	24.63'	10°12'44"	49.09'	N64°20'07"E
C16	184.38'	430.00'	93.81'	24°36'13"	183.11'	N88°21'08"W
C17	18.87'	170.00'	9.43'	06°22'36"	18.91'	N78°17'20"W
C18	54.98'	199.87'	27.57'	15°45'42"	54.47'	S89°16'51"W
C19	221.74'	292.00'	116.40'	43°30'36"	216.55'	N77°26'21"W
C20	110.73'	392.00'	55.73'	16°11'21"	110.36'	N64°00'03"W
C21	136.72'	570.00'	68.53'	09°33'09"	136.55'	N72°26'31"W
C22	132.36'	1030.00'	66.27'	07°21'48"	132.27'	N79°34'11"W
C23	30.37'	273.00'	15.18'	06°22'36"	30.35'	N78°17'20"W
C24	87.97'	133.00'	34.31'	37°53'23"	86.36'	S68°11'33"W
C25	127.40'	170.00'	72.70'	48°16'25"	124.68'	S79°37'34"W
C26	20.87'	13.00'	13.37'	92°37'44"	18.74'	N46°21'48"E
C27	20.01'	23.00'	10.58'	49°51'22"	19.46'	N46°42'46"E
C28	201.38'	42.50'	41.26'	271°33'35"	58.18'	S00°23'06"E
C29	20.01'	23.00'	10.58'	49°51'22"	19.46'	N67°27'26"W

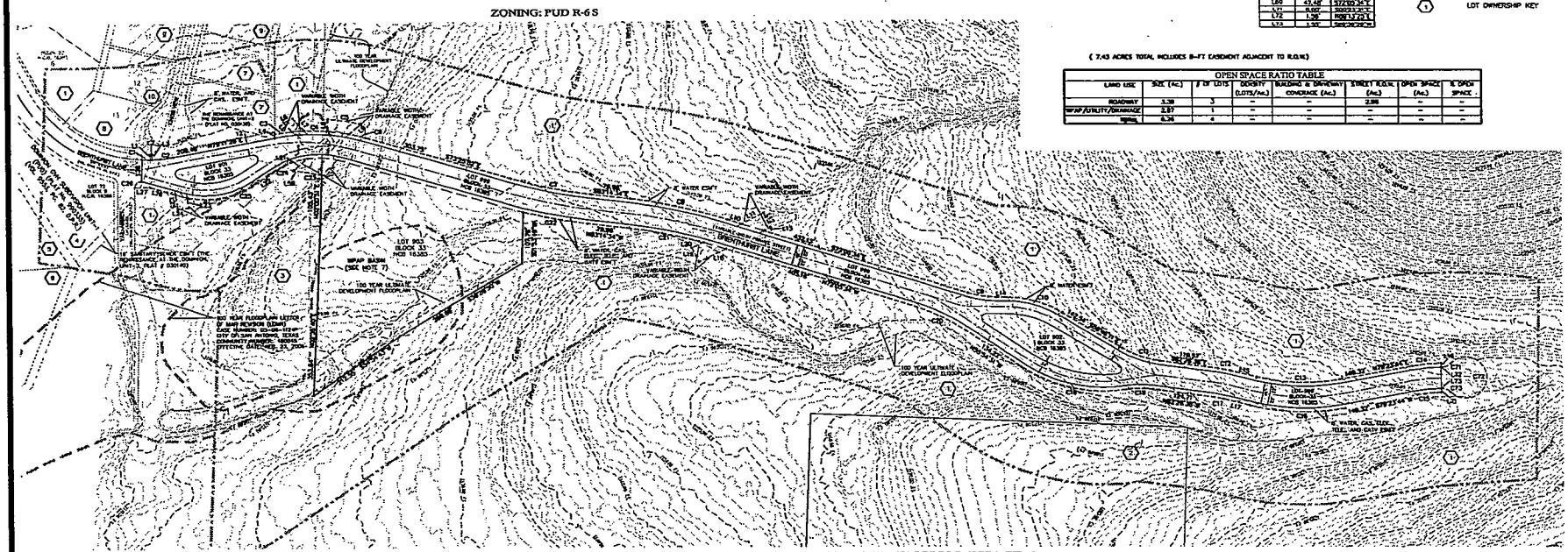
LINE TABLE

LINE	LENGTH	BEARING
L1	11.82'	N00°00'55"W
L2	3.73'	N88°17'17"E
L3	11.79'	S00°00'55"E
L4	8.18'	N00°18'18"E
L5	23.11'	N42°26'07"W
L6	19.84'	N64°50'11"E
L7	34.70'	S42°26'07"E
L8	24.82'	N00°21'07"E
L9	30.88'	S42°21'49"W
L10	28.97'	S27°03'24"E
L11	48.53'	N82°20'55"E
L12	33.18'	S26°24'08"E
L13	13.46'	S82°20'55"W
L14	20.36'	S88°26'21"E
L15	24.37'	S78°09'05"E
L16	6.00'	S00°23'21"E
L17	24.73'	N78°09'05"W
L18	50.84'	S82°23'24"W
L19	33.18'	N82°26'08"W
L20	23.91'	N61°35'54"E
L21	38.29'	N88°23'46"E
L22	38.25'	S88°26'21"E
L23	19.98'	S00°24'30"E
L24	22.08'	S01°20'18"W
L25	30.14'	N88°24'30"W
L26	33.00'	N00°23'24"W
L27	30.83'	N88°24'31"W
L28	44.00'	N00°28'08"E
L29	8.34'	S88°26'21"E
L80	43.48'	S17°03'34"E
L71	1.00'	S00°23'21"E
L72	1.00'	N88°17'20"E
L73	1.55'	S88°26'26"W

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

LEGEND
- PUD/LIMITS (7.428 ACRES)
- 200' NOTIFICATION LINE
- 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN
- FEMA 100 YEAR FLOOD PLAIN
- LOT OWNERSHIP KEY

ZONING: PUD R-6S



(7.43 ACRES TOTAL INCLUDES 8-FT EASEMENT ADJACENT TO R.O.W.)

OPEN SPACE RATIO TABLE

LAND USE	SIZE (AC.)	# OF LOTS	DENSITY (LOTS/AC.)	BUILDING & DRIVEWAY COVERAGE (AC.)	STREET R.O.W. (AC.)	OPEN SPACE (AC.)	% OPEN SPACE
ROADWAY	3.38	3	–	–	2.88	–	–
WRAP/UTILITY/DRAINAGE	2.87	1	–	–	–	–	–
TOTAL	6.24	4	–	–	–	–	–

BRENTHURST LANE EXTENSION, PHASE-1

A 7.428 ACRE TRACT OF LAND, OUT OF 37.843 ACRE TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 5845, PAGE 2027-2036, A 1.28 ACRE TRACT AND A 35.67 ACRE TRACT BOTH DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 501-540, A 0.0287 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 8660, PAGES 2004-2008, A 13.44 ACRE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 8783, PAGES 1835-1838 AND A 143.4 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 8363, PAGES 1348-1353, ALL CONVEYED TO INTCO-DOMINION PARTNERSHIP, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE L. COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, AND A GUIDER SURVEY NUMBER 323, ABSTRACT 294, COUNTY BLOCK 4758 IN NEW CITY BLOCK 16385 AND AUG. LEZAC SURVEY NUMBER 6, ABSTRACT 1219, COUNTY BLOCK 16385 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

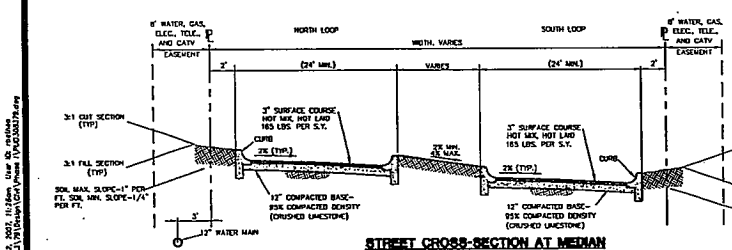
P.U.D. PLAN NO.: 07-024

THIS P.U.D PLAN OF BRENTHURST LANE EXTENSION, PHASE-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION, DATED THIS _____ DAY OF _____, A.D. 20__.

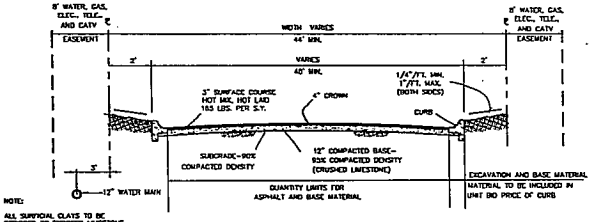
BY: _____ CHAIRMAN

BY: _____ SECRETARY

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



STREET CROSS-SECTION AT MEDIAN
(NOT TO SCALE)



NOTE:
ALL SURVICIAL CLAYS TO BE STRIPPED TO EXPOSED LIMESTONE BEDROCK. EXPOSED SUBGRADE TO BE PROOF ROLLED (MIN. 5 PASSES).

TYPICAL STREET SECTION
(NOT TO SCALE)

REVISIONS:

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

BRENTHURST LANE EXTENSION AT THE DOMINION, PHASE 1
SAN ANTONIO, TEXAS
PUD PLAN

PLAT NO. 070482

JOB NO. 3082-72
DATE 09/12/07
DESIGNER
CHECKED DRAWN
SHEET 1 OF 1

Date: Nov 02, 2007, 10:26am User: ID: mthew
File: H:\3082\79\Dwgs\Civil\Phase 1\PUD\308279.dwg

THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT HAS TRAVELED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL.

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 22 **November 14, 2007**

BRENTHURST LANE EXTENSION, PHASE 1 PUD
SUBDIVISION NAME

MAJOR PLAT

070482
PLAT #

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 480 C-5
OWNER: Intco-Dominion Partnership by Thomas K. Gidley
ENGINEER: Pape-Dawson Engineers, Inc., by Tom Carter, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: October 25, 2007

Location: Southeast of the intersection of Brenthurst Lane and Vail Abbey

Services Available: SAWS Water and Leon Springs Utility Company Sewer

Zoning: R-6 S Residential Single Family District, Specific Use Permit
PUD Planned Unit Development

Plat is in accordance with:
MDP/POADP #55, Dominion, accepted on June 29, 1983.
MDP # 026-07, Howell MDP at The Dominion, accepted on October 31, 2007.
PUD # 07-024, Brenthurst Lane Extension at the Dominion, Phase 1, pending approval by the Planning Commission on November 14, 2007.

Proposed Use: Private Roadway

APPLICANT'S PROPOSAL:

To plat **7.428** acres consisting of **4** non-single family lots with **2,722** linear feet of private street.

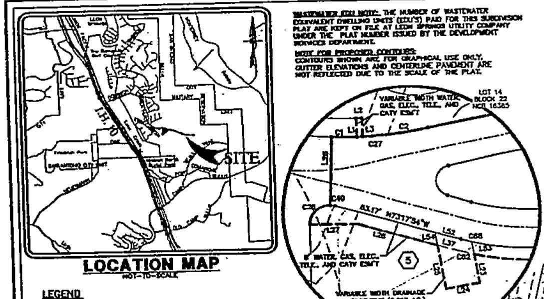
STAFF RECOMMENDATION:

Approval.

PLAT NO. 070482

SCALE : 1" = 100'

0' 100' 200' 300'



WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT LEON SPRINGS UTILITY COMPANY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE FOR PROPOSED CONTOURS: CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

LEGEND

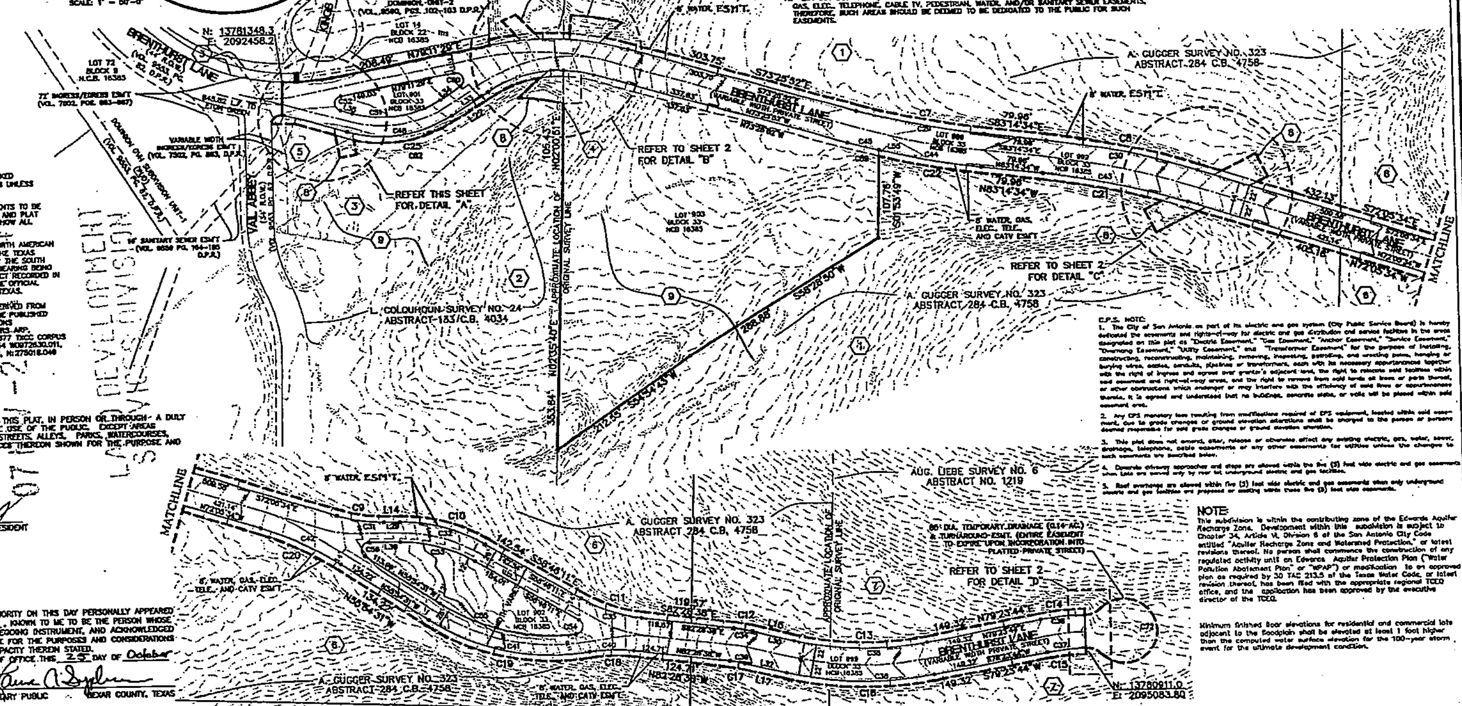
ESM'T = EASEMENT
F.I.R. = FOUND 1/2" IRON ROD
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

KEYED LEGEND

1. INTCO-DOMINION PARTNERSHIP 55.87 ACRES BEING TRACT 2 (VOL. 5354, PGS. 502-540 O.P.R.)
2. DOMINION-SANCTUARY INVESTMENTS, LTD. 8.378 ACRES TRACT 29 (VOL. 12681, PGS. 831-842 O.P.R.)
3. INTCO-DOMINION PARTNERSHIP 1.28 ACRES TRACT 4 (VOL. 5354, PGS. 502-540 O.P.R.)
4. INTCO-DOMINION PARTNERSHIP 0.0287 ACRES (VOL. 9600, PGS. 2204-2208 O.P.R.)
5. INTCO-DOMINION PARTNERSHIP 27.843 ACRES (VOL. 0645, PG. 2027-2038 O.P.R.)
6. INTCO-DOMINION PARTNERSHIP 13.44 ACRES (VOLUME 6763 PGS. 1635-1638, O.P.R.)
7. INTCO-DOMINION PARTNERSHIP 145.4 ACRES (VOLUME 8302 PGS. 1546-1553 O.P.R.)
8. VARIABLE WIDTH DRAINAGE EASEMENT
9. 100 YEAR FLOODPLAIN LETTER OF MAP REVISION (LOMR) CASE NUMBER: 05-06-1124P CITY OF SAN ANTONIO, TEXAS COMMUNITY NUMBER: 480045 EFFECTIVE DATE: FEBRUARY 23, 2006

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM. SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
3. 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.
4. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
5. GAS SERVICE WILL BE PROVIDED BY GREY FOREST UTILITIES.
6. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE BRENTHURST LANE EXTENSION PHASE 1, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
7. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE BRENTHURST LANE EXTENSION PHASE 1 SHALL BE THE RESPONSIBILITY OF INTCO DOMINION PARTNERSHIP OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
8. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE LEON SPRINGS UTILITY COMPANY. THE LEON SPRINGS UTILITY COMPANY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
9. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
10. LOT 903, 901, 902 BLOCK 33 ARE GREENBELT LOTS AND SHALL ALSO BE DESIGNATED AS A VARIABLE WIDTH DRAINAGE, GAS, ELEC., TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENT.
11. LOT 999 BLOCK 33 (BRENTHURST LANE) IS A PRIVATE STREET AND IS ALSO DESIGNATED AS A DRAINAGE, GAS, ELEC., TELEPHONE, CABLE TV, PEDESTRIAN, WATER, AND/OR SANITARY SEWER EASEMENTS. THEREFORE, SUCH AREAS SHOULD BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.



SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 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.
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 55.87 ACRE TRACT RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASED (PDEI) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP, N:28282.343 W0983433.860, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP, N:274426.854 W0972630.011, AF9486 ARANSAS PASS 3 CORS ARP, N:275018.046 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.

INTCO-DOMINION PARTNERSHIP
14855 BLANCO ROAD, SUITE 305
SAN ANTONIO TEXAS, 78216

BY: [signature]
LARRY W. SLAYTER, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED LARRY W. Slayter, 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 25 DAY OF October A.D. 2007

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

AURA A. SYPHERS
COMMISSION EXPIRES
April 7, 2010

STATE OF TEXAS

COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS ... CARTER 79372 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF BRENTHURST LANE EXTENSION, PHASE-1

(PLANNED UNIT DEVELOPMENT)

A 7.428 ACRE TRACT OF LAND, OUT OF 27.843 ACRE TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 6645, PAGE 2027-2038, A 1.28 ACRE TRACT AND A 55.87 ACRE TRACT BOTH DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540, A 0.0287 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9600, PAGES 2204-2208, A 13.44 ACRE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6763, PAGES 1635-1638 AND A 145.4 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 8302, PAGES 1546-1552, ALL CONVEYED TO INTCO-DOMINION PARTNERSHIP, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE L. COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, AND A GUGGER SURVEY NUMBER 323, ABSTRACT 284, COUNTY BLOCK 4758 IN NEW CITY BLOCK 16385; AND AUG. LIEBE SURVEY NUMBER 6, ABSTRACT 1219, COUNTY BLOCK 4709 IN NEW CITY BLOCK 16385 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BRENTHURST LANE EXTENSION, PHASE-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______
CHAIRMAN

BY: ______
SECRETARY

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

C.P.S. NOTE:

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

NOTE:
This subdivision is within the contributing zone of the Edwards Aquifer Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.

Minimum finished floor elevations for residential and commercial lots adjacent to the floodplain shall be elevated at least 1 foot higher than the computed water surface elevation for the 100-year storm event for the ultimate development condition.

STATE OF TEXAS

COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

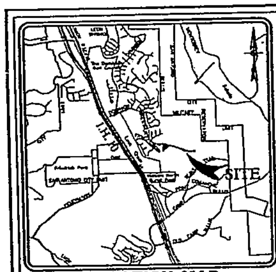
BY: ______, DEPUTY

SHEET 1 OF 2

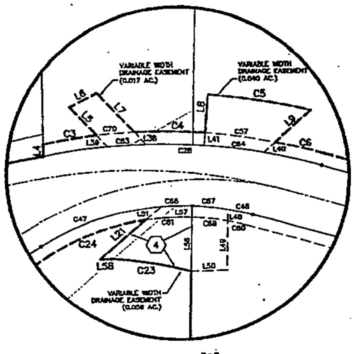
JOB NO. 3083-79

Date: Oct 25, 2007, 10:33am User ID: FGutierrez
File: H:\3083\79\Design\Civil\Plans 1\PL308379.dwg

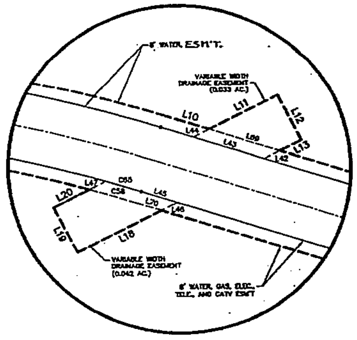
PLAT NO. 070482



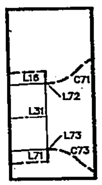
LOCATION MAP
NOT-TO-SCALE



DETAIL "B"
SCALE: 1" = 50'-0"



DETAIL "C"
SCALE: 1" = 50'-0"



DETAIL "D"
SCALE: 1" = 50'-0"

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. 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.
3. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF A 55.87 ACRE TRACT RECORDED IN VOLUME 5354, PAGES 502-540 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.
4. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASED (POST) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS DF4371 TXAN SAN ANTONIO RRP2 CORS ARP, N:13702920.343 W:2130435.860, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP, N:17274426.834 W:2072630.011, AF9488 ARANSAS PASS 3 CORS ARP, N:17275018.048 W:2070032.218

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.

INTCO-DOMINION PARTNERSHIP
14856 BLANCO ROAD, SUITE 306
SAN ANTONIO TEXAS, 78216

BY: [signature]
LARRY W. SLAYTER, VICE PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Larry W. Slayter, 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 25 DAY OF October A.D. 2007

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

LAURA A. SYPHERS
MY COMMISSION EXPIRES
April 7, 2010

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ... CARTER 79272 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS INC.

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED ... NOEL NICHOLLS 4432 PROFESSIONAL LAND SURVEYOR

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	16.30'	268.00'	8.16'	03°29'00"	16.30'	S28°18'36"E
C2	42.25'	268.01'	21.17'	09°02'00"	42.21'	N53°21'43"E
C3	34.72'	380.15'	17.37'	05°13'58"	34.71'	N81°40'12"E
C4	45.36'	380.15'	22.70'	06°50'10"	45.33'	S88°37'23"E
C5	68.64'	417.53'	33.39'	09°08'42"	68.57'	S80°44'02"E
C6	32.62'	380.15'	16.32'	04°54'56"	32.61'	S74°53'30"E
C7	166.11'	970.00'	83.26'	09°48'42"	165.91'	S78°20'13"E
C8	200.44'	1030.00'	100.54'	11°09'00"	200.13'	S77°40'04"E
C9	58.86'	192.00'	29.66'	17°33'57"	58.63'	S80°37'23"E
C10	118.60'	220.00'	60.78'	30°53'20"	117.17'	S74°12'51"E
C11	78.62'	180.00'	39.86'	25°02'27"	78.00'	S72°37'25"E
C12	25.60'	230.00'	12.81'	06°22'38"	25.59'	S78°17'20"E
C13	168.93'	393.00'	83.78'	24°30'13"	167.84'	S86°21'06"E
C14	58.82'	330.00'	29.49'	10°12'44"	58.74'	S85°30'07"W
C15	48.12'	270.00'	24.13'	10°12'44"	48.06'	N84°30'07"E
C16	184.59'	450.00'	98.81'	24°30'13"	183.11'	N86°21'06"W
C17	18.92'	170.00'	9.47'	06°22'38"	18.91'	N78°17'20"W
C18	34.66'	189.87'	17.37'	10°26'42"	34.47'	S83°16'31"W
C19	221.74'	226.00'	118.49'	43°01'09"	216.59'	N77°25'31"W
C20	110.73'	392.01'	55.73'	16°11'01"	110.36'	N64°00'07"W
C21	158.73'	970.00'	78.53'	09°16'36"	158.55'	N78°26'51"W
C22	132.36'	1030.00'	66.27'	07°21'46"	132.27'	N78°35'41"W
C23	50.57'	273.50'	25.35'	10°35'38"	50.50'	N78°26'18"W
C24	67.92'	180.00'	34.51'	23°06'23"	67.38'	S83°21'53"W
C25	137.40'	170.00'	72.78'	46°18'29"	133.69'	S73°47'34"W
C26	20.92'	13.00'	13.31'	92°12'44"	18.74'	N46°21'44"E
C27	62.28'	268.99'	31.28'	13°16'11"	62.15'	N86°48'42"E
C28	180.28'	372.15'	91.95'	27°45'26"	178.54'	S87°18'48"E
C29	167.48'	978.00'	83.84'	09°48'42"	167.27'	S78°20'13"E
C30	188.68'	1022.00'	99.78'	11°09'00"	198.67'	S77°40'04"E
C31	61.32'	200.00'	30.80'	17°33'57"	61.08'	S80°57'23"E
C32	114.28'	212.00'	58.57'	30°53'20"	112.91'	S74°12'51"E
C33	81.93'	188.00'	41.56'	23°42'27"	81.35'	S70°37'25"E
C34	24.71'	222.00'	12.37'	06°22'38"	24.69'	S78°17'20"E
C35	172.36'	403.00'	87.61'	24°30'13"	171.04'	S86°21'06"E
C36	57.39'	322.00'	28.77'	10°12'44"	57.32'	N84°30'07"E
C37	48.66'	278.00'	24.84'	10°12'44"	48.48'	N84°30'07"E
C38	191.17'	447.00'	97.07'	24°30'13"	189.71'	N86°21'06"W
C39	19.81'	178.00'	9.92'	06°22'38"	19.80'	N78°17'20"W
C40	56.86'	187.69'	28.66'	16°30'37"	56.77'	S86°16'31"W
C41	215.72'	287.00'	113.24'	43°03'09"	210.68'	N77°26'31"W
C42	112.99'	400.03'	56.87'	16°10'58"	112.81'	N84°00'03"W
C43	190.37'	978.00'	95.48'	11°09'00"	190.07'	N77°40'04"W
C44	133.07'	1022.00'	66.63'	07°27'37"	132.87'	N78°30'46"W
C45	41.84'	1022.00'	20.90'	02°20'55"	41.84'	N74°36'24"W
C46	39.34'	163.00'	19.77'	13°49'43"	39.20'	N80°20'43"W
C47	102.69'	163.00'	53.11'	36°06'44"	101.00'	S74°41'33"W
C48	141.54'	182.00'	75.64'	30°05'30"	137.98'	S81°40'20"W
C49	3.25'	13.00'	1.62'	14°15'36"	3.22'	N00°24'45"W
C50	27.45'	10.00'	50.17'	157°27'12"	19.81'	S32°04'30"E
C51	118.82'	136.00'	63.60'	50°03'30"	115.08'	S81°40'20"W
C52	26.61'	10.00'	40.85'	152°29'15"	19.43'	N02°38'30"E
C53	100.27'	188.00'	61.38'	30°35'20"	99.06'	S74°12'51"E
C54	24.90'	10.00'	29.38'	142°38'33"	18.96'	S12°53'06"W
C55	183.21'	201.00'	95.36'	40°13'07"	179.47'	N78°01'05"W
C56	23.53'	10.00'	32.97'	140°15'01"	19.14'	N17°12'06"E
C57	45.46'	380.15'	22.77'	06°51'20"	45.46'	S01°46'39"E
C58	32.04'	970.00'	16.02'	01°53'34"	32.04'	N73°02'21"W
C59	44.03'	1030.00'	22.02'	02°26'58"	44.02'	N74°32'20"W
C60	14.33'	155.00'	7.17'	05°17'56"	14.33'	N78°04'49"W
C61	29.63'	155.00'	14.96'	11°01'36"	29.70'	S87°19'53"W
C62	11.13'	170.00'	5.57'	03°45'04"	11.13'	N78°10'21"W
C63	24.71'	387.53'	12.36'	03°39'08"	24.71'	S87°09'02"W
C64	38.61'	372.77'	19.32'	05°56'08"	38.60'	N82°14'37"W
C65	23.89'	978.00'	11.80'	01°22'56"	23.89'	S72°47'02"E
C66	19.71'	163.00'	9.87'	06°55'38"	19.70'	S08°16'36"W
C67	22.91'	163.00'	11.47'	08°03'11"	22.89'	N80°13'38"W
C68	7.36'	182.19'	3.68'	02°36'28"	7.36'	S74°36'30"E
C69	22.97'	155.00'	11.01'	08°29'33"	22.96'	N82°58'33"W
C70	24.37'	380.15'	12.19'	03°40'20"	24.36'	N05°07'22"E
C71	20.01'	25.00'	10.58'	45°51'25"	19.48'	N00°40'48"E
C72	201.86'	42.50'	41.24'	271°53'30"	58.18'	S00°23'08"E
C73	20.01'	25.00'	10.88'	45°57'10"	19.48'	N87°27'20"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	11.87'	N01°09'40"W
L2	3.72'	N89°12'17"E
L3	11.78'	S01°01'37"E
L4	8.16'	N00°19'10"E
L5	23.14'	N42°36'07"W
L6	19.84'	N64°07'13"E
L7	34.70'	S47°36'07"E
L8	24.62'	N02°31'07"E
L9	30.88'	S48°25'40"W
L10	29.97'	S77°05'34"E
L11	49.45'	N83°55'34"E
L12	33.18'	S20°24'06"E
L13	15.46'	S83°35'54"W
L14	20.36'	S86°36'31"E
L15	54.73'	S76°06'02"E
L16	8.00'	S00°23'31"E
L17	54.73'	N76°06'02"W
L18	60.64'	S83°35'54"W
L19	33.18'	N20°24'06"W
L20	23.81'	N83°55'34"E
L21	39.55'	N45°25'40"E
L22	56.75'	S46°36'41"W
L23	19.96'	S06°34'30"E
L24	22.08'	S81°35'10"W
L25	30.14'	N06°54'30"W
L26	83.06'	N75°17'04"W
L27	30.85'	N08°44'31"W
L28	44.00'	N02°20'06"E
L29	20.36'	S86°36'31"E
L30	54.73'	S76°06'02"E
L31	44.00'	S00°23'31"E
L32	54.73'	N76°06'02"W
L33	58.78'	N50°36'41"W
L34	30.96'	S50°36'41"E
L35	15.70'	N75°17'48"W
L36	38.86'	S86°36'31"E
L37	13.18'	N75°17'04"W
L38	10.81'	S42°36'07"E
L39	10.08'	N42°36'07"W
L40	10.08'	S48°25'40"W
L41	8.00'	N00°31'07"E
L42	11.45'	S83°35'54"W
L43	47.48'	N72°05'34"W
L44	11.48'	N83°35'54"E
L45	24.18'	S72°05'34"E
L46	11.45'	S83°35'54"W
L47	11.80'	N83°35'54"E
L48	8.11'	S01°38'21"W
L49	32.97'	S01°38'21"W
L50	23.17'	N88°40'24"E
L51	13.07'	N48°25'40"E
L52	17.07'	S73°17'04"E
L53	8.65'	S06°34'30"E
L54	8.87'	N06°34'30"W
L55	8.19'	S01°51'46"W
L56	38.27'	N02°00'31"E
L57	8.00'	N02°09'31"E
L58	8.34'	S88°48'24"W
L59	47.48'	S72°05'34"E
L70	19.86'	N72°05'34"W
L71	8.00'	S00°23'31"E
L72	1.96'	N89°37'25"E
L73	1.35'	S89°36'29"W

WASTEWATER EDU NOTE: THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT LEON SPRINGS UTILITY COMPANY UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE FOR PROPOSED CONTOURS:
CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO THE SCALE OF THE PLAT.

NOTES:
This subdivision is within the contributing zone of the Edwards Aquifer Recharge Zone. Development within this subdivision is subject to Chapter 34, Article VI, Division 6 of the San Antonio City Code entitled "Aquifer Recharge Zone and Watershed Protection," or latest revisions thereof. No person shall commence the construction of any regulated activity until an Edwards Aquifer Protection Plan ("Water Pollution Abatement Plan" or "WPAP") or modification to an approved plan as required by 30 TAC 213.5 of the Texas Water Code, or latest revision thereof, has been filed with the appropriate regional TCEQ office, and the application has been approved by the executive director of the TCEQ.
Minimum finished floor elevations for residential and commercial lots adjacent to the floodplain shall be elevated at least 1 foot higher than the computed water surface elevation for the 100-year storm event for the ultimate development condition.

1. The City of San Antonio as part of its electric and gas system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric and gas distribution and service facilities in the areas designated on this plat as "Electric Easement," "Gas Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches and steps are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY SAN ANTONIO WATER SYSTEM. SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
3. 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.
4. STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT THE TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.
5. GAS SERVICE WILL BE PROVIDED BY GREY FOREST UTILITIES.
6. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF THE BRENTHURST LANE EXTENSION PHASE 1, FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
7. THE MAINTENANCE OF ALL DRAINS AND EASEMENTS OF ANY NATURE WITHIN THE BRENTHURST LANE EXTENSION PHASE 1 SHALL BE THE RESPONSIBILITY OF INTCO DOMINION PARTNERSHIP OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.
8. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE LEON SPRINGS UTILITY COMPANY. THE LEON SPRINGS UTILITY COMPANY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION.
9. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.
10. LOT 903, 901, 902 BLOCK 33 ARE GREENBELT LOTS AND SHALL ALSO BE DESIGNATED AS A VARIABLE WIDTH DRAINAGE, GAS, ELEC., TELEPHONE, CABLE TV, WATER, AND/OR SANITARY SEWER EASEMENT.
11. LOT 999 BLOCK 33 (BRENTHURST LANE) IS A PRIVATE STREET AND IS ALSO DESIGNATED AS AN GAS, ELEC., DRAINAGE, TELEPHONE, CABLE TV, PEDESTRIAN, WATER, AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHOULD BE DEEMED TO BE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS.

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

SUBDIVISION PLAT OF
BRENTHURST LANE EXTENSION, PHASE-1
(PLANNED UNIT DEVELOPMENT)

A 7.428 ACRE TRACT OF LAND, OUT OF 27.643 ACRE TRACT DESCRIBED IN CORRECTION SPECIAL WARRANTY DEED RECORDED IN VOLUME 5645, PAGE 2027-2036, A 1.28 ACRE TRACT AND A 55.87 ACRE TRACT BOTH DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5354, PAGES 502-540, A 0.0267 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 9600, PAGES 2204-2208, A 13.44 ACRE TRACT DESCRIBED IN WARRANTY DEED RECORDED IN VOLUME 6783, PAGES 1635-1638 AND A 145.4 ACRE TRACT DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 6302, PAGES 1546-1552, ALL CONVEYED TO INTCO-DOMINION PARTNERSHIP, ALL OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, ALSO OUT OF THE L. COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, AND A GUGGER SURVEY NUMBER 323, ABSTRACT 284, COUNTY BLOCK 4758 IN NEW CITY BLOCK 16385, ALSO LIENE SURVEY NUMBER 6, ABSTRACT 1819, COUNTY BLOCK 4759 IN NEW CITY BLOCK 16385 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF BRENTHURST LANE EXTENSION, PHASE-1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

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

SHEET 2 OF 2

JOB NO. 3083-79

Date: Oct 25, 2007, 10:34am User ID: FGutierrez
File: H:\3083\79\Design\Civil\Phase 1\PL3083179.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 23 **November 14, 2007**

S.I.S.D. CAMPBELTON — MAJOR PLAT — 060115
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 751 C-3
OWNER: S.I.S.D. by James Carrillo
ENGINEER: Bury & Partners-SA, Inc., by Mark R. Johnson, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: October 31, 2007

Location: South of the intersection of Red Forest Lane and Loop 1604

Services Available: SAWS Sewer and Bexar Met Water

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #863, Copper Ridge, accepted on March 21, 2006.

Proposed Use: School

APPLICANT'S PROPOSAL:

To plat **47.003** acres consisting of **1** non-single family lot.

DISCUSSION:

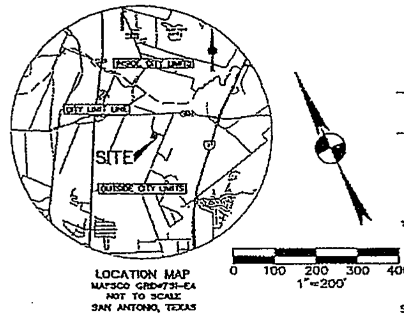
The Department of Development Services has cited: Section 35-515 (c) (6) of the UDC regarding Prohibition Against Creating Landlocked Conditions. The applicants engineer has submitted a request for variance to the requirement.

Development Services Street Section **will support** the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to this variance, staff supports applicant's request; therefore the Director of Development Services recommends **approval** of the variance and the plat.

PLAT NO. 060115



LOCATION MAP
MAPSCO GRID 731-E4
NOT TO SCALE
SAN ANTONIO, TEXAS

LEGEND
- • 1/2" IRON ROD FOUND (UNLESS NOTED)
- ○ 1/2" IRON ROD SET
- ■ MONUMENT FOUND
- VNAE VEHICULAR NON-ACCESS EASEMENT

NO BUILDING PERMIT WILL BE ISSUED FOR THE REMAINDER OF THE UNDEVELOPED PLATTED PROPERTY UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY DSD – STREETS AND DRAINAGE.

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:

JAMES W. RUSSELL, R.P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4230

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 SUBDIVISION ORDINANCE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

[illegible] JOHNSON P.E.
LICENSED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 82560

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.

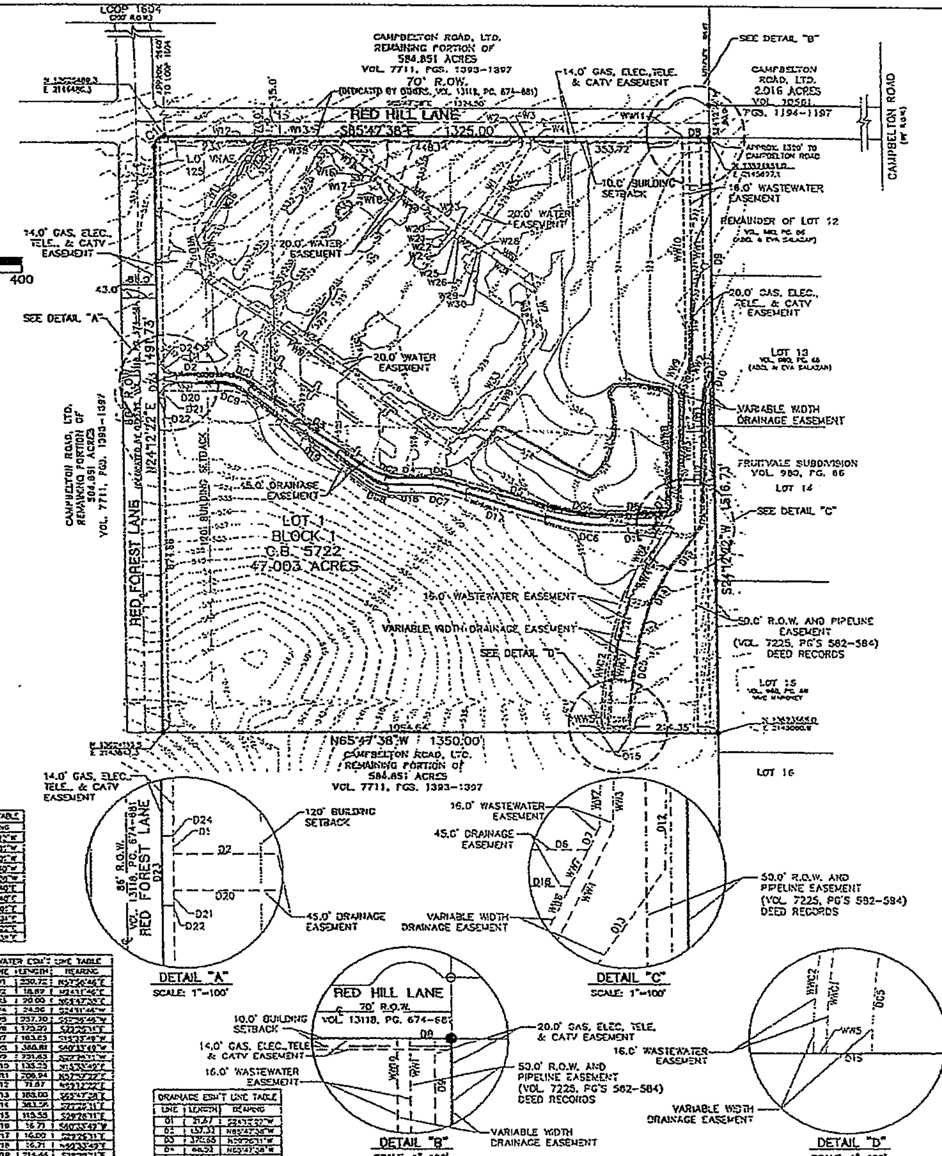
DR. JUAN ANTONIO JASSO, SUPERINTENDENT
SOUTHSIDE INDEPENDENT SCHOOL DISTRICT
1460 MARTINEZ-LOSOYA ROAD
SAN ANTONIO, TEXAS 78221

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 ______ 2007.

NOTARY PUBLIC,
BEXAR COUNTY, TEXAS



WASTEWATER ESM'T LINE TABLE		
LINE	LENGTH	BEARING
WW1	353.70'	S24°12'22"W
WW2	63.94'	S48°[illegible]"W
WW3	300.23'	S23°25'09"W
WW4	270.91'	S51°32'49"W
WW5	16.00'	N65°47'38"W
WW6	239.07'	N51°32'49"E
WW7	33.45'	N51°32'49"E
WW8	221.77'	N26°24'09"E
WW9	23.36'	N48°23'31"E
WW10	331.93'	N24°[illegible]"E
WW11	16.50'	S65°47'38"E

WATER ESM'T LINE TABLE		
LINE	LENGTH	BEARING
W1	230.72	N57°26'46"E
W2	18.87	N24°11'46"E
W3	20.00	N65°47'38"E
W4	24.26	S24°31'46"W
W5	237.30	[illegible]
W6	173.30	S22°26'11"E
W7	103.23	S15°33'49"W
W8	368.81	S40°33'49"W
W9	231.63	[illegible]
W10	135.23	N[illegible]°33'49"E
W11	206.94	[illegible]
W12	71.87	[illegible]
W13	183.00	S65°47'38"E
W14	383.75	S22°26'11"E
W15	113.55	S20°26'11"E
W16	36.71	S40°33'49"W
W17	16.00	S22°26'11"E
W18	36.71	N40°33'49"E
W19	214.44	S22°26'11"E
W20	18.35	S60°33'49"W
W21	10.00	S29°26'11"E
W22	16.35	N60°33'49"E
W23	12.65	S22°26'11"E
W24	13.34	S60°33'49"W
W25	10.00	S22°26'11"E
W26	13.34	N60°33'49"E
W27	35.47	S22°26'11"E
W28	12.81	S60°33'49"W
W29	10.00	S22°26'11"E
W30	12.81	N60°33'49"E
W31	123.70	S22°26'11"E
W32	147.28	S15°33'49"W
W33	340.32	S40°33'49"W
W34	223.37	N[illegible]°26'11"W
W35	119.21	N15°33'49"E
W36	197.21	N37°[illegible]"E
W37	61.42	N[illegible]"E
W38	173.13	S65°47'38"E

DRAINAGE ESM'T LINE TABLE		
LINE	LENGTH	BEARING
D1	21.67	S24°12'22"W
D2	137.32	N65°47'38"W
D3	372.65	N[illegible]°26'11"W
D4	66.52	N65°47'38"W
D5	232.60	N40°07'23"W
D6	157.17	N65°40'57"W
D7	31.84	N[illegible]°40"E
D8	66.74	S65°47'38"E
D9	602.05	N24°12'22"E
D10	47.00	S48°35'31"W
D11	102.78	S[illegible]"W
D12	237.54	S35°26'01"W
D13	158.73	S[illegible]'14"W
D14	90.73	S[illegible]"W
D15	71.01	S65°47'38"E
D16	104.37	N65°40'57"W
D17	239.90	N45°07'27"W
D18	66.52	N65°47'38"W
D19	370.89	N[illegible]°26'11"W
D20	137.32	N65°47'38"W
D21	16.33	S24°12'22"W
D22	14.00	N65°47'38"W
D23	25.00	N24°12'22"E
D24	14.00	S65°47'38"E

DRAINAGE ESM'T CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
DC1	36°21'27"	116.00	73.61	N47°30'55"W	72.38
DC2	36°21'27"	84.99	53.30	S47°30'55"E	52.41
DC3	16°40'11"	266.00	77.39	N57°21'32"W	77.12
DC4	18°42'30"	484.00	141.14	S57°25'42"E	140.64
DC5	16°35'14"	1106.18	327.64	S33°21'39"W	326.44
DC6	18°42'30"	522.00	154.25	S57°25'42"E	153.72
DC7	16°43'11"	221.00	64.50	N57°21'32"W	64.07
DC8	36°21'27"	132.00	81.36	S47°30'55"E	80.49
DC9	36°21'27"	71.00	45.05	N47°30'55"W	44.30

WASTEWATER ESM'T CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
WWC1	17°33'53"	1181.15	348.21	S33°33'11"W	347.97
WWC2	17°18'07"	1177.16	355.47	S33°26'41"W	354.13

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD DIRECTION	CHORD
C1	90°00'54"	25.00	39.28	S69°12'22"W	35.36

SUBDIVISION PLAT ESTABLISHING

S.I.S.D. CAMPBELTON SUBDIVISION

OF A 47.003 ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN 584.851 ACRE TRACT OF LAND CONVEYED TO CAMPBELTON ROAD, LTD. BY DEED OF RECORD IN VOLUME 7711, PAGES 1393–1397 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS

THIS PLAT OF S.I.S.D. CAMPBELTON SUBDIVISION HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. 2007.

BY: ______ CHAIRMAN

BY: ______ SECRETARY

WASTEWATER EDU NOTE:

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "GAS EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
2. ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

GENERAL NOTES:

1. TYPE OF DEVELOPMENT: SCHOOL.
2. PLATTED AREA IS NOT IN THE 100 YEAR FLOOD PLAIN PER MAP NUMBER 48029C0000E DATED FEBRUARY 16, 1996.
3. OWNER SHALL PROVIDE FOR SHARED CROSS ACCESS WITH ADJACENT LOTS PER UDC 35-506(R)(3).
4. STREETSCAPE TREE PLANTING WILL BE COMPLETED DURING THE BUILDING STAGE.
5. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
6. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM NAD83.
7. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY BURY+PARTNERS-SA, INC.
8. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(5).
9. BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.
10. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS AND EASEMENTS OF ANY KIND.

DRAINAGE NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR R.O.W. SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER 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. ALL FINISHED FLOOR ELEVATION MUST BE A MINIMUM OF EIGHT INCHES ABOVE FINAL ADJACENT GRADE.
3. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE, THESE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ______ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

DATED THIS ______ DAY OF ______ A.D. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

COUNTY JUDGE, BEXAR COUNTY, TEXAS

Bury+Partners
ENGINEERING SOLUTIONS
922 Isom Road, Suite 100
San Antonio, TX 78216
Tel. (210)525-9090 Fax (210)525-0529
Bury+Partners-SA, Inc. ©Copyright 2007

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

Date: Oct 12, 2007, 1:19pm User ID: mhernandez
File: G:\074\03\PLAT\07403PLT.DWG

Bury+Partners
ENGINEERING SOLUTIONS

RECEIVED
07 NOV -8 AM 10: 16
LAND DEVELOPMENT SERVICES DIVISION

November 7, 2007

Mr. Roderick Sanchez
Development Services Department
City of San Antonio
1901 South Alamo
San Antonio, Texas 78204

Project No. 50074-009.21

Re: SISD Campbelton – Plat #060115
Variance Request

Dear Mr. Sanchez:

This letter serves as a request for a Variance Request on the subdivision plat for the new SISD middle school west of Campbelton Road, south of Loop 1604 in San Antonio's ETJ.

City staff believes the proposed lot is land locked because there is no existing street or bonded street providing access and frontage. Through cooperation with the County, the two roads shown on the proposed plat as Red Forest Lane and Red Hill Lane have been dedicated. Red Forest Lane extends up to Loop 1604. The recording information for these right-of-ways is referenced on the plat as being recorded under Volume 13118, Pages 674-681. The County has reviewed and approved the construction plans, and the road is funded by the County and starting construction next week. Because the project is funded, the road construction was not bonded through the normal plat process.

Per the criteria listed under 35-483(e):

1. The applicant has complied with the provisions of the regulations since the lot does front a public ROW effective September 17, 2007.

2. The hardship is related to the location of the applicant's land. The applicant is attempting to construct a school before a residential subdivision is developed to avoid overcrowding in existing schools. The residential development has not started; however, access to the site is being constructed by Bexar County through a Capital Improvement Project schedule to begin on November 5, 2007, and is scheduled to be completed within seven months.

3. The hardship is not related to the applicant's own action but is a result of an agreement between Bexar County and residential development owner.

BURY+PARTNERS-SA, INC.
922 Isom Road, Suite 100
San Antonio, Texas 78216

TEL (210) 525-9090
FAX (210) 525-0529

www.burypartners.com

4. All other applicable standards of the UDC are being complied with to the extent possible for this development.

We believe that since the road right-of-way is recorded and the road project is funded that the variance should be approved and the plat allowed to proceed to Planning Commission on November 14. If this item is not put on the next available agenda, the plat ID number will expire and require this process to begin again, delaying the school opening.

If you have any questions, please do not hesitate to call.

Sincerely,

Mark R. Johnson, P.E.
Senior Project Manager/Principal

Attachments

I:\074\009\Letters\110707 Sanchez.doc

INFRASTRUCTURE SERVICES DEPARTMENT
PUBLIC WORKS DIVISION

233 N. Pecos - La Trinidad, Suite 420
San Antonio, Texas 78207
210-335-6700 (Voice) | 210-335-6713 (Fax)

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	SISD Campbelton A subdivision plat consisting of 1 lot on 47.003 acres
Address:	Near FM1604 and Campbellton Road (See Aerial) Ferguson Map Grid 751/F3
A/P #/PPR #/Plat #:	060115
AEVR #:	
AEVR Submittal Date:	11/01/2007
AEVR Submitted by:	Mark Johnson P.E., Bury + Partners
Issue:	Lot Access
Code Sections:	2006 Unified Development Code (UDC), Section 35-515 (c)(6), Prohibition Against Creating Landlocked Conditions
By:	Robert G. Brach, P.E. – Development Services Manager

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Johnson's letter dated October 31, 2007. At issue is the access to the proposed subdivision plat. Bexar County approval of this subdivision was withheld until a Dedication Special Warranty Deed was recorded with the Bexar County Clerk on September 17, 2007 in Volume 13118 Pages 674-681. The Deed provided a Right of Way dedication to Bexar County for Red Forest Lane, which will extend from FM 1604 to along the West property line boundary of the proposed development, and Red Hill Lane, which will extend from Campbellton Bexar across the North property boundary of the school and will end at an entrance to a park. The roads will be constructed by the Yantis Corporation through a County Capital Improvement Project schedule to begin on November 5, 2007 and is scheduled to be completed within seven months.

The AEVRC analyzed the variance for the criteria listed under 35-483(e) as follows:

1. The applicant has complied with the provisions of the regulations since the lot does front a public ROW effective September 17, 2007.

