SAN ANTONIO PLANNING COMMISSION AGENDA

May 28, 2008
2:00 P.M.

Murray H. Van Eman, *Chairman*
Cecilia Garcia, *Vice Chair*
Dr. Francine S. Romero, *Chair Pro-Tem*
Amelia Hartman
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao-Hrenek
Stephanie James

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

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

1. **PRELIMINARY ITEMS**

   A. Work session, **1:30** P.M., Tobin Room
   - Agenda items may be discussed (Development Services)
   - Cibolo Canyon consent agreement – (City Attorneys Office)

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

3. Roll Call

4. Citizens to be heard

5. **PUBLIC HEARINGS**

		Council District	Ferguson Index #
REPLAT W/ WRITTEN NOTIFICATION:			
A. 080127	**Anna's Place** (On the east side of Glasgow Drive, north of Copinsay Avenue)	3	652 B-7
REPLAT:			
B. 080144	**Northwest Costco** (Northwest of the intersection of IH 10 West and UTSA Blvd)	8	514 D-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 HEARING FOR ITEM 6 HELD ABOVE:

6.	080144	**Northwest Costco** (Northwest of the intersection of IH 10 West and UTSA Blvd)	8	514	D-7

PLATS:

7.	060531	**Westover Hills, Unit 28** (Southeast of North Ellison Drive and Wiseman Blvd)	6	578	C-7
8.	070453	**Horizon Pointe Subdivision, Unit 8** (Intersection of N. Foster Rd. and Sierra Sunset)	OCL	619	B-1
9.	070565	**North Park Toyota, Phase 1** (South of Quintana Road, west of IH 410)	4/OCL	680	B-5
10.	080006	**Fossil Creek, Unit 3 PUD** (On the southeast corner of Evans Road and Bulverde Road)	OCL	484	B-5
11.	080078	**Babcock Trails** (On the west side of Babcock Road and Prue Road)	8	548	A-3
12.	080111	**Woodlake Golf Vista** (Southeast of the intersection of FM 78 and Woodlake Parkway)	OCL	585	F-5
13.	080176	**Interchange 302** (On the east side of Fratt Road and Interchange Parkway)	2	552	E-8
14.	080225	**151 Development, Unit 3** (Northeast of the intersection of Alamo Ranch and Alamo Parkway)	OCL	577	D-4

LAND TRANSACTION:

15. S.P. 1367 Request for a License Agreement to use Public Right of Way beneath and across West Commerce Street. (Capital Improvement Management Systems, by Oscar Serrano, Real Estate Manager)

INDIVIDUAL CONSIDERATION

PLATS:

16.	**060509**	**Liberte Ventura, Unit 1** (Major Thoroughfare) (East of Walzem and Ferrysage Drive)	**OCL**	**586 B-4**
17.	**070427**	**La Mesa Development** (Access) (East of Lou Mel and Enterprise Drive)	**8**	**514 F-5**
18.	**080127**	**Anna's Place** (SAWS LOC) (On the east side of Glasgow Drive, north of Copinsay Avenue)	**3**	**652 B-7**

FLOODPLAIN PERMIT:

19.	**FPV 08-012**	**VKB Partners** (Floodplain) (1024 South Laredo Street)	**1**	**616 D-6**

COMPREHENSIVE MASTER PLANS:

20. Case Number 08022 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the North Central Neighborhoods Community Plan, a component of the Master Plan of the City, by changing the use of approximately 3.23 acres generally located at 647 E. Hildebrand more specifically described by legal description NCB 7015 BLK LOT 1, 2, 11, 12 & PT OF 3, 4, 5, 6 & 10 OR TRACT B, including a portion of Old Hildebrand Ave. consisting of approximately .514 acres, from Public/Institutional to High Density Residential land use. (Planning and Community Development Department by Tyler Sorrells, Planner; Nina Nixon-Mendez, Planning Manager).

21. Case Number 08023 - Public hearing and consideration of a resolution amending the Land Use Plan contained in the Near Northwest Community Plan, a component of the Master Plan of the City, by changing the use of approximately 7.5 acres generally located at 130 Spencer more specifically described by legal description NCB 8410 LOT E IRR 530.29 FT OF W IRR 1119.48 FT OF 13 from High Density Residential land use to Community Commercial land use. (Planning and Community Development Department by Sidra Maldonado, Planner; Nina Nixon-Mendez, Planning Manager).

22. Public hearing and consideration of a resolution to recommend to City Council an amendment to update the land use element of the Northeast Inner Loop Neighborhood Plan in whole or in parts, as a component of the City's Master Plan as it conforms to the approval criteria set forth in the Unified Development Code, §35-420, pertaining to "Comprehensive, Neighborhood, Community and Perimeter Plans" located generally bounded by N. New Braunfels Ave., Claywell Rd., and Broadway Ave. on the west; NE Loop 410 on the north; Harry Wurzbach to the east; and Rittiman Rd. to the south.

(Planning and Community Development Department by Lauren Edlund, Planner; Nina Nixon-Mendez, Planning Manager).

OTHER ITEMS:

23. Consideration of a resolution appointing members to the Planning Commission Technical Advisory Committee (Development Services Department)

24. Approval of the minutes for the May 14, 2008 Planning Commission meeting

25. Director's report

26. Questions and discussion

27. 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

28. **ADJOURNMENT**

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 5A & 1B **May 28, 2008**

ANNA'S PLACE	MINOR PLAT	080127
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 B-7
OWNER: Mr. and Mrs. Andrew Hernandez
ENGINEER: Sur Tejas Corp., by Majid Howiatdost
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: Pending – SAWS Letter of Certification

Location: On the east side of Glasgow Drive; north of Copinsay Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **0.185** acres consisting of **1** single family lot.

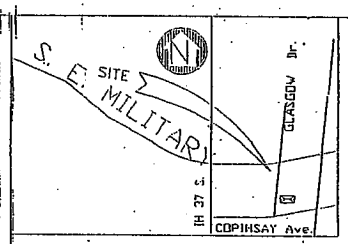
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 28, 2008. Twenty-Four notices were mailed to the adjacent property owners, and as of this writing, no written opposition has been submitted.

STAFF RECOMMENDATION:

Pending

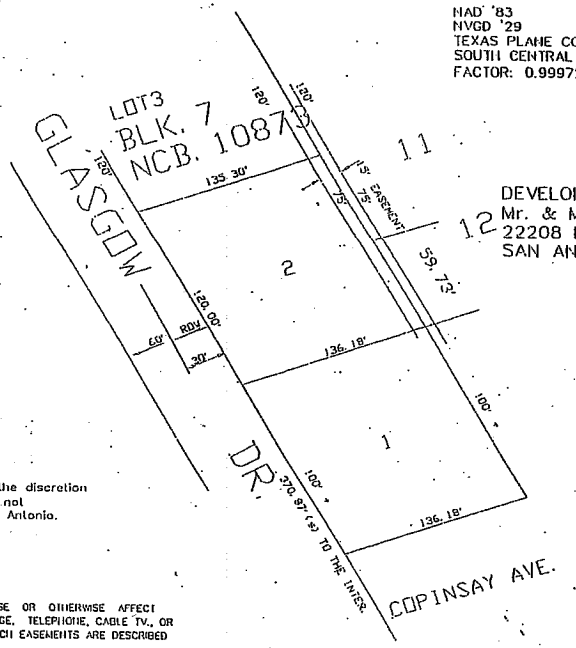
PLAT NO. 080127



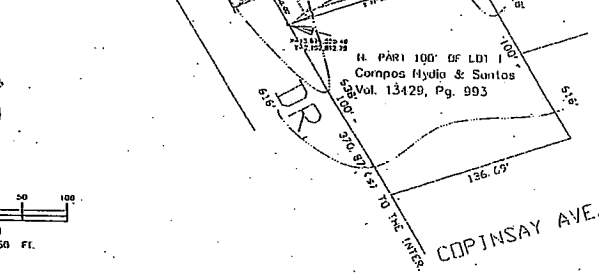
LOCATION MAP
N.T.S.

SUR TEJAS CORP.
CONSULTING * ENGINEERS
2626 McCULLOUGH
SAN ANTONIO, TEXAS 78212
TEL.: 732-4009 * FAX: 732-6772

NAD '83
NVGD '29
TEXAS PLANE COORDINATES
SOUTH CENTRAL ZONE
FACTOR: 0.9997203



DEVELOPER/OWNER:
Mr. & Mrs. Andrew Hernandez
22208 REDSAND Dr.
SAN ANTONIO, TX 78264



100 0 50 100
(IN FEET)
1 INCH = 50 FT.

WASTE WATER EDU NOTE:
THE NUMBER 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 PLANNING DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

BUILDING 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.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV., OR EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

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

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: RAYMUNDO MARTINEZ Jr.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

ANDREW HERNANDEZ

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 THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___DAY OF ___ A.D. 200_

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AREA BEING REPLATED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATED "THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION" HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HIGHLAND FOREST SUBDIVISION LOT 2, BLK, 7 & NCB 10873; SITUATED WITH IN CITY OF SAN ANTONIO RECORDED IN VOLUM 3025, PG. 110 BEXAR COUNTY, TEXAS DEED AND RECORD.

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 OTHERS OBSTRUCTIONS WHICH EINDANGER 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS, SHALL BE CHARGED TO THE PERSON PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 EASEMENT 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 EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

REPLAT ESTABLISHLING

ANNA'S PLACE

ESTABLISHING LOT 15, BLK. 7, NCB 10873;
BEING 0.185 ACRES, OUT OF LOT 2, BLK 7 AND NCB 10875; OUT OF HIGHLAND FOREST SUBDIVISION SITUATED WITH IN CITY OF SAN ANTONIO RECORDED IN VOLUM 3025, PG. 110 BEXAR COUNTY, TEXAS DEED AND RECORD.

STATE OF TEXAS
COUNTY OF BEXAR

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

MAJOR OR AMENDING PLAT APPROVED BY DEVELOPMENT SERVICES DIRECTED.
DATED THIS_____DAY OF_____A.D. 200_

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES

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

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5B & 6 May 28, 2008

NORTHWEST COSTCO	MAJOR	080144
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 D-7
OWNER: Lubbock-TSC, by Erik R. Mays
ENGINEER: Tomden Engineering, L.L.P., by Juan J. Vasquez, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 28, 2008

Location: Northwest of the intersection of IH 10 West and UTSA Blvd.

Services Available: SAWS Water and Sewers

Zoning: C3 General Commercial District,
GC-1 Gateway Corridor District (I.H.10 N.)

Proposed Use: Retail

Major Thoroughfare: IH 10 West is an freeway

APPLICANT'S PROPOSAL:

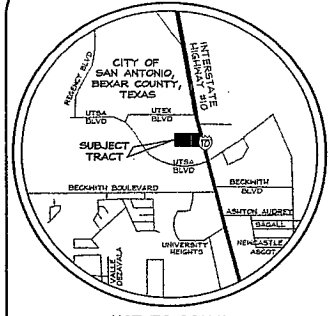
To plat **6.417** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval.

Plat No. 080144

LOCATION MAP



NOT TO SCALE

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.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	205.00'	161.01'	156.90'	S 67°46'03" E	45°00'00"
C2	195.00'	153.15'	149.25'	S 67°46'03" E	45°00'00"

TXDOT NOTES:

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

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

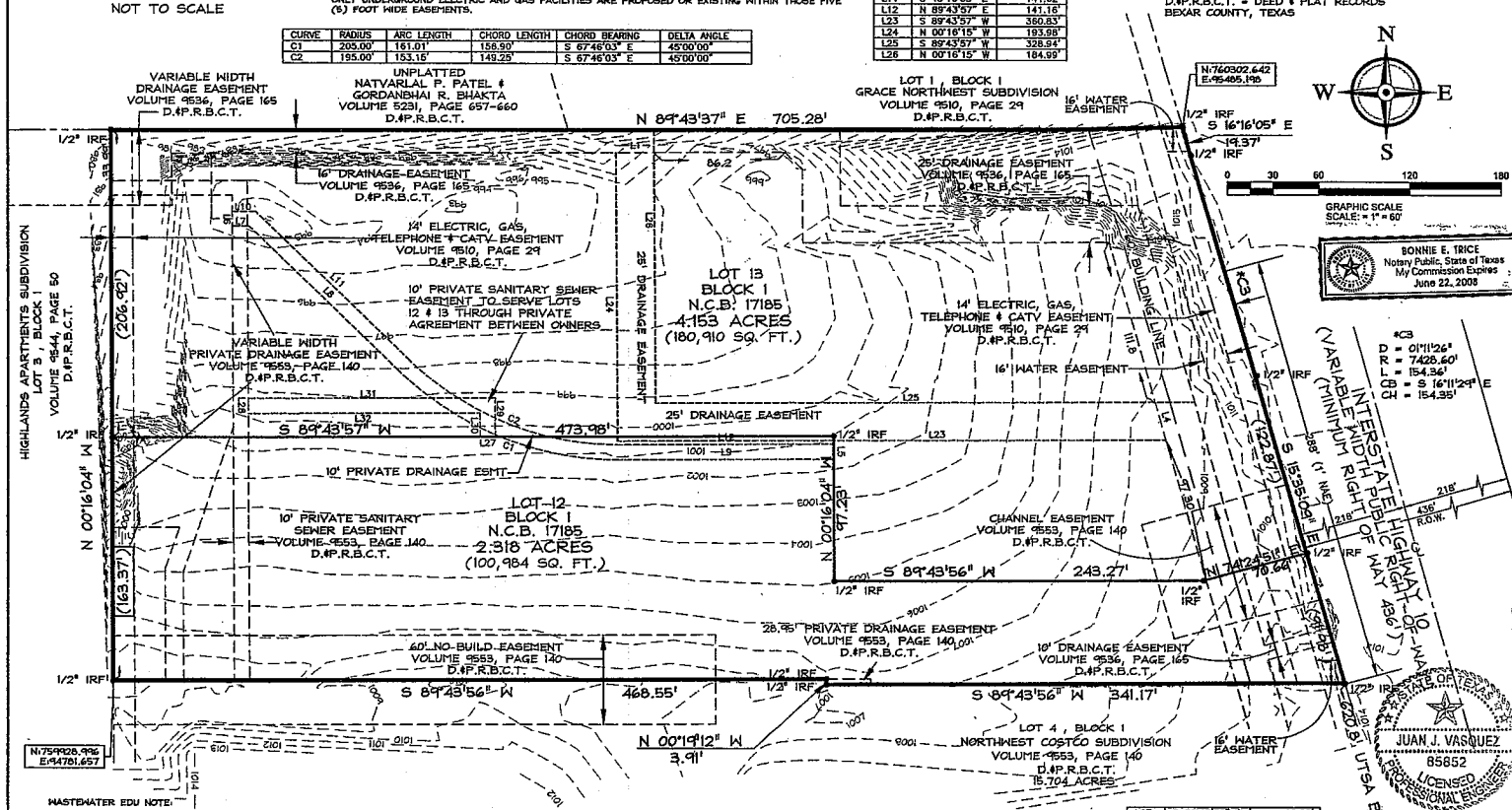
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM TOTAL OF ONE ACCESS POINT ALONG INTERSTATE HIGHWAY NO. 10, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 388.58 FEET.

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 DIRECTED BY TXDOT.

LINE	BEARING	DISTANCE
L1	N 89°43'37" E	25.00'
L4	S 15°41'50" E	25.03'
L5	S 00°16'04" E	10.00'
L6	N 00°16'09" W	10.00'
L7	N 89°43'51" E	11.17'
L8	S 45°16'03" E	137.47'
L9	N 89°43'57" E	141.16'
L10	N 89°43'51" E	15.31'
L11	S 45°16'03" E	141.82'
L12	N 89°43'57" E	141.16'
L23	S 89°43'57" W	360.83'
L24	N 00°16'15" W	193.98'
L25	S 89°43'57" W	328.94'
L26	N 00°16'15" W	184.99'

LEGEND

▲"CM" = CONTROLLING MONUMENT
● IRF = IRON ROD FOUND
● IRS = 5/8" IRON ROD SET "STAMPED FORESIGHT"
D.&P.R.B.C.T. = DEED & PLAT RECORDS BEXAR COUNTY, TEXAS



LINE	BEARING	DISTANCE
L27	S 89°43'56" W	10.00'
L28	N 00°16'09" W	10.00'
L29	S 00°16'04" E	28.00'
L30	S 00°16'04" E	16.00'
L31	N 89°43'56" E	162.16'
L32	N 89°43'56" E	152.16'

WASTEWATER 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.

NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED PAPE-DAWSON PAPE-DAWSON FOUND AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. MONUMENTATION IS BASED ON THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PD07)
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983
5. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
6. ALL EASEMENTS ARE VARIABLE WIDTH UNLESS NOTED OTHERWISE.
7. NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
8. OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506 (r) (3).
9. "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 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".

Owner/Developer:
Lubbock-TSC,
a Texas Limited
Partnership
Contact: Steve Meier
5949 Sherry Lane
Suite 1570
Dallas, Texas 75225

Engineer:
Tomden Engineering, L.L.P.
12655 N. Central Expwy.
Suite 1016
Dallas, Texas 75243

Surveyor:
Foresight Land Services, LLC
202 Lee Street
Terrell, Texas 75160
972-563-7711

REPLAT ESTABLISHING NORTHWEST COSTCO SUBDIVISION

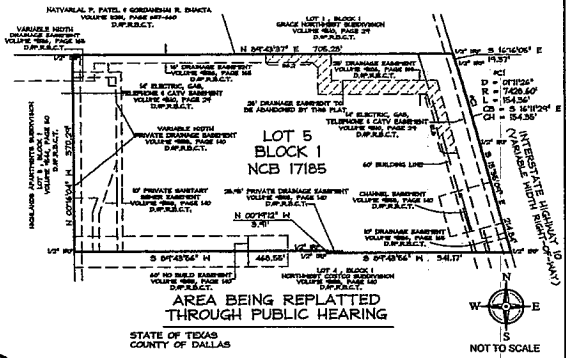
LOTS 12 AND 13, BLOCK 1, N.C.B. 17185, BEING A 6.417 ACRE TRACT OF LAND OUT OF THE NORTHWEST COSTCO SUBDIVISION AS RECORDED IN VOLUME 9553, PAGE 140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY



AREA BEING REPLATTED THROUGH PUBLIC HEARING

NOT TO SCALE

STATE OF TEXAS
COUNTY OF DALLAS

THE AREA BEING REPLATTED HAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS NORTHWEST COSTCO SUBDIVISION WHICH IS RECORDED IN VOLUME 9553, PAGE 140 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

WE, THE OWNERS OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. WE FURTHER CERTIFY THAT NO PORTION OF THIS REPLAT WAS LIMITED DURING THE PRECEDING FIVE (5) YEARS BY AN INTERIM OR PERMANENT ZONING DISTRICT TO RESIDENTIAL USE FOR NOT MORE THAN TWO (2) 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 (2) RESIDENTIAL UNITS PER LOT.

Lubbock - TSC, LP, a Texas Limited Partnership
By: Amazing Development Inc. a Texas Corporation
Erik R. Mays, President

SWORN AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF MAY, 2008.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
MY COMMISSION EXPIRES: 06/22/08

BONNIE E. TRICE
Notary Public, State of Texas
My Commission Expires
June 22, 2008

STATE OF TEXAS
COUNTY OF DALLAS

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.

Lubbock - TSC, LP, a Texas Limited Partnership
By: Amazing Development Inc. a Texas Corporation
Erik R. Mays, President

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED ERIK R. MAYS, 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 2 DAY OF MAY A.D. 2008

NOTARY PUBLIC IN AND FOR THAT STATE OF TEXAS

STATE OF TEXAS
COUNTY OF DALLAS

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

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2 DAY OF May, A.D. 2008

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

RONALD ALLEN
Notary Public, State of Texas
My Commission Expires
October 02, 2011

STATE OF TEXAS
COUNTY OF KAUFMAN

JUAN J. VASQUEZ
85852
LICENSED PROFESSIONAL ENGINEER

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 FORESIGHT LAND SERVICES, LLC.

REGISTERED PROFESSIONAL LAND SURVEYOR

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 2nd DAY OF May, 2008 A.D. _____

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JENNIFER N. REED
Notary Public, State of Texas
My Commission Expires
July 07, 2010

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

STATE OF TEXAS REGISTERED
JOHN B. FINCHER
1708
PROFESSIONAL LAND SURVEYOR

FORESIGHT Land Services, LLC

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202 LEE AVENUE, TERRELL, TEXAS 75160

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 7 **May 28, 2008**

WESTOVER HILLS UNIT 28 — MAJOR PLAT — 060531
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 578 C-7
OWNER: SRP, Ltd., by Neil Meili
ENGINEER: Pape-Dawson Engineers, Inc., by Dennis R. Rion
CASE MANAGER: Elizabeth Adams, Planner (207-7912)

Date filed with Planning Commission: May 12, 2008

Location: Southeast of North Ellison Dr. and Wiseman Blvd.

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial District
GC-2 Highway 151 Gateway Corridor District

Plat is in accordance with:
POADP 110-D, Westover Hills was accepted on February 28, 2008.

Proposed Use: R.O.W.

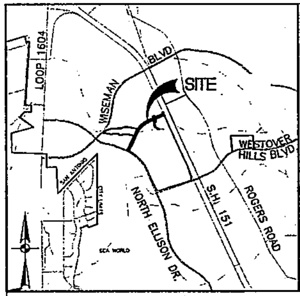
Major Thoroughfare: North Ellison Dr. and Wiseman Blvd. are secondary arterials, type A, minimum R.O.W. 86 feet. State Highway 151 is a freeway, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To plat **11.11** acres consisting of **2,162** linear feet of public streets.

STAFF RECOMMENDATION:

Approval



LOCATION MAP
NOT-TO-SCALE
MAPSCO MAP 578 GRID C7

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.

3. NO NEW 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.

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 170'.

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.

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

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.

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

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

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.

[signature]
OWNER/DEVELOPER:
(0.2114 ACRE VARIABLE WIDTH DRAINAGE AND SANITARY SEWER ESMT.)
(0.1293 ACRE 16' SANITARY SEWER ESMT.)

CHRISTUS HEALTH CORP.
DON BEELER
300 N. SANTA ROSA STREET
SAN ANTONIO, TX 78207
PHONE NO. (210) 704-2805

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Don A. Beeler, 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 1 DAY OF May A.D. 2008
Margaret A. Eckhardt
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MARGARET A ECKHARDT
My Commission Expires
January 21, 2012

STATE OF TEXAS
COUNTY OF TRAVIS

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

[signature]
OWNER/DEVELOPER:

SRP, LTD.
NEIL MEILI
1714B BARTON HILLS DRIVE
AUSTIN, TX 78704
PHONE NO. (512) 444-7733

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Neil Meili, 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 April A.D. 2008
[signature]
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

ZACHARIAH WHITNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-18-08

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.

LICENSED PROFESSIONAL SURVEYOR

STATE OF TEXAS DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 LAND SURVEYOR

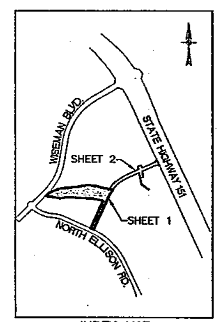
Date: Apr 22, 2008, 8:40am User ID: REIizondo
File: P:\64\59\00\DESIGN\CIVIL\PL645900.dwg

LINE TABLE		
LINE	LENGTH	BEARING
L1	16.57'	N65°57'58"W
L2	31.80'	N45°37'42"E
L3	118.32'	N24°02'02"E
L4	43.02'	N18°06'05"W
L5	87.66'	N26°53'55"E
L6	41.99'	N71°53'55"E
L7	68.07'	N09°29'18"W
L8	70.59'	N65°30'42"E
L9	65.82'	S27°10'29"E
L10	138.50'	S04°59'21"E
L11	51.16'	S80°30'42"W
L12	20.19'	S72°27'21"W

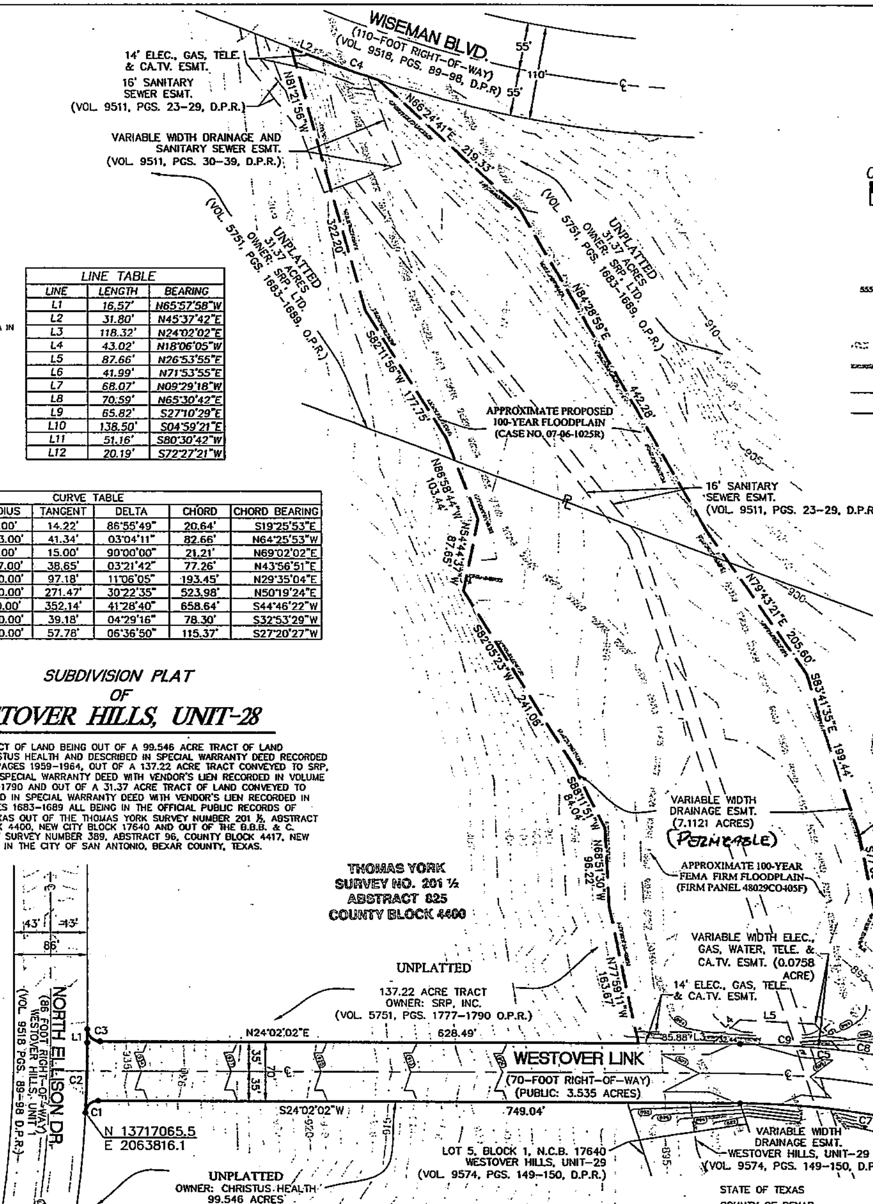
CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	22.76'	15.00'	14.22'	86°55'49"	20.64'	S19°25'53"E
C2	82.67'	1543.00'	41.34'	03°04'11"	82.66'	N64°25'53"W
C3	23.56'	15.00'	15.00'	90°00'00"	21.21'	N69°02'02"E
C4	77.27'	1317.00'	38.65'	03°21'42"	77.26'	N43°56'51"E
C5	193.76'	1000.00'	97.18'	11°06'05"	193.45'	N29°35'04"E
C6	530.17'	1000.00'	271.47'	30°22'35"	523.98'	N50°19'24"E
C7	673.25'	930.00'	352.14'	41°28'40"	658.64'	S44°46'22"W
C8	78.32'	1000.00'	39.18'	04°29'16"	78.30'	S32°53'29"W
C9	115.43'	1000.00'	57.78'	06°36'50"	115.37'	S27°20'27"W

SUBDIVISION PLAT OF
WESTOVER HILLS, UNIT-28

AN 11.11 ACRE TRACT OF LAND BEING OUT OF A 99.546 ACRE TRACT OF LAND CONVEYED TO CHRISTUS HEALTH AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11513, PAGES 1959-1964, OUT OF A 137.22 ACRE TRACT CONVEYED TO SRP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5751, PAGES 1777-1790 AND OUT OF A 31.37 ACRE TRACT OF LAND CONVEYED TO SRP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5751, PAGES 1683-1689 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE THOMAS YORK SURVEY NUMBER 201 ½, ABSTRACT 825, COUNTY BLOCK 4400, NEW CITY BLOCK 17640 AND OUT OF THE B.B.B. & C. RAILROAD COMPANY SURVEY NUMBER 389, ABSTRACT 96, COUNTY BLOCK 4417, NEW CITY BLOCK 17640 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



INDEX MAP
N.T.S.



SCALE : 1"=100'

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

LEGEND

	=	100 YEAR FLOODPLAIN (FEMA)
	=	100 YEAR FLOODPLAIN (CITY)
—920—	=	EXISTING CONTOUR
(920)	=	PROPOSED CONTOUR
F.I.R.	=	FOUND 1/2" IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA.TV.	=	CABLE TELEVISION
ESMT.	=	EASEMENT

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION POE1.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

THE VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARY OF THE 100-YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH FIRM PANEL 48029C0405F, DATED JAN. 4, 2002. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THIS DRAINAGE EASEMENT AS NECESSARY.

...MENT SERVICES ...CEIVED ... -5 AM 11:39

THIS PLAT OF WESTOVER HILLS, UNIT-28 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

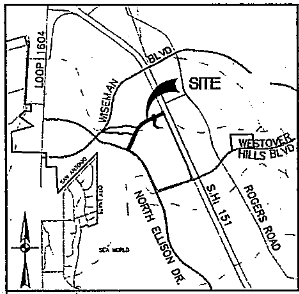
BY: ______ DEPUTY

JOB NUMBER 6459-00

PLAT NO. 060531

SCALE : 1"=100'

0' 100' 200' 300'



LOCATION MAP

NOT-TO-SCALE
MAPSCO MAP 578 GRID C7

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.

3. NO NEW 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.

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

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

3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ONE ACCESS POINT BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 170'.

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.

CLEAR VISION NOTE:
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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.