2. The hardship is related to the location of the applicant's land. The applicant is attempting to construct a school before a residential subdivision is developed to avoid overcrowding in existing schools. The residential development has not started; however, access to the site is being constructed by Bexar County through a Capital Improvement Project schedule to begin on November 5, 2007 and is schedule to be completed within seven months.

3. The hardship is not related to the applicant's own action but is a result of an agreement between Bexar County and residential development owner.

4. All other applicable standards of the UDC are being complied with to the extent possible for this development.

The AEVRC believes the proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approve

Robert Brach, P.E.
Development Services Engineer
Bexar County

11/2/07
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Fernando J. De León, P.E.
Assistant Director
DSD

11/2/07
Date

SCANNED

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

CHANNEL EASEMENT

APPROVED AS FORM:
Asst. Criminal District Attorney

Date: August 29, 2007

Grantor: **CAMPBELTON ROAD, LTD, a Texas Limited Partnership, acting by and through Becker Ranch Estates, L.C., its General Partner**

LT1-77-20070220378-1

Grantor's Mailing Address: 4210 S. Zapata
Laredo, TX 78046

Grantee: **COUNTY OF BEXAR**

Grantee's Mailing Address: Infrastructure Services Department
Public Works Division
233 N. Pecos, Suite 420
San Antonio, Texas 78207

Consideration: **Donated for public benefit**

Property: See **Exhibits A, B, C, D, and** E attached hereto and by this reference made a part hereof.

Grantor has granted, sold and conveyed and by these presents does grant, sell and convey unto Grantee five (5) channel easements on the Property for the purpose of opening, constructing and maintaining permanent channel or drainage easements in, along, upon and across the Property, with the right and privilege at all times of the Grantee and Grantee's successors and assigns to and from the Property for the purpose of making any improvements, modifications or repairs that Grantee deems necessary.

LT2-13118-682-15

9-17-07

Copper Ridge

Grantor does hereby bind himself, his respective successors and assigns to warrant and forever defend all and singular the above described easements and rights unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

CAMPBELTON ROAD, LTD.

By: Becker Ranch Estates, L.C.,
Its General Partner

By: _____
Name: Hugo A Gutierrez, Jr.,
Title: Manager

ACKNOWLEDGMENT

9-17-07

THE STATE OF TEXAS §

COUNTY OF WEBB §

This instrument was acknowledged before me on this 30th day of August, 2007, by Hugo A. Gutierrez, Jr., Manager of Becker Ranch Estates, L.C., a Limited Liability Company, acting in its capacity as General Partner of Campbelton Road, Ltd. a Texas Limited Partnership.

SUZANNE FERN CARREJO
NOTARY PUBLIC
STATE OF TEXAS
EXPIRES
7-31-2008

_____
NOTARY PUBLIC in and for State of Texas

Copper Ridge

EXHIBIT A

CUDE
ENGINEERS SURVEYORS PLANNERS

Property Description
of
Easement "1"

0.012 of an acre of land (527 square feet) being a 35.00 foot-wide Drainage Easement out of a 584.851 acre tract conveyed to Campbelton Road, Ltd. as described by Deed recorded in Volume 7711, Pages 1393-1397, Real Property Records of Bexar County, Texas and out of the Manuel De Luna Survey No. 3, Abstract No. 8, County Block 4167, Bexar County, Texas; said easement being more particularly described as follows:

Commencing: At a found ½" iron pin on the existing South Right of Way line of Loop 1604 being the Northeast corner of said 584.851 acre tract;

Thence: With the existing South Right of Way line of Loop 1604, the following:

S87°29'30"W (reference line), 913.11 feet to a point for an angle;

S87°28'59"W, 374.30 feet to a point for an angle;

S88°18'30"W, 808.27 feet to a point being the most Northerly Northwest corner of a proposed 11.359 acre tract;

Thence: With the West boundary of said proposed 11.359 acre tract, the following:

S46°30'54"E, 108.71 feet leaving the existing South Right of Way line of Loop 1604 to a point of curvature of a non-tangent curve;

595.47 feet with the arc of a curve to the right, concave to the West having a radius of 1957.00 feet, a central angle of 17°26'01" and a chord bearing and distance of S08°30'43"W, 593.17 feet to the POINT OF BEGINNING being the Northwest corner of the herein described easement;

35.00 feet with the arc of a curve to the right, concave to the West having a radius of 1957.00 feet, a central angle of 01°01'29" and a chord bearing and distance of S17°44'29"W, 35.00 feet to a point being the Southeast corner of the herein described easement;

9-17-07

Thence: N72°15'31"W, 15.00 feet leaving the West boundary of said proposed 11.359 acre tract to a point being the Southwest corner of the herein described easement;

Thence: N17°44'29"E, 35.00 feet to a point being the Northwest corner of the herein described easement;

Thence: S72°15'31"E, 15.00 feet to the POINT OF BEGINNING, containing 0.012 of an acre of land.

Note: Bearings used in this description are referenced to Texas Department of Transportation Right of Way Map of Loop 1604, Control 2255, Section 1, Job II.

Reference is made to exhibit plat dated July 3, 2007, and revised July 16, 2007 accompanying these field notes.

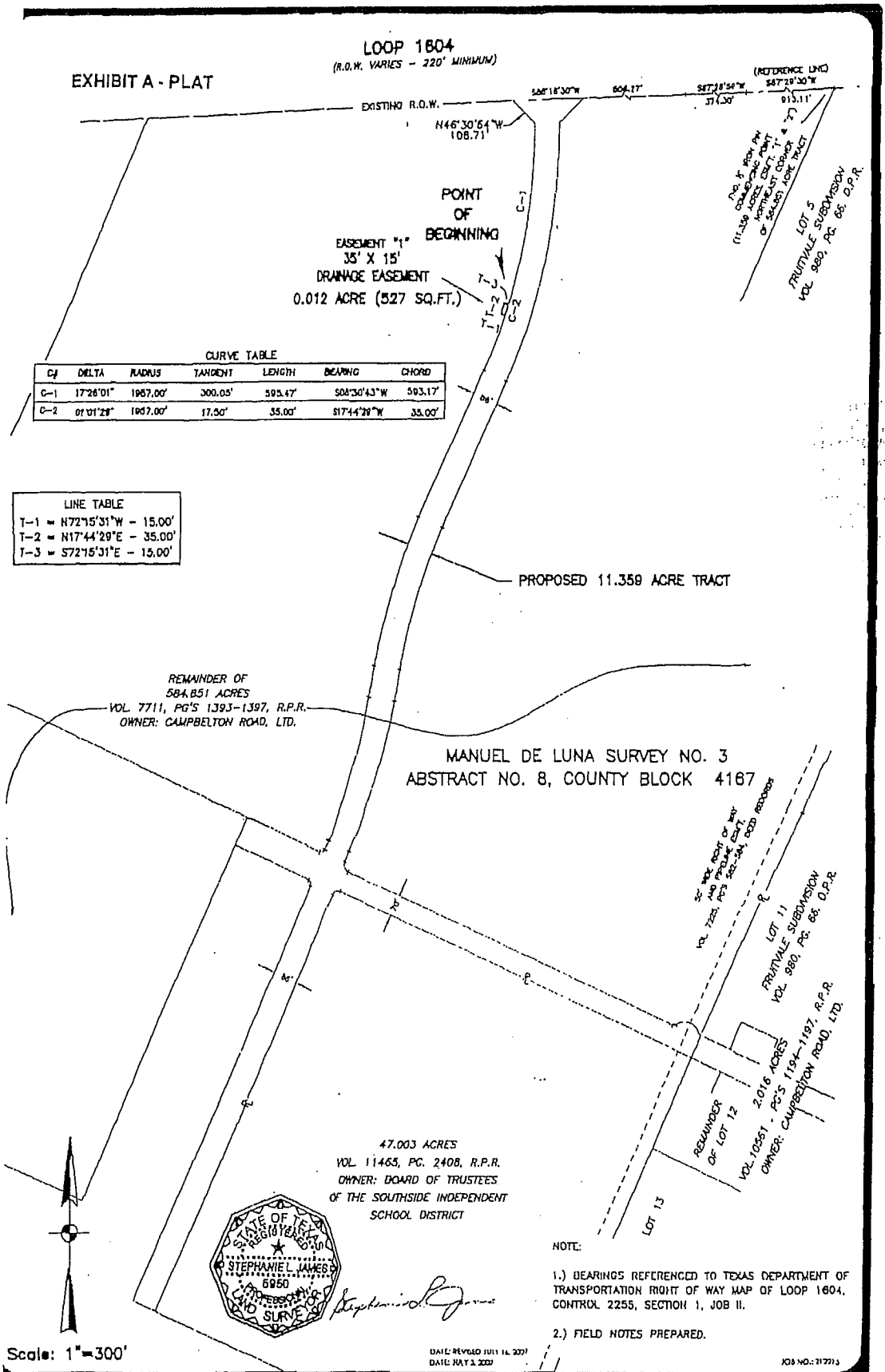
Job No. 212215
July 16, 2007
LAC/cc

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

Stephanie L. James

9-17-07

EXHIBIT A - PLAT



CURVE TABLE						
C#	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C-1	17°26'01"	1957.00'	300.05'	595.47'	S08°30'43"W	593.17'
C-2	01°01'28"	1957.00'	17.50'	35.00'	S17°44'29"W	35.00'

LINE TABLE
T-1 = N72°15'31"W - 15.00'
T-2 = N17°44'29"E - 35.00'
T-3 = S72°15'31"E - 15.00'

NOTE:

1.) BEARINGS REFERENCED TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF LOOP 1604, CONTROL 2255, SECTION 1, JOB II.

2.) FIELD NOTES PREPARED.

DATE: REVISED JULY 16, 2007
DATE: MAY 3, 2007

JOB NO.: 317713

9-17-07

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

TEL 210.681.2951
FAX 210.523.7112

WWW.MWCUDE.COM

0.012 OF AN ACRE OF LAND (527 SQUARE FEET) BEING A 35.00 FOOT-WIDE DRAINAGE EASEMENT OUT OF A 584.851 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD. AS DESCRIBED BY DEED RECORDED IN VOLUME 7711, PAGES 1393-1397, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

EXHIBIT B

CUDE
ENGINEERS SURVEYORS PLANNERS

Property Description
of

Easement "2"

0.208 of an acre of land (9,043 square feet) being a Variable-width Drainage Easement out of a 584.851 acre tract conveyed to Campbelton Road, Ltd. as described by Deed recorded in Volume 7711, Pages 1393-1397, Real Property Records of Bexar County, Texas and out of the Manuel De Luna Survey No. 3, Abstract No. 8, County Block 4167, Bexar County, Texas; said easement being more particularly described as follows:

Commencing: At a found ½" iron pin on the existing South Right of Way line of Loop 1604 being the Northeast corner of said 584.851 acre tract;

Thence: With the existing South Right of Way line of Loop 1604, the following:

S87°29'30"W (reference line), 913.11 feet to a point for an angle;

S87°28'59"W, 374.30 feet to a point for an angle;

S88°18'30"W, 562.75 feet to a point being the most Northerly Northeast corner of a proposed 11.359 acre tract;

Thence: With the East boundary of said proposed 11.359 acre tract, the following:

S45°29'13"W, 112.95 feet leaving the existing South Right of Way line of Loop 1604 to a point of curvature of a non-tangent curve;

630.47 feet with the arc of a curve to the right, concave to the West having a radius of 2043.00 feet, a central angle of 17°40'53" and a chord bearing and distance of S08°33'51"W, 627.97 feet to the POINT OF BEGINNING being a point of non-tangency and the Northwest corner of the herein described easement;

Thence: With the Northerly line of the herein described easement, the following:

S72°15'31"E, 14.84 feet to a point for an angle;

9-17-07

S89°44'00"E, 287.79 feet to a point being the Northeast corner of the herein described easement;

Thence: S00°16'00"W, 30.00 feet to a point being the Southeast corner of the herein described easement;

Thence: With the Southerly line of the herein described easement, the following:

N89°44'00"W, 272.42 feet to a point for an angle;

N72°15'31"W, 38.51 feet to a point of curvature on the East line of said proposed 11.359 acre tract being the Southwest corner of the herein described easement;

24.00 feet with an arc of a curve, concave to the West, having a radius of 2043.00 feet, a central angle of 00°40'23" and a chord bearing and distance of N17°44'29"E, 24.00 feet to the POINT OF BEGINNING, containing 0.208 of an acre of land.

Note: Bearings used in this description are referenced to Texas Department of Transportation Right of Way Map of Loop 1604, Control 2255, Section 1, Job II.

Reference is made to exhibit plat dated June 19, 2007, and revised July 16, 2007 accompanying these field notes.

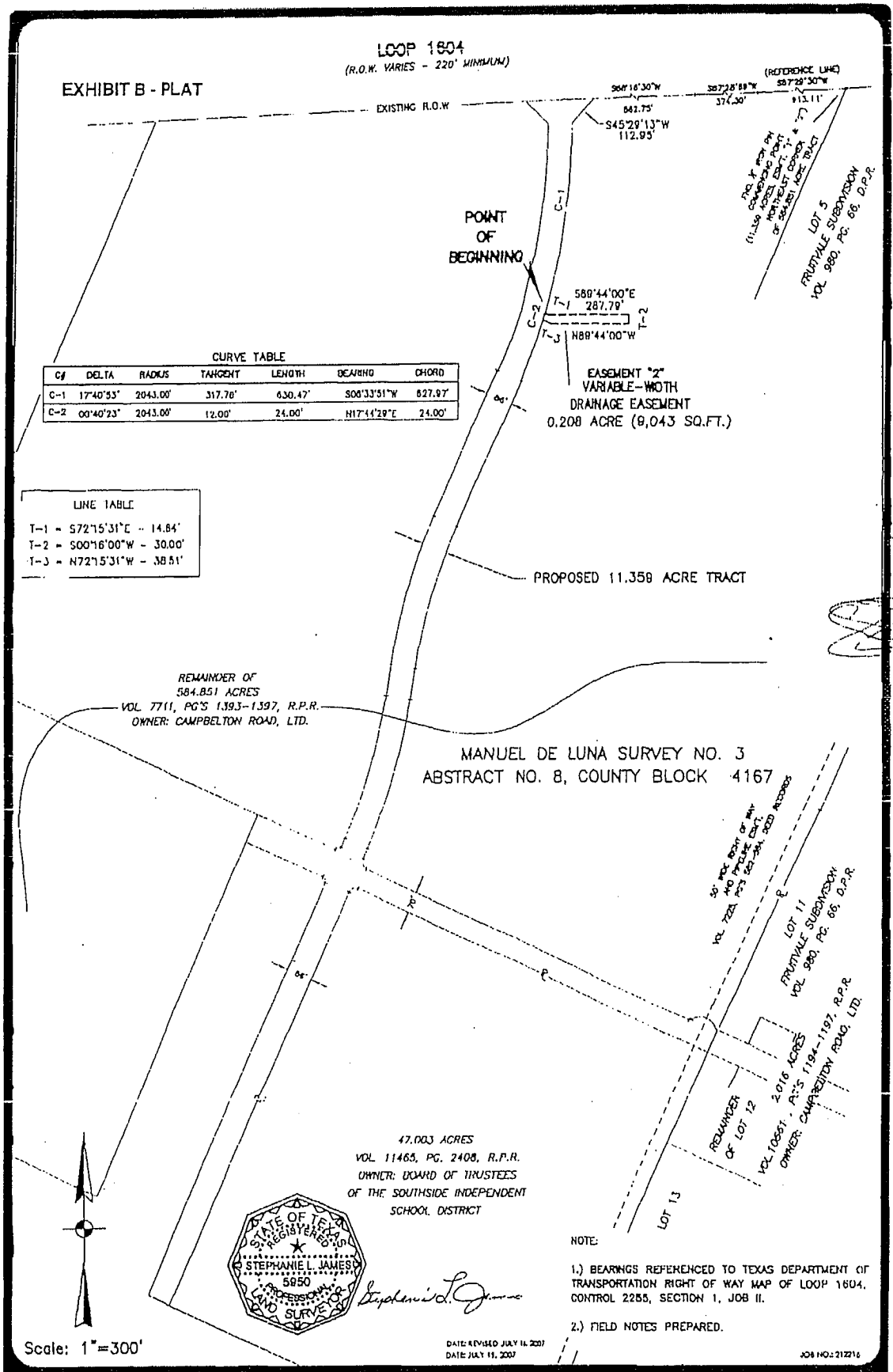
Job No. 212215
June 16, 2007
LAC/cc

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

Stephanie L. James

9-17-07

EXHIBIT B - PLAT



CURVE TABLE

C#	DELTA	RADIUS	TANGENT	LENGTH	BEARING	CHORD
C-1	17°40'53"	2043.00'	317.78'	630.47'	S06°33'51"W	627.97'
C-2	00°40'23"	2043.00'	12.00'	24.00'	N17°14'29"E	24.00'

LINE TABLE

T-1 = S72°15'31"E - 14.84'
T-2 = S00°16'00"W - 30.00'
T-3 = N72°15'31"W - 38.51'

9-17-07

NOTE:

1.) BEARINGS REFERENCED TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF LOOP 1604, CONTROL 2255, SECTION 1, JOB II.

2.) FIELD NOTES PREPARED.

DATE: REVISED JULY 16, 2007
DATE: JULY 11, 2007

JOB NO.: 212216

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

TEL 210.681.2951
FAX 210.523.7112

WWW.MWCUDE.COM

0.208 OF AN ACRE OF LAND (9,043 SQUARE FEET) BEING A VARIABLE-WIDTH DRAINAGE EASEMENT OUT OF A 584.851 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD. AS DESCRIBED BY DEED RECORDED IN VOLUME 7711, PAGES 1393-1397, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

EXHIBIT C

CUDE
ENGINEERS SURVEYORS PLANNERS

Property Description
of
Easement "3"

0.017 of an acre of land (750 square feet) being a 50.00 foot-wide Drainage Easement out of a 584.851 acre tract conveyed to Campbelton Road, Ltd. as described by Deed recorded in Volume 7711, Pages 1393-1397, Real Property Records of Bexar County, Texas and out of the Manuel De Luna Survey No. 3, Abstract No. 8, County Block 4167, Bexar County, Texas; said easement being more particularly described as follows:

Commencing: At a found ½" iron pin being the Southwest corner of a 47.003 acre tract of land as described by Deed recorded in Volume 11465, Page 2408, of the Real Property Records of Bexar County, Texas; said iron pin being the most Southerly Southeast corner of a proposed 11.359 acre tract;

Thence: With the South and West boundary of said proposed 11.359 acre tract, the following:

N65°47'38"W, 86.00 feet to a point being the most Southerly Southwest corner of said proposed 11.359 acre tract;

N24°12'22"E, 873.83 feet to the POINT OF BEGINNING being the South corner of the herein described easement;

Thence: N65°47'38"W, 15.00 feet leaving the West boundary of said proposed 11.359 acre tract to a point being the Southwest corner of the herein described easement;

Thence: N24°12'22"E, 50.00 feet to a point being the North corner of the herein described easement;

Thence: S65°47'38"E, 15.00 feet to a point on the West boundary of said proposed 11.359 acre tract being the Northeast corner of the herein described easement;

Thence: S24°12'22"W, 50.00 feet with the West boundary of said proposed 11.359 acre tract to the POINT OF BEGINNING, containing 0.017 of an acre of land.

9-17-07

Note: Bearings used in this description are referenced to Texas Department of Transportation Right of Way Map of Loop 1604, Control 2255, Section 1, Job II.

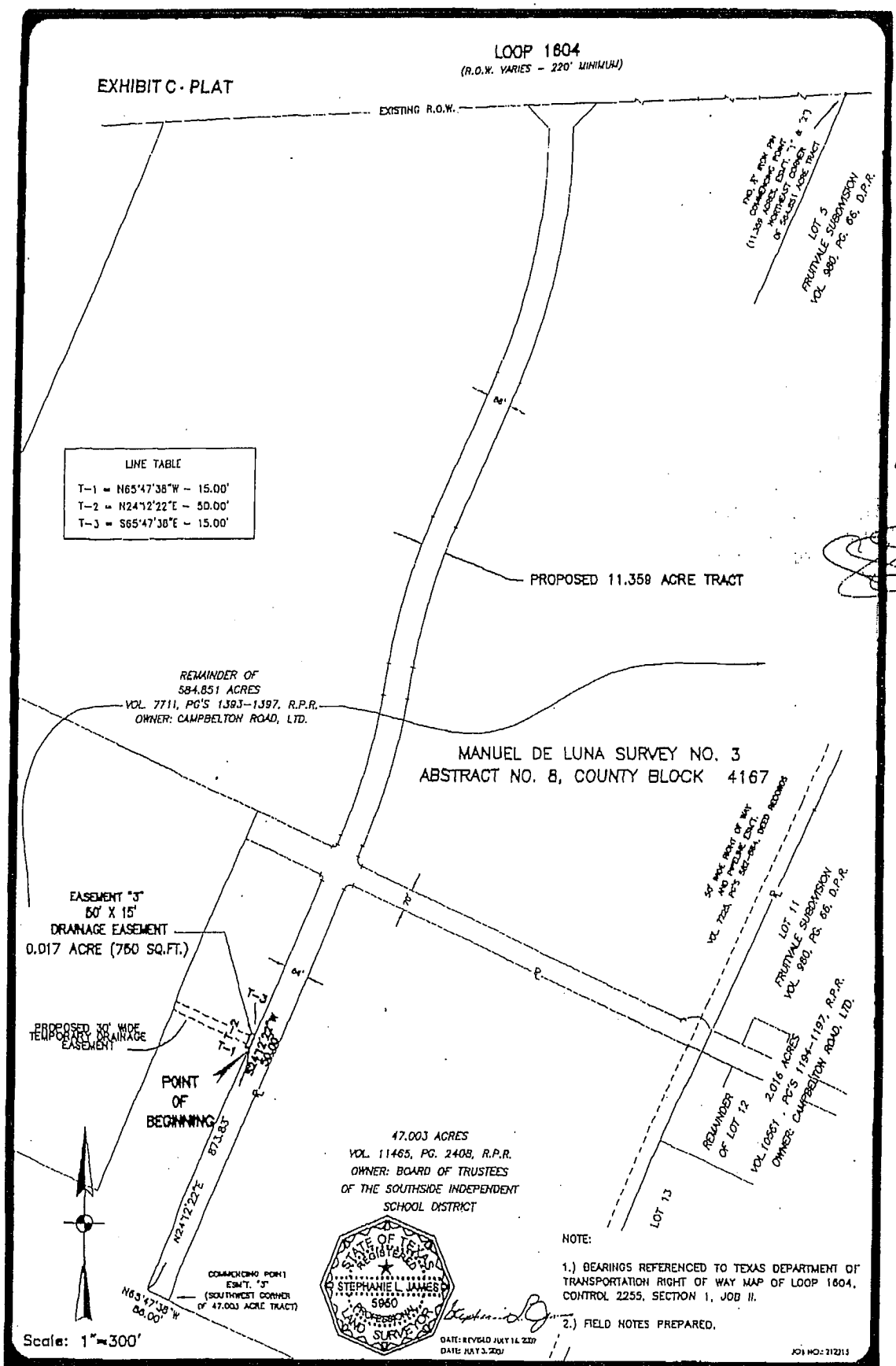
Reference is made to exhibit plat dated July 3, 2007 and revised July 16, 2007 accompanying these field notes.

Job No. 212215
July 16, 2007
LAC/cc

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

9-17-07

EXHIBIT C - PLAT



NOTE:

1.) BEARINGS REFERENCED TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF LOOP 1604, CONTROL 2255, SECTION 1, JOB II.

2.) FIELD NOTES PREPARED.

DATE: REVISED JULY 16, 2007
DATE: JULY 3, 2007

JOB NO.: 212213

9-17-07

CUDE
ENGINEERS SURVEYORS PLANNERS

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10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

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WWW.MWCUDE.COM

0.017 OF AN ACRE OF LAND (750 SQUARE FEET) BEING A 50.00 FOOT-WIDE DRAINAGE EASEMENT OUT OF A 584.851 ACRE TRACT CONVEYED TO CAMPBELTON ROAD, LTD. AS DESCRIBED BY DEED RECORDED IN VOLUME 7711, PAGES 1383-1397, REAL PROPERTY RECORDS BEXAR COUNTY, TEXAS AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

EXHIBIT D

CUDE
ENGINEERS SURVEYORS PLANNERS

Easement "4"

Property Description
of

0.027 of an acre of land being a 14.00 foot by 85.00 foot Drainage Easement out the Manuel De Luna Survey No. 3, Abstract No. 8, County Block 4167, being out of that 47.003 acre tract conveyed to the Board of Trustees of the Southside Independent School District by deed recorded in Volume 11465, Page 2408, Real Property Records of Bexar County, Texas; said easement being more particularly described as follows:

BEGINNING: At a point in the northwest line of said 47.003 acre tract, being the west corner of the herein described easement and being N 24°12'22"E, 856.33 feet from the southwest corner of said 47.003 acre tract;

Thence: N24°12'22"E, 85.00 feet along the northwest line of said 47.003 acre tract to a point being the North corner of the herein described easement;

Thence: S65°47'38"E, 14.00 feet along the northeast line of the herein described easement to a point being the East corner of the herein described easement;

Thence: S24°12'22"W, 85.00 feet along the southeast line of the herein described easement to a point being the South corner of the herein described easement;

Thence: N65°47'38"W, 14.00 feet along the southwest line of the herein described easement to the POINT OF BEGINNING, containing 0.027of an acre of land.

Note: Bearings referenced to Texas Department of Transportation right-of-way map of F.M. Loop 1604, Control 2255, Section 1.108 11

Reference is made to exhibit plat dated June 25, 2007, and revised July 16, 2007 accompanying these field notes.

Job No. 212200
July 16, 2007
LAC/lac

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

Stephanie L. James

9-17-07

M.W. CUDE ENGINEERS, L.L.C. 10325 Bandera Road San Antonio, Texas 78250 210 681 2951 tel 210 523 7112 fax

EXHIBIT D - PLAT

Scale: 1"=100'

REM. OF 584.851 ACRES
VOL. 7711, PGS. 1391-1397, R.P.R.
OWNER: CAMPBELLTON ROAD, LTD.

EASEMENT "4"
14.00' x 85.00'
Drainage Easement
(0.027 Ac.)

P.O.B.

L1 L2 L3 L4

LINE TABLE		
LINE	LENGTH	BEARING
L1	85.00	N24°12'22"E
L2	14.00	S65°47'38"E
L3	85.00	S24°12'22"W
L4	14.00	N65°47'38"W

47.003 ACRES
VOL. 11465, PG. 2408, R.P.R.
OWNER: BOARD OF TRUSTEES
OF THE SOUTHSIDE INDEPENDENT
SCHOOL DISTRICT

N24°12'22"E 856.33'

MANUEL DE LUNA SURVEY NO. 3
ABSTRACT NO. 8, COUNTY BLOCK 4167

SOUTHWEST CORNER
OF 47.003 ACRE TRACT

STATE OF TEXAS REGISTERED STEPHANIE L. JAMES 5850 PROFESSIONAL LAND SURVEYOR

DATE: REVISED JULY 16,2007
DATE JUNE 23,2007

NOTE:

1.) BEARINGS REFERENCED TO TEXAS DEPARTMENT OF TRANSPORTATION RIGHT OF WAY MAP OF LOOP 1604, CONTROL 2255, SECTION 1, JOB II.

2.) FIELD NOTES PREPARED.

JOB NO.: 312215

9-17-07

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
TEL 210.681.2951
FAX 210.523.7112
WWW.MWCUDE.COM

0.027 OF AN ACRE OF LAND (1180 SQUARE FEET) OUT OF A 47.003 ACRE TRACT CONVEYED TO THE BOARD OF TRUSTEES OF THE SOUTH SIDE INDEPENDENT SCHOOL DISTRICT, AS DESCRIBED BY DEED RECORDED IN VOLUME 11465, PAGE 2408, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE MANUEL DE LUNA SURVEY NO. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, BEXAR COUNTY, TEXAS.

EXHIBIT E

CUDE
ENGINEERS SURVEYORS PLANNERS

Easement "5"

Property Description
of

0.706 of an acre of land being a 28 Foot Wide Drainage Easement out of Lot 12, County Block 5722 as described by subdivision plat of Fruitvale Subdivision recorded in Volume 980, Page 66 of the Deed and Plat Records of Bexar County, Texas, and being out of that 2.016 acre tract described in deed recorded in Volume 10561, Pages 1194-1197, Real Property Records of Bexar County, Texas; said easement being more particularly described as follows:

BEGINNING: At a point on the northwest right-of way of Campbellton Road, said point being the East corner of said 2.016 acre tract,

Thence: S24°08'34"W, 28.00 feet with the northwest right-of-way line of said Campbellton Road to a point being the South corner of the herein described easement;

9-17-07

Thence: N65°30'26"W, 1097.82 feet over said 2.016 acre tract and along the southwest line of the herein described easement to a point in the northwest line of said 2.016 acre tract being the most westerly corner of the herein described easement;

Thence: N24°12'22"E, 28.00 feet along the northwest line of said 2.016 acre tract to a point being the North corner of said 2.016 acre tract and the herein described easement, said point also being the West corner of Lot 11, of said Fruitvale Subdivision;

Thence: S65°30'26"E 1097.79 feet along the northeast line of said 2.016 acre tract and the southwest line of said Lot 11, to the POINT OF BEGINNING, containing 0.706 of an acre of land.

Note: Bearings referenced to Texas Department of Transportation right-of-way map of F.M. Loop 1604, Control 2255, Section 1.108 11

Reference is made to exhibit plat dated July 6, 2007, and revised July 16, 2007 accompanying these field notes.

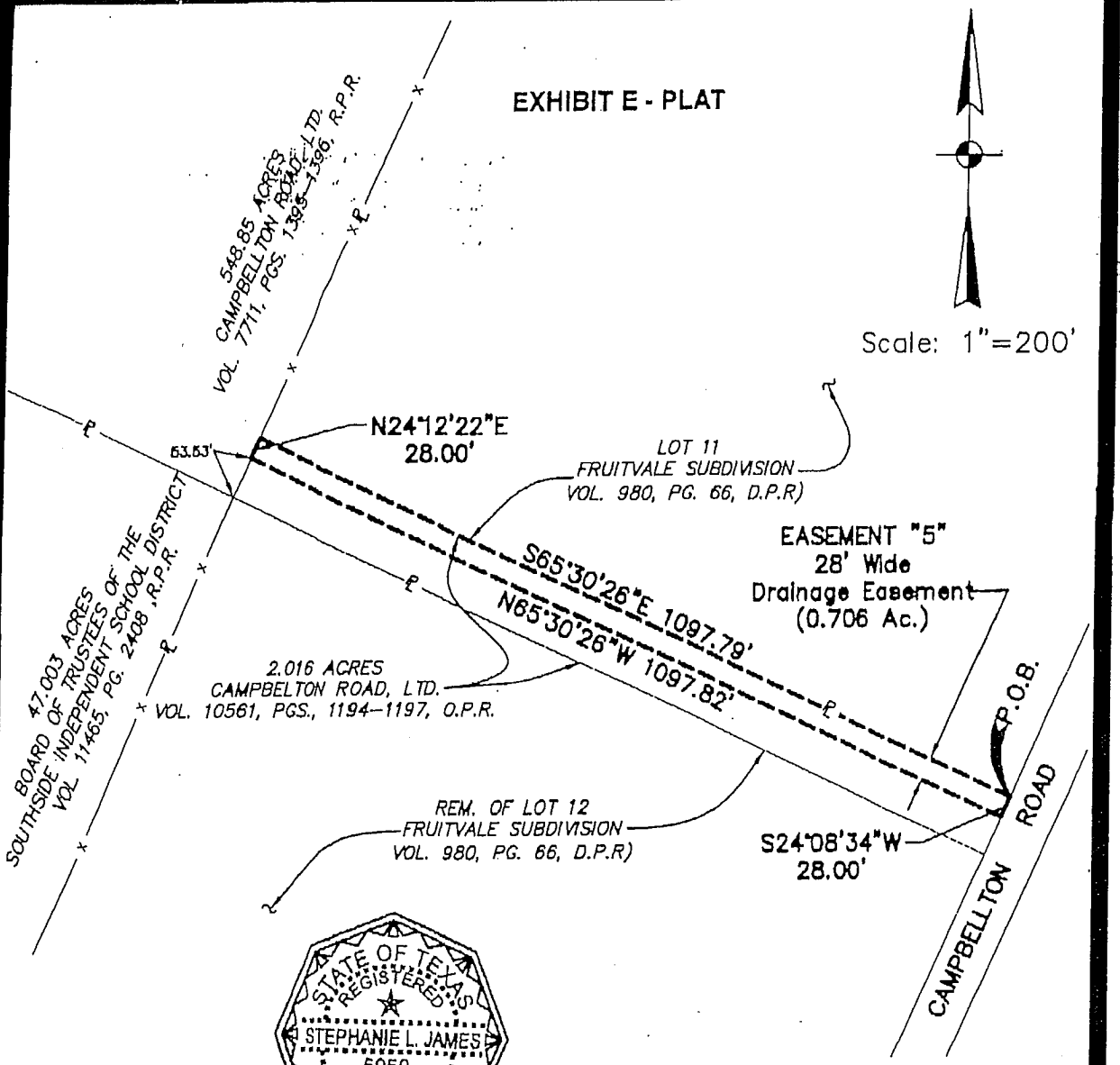
Job No. 212200
July 16, 2007
LAC/lac

Stephanie L. James

STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

9-17-07

EXHIBIT E - PLAT



STATE OF TEXAS
REGISTERED
STEPHANIE L. JAMES
5950
PROFESSIONAL
LAND SURVEYOR

EXHIBIT OF

0.706 of an acre of land being a 28 Foot Wide Drainage Easement out of Lot 12, County Block 5722, as described by subdivision plat of Fruitvale Subdivision recorded in Volume 980, Page 66, Deed and Plat Records of Bexar County, Texas, and being out of that 2.016 acre tract described in deed recorded in Volume 10561, Pgs. 1194–1197, Bexar County Official Records.

LEGEND:

—x— = Wire Fence
D.P.R. = Deed and Plat Records
R.P.R. = Real Property Records

Note: Bearings referenced to Texas Department of Transportation right-of-way map of F.M. Loop 1604, Control 2255, Section 1.106 11

CUDE
ENGINEERS SURVEYORS PLANNERS

M.W. CUDE ENGINEERS, LLC.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78250

TEL 210.681.2951
FAX 210.523.7112

WWW.MWCUDE.COM

Reference:

1.) Fruitvale Subdivision Vol. 980, Pg. 66, D.P.R.
2.) Vol. 10561, Pg. 1194, O.P.R.
3.) Field Notes Prepared

REVISED: 07/16/07
DATE: 07/06/07
JOB NO.: #212200

F:\Jy-2007\212200 Copper Ridge Electric Easement\electric easement exhibit.dwg 2007/07/18 8:00am tdavis

RECORDER'S MEMORANDUM
AT THE TIME OF RECORDATION, THIS INSTRUMENT WAS FOUND TO BE INADEQUATE FOR THE BEST PHOTOGRAPHIC REPRODUCTION BECAUSE OF ILLEGIBILITY, CARBON OR PHOTO COPY DISCOLORED PAPER ETC.

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

SEP 1 7 2007

COUNTY CLERK BEXAR COUNTY, TEXAS

Doc# 20070220378 Fees: $0.00
09/17/2007 10:30AM # Pages 15
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERARD RICKHOFF COUNTY CLERK

9-17-07

88

Gerry Rickhoff

COUNTY CLERK BEXAR COUNTY

BEXAR COUNTY COURT HOUSE
SAN ANTONIO, TEXAS 78205

C E R T I F I C A T E

STATE OF TEXAS §

COUNTY OF BEXAR §

I, GERRY RICKHOFF, COUNTY CLERK OF BEXAR COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE AND CORRECT COPY OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, NOW IN MY LAWFUL CUSTODY AND POSSESSION AS SAME APPEARS OF RECORD FILED IN:

VOLUME 13118 PAGE 1682-1697

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE GIVEN IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ON THIS 17th DAY OF September A.D., 20 07

GERRY RICKHOFF
COUNTY CLERK
BEXAR COUNTY, TEXAS

BY: [signature]
Deputy County Clerk

ANY PROVISION HEREIN WHICH RESTRICTS THE SALE, RENTAL, OR USE OF THE DESCRIBED REAL PROPERTY BECAUSE OF RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN IS INVALID AND UNENFORCEABLE UNDER FEDERAL LAW

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 24 **November 14, 2007**

ALAMO RANCH,
UNITS 20 & 21 PH 2 — MAJOR PLAT — 060710
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Standard Pacific Homes, by Mark Sparrow
ENGINEER: Pape-Dawson Engineers, Inc., by Cara Tackett
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: October 30, 2007

Location: Extension of Camp Real Lane eastward from Units 20 and 21, PH 1.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808D, Alamo Ranch was accepted on May 25, 2006.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **38.95** acres consisting of **136** single family lots and **6,659** linear feet of public streets.

DISCUSSION:

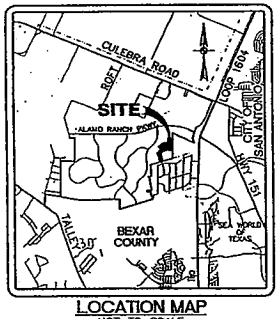
The Department of Development Services has cited: Section 35-506(e)(2) of the UDC regarding Projecting Streets. The applicants engineer has submitted a request for variance to the requirement.

Development Services Street Section **does not support** the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above mentioned variance. With regards to this variance, staff does **not** concur with the applicant's justification; therefore the Director of Development Services recommends **disapproval** of the variance and the plat.

PLAT NO. 060710



LOCATION MAP
NOT-TO-SCALE

KEY NOTES

1. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. ENTIRE TEMPORARY 50' DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET.
4. TEMPORARY VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. ENTIRE 26' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
7. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
8. 20' SANITARY SEWER EASEMENT (VOL. 12830, PGS. 1044-1053 O.P.R.)
9. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
10. 20' BUILDING SETBACK
11. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "A"
12. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT - ALAMO RANCH UNITS 20 & 21, PH. 1, (VOL. 9573, PG. 120-123 D.P.R.)
13. 10' BUILDING SETBACK
14. 28' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
15. VARIABLE WIDTH WATER EASEMENT
16. 12' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
17. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
18. 135' EASEMENT AND R.O.W. (VOL. 6187 PG. 261-264 O.P.R.)
19. 20' ELECTRIC EASEMENT (VOL. 7000, PGS. 6-8 D.P.R.)
20. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "B"

NOTES:

1. 1/2" IRON RODS 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 REFERENCE BEARING BEING THE EAST LINE OF THE 148.30 ACRE TRACT AS RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PO BASE (PDC1) BASED ON NAD 83 (CORS96).

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.

GENERAL NOTES:

1. NO STRUCTURE, FENCES, WALLS OR OWNER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, OR TRAFFIC ISLANDS, ETC. LOT 904 BLK 100, LOT 901, BLK 103, LOT 901 BLK 105, LOT 901 BLK 106, AND LOT 901 BLK 109, HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 EASE- MENT, 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. GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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.

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.

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.

FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) p-5-40)

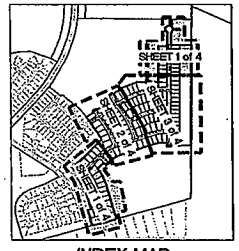
STREETSCAPE NOTE:
STREETSCAPE COMPLIANCE TO BE MADE AT TIME OF CONSTRUCTION.

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

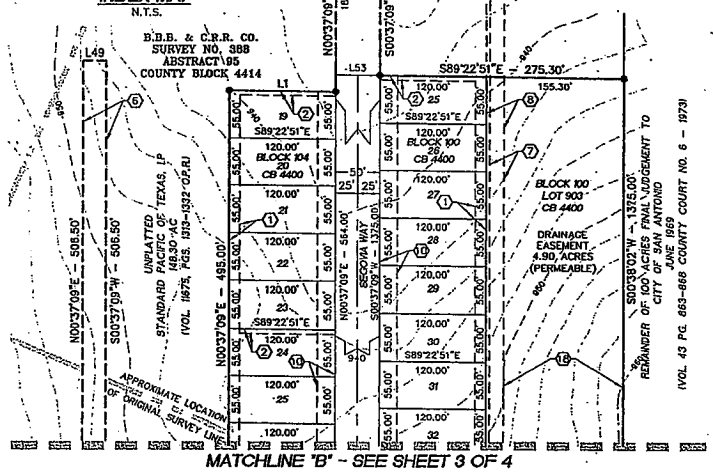
CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON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

LEGEND

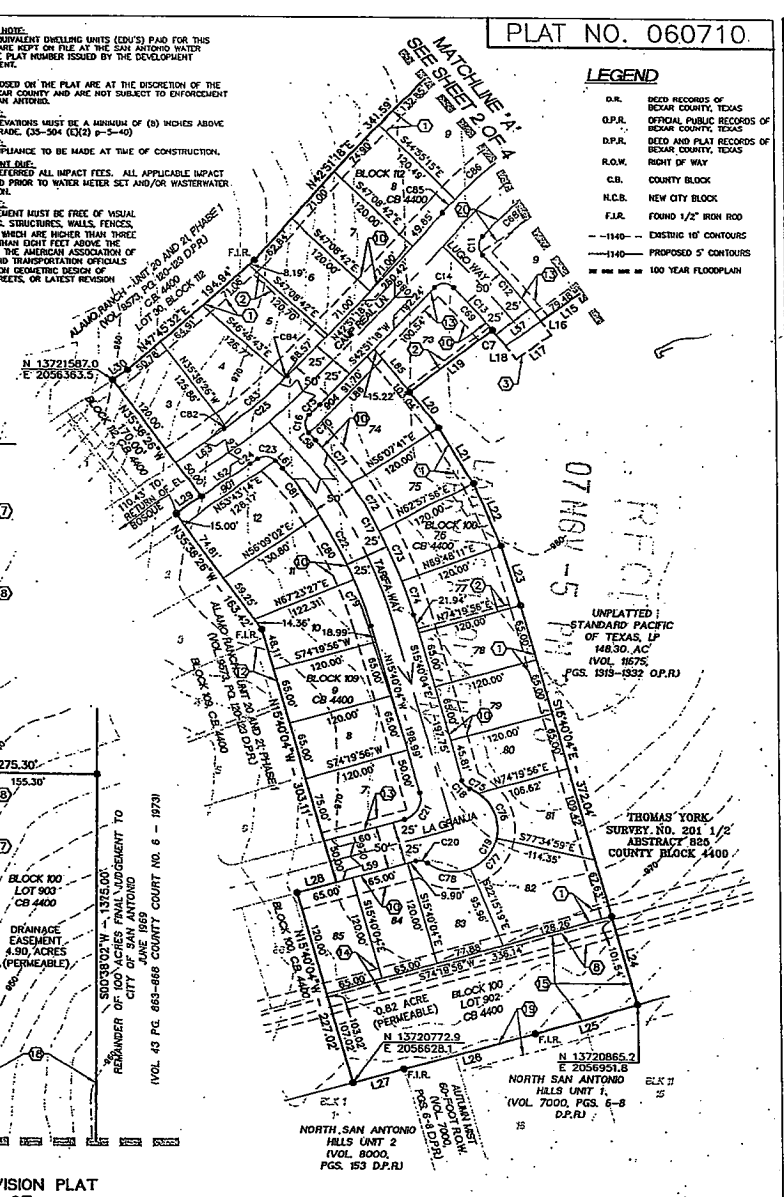
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
--1140--	EXISTING 10' CONTOURS
——1140——	PROPOSED 5' CONTOURS
	100 YEAR FLOODPLAIN



INDEX MAP
N.T.S.



MATCHLINE "B" - SEE SHEET 3 OF 4



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

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

_____
OWNER/DEVELOPER: MARK SPARROW
STANDARD PACIFIC OF TEXAS, L.P.
BY STANDARD PACIFIC OF TEXAS, G.P., INC.
3622 PAESANO'S PARKWAY, STE. 100
SAN ANTONIO, TX 78231
(210) 408-4600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW, 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 25 DAY OF October A.D. 2007.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROSEMARY R. ZAVALA
MY COMMISSION EXPIRES
October 25, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

PAPE-DAWSON ENGINEERS
853 EAST MARGRY | SAN ANTONIO TEXAS 78218 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
REGISTERED
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

Date: Oct 17, 2007, 11:45am User: BANNERDM
File: P:\63\21\01\DESIGN\CIVIL\PLAT\P632101.dwg

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

SUBDIVISION PLAT OF ALAMO RANCH - UNITS 20 & 21 PHASE 2

A 38.95 ACRE TRACT OF LAND OUT OF A 148.3 ACRE TRACT OF LAND CONVEYED TO STANDARD PACIFIC OF TEXAS, L.P., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE B.B.B. AND C. RAILROAD COMPANY SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH - UNITS 20 & 21 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

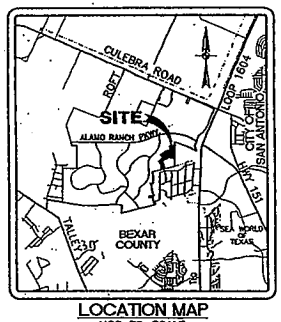
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

SHEET 1 OF 4

JOB NO. 6321-01

PLAT NO. 060710



LOCATION MAP
NOT-TO-SCALE

NOTES:
1. 1/2" IRON RODS 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 REFERENCE BEARING BEING THE EAST LINE OF THE 148.30 ACRE TRACT AS RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDC1) BASED ON NAD 83 (CORS96).

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.

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, OR TRAFFIC ISLANDS, ETC. LOT 904 BLK 100, LOT 901 BLK 103, LOT 901 BLK 105, LOT 901 BLK 106, AND LOT 901 BLK 109, HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

_____
OWNER/DEVELOPER: MARK SPARROW
STANDARD PACIFIC OF TEXAS, L.P.
BY STANDARD PACIFIC OF TEXAS, G.P., INC.
3522 PARSANO'S PARKWAY, STE. 100
SAN ANTONIO, TX 78231
(210) 408-4600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW, 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 23 DAY OF October A.D. 20 07.

_____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROSEMARY R. ZAVALA
MY COMMISSION EXPIRES
October 25, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED CARA C. TACKETT 89491 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED G.E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 EASE- MENT, 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. GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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.

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.

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.

FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (33-304 (E)(2) p-5-40)

STREETSCAPE NOTE:
STREETSCAPE COMPLIANCE TO BE MADE AT TIME OF CONSTRUCTION.

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

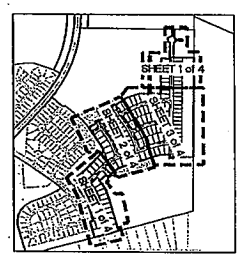
CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON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

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
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
— —1140— —	EXISTING 10' CONTOURS
——1140——	PROPOSED 5' CONTOURS
▬ ▬ ▬ ▬	100 YEAR FLOODPLAIN

KEY NOTES

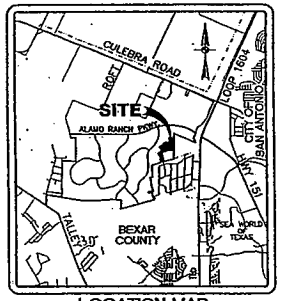
1. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. ENTIRE TEMPORARY 50' DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET.
4. TEMPORARY VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. ENTIRE 26' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
7. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
8. 20' SANITARY SEWER EASEMENT (VOL. 12830, PGS. 1044-1053 O.P.R.)
9. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
10. 20' BUILDING SETBACK
11. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "A"
12. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT - ALAMO RANCH UNITS 20 & 21, PH. 1, (VOL. 9573, PG. 120-123 D.P.R.)
13. 10' BUILDING SETBACK
14. 28' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
15. VARIABLE WIDTH WATER EASEMENT
16. 12' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
17. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
18. 135' EASEMENT AND R.O.W. (VOL. 6187 PG. 261-264 O.P.R.)
19. 20' ELECTRIC EASEMENT (VOL. 7000, PGS. 6-8 D.P.R.)
20. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "B"



INDEX MAP
N.T.S.

0' 100' 200' 300'
MATCHLINE "C" - SEE SHEET 3 OF 4
MATCHLINE "A" - SEE SHEET 1 OF 4
UNPLATTED STANDARD PACIFIC OF TEXAS, LP 148.30 AC (VOL. 11675, PGS. 1313-1332 O.P.R.)
THOMAS YORK SURVEY NO. 201 1/2 ABSTRACT 825 COUNTY BLOCK 4400
N 13722294.7
E 2056556.5
BLOCK 96 CB 4400
BLOCK 114 CB 4400
BLOCK 113 CB 4400
BLOCK 112 CB 4400
BLOCK 106 CB 4400
BLOCK 107 CB 4400
ALAMO RANCH - UNITS 20 AND 21 PHASE 1 (VOL. 9573, PG. 120-123 D.P.R.)
N42°51'18"E 341.59'
N43°31'02"W 211.17'
CAVE REAL LN
PALMA SAL ST
SANTA RO
SLAY WAY
S71°47'40"W - 534.73'
N71°47'40"E - 211.24'
N71°47'40"E 232.41'
N71°59'09"E 122.50'
N67°45'10"E 122.50'
N69°31'11"E 122.50'
N56°13'12"W 121.99'
N57°09'45"E 119.98'
N64°15'23"E 17.47'
N69°39'58"W 120.00'
S69°39'58"W 121.83'
S56°13'12"W 122.50'
S56°38'58"W 122.50'
N56°38'58"E 160.00'
N33°21'02"W 138.93'
S33°21'02"E 138.93'
N56°38'58"W 102.50'
N56°38'58"E 215.00'
S56°38'58"W 122.50'
N33°21'02"W 138.93'
N56°38'58"E 215.00'
N56°38'58"W 102.50'
S56°38'58"W 122.50'
N56°38'58"E 122.50'
S56°38'58"W 122.50'
N56°38'58"E 122.50'
S56°38'58"W 122.50'
N56°38'58"E 122

PLAT NO. 060710



LOCATION MAP
NOT-TO-SCALE

NOTES:
1. 1/2" IRON RODS 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 REFERENCE BEARING BEING THE EAST LINE OF THE 148.30 ACRE TRACT AS RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDC1) BASED ON NAD 83 (CORS96).

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.

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

2. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, OR TRAFFIC ISLANDS, ETC. LOT 904 BLK 100, LOT 901 BLK 103, LOT 901 BLK 105, LOT 901 BLK 106, AND LOT 901 BLK 109, "HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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

_____
OWNER/DEVELOPER: MARK SPARROW
STANDARD PACIFIC OF TEXAS, L.P.
BY STANDARD PACIFIC OF TEXAS, G.P., INC.
3232 PAESANO'S PARKWAY, STE. 100
SAN ANTONIO, TX 78231
(210) 408-4600

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MARK SPARROW, 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 23 DAY OF October A.D. 2007.

_____ NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROSEMARY R. ZAVALA
MY COMMISSION EXPIRES
October 25, 2008

STATE OF TEXAS

COUNTY OF BEXAR

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS
CARA C. TACKETT
69491
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
G.E. BUCHANAN
4999
REGISTERED
PROFESSIONAL
LAND SURVEYOR

Date: Oct 17, 2007, 11:46am User ID: MBailey
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C.P.S. NOTES:
1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT," "ANCHOR EASEMENT," "SERVICE EASEMENT," "OVERHANG EASEMENT," "UTILITY EASEMENT," "GAS 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 EASE- MENT, 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. GREY FOREST GAS AS PART OF ITS GAS SYSTEM IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAYS FOR GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "GAS EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, 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.

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.

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.

FINISH FLOOR NOTE:
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE. (35-504 (E)(2) p-5-40)

STREETSCAPE NOTE:
STREETSCAPE COMPLIANCE TO BE MADE AT TIME OF CONSTRUCTION.

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 10521162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

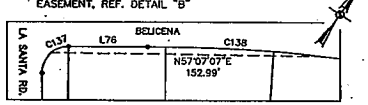
CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON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

LEGEND

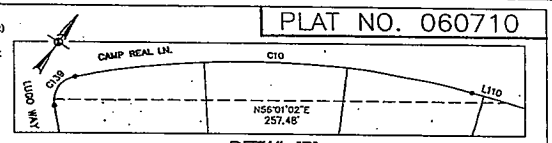
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT-OF-WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
- -1140- -	EXISTING 10' CONTOURS
—1140—	PROPOSED 5' CONTOURS
▬ ▬ ▬	100 YEAR FLOODPLAIN

KEY NOTES

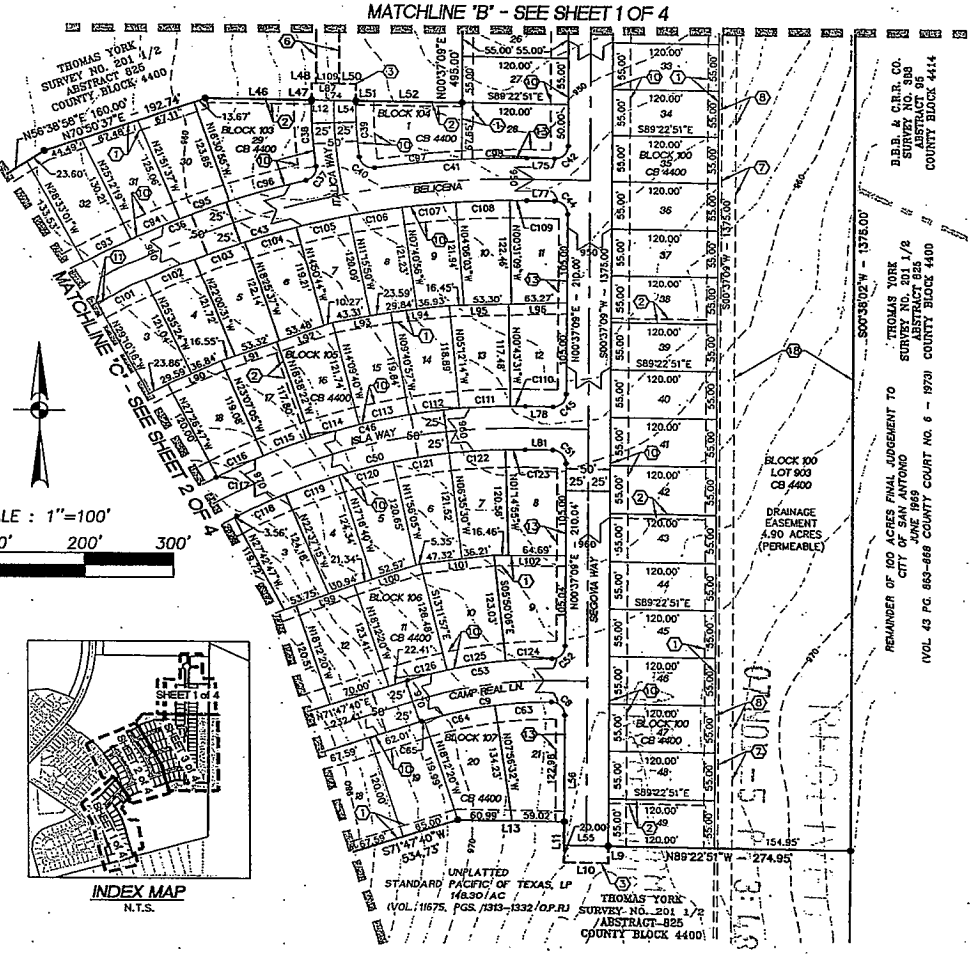
1. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 5' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
3. ENTIRE TEMPORARY 50' DRAINAGE, WATER, SEWER, ELECTRIC, TELEPHONE, GAS, & CATV EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET.
4. TEMPORARY VARIABLE WIDTH WATER AND SANITARY SEWER EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. ENTIRE 26' DRAINAGE EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED PUBLIC STREET RIGHT-OF-WAY.
7. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
8. 20' SANITARY SEWER EASEMENT (VOL. 12830, PGS. 1044-1053 O.P.R.)
9. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
10. 20' BUILDING SETBACK
11. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "A"
12. 12' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT - ALAMO RANCH UNITS 20 & 21, PH. 1, (VOL. 9573, PG. 120-123 D.P.R.)
13. 10' BUILDING SETBACK
14. 28' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
15. VARIABLE WIDTH WATER EASEMENT
16. 12' ELECTRIC EASEMENT AGREEMENT (VOL. 12179, PGS. 463-470 O.P.R.)
17. 16' ELECTRIC EASEMENT AGREEMENT (VOL. 12112, PGS. 2172-2188 O.P.R.)
18. 135' EASEMENT AND R.O.W. (VOL. 6187 PG. 261-264 O.P.R.)
19. 20' ELECTRIC EASEMENT (VOL. 7000, PGS. 6-8 D.P.R.)
20. VARIABLE WIDTH CLEAR VISION EASEMENT, REF. DETAIL "B"



DETAIL "A"
VARIABLE WIDTH CLEAR VISION EASEMENT, SCALE 1:50



DETAIL "B"
VARIABLE WIDTH CLEAR VISION EASEMENT, SCALE 1:50



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

INDEX MAP
N.T.S.

SUBDIVISION PLAT OF ALAMO RANCH - UNITS 20 & 21 PHASE 2

A 38.95 ACRE TRACT OF LAND OUT OF A 148.3 ACRE TRACT OF LAND CONVEYED TO STANDARD PACIFIC OF TEXAS, L.P., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE B.B.B. AND C. RAILROAD COMPANY SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH - UNITS 20 & 21 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

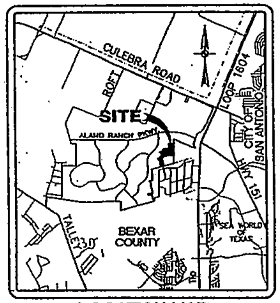
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 4

JOB NO. 6321-01

PLAT NO. 060710



LOCATION MAP
NOT-TO-SCALE

LINE TABLE		
LINE	LENGTH	BEARING
L1	120.00'	S89°22'51"E
L2	50.02'	N00°47'44"W
L3	83.53'	N00°37'09"E
L4	28.00'	S89°21'58"E
L5	97.56'	S00°37'09"W
L6	95.64'	S89°22'51"E
L7	16.00'	S00°37'08"W
L8	95.64'	N89°22'51"W
L9	20.00'	S00°37'09"W
L10	50.00'	N89°22'51"W
L11	47.98'	N00°37'09"E
L12	2.98'	N00°37'09"E
L13	120.01'	N89°22'51"W
L14	80.41'	S65°34'27"W
L15	120.60'	S53°12'37"W
L16	20.00'	S36°05'13"E
L17	50.02'	S53°12'37"W
L18	20.00'	N36°02'27"W
L19	120.98'	S51°23'33"W
L20	53.26'	S37°17'26"E
L21	76.93'	S30°27'11"E
L22	76.93'	S23°36'56"E
L23	72.90'	S17°15'03"E
L24	105.54'	S15°57'04"E
L25	121.31'	S74°02'56"W
L26	155.30'	S74°01'56"W
L27	60.05'	S74°15'57"W
L28	46.14'	N74°19'56"E
L29	34.71'	N54°23'34"E
L30	20.56'	N54°23'34"E
L31	40.45'	N20°20'02"W
L32	50.00'	N35°21'44"W
L33	68.80'	S18°12'20"E
L34	66.39'	N38°32'11"W
L35	123.57'	N56°38'58"E
L36	23.60'	N33°21'02"W
L37	50.00'	N56°38'58"E
L38	20.00'	S33°21'02"E
L39	120.00'	N56°38'58"E
L40	7.05'	N33°21'02"W

LINE TABLE CONTINUED		
LINE	LENGTH	BEARING
L41	122.81'	N56°38'58"E
L42	72.78'	N35°25'00"W
L43	57.57'	N54°35'00"E
L44	20.04'	S32°12'02"E
L45	17.71'	N59°48'45"E
L46	120.00'	S89°22'51"E
L47	20.00'	N00°37'09"E
L48	5.00'	S89°22'51"E
L49	26.00'	S89°22'51"E
L50	19.00'	S00°37'09"W
L51	20.00'	S00°37'09"W
L52	120.00'	S89°22'51"E
L53	50.00'	N89°22'51"W
L54	2.98'	N00°37'09"E
L55	50.00'	N89°22'51"W
L56	150.95'	N00°37'09"E
L57	50.00'	S53°12'37"W
L58	11.90'	S40°58'09"E
L59	93.77'	S74°19'56"W
L60	95.00'	N74°19'56"E
L61	11.90'	N40°58'09"W
L62	68.01'	S54°23'34"W
L63	68.01'	N54°23'34"E
L64	84.76'	N20°20'02"W
L65	35.67'	S56°38'58"W
L66	35.67'	S56°38'58"W
L67	53.62'	N33°21'02"W
L68	50.00'	S56°38'58"W
L69	53.62'	N33°21'02"W
L70	113.49'	N35°25'00"W
L71	56.45'	S54°35'30"W
L72	115.46'	N32°12'02"W
L73	44.46'	N56°38'58"E
L74	50.00'	N89°22'51"W
L75	31.28'	S89°22'51"E
L76	44.46'	S56°38'58"W
L77	31.28'	N89°22'51"W
L78	31.28'	S89°22'51"E
L79	120.58'	N62°17'13"E
L80	120.58'	S62°17'13"W
L81	31.28'	N89°22'51"W
L82	30.04'	S16°44'20"E
L83	32.09'	N16°44'20"W
L84	83.80'	S20°20'02"E
L85	65.00'	N37°17'26"W
L86	89.09'	N42°51'18"E
L87	50.00'	S89°22'51"E
L88	72.98'	N58°59'51"E
L89	59.56'	S62°17'13"W
L90	66.43'	N65°26'45"E
L91	66.71'	N70°13'38"E
L92	66.91'	N70°13'38"E
L93	66.90'	N79°42'02"E
L94	66.77'	N83°22'26"E
L95	66.69'	N88°14'29"E
L96	66.34'	N88°14'29"E
L97	70.06'	N69°25'16"E
L98	70.06'	N69°25'16"E
L99	70.06'	N69°25'16"E
L100	79.26'	N71°22'32"E
L101	83.53'	N82°50'36"E
L102	81.15'	S89°51'33"W
L103	65.00'	N33°21'02"W
L104	65.00'	N33°21'02"W
L105	63.77'	N33°21'02"W
L106	63.01'	S27°46'32"E
L107	62.97'	S24°21'50"E
L108	62.97'	S20°07'51"E
L109	26.00'	S89°22'51"E
L110	21.08'	S71°47'40"W

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	39.27'	25.00'	25.00'	90°00'00"	35.36'	N44°22'51"W
C2	13.62'	15.00'	7.32'	52°01'12"	13.16'	N64°36'33"E
C3	52.70'	50.00'	29.09'	60°23'12"	50.29'	N68°47'33"E
C4	31.35'	50.00'	16.21'	35°55'22"	30.84'	S26°32'57"E
C5	37.36'	50.00'	19.60'	42°48'48"	36.50'	S31°13'58"W
C6	13.62'	15.00'	7.32'	52°01'12"	13.16'	S26°37'45"W
C7	24.27'	765.00'	12.14'	01°49'04"	24.27'	N37°41'55"W
C8	23.78'	15.00'	15.22'	90°50'07"	21.37'	N44°47'54"W
C9	149.14'	475.00'	75.19'	17°59'23"	148.53'	S80°47'21"W
C10	227.57'	475.00'	116.01'	27°27'00"	225.40'	S58°04'09"W
C11	23.11'	15.00'	14.55'	88°15'44"	20.89'	S00°12'47"W
C12	101.39'	815.00'	50.76'	07°07'41"	101.33'	N40°21'14"W
C13	90.73'	765.00'	45.42'	06°47'43"	90.68'	N40°11'15"W
C14	24.49'	15.00'	15.96'	93°33'35"	21.86'	S89°38'06"W
C15	17.66'	525.00'	8.83'	01°55'40"	17.66'	N43°49'08"E
C16	22.45'	15.00'	13.93'	85°45'07"	20.41'	S01°54'24"W
C17	231.84'	525.00'	117.84'	25°18'05"	229.96'	N28°19'07"W
C18	13.62'	15.00'	7.32'	52°01'12"	13.16'	S41°40'40"E
C19	169.33'	50.00'	406.04'	194°02'25"	99.25'	N29°19'56"E
C20	13.62'	15.00'	7.32'	52°01'12"	13.16'	N79°39'28"W
C21	39.27'	25.00'	25.00'	90°00'00"	35.36'	N29°19'56"E
C22	209.76'	475.00'	106.62'	25°18'05"	208.06'	N28°19'07"W
C23	22.45'	15.00'	13.93'	85°45'07"	20.41'	N83°50'43"W
C24	10.21'	525.00'	5.10'	01°06'50"	10.21'	N53°50'09"E
C25	95.65'	475.00'	47.99'	11°32'16"	95.49'	N48°37'26"E
C26	201.87'	525.00'	102.20'	22°01'52"	200.63'	S53°52'14"W
C27	22.31'	15.00'	13.80'	85°13'11"	20.31'	N22°16'34"E
C28	155.62'	685.00'	78.15'	13°01'01"	155.29'	N26°50'32"W
C29	23.56'	15.00'	15.00'	90°00'00"	21.21'	N78°21'02"W
C30	69.35'	1975.00'	34.68'	02°00'42"	69.34'	S55°38'37"W
C31	71.10'	2025.00'	35.55'	02°00'42"	71.10'	S55°38'37"W
C32	23.56'	15.00'	15.00'	90°00'00"	21.21'	N11°38'58"E
C33	23.56'	15.00'	15.00'	90°00'00"	21.21'	S78°21'02"E
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	N11°38'58"E
C35	23.56'	15.00'	15.00'	90°00'00"	21.21'	S78°21'02"E
C36	355.81'	1025.00'	179.72'	19°53'22"	354.03'	S66°35'39"W
C37	22.08'	15.00'	13.57'	84°15'13"	20.12'	N34°24'43"E
C38	76.36'	525.00'	38.25'	08°20'02"	76.30'	S03°32'52"E
C39	63.98'	475.00'	32.04'	07°43'04"	63.94'	S03°14'23"E
C40	24.07'	15.00'	15.52'	91°56'39"	21.57'	S53°04'15"E
C41	172.85'	1025.00'	86.63'	09°39'43"	172.65'	S85°47'17"W
C42	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°37'09"E
C43	578.06'	975.00'	297.81'	33°58'11"	569.63'	S73°38'03"W
C44	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°22'51"W
C45	23.56'	15.00'	15.00'	90°00'00"	21.21'	N45°37'09"E
C46	363.45'	735.00'	185.52'	28°19'57"	359.76'	S76°27'11"W
C47	22.98'	15.00'	14.43'	87°47'45"	20.80'	S73°48'55"E
C48	61.42'	1025.00'	30.72'	03°25'59"	61.41'	N31°38'02"W
C49	23.56'	15.00'	15.00'	90°00'00"	21.21'	S11°38'58"W
C50	338.73'	685.00'	172.90'	28°19'57"	335.29'	S76°27'11"W
C51	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°22'51"W
C52	23.38'	15.00'	14.81'	89°17'19"	21.08'	N45°15'48"E
C53	165.97'	525.00'	83.68'	18°06'48"	165.28'	S80°51'04"W
C54	23.95'	15.00'	15.39'	91°28'01"	21.48'	S62°28'20"E
C55	156.89'	1025.00'	78.60'	08°46'13"	156.74'	N21°07'26"W
C56	22.98'	15.00'	14.43'	87°47'45"	20.80'	S18°23'20"W
C57	23.56'	15.00'	15.00'	90°00'00"	21.21'	N78°21'02"W
C58	282.68'	975.00'	142.34'	16°36'42"	281.69'	N25°02'41"W
C59	23.18'	15.00'	14.62'	88°31'59"	20.94'	N27°31'40"E
C60	23.00'	15.00'	14.45'	87°52'19"	20.82'	S64°16'11"E
C61	166.98'	735.00'	83.85'	13°01'01"	166.62'	N26°50'32"W
C62	23.56'	15.00'	15.00'	90°00'00"	21.21'	S11°38'58"W
C63	64.05'	475.00'	32.07'	07°43'34"	64.00'	S85°55'15"W
C64	82.10'	475.00'	41.15'	09°54'10"	81.99'	S77°06'23"W
C65	2.99'	475.00'	1.50'	00°21'39"	2.99'	S71°58'29"W
C66	72.73'	475.00'	36.43'	08°46'21"	72.66'	S67°24'29"W
C67	81.35'	475.00'	40.77'	09°48'45"	81.25'	S58°06'56"W
C68	73.49'	475.00'	36.82'	08°51'54"	73.42'	S48°46'36"W
C69	66.46'	765.00'	33.25'	04°58'40"	66.44'	N41°05'47"W

CURVE TABLE CONTINUED						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C70	33.17'	194.55'	16.63'	09°46'12"	33.13'	N46°10'33"E
C71	65.03'	525.00'	32.56'	07°05'51"	64.99'	N37°25'14"W
C72	62.65'	525.00'	31.36'	06°50'15"	62.61'	N30°27'11"W
C73	62.65'	525.00'	31.36'	06°50'15"	62.61'	N23°36'56"W
C74	41.50'	525.00'	20.76'	04°31'45"	41.49'	N17°55'56"W
C75	10.61'	50.00'	5.33'	12°09'46"	10.59'	N61°36'24"W
C76	59.29'	50.00'	33.69'	67°56'31"	55.88'	N21°33'15"W
C77	48.28'	50.00'	26.21'	55°19'41"	46.43'	N40°04'51"E
C78	51.14'	50.00'	28.06'	58°36'27"	48.94'	S82°57'05"E
C79	57.55'	475.00'	28.81'	06°56'29"	57.51'	N19°08'18"W
C80	83.66'	475.00'	41.94'	10°05'27"	83.55'	N27°39'16"W
C81	68.56'	475.00'	34.34'	08°16'10"	68.50'	N36°50'04"W
C82	2.99'	475.00'	1.49'	00°21'38"	2.99'	N54°12'45"E
C83	89.63'	475.00'	44.95'	10°48'40"	89.49'	N48°37'37"E
C84	3.04'	475.00'	1.52'	00°21'59"	3.04'	N43°02'17"E
C85	20.38'	525.00'	10.19'	02°13'28"	20.38'	S43°58'02"W
C86	73.17'	525.00'	36.64'	07°59'08"	73.11'	S49°04'19"W
C87	108.32'	525.00'	54.35'	11°49'17"	108.13'	S58°58'31"W
C88	64.68'	685.00'	32.36'	05°24'36"	64.65'	N23°02'19"W
C89	84.81'	685.00'	42.46'	07°05'37"	84.75'	N29°17'26"W
C90	6.14'	685.00'	3.07'	00°30'48"	6.14'	N33°05'38"W
C91	26.03'	1025.00'	13.02'	01°27'19"	26.03'	S57°22'37"W
C92	59.84'	1025.00'	29.93'	03°20'42"	59.83'	S59°46'38"W
C93	59.84'	1025.00'	29.93'	03°20'42"	59.83'	S63°07'20"W
C94	59.84'	1025.00'	29.93'	03°20'42"	59.83'	S66°28'02"W
C95	59.84'	1025.00'	29.93'	03°20'42"	59.83'	S69°48'44"W
C96	90.42'	1025.00'	45.24'	05°03'15"	90.39'	S74°00'42"W
C97	99.07'	1025.00'	49.57'	05°32'16"	99.03'	S83°43'34"W
C98	73.78'	1025.00'	36.91'	04°07'27"	73.76'	S88°33'26"W
C99	10.16'	975.00'	5.08'	00°35'50"	10.16'	S56°56'53"W
C100	60.95'	975.00'	30.48'	03°34'54"	60.94'	S59°02'15"W
C101	60.95'	975.00'	30.48'	03°34'54"	60.94'	S62°37'09"W
C102	60.95'	975.00'	30.48'	03°34'54"	60.94'	S66°12'02"W
C103	60.95'	975.00'	30.48'	03°34'54"	60.94'	S69°46'56"W
C104	60.95'	975.00'	30.48'	03°34'54"	60.94'	S73°21'50"W
C105	60.95'	975.00'	30.48'	03°34'54"	60.94'	S76°56'43"W
C106	60.95'	975.00'	30.48'	03°34'54"	60.94'	S80°31'37"W
C107	60.95'	975.00'	30.48'	03°34'54"	60.94'	S84°06'31"W
C108	60.95'	975.00'	30.48'	03°34'54"	60.94'	S87°41'24"W
C109	19.37'	975.00'	9.69'	01°08'18"	19.37'	N89°57'00"W
C110	17.25'	735.00'	8.62'	01°20'40"	17.25'	S89°56'49"W
C111	57.45'	735.00'	28.74'	04°28'43"	57.44'	S87°02'07"W
C112	57.45'	735.00'	28.74'	04°28'43"	57.44'	S82°33'25"W
C113	57.45'	735.00'	28.74'	04°28'43"	57.44'	S78°04'42"W
C114	57.45'	735.00'	28.74'	04°28'43"	57.44'	S73°35'59"W
C115	57.45'	735.00'	28.74'	04°28'43"	57.44'	S69°07'16"W
C116	57.41'	735.00'	28.72'	04°28'31"	57.40'	S64°38'39"W
C117	1.54'	735.00'	0.77'	00°07'11"	1.54'	S62°20'48"W
C118	60.88'	685.00'	30.46'	05°05'32"	60.86'	S64°49'59"W
C119	63.88'	685.00'	31.96'	05°20'35"	63.86'	S70°03'02"W
C120	63.88'	685.00'	31.96'	05°20'35"	63.86'	S75°23'37"W
C121	63.88'	685.00'	31.96'	05°20'35"	63.86'	S80°44'12"W
C122	63.88'	685.00'	31.96'	05°20'35"	63.86'	S86°04'47"W
C123	22.33'	685.00'	11.17'	01°52'04"	22.33'	S89°41'07"W
C124	52.62'	525.00'	26.33'	05°44'34"	52.60'	S87°02'11"W
C125	67.48'	525.00'	33.79'	07°21'51"	67.43'	S80°28'58"W
C126	45.87'	525.00'	22.95'	05°00'23"	45.86'	S74°17'51"W
C127	44.88'	975.00'	22.44'	02°38'14"	44.87'	N32°01'55"W
C128	72.03'	975.00'	36.03'	04°13'59"	72.02'	N28°35'49"W
C129	72.03'	975.00'	36.03'	04°13'59"	72.02'	N24°21'50"W
C130	72.03'	975.00'	36.03'	04°15'59"	72.02'	N20°07'51"W
C131	21.70'	975.00'	10.85'	01°16'32"	21.70'	N17°22'36"W
C132	44.21'	735.00'	22.11'	03°26'47"	44.20'	N22°03'25"W
C133	68.17'	735.00'	34.11'	05°18'51"	68.15'	N26°26'14"W
C134	54.60'	735.00'	27.31'	04°15'23"	54.59'	N31°13'21"W
C135	66.91'	2025.00'	33.46'	01°53'36"	66.91'	S55°42'10"W
C136	4.19'	2025.00'	2.09'	00°07'07"	4.19'	N54°41'49"E
C137	10.84'	15.00'	5.67'	41°23'19"	10.60'	S35°57'18"W
C138	98.78'	975.00'	49.43'	05°48'17"	98.73'	S59°33'06"W
C139	19.62'	15.00'	11.50'	74°56'12"	18.25'	S06°52'33"W

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

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

OWNER/DEVELOPER: MARK SPARROW
STANDARD PACIFIC OF TEXAS, L.P.
BY STANDARD PACIFIC OF TEXAS, G.P., INC.
3522 PAESANO'S PARKWAY, STE. 100
SAN ANTONIO, TX 78231
(210) 408-4600

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Mark Sparrow, 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 23 DAY OF October A.D. 2007.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ROSEMARY R. ZAVALA
MY COMMISSION EXPIRES
October 25, 2008

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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
ARA C. TACKETT
89491
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
G.E. BUCHANAN
4999
PROFESSIONAL LAND SURVEYOR

Date: Oct 17, 2007, 11:46am User ID: MBailey
File: P:\63\21\01\DESIGN\CIVIL\PLAT\PL632101.dwg

SUBDIVISION PLAT
OF

ALAMO RANCH - UNITS 20 & 21 PHASE 2

A 38.95 ACRE TRACT OF LAND OUT OF A 148.3 ACRE TRACT OF LAND CONVEYED TO STANDARD PACIFIC OF TEXAS, L.P., AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11675, PAGES 1313-1332 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS; OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE B.B.B. AND C. RAILROAD COMPANY SURVEY NUMBER 388, ABSTRACT 95, COUNTY BLOCK 4414 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH - UNITS 20 & 21 PHASE 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

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

7 NOV -5 PM 3:
LAND DEVELOPM
SERVICES DIVS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

SHEET 4 OF 4

JOB NO. 6321-01

September 21, 2007

Mr. Roderick Sanchez
City of San Antonio
Department of Development Services
1901 S. Alamo
San Antonio, TX 78204

Re: Alamo Ranch Units 20 & 21, Phase 2 (Plat No. 060710)
Variance

Dear Mr. Sanchez:

On behalf of our client Standard Pacific of Texas, L.P., we hereby request a variance as it pertains to the standards for subdivision plat approval with respect to Alamo Ranch Units 20 & 21, Phase 2. Staff has reviewed the above referenced plat and indicated that a variance will be necessary for plat approval concerning the projection and connectivity of Autumn Mist (60 foot R.O.W.) into Alamo Ranch Units 20 & 21, Phase 2. We have prepared our request as outlined in Article IV Section 35-483(e) – Subdivision Variances Approval Criteria.

Project History

The proposed Alamo Ranch Units 20 & 21, Phase 2 plat consists of 38.05 acres with public roadways, water, sanitary sewer and drainage improvements to serve 136 single-family residential lots. Alamo Ranch Units 20 & 21, Phase 2 is part of the overall Alamo Ranch Master Development Plan (MDP #808D) located southeast of Alamo Ranch Parkway and Lonestar Parkway. Alamo Ranch Units 20 & 21, Phase 2 is within the City of San Antonio's Extraterritorial Jurisdiction (ETJ.)

The existing North San Antonio Hills, Unit-1 Subdivision consists of approximately 338-acres with public roadways serving approximately 252 single-family residential lots. North San Antonio Hills Subdivision is located west of Loop 1604 and Misty Woods Street. North San Antonio Hills Subdivision is also within the City of San Antonio's ETJ.

Project Description

The average lot size for Alamo Ranch Units 20 & 21, Phase 2 is approximately 0.15-acres. The subdivision is designed to comply with City of San Antonio subdivision standards as indicated by the UDC. The proposed streets maintain a 50-foot right-of-way as well as seven-inch

standard curb and four foot sidewalks throughout the subdivision. The UDC required connectivity ratio of 1.2 is met without a connection to the North San Antonio Hills Subdivision. In addition, Units 20 & 21 also have two access points onto a collector road (Lonestar Parkway) within the overall Alamo Ranch development.

The average lot sizes for the North San Antonio Hills Subdivision vary from 1-acre to 3-acres. The North San Antonio Hills Subdivision currently has connection to Loop 1604. The streets in the subdivision do not meet current City of San Antonio subdivision standards but instead utilize a standard County street section. The streets consist of a 60-foot right-of-way without the use of standard curb and sidewalks throughout the subdivision. The streets include bar ditches for conveyance of stormwater. The North San Antonio Hills Subdivision also meets the 1.2 connectivity ratio and has multiple connections to Loop 1604.

Between the two subdivision's rows of lots is a series of existing utility easements which is approximately 100 feet wide in total. In these easements are existing water lines, sanitary sewer force main, gas line and overhead electric lines. All of these utilities where installed by others, either by public utility agencies themselves or by developers of other parcels.

The City of San Antonio's requested projection of Autumn Mist to La Granja and existing lots and easements are indicated on Exhibit-1. The centerline offset of the Autumn Mist/La Granja intersection to the proposed La Granja/Tarifa Way intersection is approximately 103-feet, which does not meet standards specified by UDC 35-506 (f)-Street Intersections. Street and drain plans for Alamo Ranch Units 20 & 21, Phase 2 have been approved by the City of San Antonio and Bexar County.

The following statements are provided as required by the variance request:

1.) ***If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his or her property***

It is our opinion that the proposed variance is consistent with the desires of the residents within the North San Antonio Hills Subdivision and Standard Pacific of Texas, L.P. Requiring the project to comply with UDC 35-506 (e)(2)-Projecting Streets would result in an additional Right-of-Way dedication along with additional street and utility infrastructure improvements within Alamo Ranch Units 20 & 21, Phase 2. Furthermore, a variance would need to be granted due to the insufficient offset provided by the Autumn Mist/La Granja and proposed La Granja/Tarifa Way intersections (UDC 35-506 (f)-Street Intersections.)

2.) *The hardship relates to the applicant's land, rather than personal circumstance:*

The hardship addressed herein relates solely to the owner's land and is not the result of personal circumstance. Requiring the owner to adhere to UDC 35-506 (e)(2)-Projecting Streets would only provide further hardship to the owner to make reasonable use of his land. Approximately two residential lots would be lost if required to extend Autumn Mist. Additionally, this street projection would cross through an existing "Utility" corridor." Public utilities that have been extended by other project developers and utility companies to provide service to several developments within Alamo Ranch were not designed considering a street crossing at this location. It is likely that some of these public utilities would need to be relocated and elevations adjusted in order to extend Autumn Mist.

3.) *The hardship is unique, or nearly so, rather than one shared by many surrounding property owners:*

This variance request is unique in that the design standards with which these two subdivisions followed were entirely different, resulting in a conflict in continuity between the standards expected by the previous named subdivisions. There is major contrast in the product type in terms of residential home sizes, home construction materials and roadway design. Additionally, North San Antonio Hills HOA is against the projection of Autumn Mist.

4.) *The hardship is not the result of the applicant's own actions:*

The hardship is not the result of the applicant's own actions. The public utilities that have been extended through the "Utility Corridor" were designed and constructed prior to Standard Pacific's purchase of this property. Additionally, the North San Antonio Hills HOA is against the connection of Autumn Mist to Alamo Ranch Units 20 & 21, Phase 2. Attached is a letter sent by the North San Antonio Hills HOA noting their objection to the Autumn Mist street projection.

5.) *The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in accordance with these regulations.*

This variance request affects the owner's property only and will not prevent the orderly subdivision of other property in accordance with the City of San Antonio UDC. The proposed development is located such that there is no other undeveloped land that would require access through this development. As is consistent with the desires of the North San Antonio Hills HOA, traffic within Alamo Ranch Units 20 & 21, Phase 2 will be limited to residents of the Alamo Ranch development.

In conclusion, complying with UDC 35-506 (e)(2)-Projecting Streets with respect to Autumn Mist would result in a practical difficulty and unnecessary hardship. Additionally, a variance would be required due to the insufficient offset required by adjacent intersections (UDC 35-506 (f)-Street Intersections.) It is our opinion that denying this variance request would cause unnecessary costs and would likely result in public outcry from the adjacent North San Antonio Hills HOA.

Your consideration to this variance is greatly appreciated. If you have any questions or require additional information, please do not hesitate to contact our office.

Sincerely,
Pape-Dawson Engineers, Inc.

Cara C. Tackett, P.E.
Vice President, Land Development

Approved:

_____
City of San Antonio

Attachments

P:\63\21\01\WORD\LETTERS\070907a1 (Variance).doc

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Planning Commission through Director of Development Services

FROM: Development Services Department – Streets

COPIES TO: Correspondence File

SUBJECT: Alamo Ranch Units 20 & 21, Phase 2 (Plat # 060710)

DATE: October 12, 2007

The Development Services Department - Streets received and reviewed a letter dated July 25, 2007 from the engineer representing the owner of subject property, wherein a request for a variance to the Unified Development Code (UDC), Section 35-506(e)(2), (projecting Streets) is made. Specifically, a variance for the projection and connectivity of Autumn Mist into Alamo Ranch Units 20 and 21, Phase 2 is requested. The UDC requires that existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewitth.

Response to Section 35-506(e)(2), (Projecting Streets) Variance: Alamo Ranch Units 20 & 21 are a development with public streets located in Bexar County within the San Antonio ETJ, west of Loop 1604. The development consists of 136 lots on 38.05 acres and is part of the overall Alamo Ranch Master Development Plan.

The projection of Autumn Mist to the Alamo Ranch Subdivision is not required to meet the connectivity ratio nor is it required as a secondary access for Alamo Ranch. Conversely there are no overwhelming reasons to prevent the connection of the two subdivisions. The North San Antonio Hills subdivision was designed to allow connectivity by projecting Autumn Mist.

Because complying with the literal UDC requirements will still provide the applicant with land functionality, DSD – Streets, therefore ***does not support*** this variance.

Sincerely,

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

Variance Request:
Connectivity UDC §35-506(e)(2), (Projecting Streets)
Alamo Ranch Units 20 & 21 (Plat # 060710)

Concur / Nonconcur:

Robert Brach, P.E.
Development Services Engineer
Bexar County – Infrastructure Services Department

Approved / Disapproved

Roderick Sanchez, AICP, CBO
Director
Development Services Department

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 25 **November 14, 2007**

THE PARC AT ESCONDIDO UNIT 2	MAJOR PLAT	070236
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 F-7
OWNER: BE Homes, LLC/Flotex Developers, LLC, by Baron Houser
ENGINEER: Brown Engineering Co. by Charles Grady Koehl, P.E.
CASE MANAGER: Jasmin Moore, Planner (207-0142)

Date filed with Planning Commission: October 19, 2007

Location: East of the intersection of FM 1516 and Weichold Road.

Services Available: Bexar Metropolitan Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP # 001-07, The Parc at Escondido, accepted on May 17, 2007

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **26.799** acres consisting of **138** single family lots and **5,485** linear feet of public streets.

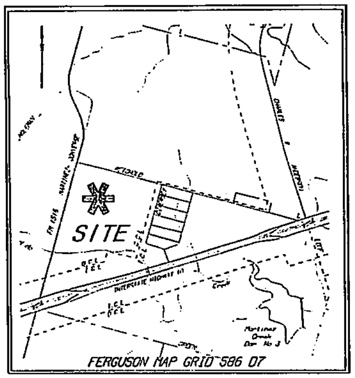
DISCUSSION:

The Department of Development Services has cited: Section 35-506 (e)(2) of the UDC regarding Connectivity-Projecting Streets. The applicant's engineer has submitted a request for variance to the requirement.

Development Services Street Section **does not support** the variance as indicated in their attached report.

STAFF RECOMMENDATION:

Staff has reviewed the proposed plat and found it in conformance with the Unified Development Code with exception to the above-mentioned variance. With regards to the variance, staff does not concur with the applicant's justification; therefore, the Director of Development Services recommends **disapproval** of the variance and plat.



LOCATION MAP
NOT TO SCALE

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

SAN ANTONIO RIVER AUTHORITY NOTE:

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

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE GRAPHIC LOCATION OF THE SUBJECT TRACT SUPERIMPOSED UPON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 48029C0481 E, EFFECTIVE DATE FEBRUARY 16, 1996, COMMUNITY PANEL NO. 48029C0483 E, EFFECTIVE DATE FEBRUARY 16, 1996, COMMUNITY PANEL NO. 48029C0479 E, EFFECTIVE DATE FEBRUARY 16, 1996, AND COMMUNITY PANEL NO. 48029C0477 E, EFFECTIVE DATE FEBRUARY 16, 1996 INDICATES THAT PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "A" WHICH IS DEFINED BY FEMA AS "100-YEAR FLOOD HAZARD AREA WITH NO BASE FLOOD ELEVATIONS DETERMINED". THE REMAINING PORTIONS OF THE SUBJECT TRACT ARE LOCATED WITHIN ZONE "X" (UN-SHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN".
4. THE VARIABLE WIDTH DRAINAGE EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY A FLOOD STUDY, AS PART OF A CONDITIONAL LETTER OF MAP REVISION REQUEST SUBMITTED TO THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE FLOOD HAZARD AREAS SHOWN ON FIRM PANEL NO. 48029C0481 E, EFFECTIVE DATE FEBRUARY 16, 1996, FIRM PANEL NO. 48029C0483 E, EFFECTIVE DATE FEBRUARY 16, 1996, FIRM PANEL NO. 48029C0479 E, EFFECTIVE DATE FEBRUARY 16, 1996, AND FIRM PANEL NO. 48029C0477 E, EFFECTIVE DATE FEBRUARY 16, 1996. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
5. LOT 11 IN BLOCK 49 AND LOTS 1 THRU 15 IN BLOCK 50 LIE PARTIALLY WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NOS. 48029C0477 E, 48029C0479 E, 48029C0481 E AND 48029C0483 E, DATED FEBRUARY 16, 1996. A FEMA CLOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY BROWN ENGINEERING COMPANY AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL A LOMR FLOODPLAIN STUDY HAS BEEN APPROVED, AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER WILL BE REQUIRED TO PURCHASE FLOOD INSURANCE.
6. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD. MINIMUM FINISHED FLOOR ELEVATIONS SHOWN ON THIS PLAT ARE BASED SOLELY ON THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR ULTIMATE DEVELOPMENT FLOOD WITH THE PROPOSED CONDITIONS GEOMETRY AND NOT ON ADJACENT GRADE OR PROPOSED TOP OF CURB ELEVATIONS.
7. THE CITY OF SAN ANTONIO AND BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT 901 IN BLOCK 49 AND LOT 901 IN BLOCK 51 WILL NOT BE MAINTAINED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE SUBDIVISION HOMEOWNERS ASSOCIATION WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
8. ALL BEARINGS AND DISTANCES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (NAD'83), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. GRID TO SURFACE SCALE FACTOR IS 1.00016[illegible].
9. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE GRID, SOUTH CENTRAL ZONE (NAD'83), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. GRID TO SURFACE SCALE FACTOR IS 1.00016[illegible].
10. ROOF OVERHANGS ARE ALLOWED TO EXTEND INTO WATER AND SEWER EASEMENTS.
11. ALL STREET AND DRAINAGE RIGHTS-OF-WAY SHOWN HEREON ARE HEREBY DEDICATED IN FEE TO THE PUBLIC.
12. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
13. THE SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
14. IF A PREVIOUSLY UNIDENTIFIED HISTORIC SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHOULD BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
15. ALL CONTOURS AND ELEVATIONS SHOWN HEREON ARE NGVD '29 DATUM.
16. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1310671) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON MARCH 22, 2007, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.

IMPACT FEE PAYMENT DUE:
SEWER AND WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

C.P.S.B. NOTES:

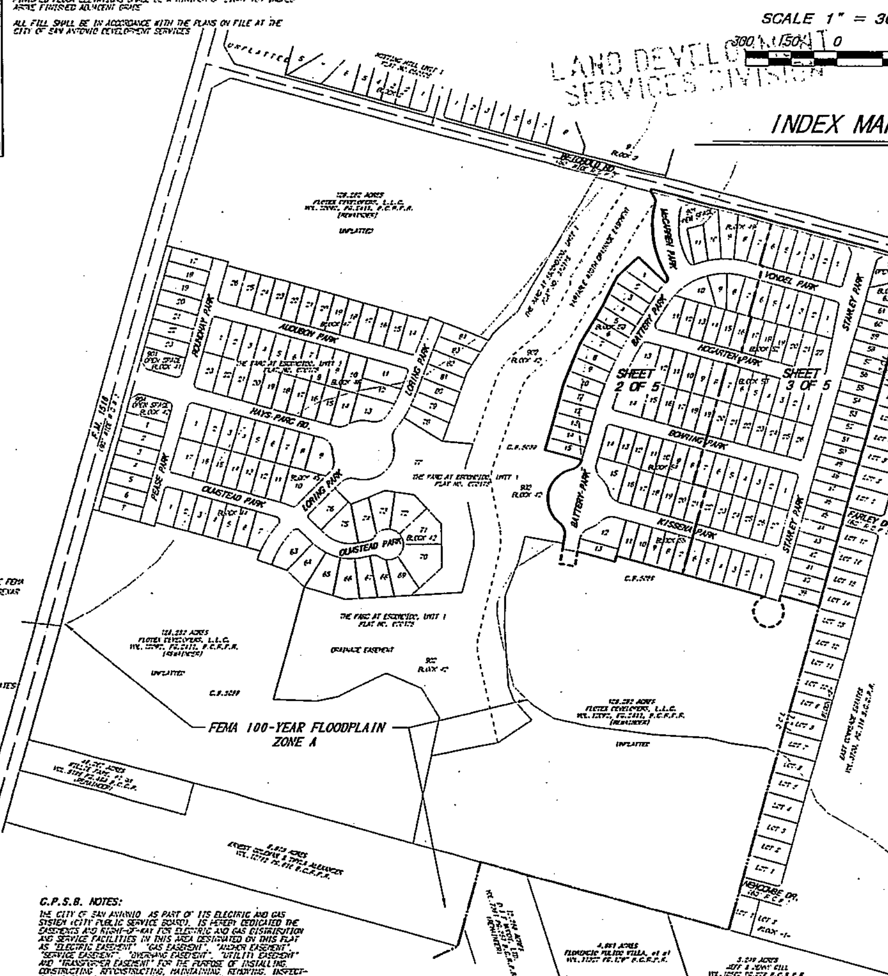
THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5') -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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.



LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

DATED THIS_____DAY OF__________A.D., 200__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DEVELOPER/OWNER:
FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

SUBDIVISION PLAT ESTABLISHING

THE PARC AT ESCONDIDO UNIT 2

070236

BEING 26.799 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

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.

CHARLES GRADY KOEHL 83945

8-27-07
LICENSED PROFESSIONAL ENGINEER

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.

BARON W. HOUSER, PRESIDENT, TEXAS DIVISION
FLOTEX DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: EFICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 27 day of August A.D. 2007.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 18, 2008

This plat of THE PARC AT ESCONDIDO UNIT-2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this ____ day of ____ A.D., 200__.

BY: ____ CHAIRMAN

BY: ____ SECRETARY

LAND DEVELOPMENT SERVICES DIVISION
07 OCT 19 2:03

STATE OF TEXAS
COUNTY OF BEXAR

We 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: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

MICHAEL A. ROMANS 4657

STATE OF TEXAS
COUNTY OF BEXAR

I, ____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of ____ A.D., 200_ at ____ M. and duly recorded the ____ day of ____ A.D., 200_ at ____ M. in the 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ____, DEPUTY

DWN: KA APP: CGK/MAR

SHEET 1 OF 5

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 08/27/07

SUBDIVISION PLAT ESTABLISHING

070236

THE PARC AT ESCONDIDO UNIT 2

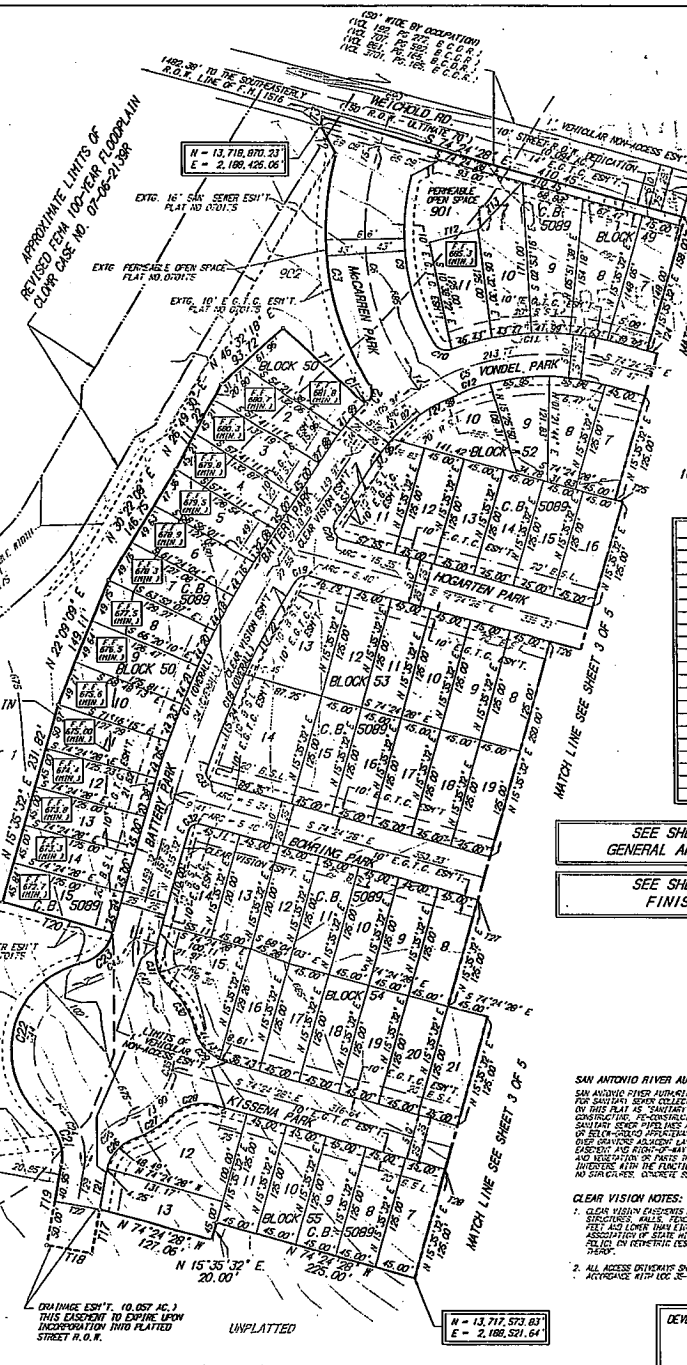
BEING 26.799 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	000°48'43"	275.00'	1.95'	3.90'	N 44°47'39" E	3.90'
2	015°33'00"	15.00'	11.62'	19.78'	N 07°25'30" E	18.39'
3	045°30'58"	343.00'	143.69'	272.48'	N 07°35'30" W	265.37'
4	016°43'17"	1000.00'	146.97'	291.84'	N 33°57'10" E	290.81'
5	073°16'43"	250.00'	185.93'	319.74'	N 68°57'10" E	298.49'
6	051°09'36"	300.00'	143.61'	267.87'	N 07°13'37" W	259.06'
9	043°59'08"	257.00'	103.60'	197.30'	S 06°59'09" E	192.49'
10	082°43'12"	15.00'	13.21'	21.65'	S 70°19'19" E	19.82'
11	037°16'27"	275.00'	92.75'	178.90'	N 86°57'19" E	175.76'
12	073°16'43"	225.00'	167.34'	287.76'	N 68°57'10" E	268.55'
17	016°43'17"	1025.00'	150.64'	299.14'	N 33°57'10" E	298.08'
18	013°39'37"	975.00'	116.78'	232.46'	N 25°03'37" E	231.91'
19	073°42'06"	15.00'	11.24'	19.30'	N 68°44'29" E	17.99'
20	105°43'17"	15.00'	20.17'	27.94'	S 21°02'50" E	24.07'
21	060°26'00"	50.00'	29.12'	52.74'	N 20°04'11" W	50.33'
22	125°40'25"	102.00'	196.78'	223.73'	N 12°33'02" E	181.59'
23	059°47'43"	50.00'	28.75'	52.18'	N 45°29'23" E	49.85'
24	060°26'00"	75.00'	43.68'	79.11'	S 20°04'11" E	75.49'
25	060°26'00"	75.00'	43.68'	79.11'	N 40°21'57" E	75.49'
26	060°26'07"	50.00'	29.12'	52.74'	N 40°21'53" E	50.33'
27	025°25'28"	102.00'	23.01'	45.26'	N 57°52'12" E	44.89'
28	060°26'00"	50.00'	29.12'	52.74'	N 15°22'30" E	50.33'
29	060°26'04"	50.00'	29.12'	52.74'	S 44°11'26" E	50.33'
30	031°30'13"	102.00'	28.77'	56.08'	N 29°43'31" W	55.38'
31	061°04'10"	50.00'	29.49'	53.29'	N 14°56'33" W	50.81'
32	090°00'00"	10.00'	10.00'	15.71'	N 60°35'32" E	14.14'
33	092°38'15"	10.00'	10.47'	16.17'	S 28°06'20" E	14.46'
34	012°53'12"	275.00'	31.06'	61.85'	N 38°45'24" E	61.73'
35	116°03'24"	77.00'	123.37'	155.89'	N 12°33'09" E	130.62'
42	061°04'10"	75.00'	44.24'	79.94'	N 14°56'33" W	76.21'
43	059°47'43"	75.00'	43.12'	78.27'	N 45°29'23" E	74.77'
44	125°40'25"	77.00'	150.06'	168.89'	S 12°33'02" W	137.02'

LINE DATA

T NO.	DIRECTION	DISTANCE
1	S 45°38'43" E	125.00'
2	N 26°09'30" W	34.90'
3	N 15°35'32" E	10.00'
4	S 32°40'26" E	18.32'
5	N 18°21'11" E	18.02'
7	N 61°29'42" E	35.93'
12	N 74°29'10" E	55.24'
13	N 43°08'42" E	71.63'
17	S 10°08'49" W	50.00'
18	N 79°51'11" W	50.00'
19	N 10°08'49" E	90.55'
20	N 74°24'28" W	125.00'
21	N 10°08'49" E	40.94'
22	S 29°51'11" E	50.00'
24	S 74°24'28" E	11.55'
25	S 74°24'28" E	8.00'
26	N 74°24'28" W	34.76'
27	N 74°24'28" W	0.26'
28	N 74°24'28" W	0.26'
29	N 10°08'49" E	40.95'



SCALE 1" = 100'

100' 50' 0 100'

SEE SHEET 1 OF 5 FOR GENERAL AND DRAINAGE NOTES

SEE SHEET 4 OF 5 FOR FINISHED CONTOURS

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA 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 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 GPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF GPS 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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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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 GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

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CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL RESTRICTIONS. E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS "GREEN BOOK" POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

DEVELOPER/OWNER:
FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-5637

IMPACT FEE PAYMENT DUE:
SEWER AND WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

122.282 ACRES
FLOTEX DEVELOPERS, L.L.C.
VOL. 12092, PG. 2411, B.C.R.P.R.
(REMAINDER)

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON _____ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of Streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

CHARLES GRADY KOEHL 63945

8-27-07

LICENSED PROFESSIONAL ENGINEER

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

Baron W. Houser

BARON W. HOUSER, PRESIDENT, TEXAS DIVISION
FLOTEX DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: EFICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 27 day of August A.D., 2007.