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CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
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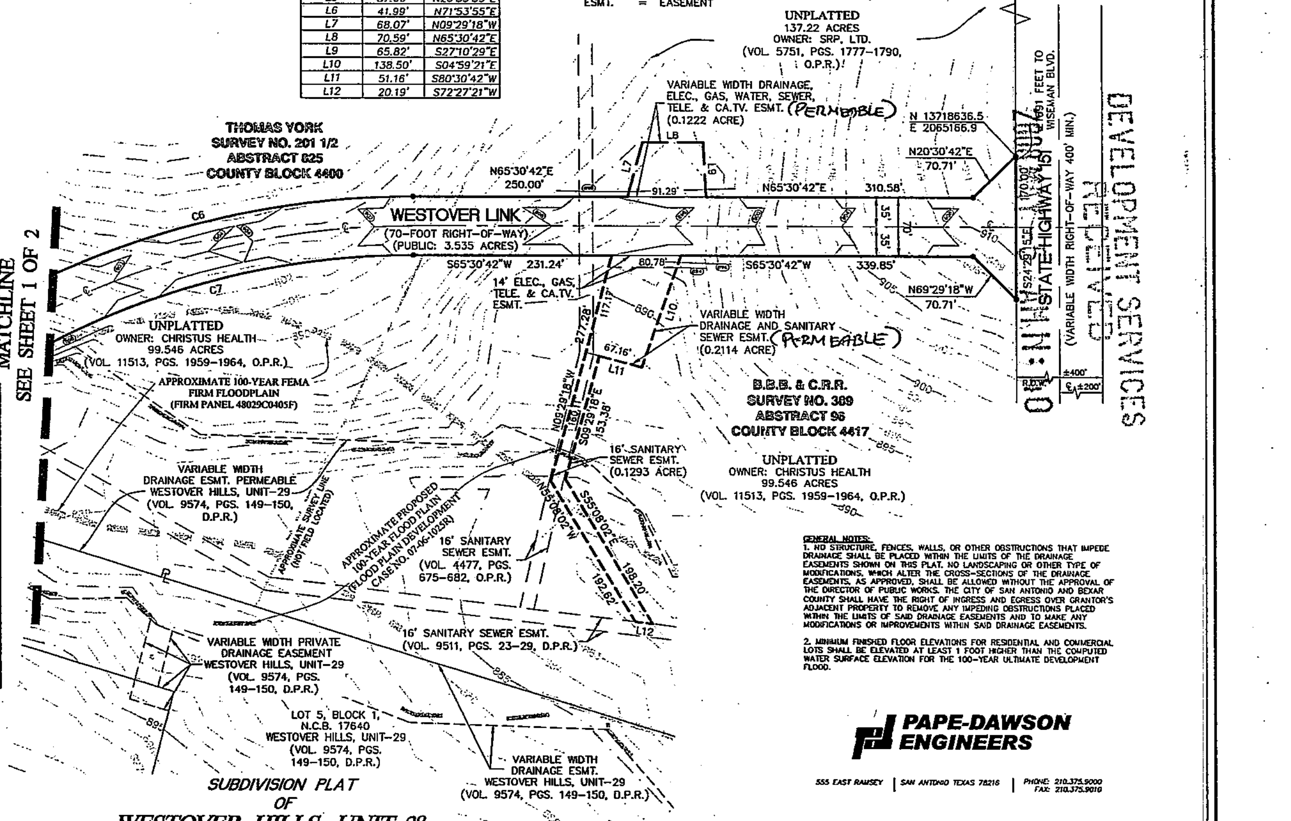
L10	138.50'	S04°59'21"E
L11	51.16'	S80°30'42"W
L12	20.19'	S72°27'21"W

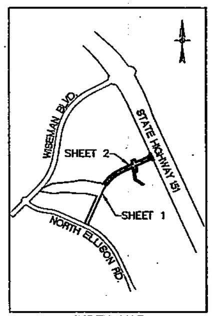
LEGEND

	=	100 YEAR FLOODPLAIN (FEMA)
	=	100 YEAR FLOODPLAIN (CITY)
920	=	EXISTING CONTOUR
	=	PROPOSED CONTOUR
F.I.R.	=	FOUND 1/2" IRON ROD
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ELEC.	=	ELECTRIC
TELE.	=	TELEPHONE
CA.TV.	=	CABLE TELEVISION
ESMT.	=	EASEMENT



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

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



INDEX MAP
N.T.S.

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.

[signature]
OWNER/DEVELOPER:
(0.2114 ACRE VARIABLE WIDTH DRAINAGE AND SANITARY SEWER ESMT.)
(0.1293 ACRE 16' SANITARY SEWER ESMT.)

CHRISTUS HEALTH CORP.
DON BEELER
300 N. SANTA ROSA STREET
SAN ANTONIO, TX 78207
PHONE NO. (210) 704-2805

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Don A. Beeler, 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 1 DAY OF May A.D. 2008

Margaret A. Eckhardt
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

MARGARET A ECKHARDT
My Commission Expires
January 21, 2012

STATE OF TEXAS
COUNTY OF TRAVIS

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

[signature]
OWNER/DEVELOPER:

SRP, LTD.
NEIL MOLI
1714B BARTON HILLS DRIVE
AUSTIN, TX 78704
PHONE NO. (512) 444-7733

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Neil Molli, 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 April A.D. 2008

[signature]
NOTARY PUBLIC
TRAVIS COUNTY, TEXAS

ZACHARIAH WHITNEY
Notary Public
STATE OF TEXAS
My Comm. Exp. 08-18-08

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.

[signature]
LICENSED PROFESSIONAL SURVEYOR

STATE OF TEXAS ★ DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOHN NOEL NICHOLLS 4402 PROFESSIONAL LAND SURVEYOR

Date: Apr 22, 2008, 8:54am User ID: REIizondo
File: P:\64\59\00\DESIGN\CIVIL\PL645900.dwg

SUBDIVISION PLAT OF

WESTOVER HILLS, UNIT-28

AN 11.11 ACRE TRACT OF LAND BEING OUT OF A 99.546 ACRE TRACT OF LAND CONVEYED TO CHRISTUS HEALTH AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11513, PAGES 1959-1964, OUT OF A 137.22 ACRE TRACT CONVEYED TO SRP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5751, PAGES 1777-1790 AND OUT OF A 31.37 ACRE TRACT OF LAND CONVEYED TO SRP, LTD. DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 5751, PAGES 1683-1689 ALL BEING IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS OUT OF THE THOMAS YORK SURVEY NUMBER 201 ½, ABSTRACT 825, COUNTY BLOCK 4400, NEW CITY BLOCK 17640 AND OUT OF THE B.B.B. & C. RAILROAD COMPANY SURVEY NUMBER 389, ABSTRACT 96, COUNTY BLOCK 4417, NEW CITY BLOCK 17640 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

THIS PLAT OF *WESTOVER HILLS, UNIT-28* HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ________
CHAIRMAN

BY: ________
SECRETARY

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

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ , DEPUTY

SHEET 2 OF 2

JOB NUMBER 6459-00

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 8 **May 28, 2008**

HORIZON POINTE SUDIVISION, UNIT 8	MAJOR PLAT	070453
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 619 B-1
OWNER: Continental Homes of Texas, L.P., by Timothy D. Pruski
ENGINEER: M.W. Cude Engineers, L.L.C., by Ian Cude, P.E.
CASE MANAGER: Elizabeth Adams (207-7912)

Date filed with Planning Commission: May 14, 2008

Location: Intersection of N. Foster Rd. and Sierra Sunset

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP #751-A, Woodlake Farms Ranch was accepted on March 19, 2004

Major Thoroughfare: N. Foster Road is a Secondary arterial, type A minimum R.O.W. 86 feet.

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To plat **19.363** acres consisting of **75** single family lots, **3** non-single family lot and **2,824.54** linear feet of public streets.

STAFF RECOMMENDATION:

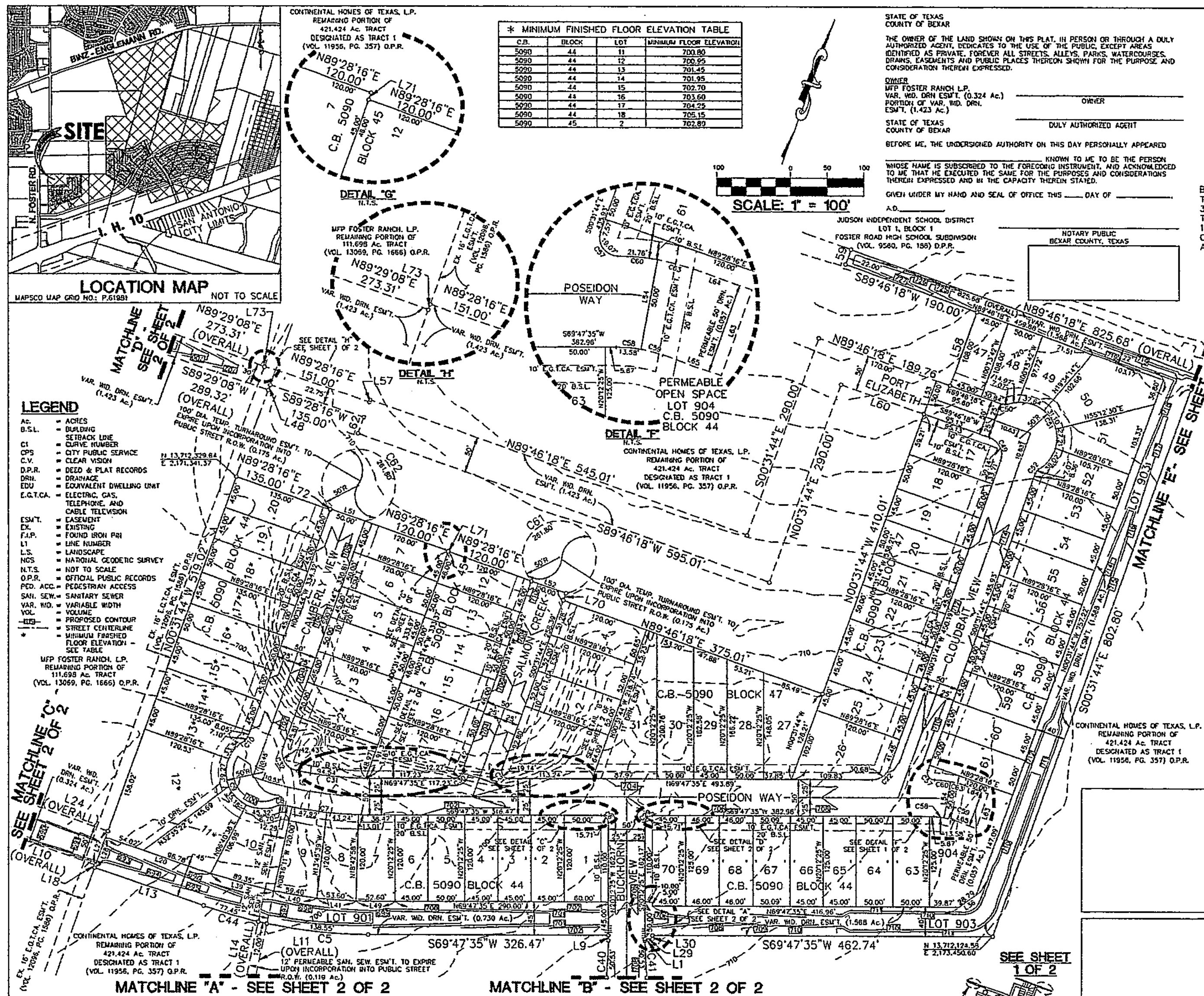
Approval

PLAT NO. 070453

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
CONTACT PERSON: CHRIS DICE, E.I.T.

SUBDIVISION PLAT
ESTABLISHING
HORIZON POINTE
SUBDIVISION, UNIT 8

BEING 19.363 ACRES OUT OF A 421.424 ACRE TRACT, DESIGNATED AS TRACT I, AS DESCRIBED BY DEED RECORDED IN VOLUME 11956, PAGES 357-366 AND OUT OF THE REMAINING PORTION OF A 111.698 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 13069, PAGES 1666-1673, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE HRS. CHAPPELL SURVEY NO. 322, ABSTRACT NO. 884, COUNTY BLOCK 5094, BEXAR COUNTY, TEXAS.



LEGEND

AC.	ACRES
B.S.L.	BUILDING SETBACK LINE
C1	CURVE NUMBER
CPS	CITY PUBLIC SERVICE
C.V.	CLEAR VISION
D.P.R.	DEED & PLAT RECORDS
DRN.	DRAINAGE
EDU	EQUIVALENT DWELLING UNIT
E.G.T.CA.	ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	EASEMENT
EX.	EXISTING
F.I.P.	FOUND IRON PIN
L1	LINE NUMBER
L.S.	LANDSCAPE
NGS	NATIONAL GEODETIC SURVEY
N.T.S.	NOT TO SCALE
O.P.R.	OFFICIAL PUBLIC RECORDS
PED. ACC.	PEDESTRIAN ACCESS
SAN. SEW.	SANITARY SEWER
VAR. WD.	VARIABLE WIDTH
VOL.	VOLUME
—710—	PROPOSED CONTOUR
— · —	STREET CENTERLINE
*	MINIMUM FINISHED FLOOR ELEVATION - SEE TABLE

* MINIMUM FINISHED FLOOR ELEVATION TABLE			
C.B.	BLOCK	LOT	MINIMUM FLOOR ELEVATION
5090	44	11	700.80
5090	44	12	700.95
5090	44	13	701.45
5090	44	14	701.95
5090	44	15	702.70
5090	44	16	703.60
5090	44	17	704.25
5090	44	18	705.15
5090	45	2	702.80

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
MFP FOSTER RANCH L.P.
VAR. WD. DRN ESM'T. (0.324 Ac.)
PORTION OF VAR. WD. DRN. ESM'T. (1.423 Ac.)

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ______
A.D. ______

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 8 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

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 ______, A.D. ______

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 & APPLICANT
CONTINENTAL HOMES OF TEXAS, L.P.
CONTACT PERSON: CARLA TREISE
211 N. LOOP 1604, STE. 130
SAN ANTONIO, TX 78232
TEL: (210) 496-2668
FAX: (210) 582-0961

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

DULY AUTHORIZED AGENT:
TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF ______
A.D. ______

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E.

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: M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
STEPHANE L. JAMES, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______ DEPUTY

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 ALTERATIONS.

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

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

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

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

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER FID AY0121.

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

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.

WASTEWATER 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 DEVELOPMENT SERVICES.

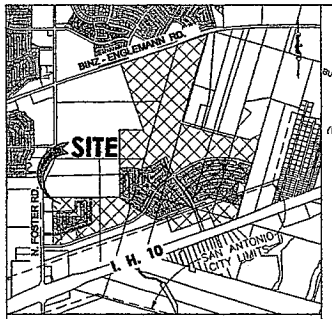
THE MAINTENANCE OF OPEN SPACE, DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, DETENTION PONDS AND PARKS SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE HOMEOWNERS ASSOCIATION MAINTENANCE WILL INCLUDE BUT NOT BE LIMITED TO LOT 901, LOT 903 & LOT 904, BLOCK 44.

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

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.

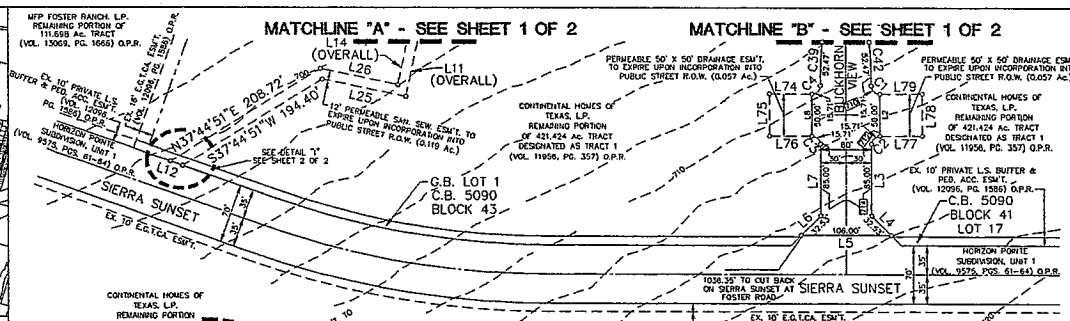
MAY 2008 SHEET 1 OF 2

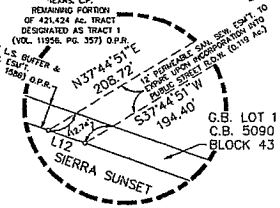
PLAT NO. 070453



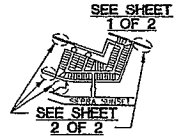
LOCATION MAP

MAPSCO MAP GRID NO.: P.619B1 NOT TO SCALE





DETAIL "T"
N.T.S.



SEE SHEET 1 OF 2

INDEX MAP

LEGEND

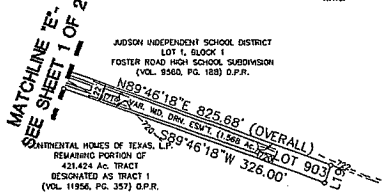
Ac.	= ACRES	F.I.P.	= FOUND IRON PIN
B.S.L.	= BUILDING SETBACK LINE	L1	= LINE NUMBER
C1	= CURVE NUMBER	L.S.	= LANDSCAPE
CPS	= CITY PUBLIC SERVICE	NGS	= NATIONAL GEODETIC SURVEY
C.V.	= CLEAR VISION	N.T.S.	= NOT TO SCALE
O.P.R.	= DEED & PLAT RECORDS	O.P.R.	= OFFICIAL PUBLIC RECORDS
DRN.	= DRAINAGE	PED. ACC.	= PEDESTRIAN ACCESS
EDU	= EQUIVALENT DWELLING UNIT	SAN. SEW.	= SANITARY SEWER
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	VAR. WD.	= VARIABLE WIDTH
		VOL.	= VOLUME
		—60—	= PROPOSED CONTOUR
		———	= STREET CENTERLINE
ESM'T.	= EASEMENT	*	= MINIMUM FINISHED FLOOR ELEVATION - SEE TABLE
EX.	= EXISTING		

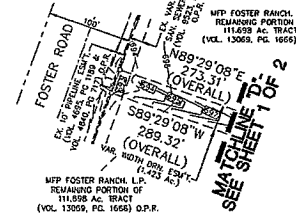
LINE TABLE

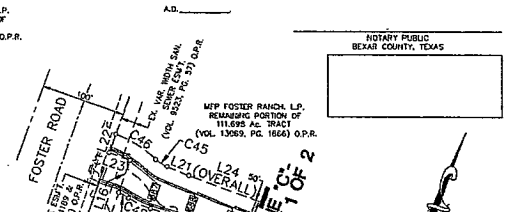
LINE	LENGTH	BEARING
L1	2.17'	S20°12'25"E
L2	50.00'	S20°12'25"E
L3	65.00'	S20°12'25"E
L4	32.53'	S65°12'25"E
L5	108.00'	S69°47'35"W
L6	32.53'	N24°47'35"E
L7	65.00'	N20°12'25"W
L8	50.00'	N20°12'25"W
L9	7.17'	N20°12'25"W
L10	103.94'	S89°28'15"W
L11	141.50'	S00°16'11"E
L12	15.29'	S89°28'15"W
L13	156.84'	S89°26'15"W
L14	129.41'	N68°16'11"W
L16	39.61'	N00°40'44"W
L17	30.00'	N00°30'52"W
L18	4.00'	N00°31'44"W
L19	22.00'	S00°31'42"E
L20	150.80'	N89°28'15"E
L21	25.62'	S88°16'37"E
L22	23.36'	N00°40'44"W
L23	28.00'	S89°19'16"W
L24	193.71'	N89°28'15"E
L25	100.27'	S81°43'49"W
L26	93.12'	N81°43'49"E
L27	50.00'	S00°31'44"E
L28	45.00'	N00°31'44"W
L29	10.00'	S89°47'35"W
L30	5.00'	S20°12'25"E
L31	29.31'	S87°09'07"W
L34	10.00'	N69°47'35"E
L35	5.00'	N20°12'25"W
L36	28.79'	N34°37'55"E
L39	89.35'	N85°50'37"E
L40	59.49'	N78°09'05"E
L41	53.60'	N73°45'41"E
L48	7.58'	S00°31'44"E
L49	52.60'	N20°01'18"E
L51	50.00'	N89°28'16"E
L52	50.00'	N89°28'16"E
L53	50.00'	N00°31'44"W
L54	50.00'	N00°46'58"W
L57	3.40'	S00°31'44"E
L58	108.00'	N00°31'42"W
L59	22.00'	N00°31'42"W
L60	120.00'	S89°46'18"W
L62	23.65'	N00°31'44"W
L63	50.00'	S00°31'44"E
L64	33.78'	N89°28'16"E
L65	33.78'	S89°28'16"W
L70	10.31'	S00°31'44"E
L71	0.60'	S00°31'44"E
L72	1.27'	N00°31'44"W
L73	0.33'	N00°31'44"W
L74	50.00'	S69°47'35"W
L75	50.00'	S20°12'25"E
L76	50.00'	N69°47'35"E
L77	50.00'	N69°47'35"E
L78	50.00'	N20°12'25"W
L79	50.00'	S69°47'35"W

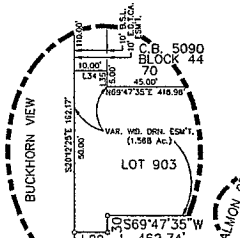
CURVE TABLE

CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD BEARING	CHORD
C1	10.00'	90°00'00"	10.00'	15.71'	S65°12'25"E	14.14'
C2	10.00'	90°00'00"	10.00'	15.71'	S24°47'35"W	14.14'
C3	10.00'	90°00'00"	10.00'	15.71'	N65°12'25"W	14.14'
C4	10.00'	90°00'00"	10.00'	15.71'	N24°47'35"E	14.14'
C5	665.00'	11°56'14"	69.53'	138.55'	S72°45'42"W	138.30'
C6	10.00'	90°00'00"	10.00'	15.71'	N65°12'25"W	14.14'
C7	500.00'	13°26'46"	58.50'	116.46'	S78°27'57"W	116.20'
C8	10.00'	37°23'27"	3.48'	6.70'	S63°36'36"W	6.58'
C9	50.00'	175°25'52"	----	153.09'	N47°32'11"W	99.92'
C10	10.00'	40°22'28"	3.71'	7.10'	N19°49'31"E	6.96'
C21	10.00'	109°40'41"	14.20'	19.14'	S55°22'05"E	16.35'
C22	25.00'	70°19'19"	17.61'	30.68'	N34°37'55"E	28.79'
C29	10.00'	90°00'00"	10.00'	15.71'	S24°47'35"W	14.14'
C30	10.00'	70°19'19"	7.04'	12.27'	N34°37'55"E	11.52'
C31	450.00'	12°26'24"	49.04'	97.70'	N76°09'47"E	97.51'
C32	25.00'	97°14'17"	28.38'	42.43'	S49°08'53"E	37.52'
C39	540.00'	05°34'02"	26.26'	52.47'	N17°25'24"W	52.45'
C40	520.00'	05°34'02"	25.28'	50.53'	N17°25'24"W	50.51'
C41	520.00'	05°34'02"	25.28'	50.53'	S22°59'26"E	50.51'
C42	540.00'	05°34'02"	26.26'	52.47'	S22°59'26"E	52.45'
C44	665.00'	06°40'24"	38.77'	77.45'	S86°05'01"W	77.41'
C45	50.00'	21°27'09"	9.47'	18.72'	S77°31'03"E	18.61'
C46	137.50'	22°51'26"	27.80'	54.85'	S78°15'12"E	54.49'
C47	76.50'	09°47'59"	6.56'	13.08'	N31°40'11"W	13.07'
C48	102.00'	15°07'41"	14.41'	28.82'	N81°48'32"W	28.53'
C49	25.00'	89°41'58"	24.87'	39.14'	N42°22'43"W	35.26'
C50	10.00'	40°29'07"	3.69'	7.07'	N69°31'45"E	6.92'
C51	50.00'	170°09'13"	----	148.54'	S45°22'43"E	99.67'
C52	10.00'	40°29'07"	3.69'	7.07'	S19°41'49"W	6.92'
C57	10.00'	109°18'41"	14.09'	19.07'	S55°10'04"E	16.31'
C58	75.00'	10°22'26"	6.81'	13.58'	S74°56'50"W	13.56'
C59	75.00'	09°16'12"	6.10'	12.16'	S84°49'10"W	12.16'
C60	125.00'	09°56'22"	10.91'	21.70'	N75°10'50"E	21.73'
C61	50.00'	300°00'00"	----	261.80'	N89°28'16"E	50.00'
C62	50.00'	300°00'00"	----	261.80'	N89°28'16"E	50.00'
C63	125.00'	09°18'12"	10.17'	20.30'	N84°49'10"E	20.27'









DETAIL "A"
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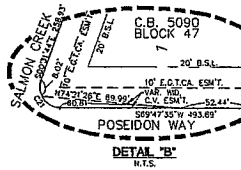

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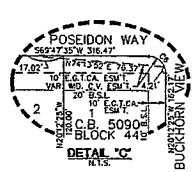

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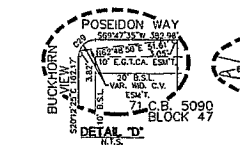

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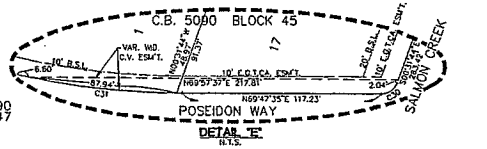


DETAIL "E"
N.T.S.

SCALE: 1" = 100'

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CPS ENERGY) 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 ALTERATIONS.

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

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

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

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

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AV0121.

1/2" IRON PINS WITH RED CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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

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.

WASTEWATER 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 DEVELOPMENT SERVICES.

THE MAINTENANCE OF OPEN SPACE, DRAINAGE EASEMENTS, LANDSCAPE BUFFERS, DETENTION PONDS AND PARKS SHALL BE RESPONSIBILITY OF HOME OWNER'S ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. THE HOMEOWNERS ASSOCIATION MAINTENANCE WILL INCLUDE BUT NOT BE LIMITED TO LOT 901, LOT 903 & LOT 904, BLOCK 44.

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

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.

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
CONTACT PERSON: CHRIS DICE, E.I.T.

SUBDIVISION PLAT
ESTABLISHING
HORIZON POINTE SUBDIVISION, UNIT 8

BEING 19.363 ACRES OUT OF A 421.424 ACRE TRACT, DESIGNATED AS TRACT 1, AS DESCRIBED BY DEED RECORDED IN VOLUME 11956, PAGES 357-366 AND OUT OF THE REMAINING PORTION OF A 111.698 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 13069, PAGES 1666-1673, ALL BEING OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE HRS. CHAPPELL SURVEY NO. 322, ABSTRACT NO. 884, COUNTY BLOCK 5094, BEXAR COUNTY, TEXAS.

THIS PLAT OF HORIZON POINTE SUBDIVISION, UNIT 8 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

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 _____, A.D. _____.

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
MFP FOSTER RANCH L.P.
VAR. WD. DRN. ESM'T. (0.324 Ac.)
PORTION OF VAR. WD. DRN. ESM'T. (1.423 Ac.)

_____ OWNER

STATE OF TEXAS
COUNTY OF BEXAR

_____ DULY AUTHORIZED AGENT

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____ NOTARY PUBLIC BEXAR COUNTY, TEXAS

OWNER & APPLICANT
CONTINENTAL HOMES OF TEXAS, L.P.
CONTACT PERSON: CARLA FREISE
211 N. LOOP 1604, STE. 130
SAN ANTONIO, TX 78232
TEL: (210) 496-2688
FAX: (210) 582-0961

OWNER: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CENTEX OF TEXAS, INC.
A DELAWARE CORPORATION, ITS SOLE GENERAL PARTNER

_____ DULY AUTHORIZED AGENT:
TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ A.D. _____.

_____ NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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.

M.W. CUDE ENGINEERS L.L.C.
IAN J. CUDE, P.E. _____ 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:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
STEPHANIE L. JAMES, R.P.L.S. #5950 _____ REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

MAY 2008 SHEET 2 OF 2

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 9 **March 28, 2008**

NORTH PARK TOYOTA, PHASE 1 — MAJOR PLAT — 070565
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 4 and Outside San Antonio City Limits
FERGUSON MAP GRID: 680 B-5
OWNER: Kahlig Enterprises, LTD, by William Vaughn, Jr., Agent
ENGINEER: Bury & Partners Engineering Solutions, by Ray Mendez, P.E.
CASE MANAGER: Luz M. Gonzales, Planner (207-7898)

Date filed with Planning Commission: May 13, 2008

Location: South of Quintana Road, west of I.H. 410

Services Available: SAWS Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits and
C-3 General Commercial

Plat is in accordance with:
MDP #036-07, North Park Toyota, was accepted on April 30, 2008.

Proposed Use: Auto Dealership and Softball field

Major Thoroughfare: I.H. 410 and I.H. 35 are freeways.

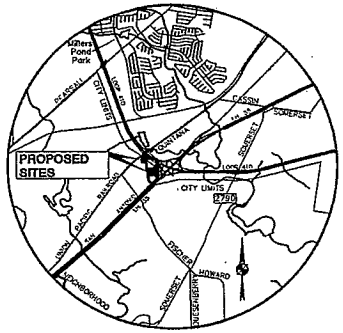
APPLICANT'S PROPOSAL:

To plat **28.951** acres consisting of **2** non-single family lots and **2,100** linear feet of public streets.