Laurie A. Rothman

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We 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: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: CGK/MAR

SHEET 2 OF 5

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 08/27/07

SUBDIVISION PLAT ESTABLISHING

070236

THE PARC AT ESCONDIDO UNIT 2

BEING 26.799 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO. 37, ABSTRACT NO. 45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

CURVE DATA						
C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
7	002°03'07"	200.00'	3.58'	7.16'	N 14°36'58" E	7.16'
8	002°03'07"	200.00'	3.58'	7.16'	N 14°36'58" E	7.16'
13	089°57'01"	10.00'	9.99'	15.70'	N 60°37'02" E	14.14'
14	085°15'38"	10.00'	9.21'	14.88'	S 31°46'39" E	13.55'
15	094°44'22"	10.00'	10.86'	16.54'	N 58°13'21" E	14.71'
16	090°02'59"	10.00'	10.01'	15.72'	S 29°22'58" E	14.15'
36	089°57'01"	10.00'	9.99'	15.70'	N 60°37'02" E	14.14'
37	090°02'59"	10.00'	10.01'	15.72'	S 29°22'58" E	14.15'
38	089°57'01"	10.00'	9.99'	15.70'	N 60°37'02" E	14.14'
39	090°02'59"	10.00'	10.01'	15.72'	S 29°22'58" E	14.15'
41	300°00'00"	50.00'	——	261.80'	S 74°24'28" E	50.00'

LEGEND

B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXTG.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.G.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION

SCALE 1" = 100'

100' 50' 0 100'

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.

(8-27-07)

LICENSED PROFESSIONAL ENGINEER

CHARLES GRADY KOEHL 63945

RECEIVED LAND DEVELOPMENT SERVICES DIVISION

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.

BARON W. HOUSER, PRESIDENT, TEXAS DIVISION
FLOTEX DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: EFICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 27 day of August A.D., 2007.

LAURIE A. ROTHMAN Notary Public, State of Texas My Commission Expires April 18, 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

IMPACT FEE PAYMENT DUE:
BEXAR MET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LINE DATA		
T NO.	DIRECTION	DISTANCE
6	N 15°38'31" E	264.97'
8	S 29°22'58" E	35.34'
9	N 60°37'02" E	35.34'
10	N 15°38'31" E	113.01'
11	N 15°38'31" E	113.08'
14	S 15°38'31" W	18.65'
23	S 74°24'28" E	50.00'

This plat of THE PARC AT ESCONDIDO UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this ______ day of ____________ A.D., 200__.

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

RECEIVED 07 OCT -8 PM LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

We 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: BROWN ENGINEERING CO.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4557 PROFESSIONAL LAND SURVEYOR

SEE SHEET 1 OF 5 FOR GENERAL AND DRAINAGE NOTES

SEE SHEET 5 OF 5 FOR FINISHED CONTOURS

DEVELOPER/OWNER:
FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

STATE OF TEXAS
COUNTY OF BEXAR

I, ______________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of ____________ A.D., 200_ at ____ M. and duly recorded the ______ day of ____________ A.D., 200_ at ____ M. in the 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON ____________ AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

DATED THIS______DAY OF______________A.D., 200__.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

SAN ANTONIO RIVER AUTHORITY NOTE:

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

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OF LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA 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

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT (5)-WIDE EASEMENTS

DWN: KA APP: CGK/MAR

SHEET 3 OF 5

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 08/27/07

SUBDIVISION PLAT ESTABLISHING

070236

THE PARC AT ESCONDIDO UNIT 2

BEING 26.799 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5089, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON
AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

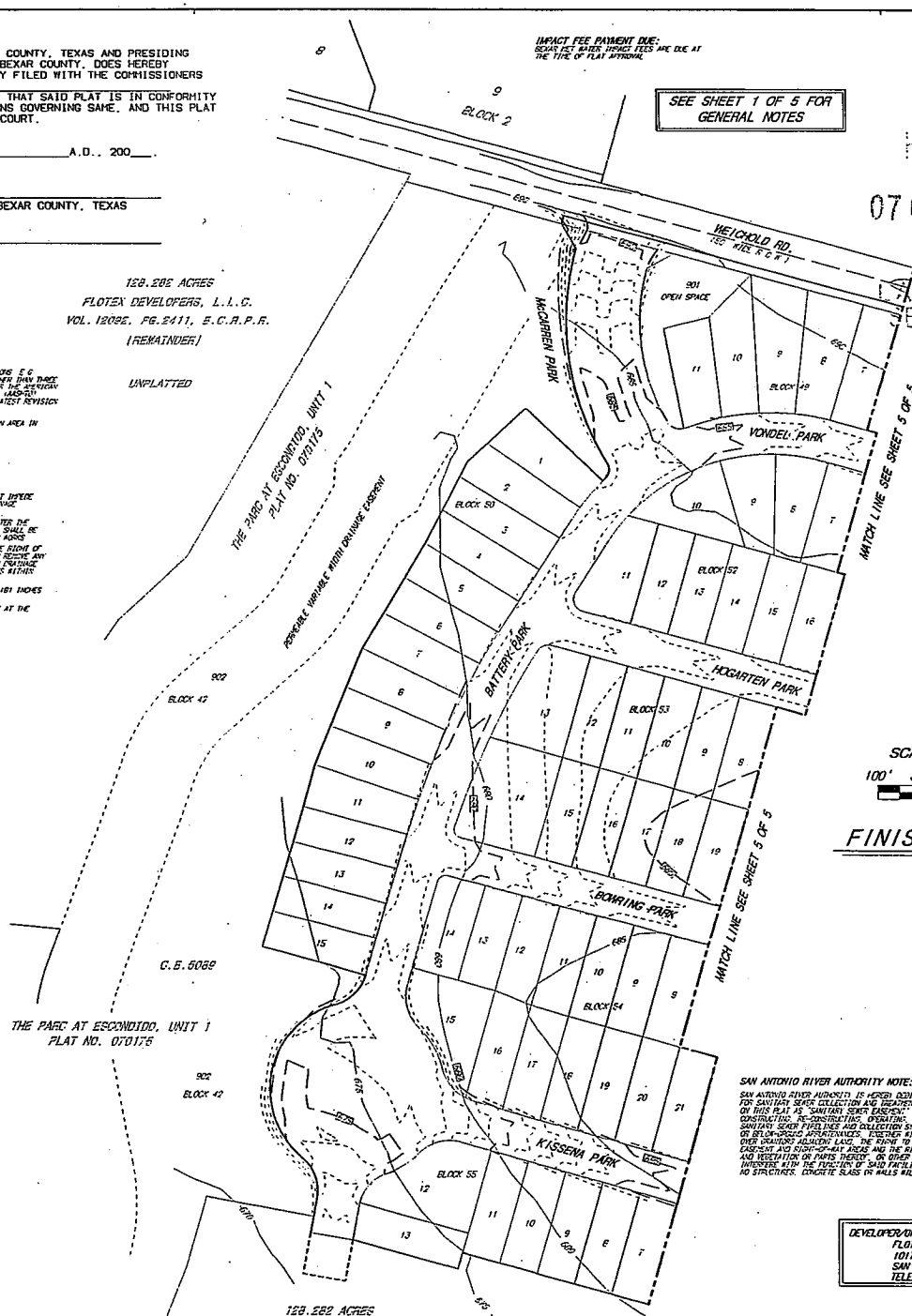
DATED THIS_____DAY OF_____A.D., 200___.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

IMPACT FEE PAYMENT DUE:
BEXAR FEE WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL

SEE SHEET 1 OF 5 FOR GENERAL NOTES



SCALE 1" = 100'
100' 50' 0 100'

FINISHED CONTOURS

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS

FINISHED FLOOR ELEVATIONS SHALL BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINISHED ADJACENT GRADE

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES

LEGEND

B.S.L.	BUILDING SETBACK LINE
C.A.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"I"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD WITH PLASTIC CAP
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
*	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. (MIN.)
645	FINISHED CONTOUR

C.P.S.B. NOTES:

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 THIS AREA 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 OPERATING POLES, HAVLINE OR ELECTRIC 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 THE 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.

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CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROVIDED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

SAN ANTONIO RIVER AUTHORITY NOTE:

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

DEVELOPER/OWNER:
FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

RECEIVED
07 OCT 9 PM 3:
MARLES GRADY KOEHL
53945

LAND DEVELOPMENT SERVICES DIVISION

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.

(8-27-07)
LICENSED PROFESSIONAL ENGINEER

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.

BARON W. HOUSER, PRESIDENT, TEXAS DIVISION
FLOTEX DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: EFICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 27 day of August A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 18, 2008

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., 200__.

BY: _____ CHAIRMAN

BY: _____ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

We 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: BROWN ENGINEERING CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: CGK/MAR

SHEET 4 OF 5

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 440-005-19 DATE: 08/27/07

SUBDIVISION PLAT ESTABLISHING

070236

THE PARC AT ESCONDIDO UNIT 2

BEING 26.799 ACRES OF LAND SITUATED IN THE LUKE BUST SURVEY NO.37, ABSTRACT NO.45, COUNTY BLOCK 5069, BEXAR COUNTY, TEXAS; BEING A PORTION OF THAT CERTAIN 128.282 ACRE TRACT DESCRIBED IN INSTRUMENT RECORDED IN VOLUME 12092, PAGE 2411 OF THE BEXAR COUNTY REAL PROPERTY RECORDS.

SEE SHEET 1 OF 5 FOR GENERAL NOTES

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS ON AND THAT AFTER EXAMINATION IT APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISIONERS COURT.

DATED THIS_____DAY OF_____A.D., 200___.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

CLEAR VISION NOTES:

1. CLEAR VISION EASEMENTS MUST BE FREE OF VISUAL OBSTRUCTIONS. E.G. STRUCTURES, WALLS, FENCES AND VEGETATION WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE SURFACE AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS OR LATEST REVISION THEREOF.
2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(15).

LEGEND	
B.S.L.	BUILDING SETBACK LINE
CA.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
ESM'T	EASEMENT
EXIS.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"S"	SET 1/2" IRON ROD (WITH PLASTIC CAP)
E.C.T.C.	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
"	SEE GENERAL NOTE 5 SHEET 1 OF 5
F.F.	FINISHED FLOOR ELEV. MIN.
	FINISHED CONTOUR

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHAUL EASEMENT", "GUY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REPAIRING, 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 THEREON. 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.

CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN FIVE-FOOT (5')-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, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THESE FIVE-FOOT(5')-WIDE EASEMENTS.

SCALE 1" = 100'

100' 50' 0 100'

FINISHED CONTOURS

SAN ANTONIO RIVER AUTHORITY NOTE:

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

DEVELOPER/OWNER:
FLOTEX DEVELOPERS LLC
1017 CENTRAL PKWY N., SUITE 125
SAN ANTONIO, TEXAS 78232
TELEPHONE (210)494-6637

IMPACT FEE PAYMENT DUE:
EQUIVALENT WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

RECEIVED 07 CHARLES GRADY KOEHL 83945 LICENSED

LAND DEVELOPMENT SERVICES DIVISION

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.

8-27-07
LICENSED PROFESSIONAL ENGINEER

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.

BARON W. HOUSER, PRESIDENT, TEXAS DIVISION
FLOTEX DEVELOPERS LLC, A TEXAS LIMITED LIABILITY COMPANY
BY: EFICO, LLC, A FLORIDA LIMITED LIABILITY COMPANY,
ITS MANAGING MEMBER

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared BARON W. HOUSER, 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 27 day of August A.D., 2007.

LAURIE A. ROTHMAN
Notary Public, State of Texas
My Commission Expires April 19, 2009

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of THE PARC AT ESCONDIDO UNIT 2 has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is hereby approved by such Commission.
Dated this _____ day of _____ A.D., 200___.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

RECEIVED 07 AUG 28 PM 3:35 LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

We 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: BROWN ENGINEERING-CO.

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 200_ at _____ M. and duly recorded the _____ day of _____ A.D., 200_ 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., 200_.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: KA APP: CGK/MAR

SHEET 5 OF 5

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-6511

JOB NO.: 440-005-19 DATE: 08/27/07

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

September 6, 2007

Mr. Rod Sanchez, Director
City of San Antonio
Development Services Department
1901 S. Alamo, 1st Floor
San Antonio, TX 78204

RE: Plat Number 070236, The Parc at Escondido Unit 2
Request for variance to 35-506(e)(2)

Dear Mr. Sanchez:

On behalf of our client, Flotex Developers LLC, we are requesting that the City of San Antonio grant a variance to the projecting of streets, as prescribed under section 35-506(e)(2) the City's Unified Development Code (UDC). This variance request is specifically for the paper street named Farley Dr. within East Commerce Estates that has never been constructed since the time the street was originally platted in the year 1955. We would like to offer the following reasons to support our request:

- **If the applicant strictly complies with the provisions of these regulations, he/she can make no reasonable use of his/her property.** If the applicant were to construct Farley Dr. to the eastern property line of the tract the applicant would be forced to alter the lot configuration significantly to comply with the 175' centerline offset requirement of the UDC.

- **The hardship relates to the applicant's land rather than personal circumstances.** This issue is attached to the tract and would be an issue for any development of this tract.

- **The hardship is unique, or nearly so, rather than one shared by many surrounding properties.** The hardship for which the variance is being requested is unique to this tract due to the platting of Farley Dr. in 1955 without the requirement that the street be built.

- **The hardship is not the result of the applicant's own actions.** The hardship is the result of the fact that Farley Dr. was never constructed within East Commerce Estates even though it was platted.

- **The granting of this variance will not be injurious to other property owners and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.** As shown on the attached plat the adjacent East Commerce Estates has two (2) access points to Weichold Rd. and one access point to I.H. 10 (U.S. Hwy. 90) for a total of three access points. These three access points provide adequate ingress/egress for the traffic generated within East Commerce Estates as well as adequate access for emergency services. Additionally, as shown on the attached Master Development Plan for The Parc at Escondido, the overall tract that this variance is being requested for has a total of four access points and does not require the extension of Farley Dr. the meet the connectivity requirements set out in the UDC.

Any considerations and approvals you wish to extend shall be greatly appreciated. The required payment of $151.00 for this request is attached. If you have any further questions or need additional information, please let us know.

Sincerely,

BROWN ENGINEERING CO.

Charles Grady Koehl, P.E.

CGK/lar
Enclosure
Job #440-005-00

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

ADMINISTRATIVE EXCEPTION VARIANCE REQUEST ANALYSIS

Project:	The Parc at Escondido Unit 2
Address:	
A/P #/PPR #/Plat#:	Plat# 070236
AEVR #:	
AEVR Submittal Date:	09/06/2007
AEVR Submitted by:	Baron W. Houser, Owner
Issue:	Connectivity – Projecting Streets
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (e)(2)
By:	Jesse T. Muñiz, P.E.

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Koehl's letter dated September 6, 2007. The proposed location of the development is along Weichold Road and Farm-to-Market Road 1516. Please refer to the attached Ferguson Map grid for approximate location. Also refer to the applicant's letter and site plan for more information.

The Unified Development Code (UDC) – Article V, Section 35-506 (e)(2), Connectivity – Projecting Streets, requires that existing streets in adjoining areas shall be continued and shall be at least as wide as such existing streets and in alignment therewith. Currently, the applicant does not wish to project to the existing street. The DSD AEVRC disagrees with the applicant's analysis to waive the connectivity requirement for the following reasons:

1. The applicant provided no rationale identifying any unique hardship. Farley Drive has been a platted street since 1955 therefore altering of lot configuration cannot be considered a hardship. Complying with the literal UDC requirement will still provide the applicant with land functionality.

2. Projecting Farley Drive is not required to meet the UDC connectivity ratio nor is it required as a secondary access, conversely there are no overwhelming reasons to prevent the connection of the two subdivisions.

The AEVRC could find no rationale to support the exception and believes exempting the connectivity requirement would adversely impact the community. The AEVR does not meet the intent of the UDC and will result in a waiver of a UDC requirement. Therefore, the AEVRC **does not** recommend approval.

RECOMENDATION: Without Staff Support

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

9/24/07
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Fernando J. De León, P.E.
Assistant Director
DSD

10/4/07
Date

Agenda Item #26

CITY OF SAN ANTONIO
Department of Asset Management
Interdepartmental Correspondence Sheet

TO: Planning Commission — Individual Consideration

FROM: Mark Gretchen, Interim Director, Department of Asset Management

SUBJECT: Request to convey to the San Antonio River Authority: 1.) 2-City –owned parcels of land, including a 4-acre tract from out of Roosevelt Park with the requirement that the 4 acres continue to be used as a public park, 2.) closing, vacating and abandoning two paper streets, and 3.) 2-SAWS-owned parcels of land, all for the development of the San Antonio River Improvement Project—Mission Reach, Phase I

DATE: Monday, October 29, 2007

PETITIONER: San Antonio River Authority
c/o Mr. Claude Harding
100 E. Guenther St.
San Antonio, Texas 78283-9980

Staff is requesting that this item be placed on the Planning Commission agenda for individual consideration and Public Hearing at the Planning Commission meeting on November 14, 2007.

BACKGROUND

The San Antonio River Authority (SARA), along with the City of San Antonio, Bexar County, and the Corps of Engineers are jointly working to restore and revitalize the San Antonio River through the San Antonio River Improvement Project at the overall locations as shown on attached Exhibit "A". The requested property conveyances from the City of San Antonio and the San Antonio Water System (SAWS) are further identified on attached Exhibits "B" through "E". The properties in question are necessary to improve flood control along the San Antonio River and to return the river to a more natural appearance through ecosystem restoration. The proposed improvements will include trails, landscaping, benches and other amenities that will enhance the river for public use as well as create a unique space for the enjoyment of the entire community.

The City-Owned properties proposed for conveyance to the San Antonio River Authority consist of the following:

- Tract I (Exhibit "B"): Being a parcel of land containing 0.618 acres of land, out of all of Lot 7 and part of Lot 8, New City Block 2853, and Lots 1,2,8,9 and 10, New City Block 2854, to include all of Lockwood Street and part of McKay Street in the location as shown on attached Exhibit "B";

- Tract II (Exhibit "C"): Being a parcel of land containing 4.066 acres of land, out of New City Block A-20, being a portion of Roosevelt Park in the location as shown on attached Exhibit "C";

The SAWS-owned properties proposed for conveyance to the San Antonio River Authority consist of the following:

- Tract III (Exhibit "D): A 2.018-acre tract of land out of Lot 19, New City Block A-20 in the location as shown on attached Exhibit "D";

- Tract IV (Exhibit "E"): A 0.956-acre tract of land out of New City Block A-20 more particularly shown on attached Exhibit "E"

The overall area of conveyance totals 7.658 acres, consisting of 4.684 acres owned by the City and 2.974 acres owned by SAWS.

Concerning Tract I above, all lots are owned by the City of San Antonio with the exception of Lot 3, New City Block 2854 and lots 8,9,10 and 11 of New City Block 2851, which the San Antonio River Authority is acquiring through the Eminent Domain process.

Tract II will be conveyed to the San Antonio River Authority subject to the following conditions:

1. The premises will be used for the construction of the San Antonio River Improvement Project-Mission Reach, according to the plans as approved by the Army Corps of Engineers;
2. The premises shall be held, owned and operated at all times by the San Antonio River Authority as a public park in perpetuity;
3. The City of San Antonio Parks and Recreation Department is to have reasonable access to the premises in connection with the operation and maintenance of Roosevelt Park;
4. The park must be made available to the citizens of San Antonio at the times and under the conditions City parks are generally available. If the San Antonio River Authority fails to construct the improvements within a reasonable time or if it ever fails to maintain the park or keep it open, the City will have the right to cause the property to revert to the City, free of any claim by the San Antonio River Authority.

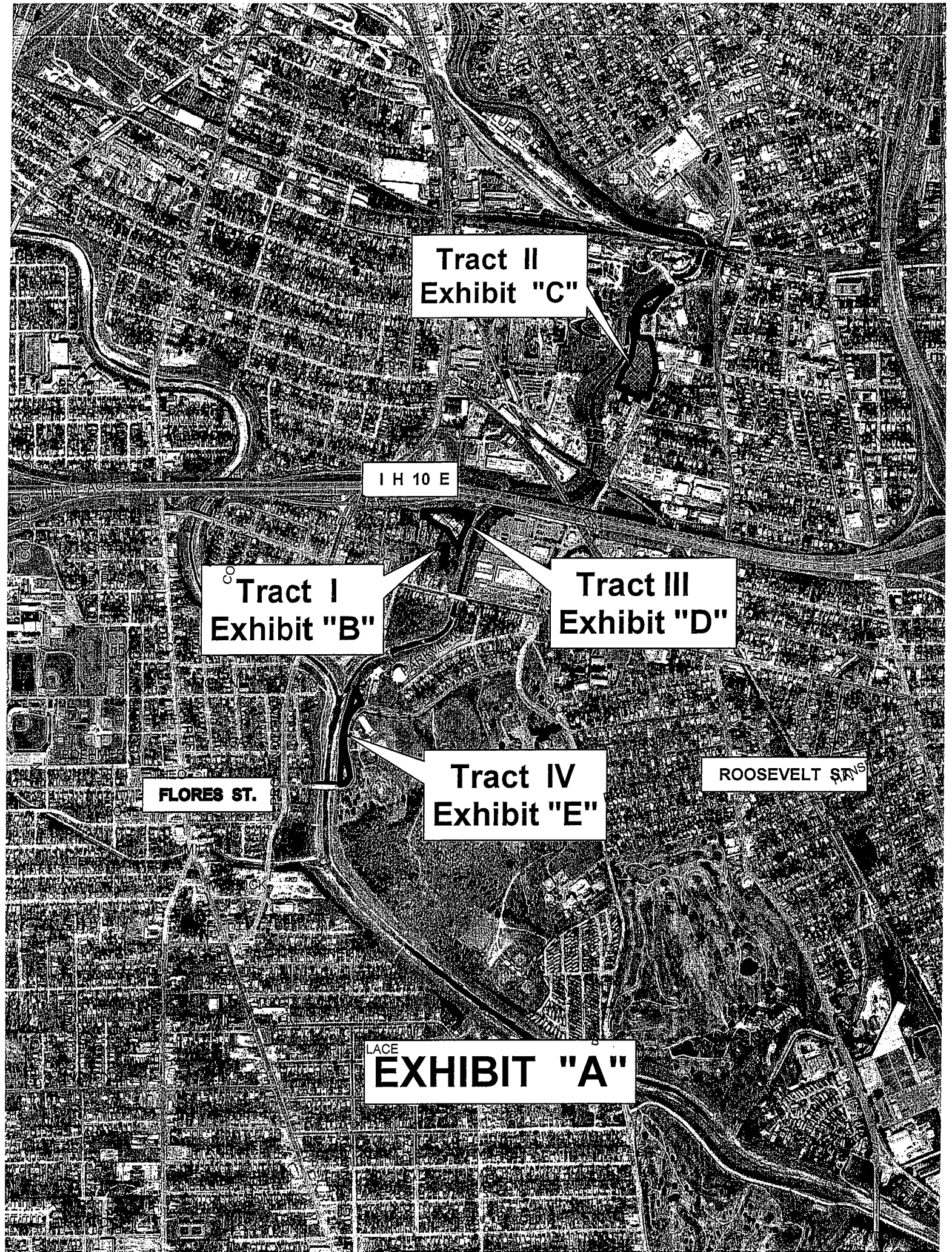
The proposed conveyance of Tracts III and IV which are owned by SAWS was considered by the San Antonio Water System Board of Trustees ("Board") on October 2, 2007 and the Board recommended that the Planning Commission and City Council consent to the declaration of these properties as surplus and authorized its President/Chief Executive Officer to dispose of the properties pursuant to Chapter 272 of the Local Government Code and all applicable City of San Antonio policies and procedures.

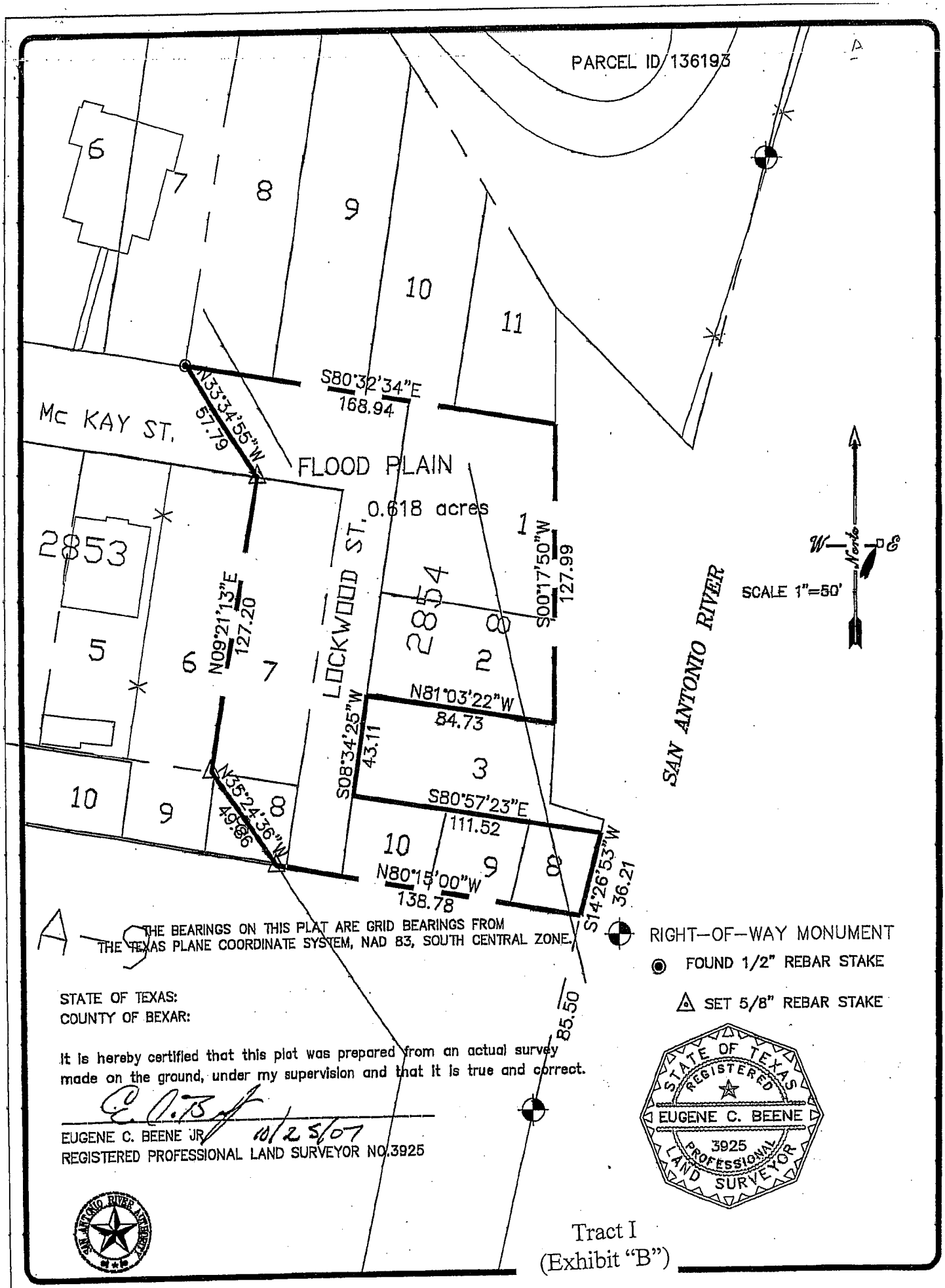
COORDINATION AND FINANCIAL IMPACT

In compliance with City procedures, petitioner's request has been canvassed through interested City departments, utilities and applicable agencies. Conditional approval has been granted. An executed Letter of Agreement by which the San Antonio River Authority agrees with all conditions imposed through this canvassing is attached for your review.

CONCLUSION AND RECOMMENDATION

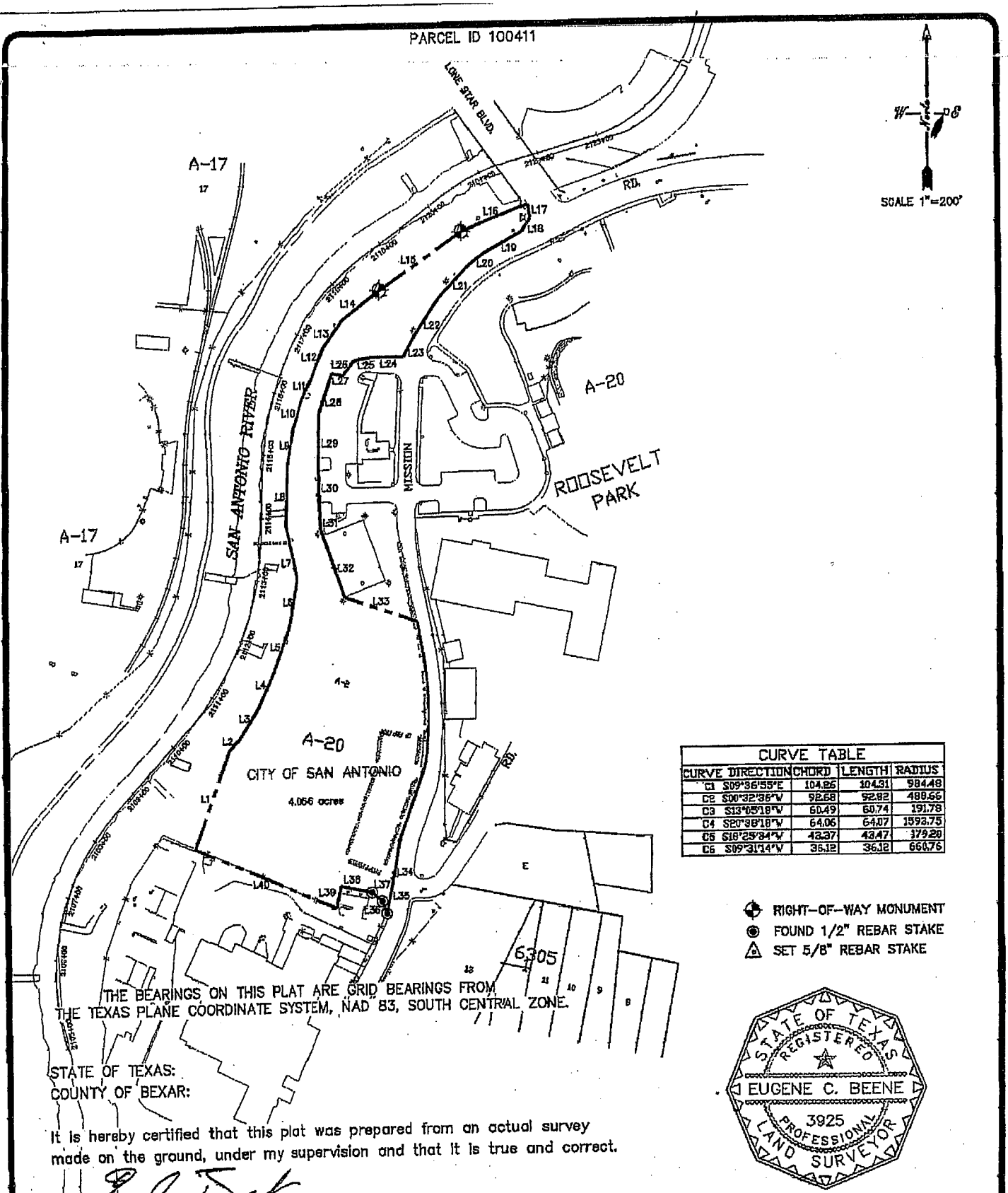
Staff recommends approval of this request.


Tract II
Exhibit "C"
I H 10 E
Tract I
Exhibit "B"
Tract III
Exhibit "D"
Tract IV
Exhibit "E"
FLORES ST.
ROOSEVELT ST.
EXHIBIT "A"



Tract I
(Exhibit "B")

PARCEL ID 100411



CURVE TABLE				
CURVE	DIRECTION	CHORD	LENGTH	RADIUS
C1	S09°36'55"E	104.26	104.31	984.48
C2	S00°32'36"W	92.68	92.82	489.66
C3	S13°05'18"W	60.49	60.74	191.78
C4	S20°38'18"W	64.06	64.07	1593.75
C5	S18°25'34"W	43.37	43.47	179.20
C6	S09°31'14"W	36.12	36.12	660.76

RIGHT-OF-WAY MONUMENT
FOUND 1/2" REBAR STAKE
SET 5/8" REBAR STAKE

THE BEARINGS ON THIS PLAT ARE GRID BEARINGS FROM THE TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

STATE OF TEXAS:
COUNTY OF BEXAR:

It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

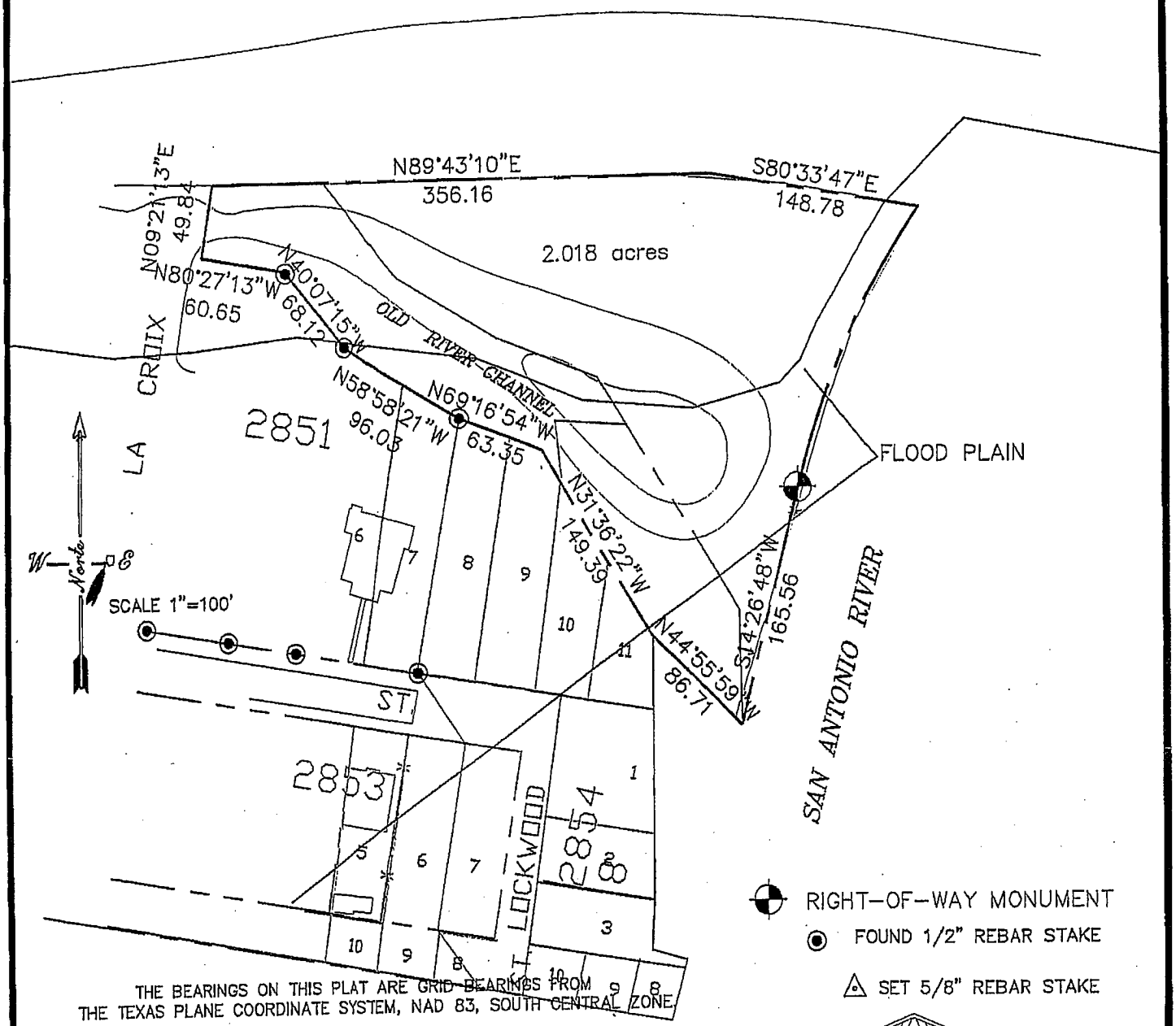
EUGENE C. BEENE JR. 8/30/07
REGISTERED PROFESSIONAL LAND SURVEYOR NO.3925

STATE OF TEXAS REGISTERED EUGENE C. BEENE 3925 PROFESSIONAL LAND SURVEYOR

Tract II
(Exhibit "C")

MISSION REACH
SAN ANTONIO RIVER
SAN ANTONIO RIVER AUTHORITY

PARCEL ID 100391



THE BEARINGS ON THIS PLAT ARE GRID BEARINGS FROM THE TEXAS PLANE COORDINATE SYSTEM, NAD 83, SOUTH CENTRAL ZONE.

STATE OF TEXAS
REGISTERED
EUGENE C. BEENE
3925
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

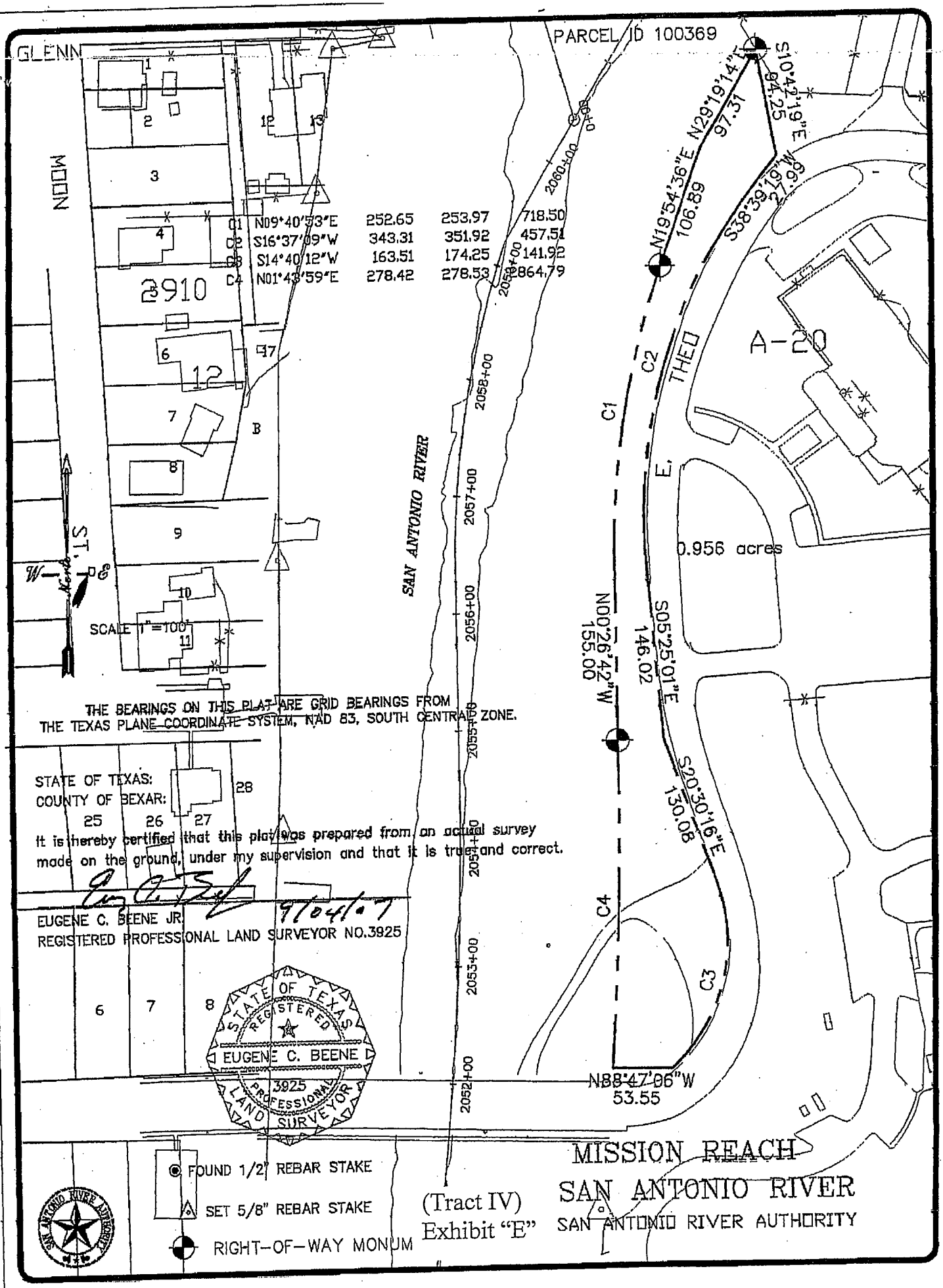
It is hereby certified that this plat was prepared from an actual survey made on the ground, under my supervision and that it is true and correct.

E. C. Beene 4/25/07

EUGENE C. BEENE JR.
REGISTERED PROFESSIONAL LAND SURVEYOR NO.3925

SAN ANTONIO RIVER AUTHORITY

Tract III
(Exhibit "D")



(Tract IV)
Exhibit "E"

CITY OF SAN ANTONIO

DEPARTMENT OF ASSET MANAGEMENT
P.O. BOX 839966 SAN ANTONIO, TEXAS 78283-3966
TEL. 210-207-4032 FAX 210-207-7888

October 30, 2007

Mr. Claude Harding, SR/WA
Real Estate Manager
San Antonio River Authority
100 E. Guenther Street
San Antonio, Texas 78283-9980

Re: Special Project No. 1348
(Proposed Disposition of 2 City-Owned Parcels and
Proposed Disposition of 2-SAWS-Owned Parcels of land)

Dear Mr. Harding:

With reference to the captioned project, please be advised that the City of San Antonio has now completed the canvassing process and will recommend approval to your request subject to the following conditions:

PARKS & RECREATION DEPARTMENT: (As applies to Roosevelt Park Property)
Approval granted subject to the following conditions:

1. The premises shall be used for the construction of the San Antonio River Improvement Project-Mission Reach, according to the plans as approved by the Army Corps of Engineers;
2. The premises shall be held, owned and operated at all times by the San Antonio River Authority as a public park in perpetuity;
3. The City of San Antonio Parks and Recreation Department shall have reasonable access to the premises in connection with the operation and maintenance of Roosevelt Park;
4. The park must be made available to the citizens of San Antonio at the times and under the conditions City parks are generally available. If the San Antonio River Authority fails to construct the improvements within a reasonable time or if it ever fails to maintain the park or keep it open, the City will have the right to cause the property to revert to the City, free of any claim by the San Antonio River Authority.

CPS ENERGY: (As applies to all properties)
Approved, provided that the petitioner agrees to reserve a perpetual easement for all existing and future electrical, communications, distribution, and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with CPS Energy and at the sole expense of the petitioner.

CAPITAL IMPROVEMENT MANAGEMENT SERVICES: (As applies to all properties)
Needs to be coordinated with Parks to determine impacts to the Roosevelt Master Plan. The SARIP Mission Reach Project Right of Way requirement should be minimized and easements pursued where possible. The project meets a recreational goal which should be compatible with the Park, but the coordination with Parks needs to be finalized.

PUBLIC WORKS: (As applies to all properties)
Flood plain development permit will required of SARA prior to any construction. Trees in the area should be transplanted to another location. Coordination should occur between the SARA and the Public Works and Capital Improvements Management Services (CIMS) Departments as there a couple of projects ongoing in that area to include Citywide Bike Project and Mission Trail Package.

SAN ANTONIO WATER SYSTEM: (As applies to all properties)
Petitioner must agree to reserve a perpetual easement for all existing water and/or sewer facilities and agree to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with San Antonio Water System and at the sole expense of the petitioner.

DEPARTMENT OF ASSET MANAGEMENT: (As applies to all properties)

- The sale of these properties will be authorized by a City Ordinance.
- The San Antonio River Authority acknowledges that these property will be accepted in "as is" condition.
- Petitioner agrees to reserve a perpetual easement for all existing overhead, surface or subsurface utilities within the public right of way proposed to be sold, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities or may seek the relocation of a specific utility with the express permission and coordination of the respective owner of the utility and at the sole expense of the petitioner.
- City-owned properties will be conveyed through a Deed Without Warranty.

If you concur with the above-mentioned conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement, we will continue processing your request.

This Letter of Agreement is being offered by the City of San Antonio only to the petitioner named above and will expire thirty (30) days after date of issuance unless a specific extension is requested by the petitioner and granted by the City.

Sincerely,

Oscar Serrano
Real Estate Manager
Department of Asset Management
City of San Antonio

AGREED AS TO TERMS AND CONDITIONS:

San Antonio River Authority

Claude A. Harding
By:

Real Estate Dept. Manager
Title:

Oct. 30, 2007
Date:

Agenda Item #27

CITY OF SAN ANTONIO
PLANNING DEPARTMENT

Interdepartmental Memorandum

TO: Planning Commission

FROM: Emil R. Moncivais, FAICP, AIA, CNU, Director, Planning Department

Copies To File

SUBJECT: Public Hearing and consideration of Masterson Road Proposed Amendment to the San Antonio Major Thoroughfare Plan

DATE: October 22, 2007

The San Antonio Major Thoroughfare Plan identifies and designates the location and rights-of-way for certain roadways within San Antonio and its extra-territorial jurisdiction (ETJ) in order to assure that adequate rights-of-way are acquired and major thoroughfares are built as development occurs. The City has had an adopted Major Thoroughfare Plan since 1957. Amendments and up-dates to the plan are made on a continuous and on-going basis.

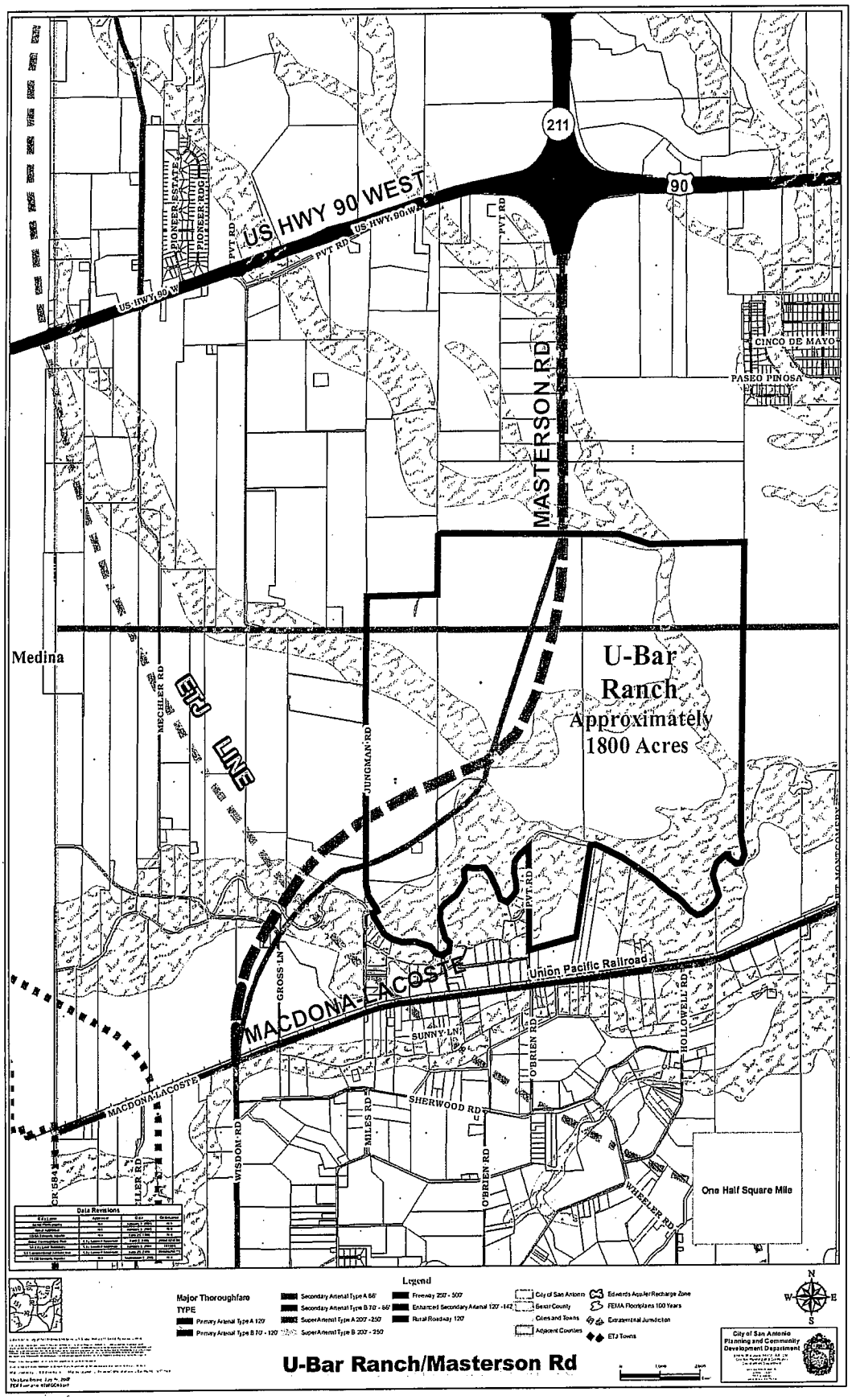
The attached amendment (Masterson Road) is proposed in order to address transportation and mobility needs as planned and future developments occurs throughout the far southwest areas of the City's planning jurisdiction.The amendment up-grades Masterson Road from a Secondary Type "A" Arterial that requires 86 feet of rights-of-way to a Super Arterial Type "B" which requires 200 to 250 feet of rights-of way from US Highway 90 West south to Macdonna-La-Coste Road

Input to the amendment was sought and received from representatives of local and regional transportation partners, including the City's Public Works and Development Services Department, the Texas Department of Transportation, Bexar County Public Works Department, Via Metropolitan Transit Authority, the San Antonio Bexar County Metropolitan Planning Organization, and the San Antonio Water Systems.

The amendment was reviewed and approved on September 5, 2007 by the Planning Commission's Technical Advisory Committee and was recommended to the Commission for a Public Hearing and consideration. The amendment is consistent with the purpose of the Major Thoroughfare Plan and with the goals and objectives of the San Antonio Master Plan.

Staff recommends approval of the attached amendment to the plan.

Emil Moncivais, AICP, AIA
Director of Planning


US HWY 90 WEST
US HWY 90 W
211
90
PVT RD
PIONEER RD
MASTERSON RD
CINCO DE MAYO
PASEO PINOSA
Medina
ETJ LINE
MECHLER RD
JUNGMAN RD
GROSS LN
U-Bar
Ranch
Approximately
1800 Acres
Union Pacific Railroad
MACDONA-LACOSTE
SUNNY LN
O'BRIEN RD
HOLLOWELL RD
SHERWOOD RD
MILES RD
WISDOM RD
CR 584
WHEELER RD
One Half Square Mile
Data Revisions
Legend
Major Thoroughfare
TYPE
Primary Arterial Type A 120'
Primary Arterial Type B 70' - 120'
Secondary Arterial Type A 60'
Secondary Arterial Type B 70' - 80'
Super Arterial Type A 200' - 250'
Super Arterial Type B 200' - 250'
Freeway 250' - 500'
Enhanced Secondary Arterial 120' - 142'
Rural Roadway 120'
City of San Antonio
Bexar County
Cities and Towns
Adjacent Counties
Edwards Aquifer Recharge Zone
FEMA Floodplains 100 Years
Extraterrestrial Jurisdiction
ETJ Towns
N
W
E
S
City of San Antonio
Planning and Community
Development Department
U-Bar Ranch/Masterson Rd

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO._____

RECOMMENDING THE ADOPTION OF CERTAIN AMENDMENTS TO THE MAJOR THOROUGHFARE PLAN

****

WHEREAS, the Planning Commission is charged by the City Charter with the responsibility to make, amend, extend and add to the master plan for the physical growth and development of the City; and

WHEREAS, the Major Thoroughfare Plan is part of the Transportation Plan adopted by the City Council on September 21, 1978, as the transportation component of the master plan; and

WHEREAS, the Planning Commission held a public hearing on November 14, 2007 in order to receive comments on the attached proposed amendment (s) from parties in interest and other citizens.

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

1. That amendment(s) related to Masterson Road dated November 14, 2007 attached hereto and incorporated herein is approved and recommended to City Council for adoption.

PASSED AND APPROVED THIS 14TH day of November 2007

APPROVED

Murray H. Van Eman, Chair

ATTEST

Executive Secretary

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item # 28

Plan Amendment Application Case No.: 08001

Council District: **2**

City Council Meeting Date: **1/17/2008**

Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Arena District/Eastside Community Plan**
The applicant requests to amend the Land Use Plan designation from **Medium Density Residential to Neighborhood Commercial.**

Background Information:

Applicant: Ibanez, Leo
Owner: Ismail, Nada
Property Location: 2403 East Commerce St.
Acreage: .61
Current Land Use of site: Vacant and Gas Station/Convenience Store
Adjacent Land Uses:
N: Low Density Residential
E: Commercial
S: Commercial
W: Commercial

Issue:

LAND USE ANALYSIS:

The subject property consists of 4 parcels located at the intersectioin of E. Commerce St. and N. Gevers St. Existing surrounding land uses include low density residential land use immediately north and east, and commercial land uses to the west and south of the property. To the west of the property is a small business center including a hair salon, restaurant, flower shop, and a restaurant being remodeled. Also to the west and across the street from the property are industrial uses and a Texaco gas station. To the south of the property is a small auto business. This proposed amendment would expand the existing neighborhood commercial node.

The Arena District Community Plan designates *Medium Density Residential* for the subject parcels, which include small lot single-family development, accessory dwellings, duplexes, cottage houses, triplexes, fourplexes, and townhomes. Exhibiting a medium density, this category provides for a diversity of residential development while still maintaining an overall urban residential character. Typically, Low Density Residential uses are found within this classification, and should be located in the center of the neighborhood, with Medium Density Residential being located at the edges of the neighborhood.

The proposed Neighborhood Commercial land use provides small areas for offices, professional services, service and shop front retail uses that can be served by pedestrian access. Neighborhood Commercial should have a service area radius of approximately a half-mile, and should serve a population of approximately 2,000 to 5,000 people. It permits a limited group of commercial uses that serve the neighborhood while protecting the abutting residential areas. Neighborhood Commercial should be located at the intersection of a collector and arterial street or where an existing commercial area has been established. Live/work units, allowing for residential use above commercial space, are permitted. Examples of Neighborhood Commercial services are small gasoline service stations and convenience/food stores, restaurants, neighborhood shopping centers, medical clinics, day care

centers, bed and breakfasts, rooming houses, social assistance services, and office or bank buildings (stand alone).

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: E. Commerce St. is a Primary Arterial Type B (ROW 70'-120').
Other streets: The property is located at the corner of East Commerce and South Gevers Streets. N. Gevers is a local street.
Comments: There is ongoing construction before the intersection of the property on E. Commerce from the intersections of Spiggsdale St. to Garcia St. (and E. Commerce). There is also some construction at St. Philip's College 2 blocks from E. Commerce on S. Walters and Montana St.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Victory Gospel Church, St. Philip's Community College and Community Center/Park are located south of the subject property. St. Gerard Catholic Church and Smith Elementary are further south of the subject property. A large cemetery is located further east of the subject property.

☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐ Alternate Recommendation:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007
☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 10/26/2007
No. Notices mailed 10 days prior to Public Hearing: 55
Registered Neighborhood Association(s) Notified: Jefferson Heights Neighborhood Association

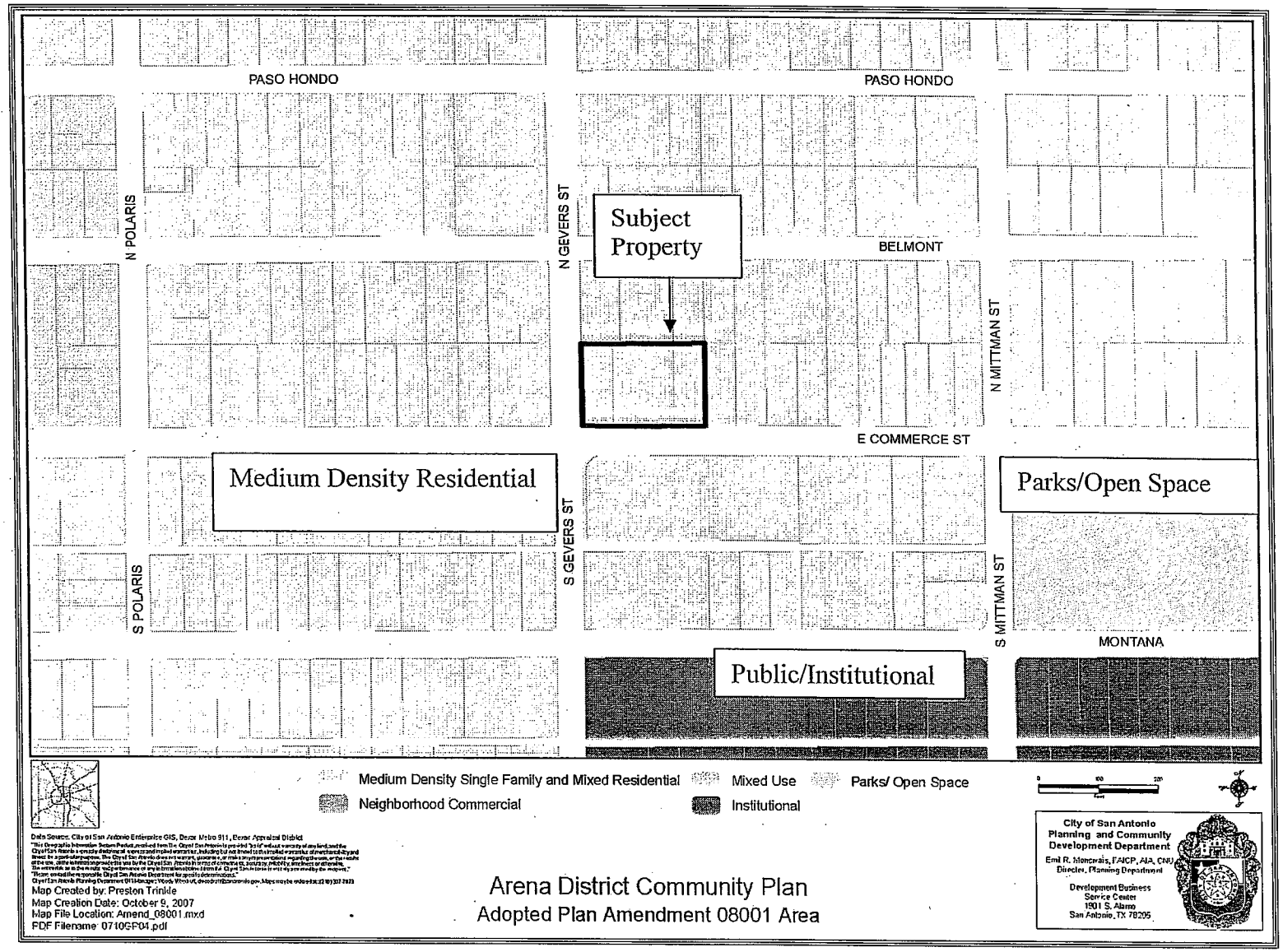
ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: I-1 EP-1 & C-2 EP-1 Proposed zoning district: C-1 CD EP-1
Zoning Commission Public Hearing Date: 11/06/07
☐ Approval ☐ Denial

Comments: Through a conditional use, additional site mitigation measures including but not limited to noise attenuation, buffers, lighting, etc. could be imposed.

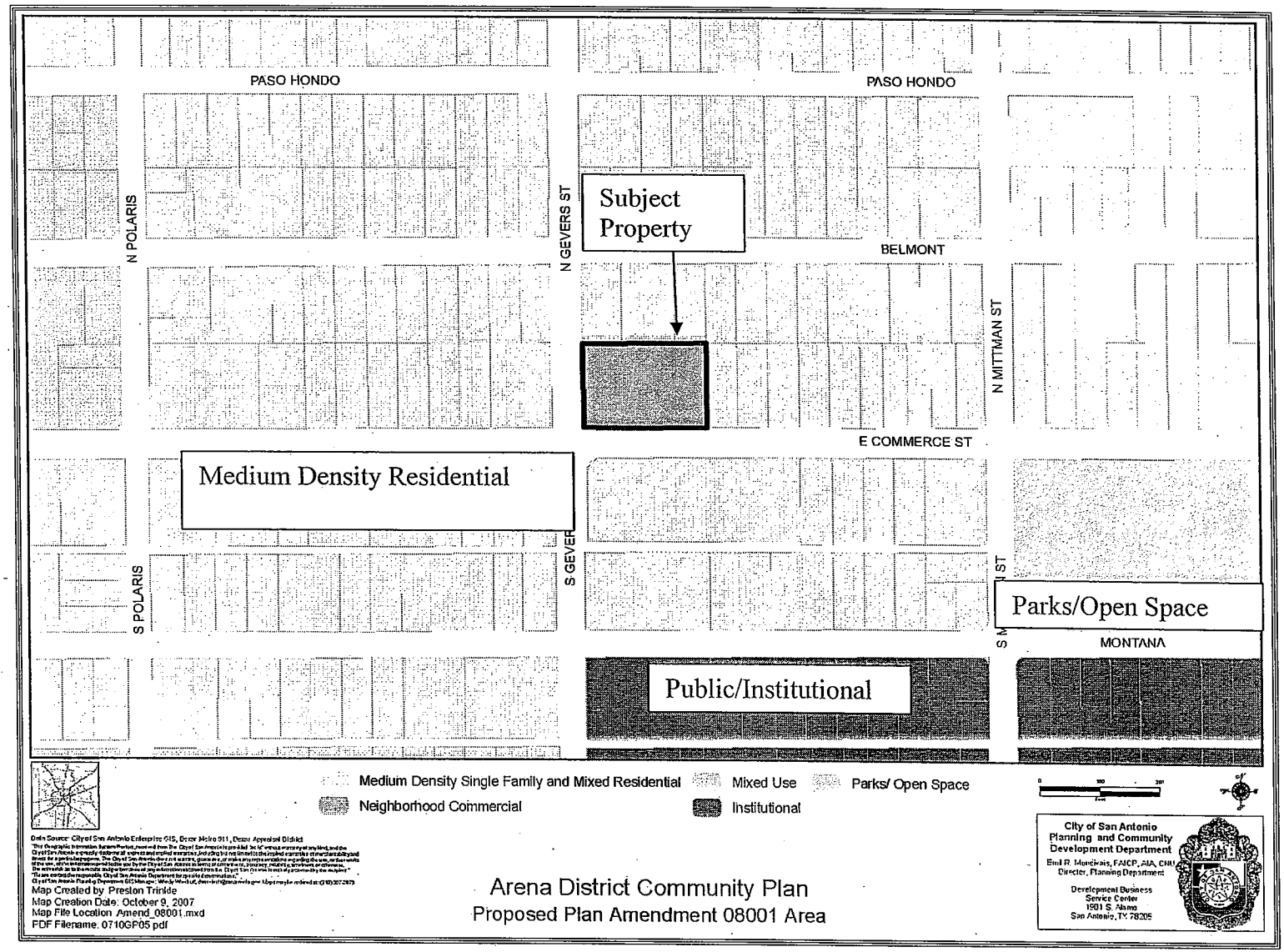
Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager
Case Manager: Tamara Palma Planner II Phone No.: 207-7909

Land Use Plan as adopted:



Proposed Amendment



Arena District Community Plan

Proposed Plan Amendment 08001 Area

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE ARENA DISTRICT/EASTSIDE COMMUNITY PLAN A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MEDIUM DENSITY RESIDENTIAL LAND USE TO NEIGHBORHOOD COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 0.61 ACRES OUT OF NCB 1436 BLK 9 LOT 14, 15, 16 & 17.

WHEREAS, City Council approved the Arena District/Eastside Community Plan as an addendum to the Master Plan on December 4, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14th, 2007.and **APPROVED / DENIED** the amendment on November 14th; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Arena District Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2007.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item # 29

Plan Amendment Application Case No.: 08003

Council District: **1** City Council Meeting Date: **1/17/2008**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Light Industrial** to **Mixed Use**

Background Information:

Applicant: Mark Cervantez for David W. Monnich
Owner: David W. Monnich
Property Location: 1900 Block of South Alamo, 1300 Block of South Flores
Acreage: 0.59 Acres
Current Land Use of site: Commercial
Adjacent Land Uses:
N: Commercial/Light Industrial
E: Commercial/Light Industrial
S: Commercial/Light Industrial
W: Commercial/Light Industrial

Issue:

LAND USE ANALYSIS:
Currently, there is one commercial building on the subject property and structures have been built on immediately adjacent properties. The proposed land use for the site is Mixed Use.

The subject property is currently configured into four parcels. The South Central San Antonio Community Plan Update Proposed Land Use Map designates Mixed Use for the eastern-most parcel bordering South Flores St. The Mixed Use categorization provides for a concentrated blend of residential, retail, professional service, office, entertainment, leisure and other related uses at increased densities to create a pedestrian-oriented environment. The South Central San Antonio Community Plan Update Proposed Land Use Plan Map designates the remaining three parcels as Light Industrial. Areas in the Community Plan that are designated with a light industrial classification include a mix of light manufacturing uses, office park uses, and limited retail/service uses that serve the industrial uses.

The proposed mixed use for the subject parcel is consistent with adjacent land uses and the Future Land Use Plan Map. Several properties in the vicinity of the subject parcels have transitioned from Light Industrial Proposed Land Use Map classifications to Mixed Use designations Properties that have transitioned are located at the northwest corner of the W. Peden Alley and South Flores Street intersection, the intersection of South Flores and Cevallos Streets, and the property at 1331 and 1339 South Flores St. These plan amendments were associated with zoning changes allowing a mix of uses ranging from office and commercial to multi-family and loft uses. 343 loft units will be constructed based on the information provided in the plan amendments associated with those addresses. This proposal is consistent with the South Central San Antonio Community Plan Update Proposed Land Use Map as well as properties that have previously transitioned to the Mixed Use category.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: South Alamo and South Flores Streets are Secondary Arterials Type B with 70'-86' of ROW
Other streets: A Union Pacific rail line is located south of the property
Comments: Mixed use is appropriate at major intersections such as South Alamo and South Flores.
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: San Antonio River
Comments:
☒ Minimal Impact ☐ Impact can be mitigated ☐ Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐ Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007
☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: 10/25/2007
Number of Notices mailed 10 days prior to Public Hearing: 33
Registered Neighborhood Association(s) Notified: King William Neighborhood Association, Roosevelt Park Neighborhood Association, Riverside South Neighborhood Association, Mission San Jose Neighborhood Association
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

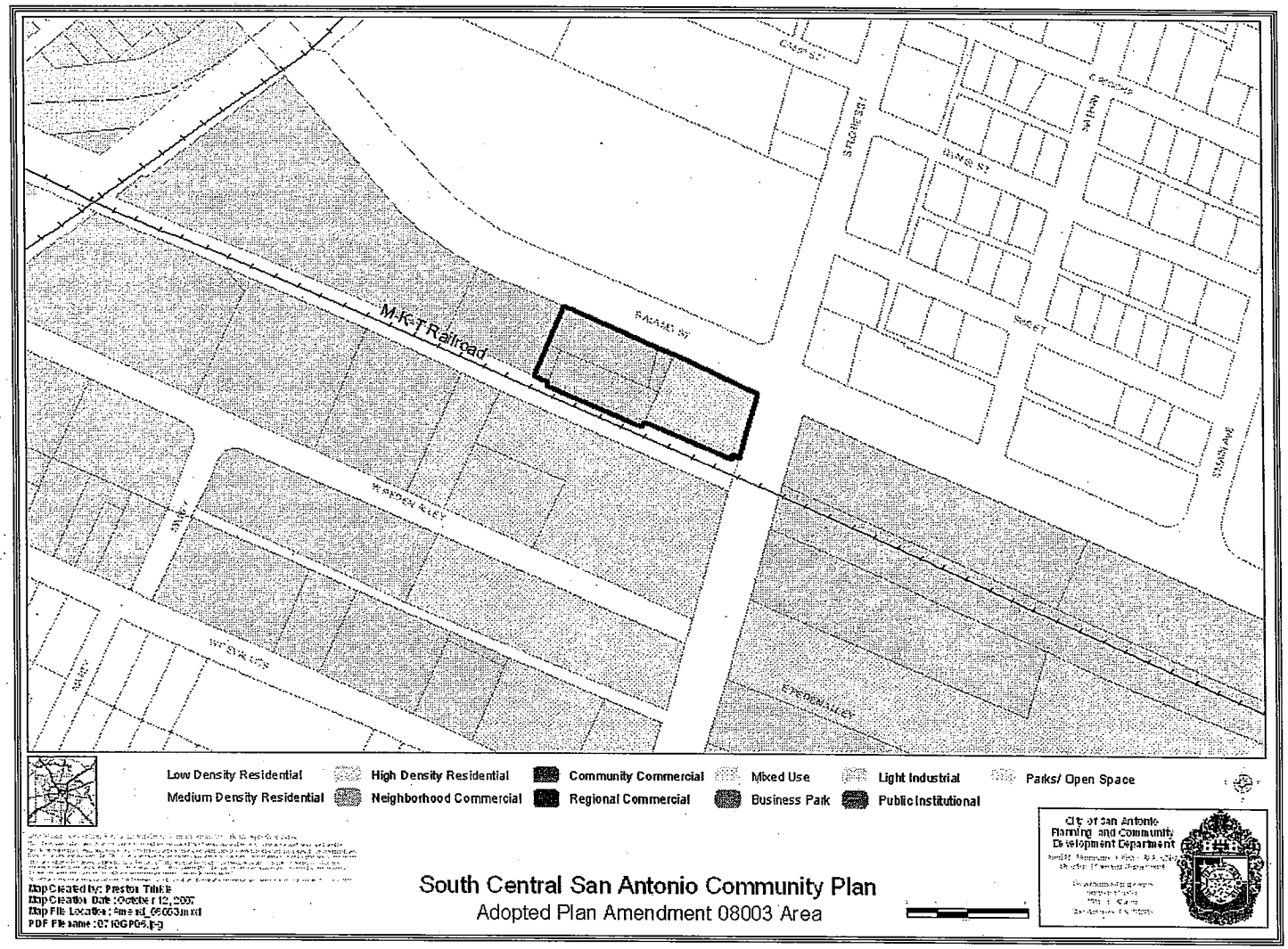
Current zoning district: I-1, I-2
Proposed zoning district: IDZ (C2, O1, and MF33)
Zoning Commission Public Hearing Date: October 16, 2007 Recommendation of approval pending plan amendment

☒ Approval ☐ Denial

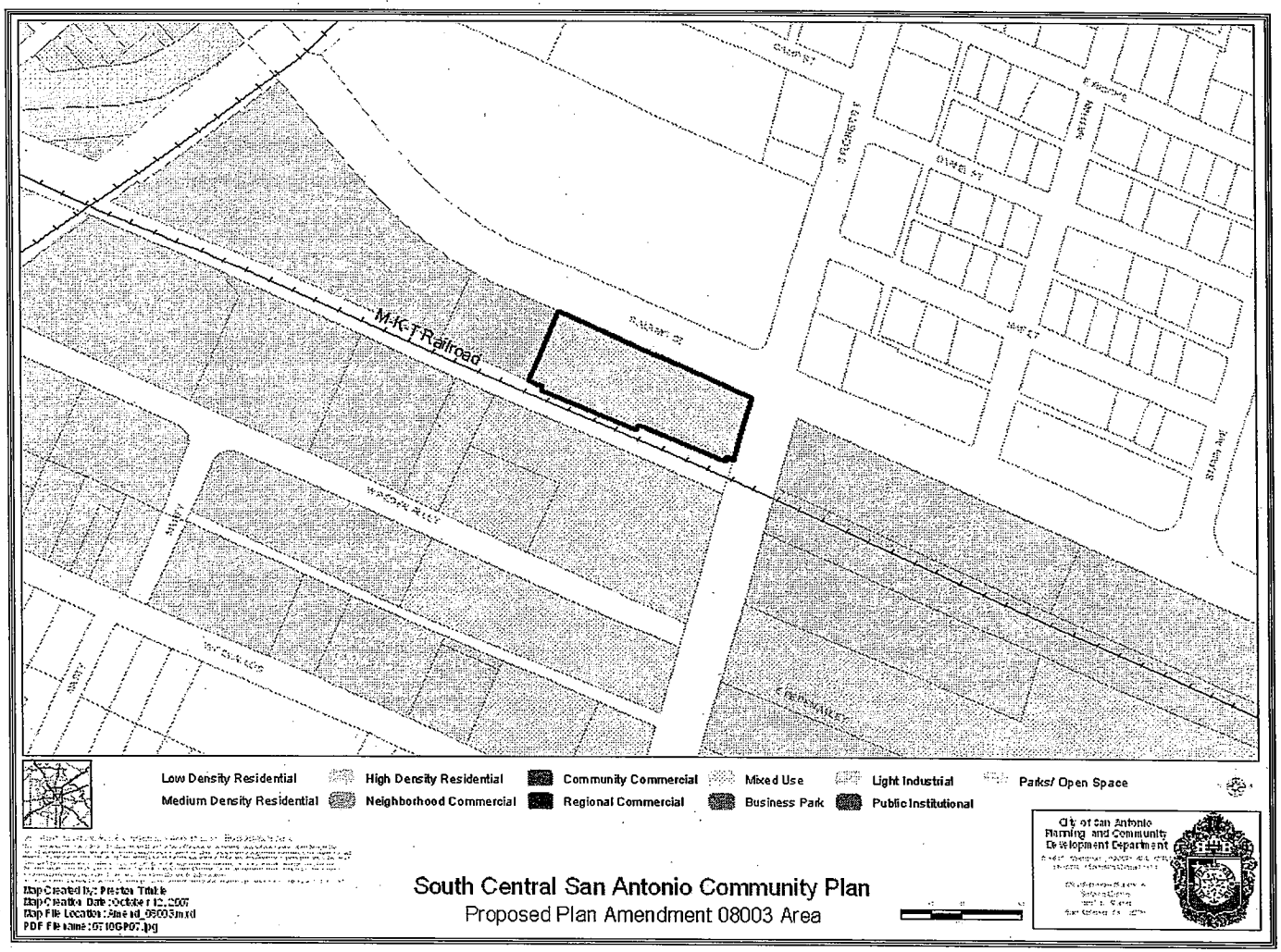
Planning Department Staff:

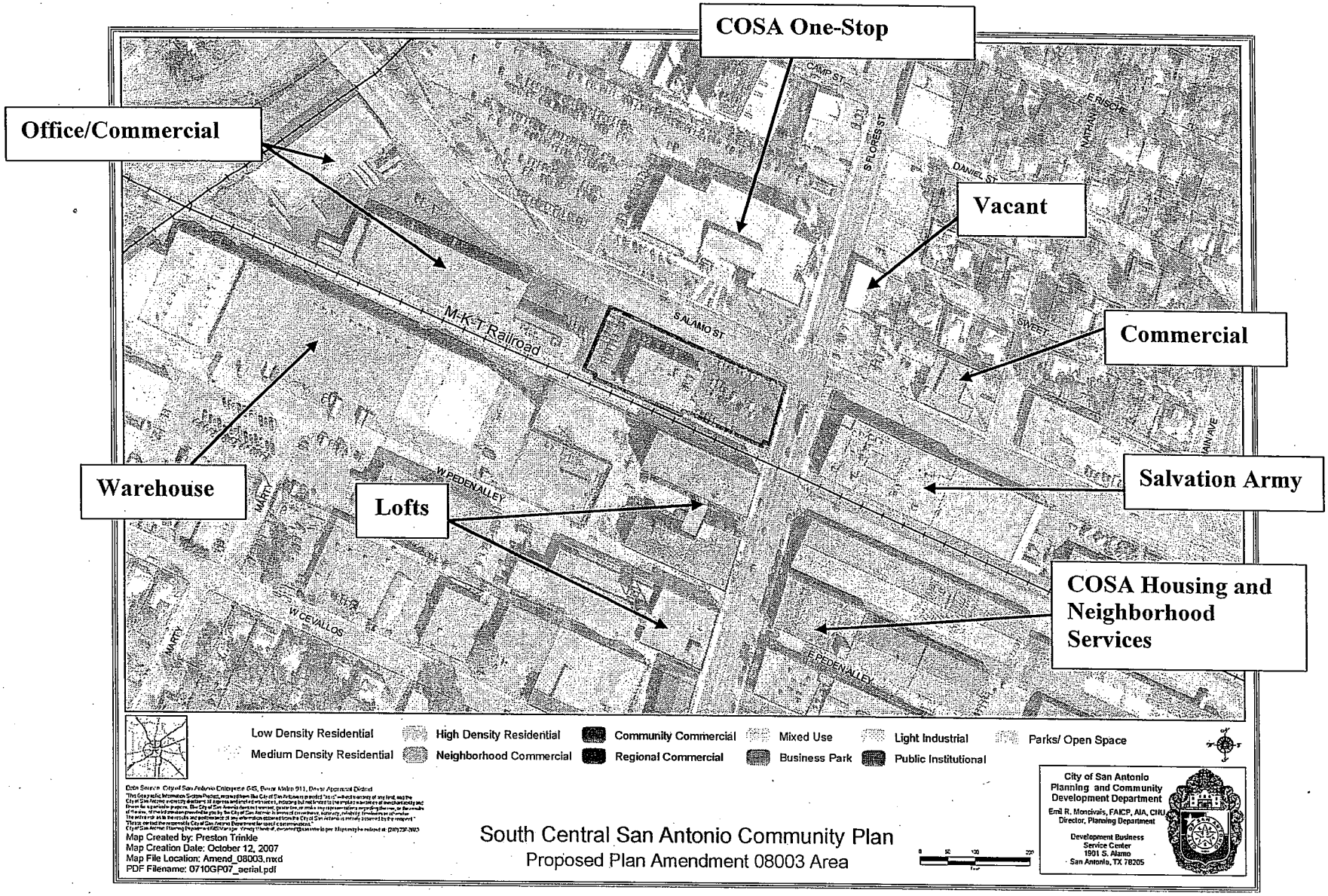
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Tyler Sorrells	Planner	Phone No.: 207-7395

Attachment 1
Adopted Land Use Plan:



Attachment 2:
Proposed Amendment:




COSA One-Stop
Office/Commercial
Vacant
Commercial
Salvation Army
Warehouse
Lofts
COSA Housing and Neighborhood Services
M-K-T Railroad
CAMP ST
S FLORES ST
DANIEL ST
E RISCIE
NATANIEL
SWEET
S ALAMO ST
W PEDEN ALLEY
E PEDEN ALLEY
W CEVALLOS
MARTY
MAIN AVE
Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Commercial
Community Commercial
Regional Commercial
Mixed Use
Business Park
Light Industrial
Public Institutional
Parks/ Open Space
Map Created by: Preston Trinkle
Map Creation Date: October 12, 2007
Map File Location: Amend_08003.mxd
PDF Filename: 0710GP07_aerial.pdf
South Central San Antonio Community Plan
Proposed Plan Amendment 08003 Area
City of San Antonio
Planning and Community Development Department
Emil R. Moncivais, FAICP, AIA, CNU
Director, Planning Department
Development Business Service Center
1901 S. Alamo
San Antonio, TX 78205

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LIGHT INDUSTRIAL TO MIXED USE LAND USE FOR AN APPROXIMATELY 0.59 ACRE TRACT DESCRIBED BY LEGAL DESCRIPTIONS NCB 63 LOT N IRR 70.4 FT OF S 126.97 FT OF W IRR 29.61 OF E IRR 180 FT OF 1, NCB 63 LOT W IRR 177.11 FT OF E 343.59 FT OF S 60.22 FT OF 1, NCB 63 LOT W IRR 22.89 FT OF E 366.48 FT OF S 55.16 FT OF 1, NCB 63 LOT W 170.17 FT OF E 350.17 FT OF N IRR 69.19 FT OF 1.

WHEREAS, City Council approved the South Central San Antonio Community Plan Update as an addendum to the Master Plan on October 26, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14, 2007; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2007.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item #30

Plan Amendment Application Case No.: 08004

Council District: **4**

City Council Meeting Date: **01/17/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **United Southwest Communities Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential** to **Community Commercial**.

Background Information:

Applicant: Ismail Family Partnership LTD.
Owner: Ismail Family Partnership LTD
Property Location: SW Loop 410 between Ray Ellison Blvd. and Medina Base Rd.
Acreage: 8.9
Current Land Use of site: Vacant/Undeveloped
Adjacent Land Uses:
N: Low Density Residential (Neighborhood)
E: Low Density Residential (Neighborhood/Vacant)
S: High Density Residential (Vacant/ Undeveloped)
W: Highway, Low Density Residential, and Public Library

Issue:

LAND USE ANALYSIS:

The subject parcel fronts SW Loop 410. Existing surrounding land uses include community commercial and low density residential. West of the property site is community commercial, low density residential, and Johnston San Antonio Public Library. To the north of the subject property is low density residential and currently contains a neighborhood. To the south is high density residential and this property is currently vacant. The subject property backs up to a low density residential neighborhood on half of the proposed property and the other half is currently vacant but is zoned R-4 (low density residential). The two corners of the subject property are vacant and currently zoned as community commercial.

The United Southwest Community Plan designates *Low Density Residential* land uses for the subject parcels which are composed of single-family dwellings

The proposed *Community Commercial* Land uses provides for offices, professional services and retail uses that are accessible to bicyclists and pedestrians. Community Commercial should be located at nodes on arterials at major intersections or where an existing commercial area had been established. Examples of Community Commercial uses include cafes, offices, restaurants, beauty parlors, neighborhood groceries, and medical clinics.

The Future Land Use of the sites directly to the north and east along SW Loop 410 road are Low Density Residential Land Uses and changing the land use of the subject parcel from Low Density Residential to Community Commercial would create a continuous corridor of Community Commercial along SW Loop 410. With the Future Land Use Plan, Low Density Residential would still be allowed to the east of the subject parcel. Further, the neighborhood stated in their Goals and Objectives that new retail, office or multi-family development in the area is desirable and should be

limited to the major thoroughfares that surround the planning area and SW Loop 410 is one of those thoroughfares that create the boundary for the planning area.

The subject property is approximately 165 feet in depth and is approximately 8.9 acres large. The subject property is long and narrow and makes it difficult to establish low density residential units. The depth of the property limits land use options for the subject property.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Both Medina Base Road and Ray Ellison Boulevard are a Secondary Arterial Type A with 86' of ROW.
Other streets: SW Loop 410
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

The subject property is located on the access road of SW Loop 410, which should provide sufficient access to the property.

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Public Library across the highway
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐Denial ☐Alternate Recommendation:
Comments:

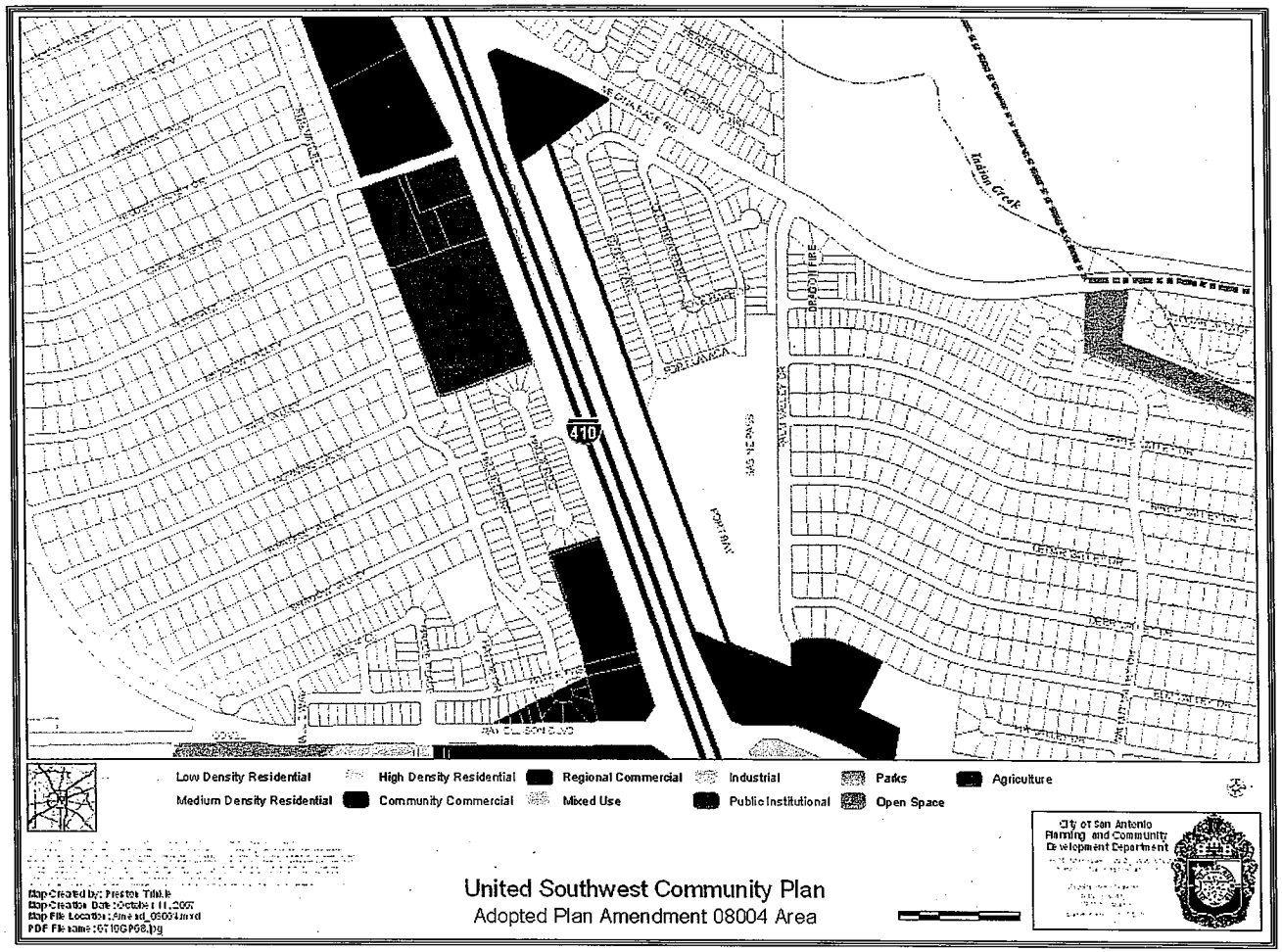
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: October 26, 2007
No. Notices mailed 10 days prior to Public Hearing: 118
Registered Neighborhood Association(s) Notified: People Active in Community Effort, Hidden Cove-Indian Creek Southwest, Valley Forest – People Active in Community Effort and Southwest Neighborhood Association

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: R-4 Proposed zoning district: C-2
Zoning Commission Public Hearing Date: To Be Determined
☐ Approval ☐ Denial

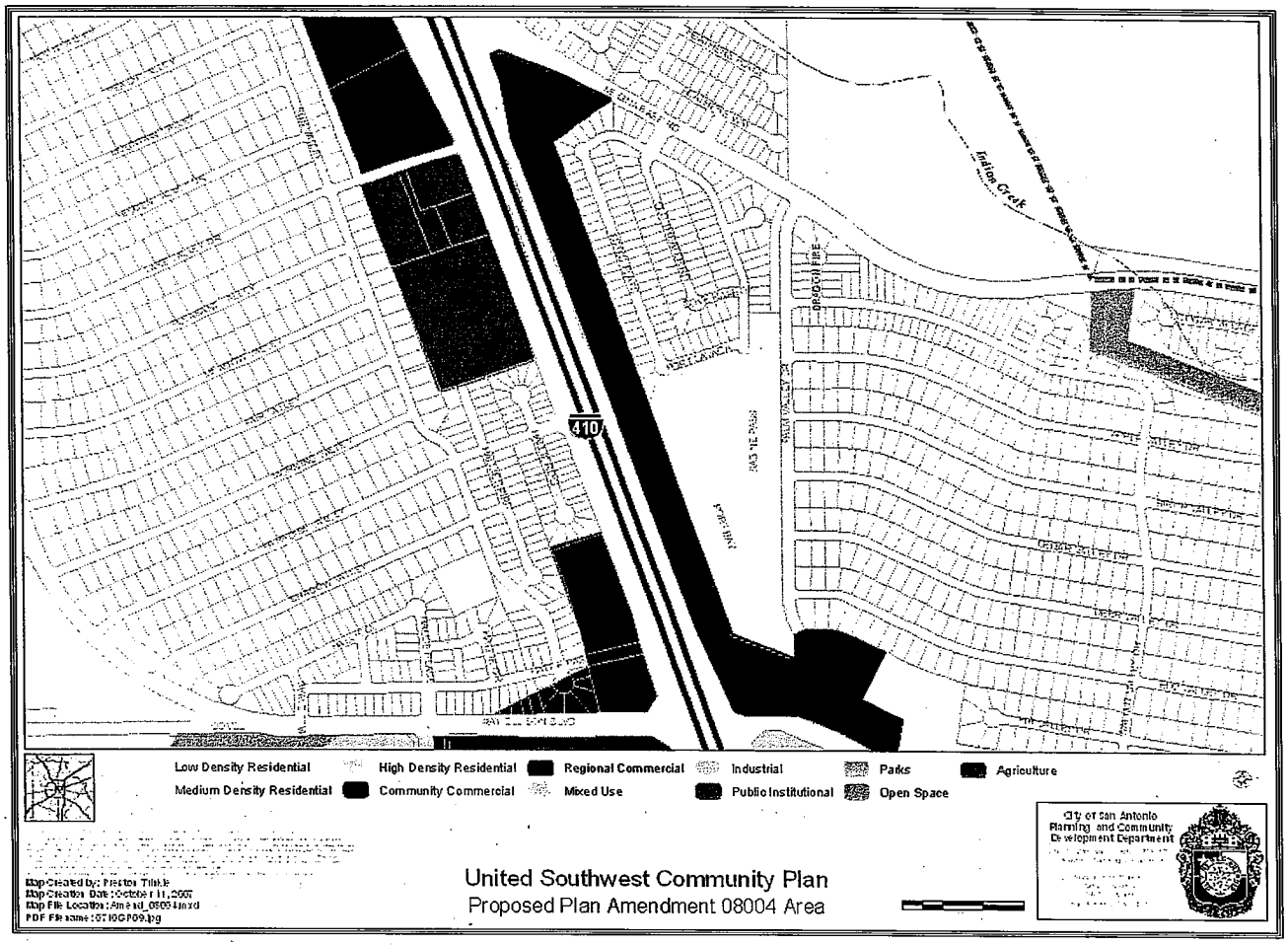
Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager
Case Manager: Sidra Maldonado Planner Phone No.: (210) 207-7815

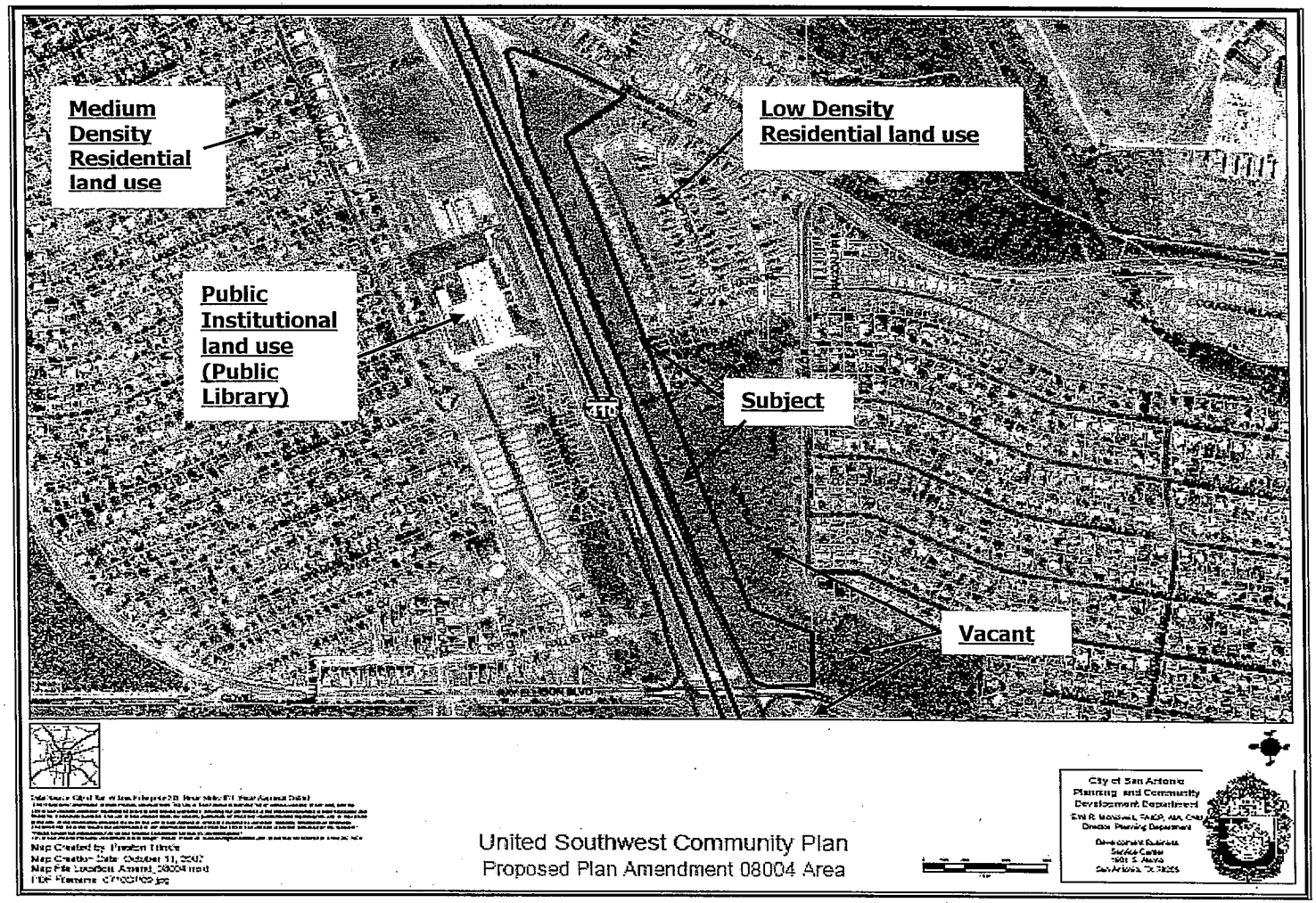
Attachment 1 (a)
Land Use Plan as adopted:



Attachment 1 (b)
Proposed Amendment:



Attachment 2: Aerial Imagery



RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE UNITED SOUTHWEST COMMUNITIES PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO COMMUNITY COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 8.9 ACRES OUT OF NCB 16001 LOCATED ON SW LOOP 410 BETWEEN MEDINA BASE RD. AND RAY ELLISON BOULEVARD.

WHEREAS, City Council approved the United Southwest Communities Plan as an addendum to the Master Plan on April 12, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14, 2007; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the United Southwest Communities Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED / DENIED ON THIS 14th DAY OF November 2007.

Approved:

_____
Murray H. Van Eman, Chairperson
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item #31

Plan Amendment Application Case No.: 08005

Council District: **3**

City Council Meeting Date: **December 6, 2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **City South Community Plan**
The applicant requests to amend the Land Use Plan designation from **Agriculture and Light Industry** to **Urban Living**.

Background Information:

Applicant: Brown, PC
Owner: Verano Land Group
Property Location: Located approximately 0.6 miles south of the intersection of Southwest Loop 410 and South Zarzamora Street and extending to the southeast to Pleasanton Road
Acreage: 413.38
Current Land Use of site: Primarily vacant with limited agricultural operations
Adjacent Land Uses:

N: Limited agricultural uses, multi-family residential, limited retail and industrial uses
S: More intense agricultural uses
E: Mitchell Lake & Wetlands
W: Limited agricultural uses, automobile auction site with outdoor display/storage, single-family residential development

Issue:

LAND USE ANALYSIS:

The subject property is within a large area that is designated as Agriculture and Light Industry on the future land use map and that extends south to Loop 1604. The area directly to the north of the subject property and extending to Loop 410 is designated as Urban Living. The applicant is requesting to extend the Urban Living land use south up to approximately 0.5 miles between South Zarzamora Street and the Union Pacific railroad tracks and south up to approximately 1 mile between the Union Pacific railroad tracks and Pleasanton Road. If approved, this request would add approximately 413 acres of Urban Living land use. The existing Resource Protection/Open Space designations within these areas would remain.

The Agriculture and Light Industry land use includes a mix of crop agriculture and ranching; limited light industrial uses; and retail, office and service uses that directly service industrial and agricultural uses. No residential uses are permitted. The majority of the subject property is currently fallow or used for limited agricultural operations. There are a few existing businesses located on the western edge of the subject property including a retail nursery and a storage yard for a house moving company. Existing nonresidential uses on adjoining properties include an automobile auction business with outdoor vehicle display/storage to the west across South Zarzamora Street and various industrial and retail businesses along Moursund Boulevard and Pleasanton Road. In addition to dispersed, large-lot, single-family residential uses, there are several new higher density residential developments in the area. Hunter's Pond is a new single-family residential development that is located to the northwest. Several homes within this development have been completed with many others currently under construction. There is a multi-family complex on the southeast corner of the intersection of Loop 410 and South Zarzamora Street and another multi-family complex currently under construction on the southwest corner of Loop 410 and Moursund Boulevard.

The applicant is requesting the land use category on the subject property be changed to Urban Living. The Urban Living land use category provides for compact neighborhoods and centralized commercial areas that promote a sense of community and are pedestrian and transit friendly. Centralized commercial centers in this category include the Mixed Use Center, the Transit Oriented Development (TOD) and the Town Center. Adjacent to these mixed use commercial areas are less dense Neighborhood Centers, which have a nucleus or a focal point. The proposed development is to include 1054.5 acres of residential, commercial and civic uses including parks and open space. The applicant's proposal is to conform to the Form Based Development Use Pattern, a new development pattern currently being considered for adoption as an additional development option. This development is to be arranged into a regional center, 2 villages and a hamlet. In each, primary areas of development would be mixed-use, and at a density and scale to support walking, bicycling and mass transit. The owner of the property has donated land directly to the south of the subject property for the construction of the proposed Texas A&M campus.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Southwest Loop 410 is a Freeway (250'–500' ROW). South Zarzamora Street and Pleasanton Road are Enhanced Secondary Arterials (120'-142' ROW).

Comments: The proposed 1054.5-acre development will have frontage and multiple ingress/egress points on Southwest Loop 410, South Zarzamora Street and Pleasanton Road. Southwest Loop 410 and South Zarzamora Street were recently improved in these areas. Southwest Loop 410 is a divided highway with one-way access roads on both sides. South Zarzamora Street is a divided 4-lane road. Pleasanton Road is a 2 lane road that will likely require enhancements as the area is developed.

A Union Pacific railroad line runs north-south through the site. This line serves the Toyota Manufacturing facility. Should the city elect to move forward with commuter rail or other type of fixed transit in the future, these tracks or co-located tracks could provide direct access to Downtown.

There are currently no VIA bus routes in the immediate vicinity.

☐Minimal Impact ☒Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Public Facilities (within 2 miles): Palo Alto College, San Antonio Police Training Academy, Fire Stations #02 and #50, Proposed Texas A&M campus, Arnold Park & Ramirez Community Center

The subject property is close to the intersection of the boundaries of four school districts. The western portion of the site lies within an area served by Southwest ISD and the eastern portion of the site is within the boundaries of South Side ISD. The area to the north across Southwest Loop 410 is served by Harlandale ISD and South San ISD. The closest schools are located to the north across Loop 410 in the Harlandale and South San school districts.

Comments: Population growth will bring the need for additional or enhanced community facilities. Because this area was recently annexed and is sparsely populated, there are few community facilities when compared to other, more established areas in the City. The proposed development will bring the

demand for additional community facilities as well as revenue to help offset the cost of these new facilities.

☐ Minimal Impact ☒ Impact can be mitigated ☐ Significant Impact

Recommendation:

STAFF RECOMMENDATION:

☒ Approval ☐ Denial ☐ Alternate Recommendation:

Comments: The proposed Texas A&M campus to be located directly to the south and the expansion of Palo Alto College to the north will bring additional demand for residential, office and retail development to this area. Recent improvements to the transportation infrastructure including South Zarzamora Street and Southwest Loop 410 provide enhanced access to the site. New existing and proposed residential development to the north and the proposed A&M campus will make the area less attractive for agriculture and light industry. There are already few remaining intense agricultural operations in the area. This retreat from agricultural use is likely a result of rising land values, conflicts with non-agricultural land uses and an increased non-agricultural vehicle load on nearby roads.

The requested land use change will allow higher density development directly adjacent to the proposed Texas A&M campus. The higher intensity and more dense portions of the new campus are to be located to the north. The existing Agriculture and Light Industry land use designation would create a gap in development between the existing Urban Living land use to the north and the proposed Texas A&M campus. The proposed change to Urban Living will allow new development within walking distance of the proposed A&M site. Less intense uses, including an irrigation school, would be located on the southern portion of the A&M site. This would provide a transition from an expanded Urban Living land use to the agricultural uses to the south. The requested amendment to the future land use designation will support a more orderly pattern of development, and by focusing concentrated development between Loop 410 and the proposed A&M campus, may help preserve agricultural and light industrial uses further to the south.