STAFF RECOMMENDATION:

Approval

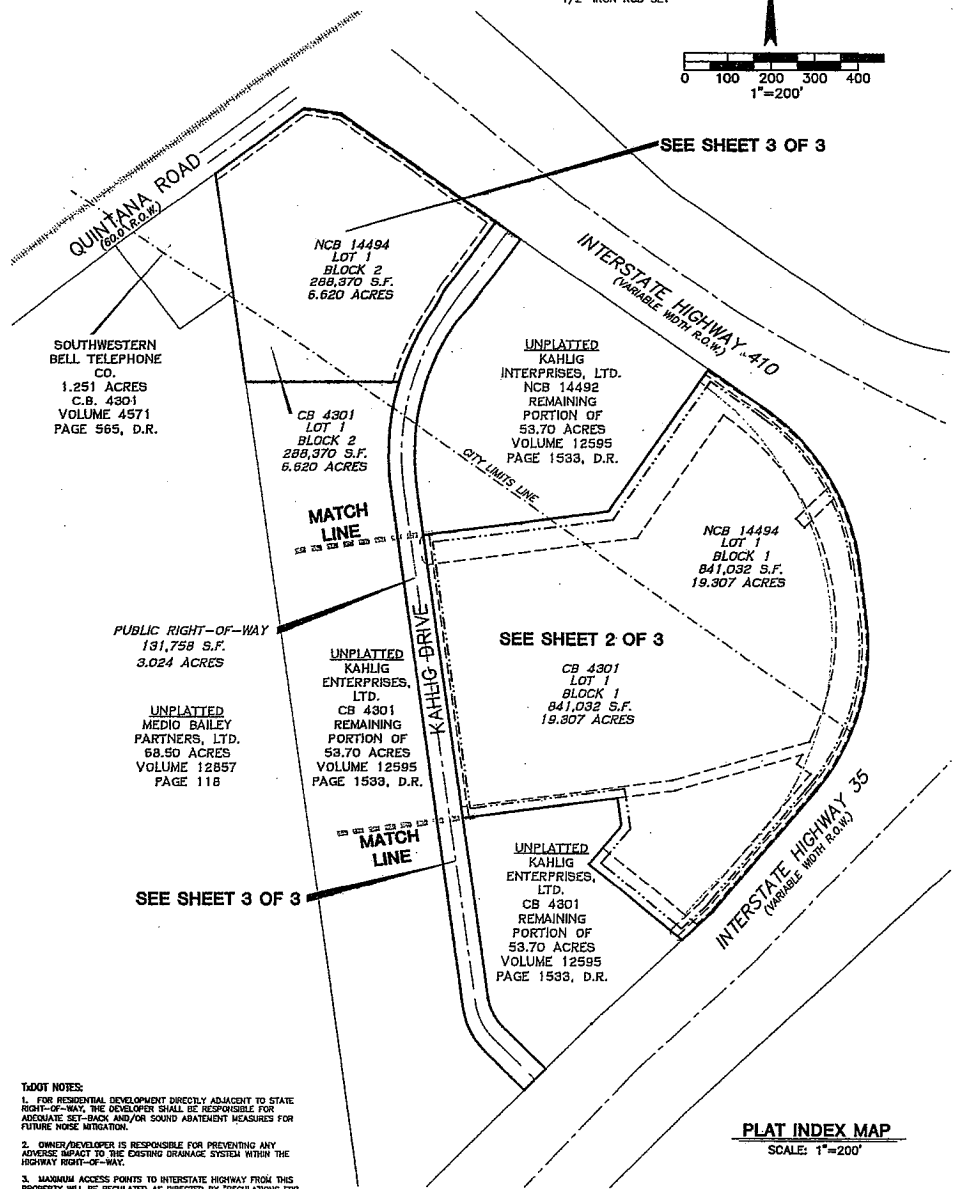
PLAT NO. 070565



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE
FERGUSON MAP # 680-B5

LEGEND
- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET

0 100 200 300 400
1"=200'



PLAT INDEX MAP
SCALE: 1"=200'

DRAINAGE NOTES:

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE MAINTENANCE OF THE DETENTION POND, WATER QUALITY BASINS AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS 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. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-3848

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

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

SIDEWALK NOTE:

EACH LOT SHALL BE REQUIRED TO CONSTRUCT SIDEWALK ALONG THE RIGHT-OF-WAY OF KAHLIG DRIVE. LOTS WITHIN THE NORTH PARK TOYOTA MASTER DEVELOPMENT PLAN (NO. 036-07) THAT ARE NOT BEING PLATTED WITH THIS PLAT SHALL BE REQUIRED TO INSTALL SIDEWALK ALONG KAHLIG DRIVE AT THE TIME THEY ARE PLATTED.

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.

IMPACT FEE PAYMENT DUE:

WATER IMPACT FEES WHERE NOT PAID AT THE TIME OF PLATTING. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

CLEAR VISION AREA NOTE:

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

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 INTERSTATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO INTERSTATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1318 L.F. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±937 L.F.

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.

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

Date: Apr 25, 2008, 9:46am User ID: mchristensen
File: G:\724\01\PLAT\724OTPLT.dwg

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

AGENT: WILLIAM VAUGHN JR.
OWNER/DEVELOPER: KAHLIG ENTERPRISES, LTD,
A TEXAS LIMITED PARTNERSHIP
8207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM VAUGHN 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____, 2008.

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

DEVELOPMENT SERVICES
RECEIVED
2008 APR 30 AM 10: 10

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.

RAY MENDEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 94180

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

SUBDIVISION PLAT ESTABLISHING

NORTH PARK TOYOTA SUBDIVISION, PHASE I

BEING LOT 1, BLOCK 1, NCB 14494 (INSIDE CITY LIMITS) – 6.685 ACRES LOT 1, BLOCK 1, CB 4301 (OUTSIDE CITY LIMITS) – 12.422 ACRES, AND LOT 1, BLOCK 2, NCB 14494 (INSIDE CITY LIMITS) – 6.045 ACRES LOT 1, BLOCK 2, CB 4301 (OUTSIDE CITY LIMITS) – 0.575 ACRES AND PUBLIC RIGHT-OF-WAY – 3.024 ACRES TOTAL OF 28.951 ACRES OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, CB 4301, N.C.B. 14492, SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 28.951 ACRES BEING OUT OF A 53.70 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 12595, PAGE 1533, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

NORTH PARK TOYOTA
THIS PLAT OF SUBDIVISION, 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._____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S 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 COMMISSIONER'S COURT.

DATED THIS _____DAY OF_____A.D. 20 _____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

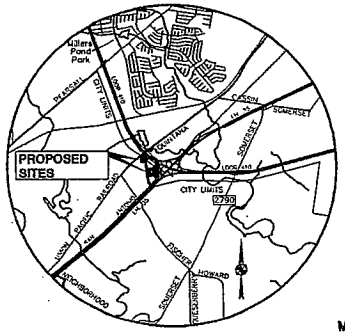
I, _____COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS _____
PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE_____DAY OF_____A.D. AT _____
_____M. AND DULY RECORDED THE_____DAY OF_____A.D._____AT_____M. IN
THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME_____ ON PAGE _____ IN

TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS_____DAY OF _____, A.D.

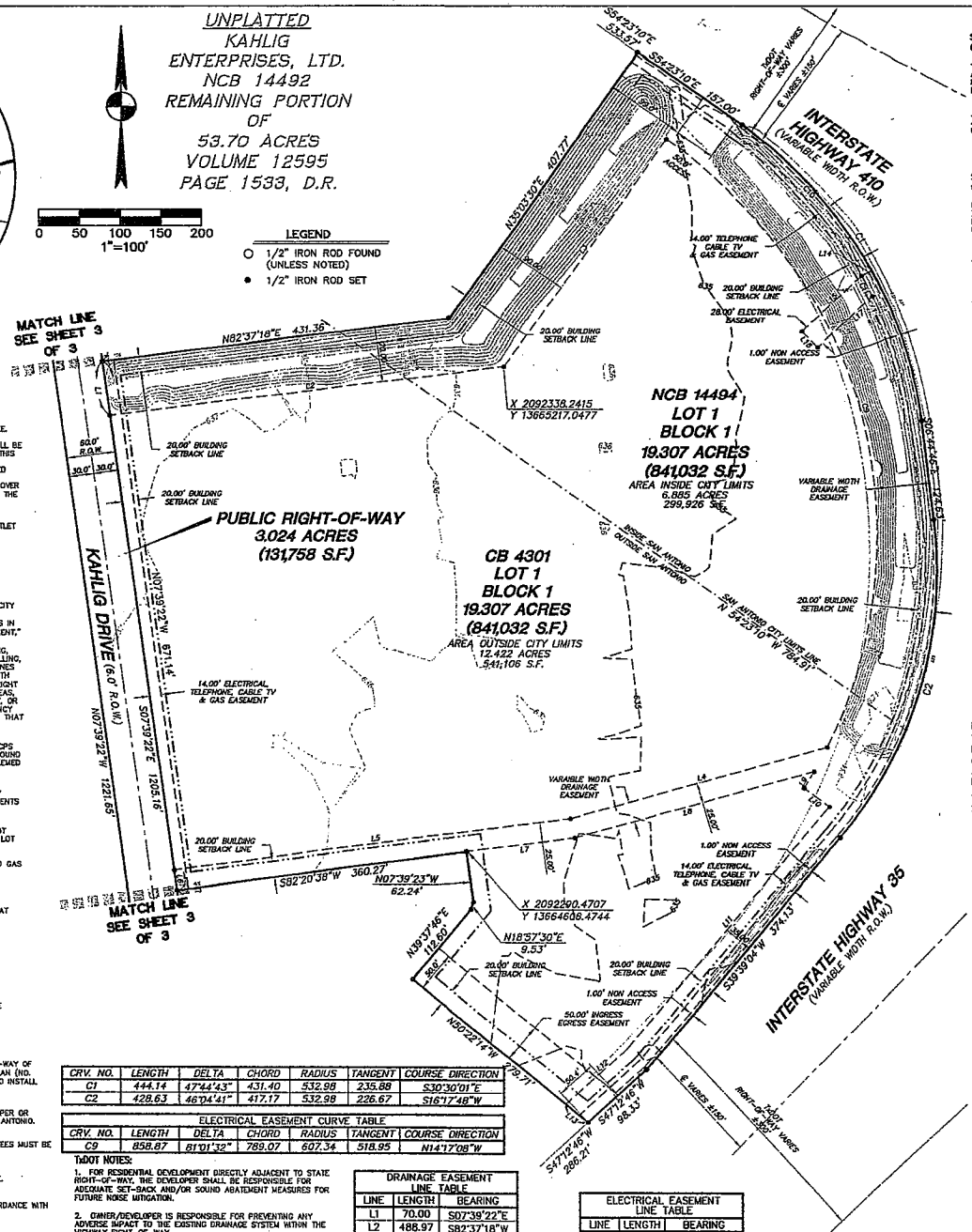
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

PLAT NO. 070565



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE
FERGUSON MAP # 680-B5



DRAINAGE NOTES:

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE MAINTENANCE OF THE DETENTION POND, WATER QUALITY BASINS AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS 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 THEREON. 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. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-3848

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

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

SIDEWALK NOTE:

EACH LOT SHALL BE REQUIRED TO CONSTRUCT SIDEWALK ALONG THE RIGHT-OF-WAY OF KAHLIG DRIVE. LOTS WITHIN THE NORTH PARK TOYOTA MASTER DEVELOPMENT PLAN (NO. 036-07) THAT ARE NOT BEING PLATTED WITH THIS PLAT SHALL BE REQUIRED TO INSTALL SIDEWALK ALONG KAHLIG DRIVE AT THE TIME THEY ARE PLATTED.

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.

IMPACT FEE PAYMENT DUE:

WATER IMPACT FEES WHERE NOT PAID AT THE TIME OF PLATTING. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

STREETSCAPE NOTE:

UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

CLEAR VISION AREA NOTE:

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

CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C1	444.14	47°44'43"	431.40	532.98	235.88	S30°30'01"E
C2	428.63	46°04'41"	417.17	532.98	226.67	S16°17'48"W

ELECTRICAL EASEMENT CURVE TABLE

CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C9	858.87	81°01'32"	789.07	607.34	518.95	N14°17'08"W

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 INTERSTATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO INTERSTATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1318 L.F. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±927 L.F.

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.

DRAINAGE EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L1	70.00	S07°39'22"E
L2	488.97	S82°37'18"W
L3	351.30	S35°03'30"W
L4	329.04	N73°56'29"E
L5	492.85	N82°20'38"E
L6	25.00	S07°39'22"E
L7	134.42	S82°20'38"W
L8	306.80	S73°56'29"W
L9	24.68	N30°39'58"E
L10	39.01	N53°11'49"W
L11	393.66	N39°39'04"E
L12	100.68	N47°12'46"E
L13	35.31	N50°22'14"W

ELECTRICAL EASEMENT LINE TABLE

LINE	LENGTH	BEARING
L14	14.00	S61°35'30"W
L15	103.53	N45°43'41"E
L16	28.00	N44°16'19"W
L17	94.71	S45°43'41"W

ELECTRICAL EASEMENT CURVE TABLE

CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C10	241.53	25°57'53"	239.47	532.98	122.88	S41°23'26"E
C11	29.36	3°14'29"	29.36	518.98	14.68	S26°47'16"E

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

AGENT: WILLIAM VAUGHN JR.
OWNER/DEVELOPER: KAHLIG ENTERPRISES, LTD.
A TEXAS LIMITED PARTNERSHIP
9207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM VAUGHN 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2008.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

RAY MENDEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 94180

DEVELOPMENT SERVICES
RECEIVED
2008 APR 30 AM 10:0

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

SUBDIVISION PLAT ESTABLISHING

NORTH PARK TOYOTA SUBDIVISION, PHASE I

BEING LOT 1, BLOCK 1, NCB 14494 (INSIDE CITY LIMITS) – 6.685 ACRES LOT 1, BLOCK 1, CB 4301 (OUTSIDE CITY LIMITS) – 12.422 ACRES, AND LOT 1, BLOCK 2, NCB 14494 (INSIDE CITY LIMITS) – 6.045 ACRES LOT 1, BLOCK 2, CB 4301 (OUTSIDE CITY LIMITS) – 0.575 ACRES AND PUBLIC RIGHT-OF-WAY – 3.024 ACRES TOTAL OF 28.951 ACRES OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, CB 4301, N.C.B. 14492, SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 28.951 ACRES BEING OUT OF A 53.70 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 12595, PAGE 1533, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

NORTH PARK TOYOTA
THIS PLAT OF **SUBDIVISION, 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., _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S 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 COMMISSIONER'S 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 _____

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

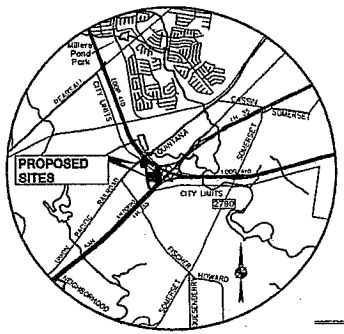
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY _____ DEPUTY

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

Date: Apr 25, 2008, 9:46am User ID: mchristensen
File: G:\Y24\01\PLAT\Y2401PL1.dwg

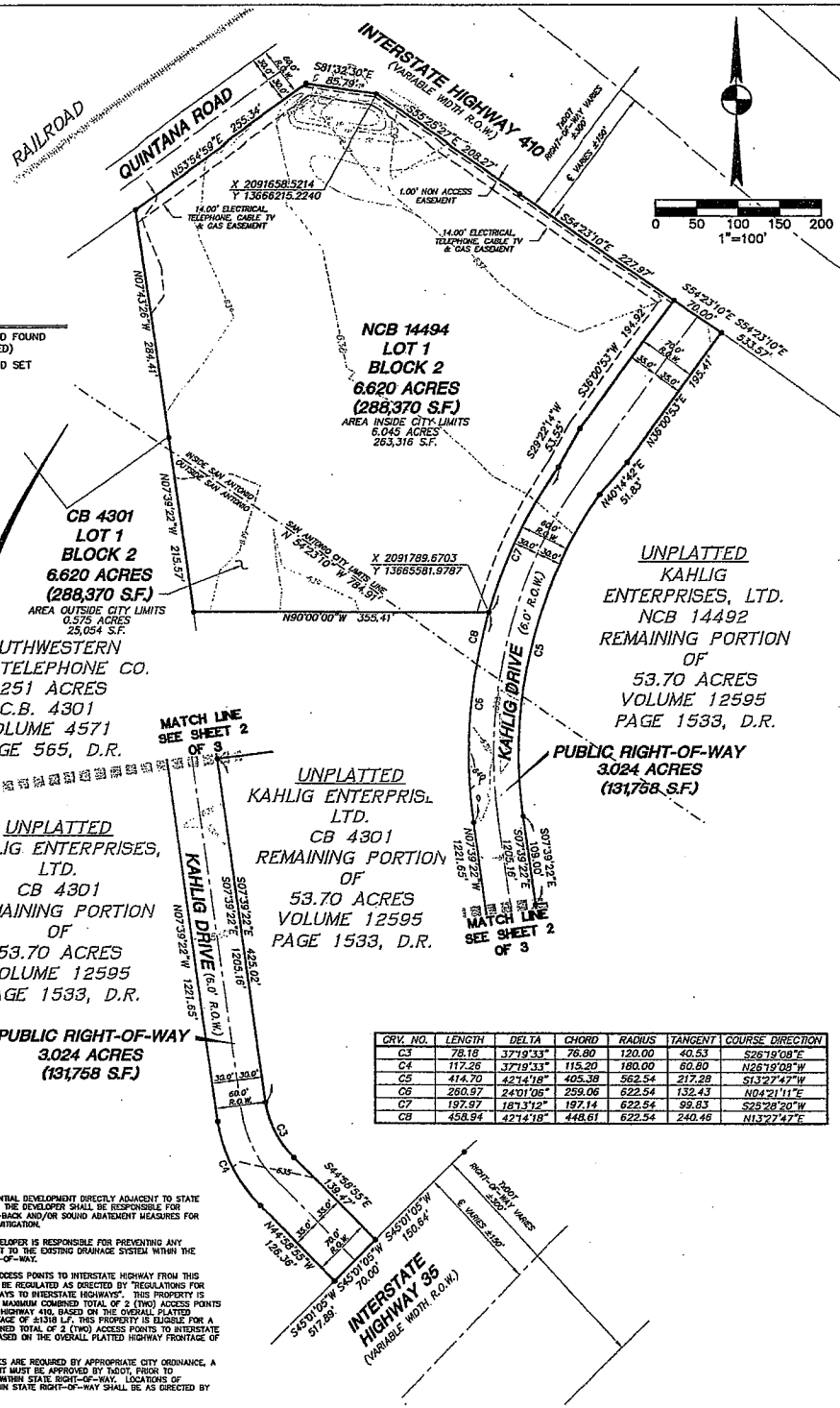
PLAT NO. 070565



LOCATION MAP
SAN ANTONIO, TEXAS
NOT TO SCALE
FERGUSON MAP # 680-B5

LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD SET



CRV. NO.	LENGTH	DELTA	CHORD	RADIUS	TANGENT	COURSE DIRECTION
C3	78.18	37°19'33"	76.80	120.00	40.53	S26°19'08"E
C4	117.26	37°19'33"	115.20	180.00	60.80	N26°19'08"W
C5	414.70	42°14'18"	405.38	562.54	217.28	S13°27'47"W
C6	260.97	24°01'06"	259.06	622.54	132.43	N04°21'11"E
C7	197.97	18°13'12"	197.14	622.54	99.83	S25°28'20"W
C8	458.94	42°14'18"	448.61	622.54	240.46	N13°27'47"E

DRAINAGE NOTES:

1. VARIABLE WIDTH DRAINAGE EASEMENT ADDED TO PLAT WILL REMAIN PERMEABLE.

2. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND 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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

3. THE MAINTENANCE OF THE DETENTION POND, WATER QUALITY BASINS AND OUTLET STRUCTURES (THOSE IMPROVEMENTS WITHIN THE DETENTION BASIN EASEMENT OR PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

CPS 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. 1/2" IRON ROD WITH A YELLOW CAP MARKED "BURY & PARTNERS, INC." SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS SHOWN HEREON ARE BASED ON SOUTH CENTRAL TEXAS GRID COORDINATE SYSTEM, NAD83.

3. COORDINATES SHOWN ON THIS PLAT WERE PROVIDED BY:
BURY + PARTNERS – S.A., INC.
922 ISOM ROAD, SUITE 100
SAN ANTONIO, TEXAS 78216-3848

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

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

SIDEWALK NOTE:
EACH LOT SHALL BE REQUIRED TO CONSTRUCT SIDEWALK ALONG THE RIGHT-OF-WAY OF KAHLIG DRIVE. LOTS WITHIN THE NORTH PARK TOYOTA MASTER DEVELOPMENT PLAN (NO. 035-07) THAT ARE NOT BEING PLATTED WITH THIS PLAT SHALL BE REQUIRED TO INSTALL SIDEWALK ALONG KAHLIG DRIVE AT THE TIME THEY ARE PLATTED.

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.

IMPACT FEE PAYMENT DUE:
WATER IMPACT FEES WHERE NOT PAID AT THE TIME OF PLATTING, ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

STREETSCAPE NOTE:
UDC 35-512 STREETSCAPE WILL BE COMPLIED WITH DURING THE BUILDING STAGE.

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

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 INTERSTATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO INTERSTATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 410, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±1318 L.F. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 2 (TWO) ACCESS POINTS TO INTERSTATE HIGHWAY 35, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF ±927 L.F.

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.

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

Date: Apr 25, 2008, 9:45am User ID: mchristensen
File: G:\724\01\PLAT\24401PLT.dwg

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

AGENT: WILLIAM VAUGHN JR.
OWNER/DEVELOPER: KAHLIG ENTERPRISES, LTD.
A TEXAS LIMITED PARTNERSHIP
8207 SAN PEDRO AVENUE
SAN ANTONIO, TEXAS 78216

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDER SIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED WILLIAM VAUGHN 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 HEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____DAY OF _____ 2008.

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

STATE OF TEXAS
COUNTY OF BEXAR

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

RAY MENDEZ, P.E.
REGISTERED PROFESSIONAL ENGINEER
TEXAS REGISTRATION NO. 94180

DEVELOPMENT SERVICES
RECEIVED
2008 APR 30 AM 11:10

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

SUBDIVISION PLAT ESTABLISHING

NORTH PARK TOYOTA SUBDIVISION, PHASE I

BEING LOT 1, BLOCK 1, NCB 14494 (INSIDE CITY LIMITS) – 6.885 ACRES LOT 1, BLOCK 1, CB 4301 (OUTSIDE CITY LIMITS) – 12.422 ACRES, AND LOT 1, BLOCK 2, NCB 14494 (INSIDE CITY LIMITS) – 6.045 ACRES LOT 1, BLOCK 2, CB 4301 (OUTSIDE CITY LIMITS) – 0.575 ACRES AND PUBLIC RIGHT-OF-WAY – 3.024 ACRES TOTAL OF 28.951 ACRES OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT NO. 6, CB 4301, N.C.B. 14492, SAN ANTONIO, BEXAR COUNTY, TEXAS. SAID 28.951 ACRES BEING OUT OF A 53.70 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 12595, PAGE 1533, OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

NORTH PARK TOYOTA
SUBDIVISION, 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._____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONER'S COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONER'S 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 COMMISSIONER'S 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

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 10 **May 28, 2008**

FOSSIL CREEK, UNIT 3 PUD — MAJOR PLAT — 080006
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 484 B-4
OWNER: B & M Net Fund Leasing LTD, by Larry R. Baumgardener
ENGINEER: Jacobs Carter Burgess, by Catherine Paez
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: May 19, 2008

Location: On the southeast corner of Evans Road and Bulverde Road.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits
ERZD Edwards Recharge Zone District

Plat is in accordance with:
MDP # 600 Goldtree was accepted on April 26, 2006.
PUD # 98-015 Wilderness Ridge was approved on August 26, 1998.

Proposed Use: Retail & Restaurant

Major Thoroughfare: Bulverde Road is a Secondary Arterial, Type B, minimum R. O. W. 86 feet and Evans Roads is Primary Arterial, Type A, minimum R.O.W. 120 feet.

APPLICANT'S PROPOSAL:

To plat **6.231** acres consisting of **2** non-single family lots.

DISCUSSION:

The Department of Development Services has cited: Section 35-506(r)(7)(B) – Access and Driveways - of the UDC regarding Spacing and location of Major Thoroughfares. The applicants engineer has submitted a request for an Administrative Exception to the requirement.

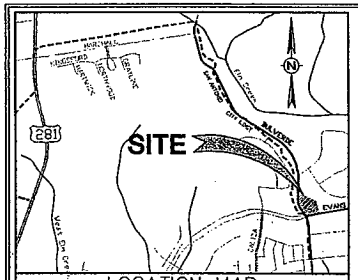
The Director of Development Services Department granted an administrative exception to Section 35-506(r)(7)(B) – Access and Driveways - of the UDC regarding Spacing and location of Major Thoroughfares as indicated in the attached report.

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. 080006



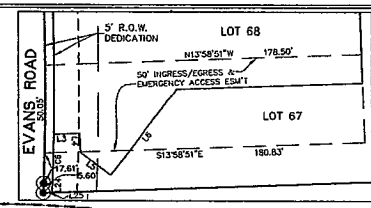
SCALE: 1"=100'

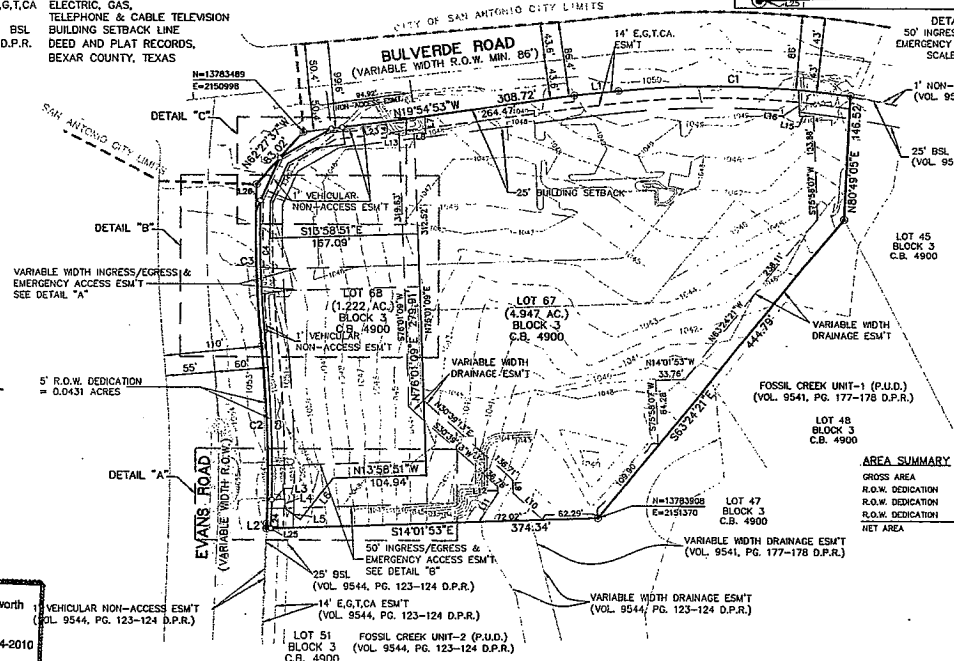
0 50 100 150 200

LEGEND

- FOUND PK NAIL
- FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
- FOUND 1/2" IRON ROD WITH CAP MARKE "PAPE-DAWSON"
- SET 1/2" IRON ROD W/ ORANGE CAP STAMPED "C&B PROP COR" UNLESS OTHERWISE NOTED
- R.O.W. RIGHT-OF-WAY
- CONTOURS
- E,G,T,CA ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
- BSL BUILDING SETBACK LINE
- D.P.R. DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS

CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA
C1	898.13	262.39	261.63	N10°56'41"W	15°03'43"
C2	1468.56	205.05	204.88	S76°20'55"W	8°00'00"
C3	1358.56	189.74	189.58	S76°20'58"W	8°00'07"
C4	1353.56	170.38	170.26	N75°57'16"E	7°12'43"
C5	1473.56	177.50	177.40	S76°47'58"W	6°54'06"
C6	1473.56	28.25	28.24	N10°44'59"E	1°05'54"





AREA SUMMARY

GROSS AREA	6.231 AC	
R.O.W. DEDICATION	0.043 AC	(5' DEDICATION)
R.O.W. DEDICATION	0.009 AC	(CUTBACK)
R.O.W. DEDICATION	0.010 AC	(CUTBACK)
NET AREA	6.169 AC	

VESTED RIGHTS NOTE:
THE SUBJECT PROPERTY IS VESTED AS OF APRIL 3, 1998 PURSUANT TO VRP NO. 05-03-063. THE APPLICABLE PLAT APPLICATION PROCEDURES ARE ESTABLISHED BY SECTION 35-412(b) OF THE UNIFIED DEVELOPMENT CODE (AS ADOPTED ON JANUARY 31, 1995). NEW PLATTING FEES ARE HEREBY SUBMITTED TO THE CITY OF SAN ANTONIO TO ALLOW FOR CONSIDERATION OF THIS PLAT BY THE PLANNING COMMISSION. THE SUBJECT VRP IS KEPT ON FILE WITH THE DEVELOPMENT SERVICES DEPARTMENT.

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

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

2) BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE NORTH AMERICAN DATUM OF 1983(93).

3) 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.

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

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

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

7) FINISHED FLOORS ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE ADJACENT GRADE.

8) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. OWNER WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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 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 THEREOF. 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 ALTERATIONS.

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 TO CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW

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

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

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.

DEVELOPER/OWNER:
B&H NET LEASE FUNDING LTD.
335 E. SONTERRA BLVD.
SAN ANTONIO, TEXAS 78256
(210) 308-6208

BY: _____ OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF MAY A.D., 2008

NOTARY PUBLIC, BEXAR COUNTY, TEXAS
MY COMMISSION EXPIRES:

Belinda L. Killingsworth
Notary Public
State of Texas
My Comm. Exp. 09-14-2010

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:

DREW A. MAWYER
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 5348

STATE OF TEXAS
REGISTERED
DREW A. MAWYER
5348
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER CONSIDERATION HAS BEEN GIVEN THIS PLAT TO 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.

CATHERINE RICO PAEZ
LICENSED PROFESSIONAL ENGINEER NO. 93823

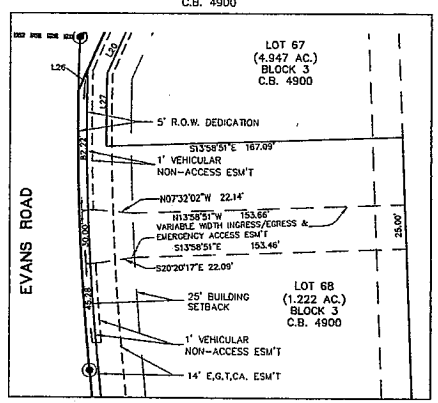
STATE OF TEXAS
CATHERINE RICO PAEZ
93823
LICENSED
PROFESSIONAL ENGINEER
5-14-08

THIS PLAT OF FOSSIL CREEK, UNIT-3 (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.

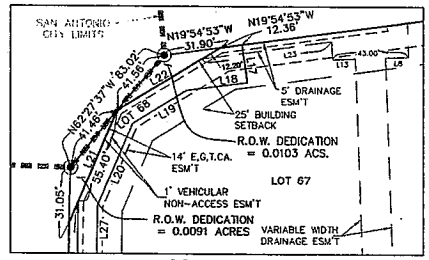
DATED THIS _____ DAY OF _____ A.D.,20____

BY: _____ CHAIRMAN

BY: _____ SECRETARY



DETAIL "B"
VARIABLE WIDTH INGRESS/EGRESS & EMERGENCY ACCESS ESM'T
SCALE: 1"=50'



DETAIL "C"
RIGHT-OF-WAY DEDICATION
SCALE: 1"=50'

LINE	LENGTH	BEARING
L1	50.00	N18°28'32"W
L2	5.66	S80°20'55"W
L3	14.66	N13°58'51"W
L4	10.53	N76°01'09"E
L5	21.41	N25°43'57"E
L6	61.52	N64°27'56"W
L7	19.95	N76°01'09"E
L8	13.00	S13°58'51"E
L9	15.57	N75°39'13"E
L10	45.51	N30°57'48"E
L11	39.81	N69°02'12"W
L12	8.00	S75°39'13"W
L13	13.00	S13°58'51"E
L14	10.45	S76°01'09"W
L15	15.63	S14°01'53"E
L16	29.78	S75°58'07"W
L17	22.00	N70°05'07"E
L18	34.47	S19°54'53"E
L19	35.94	S44°07'11"E
L20	49.86	S78°33'49"E
L21	55.40	N78°33'49"W
L22	68.54	N44°07'11"W
L23	73.95	S19°54'53"E
L24	5.22	N80°20'55"E
L25	5.01	S14°01'53"E
L26	13.27	N78°33'49"W
L27	41.75	N78°34'45"E

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. _____

_____
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. 2007. AT _____M. AND DULY RECORDED THE _____DAY OF _____A.D. 2007. AT_____M. IN THE RECORDS OF _____AND_____OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF_____ A.D. , 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

JACOBS
Carter Burgess

THESE DRAWINGS/DOCUMENTS ARE BEING SUBMITTED BY CARTER & BURGESS INC. CARTER & BURGESS, INC. IS A WHOLLY OWNED SUBSIDIARY OF JACOBS ENGINEERING GROUP INC. AND HEREINAFTER REFERRED TO AS JACOBS CARTER BURGESS

911 CENTRAL PARKWAY NORTH, SUITE 425
SAN ANTONIO, TX 78232
PHONE (210) 494-0088 FAX (210) 494-4525
DATE: 05/14/08 JOB NO. 310529.012

SUBDIVISION PLAT OF

FOSSIL CREEK UNIT-3

(PLANNED UNIT DEVELOPMENT)

BEING A 6.231 ACRE TRACT OF LAND OUT OF THE WM. BRISBIN SURVEY NO. 89 1/2, ABSTRACT 54, COUNTY BLOCK 4900 IN BEXAR COUNTY, TEXAS AND BEING OUT OF A 6.231 ACRE TRACT RECORDED IN VOLUME 10087, PAGE 963 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

RECEIVED
2008 MAR 14 PM 3:25
LAND DEVELOPMENT OFFICE
SERVICES DIVISION

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:	Fossil Creek Unit 3 A subdivision plat consisting of 2 lots on 6.231 acres
Address:	Near the intersection of Evans and Bulverde Ferguson Map Grid 484/B-4
A/P #/PPR #/Plat #:	080006
AEVR #:	
AEVR Submittal Date:	3/6/2008
AEVR Submitted by:	Catherine R. Paez, P.E., Jacobs Carter Burgess, Inc.
Issue:	Vehicular Non-Access Easement
Code Sections:	2007 Unified Development Code (UDC), Section 35-506 (r)(7)(B) – Access and Driveways – Spacing and Location on Major Thoroughfares
By:	Robert G. Brach, P.E. – Development Services Manager

I have reviewed the information presented in Ms. Paez' letter dated March 6, 2008. At issue is the location of a driveway approach to be located within the 125' vehicular non-access access easement used to minimize traffic conflicts at intersections. The UDC allows for an additional driveway for each 200' of frontage. The code does not delineate if this frontage is to be accessible or not. In this case, the property will have 426.68' of frontage along Evans Road.

The Administrative Exception request was evaluated for the criteria listed under 35-436(e) as follows:

1. ***Is the exception contrary to the spirit and intent of section?*** In evaluating the development, modifications to the existing intersection, water quality controls, fire lanes, and drainage have established the location of the retail buildings within this development. Most retail development has a travel path that takes customers along the front of their buildings at the point of entry and exit in order to accommodate drive expectation. If this driveway were not permitted, access would be limited to the driveway located at the rear of the property. Traffic that is not familiar with this entry point would then need to proceed through the Evans/Bulverde intersection in order to enter the development along Bulverde Road where the buildings are facing.

2. ***Has the applicant taken all practicable measures to minimize any adverse impacts on the public health, safety and public welfare?*** The applicant has dedicated additional right-of-way and easements in order to accommodate for improvements to the layout and design of the Evans and Bulverde intersection. Additionally, the applicant will add a median to the driveway approach to limit traffic movements to right-in/right-out and the

design of the Evans Road will be modified to include an additional raised median to separate the left turn lanes from the through lanes.

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LAND DEVELOPMENT SERVICES DIVISION

3. ***Does the public interest underlying the exception outweigh the public interest of the particular regulation?*** In this case, the public benefit is from the additional ROW and easements that we granted by the applicant to improve the design and drainage of the Bulverde/Evans intersection. Traffic entering and exiting the driveway will be limited to right-in/right-out and additional controls are being added to minimize traffic weaving from the traffic exiting the development.

4. ***Does the proposed exception comply with all other applicable standards of 35-432(e)?*** Yes.

The Administrative Exception meets the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approval of Administrative Exception

Robert Brach, P.E.
Development Services Engineer
Bexar County

5/12/08
Date

I have reviewed the AEVR Analysis and concur with the recommendation.

Thomas L. Carrasco, P.E.
Development Services Engineer
City of San Antonio Development Services Department

5/15/08
Date

Fernando J. De León, P.E.
Assistant Director
City of San Antonio Development Services Department

5/19/08
Date

Carter Burgess

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

RECEIVED
08 MAR -7 PM 12: 36
LAND DEVELOPMENT
SERVICES DIVISION

March 3, 2008

Administrative Exception / Variance Request Review
c/o Development Services Subdivision Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Fossil Creek Unit 3 Commercial
Plat ID 080006
UDC 35-506 (r)(7)(b)

☑ Administrative Exception

☐ Environmental Variance

☐ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

We are requesting consideration for an administrative variance for Plat ID 080006, located on the northeast corner of Bulverde Road and Evans Road. We are proposing to construct a CVS/pharmacy with drive-thru and Retail center("The Shops at Fossil Ridge").

According to the UDC 35-506 (r)(7)(b), "Along either side of any corner commercial or industrial property the driveway approaches shall be located so as to maintain a minimum distance from the corner of the intersecting roadways equal to ninety (90) percent of the length of the property along the roadway upon which the proposed driveway approach is to be located, or one hundred twenty-five (125) feet, whichever distance is less. Corner clearance is measured along the property line from the property line return or flare. The corner clearance may be reduced by the director of development services to allow a driveway for development where a driveway may not otherwise be allowed." We are requesting that a driveway be granted at the proposed location.

The existing site conditions consist of some vegetation. The site will be developed into a pharmacy with a drive thru, a retail building, parking, and landscaping. We are requesting an administrative variance based on the following reasons:

- If the owner complies strictly with the provisions of this regulation, it will impact the use of his property. To meet the 125-ft non access easement (NAE) requirement, the buildings could no longer be in the same alignment with each other due to a proposed pubic drainage structure and private water quality pond located behind the retail center. Moving the building alignments also impact the fire lane and drive aisle configuration (see attached).
- This hardship relates to the land and not personal circumstances. The existing lot configuration does not allow the driveway to be relocated. The buildings are

aligned with each other to accommodate fire lane, drive aisles, and above ground public drainage structure.

- This hardship is unique in that the ROW clip is fairly large in nature compared to similar sites within the City. Placing the proposed 101-ft N.A.E. from the return flare would still leave a 162-ft N.A.E., if measured along the ROW line of Evans from the Bulverde Road ROW intersection (see attached exhibit). Additionally, there is a Public Drainage System that is being constructed as part of this project that does not allow us to move the retail building back any further. Furthermore, a Bexar County project is under design for which a proposed permanent median is being proposed on Evans that will regulate the flow of traffic at this driveway location (i.e. right-in/right-out).
- The hardship is not based on the applicant's own actions. It is based on existing lot configuration, fire lane width requirements, and a Public Drainage Structure required to divert off-site flows.
- Granting this administrative variance will not be injurious to the adjacent secondary arterial street in accordance with these regulations.

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LAND DEVELOPMENT
SERVICES DIVISION

Conclusion:

It is in our professional opinion that the proposed Administrative Exception remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

Sincerely,

Catherine R. Paez, P.E.
Project Engineer
Jacobs Carter Burgess

Attachments

1. Proposed Conditions Exhibit

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

m:\310529.012 cvs - bulverde and evans\docs\replat submittal\nae variance request.doc

San Antonio Water System

RECEIVED October 29, 2007

08 MAY 14 PM 3:23

LAND DEVELOPMENT SERVICES DIVISION

Mrs. Catherine Rico Paez, P.E.
Carter and Burgess, Inc.
911 Central Parkway North, Suite #425
San Antonio, Texas 78232

RE: File No. 0709014- Request for review of **Fossil Creek, Unit 3**, Plat No. **080006** located on northeast intersection of Evans Rd. and Bulverde Rd.

Dear Mrs. Paez:

On October 15, 2007, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for commercial and consists of approximately 6.231 acres located entirely within the EARZ. No significant features were observed. The property is not within a 100-year floodplain preservation area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated June 6, 2005-File No. 0411008. **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 the Texas Commission on Environmental Quality (TCEQ) and approved in their letters dated June 23, 2005, and April 12, 2005, respectively.

RECEIVED
08 MAY 14 PM 3:23
LAND DEVELOPMENT
SERVICES DIVISION

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 Fossil Creek, Unit 3, Plat No. 080006.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 11 **May 28, 2008**

BABCOCK TRAILS — MAJOR PLAT — 080078
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 A-3
OWNER: MIC Development, by A.J. Amid and Dean E. Painter, Jr.
ENGINEER: M.B.C. & Associates, Inc. by Robert A. Liesman, P.E.
CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Date filed with Planning Commission: May 13, 2008

Location: Northwest corner of Babcock Road and Prue Road

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial

Proposed Use: Retail

Major Thoroughfare: Babcock Road and Prue Road are both classified as secondary arterial, Type A, minimum Right of Way 86 feet.

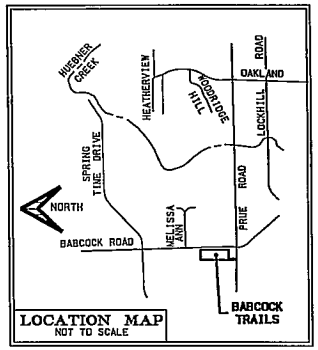
APPLICANT'S PROPOSAL:

To plat **2.9441** acres consisting of **2** non-single family lots.

STAFF RECOMMENDATION:

Approval

080078



LOCATION MAP
NOT TO SCALE

NORTH

SCALE: 1" = 100'

BEARINGS BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 30, 2007

LEGEND:

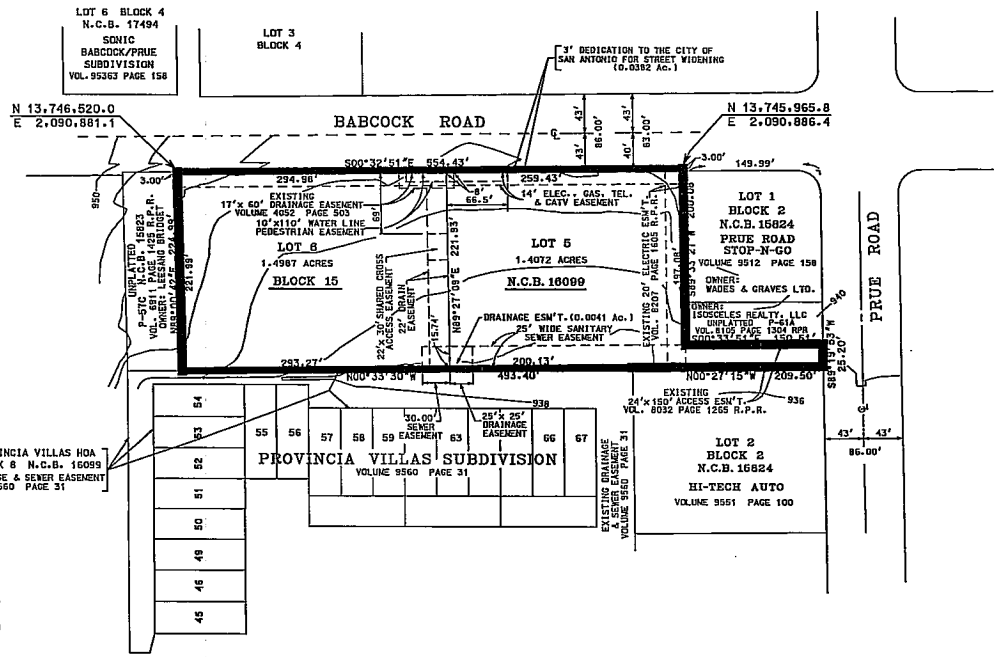
EXIST.	——	EXISTING
ELEC.	——	ELECTRIC
TEL.	——	TELEPHONE
CATV	——	CABLE TELEVISION
SAN. SWR.	——	SANITARY SEWER
ESM'T.	——	EASEMENT
R.O.W.	——	RIGHT-OF-WAY
BLDG.	——	BUILDING
N.C.B.	——	NEW CITY BLOCK
D.P.R.	——	DEED AND PLAT RECORDS

SUBDIVISION PLAT OF BABCOCK TRAILS

BEING 2.9441 ACRES OUT OF THE ANSELMO PRUE SURVEY No. 20, ABSTRACT 574, N.C.B. 15824, SAN ANTONIO, TEXAS; OUT OF A 26.8869 ACRE TRACT DESCRIBED IN A DEED RECORDED IN VOLUME 6218, PAGE 208 OF THE REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER
MIC DEVELOPMENT
5315 JACKWOOD
SAN ANTONIO, TEXAS 78238
TELEPHONE No. (210) 657-4462

NOTES:
1. TWO (2) COMMERCIAL LOTS ESTABLISHED.
2. CLEAR VISION — ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5).
3. SHARED CROSS ACCESS — OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35-506(r)(3).



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 LOT 5, BLOCK 15, N.C.B. 16099

STATE OF TEXAS — DULY AUTHORIZED AGENT
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DEAN PAINTER KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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.

OWNER LOT 6, BLOCK 15, N.C.B. 16099

STATE OF TEXAS — DULY AUTHORIZED AGENT
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. J. INAD KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF _____ A.D. 20 ____

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

08 MAY 12 PM 2:23
RECEIVED

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: JOE EDWARD HIGLE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED ROBERT A. LESNAR 44131 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS REGISTERED JOE EDWARD HIGLE 4788 PROFESSIONAL LAND SURVEYOR

UDC 35-512: STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

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 AS PER SAWS REGULATION (10-4.3.3).

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

DRAINAGE NOTE: NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS OR RIGHT-OF-WAYS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS OR MAIN RIGHT-OF-WAYS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS AND RIGHT-OF-WAYS. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (18) INCHES ABOVE FINAL ADJACENT GRADE.

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

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

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

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

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

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
GRID # 0974 1-9727 TEL. No. (210) 545-1122

THIS PLAT OF BABCOCK TRAILS 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

PLANNING COMMISSION
VACATING AND RESUBDIVISION

AGENDA ITEM NO: 12 **May 28, 2008**

WOODLAKE GOLF VISTA MAJOR PLAT 080111
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 585 F-5
OWNER: Todd Burek
ENGINEER: Macina, Bose, Copeland & Associates, by Robert Liesman, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 13, 2008

Location: Southeast of the intersection of F.M. 78 and Woodlake Parkway

Services Available: SAWS Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Proposed Use: Residential/ Duplex

APPLICANT'S PROPOSAL:

To plat **9.57** acres consisting of **57** single family lots.

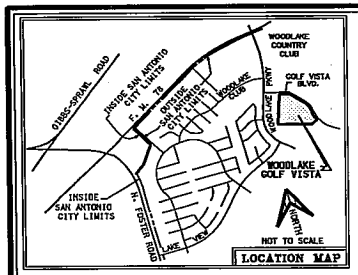
STAFF RECOMMENDATION:

Approval

080111

VACATE & RESUBDIVISION PLAT ESTABLISHING
WOODLAKE GOLF VISTA

BEING LOTS 58 & 59, BLOCK 121, COUNTY BLOCK 5080, AND A FRONT "15-FOOT BUILDING SETBACK" LINE SITUATED IN LOTS 1 THROUGH 55, BLOCK 121, COUNTY BLOCK 5080, WOODLAKE GOLF VISTA.



LOCATION MAP

NORTH

SCALE: 1" = 100'

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

1. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN WOODLAKE GOLF VISTA SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

LEGEND:

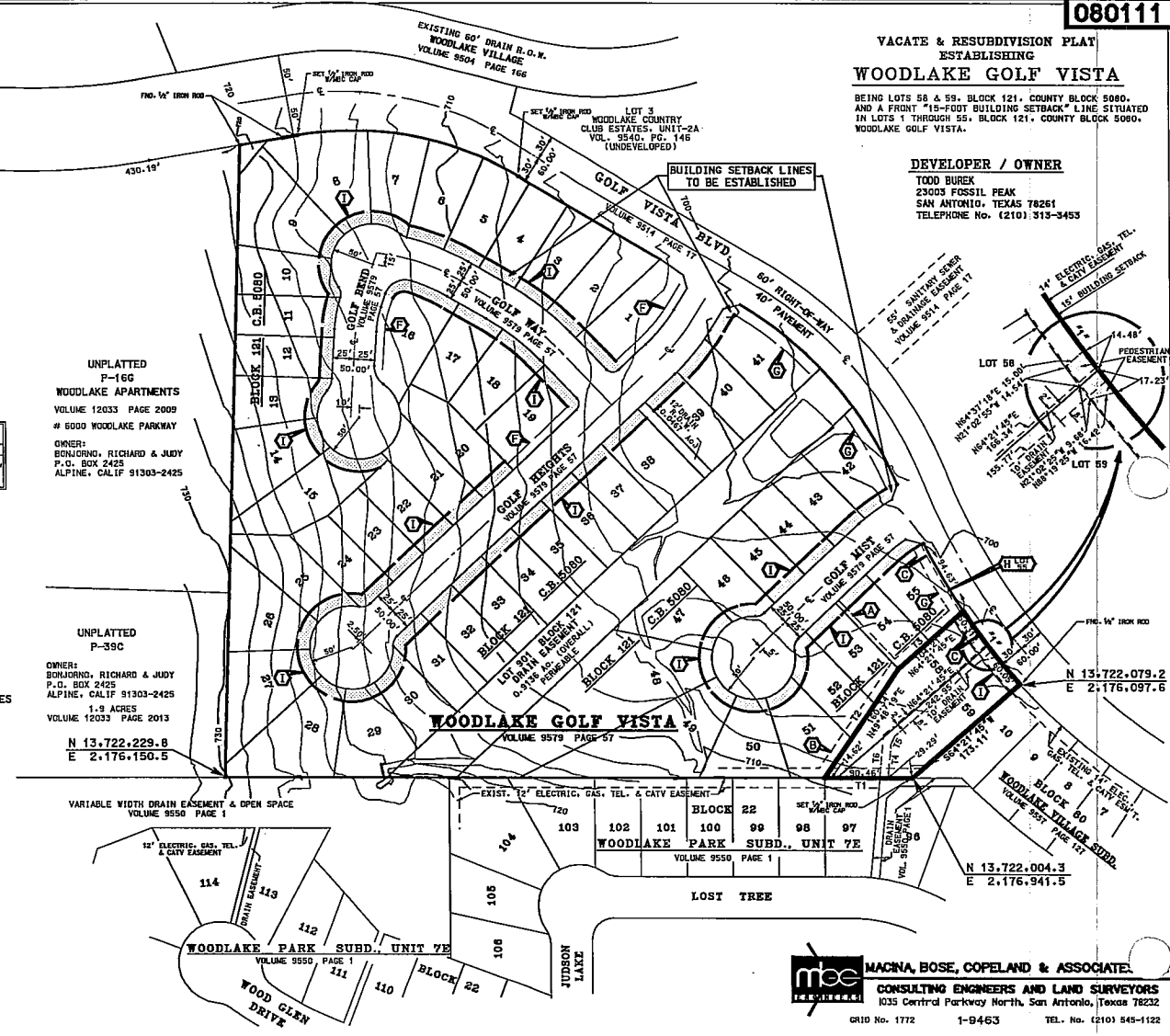
EXIST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
A	EXISTING 5' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
B	EXISTING 12' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
C	EXISTING 14' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
D	EXISTING 10' ELECTRIC, GAS, TELEPHONE, & CATV EASEMENT
E	EXISTING 20' BUILDING SETBACK
F	EXISTING 10' BUILDING SETBACK
G	EXISTING 14' BUILDING SETBACK
H	EXISTING 1' VEHICULAR NON-ACCESS EASEMENT
I	15' BUILDING SETBACK
710	EXISTING CONTOUR

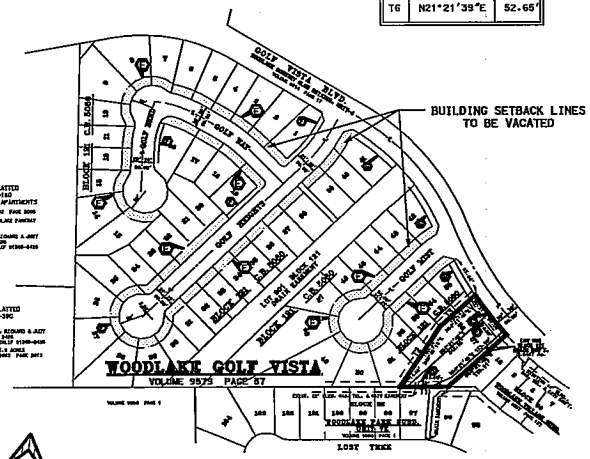
CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH
1	746.19'	08°28'28"	55.26'	110.36'

BEARING & DISTANCE TABLE

NO.	BEARING	DIST.
T1	N74°05'20"W	105.09'
T2	N49°49'19"E	160.34'
T3	N64°21'45"E	104.21'
T4	N21°21'39"E	41.85'
T5	N42°51'42"E	11.00'
T6	N21°21'39"E	52.65'





SCALE: 1" = 200'

AREA BEING VACATED THROUGH A VACATING DECLARATION

BEING LOTS 56, 57 AND 902 (DRAIN EASEMENT) FOR A TOTAL OF (0.5072 Ac.), BLOCK 121, COUNTY BLOCK 5080 AND THE FRONT 20-FOOT BUILDING SETBACK LINE SITUATED IN LOTS 1 THROUGH 55, BLOCK 121, COUNTY BLOCK 5080, AS SHOWN IN "WOODLAKE GOLF VISTA" (I.D. #060616), A SUBDIVISION RECORDED IN VOLUME 9579 PAGE 57 IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

DEVELOPER / OWNER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE R. VALDEZ, JR.
Notary Public, State of Texas
My Comm. exp. 06/18/2008

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
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: JOE EDWARD HIGLE

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
ROBERT A. LESSAN
44131
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOE EDWARD HIGLE
4786
PROFESSIONAL
LAND SURVEYOR

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

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

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

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

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

CPS NOTE: THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES ON 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 ENGINEER 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.

MACINA, BOSE, COPELAND & ASSOCIATES
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
GRID No. 1772 1-9463 TEL. No. (210) 545-1122

THIS PLAT OF WOODLAKE GOLF VISTA HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY _____ BY _____
CHAIRMAN 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 WAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 20____

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

STATE OF TEXAS
COUNTY OF BEXAR

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

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

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

PLANNING COMMISSION
VACATE, RESUBDIVISION AND SUBDIVISION

AGENDA ITEM NO: 13 **May 28, 2008**

INTERCHANGE 302	MINOR PLAT	080176
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 2
FERGUSON MAP GRID: 552 E-8
OWNER: DB RREEF San Antonio Industrial LP, by Domenic Lanni
ENGINEER: Halff Associates Inc. by Brian Crowell, P.E.
CASE MANAGER: Richard Carrizales, Sr. Engineering Technician (207-8050)

Date filed with Planning Commission: May 13, 2008

Location: Southeast corner of Fratt Road and Interchange Parkway

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial
IH-1 National Highway System High Priority Corridor District

Plat is in accordance with:
MDP #127, Interchange Park, accepted August 17, 1984.

Proposed Use: Warehouse

APPLICANT'S PROPOSAL:

To plat **2.30** acres consisting of **1** non-single family lot.

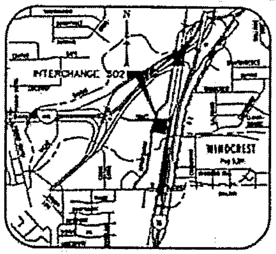
STAFF RECOMMENDATION:

Approval

080176

RE-SUBDIVISION AND SUBDIVISION PLAT OF
INTERCHANGE 302

BEING 2.30 ACRE (100,188 SQ. FT.) TRACT OF LAND SITUATED IN THE STATE OF TEXAS, COUNTY OF BEXAR, CITY OF SAN ANTONIO, IN THE GERTRUDE RODRIGUEZ SURVEY NO. 132, ABSTRACT NO. 610, N.C.B. 12179, BEING DESCRIBED IN DEED AS TRACT 2 TO ARGUS INTERCHANGE, LLP, A NEW MEXICO LIMITED LIABILITY PARTNERSHIP AS RECORDED IN VOLUME 11772, PAGE 1474 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS (O.P.R.R.P.B.C.T.).



LOCATION MAP
NOT TO SCALE

N

SCALE IN FEET
SCALE: 1"=100'

C.P.S. NOTES:

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

TxDOT NOTES:

1.) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2.) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
3.) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS NOT ELIGIBLE FOR ACCESS ONTO INTERSTATE HIGHWAY 35.
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.

STATE OF ILLINOIS
COUNTY OF COOK

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.

DB RREEF SAN ANTONIO INDUSTRIAL LP, A DELAWARE LIMITED PARTNERSHIP
OWNER

DB RREEF SAN ANTONIO INC., A MARYLAND CORP.
GENERAL PARTNER

DOMINIC LAMM, VICE PRESIDENT

STATE OF ILLINOIS
COUNTY OF COOK

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DOMINIC LAMM 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 & SEAL OF OFFICE THIS 8th DAY OF MAY A.D. 20 08

NOTARY PUBLIC COOK COUNTY, ILLINOIS

OFFICIAL SEAL
[illegible] M. TREVINO
Notary Public - State of Illinois
My Commission Expires Sep 27 2009

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 HALFF ASSOCIATES UNDER MY SUPERVISION.

RAY [illegible], NO. 4711
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
RAY [illegible]
4711
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.

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
BRIAN A. CROWELL
82619
LICENSED
PROFESSIONAL ENGINEER

THIS PLAT OF INTERCHANGE 302 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. 2008.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS

BY: ______________________
CHAIRMAN

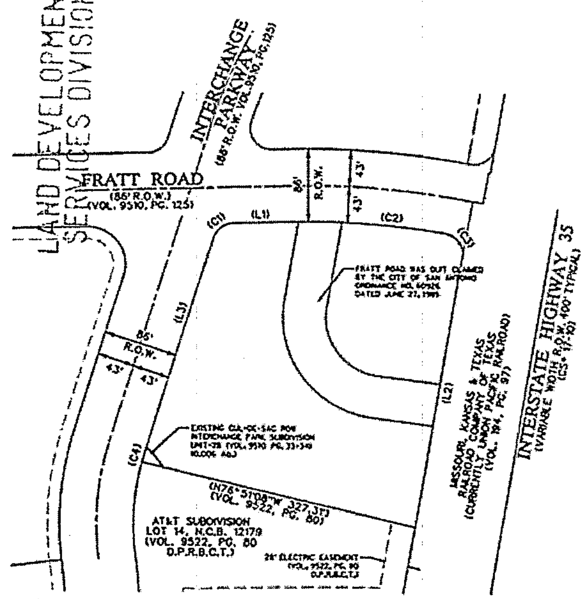
BY: ______________________
SECRETARY

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



AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING RESUBDIVIDED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED AS INTERCHANGE PARK SUBDIVISION UNIT-2B, WHICH IS RECORDED IN VOLUME 9510, PAGES 33 AND 34, COUNTY DEED AND PLAT RECORD, AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS RE-SUBDIVISION PLAT.

RECORD TABLE

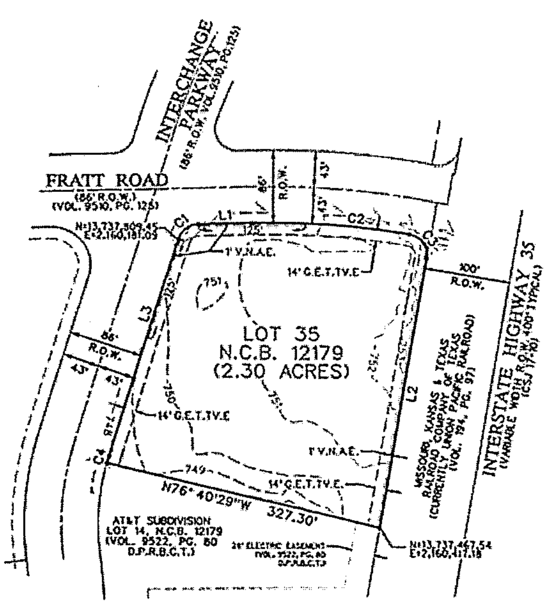
LINE	BEARING	DISTANCE	RECORD
(L1)	N 88°12'53" E	-	VOL. 9510, PG.125
(L2)	S 09°35'07" W	-	VOL. 194, PG.97
(L3)	N 17°11'34" E	-	VOL. 9510, PG.125

RECORD TABLE

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD BNG	CHORD DIST	RECORD
(C1)	-	-	71°01'17"	-	-	-	VOL. 9510, PG.125
(C2)	940.32'	-	11°14'06"	-	S 84°10'04" E	184.09	VOL. 9510, PG.125
(C3)	-	39.44	90°22'47"	-	S 35°21'39" E	35.47'	VOL. 9510, PG.125
(C4)	-	3.44'	02°00'48"	-	N 76°11'12" E	3.44'	VOL. 9510, PG.125

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

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



RE-SUBDIVISION AND SUBDIVISION

LINE	BEARING	DISTANCE
L1	N 88°14'27" E	42.41'
L2	S 09°30'59" W	324.51'
L3	N 17°12'56" E	261.48'

CURVE	RADIUS	LENGTH	DELTA	TAN	CHORD BNG	CHORD DIST
C1	25.00'	30.99'	71°09'26"	17.64'	N 52°43'30" E	29.04'
C2	944.21'	184.34'	11°11'10"	92.46'	S 84°08'44" E	184.04'
C3	25.00'	39.46'	90°25'33"	25.19'	S 35°21'53" E	35.49'
C4	224.39'	5.45'	01°58'05"	4.72'	N 76°13'53" E	5.45'

SAWS 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.