PLANNING COMMISSION RECOMMENDATION:

Meeting & Public Hearing Date: November 14, 2007

☐ Approval ☐ Denial ☐ Resolution Attached

Newspaper Publication Date of Public Hearing: October 26, 2007

No. Notices mailed 10 days prior to Public Hearing: 23 to owners of land within 200 feet; 79 to the City South Planning Team

Registered Neighborhood Association(s) Notified: None

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: MI-1 Proposed zoning district: FBZD

Zoning Commission Public Hearing Date: November 20, 2007

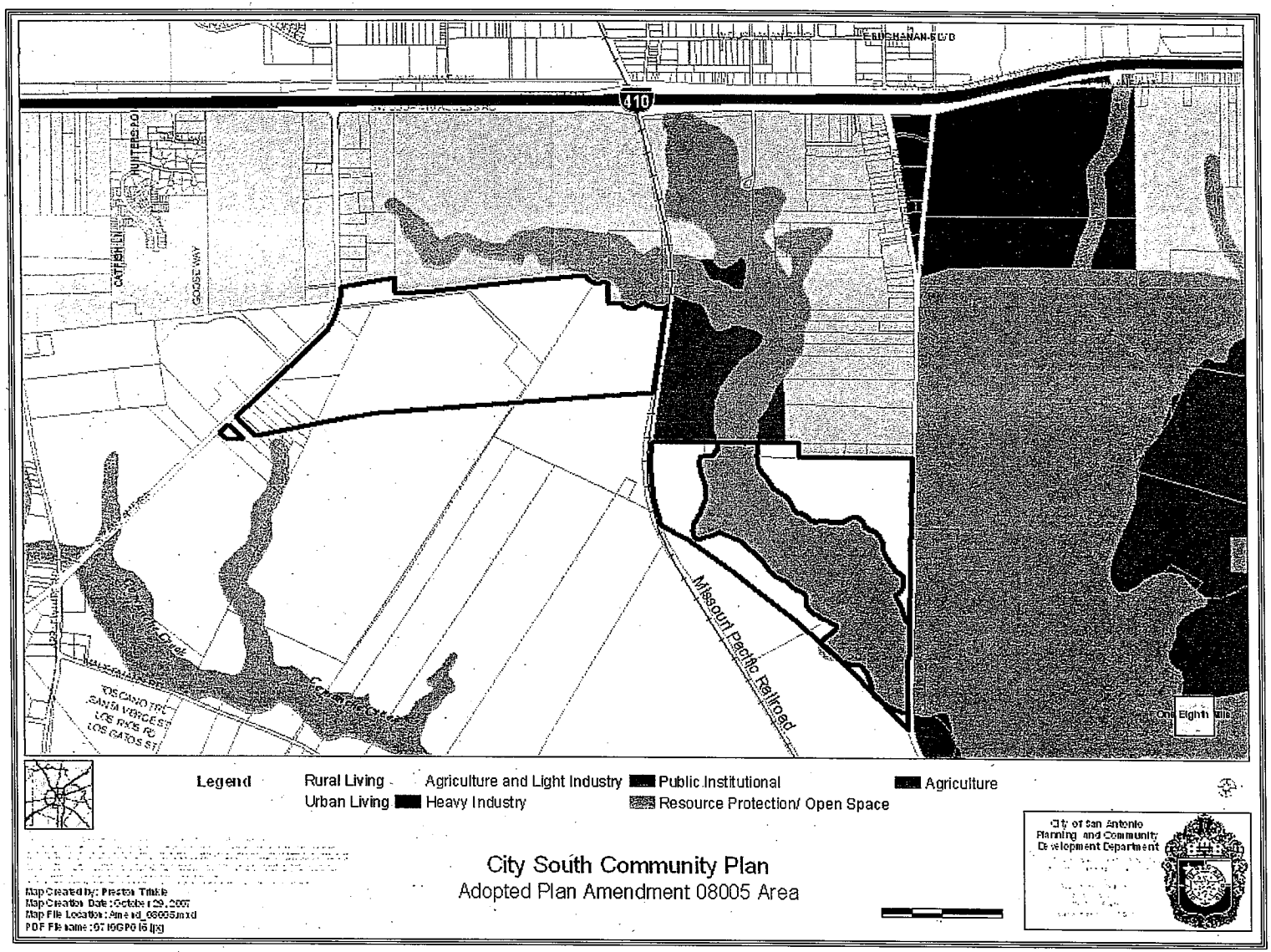
☐ Approval ☐ Denial

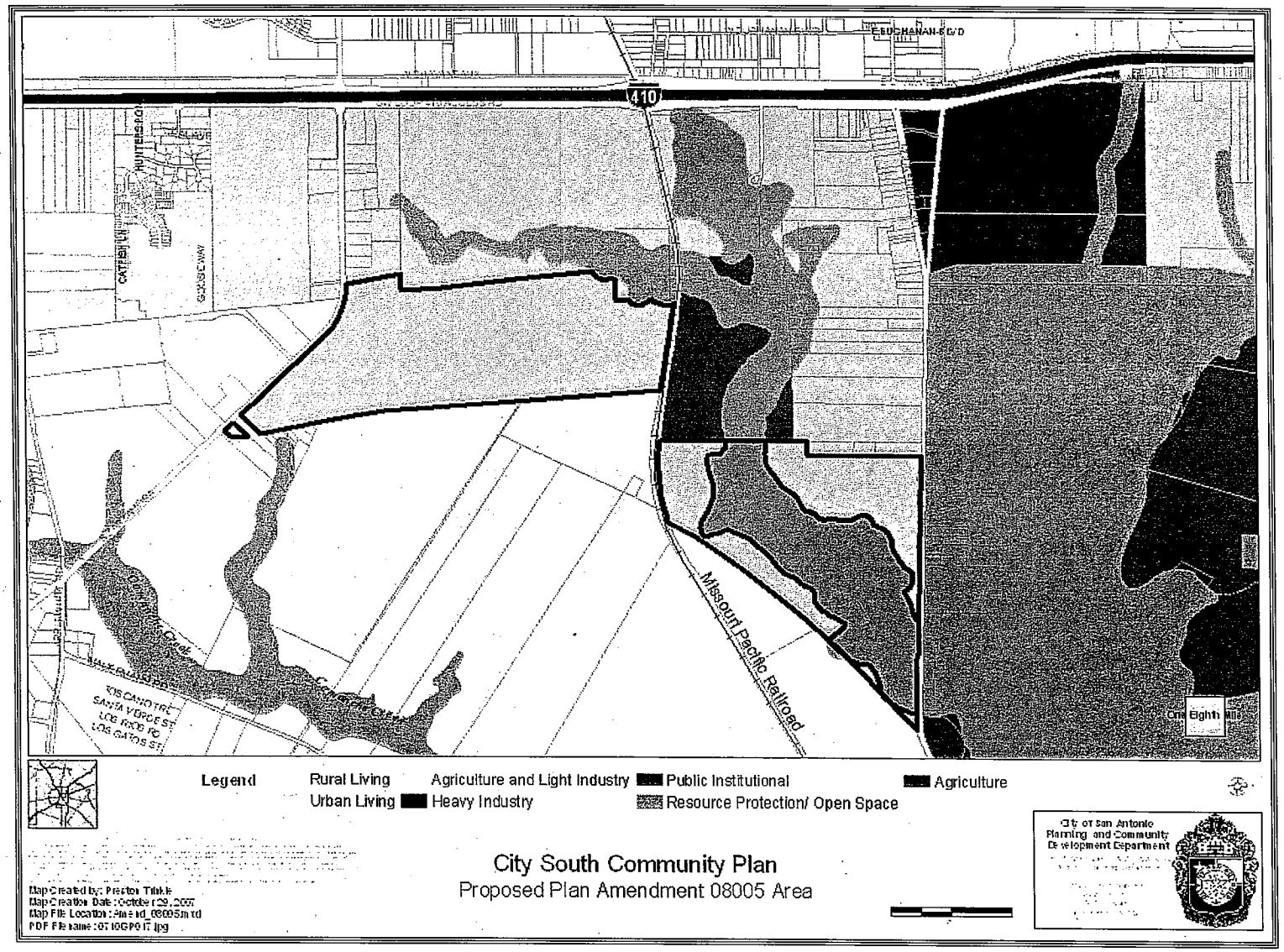
Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager

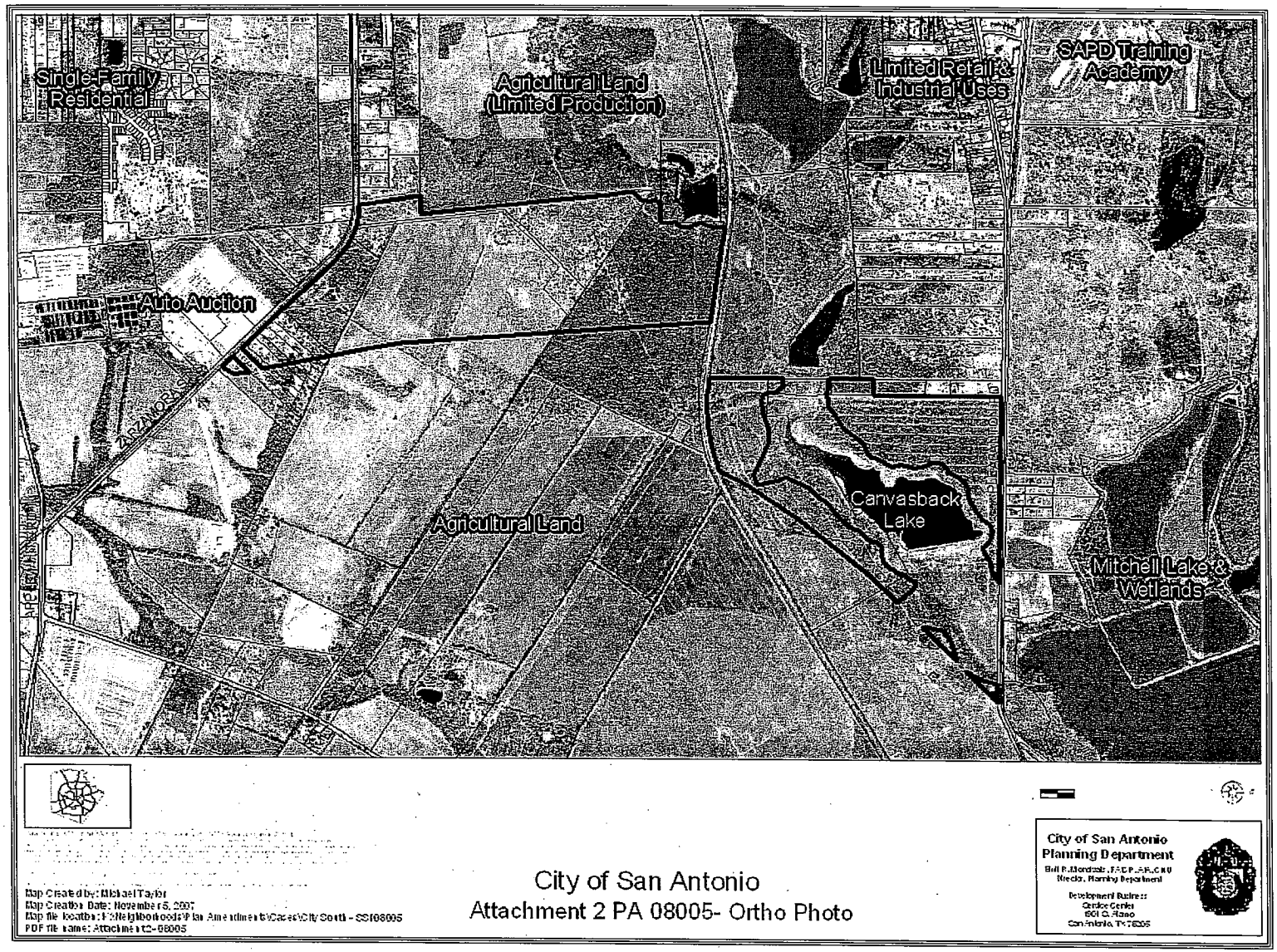
Case Manager: Michael Taylor Senior Planner Phone No.: 207-0145

Attachment 1: Land Use Maps




410
Missouri Pacific Railroad
Legend
Rural Living
Urban Living
Agriculture and Light Industry
Heavy Industry
Public Institutional
Resource Protection/ Open Space
Agriculture
City South Community Plan
Proposed Plan Amendment 08005 Area
City of San Antonio
Planning and Community
Development Department

Attachment 2: Aerial Imagery



RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE CITY SOUTH COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM AGRICULTURE AND LIGHT INDUSTRY LAND USE TO URBAN LIVING LAND USE FOR AN AREA OF APPROXIMATELY 413.38 ACRES LOCATED APPROXIMATELY 0.6 MILES SOUTH OF THE INTERSECTION OF SOUTHWEST LOOP 410 AND SOUTH ZARZAMORA STREET AND EXTENDING TO THE SOUTHEAST TO PLEASANTON ROAD, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS CB 4005 P-17A & P-65 ABS 15, CB 4285 P-12A & P-13 ABS 1111, CB 4005 P-18 ABS 15, CB 4005 P-17 ABS 15, CB 4005 P-73A ABS 15, CB 4005 P-73 ABS 15, CB 4005 P-59, P-60, P-61 & P-71, CB 4005 P-58 ABS 15, CB 4005 P-50A ABS 15, CB 4005 P-50 ABS 15, CB 4005 P-44B ABS 15, CB 4005 P-44C ABS 15, CB 4005 P-44E ABS 15, CB 4005 P-44A ABS 15, CB 4005 P-24E, P-66 & P-67 ABS 15, NCB 16456 P-24, CB 4005 P-24 ABS 15, CB 4283 P-25 ABS 769, CB 4005 P-24D ABS 15, CB 4005 P-27 ABS 15, CB 4283 P-23 ABS 769, CB 4005 P-17B, P-17C, P-17D & P-65A ABS 15.

WHEREAS, City Council approved the City South Community Plan as an addendum to the Master Plan on June 26, 2003; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14, 2007; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the City South Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2007.

Approved:

Attest:

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item# 32

Plan Amendment Application Case No.: 08006

Council District: **5**

City Council Meeting Date: **January 17, 2008**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
The applicant requests to amend the Land Use Plan designation from **Low Density Residential to Regional Commercial**

Background Information:

Applicant: Matthew Weaver
Owner: Matthew Weaver
Property Location: 923 Probandt
Acreage: .0861 acres
Current Land Use of site: Vacant Building
Adjacent Land Uses:
N: Community Commercial
E: Single Family Residential, Major Arterial
S: Single Family Residential, US Highway 90, IH 10
W: Single Family Residential

Issue:

LAND USE ANALYSIS:

The property is located on Probandt. It is adjacent to community commercial and low density residential land use. The current Community Commercial uses nearest to the site are a Jack in the Box and a local business. The South Central San Antonio Community Plan defines Community Commercial as offices, professional services and retail uses that are accessible to bicyclists and pedestrians and can be located in nodes on arterials at major intersections or where an existing commercial area has already been established. The South Central San Antonio Community Plan defines regional commercial as high density land use that draws its customer base from a larger region and are typically located in nodes of 20 acres or greater and where an existing commercial area has already been established. It includes malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, hotels and motels, mid to high rise office buildings and auto dealerships.

Only Regional Commercial land use areas are desired in areas larger than 20 acres and this parcel is .0861 acres as well as areas where commercial corridors already exist. Regional Commercial land use in this area would be a drastic change in the intensity of use and would be incompatible with the existing Low Density Residential uses adjacent to the site. However, Probandt will soon become a major commercial corridor and the location of the property (an island between the intersections of three streets would lend itself well to Community Commercial). The designation of Community Commercial is well suited for the site due to the location, adjacent uses and size of the property.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Major Thoroughfare Plan Designations: Probandt is a Secondary Arterial Type A, IH 10/ US Highway 90 is an expressway.
Other streets: King Roger is a local street
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: San Antonio River
Comments:
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☐ Approval ☐ Denial ☒Alternate Recommendation: Designate as Community Commercial
Comments: Due to the location of the site (adjacent to Low Density Residential and Community Commercial land uses) and the small size of the site the property in question is better suited for Community Commercial. The applicant is planning to build a tattoo parlor and can zone the land C-2 or C-1 with a conditional use thus allowing the tattoo parlor to be built in Community Commercial.

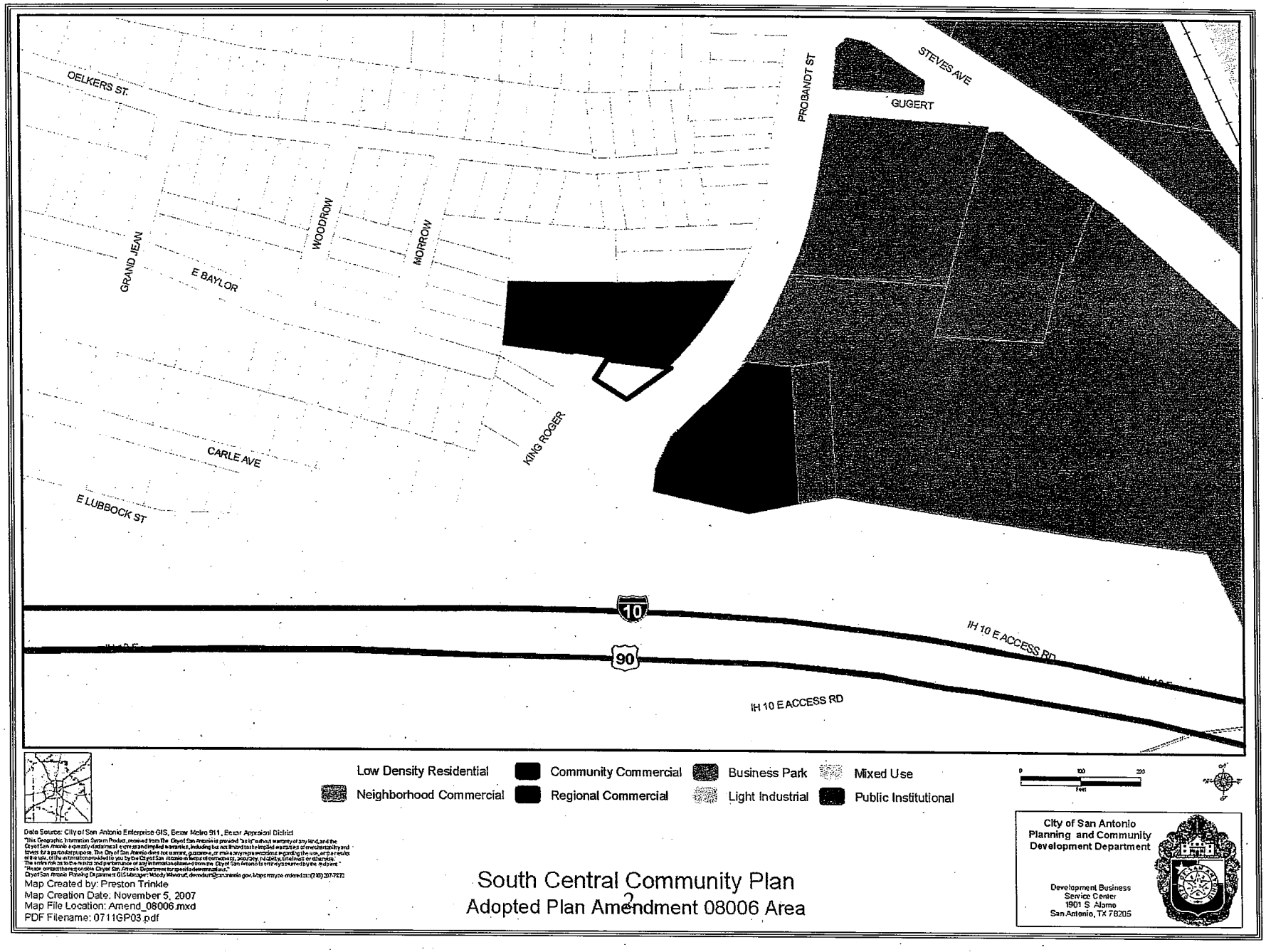
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: October 26, 2007
No. Notices mailed 10 days prior to Public Hearing:
Registered Neighborhood Association(s) Notified: Riverside, Riverside South, Roosevelt Park, Mission San Jose, Highland Hills, East Pyron-Symphony Lane
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: R-6 Proposed zoning district: C-1 or C-2
Zoning Commission Public Hearing Date: none
☐ Approval ☐ Denial

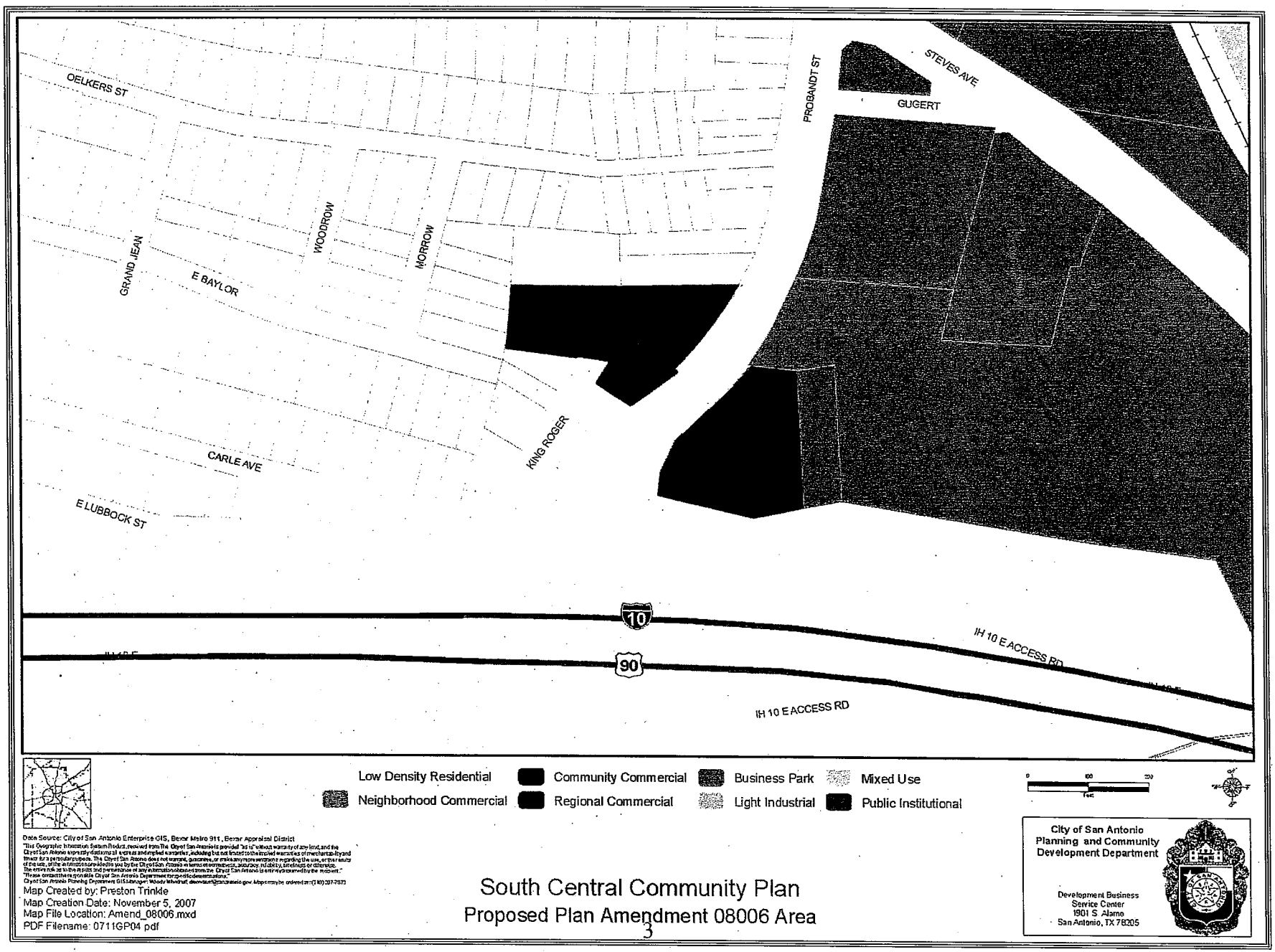
Planning Department Staff:

Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Lauren Edlund	Planner	Phone No.: 207-0157

Land Use Plan as adopted:



Proposed Amendment:



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"The Geographic Information System Product, received from The City of San Antonio is provided "as is" without warranty of any kind, and the City of San Antonio expressly disclaims all express and implied warranties, including but not limited to the implied warranties of merchantability and fitness for a particular purpose. The City of San Antonio does not warrant, guarantee, or make any representation regarding the use, or the results of the use, of the information provided to you by the City of San Antonio in terms of correctness, accuracy, reliability, timeliness or otherwise. The entire risk as to the results and performance of any information obtained from the City of San Antonio is entirely assumed by the recipient."

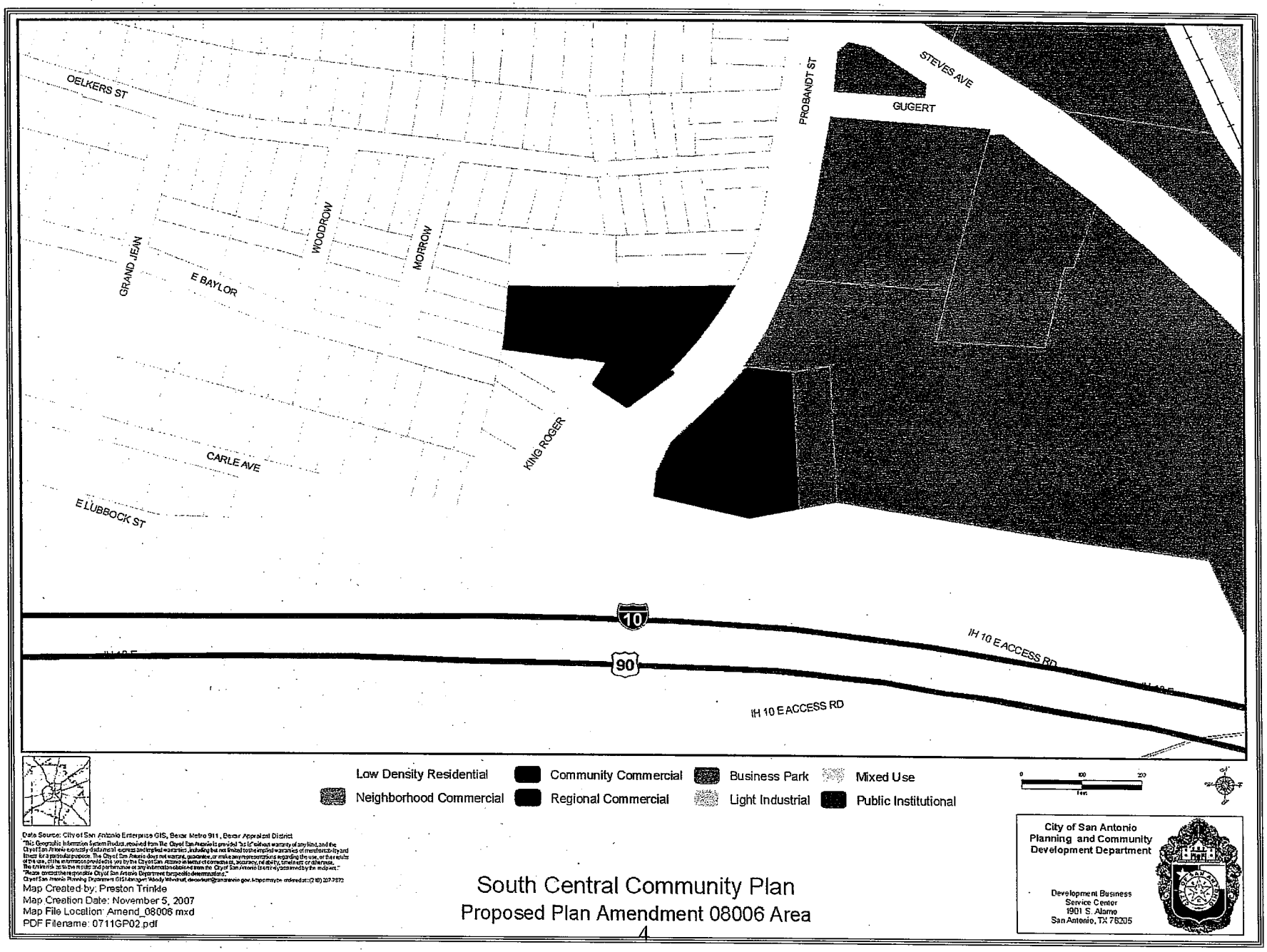
"Please contact the appropriate City of San Antonio Department for project decision questions."

City of San Antonio Planning Department GIS Manager: Woody Wendrich, dawson@sanantonio.gov. Maps may be ordered at: (210) 207-7373

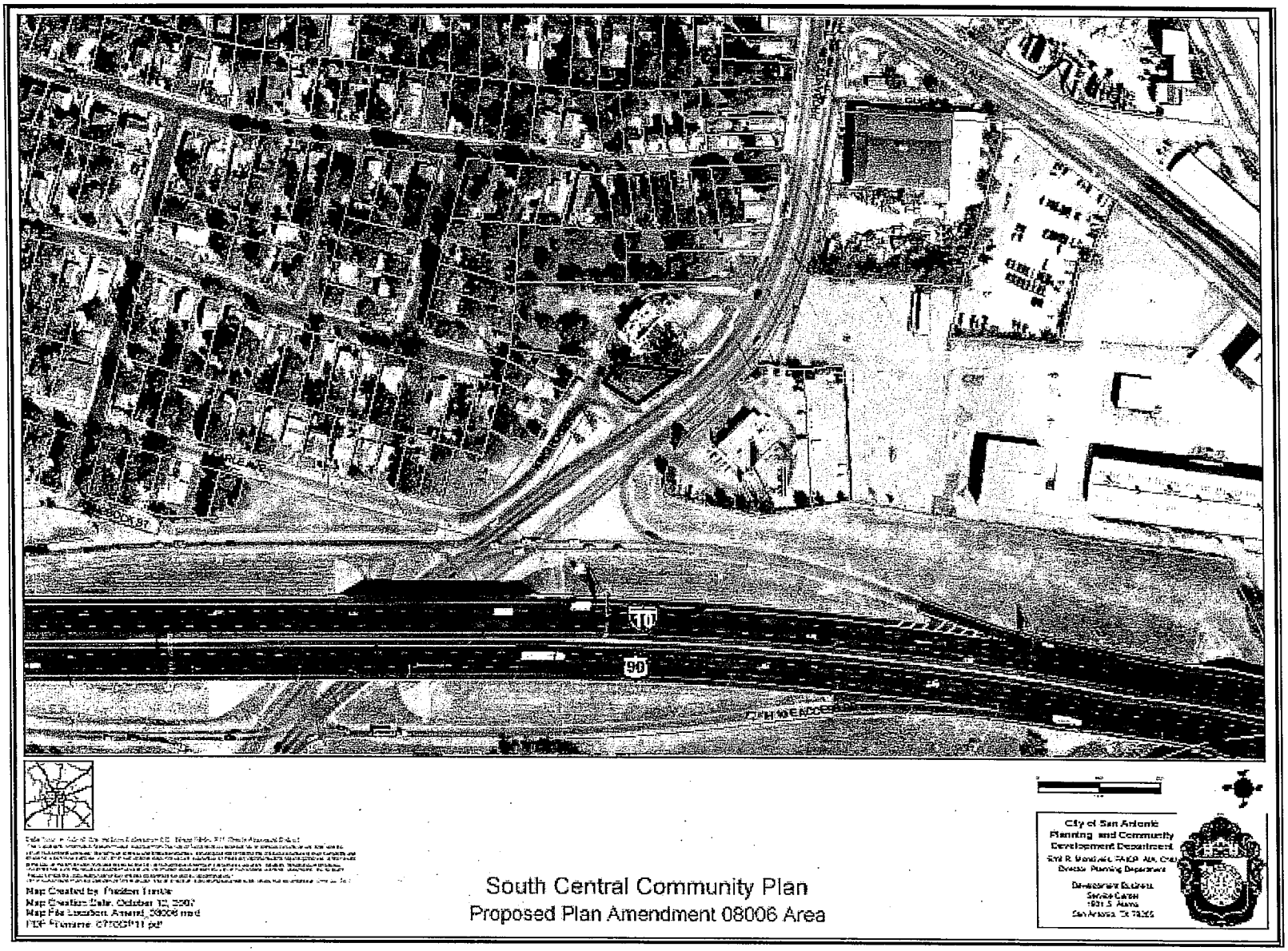
Map Created by: Preston Trinkle
Map Creation Date: November 5, 2007
Map File Location: Amend_08006.mxd
PDF Filename: 0711GP04.pdf

South Central Community Plan
Proposed Plan Amendment 08006 Area

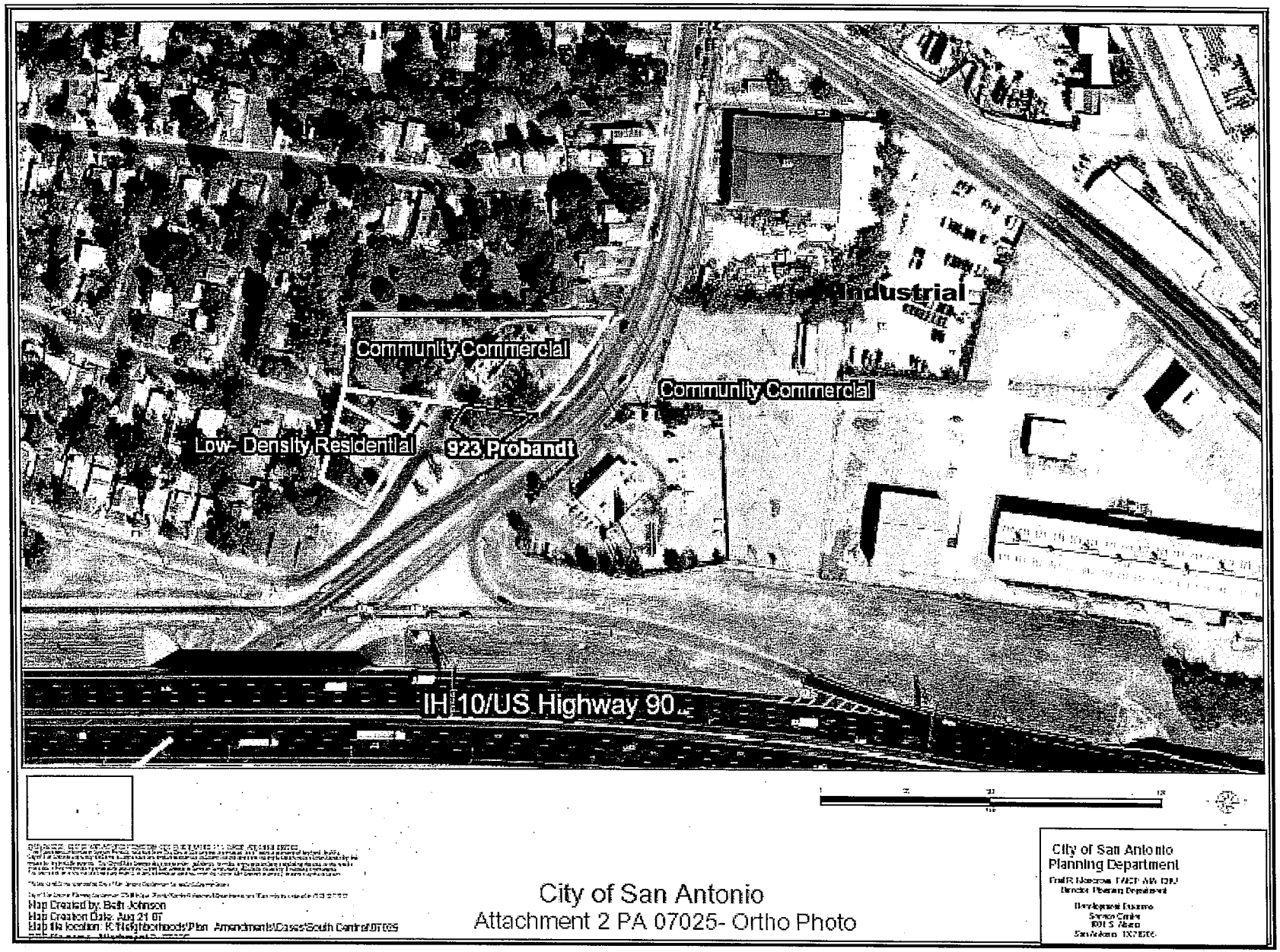
Staff Reccomendation:



South Central Community Plan
Proposed Plan Amendment 08006 Area



South Central Community Plan
Proposed Plan Amendment 08006 Area



Map Created by: Beth Johnson
Map Creation Date: Aug 21 07
Map file location: K:\Neighborhoods\Plan Amendments\Cases\South Central\07025

City of San Antonio
Attachment 2 PA 07025- Ortho Photo

City of San Antonio
Planning Department

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL TO COMMUNITY COMMERCAIL FOR AN AREA OF APPROXIMATELY 0.0861 ACRES LOCATED AT 923 PROBANDT ROAD.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Master Plan on October 26,2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14TH DAY OF NOVEMBER, 2007.

Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____
Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item # 33

Plan Amendment Application Case No.: 08007

Council District: **10**

City Council Meeting Date: **1/17/2008**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Northeast Inner Loop Plan**
The applicant requests to amend the Land Use Plan designation from **Neighborhood Commercial** to **High Density Residential.**

Background Information:

Applicant: Kaufman & Associates, Inc.
Owner: Bhakta, Karsan and Bhakta, Jashuben / Bentwood Apartments, LLC / See, Sian-Tock
Property Location: 1107, 1111, and 1125 Austin Highway
Acreage: +/- 7.3 acres
Current Land Use of site: High Density Residential; Bentwood Place Apartments (120 units)
Two motels; The Dunes and The Silver Dollar (51 combined units)

Adjacent Land Uses:
N: Low Density Residential (low density residential neighborhood)
E: Neighborhood Commercial (motel)
S: Neighborhood Commercial (various restaurants, beauty parlor, motel)
W: One and Two Family Residential/ Neighborhood Commercial (neighborhood/ furniture retail)

Issue:

DEFINITIONS:

Neighborhood Commercial Neighborhood Commercial includes moderate-intensity convenience retail or service uses, generally serving the neighborhood area. Uses include those in the Mixed Use category as well as grocery stores, restaurants that serve alcohol, drive-in restaurants, dry cleaners, car washes, and small retail plant nurseries. Appropriate buffering is required if this use abuts a residential use.

High-density residential uses include apartments and condominiums. Medium and low-density residential uses also can be found within this classification.

LAND USE ANALYSIS:

The subject property is a collection of three parcels situated on the north side of south Austin Highway; collectively 7.3 +/- acres. Accommodating two long-established motels and an apartment complex of about 171 combined units, the current Land Use of the subject property is Neighborhood Commercial. Adjacent and surrounding land uses include Neighborhood Commercial to the south, east, and part of the western boundary of the subject property. About 560 feet of the western boundary borders One and Two Family Residential Land Use, a predominately single-family residential area. There is an alley buffer and privacy fence between the subject property and the low-density residential neighborhood.

Chapter Four of the Northeast Inner Loop Neighborhood Plan is dedicated to the redevelopment efforts of Austin Highway, and identifies specific goals for physical and economic improvement along this corridor. The Austin Highway improvements call for street enhancements, landscaping, better

signage and lighting, enhanced transit stops, sidewalks and bike lanes. The plan also identifies a future "Town Center" to be located in a central location along Austin Highway. The "Town Center" should include a more compact pattern of development with a pedestrian orientation, mixed uses (residential, commercial and employment) and a public place for gatherings in order to encourage an active civic and community life. The neighborhood plan promotes high density, commercial and economic opportunities, pedestrian, and mixed use development along Austin Highway. **Objective 2.3.2 of chapter four encourages redevelopment conversion of some motels to apartments,** elderly and special needs housing or office parks.

The proposed Land Use change request from Neighborhood Commercial to High Density Residential compliments the goals of the neighborhood plan by providing the residential densities and pedestrian opportunities promoted by the Northeast Inner Loop Neighborhood Plan.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Austin Highway is a Primary Arterial Type A roadway (120' ROW).
Other streets: Meadowlane Drive is a connector serving the adjacent single family residential area.

Comments: According to traffic staff, a Level-1 traffic study will be required at the platting stage of the project.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: McNay Art Institute

Comments: Subject property is located about 500 yards from the McNay Art Museum area.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:

Comments: The proposed Land Use change request from Neighborhood Commercial to High Density Residential compliments the goals of the neighborhood plan by providing the residential densities and pedestrian opportunities promoted by the Northeast Inner Loop Neighborhood Plan.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: 10/25/2007
No. Notices mailed 10 days prior to Public Hearing: 49
Registered Neighborhood Association(s) Notified: Terrell Heights NA, Oak Park/Northwood NA, Wilshire Village NA
Comments:

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

ZONING COMMISSION SUPPLEMENTAL INFORMATION:

Current zoning district: C-2 Proposed zoning district: MF-50

Zoning Commission Public Hearing Date:

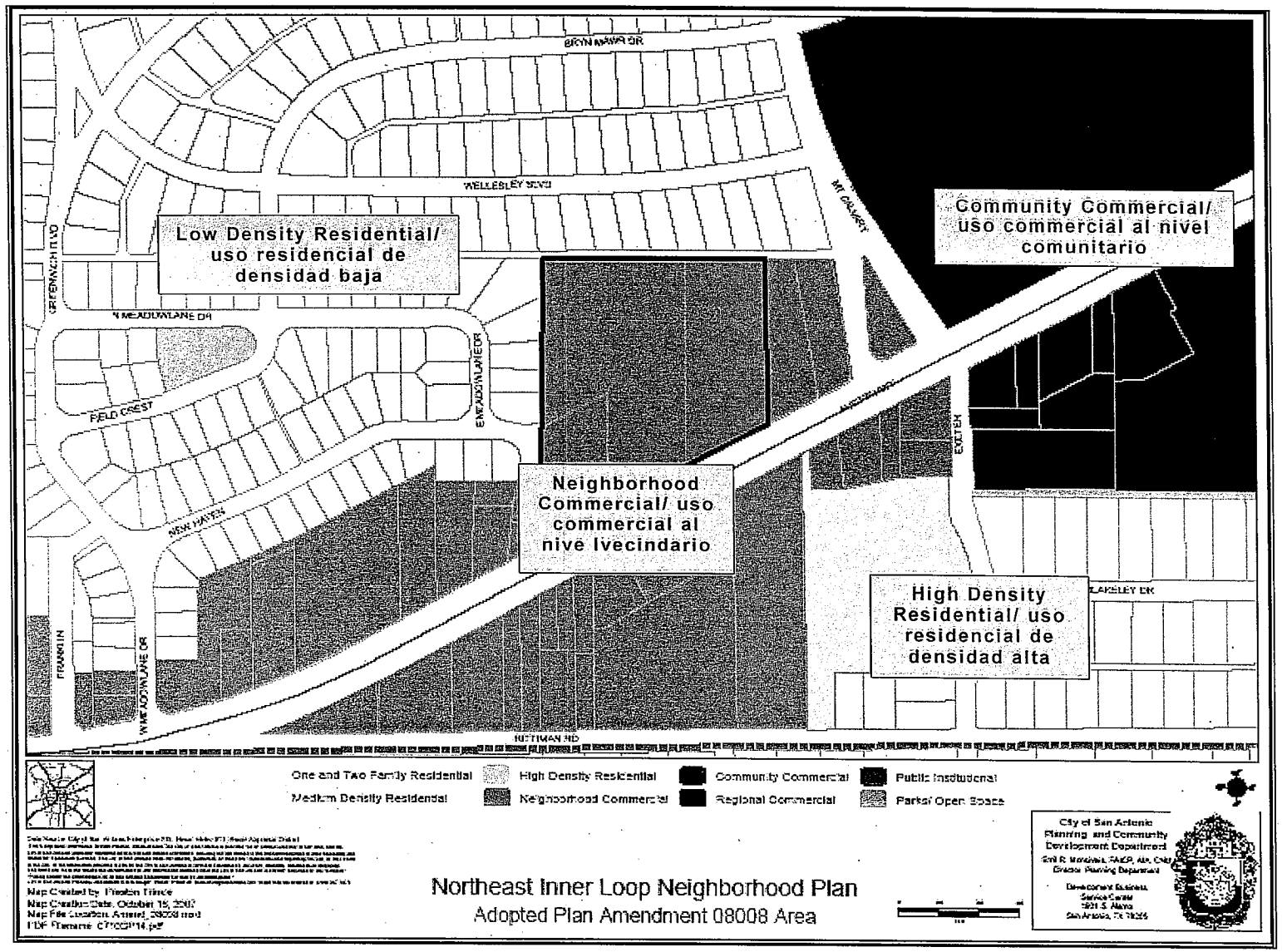
☐ Approval ☐ Denial

Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager

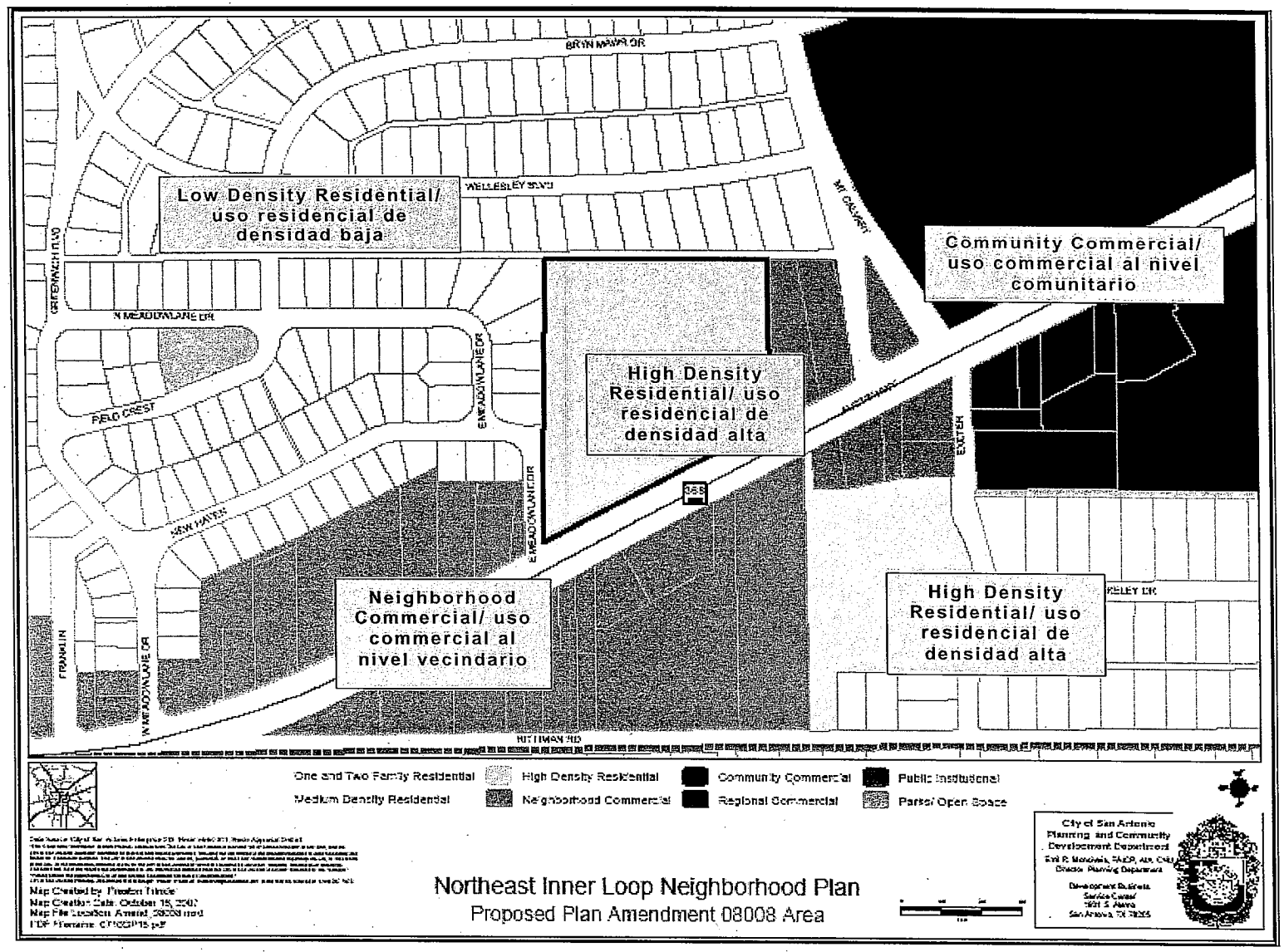
Case Manager: Gary Edenburn Planner Phone No.: 207-0139

Attachment 1/Atadura 1
Community Plan as Adopted/El Plan de Comunidad Adoptado:

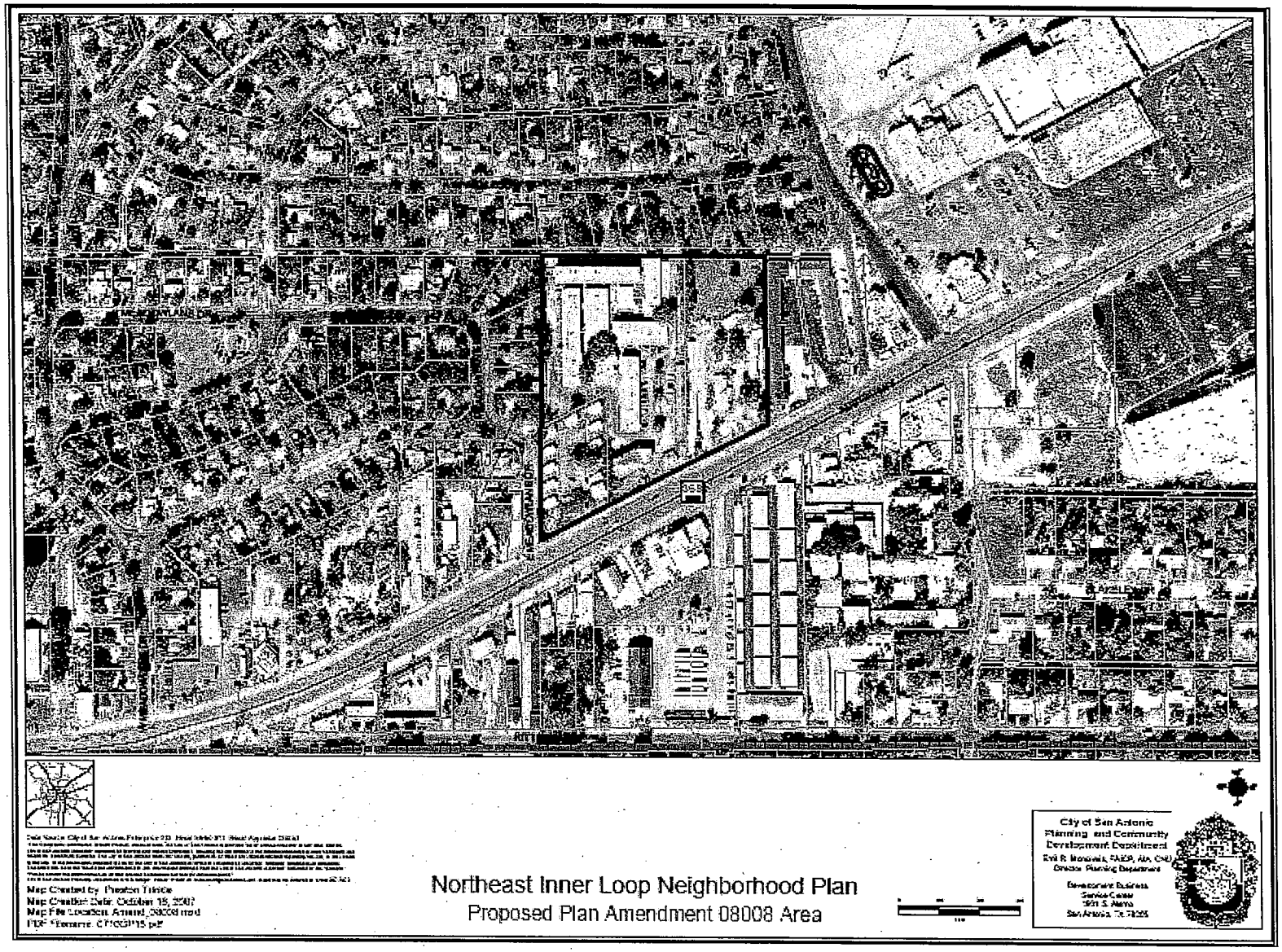


Northeast Inner Loop Neighborhood Plan
Adopted Plan Amendment 08008 Area

Proposed Amendment/El Cambio Propuesto:



Land Use Plan as adopted:



RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT TO THE LAND USE PLAN CONTAINED IN THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM NEIGHBORHOOD COMMERCIAL TO HIGH DENSITY RESIDENTIAL LAND USE FOR AN AREA OF APPROXIMATELY 7.3 ACRES LOCATED AT 1107, 1111, AND 1125 AUSTIN HIGHWAY, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 8692 BLK LOT S IRRG 290 FT OF 9, NCB 8692 BLK LOT 21 & S 293.32 FT OF 11, AND NCB 8692 BLK LOT 12 & 13 & W 22 FT OF 14.