OWNER/DEVELOPER:
DB RREEF SAN ANTONIO INDUSTRIAL LP.
A DELAWARE LIMITED PARTNERSHIP
3707 N. ST. MARY'S SUITE 100
SAN ANTONIO, TEXAS 78212
(210) 736-3600

HALFF
300 E. SONTERRA BLVD, SUITE 230
SAN ANTONIO, TEXAS 78258
TEL: (210) 798-1895
FAX: (210) 798-1896
WEB: WWW.HALFF.COM
AVO: 25245

GENERAL NOTES:

1.) BEARINGS ARE BASED ON NORTH AMERICAN DATUM 1983, TEXAS COORDINATE SYSTEM HOLDING CORS STATION [illegible] & [illegible] COORDINATES SHOWN ARE GRID, DISTANCES SHOWN ARE SURFACE USING A COMBINED SCALE FACTOR OF 1.00017.
2.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE THE FINISHED ADJACENT GRADE. (35-504(E)(2) & 35-403)
3.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
4.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
5.) OWNER WILL BE RESPONSIBLE FOR MAINTAINING TRAFFIC ISLANDS, GREEN SPACES, LANDSCAPE BUFFERS AND EASEMENTS.
6.) PERMEABLE AREA NOTE:
ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
7.) CONTOURS ARE BASED ON A T.B.M. DESCRIBED AS A CHISELED "+" IN THE NORTHWEST CORNER OF THE LIGHT POLE BASE LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF FRATT ROAD AND INTERCHANGE PARKWAY SET AT ELEVATION OF 751.03.
8.) PROPOSED EASEMENTS ARE TO BE DEDICATED BY THIS PLAT.
9.) SET IRON ROD WITH YELLOW PLASTIC CAP STAMPED "HALFF".
10.) ( ) DENOTES RECORD INFORMATION AS CITED IN THE RECORD DOCUMENT OF THE ADJOINING PROPERTY.

LEGEND

1.) RIGHT-OF-WAY .... R.O.W.
2.) CABLE TELEVISION .... CATV
3.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT .... E.T.TV.E.
4.) ELECTRIC & CABLE TELEVISION EASEMENT .... E.TV.E.
5.) TELEPHONE & CABLE TELEVISION EASEMENT .... T.TV.E.
6.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT .... G.E.T.TV.E.
7.) VEHICLE NON ACCESS EASEMENT .... V.N.A.E.
8.) VOLUME .... VOL.
9.) PAGE .... PG.
10.) EASEMENT .... ESMT
11.) BUILDING SETBACK LINE .... B.S.L.
12.) NEW CITY BLOCK .... N.C.B.
13.) FOUND IRON ROD OR AS NOTED HEREON .... ●
14.) OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS .... O.P.R.R.P.B.C.T.
15.) DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS .... D.P.R.B.C.T.
16.) DEED RECORDS, BEXAR COUNTY, TEXAS .... D.R.B.C.T.
17.) TEMPORARY BENCH MARK .... T.B.M.
18.) CONTROL-SECTION-JOB .... CSJ
19.) LIMITED LIABILITY PARTNERSHIP .... LLP

LAND DEVELOPMENT SERVICES DIVISION

08 MAY 12 AM 9:57

RECEIVED

PLANNING COMMISSION
VACATING, RESUBDIVISION AND SUBDIVISION
AGENDA ITEM NO: 14 **May 28, 2008**

151 DEVELOPMENT, UNIT-3 MAJOR PLAT 080225
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 E-4
OWNER: 151 Development, L.P., by Robert Trautmann
ENGINEER: Pape-Dawson Engineers, Inc., by Alfonso Chua, P.E.
CASE MANAGER: Robert Lombrano, Planner (207-5014)

Date filed with Planning Commission: May 13, 2008

Location: Northeast of the intersection of Alamo Ranch and Alamo Parkway

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP #808 E, Westwinds was accepted on September 11, 2006.

Major Thoroughfare: Alamo Parkway is a primary arterial, type A minimum R.O.W. 120 feet.

Proposed Use: Commercial

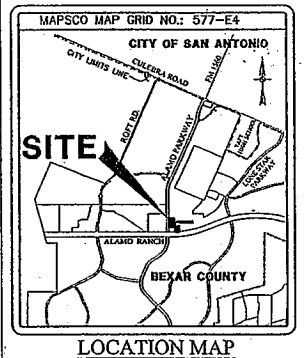
APPLICANT'S PROPOSAL:

To plat **4.81** acres consisting of **3** non-single family lots.

STAFF RECOMMENDATION:

Approval

PLAT NO. 080225



LOCATION MAP
NOT TO SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	178.55'	4771.11'	89.28'	02°08'39"	178.53'	S85°31'02"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	4.34'	S00°01'21"W
L2	80.57'	S84°23'34"W
L3	38.80'	S05°36'26"E
L4	211.43'	N84°23'34"E
L5	50.00'	S00°01'21"W
L6	50.00'	N00°01'21"E
L7	27.24'	N48°42'22"W
L8	15.45'	S05°40'29"E

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

DEVELOPMENT SER
RECEIVED

2008 MAY 12 AM 10: 09

GENERAL NOTES:

1. 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.

2. 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.

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

4. 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.

5. THE MAINTENANCE OF THE DRAINAGE EASEMENTS WITHIN 151 DEVELOPMENT, UNIT-3, SHALL BE THE RESPONSIBILITY OF THE LAND OWNERS, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

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

7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE ADJACENT PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

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
5' ESM'T. = 5' ELEC.,GAS,TELE. &CATV. ESM'T.

SURVEYOR'S NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP STAMPED "PAPE-DAWSON" SET AT CORNERS UNLESS OTHERWISE NOTED.

2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) DISPLAYED IN GRID VALUES DERIVED FROM NGS COOPERATIVE CORS BASE STATION PO01.

3. DIMENSIONS SHOWN ARE SURFACE.

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

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 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 FACILITES.

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.

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: ROBERT TRAUTMANN
151 DEVELOPMENT, L.P.

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 7th DAY OF May
A.D. 20 08

NOTARY PUBLIC BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS

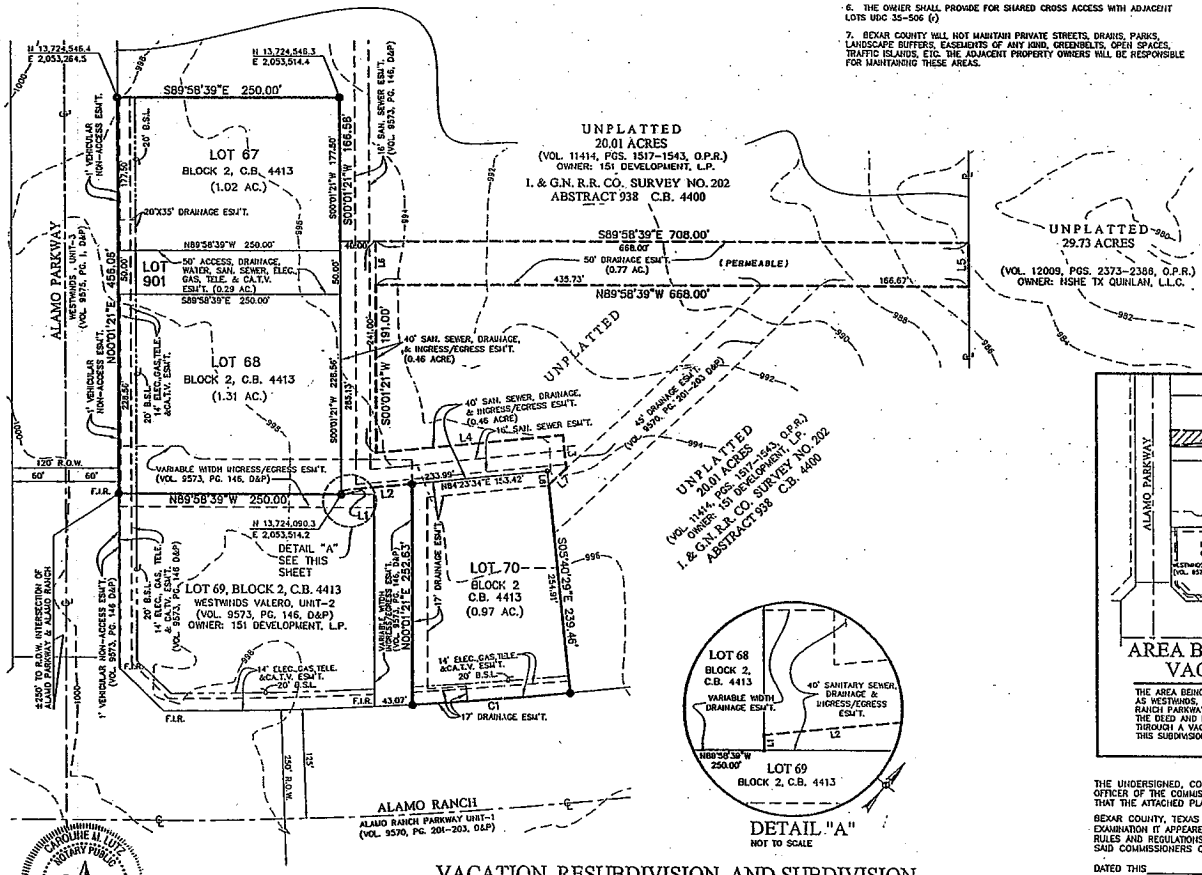
COUNTY OF BEXAR

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

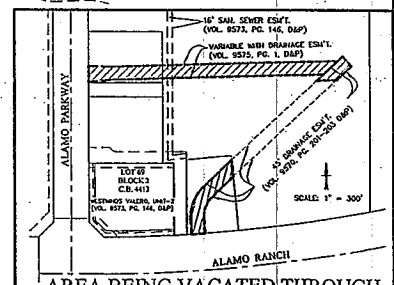
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



DETAIL "A"
NOT TO SCALE



AREA BEING VACATED THROUGH VACATING DECLARATION

THE AREA BEING RESUBDIVIDED IN THIS PLAT HAS BEEN PREVIOUSLY PLATTED AS WESTWINDS, UNIT 3, RECORDED IN VOLUME 9575, PAGE 1 AND AS ALAMO RANCH PARKWAY, UNIT 1, RECORDED IN VOLUME 9570, PAGES 201-203 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS AND WAS VACATED THROUGH A VACATING DECLARATION BEING RECORDED ON THE SAME DATE AS THIS SUBDIVISION PLAT.

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

CAROLINE M. LUTZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 5-5-2009

OWNER/DEVELOPER:
151 DEVELOPMENT, L.P.
23960 SCENIC LOOP ROAD
SAN ANTONIO, TEXAS 78255
TEL. NO. (210) 854-2636

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

VACATION, RESUBDIVISION, AND SUBDIVISION PLAT ESTABLISHING
151 DEVELOPMENT, UNIT-3

A 4.81 ACRE TRACT OF LAND OUT A 20.01 ACRE TRACT CONVEYED TO 151 DEVELOPMENT, L.P., DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 11414, PAGES 1517-1543 RECORDED IN THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400, BEXAR COUNTY, TEXAS.

THIS PLAT OF _____ 151 DEVELOPMENT, UNIT-3 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20_____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

SHEET 1 OF 1

JOB NO. 6504-

CITY OF SAN ANTONIO **Consent Agenda**

#15

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission

FROM: Oscar Serrano, Real Estate Manager, Property Disposition Division, Capital Improvements Management Services Department

DATE: Monday, May 12, 2008

SUBJECT: S.P. No. 1367 - Request for a License Agreement to use Public Right of Way beneath and across West Commerce Street

PETITIONER: Southwest Research Institute
Attn: Louis Rodriguez, Deputy General Counsel
6220 Culebra Road
San Antonio, Texas 78228-0510

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 5/28/2008.

BACKGROUND

Petitioner is requesting a License Agreement to Use Public Right of way for its proposal to install fiber-optic and communication cable across West Commerce Street in the location as shown on attached Exhibits "A" and "B". This crossing will be made at the general location of 9800 West Commerce Street, located approximately 4,400 linear feet west (.83 mile) from the general intersection of Callaghan Road and West Commerce Street. Applicant owns both sides of the properties adjacent to West Commerce Street where the proposed installation is to take place. The installation fiber and necessary cabling is intended to connect both of Applicant's buildings on either side of West Commerce Street.

In order to perform its installation, Southwest Research proposes to use an existing 16-inch outside diameter pipeline (now empty), which once belonged to United Gas Pipeline Company, which has now released and abandoned this pipeline in place. In view of this information, no trenching or boring will be required for this crossing.

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.

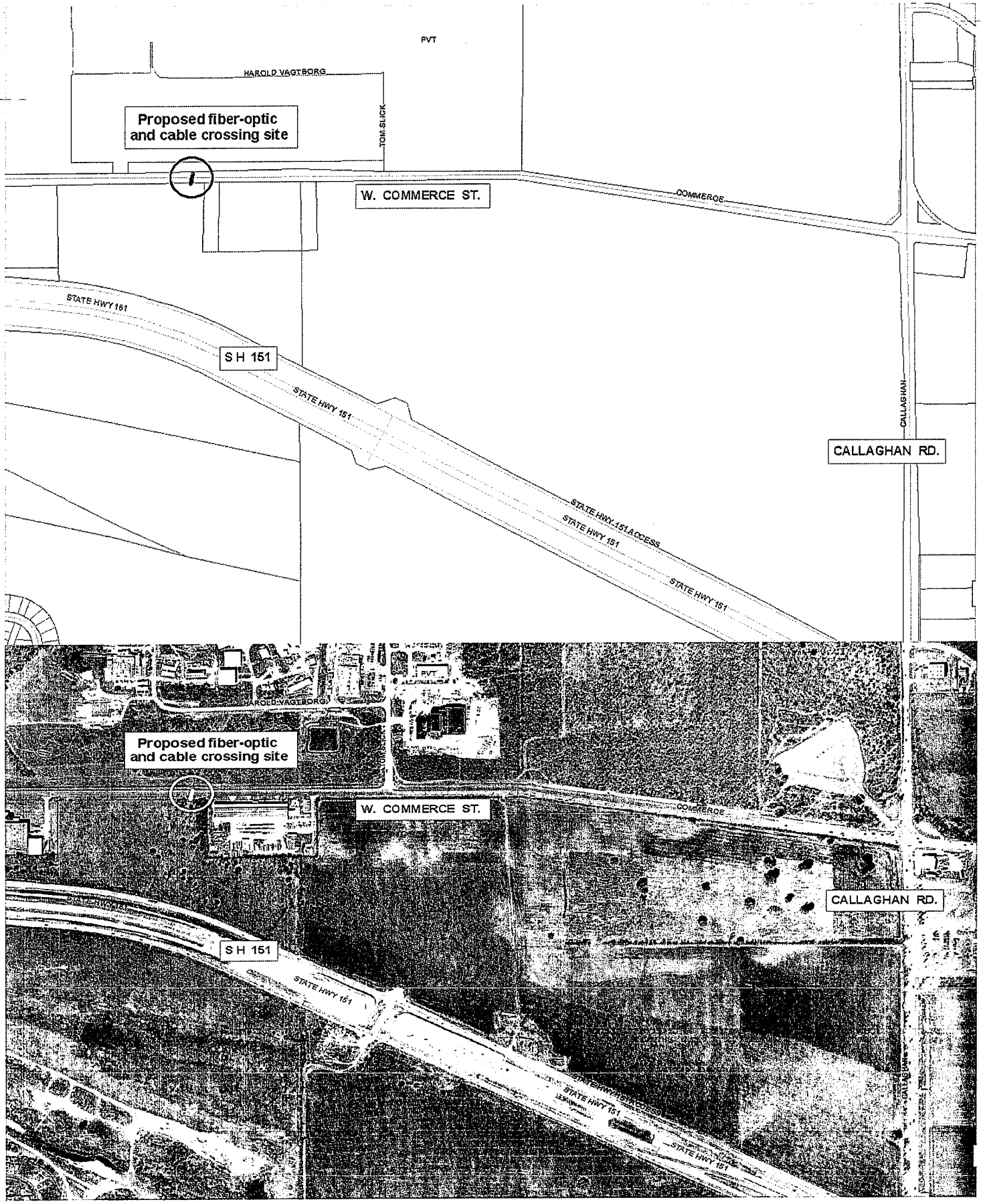
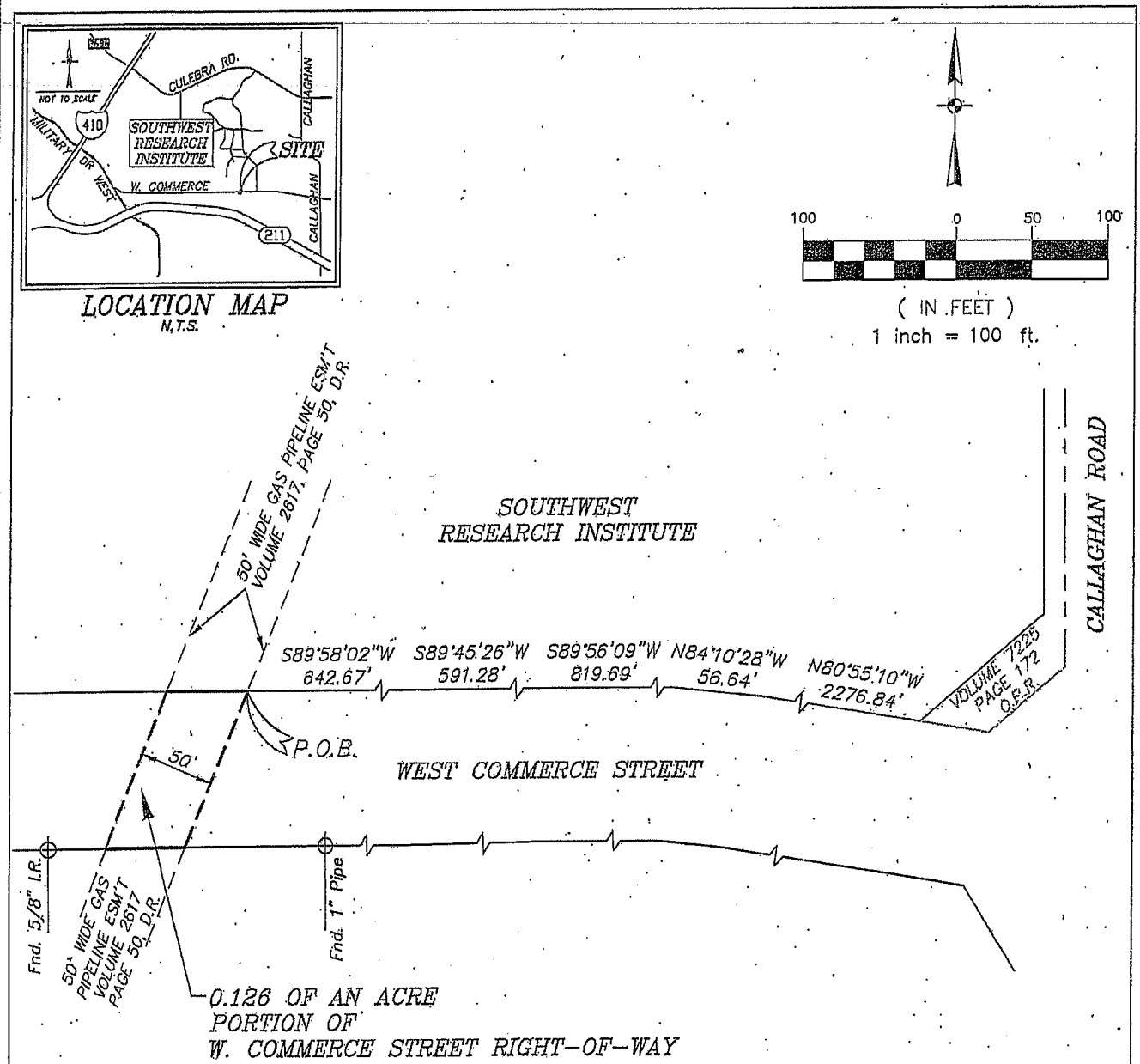

PVT
HAROLD VAGTBORG
Proposed fiber-optic and cable crossing site
TOM SLICK
W. COMMERCE ST.
COMMERCE
STATE HWY 151
S H 151
STATE HWY 151
CALLAGHAN
CALLAGHAN RD.
STATE HWY 151 ACCESS
STATE HWY 151
STATE HWY 151
PVT
HAROLD VAGTBORG
Proposed fiber-optic and cable crossing site
TOM SLICK
W. COMMERCE ST.
COMMERCE
CALLAGHAN RD.
S H 151
STATE HWY 151
STATE HWY 151
STATE HWY 151

EXHIBIT "A"



STATE OF TEXAS REGISTERED DAVID A. CASANOVA 4251 PROFESSIONAL LAND SURVEYOR

5-10-07

NOTES:

1. A FIELD NOTE DESCRIPTION OF THIS DRAWING HAS BEEN PREPARED.
2. BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.

EXHIBIT OF 0.126 OF AN ACRE PORTION OF WEST COMMERCE STREET RIGHT-OF-WAY

PAPE-DAWSON ENGINEERS

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

EXHIBIT "B" SHEET 1 OF 2

Date: Jan 08, 2008, 2:35pm User ID: ACarlin
File: N:\Survey07\7-9100\9094-07\wk9094-07_esmt.dwg

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

April 8, 2008

COPY

Southwest Research Institute
c/o Louis Rodriguez, Deputy General Counsel
6220 Culebra Road
San Antonio, Texas 78228-0510

Re: S. P. No. 1367 - Request for a License to use Public Right of Way under and across W. Commerce St.

Dear Mr. Rodriguez:

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:

CITY PUBLIC SERVICE ENERGY:
Petitioner is required to locate marks for both 20" and 4" gas lines on north side of W. Commerce St. during any excavation.

SAN ANTONIO WATER SYSTEM:
"Petitioner must verify San Antonio Water System (SAWS) utilities locations before any excavation is performed".

CAPITAL IMPROVEMENTS MANAGEMENT SERVICES DEPARTMENT:

- A City Ordinance will authorize the License Agreement for the use of this Public Right of Way;
- Petitioner asserts that all evidence of ownership of property abutting the Public Right of Way in question is true and correct;
- Petitioner acknowledges that utility easements may exist within or adjacent to the 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;

- Petitioner must meet City of San Antonio-Public Works Department Traffic Standards for any work that will occur within City of San Antonio right of way.

Additionally, the fee established for this License Agreement is $7,532.00 for a ten-year term. Petitioner agrees to pay a License fee of $7,532.00, which includes the License fee of $7,500.00 for the use of right of way and a fee of $32.00 for recordation of the City Ordinance. Full payment will be due and payable to the City of San Antonio prior to City Council consideration. If for some reason the License Agreement is not approved by City Council, the License fee will be returned to petitioner.

If you concur with the above-mentioned conditions, including the payment of the fee established for this encroachment, please countersign this letter in the space provided below and return to the undersigned. Upon receipt of this signed Letter of Agreement and the completed Discretionary Contracts Disclosure Statement we will continue processing your request.

This Letter of Agreement is being offered by the City of San Antonio only to the above named petitioner and will expire thirty (30) days after the date of issuance unless a specific extension is requested by the petitioner and granted by the City.

Sincerely,

Oscar Serrano, Real Estate Manager
Capital Improvements Management Services Department

AGREED AS TO TERMS AND CONDITIONS:

Petitioner: **Southwest Research Institute**

AGREED AS TO TERMS AND CONDITIONS:

By R. Pat Griffith, Jr.

Vice President - Facilities & Services
Title

Print Name

April 10, 2008
Date

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **May 28, 2008**

LIBERTE VENTURA UNIT 1 — MAJOR PLAT — 060509
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 586 B-4
OWNER: Galo Properties, by A. Bradford Galo
ENGINEER: Moy Civil Engineers, by Garth E. Coursen, P.E.
CASE MANAGER: Larry Odis, Planner (207-0210)

Date filed with Planning Commission: Pending Bexar Co.'s Variance Response

Location: East of Walzem and Ferrysage Drive

Services Available: Bexar Metropolitan Water District and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
POADP #193, Ventura South of FM 78 was accepted on September 25, 1985.

Proposed Use: Residential

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

APPLICANT'S PROPOSAL:

To plat **47.788** acres consisting of **163** single family lots, **4** non-single family lots and **7,000** linear feet of public streets.

DISCUSSION:

The Department of Development Services and Bexar County Infrastrucure Services Department has cited: Section 35-506(e)(8)(b) of the UDC regarding Major Thoroughfare Plan Desiginated Arterial Streets. The applicants engineer has submitted a request for a variance to the requirement. The Development Services Department, Engineering and Bexar County Infrastruture Services Department will recomend approval of the variance as indicated in their attached report, with the following conditions:

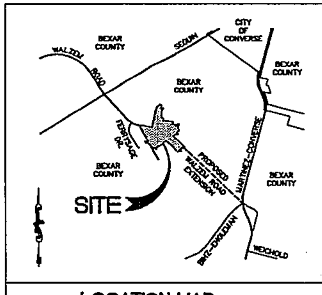
- The Development Agreement must be adopted to the County's satisfaction to include the potential transfer and responsibility of future property owners/developers.

- Bexar County Commissioners Court will not consider the plat until the Develoment Agreement has been recorded.

- Variances to the dedication and/or construction of the remaining Walzem road (as shown in the Major Thoroughfare Plan) shall not be granted by the Planning Commission.

STAFF RECOMMENDATION:

Pending



LOCATION MAP

NOT TO SCALE

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0477E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL. OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. COORDINATES ARE IN GRID.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) 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-SECTION 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.
6) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
7) 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.
8) THE PROPERTY OWNERS ASSOCIATION, INC. THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACES.
9) LOT 1, BLOCK 132; LOT 1, BLOCK 134; LOT 80, BLOCK 22; AND LOT 90, BLOCK 13 ARE DESIGNATED AS OPEN SPACE.
10) FINISHED FLOOR ELEVATIONS SHOWN ON LOTS 67-75, BLOCK 22 ARE MINIMUM ELEVATIONS REQUIRED FOR SANITARY SEWER SERVICE.
11) BEARING AND DISTANCES AND CURVE DATA SHOWN AS RECORD ON THIS PLAT WERE OBTAINED BY DEED RECORD IN VOLUME 11931, PAGES 2380-2382, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF IT'S 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 IT'S 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 ALTERATIONS.

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

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

* NONE AFFECTED

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

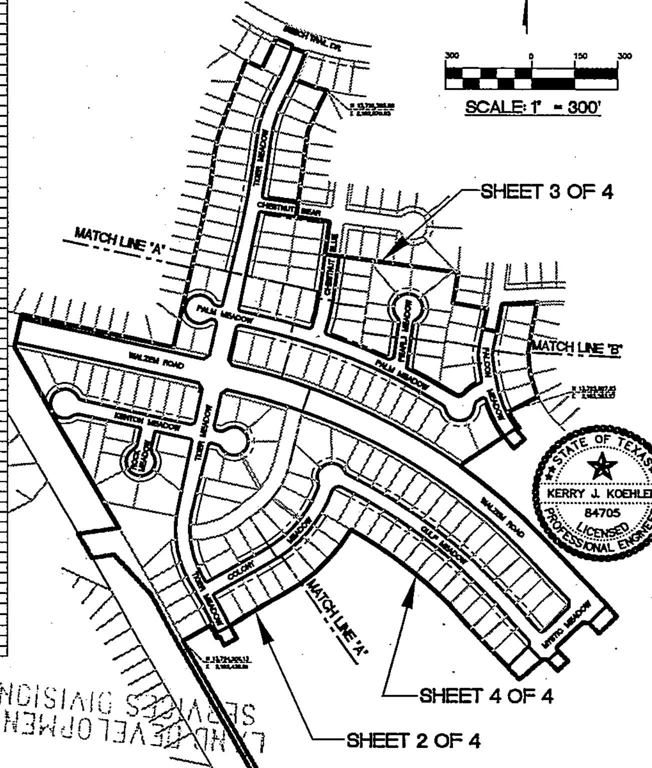
BEXARMET IMPACT FEE PAYMENT DUE NOTE:

BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

LEGEND

—934—	EXISTING CONTOUR
934	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
C.V.E.	CLEAR VISION EASEMENT
FIR	FOUND 1/2" IRON ROD
FIP	FOUND 1/2" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP
D.P.R.	DEED AND PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
V.N.E.	VEHICULAR NON-ACCESS EASEMENT

SCALE: 1" = 300'



CURVE	DELTA	LENGTH	RADIUS	CHORD BEARING	CHORD DISTANCE
C1	2°59'50"	53.88'	1030.00'	N86°48'12"W	53.87'
C2	88°01'05"	16.90'	11.00'	N24°17'34"W	15.28'
C3	7°14'24"	78.98'	625.00'	N23°20'10"E	78.92'
C4	90°00'00"	7.85'	5.00'	N37°06'14"W	7.07'
C5	2°07'06"	73.07'	1975.00'	N11°06'32"E	73.07'
C6	2°46'46"	98.25'	2025.00'	N10°46'41"E	98.24'
C7	77°39'18"	6.78'	5.00'	N48°12'57"E	6.27'
C8	9°40'48"	70.11'	415.00'	S31°00'47"E	70.03'
C9	5°49'32"	43.21'	425.00'	S38°45'56"E	43.19'
C10	6°44'26"	55.88'	475.00'	N38°16'29"W	55.85'
C11	10°28'26"	373.49'	2043.00'	N48°31'38"W	372.97'
C12	90°00'00"	23.56'	15.00'	N01°42'38"E	21.21'
C13	90°00'00"	23.56'	15.00'	N88°17'22"W	21.21'
C14	90°00'00"	23.56'	15.00'	N01°42'38"E	21.21'
C15	90°00'00"	23.56'	15.00'	N88°17'22"W	21.21'
C16	20°02'01"	615.39'	1760.00'	N53°16'22"W	612.26'
C17	20°04'33"	634.21'	1810.00'	N53°19'38"W	630.97'
C18	37°41'03"	18.44'	25.00'	N44°31'23"W	18.15'
C19	175°30'19"	156.22'	51.00'	N86°33'59"E	101.92'
C20	41°39'03"	18.17'	25.00'	N00°21'38"W	17.78'
C21	96°51'09"	42.26'	25.00'	N68°15'03"E	37.41'
C22	39°52'43"	306.25'	440.00'	N40°24'14"E	300.10'
C23	40°31'06"	346.52'	490.00'	N40°05'02"E	339.35'
C24	90°00'00"	9.42'	6.00'	N15°20'36"E	8.49'
C25	90°00'00"	9.42'	6.00'	N74°39'24"W	8.49'
C26	42°10'26"	239.23'	325.00'	N08°34'11"W	233.86'
C27	42°10'28"	276.03'	375.00'	N08°34'11"W	269.84'
C28	88°50'30"	15.51'	10.00'	N33°03'41"W	14.00'
C29	88°50'30"	15.51'	10.00'	N58°09'46"E	14.00'
C30	48°51'38"	21.32'	25.00'	N53°03'06"W	20.68'
C31	277°43'16"	247.20'	51.00'	N12°31'03"E	67.11'
C32	48°51'38"	21.32'	25.00'	N78°05'15"E	20.68'
C33	90°00'00"	23.56'	15.00'	N32°28'57"W	21.21'
C34	90°00'00"	23.56'	15.00'	N57°31'03"E	21.21'
C35	90°00'00"	9.42'	6.00'	N57°31'03"E	8.49'
C36	48°51'38"	21.32'	25.00'	N11°54'45"W	20.68'
C37	277°43'16"	247.20'	51.00'	N77°28'57"W	67.11'
C38	48°51'38"	21.32'	25.00'	N36°56'52"E	20.68'
C39	90°00'00"	9.42'	6.00'	N32°28'57"W	8.49'
C40	48°51'38"	21.32'	25.00'	N78°05'15"E	20.68'
C41	277°43'16"	247.20'	51.00'	N12°31'03"E	67.11'
C42	48°51'38"	21.32'	25.00'	N53°03'06"W	20.68'
C43	34°11'35"	1167.90'	1957.00'	N80°23'09"W	1150.65'
C44	23°43'07"	845.73'	2043.00'	N65°37'23"W	839.71'
C45	102°35'21"	26.85'	15.00'	N38°56'37"W	23.47'
C46	35°58'18"	15.69'	25.00'	N71°37'34"E	15.43'
C47	277°43'16"	247.20'	51.00'	N12°31'03"E	67.11'
C48	48°51'38"	21.32'	25.00'	N53°03'06"W	20.68'
C49	90°00'00"	15.71'	10.00'	N57°31'03"E	14.14'
C50	90°00'00"	15.71'	10.00'	N32°28'57"W	14.14'
C51	90°00'00"	23.56'	15.00'	N57°31'03"E	21.21'
C52	86°33'46"	9.06'	6.00'	N54°36'52"E	8.23'
C53	92°12'55"	16.09'	10.00'	N35°39'47"W	14.41'
C54	4°32'42"	241.94'	3050.00'	N10°14'42"E	241.88'
C55	2°08'19"	115.71'	3100.00'	N09°07'31"E	115.70'
C56	18°59'01"	173.95'	525.00'	N17°27'52"E	173.15'
C57	18°59'01"	157.38'	475.00'	N17°27'52"E	156.66'
C58	7°14'24"	72.88'	575.00'	N23°20'10"E	72.81'
C59	4°56'56"	193.48'	2240.00'	N75°00'29"W	193.42'
C60	16°49'06"	642.85'	2190.00'	N69°04'23"W	640.54'
C61	89°14'28"	15.58'	10.00'	N82°50'45"E	14.05'
C62	89°59'26"	15.53'	10.00'	N26°15'20"W	14.02'
C63	10°19'46"	105.46'	585.00'	N13°03'38"E	105.32'
C64	10°20'37"	114.64'	635.00'	N13°04'04"E	114.48'
C65	5°53'21"	230.23'	2240.00'	N67°48'23"W	230.13'
C66	107°14'32"	28.08'	15.00'	N61°31'01"E	24.15'
C67	48°51'38"	21.32'	25.00'	N16°32'03"W	20.68'
C68	277°43'16"	247.20'	51.00'	N82°06'14"W	67.11'
C69	48°51'38"	21.32'	25.00'	N32°19'34"E	20.68'
C70	70°48'45"	7.41'	6.00'	N27°29'37"W	6.95'
C71	2°13'09"	86.78'	2240.00'	N81°46'25"W	86.76'
C72	78°43'12"	34.35'	25.00'	N79°58'34"E	31.71'
C73	48°51'38"	21.32'	25.00'	N36°14'02"W	20.68'
C74	166°39'06"	148.34'	51.00'	N84°52'13"E	101.31'
C75	44°58'51"	19.63'	25.00'	N24°02'05"E	19.13'
C76	30°03'26"	65.57'	125.00'	N55°38'41"E	64.83'
C77	17°42'43"	23.18'	75.00'	N56°22'52"E	23.09'
C78	98°09'34"	17.13'	10.00'	N66°40'59"W	15.11'
C79	79°54'25"	13.95'	10.00'	N30°43'11"E	12.84'
C80	0°12'14"	1.69'	475.00'	N09°07'55"W	1.69'
C81	21°11'53"	68.45'	185.00'	N01°34'09"E	68.06'
C82	21°11'53"	49.95'	135.00'	N01°34'09"E	49.66'
C84	17°20'04"	143.71'	475.00'	N26°16'15"W	143.16'
C85	5°17'16"	180.81'	1957.00'	N74°50'19"W	180.54'
C86	35°29'48"	201.35'	325.00'	N11°54'31"W	198.14'
C87	25°54'29"	192.18'	425.00'	N21°39'02"W	190.54'
C88	0°11'04"	84.09'	3100.00'	N11°35'31"E	84.09'

LINE	LENGTH	BEARING
L1	82.82'	S63°29'04"E
L2	50.00'	S70°17'02"E
L3	23.55'	S19°42'58"W
L4	80.39'	S88°12'07"E
L5	41.20'	S76°49'12"E
L6	59.32'	S27°06'39"W
L7	101.09'	S23°25'02"W
L8	115.00'	S82°06'14"E
L9	115.00'	S07°53'46"W
L10	10.86'	S06°14'49"W
L11	50.00'	S07°38'10"W
L12	50.26'	S09°18'50"W
L13	120.14'	S78°55'18"E
L14	50.00'	S77°49'55"E
L15	119.06'	N87°02'36"E
L16	49.85'	S07°14'41"W
L17	78.74'	S04°23'34"E
L18	78.83'	S16°47'02"E
L19	5.13'	S33°13'49"E
L20	113.78'	S83°49'36"W
L21	50.00'	S48°18'18"W
L22	17.00'	S36°14'30"W
L23	50.00'	S43°17'22"E
L24	86.00'	S46°42'38"W
L25	50.00'	N43°17'22"W
L26	24.04'	N88°17'22"W
L27	115.00'	S46°42'38"W
L28	50.00'	S43°17'22"E
L29	50.00'	S46°42'38"W
L30	50.00'	N43°17'22"W
L32	105.11'	S49°22'25"W
L33	60.23'	N43°17'22"W
L34	34.27'	N43°47'40"W
L35	54.00'	N45°37'00"W
L36	54.00'	N47°30'12"W
L37	54.00'	N49°23'24"W
L38	54.00'	N51°16'36"W
L39	54.00'	N53°09'48"W
L40	54.00'	N55°03'00"W
L41	54.00'	N56°56'12"W
L42	54.00'	N58°49'24"W
L43	4.15'	N59°50'21"W
L44	66.34'	S33°13'15"W
L45	85.71'	S39°25'31"W
L46	85.71'	S45°35'59"W
L47	85.71'	S51°46'26"W
L48	84.51'	S57°51'53"W
L49	50.00'	S29°39'24"E
L50	50.00'	S60°20'36"W
L51	35.10'	N29°39'24"W
L53	110.00'	S60°20'36"W
L54	120.00'	N12°31'03"E
L55	63.52'	N06°10'39"E
L56	47.71'	N06°49'11"E
L57	47.77'	N11°16'26"E
L58	47.77'	N15°33'10"E
L59	48.35'	N19°33'03"E
L60	23.55'	N19°42'58"E
L61	34.09'	N10°25'25"E
L62	57.30'	N14°59'45"E
L65	9.00'	N77°28'57"W
L66	7.76'	N77°28'57"W
L67	51.38'	N77°28'57"W
L68	41.38'	N77°28'57"W
L69	24.04'	N57°31'03"E
L70	24.04'	N32°28'57"W
L71	39.38'	N77°28'57"W
L72	39.38'	N77°28'57"W
L73	24.04'	N57°31'03"E
L74	24.04'	N32°28'57"W
L75	5.00'	N80°20'49"E

LINE	LENGTH	BEARING
L76	7.74'	N77°28'57"W
L77	17.82'	N77°28'57"W
L78	20.00'	N84°46'19"E
L79	7.06'	N89°52'22"W
L80	50.13'	N83°52'17"E
L81	41.59'	N89°52'22"W
L82	76.33'	N75°48'23"E
L83	53.28'	N70°57'50"E
L84	50.13'	N58°03'24"E
L85	60.00'	N59°37'07"E
L86	120.75'	N51°48'03"E
L87	83.07'	N51°48'03"E
L88	38.46'	N47°00'18"E
L89	44.28'	N44°29'24"E
L90	57.90'	N34°58'39"E
L91	51.02'	N34°02'04"E
L92	54.84'	N23°25'17"E
L93	57.90'	N20°30'52"E
L94	17.05'	N13°16'58"E
L95	17.10'	N13°16'58"E
L96	70.00'	N77°28'57"W
L97	116.27'	N75°20'22"W
L98	50.46'	N72°54'02"W
L99	112.85'	N68°31'24"W
L100	108.84'	N65°36'43"W
L101	61.26'	N63°07'46"W
L102	58.30'	N61°21'50"W
L103	58.30'	N59°38'31"W
L104	58.30'	N57°55'12"W
L105	58.30'	N56°11'54"W
L106	58.30'	N54°28'35"W
L107	58.30'	N52°45'16"W
L108	58.30'	N51°01'57"W
L109	58.30'	N49°18'38"W
L110	58.30'	N47°35'19"W
L111	58.30'	N45°52'00"W
L112	63.29'	N44°04'39"W
L113	24.04'	N01°42'38"E
L114	88.00'	N46°42'38"E
L115	50.00'	N46°42'38"E
L116	105.11'	S44°02'52"W
L117	70.00'	S43°17'22"E
L118	50.00'	N60°20'36"E
L119	23.88'	N29°39'24"W
L120	68.55'	N77°27'06"W
L121	64.08'	N76°15'11"W
L122	64.06'	N74°28'16"W
L123	74.06'	N72°33'01"W
L124	58.94'	N70°42'02"W
L125	53.95'	N69°07'50"W
L126	53.95'	N67°37'49"W
L127	53.95'	N66°07'46"W
L128	53.95'	N64°37'44"W
L129	53.95'	N63°07'42"W
L130	53.95'	N61°37'41"W
L131	58.85'	N60°03'33"W
L132	69.72'	N58°16'16"W
L133	63.59'	N56°25'02"W
L134	63.59'	N54°38'54"W
L137	55.75'	N09°01'47"W
L138	55.75'	N09°01'47"W
L139	58.89'	N12°10'05"E
L140	58.89'	N12°10'05"E
L141	50.00'	N55°03'44"E
L142	7.86'	N17°00'26"W
L143	7.86'	N87°57'58"W
L144	20.88'	N43°37'29"E
L145	77.19'	S81°13'18"W
L146	100.00'	N29°39'26"W
L148	10.00'	S54°06'50"W
L149	10.00'	N60°20'36"E
L150	50.00'	N29°39'24"W

RECORDED CURVE TABLE

CURVE	DELTA	LENGTH	RADIUS
C1	2°59'50"	53.88'	1030.00'
C2	88°01'05"	16.90'	11.00'
C3	7°14'24"	78.98'	625.00'
C4	90°00'00"	7.85'	5.00'
C5	2°07'06"	73.02'	1975.00'
C6	2°48'51"	98.28'	2025.00'
C7	77°17'23"	6.74'	5.00'

RECORDED LINE TABLE

LINE	LENGTH	BEARING
L1	82.93'	S84°09'09"E
L2	50.00'	S70°31'21"E
L3	23.35'	S19°28'39"W
L4	80.39'	S88°28'26"E
L5	41.20'	S77°03'31"E
L6	59.32'	S26°48'01"W
L7	101.89'	S23°02'24"W
L8	115.00'	S82°28'52"E
L9	115.00'	S07°31'08"W
L10	10.86'	S05°52'11"W
L11	50.18'	S07°25'11"W
L12	50.18'	S08°58'11"W
L13	120.00'	S80°15'19"E

RECORDED LINE TABLE

LINE	LENGTH	BEARING
L14	50.00'	S78°06'13"E
L15	118.79'	N86°44'59"E
L16	49.94'	S07°06'27"W
L17	76.75'	S04°45'13"E
L18	78.75'	S19°12'35"E
L19	-	S33°24'43"E
L54	120.00'	N12°11'50"E
L55	63.58'	N07°54'53"E
L56	47.78'	N08°35'48"E
L57	47.78'	N10°50'31"E
L58	47.78'	N15°05'13"E
L59	48.35'	N19°12'07"E

CLEAR VISION EASEMENT NOTE:

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

LAND DEVELOPMENT SERVICES DIVISION
08 MAR -6 PM
RECEIVED
2008 MAY 12 AM 11:56

SUBDIVISION PLAT ESTABLISHING LIBERTE VENTURA UNIT 1

PLAT NO. 060509

Being 47.788 acre tract of land out of the Josefa Leal Survey No. 39, Abstract No. 420, County Block 5080, Bexar County, Texas, said 47.788 acre tract being 46.964 acres out of that certain 177.050 acre tract (Tract 2), that certain 18.291 acre tract (Tract 4), and that certain 32.021 acre tract (Tract 3), conveyed to Laredo Westover Hills, Ltd. by deed recorded in Volume 11931, Pages 2380-2382, Official Public Records, Bexar County, Texas and a 0.824 acre easement out of Ventura Subdivision Unit 27 recorded in Volume 9543, Pages 71-73, Plat Records, Bexar County, Texas.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

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: GALO PROPERTIES
18618 TUSCANY STONE DRIVE, SUITE 100
SAN ANTONIO, TX 78258
PH: (210) 497-3385

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 ______

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PH: (210) 308-1441

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 ______

NOTARY PUBLIC
BEXAR COUNTY, 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: MOY CE & SURVEYORS, INC.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS — DONALD DEAN BOERNER — 5207 — 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.

KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS — KERRY J. KOEHLER — 84705 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF LIBERTE VENTURA – UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS ______ DAY OF ______ A.D. ______

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 AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN 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 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

SUBDIVISION PLAT
ESTABLISHING

LIBERTE VENTURA
UNIT 1

PLAT NO. 060509

Being 47.788 acre tract of land out of the Josefa Leal Survey No. 39, Abstract No. 420, County Block 5080, Bexar County, Texas, said 47.788 acre tract being 46.964 acres out of that certain 177.050 acre tract (Tract 2), that certain 18.291 acre tract (Tract 4), and that certain 32.021 acre tract (Tract 3), conveyed to Laredo Westover Hills, Ltd. by deed recorded in Volume 11831, Pages 2380–2382, Official Public Records, Bexar County, Texas and a 0.824 acre easement out of Ventura Subdivision Unit 27 recorded in Volume 9543, Pages 71–73, Plat Records, Bexar County, Texas.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100 SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051 FAX: (210) 698-5085

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: GALO PROPERTIES
18618 TUSCANY STONE DRIVE, SUITE 100
SAN ANTONIO, TX 78258
PH: (210) 497-3385

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 ________

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER: KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PH: (210) 308-1441

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 ________

NOTARY PUBLIC
BEXAR COUNTY, 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: MOY CE & SURVEYORS, INC.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH:(210) 698-5051

STATE OF TEXAS ★ DONALD DEAN BOERNER 5207 REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS ★ KERRY J. KOEHLER 84705 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF LIBERTE VENTURA – UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS ______ DAY OF ______ A.D. ______

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 AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

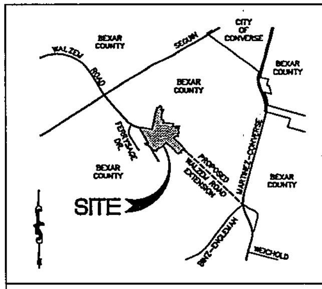
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ____ DAY OF ______ A.D. 20__ AT ____ M. AND DULY RECORDED THE ____ DAY OF ______ A.D. 20__ AT ____ M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______. IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ____ DAY OF ______ A.D. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ DEPUTY



LOCATION MAP
NOT TO SCALE

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 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 ALTERATIONS.

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

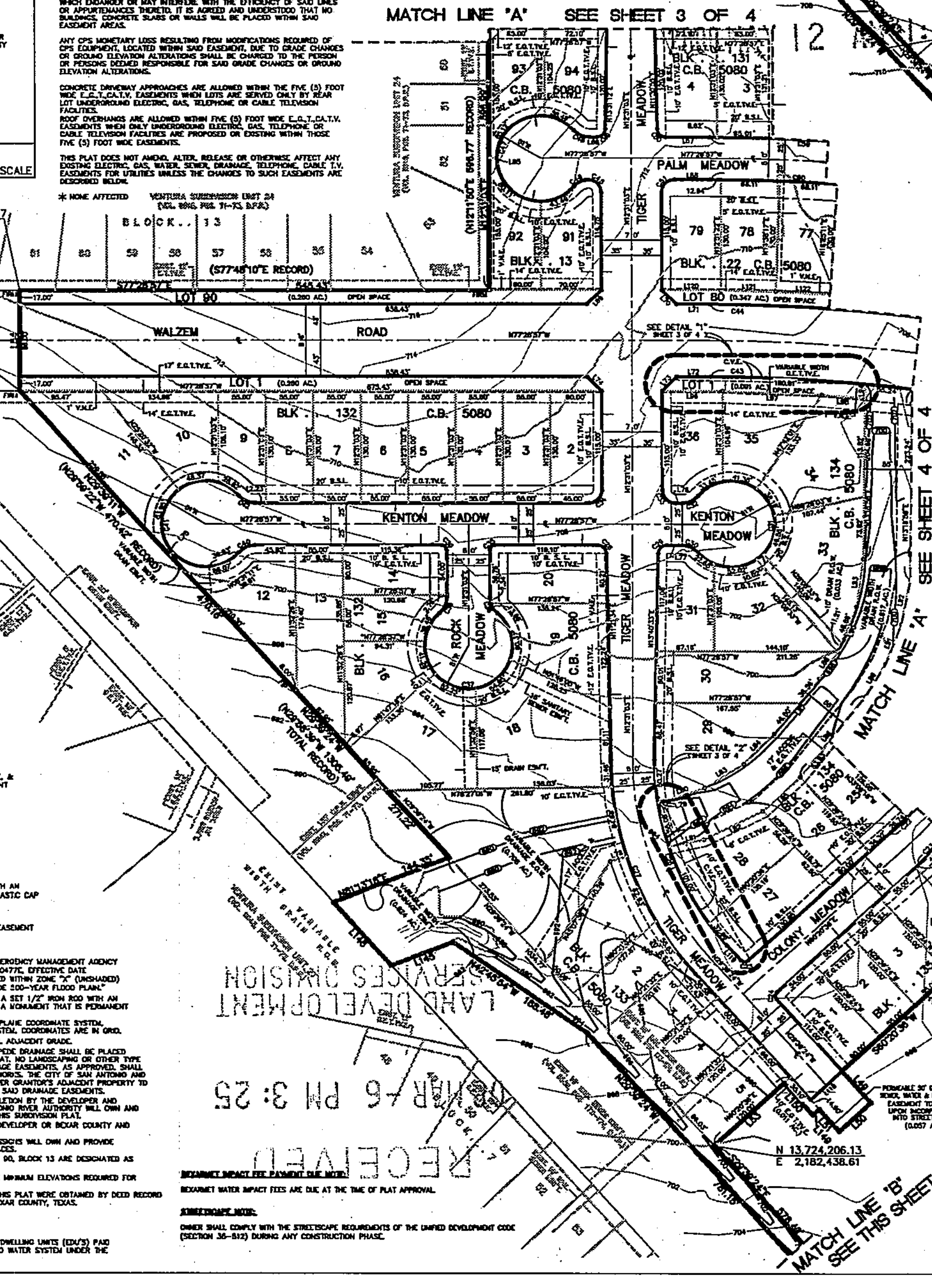
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.CA.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

* NONE AFFECTED

CLEAR VISION EASEMENT NOTE:

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



LAND DEVELOPMENT SERVICES DIVISION
RECEIVED
MAR -6 PM 3:25

LEGEND

—864—	EXISTING CONTOUR
(865)	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
C.V.E.	CLEAR VISION EASEMENT
FIR	FOUND 1/2" IRON ROD
FIP	FOUND 1/2" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP
D.P.R.	DEED AND PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
V.N.E.	VEHICULAR NON-ACCESS EASEMENT

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0477E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN, PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. COORDINATES ARE IN GRID.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) 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-SECTION 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.
6) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY. THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
7) 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.
8) THE PROPERTY OWNERS ASSOCIATION, INC. THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACES.
9) LOT 1, BLOCK 132; LOT 1, BLOCK 134; LOT 80, BLOCK 22; AND LOT 90, BLOCK 13 ARE DESIGNATED AS OPEN SPACE.
10) FINISHED FLOOR ELEVATIONS SHOWN ON LOTS 67–75, BLOCK 22 ARE MINIMUM ELEVATIONS REQUIRED FOR SANITARY SEWER SERVICE.
11) BEARING AND DISTANCES AND CURVE DATA SHOWN AS RECORD ON THIS PLAT WERE OBTAINED BY DEED RECORD IN VOLUME 11831, PAGES 2380–2382, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

BEXARMET IMPACT FEE PAYMENT DUE NOTE:

BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

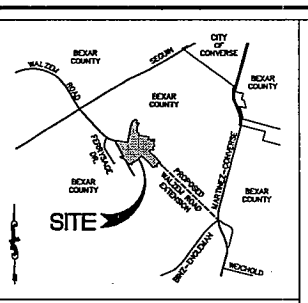
SUBDIVISION PLAT
ESTABLISHING

LIBERTE VENTURA
UNIT 1

PLAT NO. 060509

Being 47.788 acre tract of land out of the Josefa Leal Survey No. 39, Abstract No. 420, County Block 5080, Bexar County, Texas, said 47.788 acre tract being 46.964 acres out of that certain 177.050 acre tract (Tract 2), that certain 18.291 acre tract (Tract 4), and that certain 32.021 acre tract (Tract 3), conveyed to Lorado Bexlover Hills, Ltd. by deed recorded in Volume 11931, Pages 2369-2382, Official Public Records, Bexar County, Texas and a 0.824 acre easement out of Ventura Subdivision Unit 27 recorded in Volume 9543, Pages 71-73, Plat Records, Bexar County, Texas.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 696-5001
FAX: (210) 696-5006



LOCATION MAP
NOT TO SCALE

CLEAR VISION EASEMENT NOTE:
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NOTES:

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7) 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.
8) THE PROPERTY OWNERS ASSOCIATION, INC. THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, AND OPEN SPACES.
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STREETSCAPE NOTE:
OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

ROADWAY IMPACT FEE PAYMENT DUE NOTE:
ROADWAY WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

CPS NOTES:
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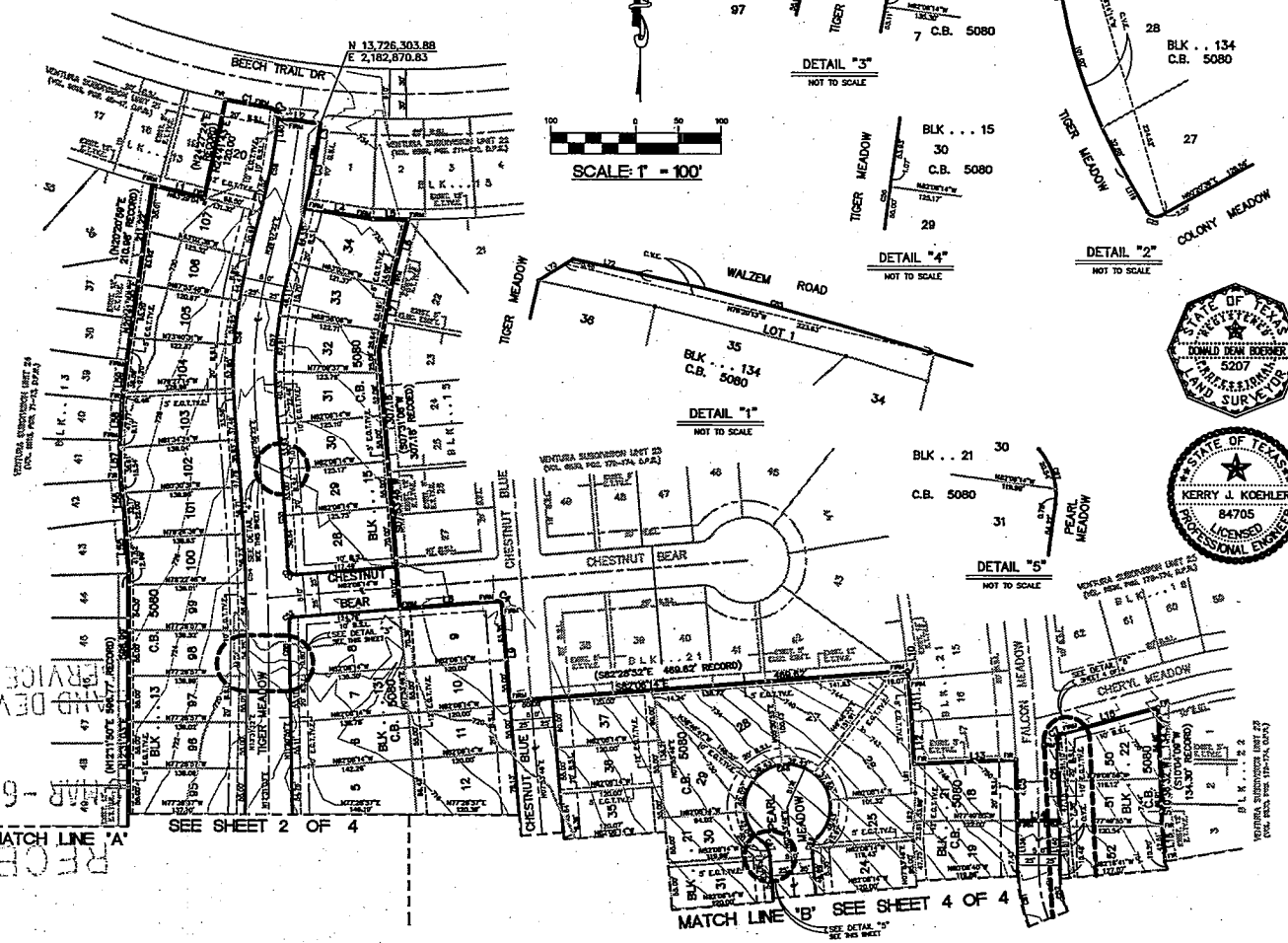
* NONE AFFECTED

LEGEND

954	EXISTING CONTOUR
1050	PROPOSED CONTOUR
E.G.T.T.V.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN'E	DRAINAGE EASEMENT
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESMT.	EASEMENT
C.V.E.	CLEAR VISION EASEMENT
FIR	FOUND 1/2" IRON ROD
FIP	FOUND 1/2" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP
D.P.R.	DEED AND PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
V.N.E.	VEHICULAR NON-ACCESS EASEMENT



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

OWNER/DEVELOPER: GALO PROPERTIES
18818 TUSCANY STONE DRIVE, SUITE 100
SAN ANTONIO, TX 78258
PH: (210) 497-3385

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 _____

_____ NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

OWNER: KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PH: (210) 308-1441

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 _____

_____ NOTARY PUBLIC BEXAR COUNTY, 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:
MOY C.E. & SURVEYORS, INC.

STATE OF TEXAS
DONALD DEAN BOERNER
5207
PROFESSIONAL LAND SURVEYOR

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 696-5001

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.

STATE OF TEXAS
KERRY J. KOEHLER
84705
LICENSED
PROFESSIONAL ENGINEER

KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR
THIS PLAT OF _____ LIBERTE VENTURA – UNIT 1 _____ HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. _____

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 AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

_____ COUNTY JUDGE, BEXAR COUNTY, TEXAS

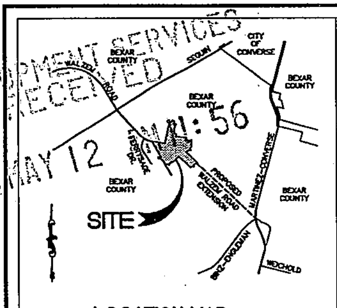
_____ COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR
I, _____ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. 20_____
AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. 20_____ AT _____ M.
IN THE RECORDS OF _____ AND _____ OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D. 20_____

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____ DEPUTY

RECEIVED
MAR -6 PM 3:25
PLANNING DEVELOPMENT SERVICES DIVISION



LOCATION MAP NOT TO SCALE

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0477E, EFFECTIVE DATE FEBRUARY 16, 1996, INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DETERMINED BY FEMA AS "AREA DETERMINED TO BE OUTSIDE 500-YEAR FLOOD PLAIN."
2) EXCEPT AS SHOWN; PROPERTY CORNERS WILL BE MONUMENTED WITH A SET 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP WHERE PRACTICAL, OTHERWISE A MONUMENT THAT IS PERMANENT AND STABLE WILL BE USED.
3) THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. COORDINATES ARE IN GRID.
4) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINAL ADJACENT GRADE.
5) 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-SECTION 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.
6) THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO RIVER AUTHORITY, THE SAN ANTONIO RIVER AUTHORITY WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.
7) 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.
8) THE PROPERTY OWNERS ASSOCIATION, INC. THEIR SUCCESSORS OR ASSIGNS WILL OWN AND PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASMENTS, AND OPEN SPACES.
9) LOT 1, BLOCK 132; LOT 1, BLOCK 134; LOT 80, BLOCK 22; AND LOT 90, BLOCK 13 ARE DESIGNATED AS OPEN SPACE.
10) FINISHED FLOOR ELEVATIONS SHOWN ON LOTS 67-75, BLOCK 22 ARE MINIMUM ELEVATIONS REQUIRED FOR SANITARY SEWER SERVICE.
11) BEARING AND DISTANCES AND CURVE DATA SHOWN AS RECORD ON THIS PLAT WERE OBTAINED BY DEED RECORD IN VOLUME 11931, PAGES 2369-2382, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

STREETSCAPE NOTE:

OWNER SHALL COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.

BEXARMET IMPACT FEE PAYMENT DUE NOTE:

BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

CPS NOTES:

THE CITY OF SAN ANTONIO AS A PART OF IT'S 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 IT'S 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 ALTERATIONS.

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

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

* NONE AFFECTED

LEGEND

—854—	EXISTING CONTOUR
[854]	PROPOSED CONTOUR
E.G.T.TV.E.	ELECTRIC, GAS, TELEPHONE, & CABLE TELEVISION EASEMENT
B.S.L.	BUILDING SETBACK LINE
DRN.	DRAINAGE
SAN. SEW.	SANITARY SEWER
R.O.W.	RIGHT OF WAY
R	RADIUS
℄	CENTERLINE
ESM'T.	EASEMENT
C.V.E.	CLEAR VISION EASEMENT
FIR	FOUND 1/2" IRON ROD
FIP	FOUND 1/2" IRON PIPE
FIRM	FOUND 1/2" IRON ROD WITH AN ORANGE "MOY SURVEY" PLASTIC CAP
D.P.R.	DEED AND PLAT RECORDS
O.P.R.	OFFICIAL PUBLIC RECORDS
V.N.E.	VEHICULAR NON-ACCESS EASEMENT

CLEAR VISION EASEMENT NOTE:

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

SUBDIVISION PLAT ESTABLISHING

LIBERTE VENTURA UNIT 1

PLAT NO. 060509

Being 47.788 acre tract of land out of the Josefa Leal Survey No. 38, Abstract No. 420, County Block 5080, Bexar County, Texas, said 47.788 acre tract being 46.964 acres out of that certain 177.050 acre tract (Tract 2), that certain 18.291 acre tract (Tract 4), and that certain 32.021 acre tract (Tract 3), conveyed to Laredo Westover Hills, Ltd. by deed recorded in Volume 11931, Pages 2369-2382, Official Public Records, Bexar County, Texas and a 0.824 acre easement out of Ventura Subdivision Unit 27 recorded in Volume 9543, Pages 71-73, Plat Records, Bexar County, Texas.