WHEREAS, City Council approved the Northeast Inner Loop Neighborhood Plan as an addendum to the Master Plan on December 27, 2000; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3) ; and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14, 2007; and

WHEREAS, the San Antonio Planning commission made a finding that _____.

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Northeast Inner Loop Neighborhood Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th day of November, 2007.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Agenda Item# 34

Plan Amendment Application Case No.: 08008

Council District: **6**

City Council Meeting Date: **1/17/2007**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **Northwest Community Plan**
The applicant requests to amend the Land Use Plan designation from **Community Commercial** to **Regional Commercial.**

Background Information:

Applicant: Brown, PC
Owner: FC Properties One, LTD
Property Location: East of the intersection of Bowen's Crossing and Loop 1604
Acreage: 11
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Vacant and single family residential
E: Single family residential development
S: Gas Station, Multifamily Residential, small grass sales site and Brauchle Elementary School
W: Subject property abuts the northbound lane of Loop 1604 with vacant parcels west of 1604.

Issue:

LAND USE ANALYSIS:

The requested Regional Commercial land use includes higher intensity land uses than the Northwest Community Plan designates for the parcel. Currently the plan specifies the subject property to be Community Commercial land use.

Community Commercial land use provides for offices, professional services, and retail uses of moderate intensity and impact. Examples of uses include a grocery store, a medical office, music store, shoe store, nursery, or mailing services store.

The Plan states, "Community Commercial can serve as an appropriate buffer between low, medium, and high density residential uses, or between an arterial and low density residential". Since this site is situated between both an arterial and a low density residential, the current designation is consistent with the Plan.

Regional Commercial provides for offices, professional services, and retail uses that draw on the customer base of a region. Examples of uses include "big box" retail and retail "power centers", shopping malls, movie theaters, bars or taverns, automotive related businesses, and medical or office complexes that are mid- to high-rise.

Regional Commercial uses are typically located at nodes formed by highways and major arterials, or two major arterials, and are usually 20 acres or greater in size. The location and types of uses would not be appropriate at this location, since Bowen's Crossing is a two lane roadway which functions as a collector to the residential community. The Northwest Community Land Use Plan calls for Regional Commercial land use to be located at Culebra Road and Loop 1604, and Bandera Road and Loop 1604.

The requested land use change is not contiguous with other regional commercial uses and does not meet the suggested 20 acres or greater in size area for Regional Commercial land use. Rather the surrounding lots are mostly Low-Density Residential land uses, with which regional commercial uses are incompatible, as the intensity of the allowed uses in Regional Commercial would adversely affect Low-Density Residential land uses. The closest commercial center is at Braun Road and Loop 1604 where a lower intensity shopping center is currently under construction. The only regional commercial use in the area is a mini storage facility just north of the subject property. All other commercial uses in the area are community commercial in nature.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Major Thoroughfare Plan Designations: Loop 1604 is listed as a Freeway with 250' to 500' of ROW; Bowen's Crossing is a collector with 45' of ROW.

Other streets: April Bend is a two lane residential with 30' of ROW connecting New Guilbeau from the north to Bowen's Crossing. Traffic counts completed 10/6/2003 report 2,321 daily counts south of New Guilbeau on April Bend.

Comments: Loop 1604 at this location is currently a 4 lane system with a median not allowing access to the subject property from the south bound lanes. Direct access is from the two northbound lanes of Loop 1604 and Bowen's Crossing. Southbound lanes must travel one mile to Shaenfield Road for the closest turn around. Other access can be gained from cut through traffic from New Guilbeau to April Bend. Currently April Bend is utilized as cut through for the existing multifamily residential development, church, and elementary school just south of the subject property.

Regional commercial uses at this site would create additional traffic patterns utilizing the most direct access to the site through residential streets. Some regional commercial uses can contribute to cut through traffic based on the nature of business such as auto sales. Auto sales tend to generate additional traffic through residential areas from test driving.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Brauchle Elementary School located 500 feet from the subject property on Bowen's Crossing.

Comments: The introduction of Regional Commercial uses at this location would be detrimental to pedestrian safety and existing elementary school. Brauchle Elementary School is an "over flow" campus with continual admittance from two other local schools. Current enrollment is listed at 966 students with most students living within a two mile range. There are five buses currently in operation for the school with all traffic focused on Bowen's Crossing. There are no other access points to the school.

☐ Minimal Impact ☐ Impact can be mitigated ☒ Significant Impact to Community Facilities Capacity

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Recommendation:

STAFF RECOMMENDATION:

☐ Approval ☒ Denial ☐ Alternate Recommendation:

Comments:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: November 14, 2007

☐ Approval ☐ Denial ☐ Resolution Attached

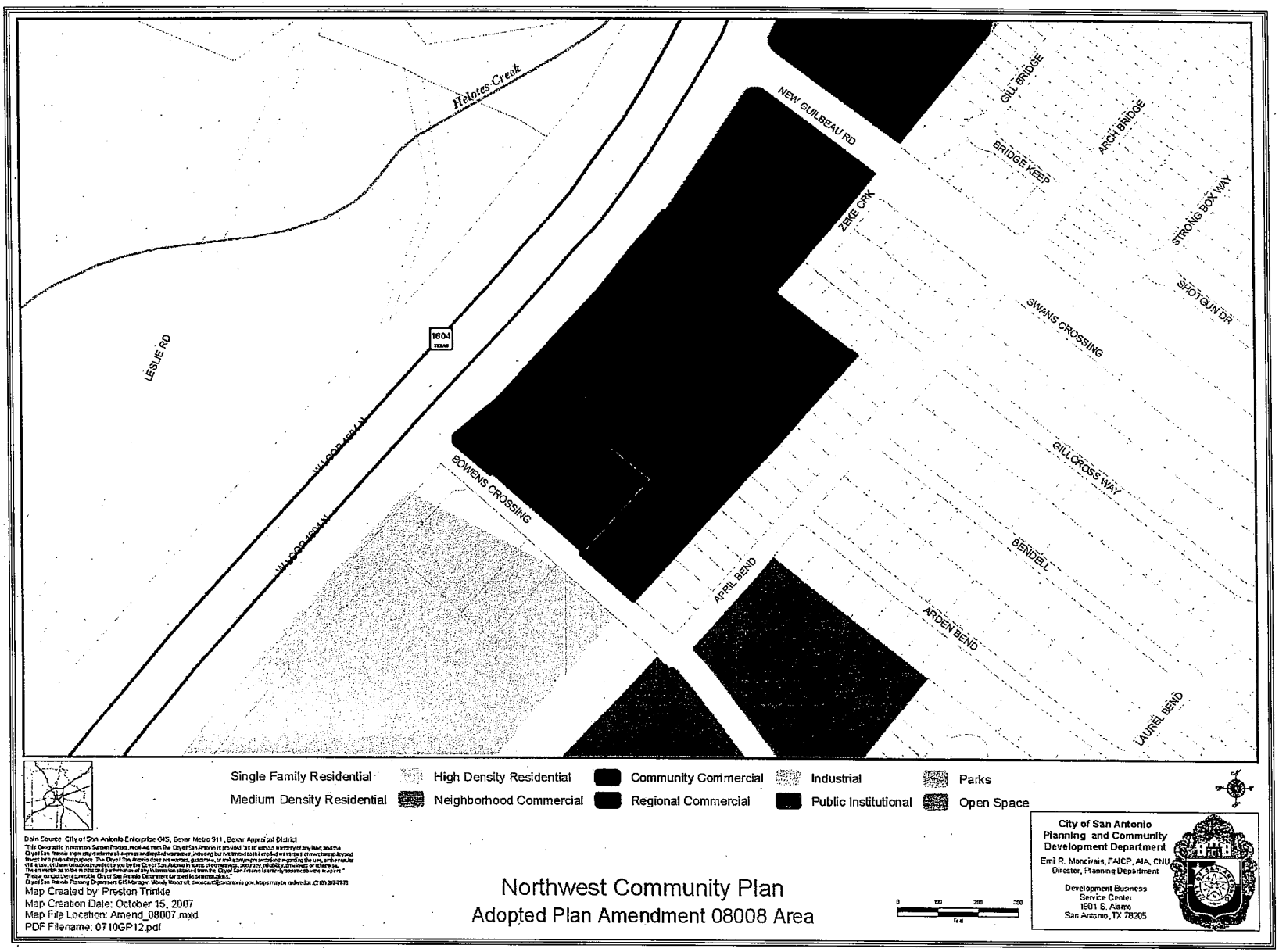
Newspaper Publication Date of Public Hearing: 10/26/2007
No. Notices mailed 10 days prior to Public Hearing: 111 notices
Registered Neighborhood Association(s) Notified: Braun Station East Comm. Imp. Association, Inc., Northchase HOA, Crossing at Quail Creek, Wildwood West NA, Northwest Park HOA, and Quail Creek Neighborhood Association
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2008-007
Current zoning district: C-2, MF-33 Proposed zoning district: C-3
Zoning Commission Public Hearing Date: November 20, 2007
☐ Approval ☐ Denial

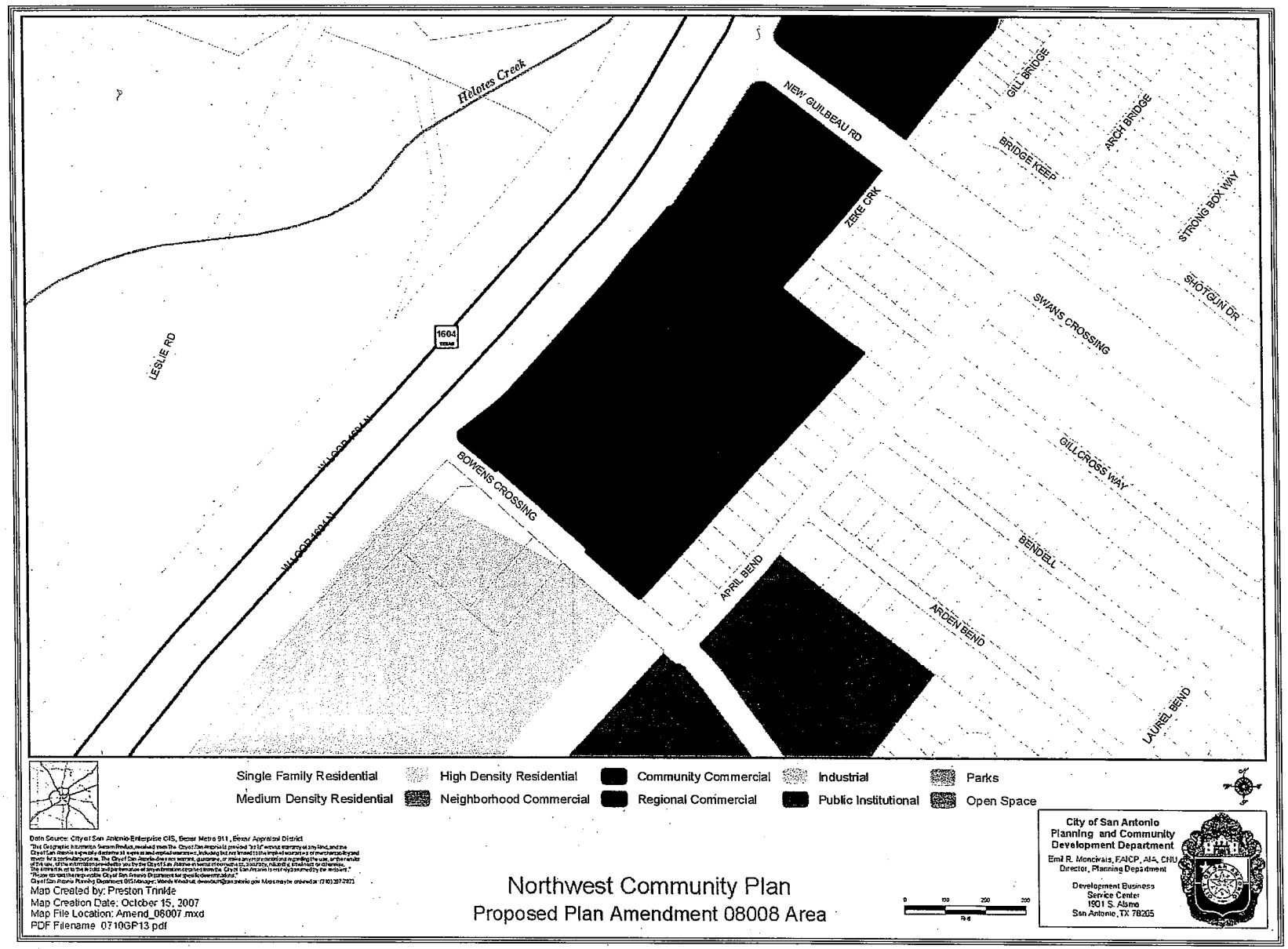
Planning Department Staff:

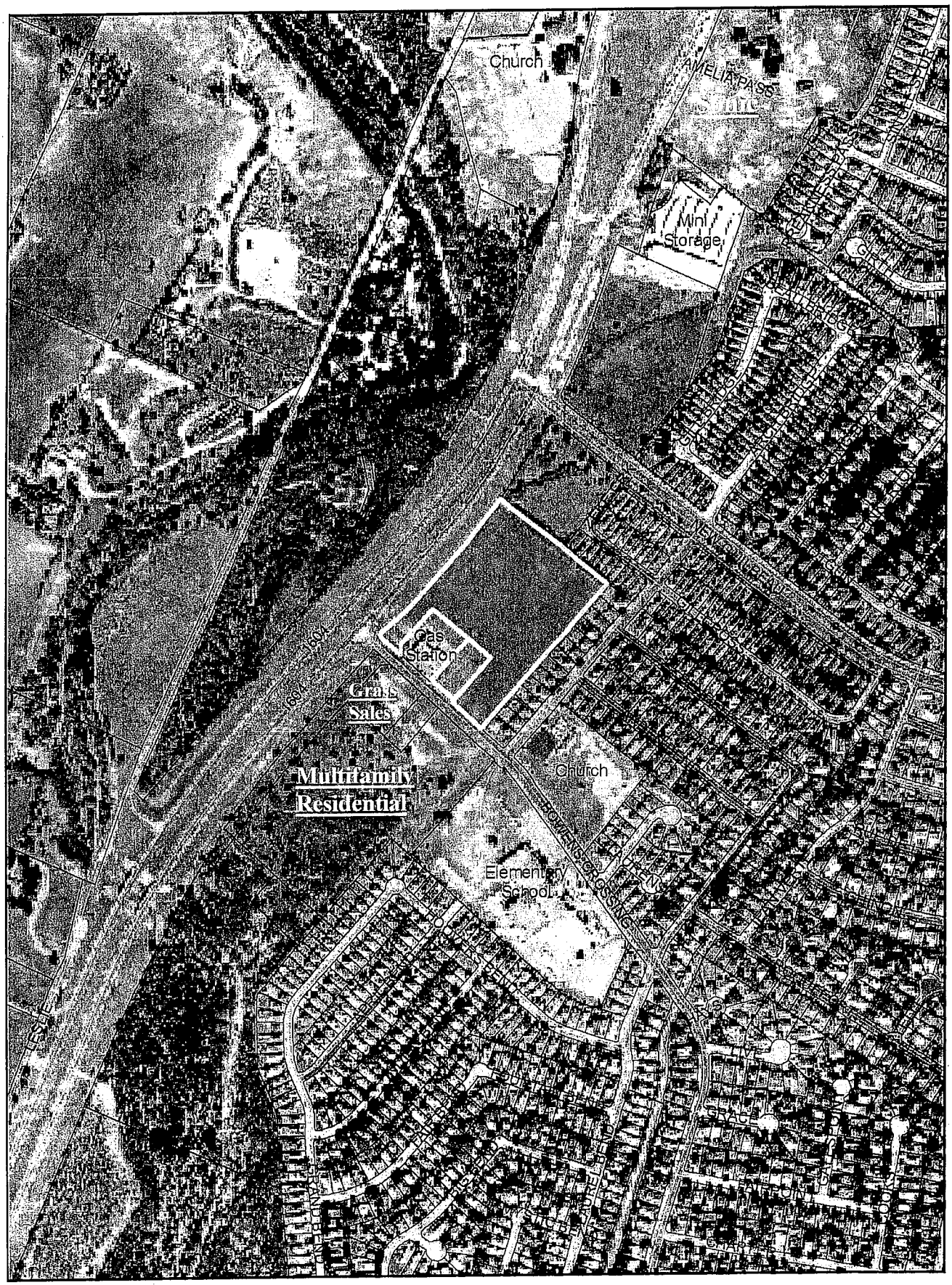
Nina Nixon-Mendez, AICP Planning Manager
Case Manager: Zenon F. Solis Sr. Planner Phone No.: 207-7816

Land Use Plan as adopted:



Proposed Amendment:




Church
AMELIA PASS
Mini Storage
Gas Station
Grain Sales
Multifamily Residential
Church
Elementary School

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTHWEST COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM COMMUNITY COMMERCIAL LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 11-ACRES LOCATED EAST OF THE INTERSECTION OF BOWENS CROSSING & LOOP 1604, MORE SPECIFICALLY DESCRIBED BY LEGAL DESCRIPTIONS NCB 16007 BLK LOT P-5 AND NCB 16007 BLK 2 LOT 2 "BOWEN'S CROSSING COMMERCIAL UT-4".

WHEREAS, City Council approved the Northwest Community Plan as an addendum to the Master Plan on May 27, 2004; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on November 14, 2007 and **APPROVED / DENIED** the amendment on November 14; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the Northwest Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 14th DAY OF NOVEMBER 2007.

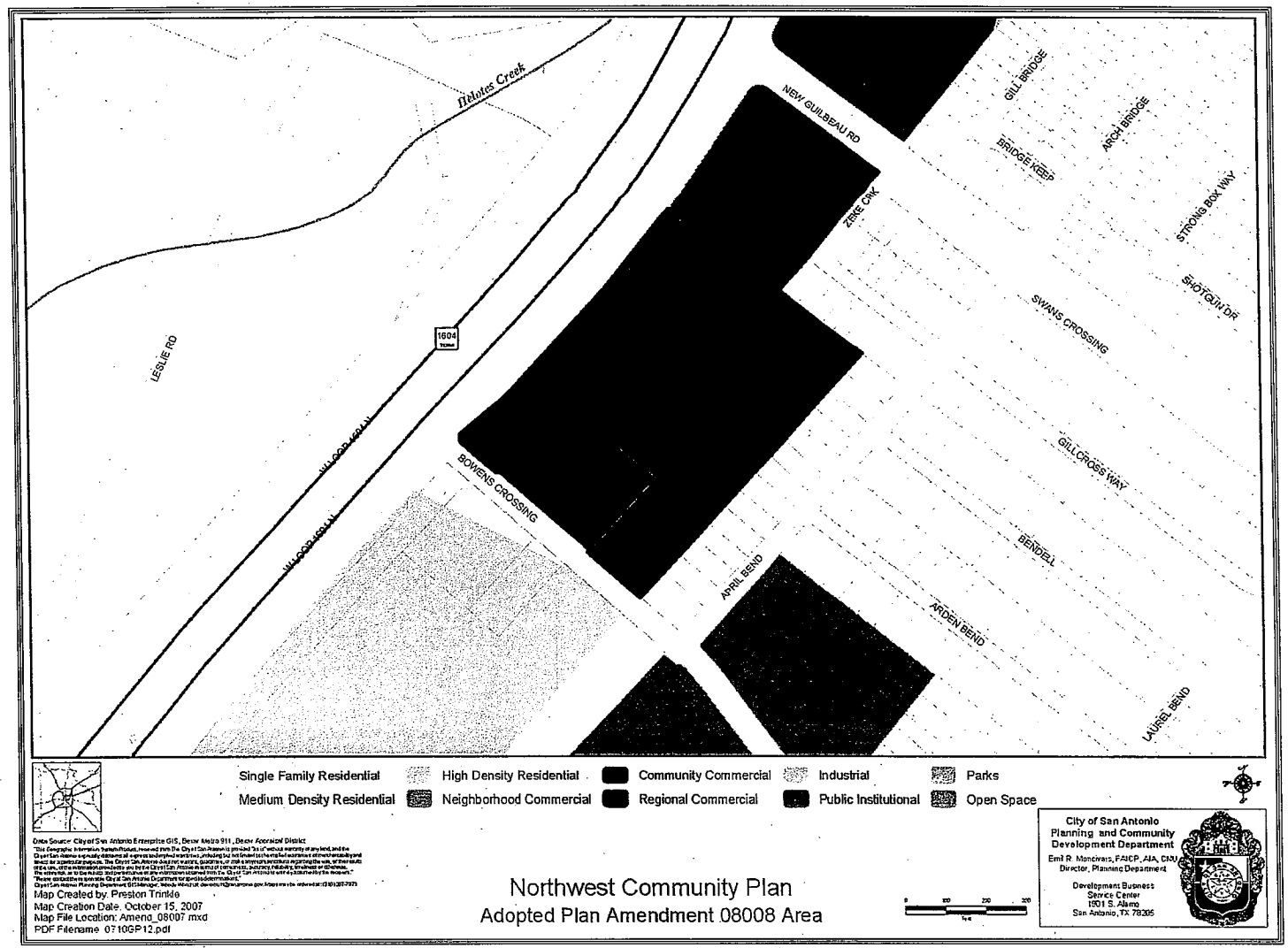
Approved:

_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

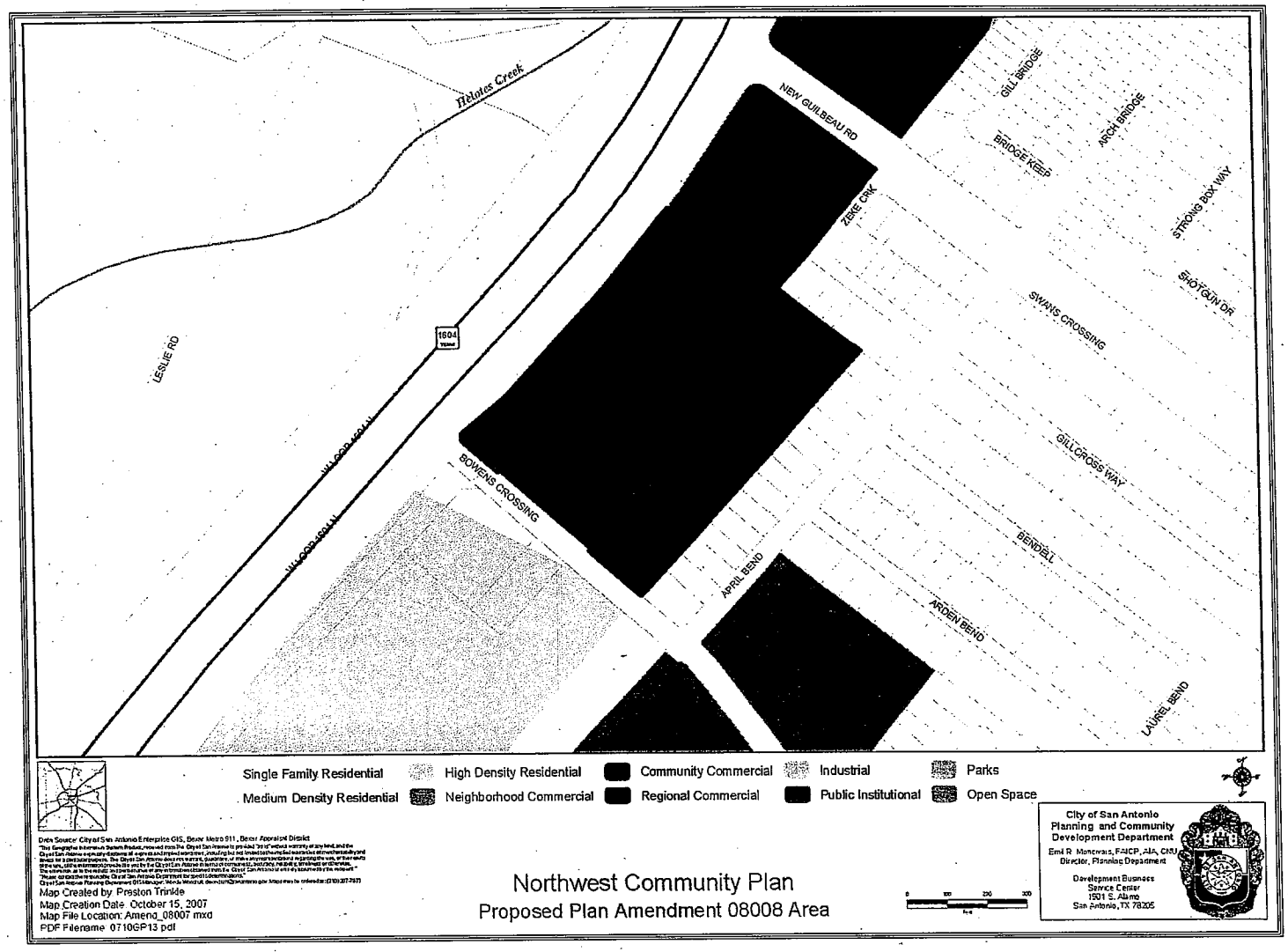
Attest:

_____
Executive Secretary
San Antonio Planning Commission

ATTACHMENT I
Land Use Plan as adopted:



ATTACHMENT II
Proposed Amendment:

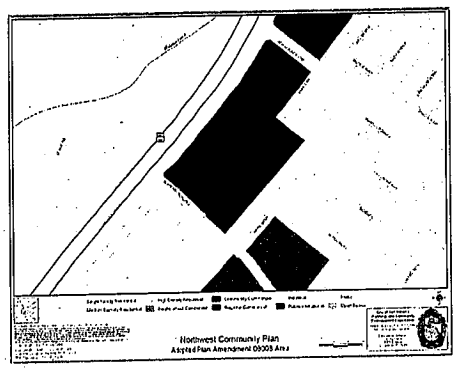


Master Plan Amendment 08008
Northwest Community Plan

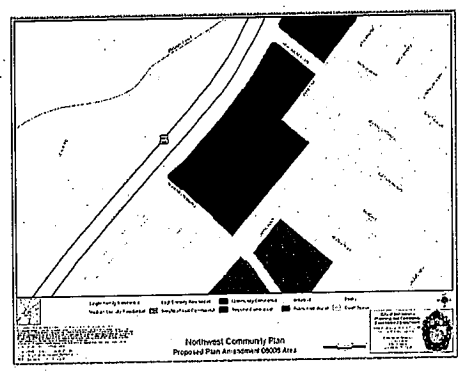
Planning Commission
November 14, 2007
Agenda Item No. 34

Amendment 08008

Plan as adopted:

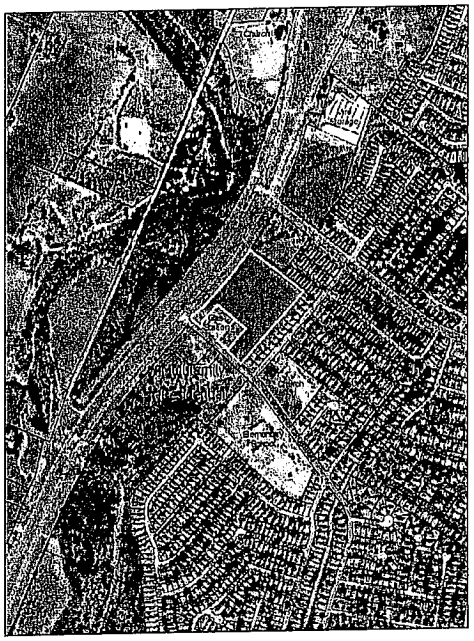


Proposed amendment:



2

Land Use



3

Form Based Development
Optional Use Pattern

Form Based Regulations for Building and Redeveloping Mixed Use Communities

Presentation to the Planning Commission

November 14, 2007

Agenda Item #35

Form Based Development

What is it?

Why is it useful in San Antonio?

Who will use it?

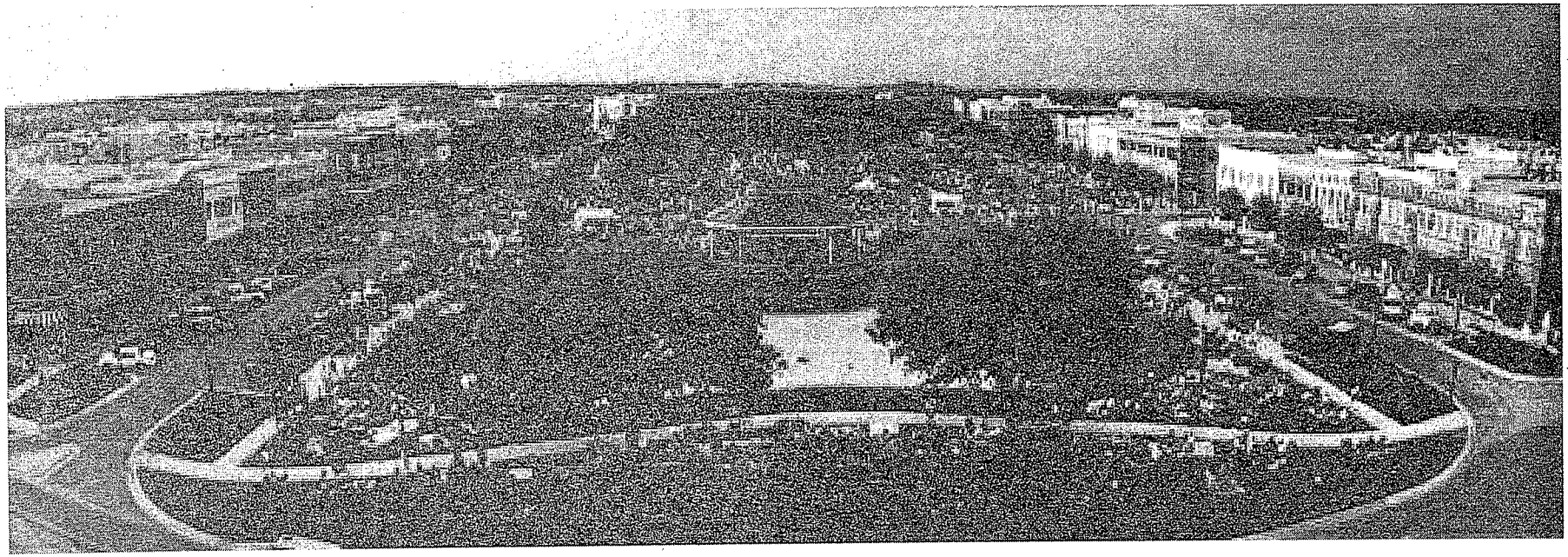
How does it work?

When will it be available?

What is Form Based Development?

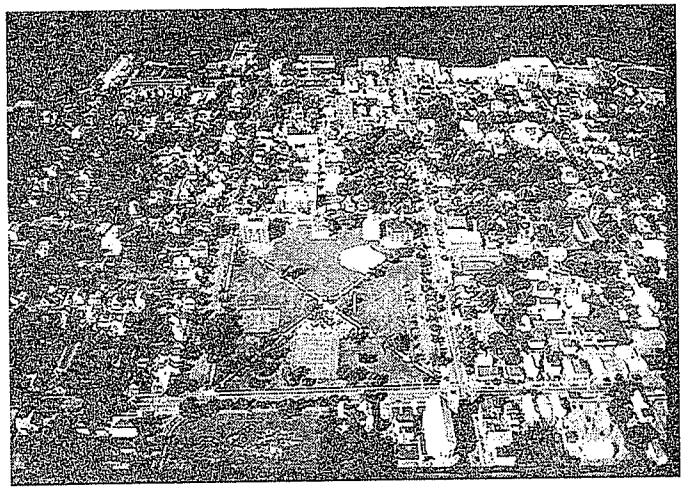
Form Based Development (FBD)

Creates and maintains mixed-use communities



Southlake, Texas

Integrated Regulations



Master Dev Plan

Zoning

Urban Design

Why is it Useful?

Form Based Development

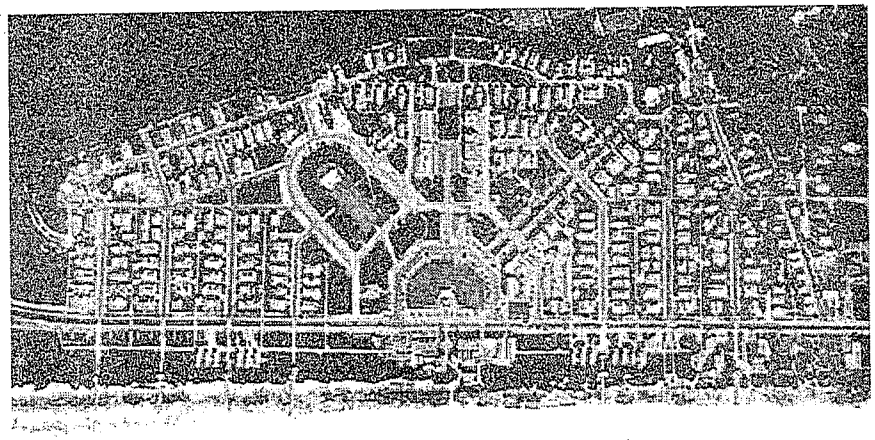
Is:

Compact
Connected
Walkable
Mixed-Use
Marketable

Which Results in:

→ Reduced Car Travel
→ Transportation Choices
→ Less Air Pollution
→ Increased Green Space
→ Pedestrian Activity
→ Improved Health
→ More Housing Options
→ Enhanced Public Spaces
→ Sustainable Communities

Benefits



Compact and Connected

Walkable, Mixed-Use, Marketable

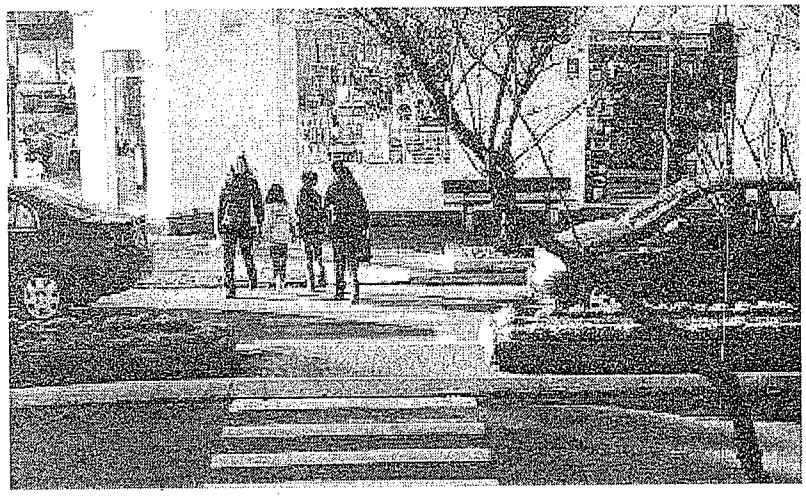
Benefits -- Options

Housing Options

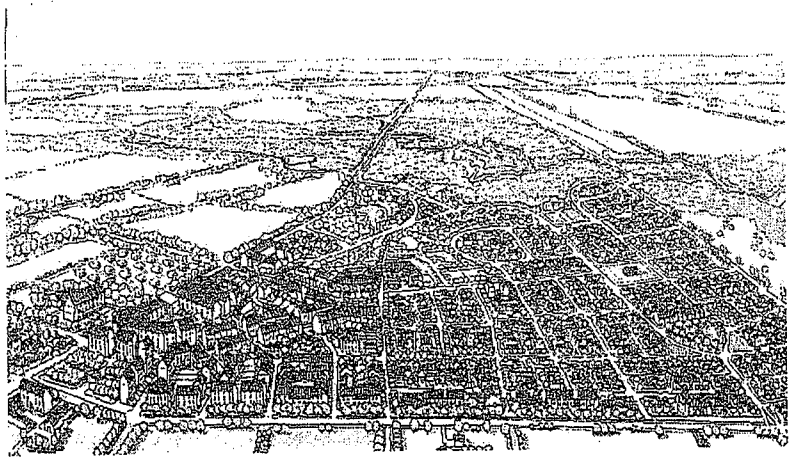
To meet the new market demands for inter-generational communities and amenities.

Transportation Options

Including mass transit, biking, and walking.



Benefits – Public Space



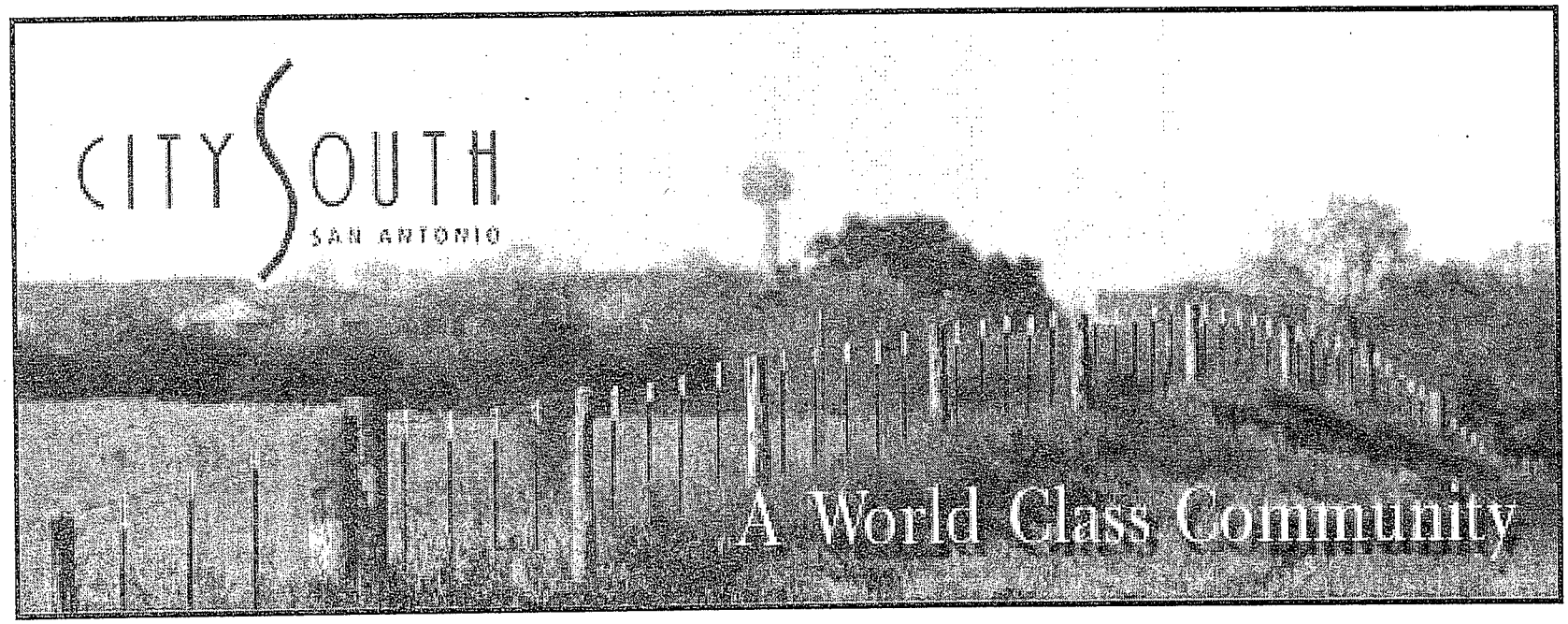
Green Space and Parks

Within and around developments

Enhanced Public Spaces

For uses such as outdoor dining or urban plazas

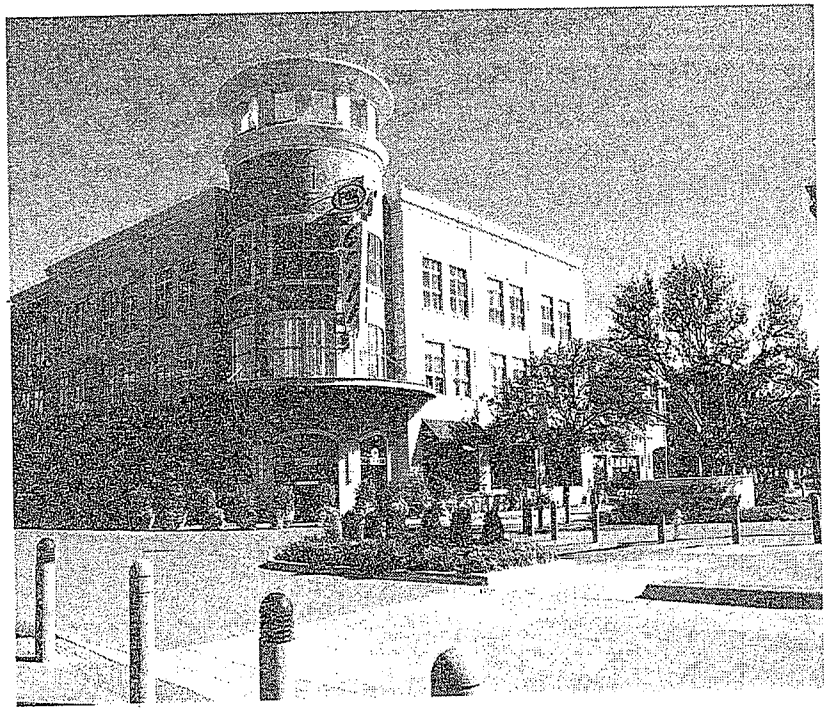
Who will use it?



2002 – ULI Report
2003 – City South Initiative
2003 – Flex Districts

2005 – DPZ Charrette and Code
2006 – Technical Committee Review
2007 – FBD Regulations

Market for Mixed-Use



Mixed-Use is becoming desirable with Developers and Consumers.

Density being pursued, not shunned due to changing **Market Demographics**
(ULI 2004)

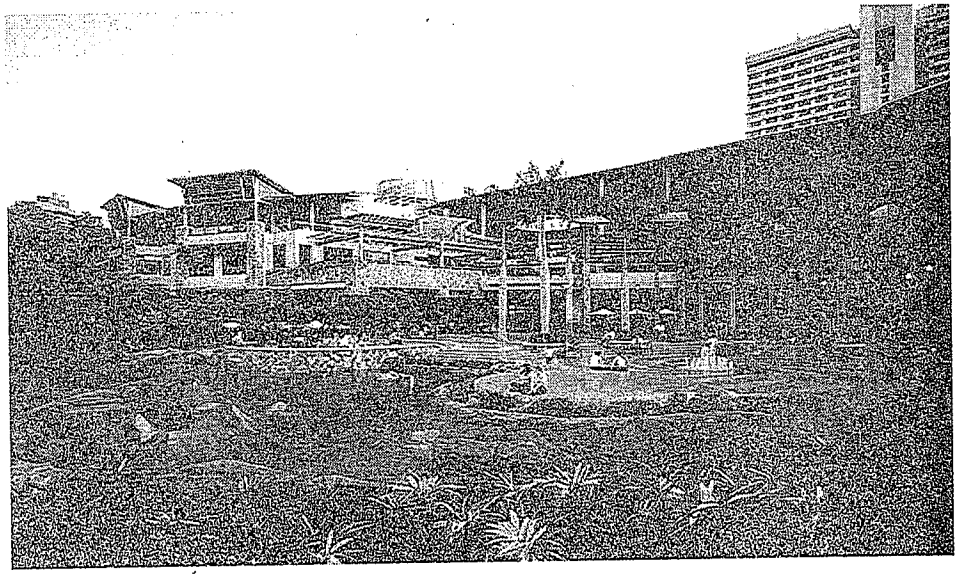
6 out of 10 prospective homebuyers prefer mixed use environments.
(National Association of Realtors 2004 Study)

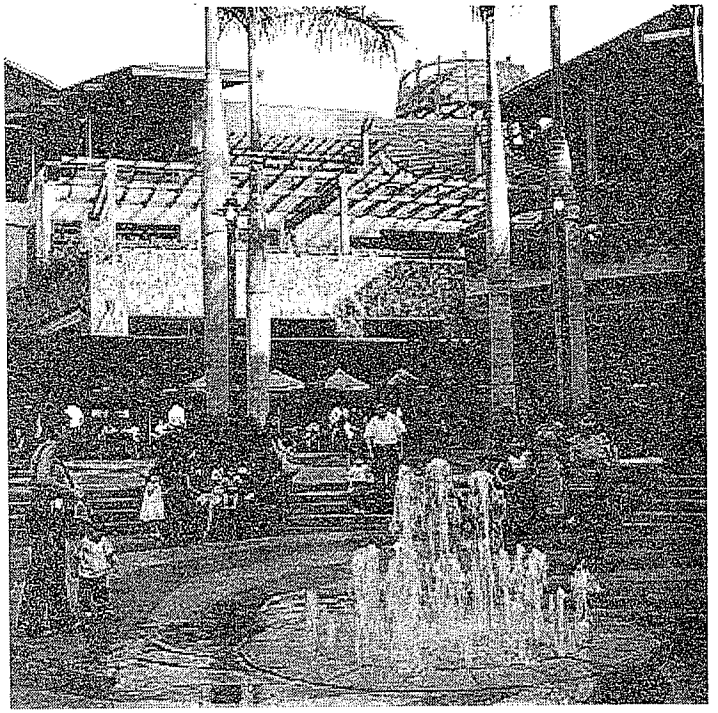
Preference for Mixed-Use

Consumers like mixed-use environments

- "Destination"
- "Sense of Place"
- "Sense of Community"

Developers like sustainable value





Market Analysis

Leander, Texas – Market Analysis for FBD

Projected 20-Year Difference

	Conventional	FBD	Difference
Total Assessed Value	$2.1 Billion	$3.3 Billion	**$1.2 Billion**
Sales Tax Revenue	$71 Million	$81 Million	**$10 Million**
Property Tax Revenue	$110 Million	$159 Million	**$49 Million**

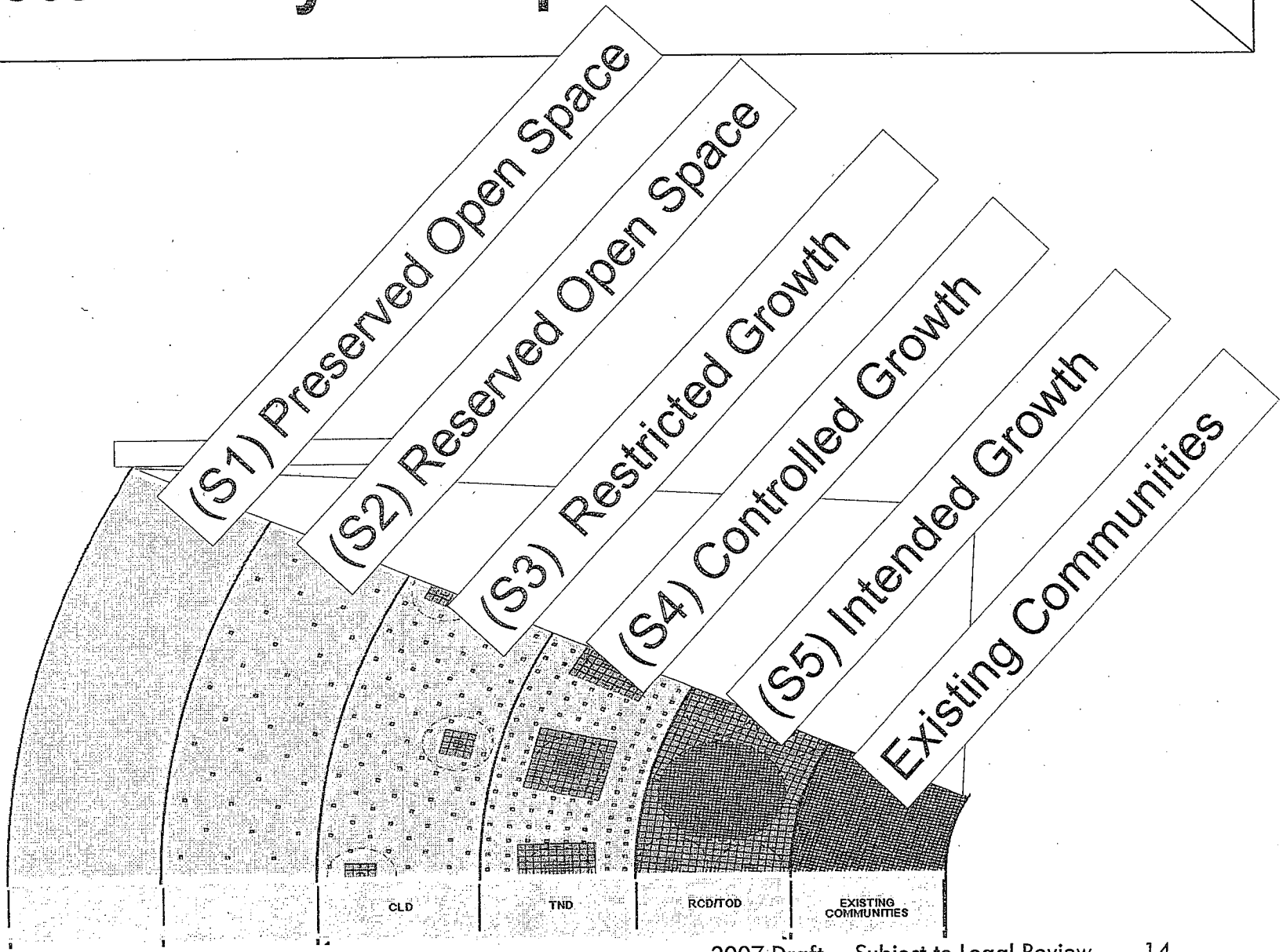
Form Based Development yielded an additional $1.2 Billion in Assessed Value and $59 Million in Tax Revenue

Form Based Development

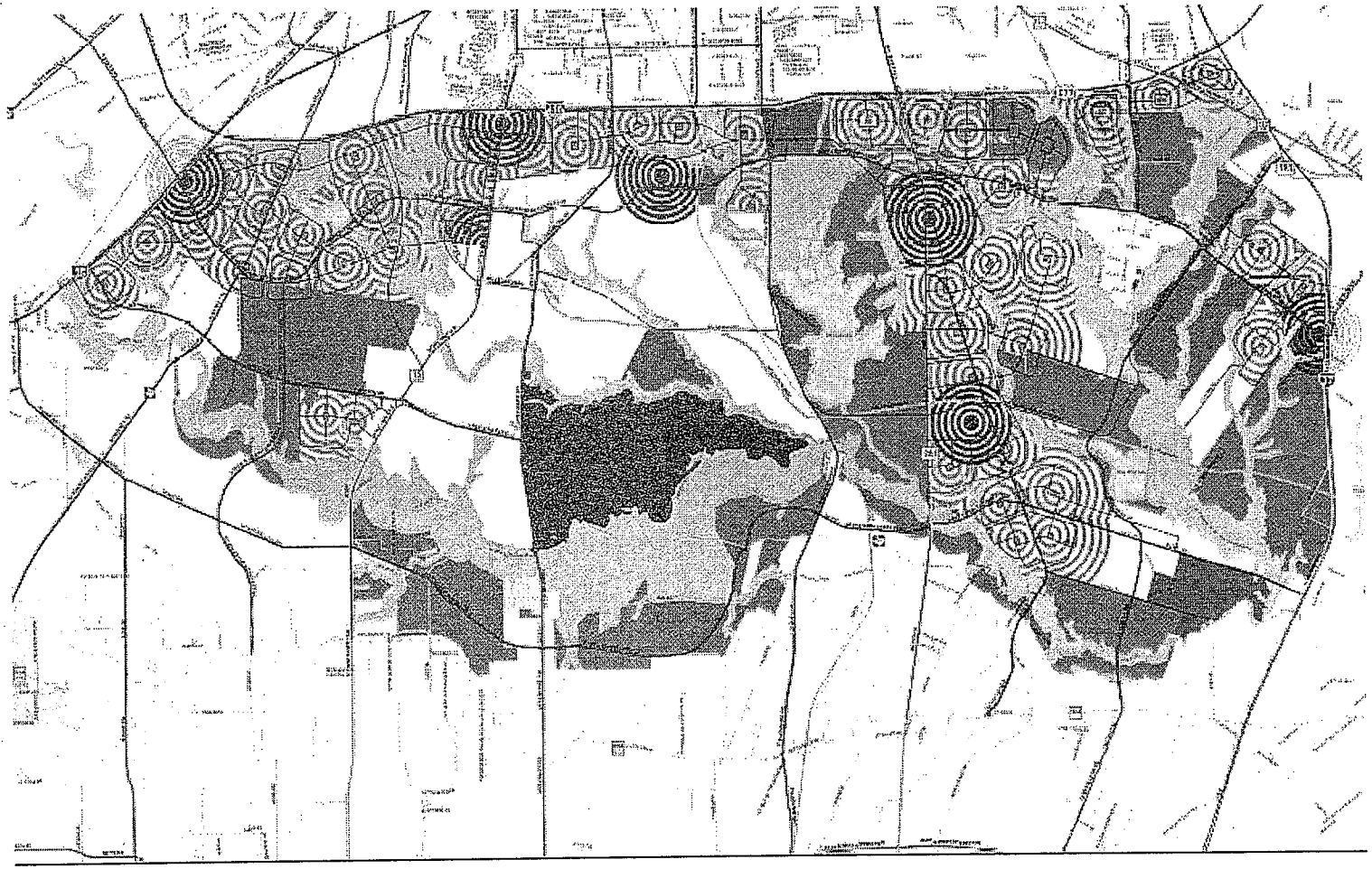
How does FBD work?