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

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: GALO PROPERTIES
18618 TUSCANY STONE DRIVE, SUITE 100
SAN ANTONIO, TX 78258
PH: (210) 497-3385

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 ________

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: KB HOME
4800 FREDERICKSBURG RD.
SAN ANTONIO, TX 78229
PH: (210) 308-1441

STATE OF TEXAS
COUNTY OF BEXAR

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ______ DAY OF ________

NOTARY PUBLIC
BEXAR COUNTY, 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: MOY CE & SURVEYORS, INC.

DONALD DEAN BOERNER
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5207
MOY C.E. SURVEYORS INC.
12770 CIMARRON PATH STE. 100
SAN ANTONIO, TEXAS 78249
PH# (210) 698-5051

STATE OF TEXAS
COUNTY OF BEXAR

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KERRY J. KOEHLER
LICENSED PROFESSIONAL ENGINEER NO. 84705

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF LIBERTE VENTURA – UNIT 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS ______ DAY OF ______ A.D. ______

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 AND REGULATIONS GOVERNING SAME, AND THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

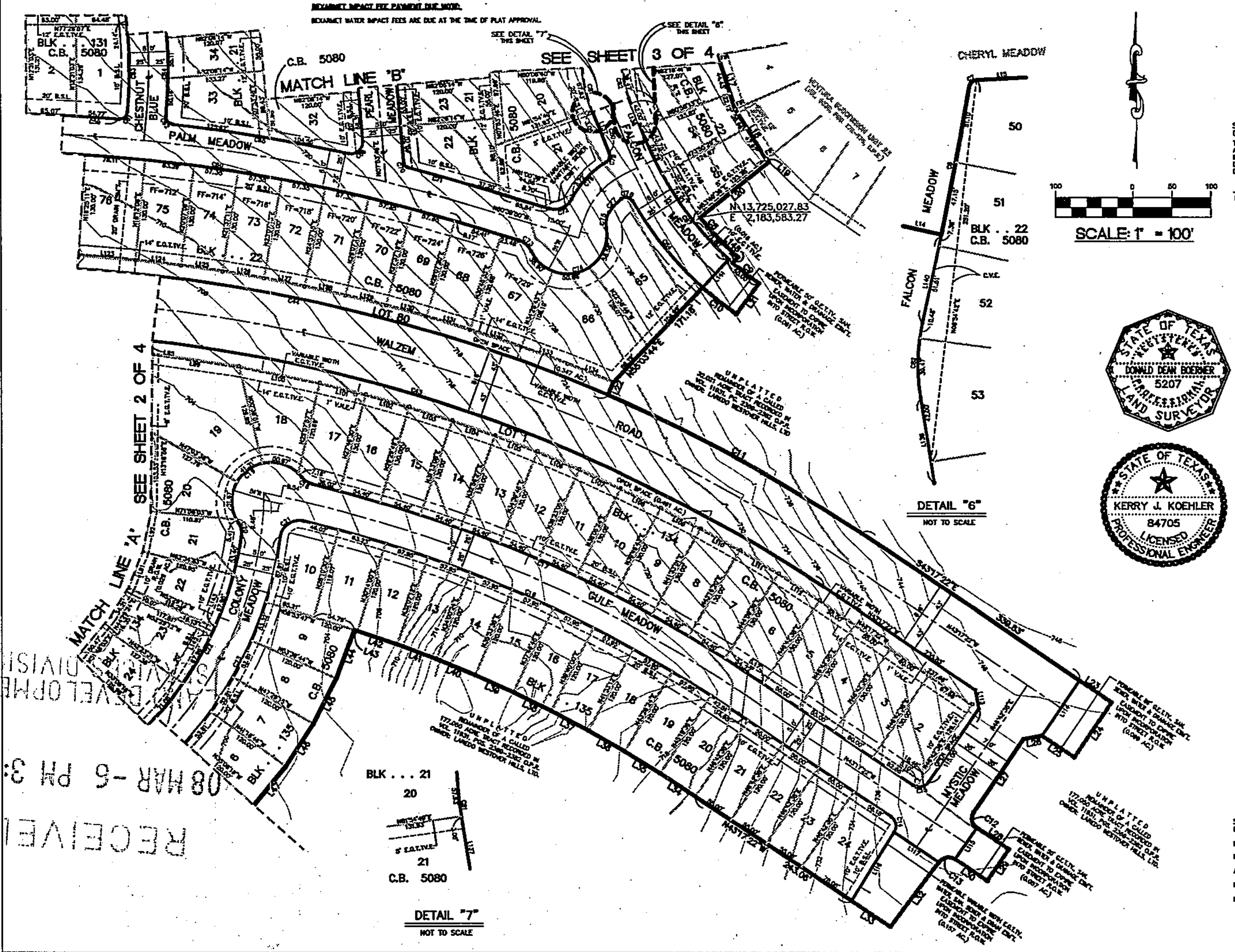
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, ________ COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. 20__ AT ______M. AND DULY RECORDED THE ______ DAY OF ______ A.D. 20__ AT ______M. IN THE RECORDS OF ______ AND ______ OF SAID COUNTY, IN BOOK VOLUME ______ ON PAGE ______ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF ______ A.D. 20__

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________ DEPUTY



DEVELOPMENT SERVICES RECEIVED 2008 MAY 12 AM 11:56
DEVELOPMENT SERVICES LAND DIVISION RECEIVED 08 MAR -6 PM 3:25

MOY
CIVIL
ENGINEERS

RECEIVED
08 MAY 15 AM 8:53
LAND DEVELOPMENT
SERVICES DIVISION

May 8, 2008

Variance Request Review
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, Texas 78204

Re: **Subdivision Plat Variance for Liberte Ventura Unit 1; Plat No. 060509**
§35-506(e)(8)(B) – "Major Thoroughfare Plan Designated Arterial Street"

Dear COSA DSD / BCPW,

The Unified Development Code (UDC), Section **§35-506(e)(8)(B)** states that "If a plat applicant owns all the of the land designated, as a thoroughfare, and the proposed plat abuts or embraces a thoroughfare alignment, the applicant shall be responsible for 100% dedication and construction." However; the *Ventura South of FM 78 POADP No. 193*, which Liberte Ventura Unit 1 lies within, will utilize not more than 32% of the capacity of Walzem Road. Therefore, pursuant to Town of Flower Mound, Texas v. Stafford Estates Limited Partnership, and Tex. Loc. Gov't Code Ann, Section 212.904, and in spirit of cooperation with the City of San Antonio and Bexar County, the plat applicant will agree to a Phased Construction of the Walzem Road improvements, until such time as a Rough Proportionality Ordinance can be added to the Unified Development Code. As a condition of this variance and in addition to the attached *Developers Agreement for Construction of Walzem Road Improvements Within Liberte Ventura Unit 1*, the plat applicant agrees with the City of San Antonio and Bexar County to the following:

1. The plat applicant will dedicate the full Walzem Road right-of-way for portions where the applicant owns property on both sides of Walzem Road in accordance with UDC35-506(e)(8);

2. When a Rough Proportionality Ordinance is adopted, the entire development will be reviewed and the proper consideration will be given to the plat applicant by the City of San Antonio and Bexar County for the constructed and platted portions of Walzem Road to date;

3. The plat applicant recognizes the responsibility of the City of San Antonio and Bexar County to the "safety and welfare "of the public and the need for "adequate infrastructure". In an effort to help alleviate the traffic demand on the current infrastructure, the plat applicant, as part of this variance, agrees to construct the full section of Walzem Road through its intersection with Tiger Meadow before transitioning to the half section as designed.

A Subdivision Plat Variance from §35-506(e)(8)(B) of the UDC for Liberte Ventura, Unit 1, Plat No. 060509, is requested in accordance with §35-483on the following grounds:

1. If the applicant complies strictly with the provisions of these regulations, they can make no reasonable use of their property. **It is unreasonable to expect an applicant / landowner to burden the entire cost of providing infrastructure that is proportionally unequal to the impact of the applicant's / landowner's actual development.**

2. The hardship relates to the applicant's land, rather than personal circumstance. **The Major Thoroughfare Plan designates the major arterial that divides the applicant's land.**

3. The hardship is unique, or nearly so, rather than one shared by many surrounding properties. **The Major Thoroughfare Plan designates the major arterial that divides the applicant's land. No adjacent or surrounding land owners are affected, only the applicant's land that is adjacent to the proposed arterial alignment.**

12770 Cimarron Path, Suite 100 • San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

4. The hardship is not the result of the applicant's own actions. **The Major Thoroughfare Plan adopted by the City of San Antonio designates the major arterial that divides the applicant's land outside of any input or actions on the applicant's part.**

5. The granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. **Granting of the variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations. The hardships related to this variance are unique to the applicant's property.**

In addition to the staff support of the City of San Antonio and Bexar County, we believe a Subdivision Plat Variance from **§35-506(e)(8)(B)** of the UDC for **Liberte Ventura Unit 1, Plat No. 060509**, is warranted. In our professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.

If you have any questions, please call me.

Respectfully Submitted,
Moy Civil Engineers

Garth E. Coursen, PE
Project Manager

cc.: Mr. Carlos Sandoval. – Galo Properties
Mr. Todd Sang, P.E. & Mr. Robert Brach, P.E. - Bexar County Public Works
Attch: *Developers Agreement for Construction of Walzem Road Improvements Within Liberte Ventura Unit 1*

DEVELOPERS AGREEMENT
FOR CONSTRUCTION
OF
WALZEM ROAD IMPROVEMENTS WITHIN LIBERTE VENTURA UNIT 1

THE STATE OF TEXAS	§	
	§	KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF BEXAR	§	

This Agreement for construction of Walzem Road Improvements within Liberte Ventura Unit 1 (the "*Agreement*") is between the **CITY OF SAN ANTONIO, TEXAS**, a home rule city located in Bexar County, Texas (the "*City*"), and Laredo Westover Hills, Ltd.(the "*Owner*").

RECITALS

A. Owner is the owner of approximately 46.924 acres of land located in the extraterritorial jurisdiction of the City and designated as Unit 1 on Exhibit "A" attached hereto (the "*Property*").

B. A proposed road to be known as Walzem Road (the "*Road*") is contemplated to be located within the Property. The legal description of the right-of-way of the Road is set forth on Exhibit "B" attached hereto (the "*Right-of-Way*").

Owner desires to dedicate the full width Right-of-Way for the Road and construct, cause to be constructed, or pay the actual cost of construction of four lanes from its current terminus located east of FM 78 to and including the intersection of the Road and proposed Tiger Meadow Road; and two lanes from proposed Tiger Meadow Road to the proposed Mystic Meadow Road, as shown on the attached Exhibit "A" and "B"

C. The parties desire to enter this Agreement to set forth their agreement regarding dedication and construction of the Road.

NOW, THEREFORE, for good and valuable consideration, the receipt of which is acknowledged and confessed, and all benefits to be derived hereunder, the parties hereby agree as follows:

1. The foregoing Recitals are incorporated herein.

2. Prior to commencement of construction on the Property, Owner shall (a) dedicate the Right-of-Way to the City and (b) construct, cause to be constructed, or pay to the City the actual cost of the construction of, four lanes from its current terminus located east of FM 78 to and including the intersection of the Road and proposed Tiger Meadow Road; and two lanes from proposed Tiger Meadow Road to proposed Mystic Meadow Road, as shown on the attached Exhibit "A" and "B". Owner shall have no obligation with respect of the construction of or the cost of construction of any portion of the Road that is not within the Right-of-Way.

3. Prior to commencement of construction of improvements to the approximately 14.72 acres of land located in the extraterritorial jurisdiction of the City and designated as Unit 5 on Exhibit "C" attached hereto (the "Unit 5 *Property*"), if and when Owner constructs such improvements, Owner shall construct, cause to be constructed, or pay to the City the actual cost of the construction of, the remaining two lanes from proposed Tiger Meadow Road to proposed Mystic Meadow Road, as shown on the attached Exhibit "A" and "B" (the "Additional Unit 5 Lanes"). In the event that the City has, at such

time, enacted a roadway rough proportionality ordinance, that ordinance, rather than this Agreement shall control any obligation of Owner to construct the Additional Unit 5 Lanes. Owner shall have no obligation with respect of the construction of or the cost of construction of any portion of the Additional Unit 5 Lanes that are not within the Right-of-Way.

4. Assigns: No Third Party Beneficiaries. This Agreement shall insure only to the benefit of the parties hereto and their respective successors, representatives and assigns. Third persons not a party hereto shall not, in any form or manner, be considered a third party beneficiary of the Agreement.

5. Severability. The provisions of this Agreement are severable, and if any word, phrase, clause, sentence, paragraph, section or other part of this Agreement or the application thereof to any person or circumstance shall ever be held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement shall remain in full force and effect and shall not be affected thereby.

6. Entire Agreement. This Agreement, including the exhibits attached hereto, contains the entire agreement between the parties hereto, and may not be modified except by written agreement executed by both parties.

7. Force Majeure. In the event either party is rendered unable, wholly or in part, by force majeure to carry out any of its obligations under this Agreement, then the obligation of such party, to the extent affected by such force majeure event and to the extent that due diligence is being used to resume performance at the earliest practicable time, shall be suspended during the continuance of any inability to perform so caused to the extent provided by for no longer period. Within two (2) business days after the occurrence of the force majeure event relied upon, the party whose contractual obligations are affected shall give notice and full particulars of such force majeure event to the other party. Such cause, as far as reasonably possible, shall be remedied with all reasonable diligence. The term "force majeure" as used herein, shall mean acts of God, strikes, lockouts, or other industrial disturbances, acts of the police or enemy, orders of any legislative, executive or judicial authority having jurisdiction or any other entity other than a party to this Agreement, insurrections, riots, epidemics, landslides, lightning, earthquakes, fires, hurricanes, storms, floods, washouts, droughts, arrests, civil disturbances, explosions, breakage or accidents to machinery, pipelines or canals, partial or entire failure of water supply, and any other inabilities of either party, similar to those enumerated, which are within the reasonable control of the party claiming such inability and which such party could not have avoided by the exercise of due diligence and care. It is entirely within the discretion of the party having the difficulty and that the above requirement that any force majeure shall be remedied with all reasonable dispatch shall not require that settlement of strikes and lockouts by acceding the demand of the opposing party or parties when such settlement is unfavorable to it in the judgement of the party having the difficulty.

8. Remedies upon Default. If Owner defaults under this Agreement, the City's sole remedy, waiving all other remedies, is to obtain equitable relief in the form of specific performance or injunction. In any litigation between the parties with respect to the Agreement, the prevailing party shall be entitled to reasonable attorney's fees, court cost and costs of trial.

9. No additional Waiver Implied. No waiver or waivers of any breach or default by either party hereto of any term, covenant, condition, or liability hereunder, or of performance by the other party of any duty or obligation hereunder, shall be deemed or construed to be a waiver of subsequent breaches or defaults of any kind under any circumstances.

10. Address and Notice. Unless otherwise provided in this Agreement, any notice or other communications from either party to the other must be in writing and may be given by depositing the same in the United States mail, postpaid, registered or certified, and addressed to the party to be notified, with return receipt requested; by delivering the same to an officer of such party; notice deposited in the mail in the manner provided herein shall be deemed received on the second delivery day after the day it is deposited. For the purposes of notice, the addresses of the parties hall, until changes as hereafter provided, be as shown on the signature page of this Agreement. The parties shall have the right from time to time and at any time to change their respective addresses and each shall have the right to specify as its address any other address by at least fifteen (15) days' written notice to the other party.

11. Venue of Actions. Any action at law, suit in equity or judicial proceeding for the enforcement of this Agreement shall be instituted only in the courts of the County of Bexar, State of Texas.

12. Run with Land. This agreement shall be recorded and run with the Property and bind all subsequent purchasers, and successors in interest to the Property. Upon conveyance of the Property by Owner, the obligations set forth herein shall become the obligations of the purchaser. For purposes of this Agreement, Owner includes all successors and assigns in the chain of title to the Property from the date of this Agreement.

EXECUTED as of the _____ day of _____, 2008.

CITY:

CITY OF SAN ANTONIO, TEXAS

By: _____

_____

_____

_____

OWNER:

Laredo Westover Hills, LTD.

By: A. Bradford Galo

By: _____

Its: Managing Partner

THE STATE OF TEXAS §

COUNTY OF BEXAR §

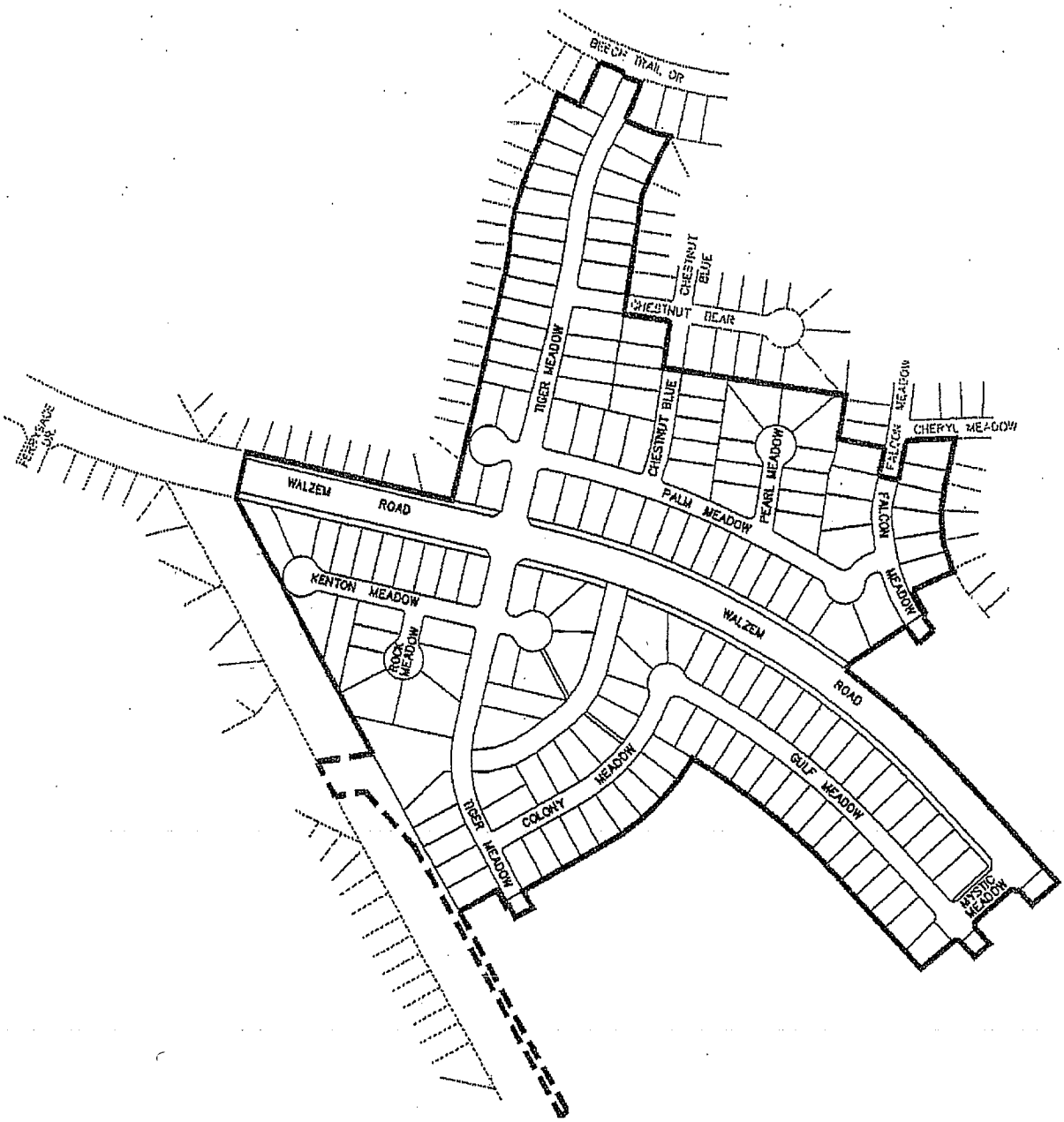
This instrument was acknowledged before me on Feb. 21, 2008, by A. Bradford Galo

Kara Lynn Kelley
Notary Public, State of Texas

[Stamped Notary Seal]

KARA LYNN KELLEY
Notary Public, State of Texas
My Commission Expires
June 17, 2009

EXHIBIT "A"
LIBERTE VENTURA
UNIT 1



SCALE = 1":400'
DRAWN BY: B.D.L. ~ DATE: 01/30/08

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249

TEL: (210) 698-5051
FAX: (210) 698-5085

P:\060520-Ventura\Exhibits\Unit-1.dwg, Model, 1/31/2008 10:02:40 AM, bdeluna, \\DSERVER\RICOH Aficio 2027 PCL 6, Letter (8.5" x 11"), 1:400

MOY SURVEYORS, INC.

EXHIBIT "B"
LIBERTE VENTURA UNIT 1
WALZEM ROAD

Being a 4.610 acre tract of land out of the Josefa Leal Survey No. 39, Abstract No. 420, County Block 5080, Bexar County, Texas, said 4.610 acre tract being out of that certain 18.291 acre tract of land (Tract 4), conveyed to Laredo Westover Hills, Ltd. by deed recorded in Volume 11931, Pages 2369-2382, Official Public Records, Bexar County, Texas, said **4.610 acre tract** being more particularly described by metes and bounds as follows.

COMMENCING at a found 1/2" iron rod with an orange "Moy Survey" plastic cap on the south boundary line of Lot 61, Block 13, Ventura Subdivision Unit 24, recorded in Volume 9515, Pages 71-73, Deed and Plat Records, Bexar County, Texas, said 1/2" iron rod being the northwest corner of the above referenced 18.291 acre tract;

THENCE departing the south boundary line of Lot 61, Block 13, Ventura Subdivision Unit 24, the southwest line of said 18.291 acre tract, **South 12°31'03" West, a distance of 17.00 feet** to a point and **PLACE OF BEGINNING** for the herein described tract;

THENCE severing the said 18.291 acre tract, the following bearings and distances:

South 77°28'57" East, a distance of 801.81 feet to a point at the beginning of a curve to the right whose central angle is 34°11'34", an arc distance of 1219.23 feet, a radius of 2043.00 feet, and a chord of **South 60°23'09" East, a distance of 1201.21 feet** to a point;

South 43°17'22" East, a distance of 339.83 feet to a point;

South 46°42'38" West, a distance of 86.00 feet to a point;

North 43°17'22" West, a distance of 339.83 feet to a point at the beginning of a curve to the left whose central angle is 34°11'35", an arc distance of 1167.90 feet, a radius of 1957.00 feet, and a chord of **North 60°23'09" West, a distance of 1150.65 feet** to a point;

North 77°28'57" West, a distance of 801.81 feet to a point;

and **North 12°31'03" East, a distance of 86.00 feet** to the **PLACE OF BEGINNING** and containing **4.610 acres of land**, more or less.

Note: The bearings are based on G.P.S. observations. An exhibit of the above described tract was prepared.

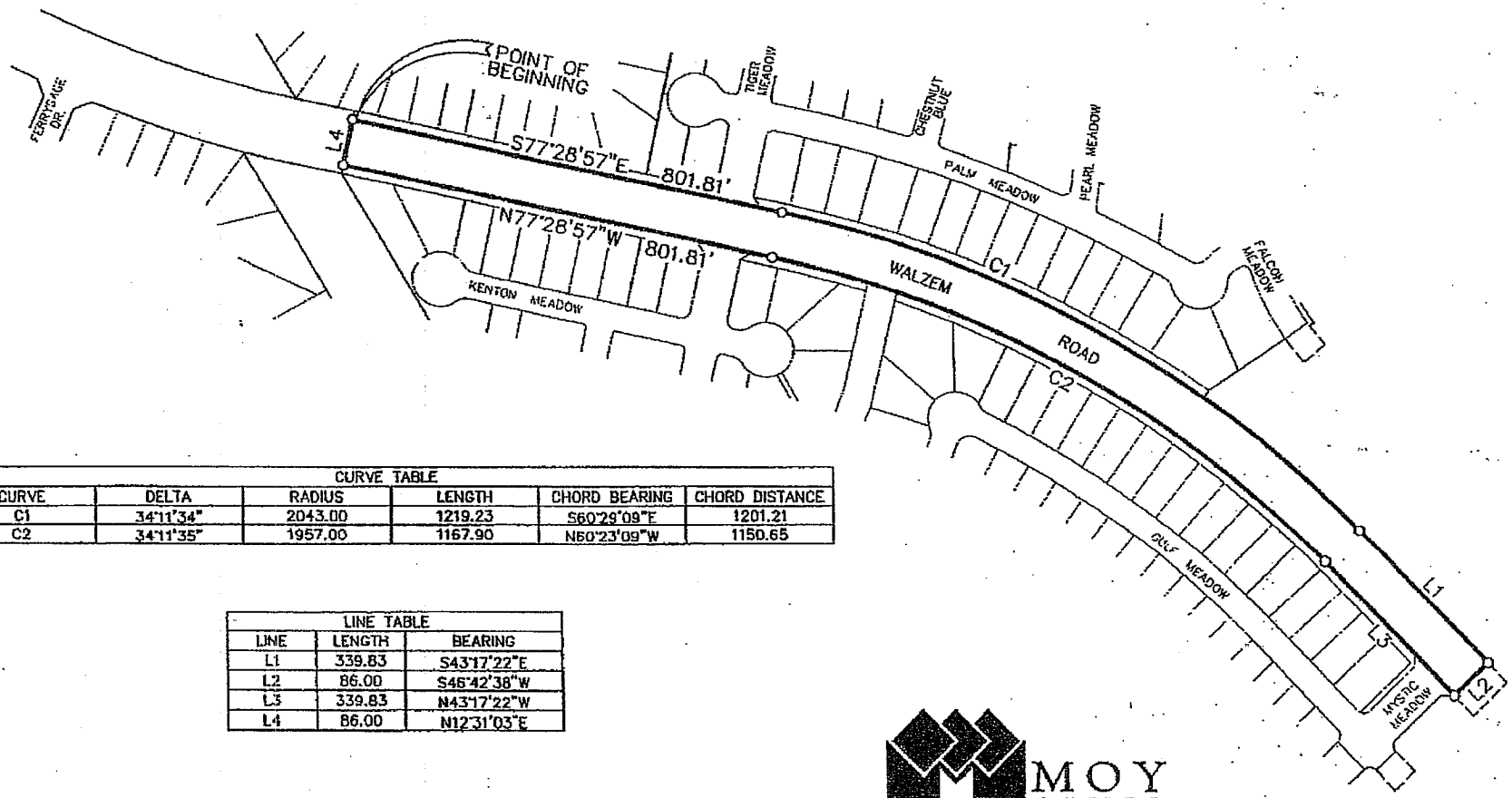
STATE OF TEXAS
REGISTERED
DONALD DEAN BOERNER
5207
PROFESSIONAL
LAND SURVEYOR

Donald Dean Boerner
Registered Professional Land Surveyor
No.5207 Job# 060524-Ventura

12770 Cimarron Path, Suite 100 • San Antonio, TX 78249
Ph. 210.698.5051 • Fx. 210.698.5085

EXHIBIT "B"
LIBERTE VENTURA UNIT 1
WALZEM ROAD

BEING 4.610 ACRE TRACT OF LAND OUT OF THE JOSEFA LEAL SURVEY NO. 39, ABSTRACT NO. 420, COUNTY BLOCK 5080, BEXAR COUNTY, TEXAS, SAID 4.610 ACRE TRACT BEING OUT OF THAT CERTAIN 18.291 ACRE TRACT OF LAND (TRACT 4), CONVEYED TO LAREDO WESTOVER HILLS, LTD. BY DEED RECORDED IN VOLUME 11931, PAGES 2369–2382, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	34°11'34"	2043.00	1219.23	S60°29'09"E	1201.21
C2	34°11'35"	1957.00	1167.90	N60°23'09"W	1150.65

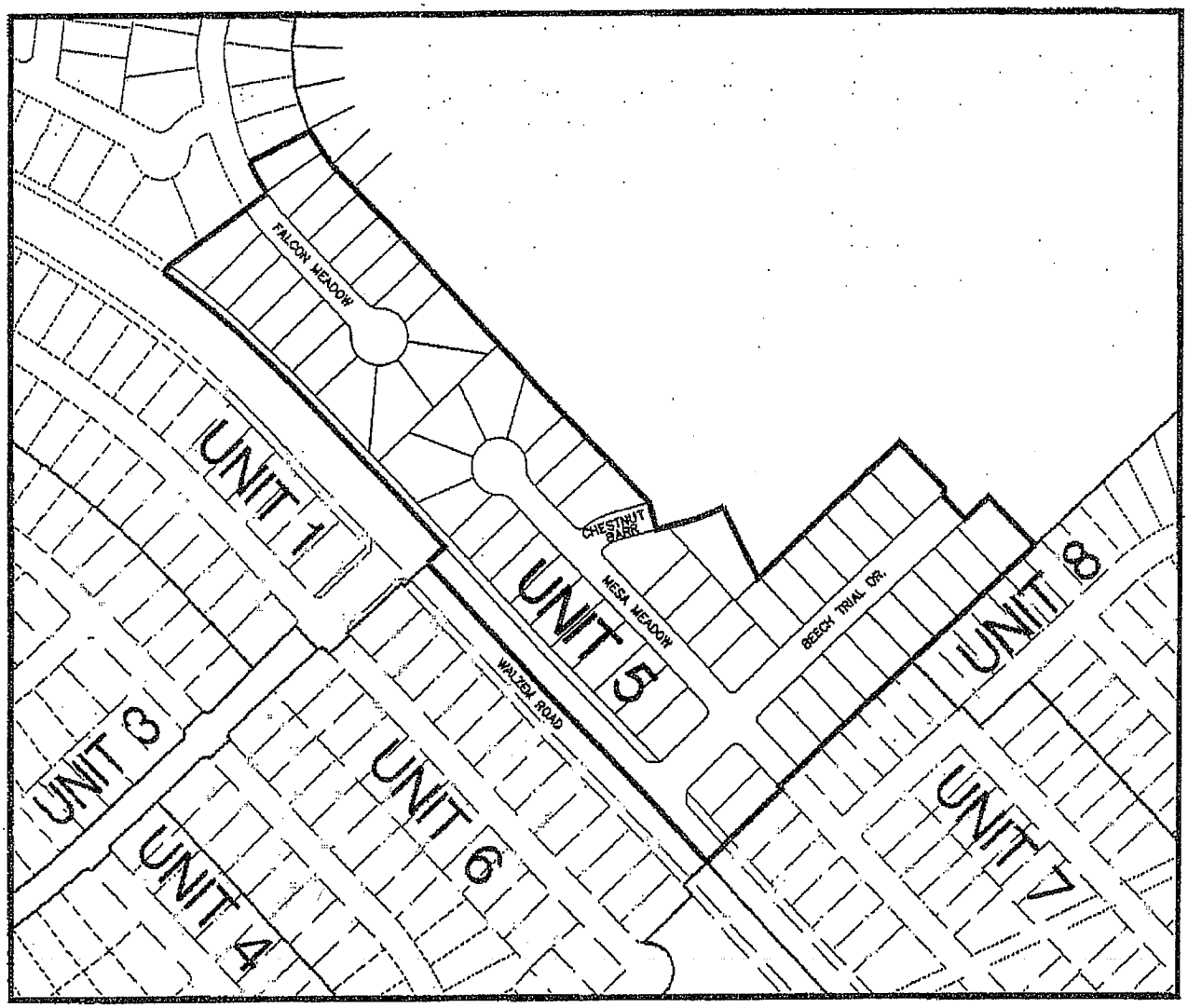
LINE TABLE		
LINE	LENGTH	BEARING
L1	339.83	S43°17'22"E
L2	86.00	S46°42'38"W
L3	339.83	N43°17'22"W
L4	86.00	N12°31'03"E

SCALE = 1":300'
DRAWN BY: B.D.L. ~ DATE: 01/30/08

MOY CIVIL ENGINEERS
12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

P:\060520 Ventura\Exhibits\Walzem Road Unit 1.dwg, Model, 2/5/2008 5:03:35 PM, bdelbua, \\DSERVER\PICOH Afdo 7027 PCL 6, Letter (8.5" x 11"), 1:300

EXHIBIT "C"
LIBERTE VENTURA
UNIT 5



SCALE = 1":300'
DRAWN BY: B.D.L. ~ DATE: 01/30/08

MOY CIVIL ENGINEERS

12770 CIMARRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
TEL: (210) 698-5051
FAX: (210) 698-5085

P:\060520-Ventura\Exhibits\Unit-5.dwg, Model, 1/31/2008 10:01:57 AM, bdeluna, \\DSERVER\RICOH Aficio 2027 PCL 6, Letter (8.5" x 11"), 1:300

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 17 **May 28, 2008**

LA MESA DEVELOPMENT	MINOR PLAT	070427
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 514 F-5
OWNER: La Mesa Developments LLC, by Stephen G. Cook, Agent
ENGINEER: Stephen G. Cook Engineering INC., by Stephen G. Cook
CASE MANAGER: Larrry Odis, Planner (207-0210)

Date filed with Planning Commission: May 6, 2008

Location: East of Lou Mel and Enterprise Drive

Services Available: SAWS Water and Sewer

Zoning: I-1 Industrial District

Proposed Use: Warehouse

APPLICANT'S PROPOSAL:

To plat **1.069** acres consisting of **1** non single-family lot.