1. Developer Chooses FBD Use Pattern Option
2. Developer Chooses Development Pattern(s)
3. Developer applies for FBZD zoning district
4. Consistency Determination with Land Use Plan
5. Sector Analysis Report
6. Development Plans Submitted to Consolidated Review Committee (CRC)
7. CRC guides application through the development process

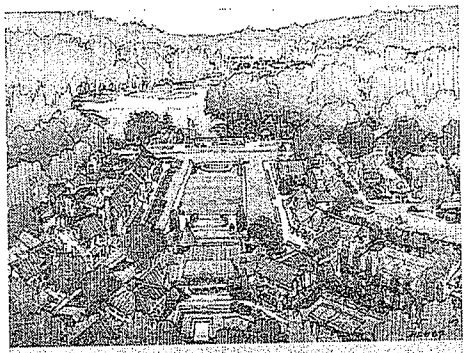
Sector Analysis Report



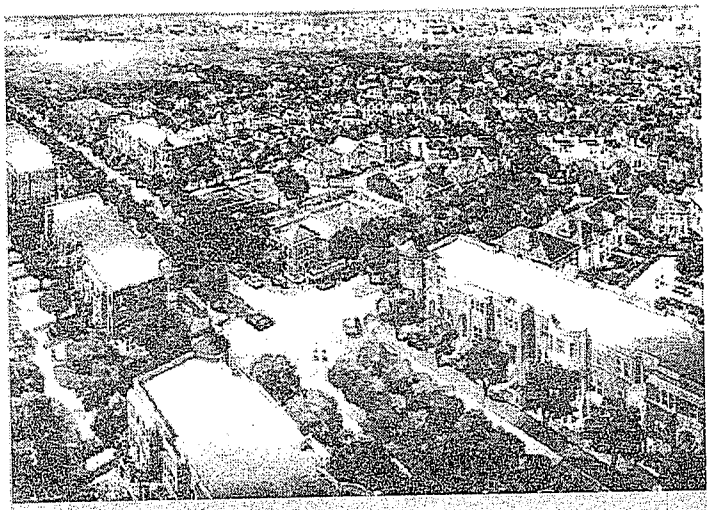
Sector Analysis



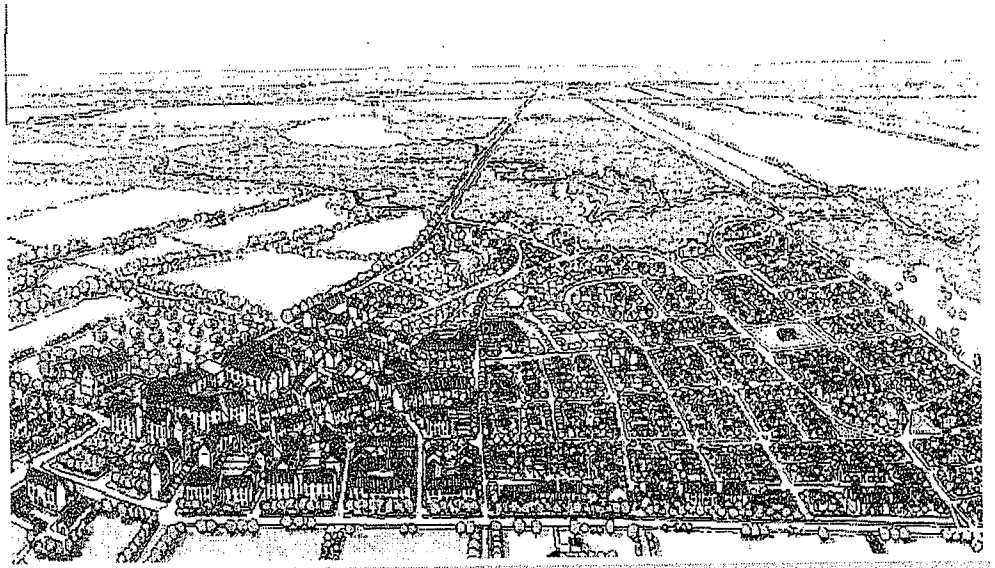
Development Patterns



Hamlet



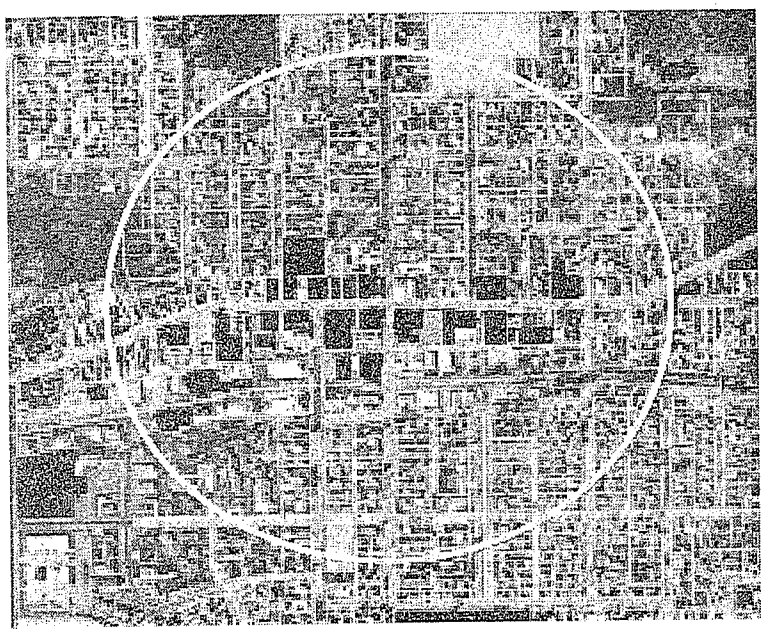
Village

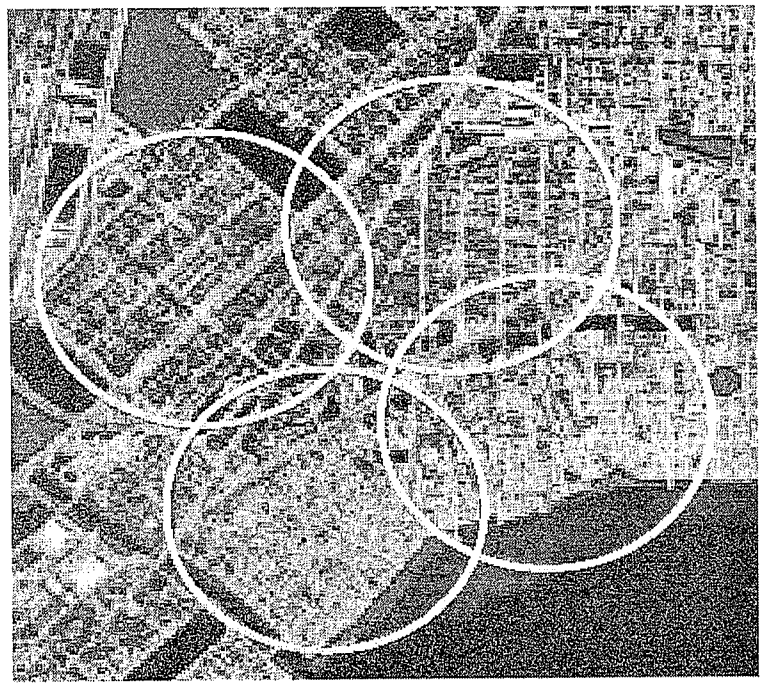


Regional Center

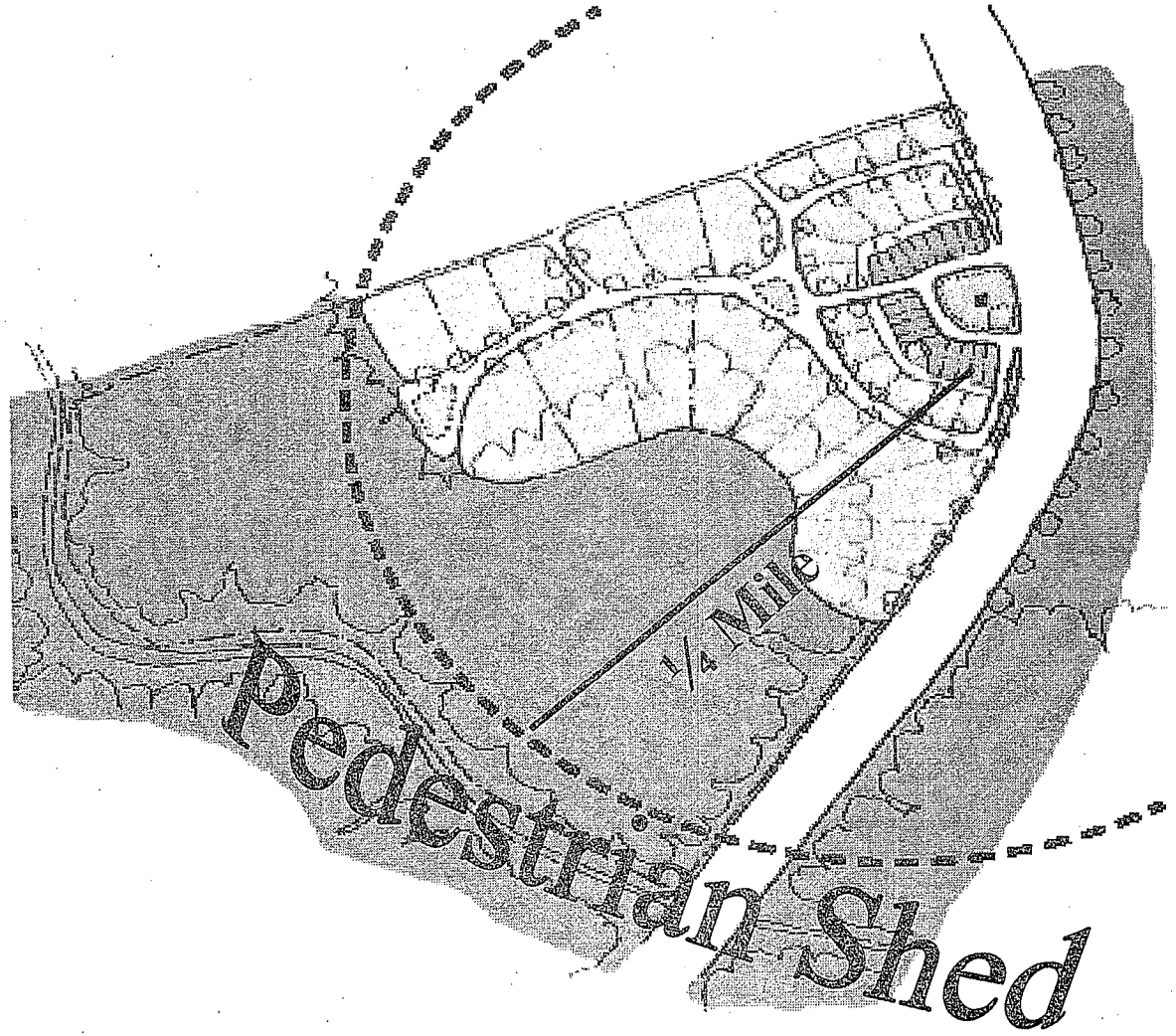
DEVELOPMENT PATTERNS AND THE PEDESTRIAN SHED

All three Development Patterns are organized based on **PEDESTRIAN SHEDS** – so that all residents of a neighborhood have a recreational, retail and/or civic use within walking distance.





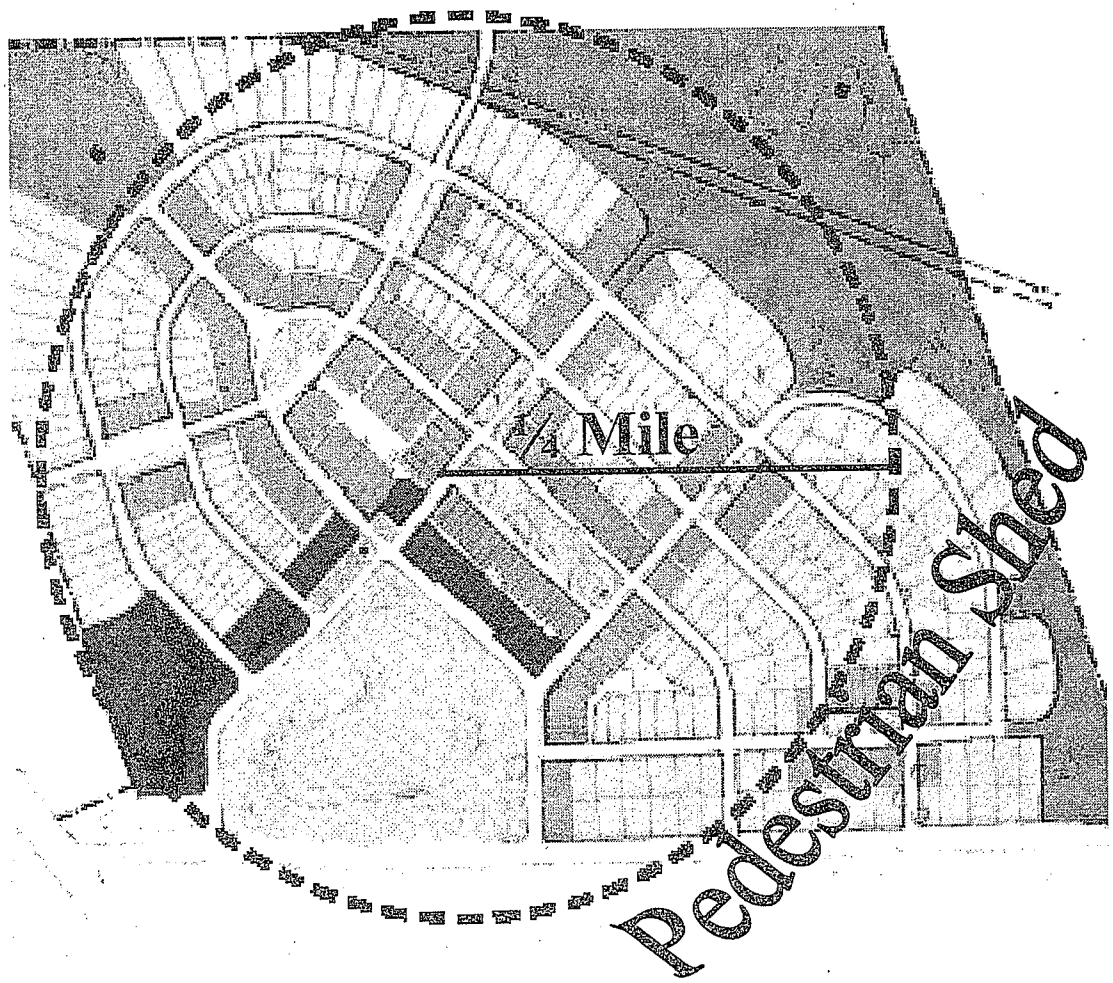
HAMLETS



Hamlets

- Generally about 40 to 80 acres in size (20 ac. min.)
- Consist of one Standard Pedestrian Shed

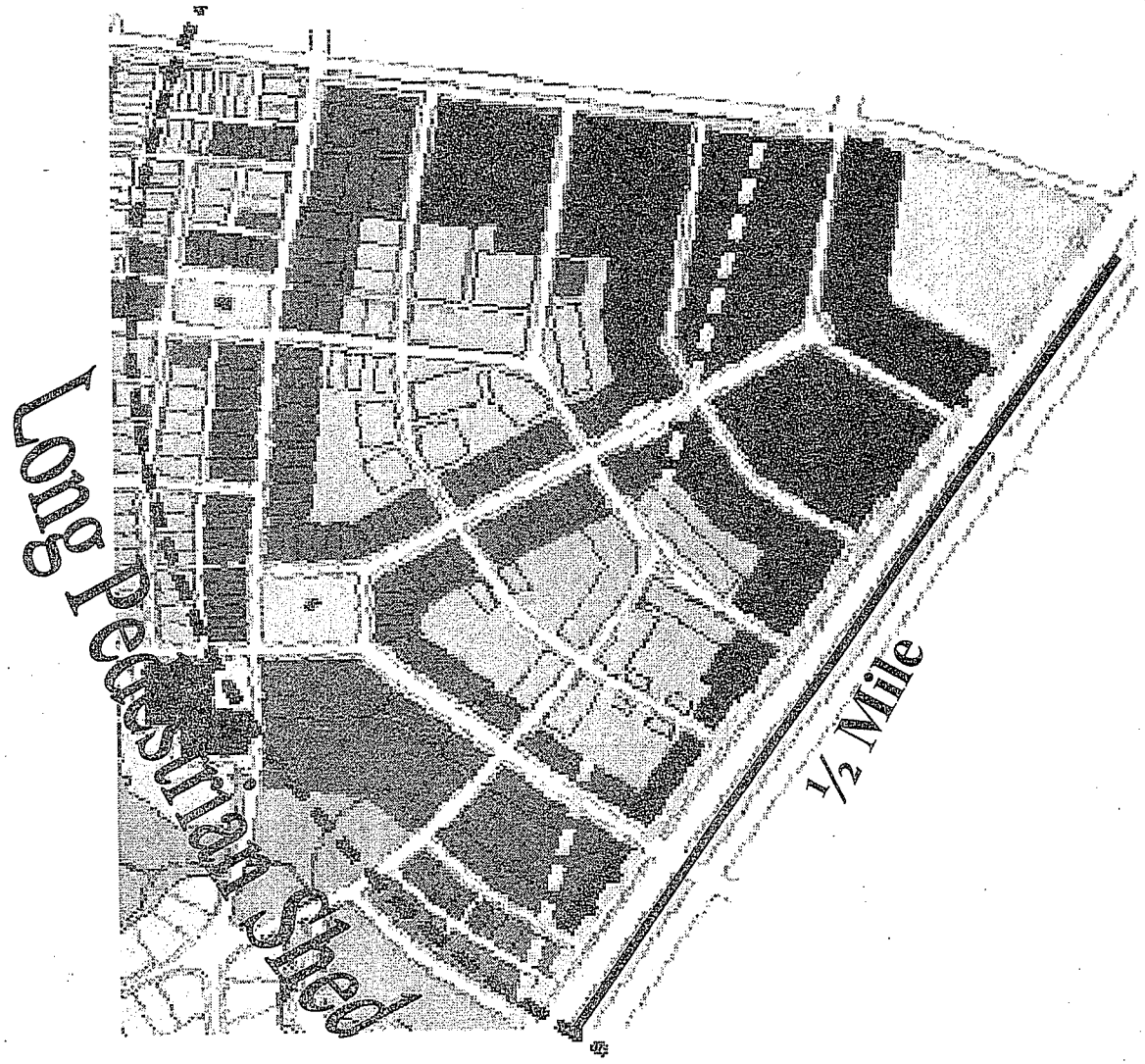
VILLAGES



Villages

- Generally about 80 (min.) to 240 acres in size
- Consist of one Standard Pedestrian Shed
- Larger sites can be developed as multiple Pedestrian Sheds

REGIONAL CENTERS

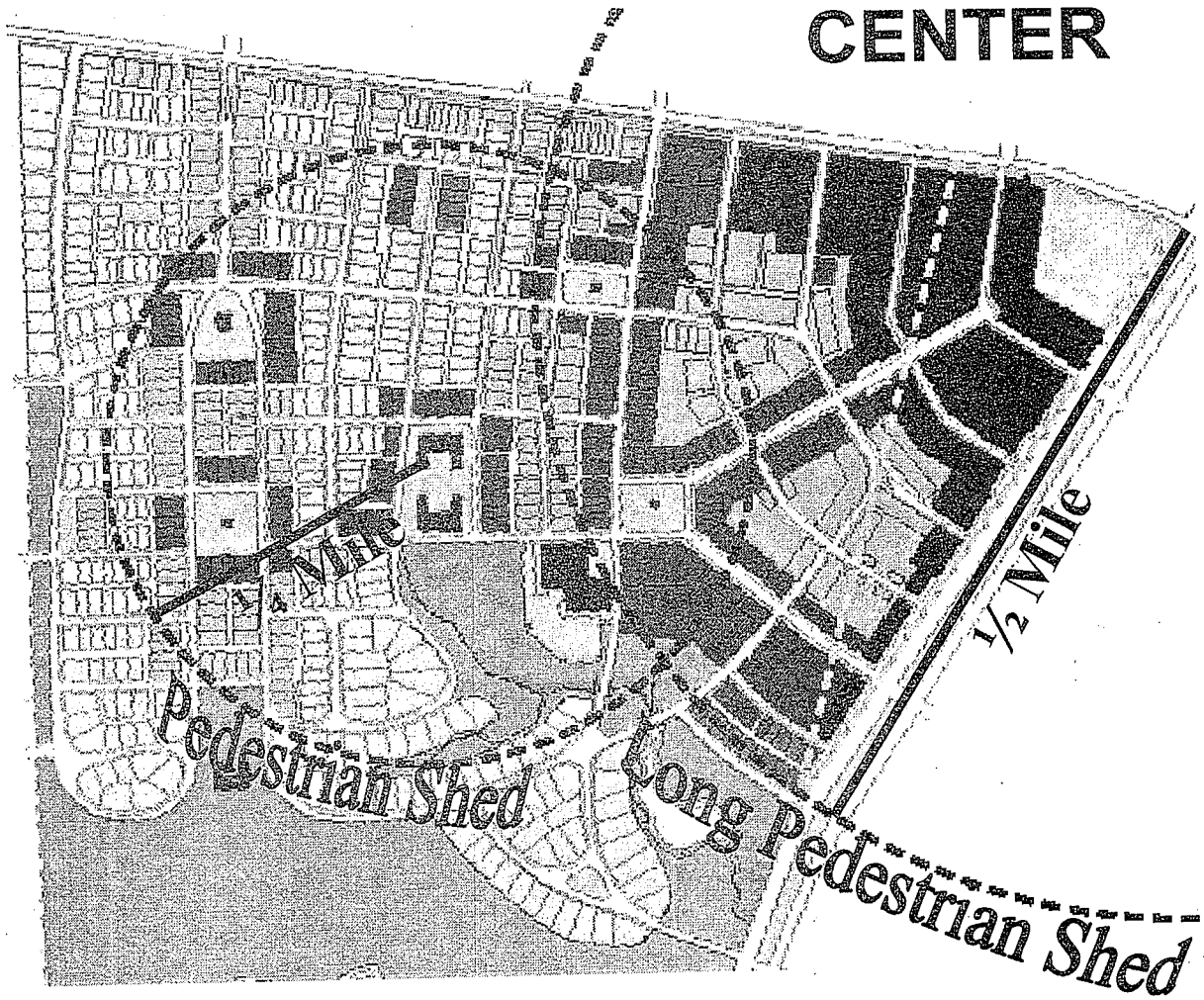


Regional Centers

- Generally about 160 (min.) to 480 acres in size
- Consist of one Long Pedestrian Shed
- May be adjoined to one or more Villages as one large development

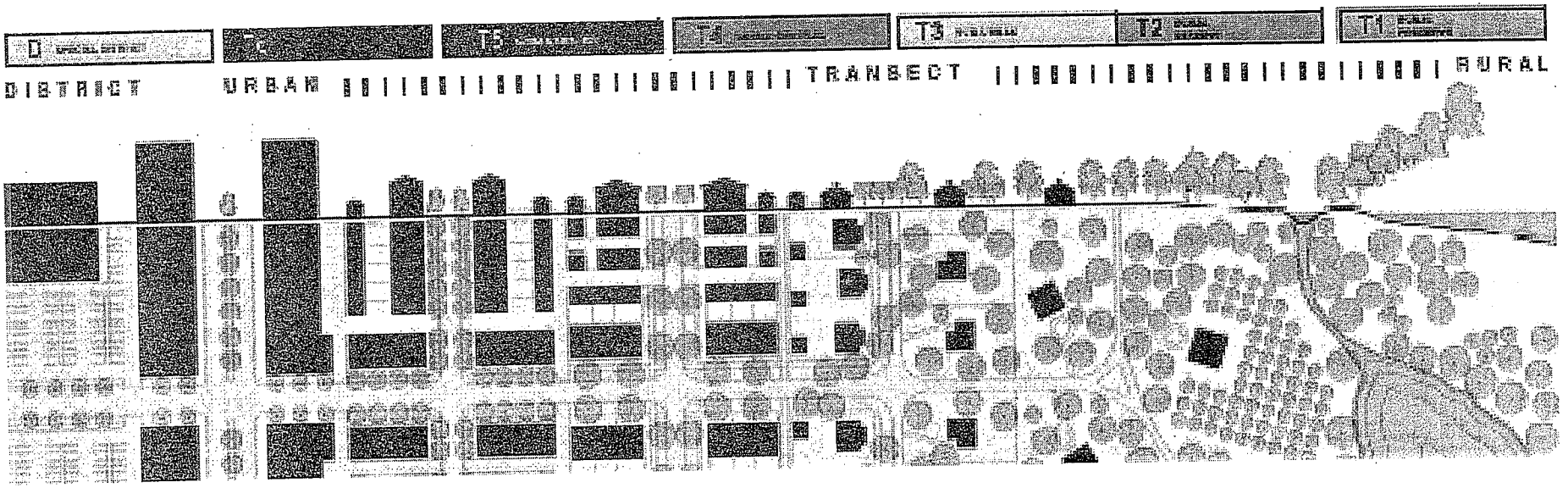
COMBINING DEVELOPMENT PATTERNS

VILLAGE + REGIONAL CENTER



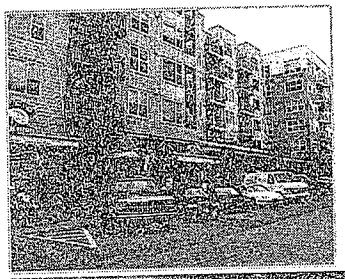
WHAT IS THE TRANSECT?

T-Zones are organized on the concept of the TRANSECT.



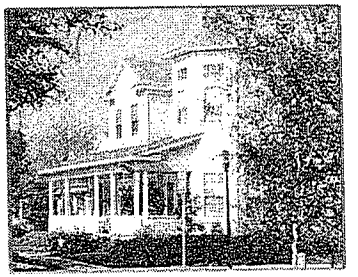
The TRANSECT is cross-section of living environments from urban to rural.

WHAT IS THE TRANSECT?



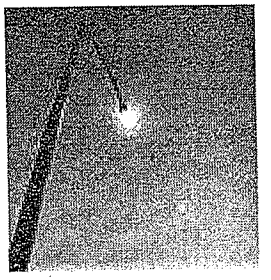
URBAN
Apartments

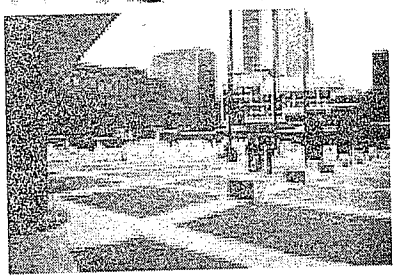
RURAL
Single-Family House



URBAN
Street Lamp

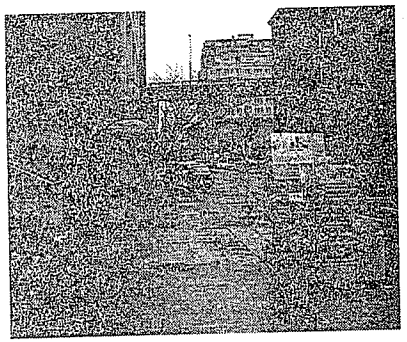
RURAL
Streetlight





URBAN
Plaza

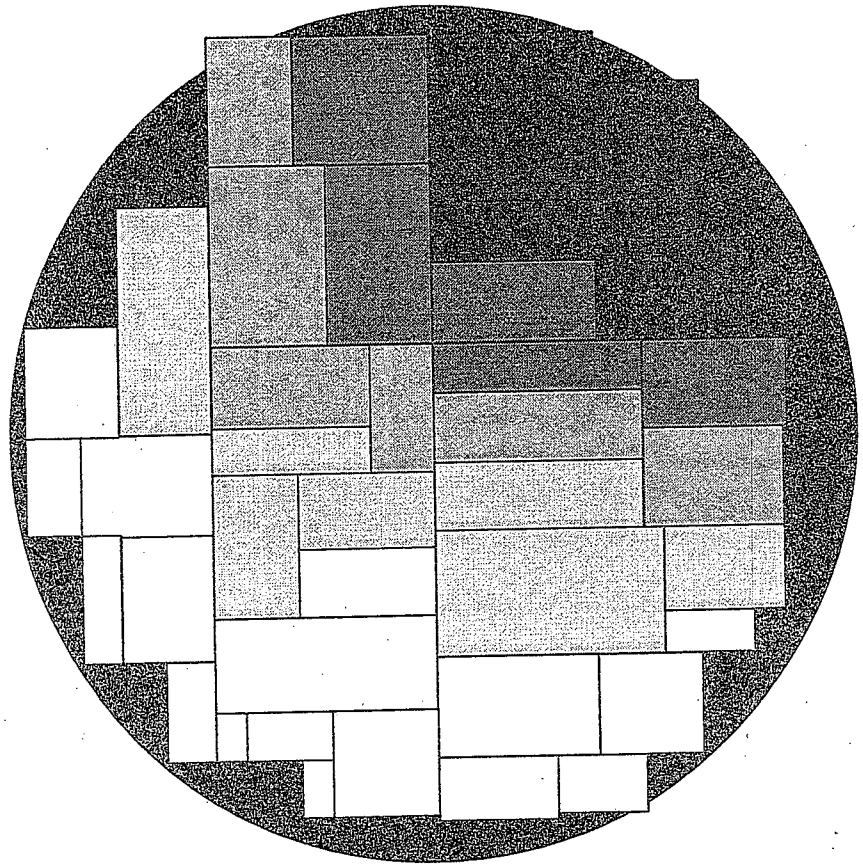
RURAL
Park



URBAN
Sidewalk

RURAL
Trail

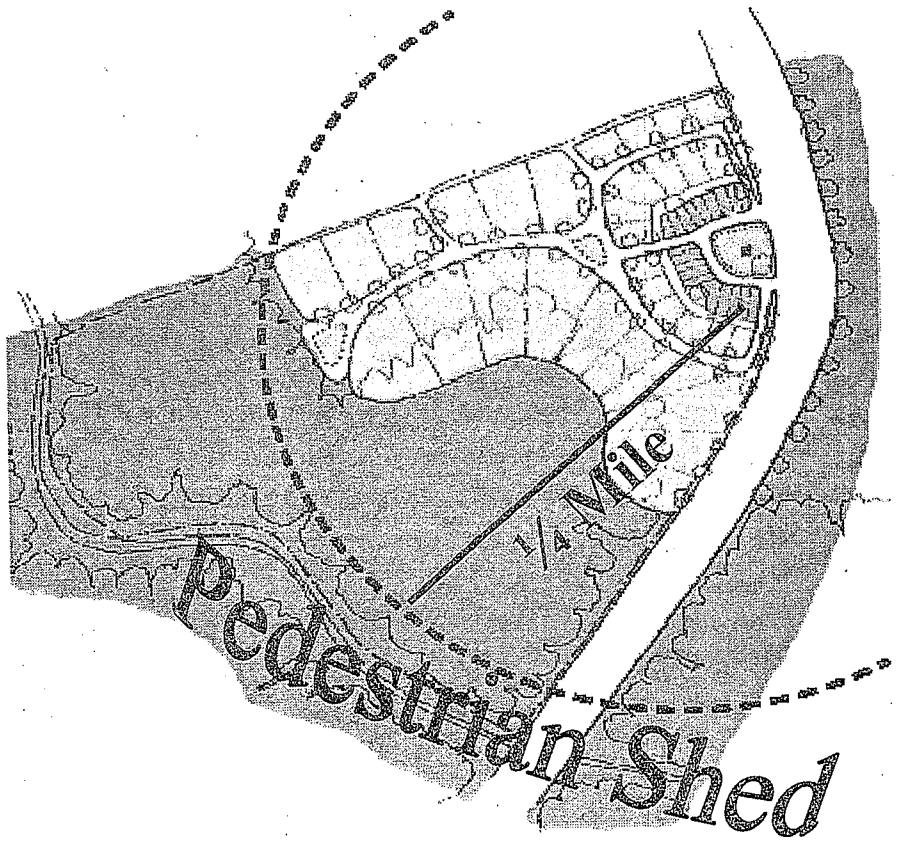
PUTTING IT ALL TOGETHER



- T-Zones are combined in different ways to create Hamlets, Villages, and Regional Centers.
- Hamlets require more of the least intensive T-Zones.
- Villages require greater proportions of the medium intensity T-Zones.
- Regional Centers require more of the most intense T-Zones.

PUTTING IT ALL TOGETHER

HAMLET



PERMITTED T-ZONES:

T1	50% Minimum
T2	
T3	10 – 30%
T4	20 – 40%

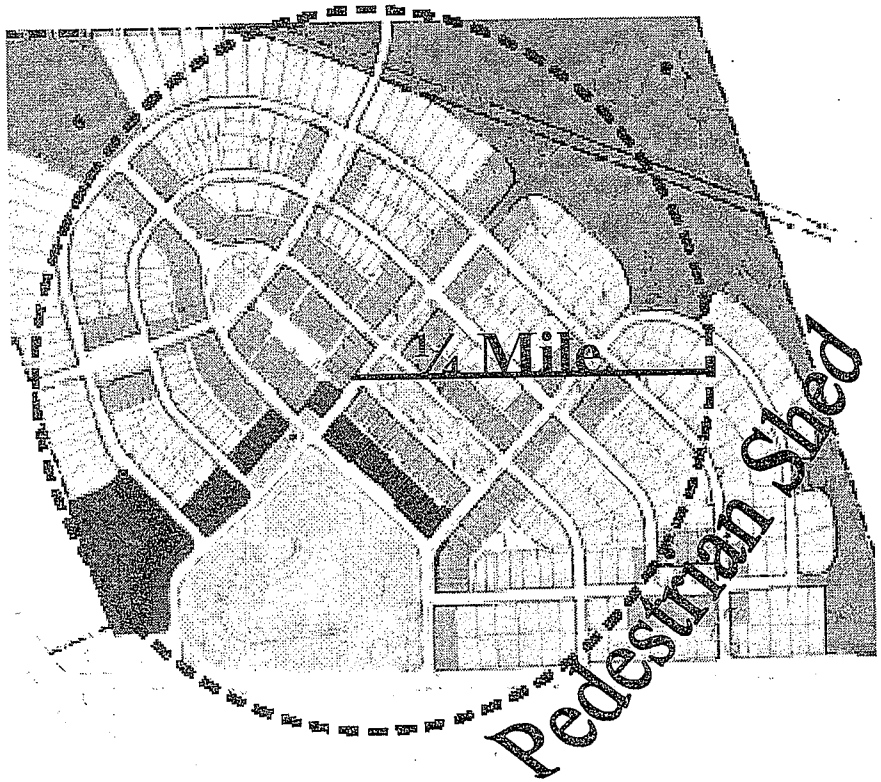
PUTTING IT ALL TOGETHER

VILLAGE

T1 | T2 | T3 | T4 | T5 | T6 | D

PERMITTED T-ZONES

T1	No Minimum
T2	
T3	10 – 40%
T4	20 – 60%
T5	10 – 45%



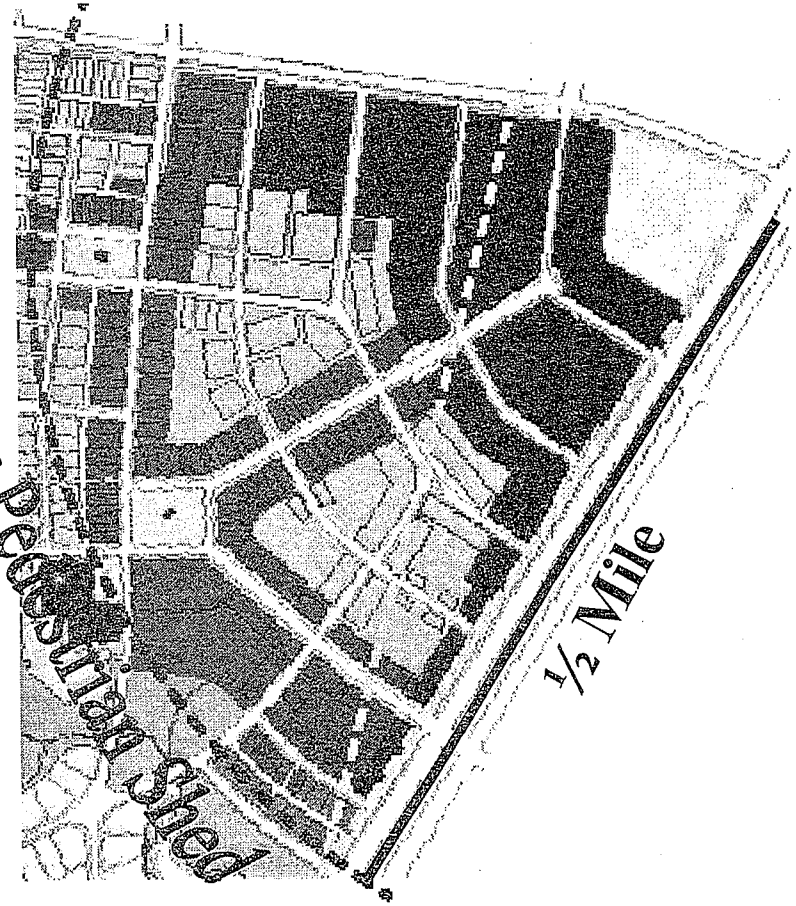
PUTTING IT ALL TOGETHER

REGIONAL CENTER

T1 RURAL | T2 | T3 SUB URBAN | T4 | T5 URBAN CENTER | T6 URBAN CORE | D SPECIAL DISTRICT

PERMITTED
T-ZONES

T1	No Minimum
T2	
T4	10 – 40%
T5	10 – 60%
T6	20 – 70%



Other Features – Civic Functions

- **Civic Spaces: 5% of pedestrian shed**
  - Main Civic Space, park, green, square, plaza
  - Playground within 800 ft. of every lot of residential use
- **Civic Buildings:**
  - Meeting Hall next to Main Civic Space
  - Child care building lot
  - Elementary School Site required for one or more villages and/or regional center based on a population threshold
- **Transit Facilities:** bus stop, park and ride, or transit center

Other Features – Non-residential uses

- **Commercial Uses:** Minimum % of non-residential required in T-4, T-5, & T-6 (See Table 18)
- **Shared Parking:** Credit given for on-street and shared parking; 30% parking requirement exemption for villages & regional centers that qualify as a TOD
- **Separate street (B Grid):** designated for auto-oriented uses (drive-thrus, mini-storage, etc.)
- **Special Districts:**
  - May be adopted if not accommodated by FBD use matrix (e.g. industrial, etc.)

Other Features – Environmental

- **Same Landscaping point system, with several mitigation options**
- **Streetscape trees (public frontage)** – 1 per 50 linear ft. of frontage
- **Street trees (private frontage)** – 1 per 30 linear ft. of frontage
- **Riparian Buffers** - based on stream classification (50 -150 ft. from centerline of waterway)
- **Wetland buffer** - 50 ft. from edge of wetland

Other Features – Streets

- Street sections are determined by T-zone.
- Parkways (T1-T2)
- Rural Roads (T1-T3)
- Residential Streets (T3 – T4)
- Standard Streets & Avenues (T3-T6)
- Commercial Streets & Avenues (T5-T6)
- Boulevards (T3-T6)
- Required bicycle lane/route/trail through the neighborhood

Other Features – Design Standards

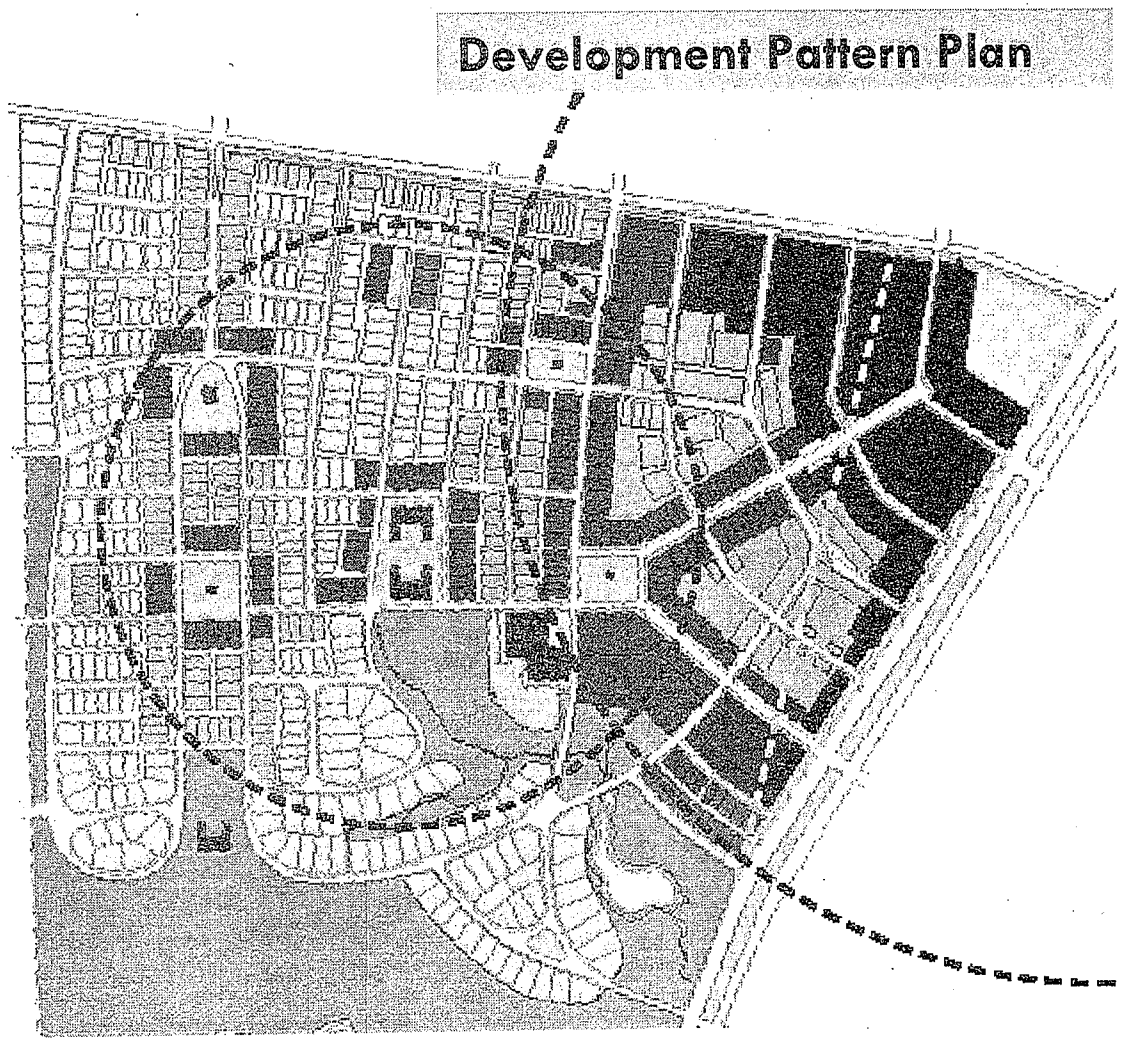
- **Architectural Design Standards are determined by T-zone.**
- **General to all:** parking behind buildings, and screened with vegetation or wall (street screen); openings above 1st floor area not to exceed 50% of total building wall; signs (wall, small freestanding signs for home based business)
- **T4-T6:** 70% window glazing on ground floor retail; exterior finish materials (stone, brick, stucco, etc.); blade signs & vertical corner signs allowed, bicycle racks

Other Features – Density Bonus

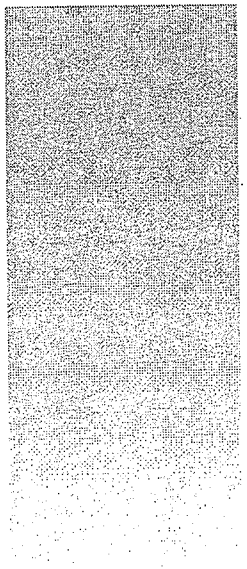
Two options allow for a density bonus:

- Sustainable Design
  - Housing Mix – 3 or more types
  - Scoring system based on sustainable design practices
- Transfer of Development Rights

Development Submittal



Development Process

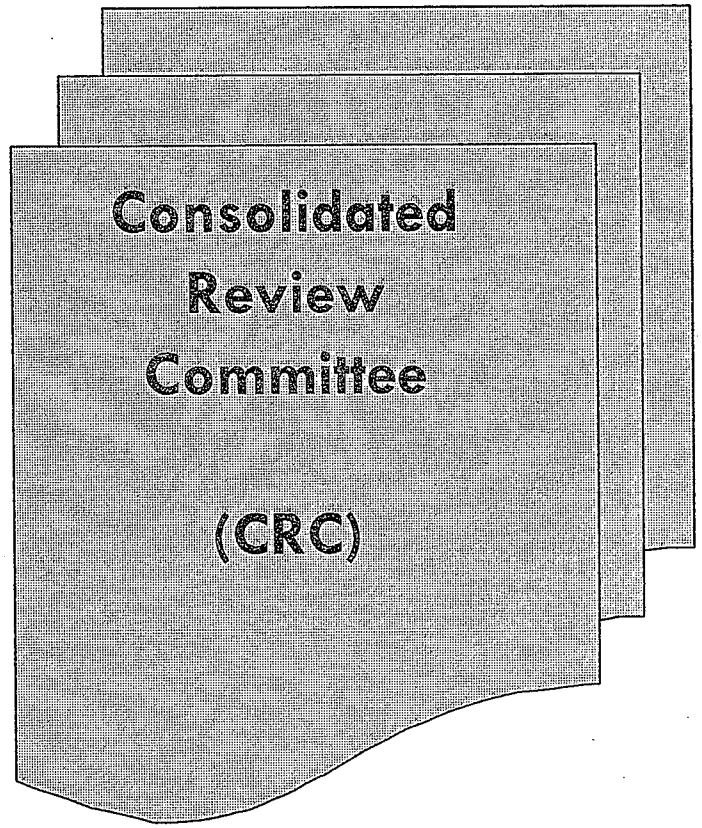


Master Development Plan

Plat

Zoning

Building-Scale Plans



Technical Review

Technical Review of Regulations: June 2006 – February 2007

Public Works:

Stormwater • Traffic • Bicycle Coordinator

Development Services:

Board of Adjustment • Subdivisions

City Arborist • Zoning • Plan Review

Master Development Planning

Other City Departments:

Parks and Recreation • Planning

Environmental Services • Fire • Police

Outside Agencies:

CSMA • SAWS • VIA • Bexar County • SARA

School Districts • TXDot • CPS

When Will it be Available?

Adoption – 2 Step Process

Amend UDC, Article II Use Patterns

Add Form Based Development as a Use Pattern [Article II, Section 209]

→ *Similar to TND, Conventional, or Conservation Subdivision*

Amend UDC, Article III. Zoning

Add "FBZD" Special District [Article III, Section 357]

Future rezonings must be consistent with Community Plan

Public Involvement & Public Hearings

August 28 – CSMA Briefing

September 25 – CSMA Briefing

October 2 – Kingsborough MS

October 10 – Planning Commission Briefing

October 16 – Tejeda Academy (3000+ invitations)

November 6 – Zoning Commission Briefing

November 14 – Planning Commission Public Hearing

November 20 – Zoning Commission Public Hearing

November 27 – City South Management Authority Public Hearing

December 6 – City Council