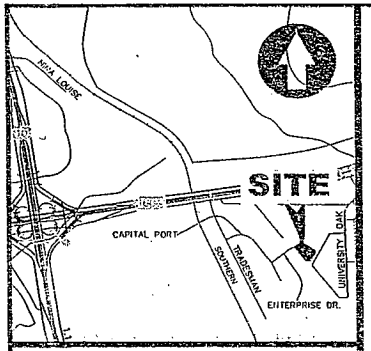
DISCUSSION:

The Department of Development Services has cited: Section 35-515(c)(4), 35-515(c)(5), and 35-515(c)(6) of the UDC regarding Lot Layout Regulations. The applicants engineer has submitted a request for variance to the requirements. The Development Services Department, Engineering has no objection to the granting of 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 variances. With regards to the variance, staff does concur with the applicant's justification, therefore the Director of Development Services recommends **approval** of the variance and plat.

PLAT I.D. 070427



LOCATION MAP
(NOT TO SCALE)

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

OWNER/SUBDIVIDER:
LA MESA DEVELOPMENT
4734 SHAVANO OAK
SAN ANTONIO, TEXAS 78249
(210) 336-2855

CITY PUBLIC SERVICE NOTES

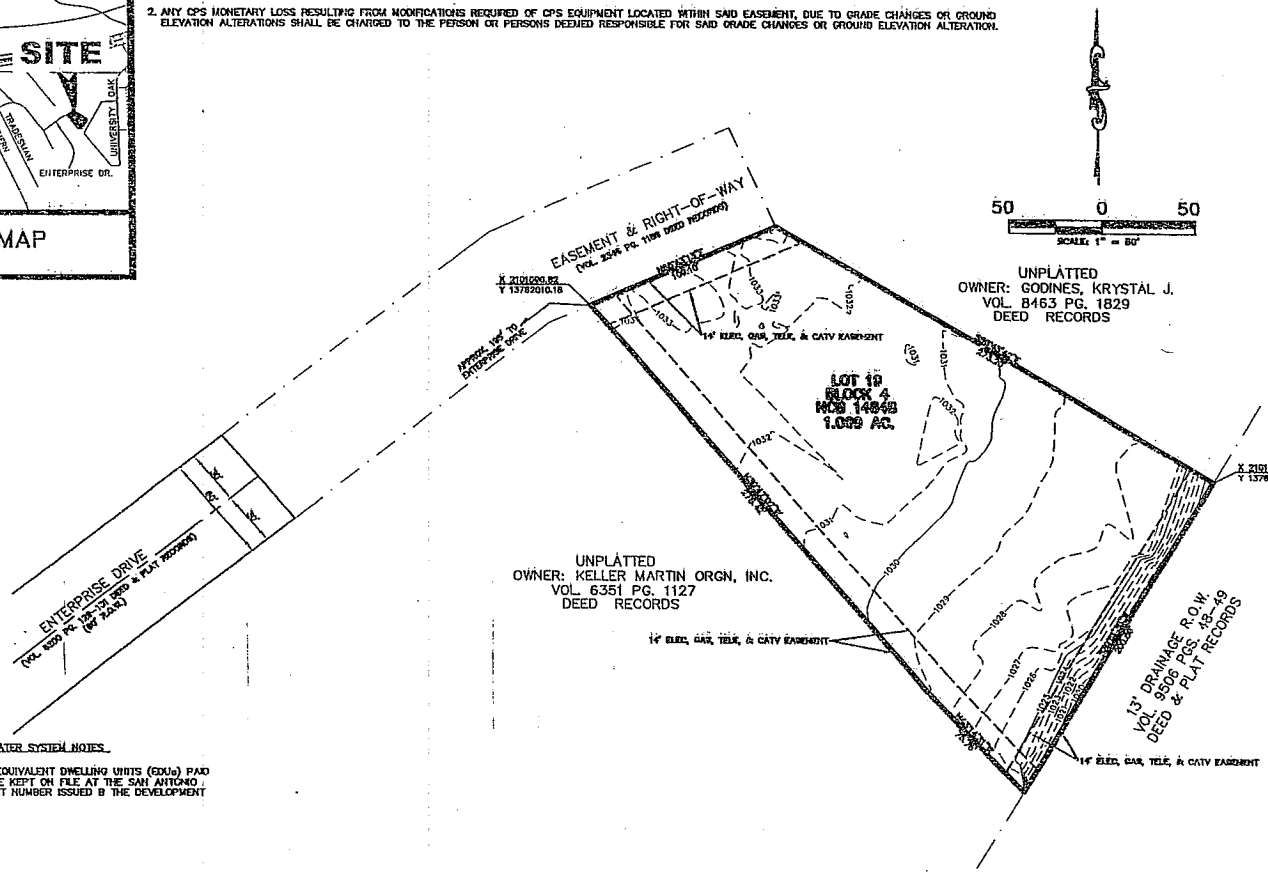
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "OVERHANG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

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.

GENERAL NOTES

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

2. 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.



SAN ANTONIO WATER SYSTEM NOTES

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

SURVEYOR NOTES

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "S.G.C.E. 5293" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.

2. THE BEARINGS FOR THIS PLAT ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.

3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM GPS/RTK METHODS AND MAY NOT REPRESENT A COMPUTATION BETWEEN SUCH POINTS ON THIS PLAT.

CITY OF SAN ANTONIO NOTES

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

2. ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA. UDC 35-506 (D)(5)

3. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE FOR NEW RESIDENTIAL LOTS PROPOSED. UDC 35-504 (E)(5)

4. NO BUILDING PERMIT SHALL BE ISSUED FOR THIS UNTIL A STREETSCAPE PLAN HAS BEEN APPROVED. UDC 35-512

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS
_____ DAY OF _____, _____

_____
NOTARY PUBLIC
BEXAR COUNTY

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT ESTABLISHING

LA MESA DEVELOPMENT SUBDIVISION

BEING A TOTAL OF 1.009 ACRES OF LAND ESTABLISHING LOT 19, BLOCK 4, NEW CITY BLOCK 14848, BEING OUT OF THE R.C. HAWKINS SURVEY NO. 337, ABSTRACT 329, COUNTY BLOCK 4779, NEW CITY BLOCK 14848, BEING A PORTION OF A TRACT OF LAND CALLED 2.678 ACRES DESCRIBED IN DEED RECORDS IN VOLUME 6351 PAGES 1124-1128, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I _____ COUNTY CLERK OF SAID COUNTY DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ___ DAY OF _____ A.D., 20____ AT _____ M. AND DULY RECORDED THE ___ DAY OF _____ A.D., 20____ AT _____ M. IN THE RECORDS OF DEEDS AND PLATS OF SAID COUNTY IN BOOK VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE THIS ___ DAY OF _____ A.D., 20____

BY _____
DEPUTY

DEVELOPMENT SERVICES
RECEIVED
MAY -5 PM 4:19

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

SGCE
STEPHEN G. COOK ENGINEERING, INC.
REGISTERED LAND SURVEYORS

DEVELOPMENT SERVICES
2008 MAY -5 PM 4:20
DEVELOPMENT SERVICES
RECEIVED
2008 APR 10 AM 8:18

February 1, 2008

Mr. Roderick Sanchez
Director, Development Services
1901 S. Alamo
San Antonio, Texas 78204

RE: **#070427, LA MESA DEVELOPMENT**
Request for variance to applicability and general rules for subdivisions, i.e. access

On behalf of my client, La Mesa Development LLC, I am requesting that the City of San Antonio grant a variance to the street connectivity requirement for the La Mesa Development plat #070427, as prescribed under section 35-515 (C)(5) Lot Layout Regulations. The statute states, "Plat applicants shall ensure that there is no abutting landlock conditions created by the proposed plat." We request the City recognize the deeded ingress/egress easement (V. 2346, P. 1156, Deed Records) as our client's legal access to a public road. The area in question is the parcel's 109.1 feet of frontage that is located approximately 198 feet northeast of the end of publicly dedicated Enterprise Drive. I offer the following rationale to support my request:

- **If the applicant strictly complies with the provisions of these regulations, he/she can make no reasonable use of his/her property.** Historically, access to this property has been through an asphalt/gravel road that extends from the end of the publicly dedicated Enterprise Drive. If the perpetual easement and right-of-way is not deemed legal access, the property will be landlocked and the owner cannot operate his business. In addition, water service will not be connected to the property.

- **The hardship relates to the applicant's land rather than personal circumstances.** Legal access to a publicly dedicated road is an issue tied to the individual parcel of land, not due to personal circumstances.

- **The hardship is unique, or nearly so, rather than one shared by many surrounding properties.** This hardship affects only 5 out of 7 parcels with frontage on the recorded 60' perpetual easement and right-of-way. The parcel directly across the easement has been platted with access from Bacon Road, a public road along the northern parcel boundary. Another

12000 Starcrest, Suite 107 ◊ San Antonio, Texas, 78247 ◊ www.sgce.net
Tel: (210) 481-2533 ◊ Fax: (210) 481-2150

DEVELOPMENT SERVICES
RECEIVED
2009 MAY 8 PM 1:20

DEVELOPMENT SERVICES
RECEIVED
2009 APR 9 PM 3:18

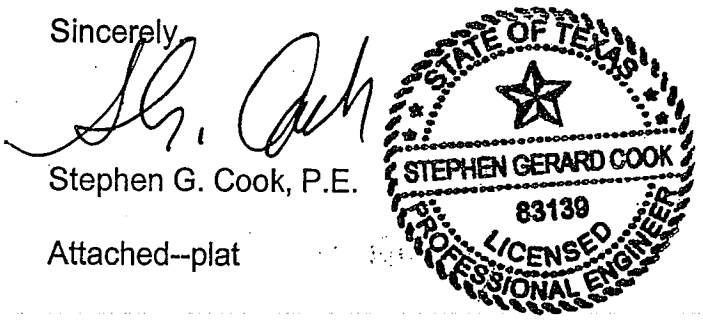
parcel, undeveloped at this time, on the north side of the ingress/egress easement has access from Bacon Road. Without access through this easement, the subject parcel is landlocked.

- **The hardship is not the result of the applicant's own actions.** The property was purchased with the understanding the 1981 recorded easement (V. 2346, P. 1156, Deed Records) called out as the "R.O.W. extension of Enterprise Drive" for "the use of grantee's invitees, clients, customers and patrons over the described property to grantee's property; and for constructing, repairing, maintaining and rebuilding utilities" would suffice as legal access, as well as the way utilities would be brought to the property.

- **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.** The granting of this variance will not injure adjacent property owners nor will it prevent the orderly subdivision of other property in the area.

Recent discussions between my staff, Kathleen Boone and Juan M. Ramirez led to revising the applicable section of the UDC from the original variance request. Any considerations and approvals you wish to extend shall be greatly appreciated. The required payment of $350.00 for this request has been previously submitted. If you have any further questions, please contact my office.

Sincerely,



Stephen G. Cook, P.E.

Attached--plat

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: La Mesa Development (Plat # 070427)

DATE: February 6, 2008

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Cook's letter dated February 1, 2008. The proposed plat is located along Enterprise Drive and the access road of LP 1604.

Response to Section 35-515(c) (5) Lots - Variance: The proposed development consists of 1 commercial lot on 1.069 acres. The proposed development is in the vicinity of Tradesman Drive and Enterprise Drive near LP 1604 in District 8 within the City of San Antonio City Limits.

The Unified Development Code (UDC) – Article V, Section 35-515 (c)(5), Lot Layout Regulations – Access, requires that vehicular access to nonresidential uses must be by public street and shall not utilize any property that is zoned single-family residential. Section 35-515 (c) (6), Lot Layout Regulations – Prohibition against creating landlocked conditions, where plat applicants shall ensure that there are no abutting land lock conditions created by the proposed plat. Section 35-515 (c) (4), Lot Layout Regulations – Frontage, requires that all lots shall front on a public or private street and shall have a minimum frontage width as indicated in section 35-310. Currently, the applicant does not meet these requirements. DSD AEVRC agrees with the applicants' analysis for the following reason:

The applicant is planning to utilize a 1981 recorded easement (vol. 2346, pg. 1156, deed record) that would serve as a means of access to the land lock portion in question.

The AEVRC believes the proposed variance **does** meet the intent of the UDC and is therefore approved.

Sincerely,

RECOMMEND APPROVAL:

Juan M. Ramirez, P.E.
Engineer

2/6/08
Date

Agree/Disagree:

Thomas Carrasco, P.E.
Chief Engineer

2/6/08
Date

DSD – Land Development Engineering Development Services Department

I have reviewed the AEVR Analysis and concur with the recommendation.

Roderick Sanchez, AICP, CBO
Director
Development Services Department

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT WITH WRITTEN NOTIFICATION

AGENDA ITEM NO: 18 **May 28, 2008**

ANNA'S PLACE	MINOR PLAT	080127
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 3
FERGUSON MAP GRID: 652 B-7
OWNER: Mr. and Mrs. Andrew Hernandez
ENGINEER: Sur Tejas Corp., by Majid Howiatdost
CASE MANAGER: Donna L. Schueling, Planner (207-5016)

Date filed with Planning Commission: Pending – SAWS Letter of Certification

Location: On the east side of Glasgow Drive; north of Copinsay Avenue

Services Available: SAWS Water and Sewer

Zoning: R-4 Residential Single-Family District

Proposed Use: Residential

APPLICANT'S PROPOSAL:

To replat **0.185** acres consisting of **1** single family lot.

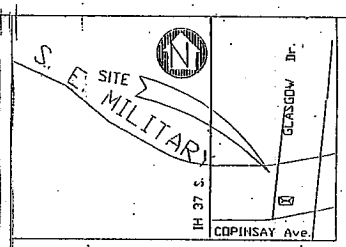
DISCUSSION:

The Planning Commission will hold a public hearing on the proposed replatting of this property on May 28, 2008. Twenty-Four notices were mailed to the adjacent property owners, and as of this writing, no written opposition has been submitted.

STAFF RECOMMENDATION:

Pending

PLAT NO. 080127

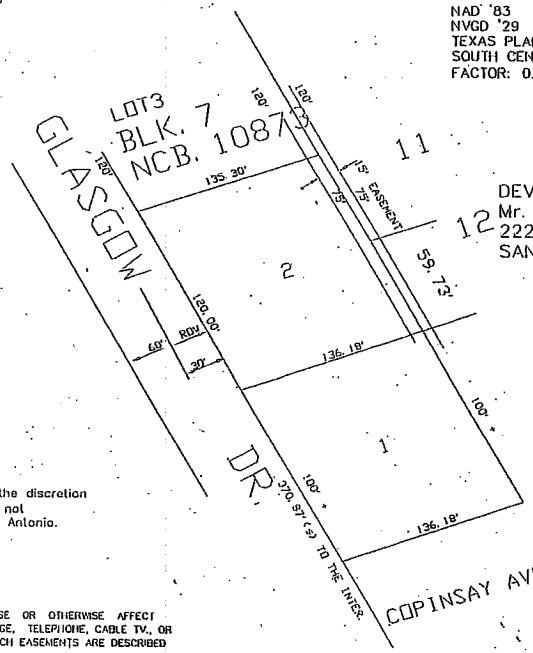


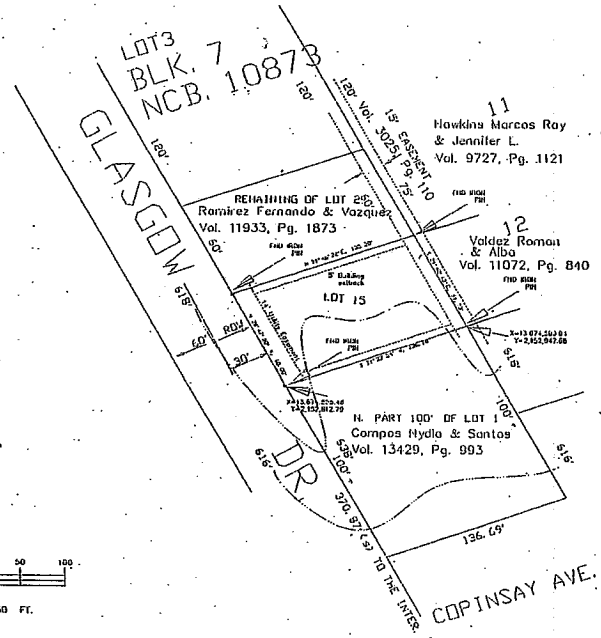
LOCATION MAP
N.T.S.

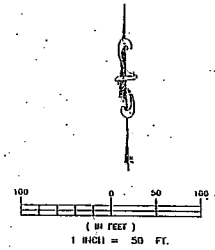
SUR TEJAS CORP.
CONSULTING * ENGINEERS
2626 McCULLOUGH
SAN ANTONIO, TEXAS 78212
TEL.: 732-4009 * FAX: 732-6772

NAD '83
NVGD '29
TEXAS PLANE COORDINATES
SOUTH CENTRAL ZONE
FACTOR: 0.9997203

DEVELOPER/OWNER:
Mr. & Mrs. Andrew Hernandez
22208 REDSAND Dr.
SAN ANTONIO, TX 78264







WASTE WATER EDU NOTE:
THE NUMBER 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 PLANNING DEPARTMENT.

IMPACT FEE PAYMENT DUE:
WATER AND SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF SERVICE APPLICATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION

BUILDING 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.

THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV., OR EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW: NONE

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

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: RAYMOND MARTINEZ Jr.

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

ANDREW HERNANDEZ

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 HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS___DAY OF___ A.D. 200_.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AREA BEING REPLATED

THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

THE AREA BEING REPLATED "THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION" HAD BEEN PREVIOUSLY PLATTED ON A PLAT KNOWN AS HIGHLAND FOREST SUBDIVISION LOT 2, BLK. 7 & NCB 10873; SITUATED WITH IN CITY OF SAN ANTONIO RECORDED IN VOLUM 3025, PG. 110 BEXAR COUNTY, TEXAS DEED AND RECORD.

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 OTHERS 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 C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATIONS 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 EASEMENT ARE DESCRIBED BELOW.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.
5. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENT WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT EASEMENTS.

REPLAT ESTABLISHLING

ANNA'S PLACE

ESTABLISHING LOT 15, BLK. 7, NBC 10873;
BEING 0.185 ACRES, OUT OF LOT 2, BLK 7 AND NCB 10875; OUT OF HIGHLAND FOREST SUBDIVISION SITUATED WITH IN CITY OF SAN ANTONIO RECORDED IN VOLUM 3025, PG. 110 BEXAR COUNTY, TEXAS DEED AND RECORD.

STATE OF TEXAS
COUNTY OF BEXAR

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

MAJOR OR AMENDING PLAT APPROVED BY DEVELOPMENT SERVICES DIRECTED.
DATED THIS_____DAY OF_____A.D. 200_.

BY:_____
DIRECTOR OF DEVELOPMENT SERVICES

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

PLANNING COMMISSION
FLOODPLAIN PERMIT VARIANCE REQUEST

AGENDA ITEM NO: 19 **May 28, 2008**

VKB PARTNERS #FPV 08-012

COUNCIL DISTRICT: 1
FERGUSON MAP GRID: 616 D-6
OWNER: Alamo Hospitality LP, by Vimal Patel
ENGINEER: Flores and Company, Inc. by Art Flores
CASE MANAGER: Ernest Brown, Planner (210) 207-5017

Location: 1024 S. Laredo Street

Proposed Use: Commercial

APPLICANT'S REQUEST:

The applicant has requested a variance to the flood plain requirements per UDC Section 35-F133(c) which states that if improvements are proposed in the floodplain the CLOMR must be approved by FEMA and the LOMR submitted to FEMA prior to the acceptance of the construction by the City.

DISCUSSION:

The Department of Public Works has responded to the variance request as indicated in their attached report and does not object to the granting of the variance.

STAFF RECOMMENDATION:

The Director of Public Works supports this variance request for the following resons:

The proposed finished floor elevation is 1.4 feet above the minimum required elevation and the proposed parking area minimum elevation could be raised at least 6 inches without adjusting the proposed finished floor elevation.

The owner agrees to have appropriately recorded additional drainage easements should addressing FEMA CLOMR or LOMR comments result in an increase in the anticipated floodplain. In addtion, no site paving or curb installation will be requested or permitted until such time as the CLOMR is approved by FEMA.

Flores & Company Inc.
Consulting Engineers

April 21, 2008

Administrative Exception / Variance Request Review[1]
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: VKB Partner Subdivision
Plat Number 070341
UDC Code Section 35-F133(c)

☐ Administrative Exception

☐ Environmental Variance

☑ Subdivision Platting Variance – Time Extension

Dear COSA DSD,

On behalf of my client, Vimal Patel, I am requesting that the City of San Antonio grant a variance for the VKB Partners Subdivision to obtain a building permit as prescribed under section 35-F133(c) of the City's Unified Development Code.

A City drainage study utilizing the Ultimate LMMP criteria has recently been accomplished for the City. The platting process required this office to also take into consideration this study. Therefore, the granting of this variance will not be injurious to the other properties.

- ***(If the applicant complies strictly with the provisions of these regulations, he/she can make no reasonable use of his/her property)*** *Our client has made additional effort to design and submit the permit package so that little time would be lost from plat approval to permit approval. Because this site falls within A FEMA flood zone, the building permit is being held until a FEMA CLOMR is obtained. Our client can not begin any construction without this permit for many months.*

- ***(The hardship relates to the applicant's land, rather than personal circumstances)*** *This site has complied with all of UDC requirements which allowed it to be approved by the Planning Commission. Impact fees, performance agreements have been executed, however; we still are not allowed to obtain a building permit.*

- ***(The hardship is unique, or nearly so, rather than one shared by many surrounding properties)*** *Since most of this area is developed, no other property owner is experiencing platting/permitting difficulties.*

12915 Jones Maltsberger, Suite 401 San Antonio, Texas 78247 Phone 210.490.9963 Fax 210.490.0820

- ***(The hardship is not the result of the applicant's own actions)*** *This property was originally located within an existing FEMA flood zone. This project proposes to recover a portion of the flood prone area and make it usable. This study had already been reviewed and approved by Public Works Department.*

- ***(The granting of the exception/variance will not be injurious to other property and will not prevent the orderly subdivision of other property in the area in accordance with these regulations.)*** *The drainage study provided to the City reflects that this project will not raise the water surface on any of the neighbors either downstream, upstream or across the channel of this site.*

- *In my professional opinion, the proposed variance remains in harmony with the spirit and intent of the UDC as it will not adversely affect the health, safety, or welfare of the public.*

Any considerations and approvals you wish to extend shall be greatly appreciated. If you have any further questions, please do not hesitate to contact our office.

Sincerely,
Flores & Company Inc.

Art Flores

Vimal Patel (Owner)

Attachment(s)

For Office Use Only: AEVR #: _____ Date Received: _____

DSD – Director Official Action:

☐ APPROVED ☐ APPROVED W/ COMMENTS ☐ DENIED

Signature: _____ Date: _____

Printed Name: _____ Title: _____

Comments: _____

CITY OF SAN ANTONIO
DEPARTMENT OF PUBLIC WORKS
Interdepartmental Correspondence Sheet

TO: City of San Antonio Planning Commission
Murray H. Van Eman, Chairman

FROM: Majed A. Al-Ghafry, Director of Public Works 5/6/08

COPIES TO: Robert Browning P.E. , C.F.M., Alice Renobato, file

SUBJECT: Floodplain Development Permit Variance Request –FPV 08-012
VKB Partners Subdivision Plat # 070341 CLOMR

DATE: May 6, 2008

Storm Water Engineering Division of Department of Public Works has reviewed the request for variance to the floodplain requirements as submitted by Flores & Company Inc. Consulting Engineers on behalf of their client Vimal Patel for the above mentioned project.

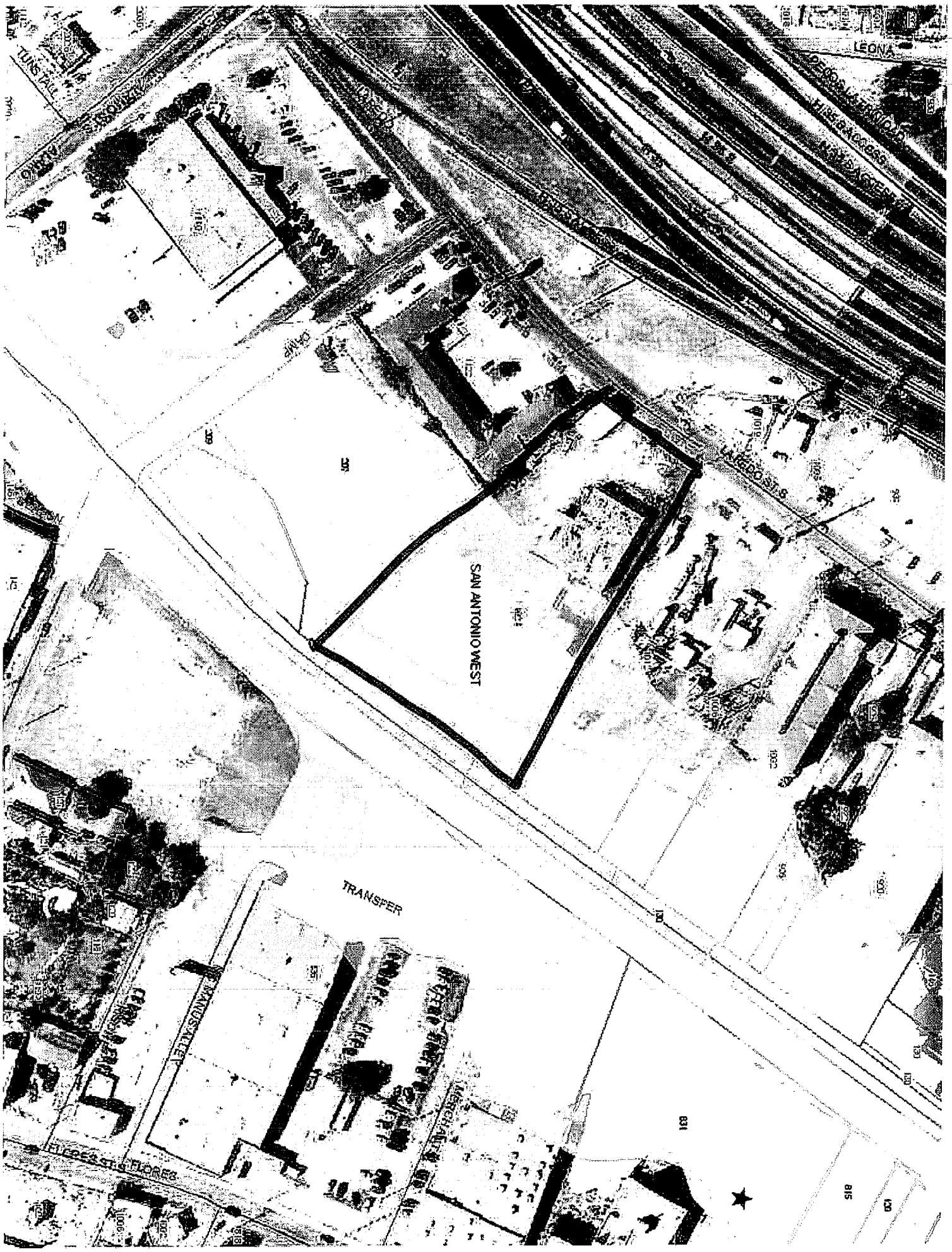
A variance is requested from UDC Section 35-F133(c) which states that if improvements are proposed in the floodplain the (CLOMR) must be approved by FEMA and the LOMR submitted to FEMA prior to acceptance of the construction by the City. A hold will be placed on all building permits for lots in a floodplain until FEMA has approved the LOMR or a performance bond is issued per Section 35-F134(b).

The Department of Public Works supports this variance as the following is understood:

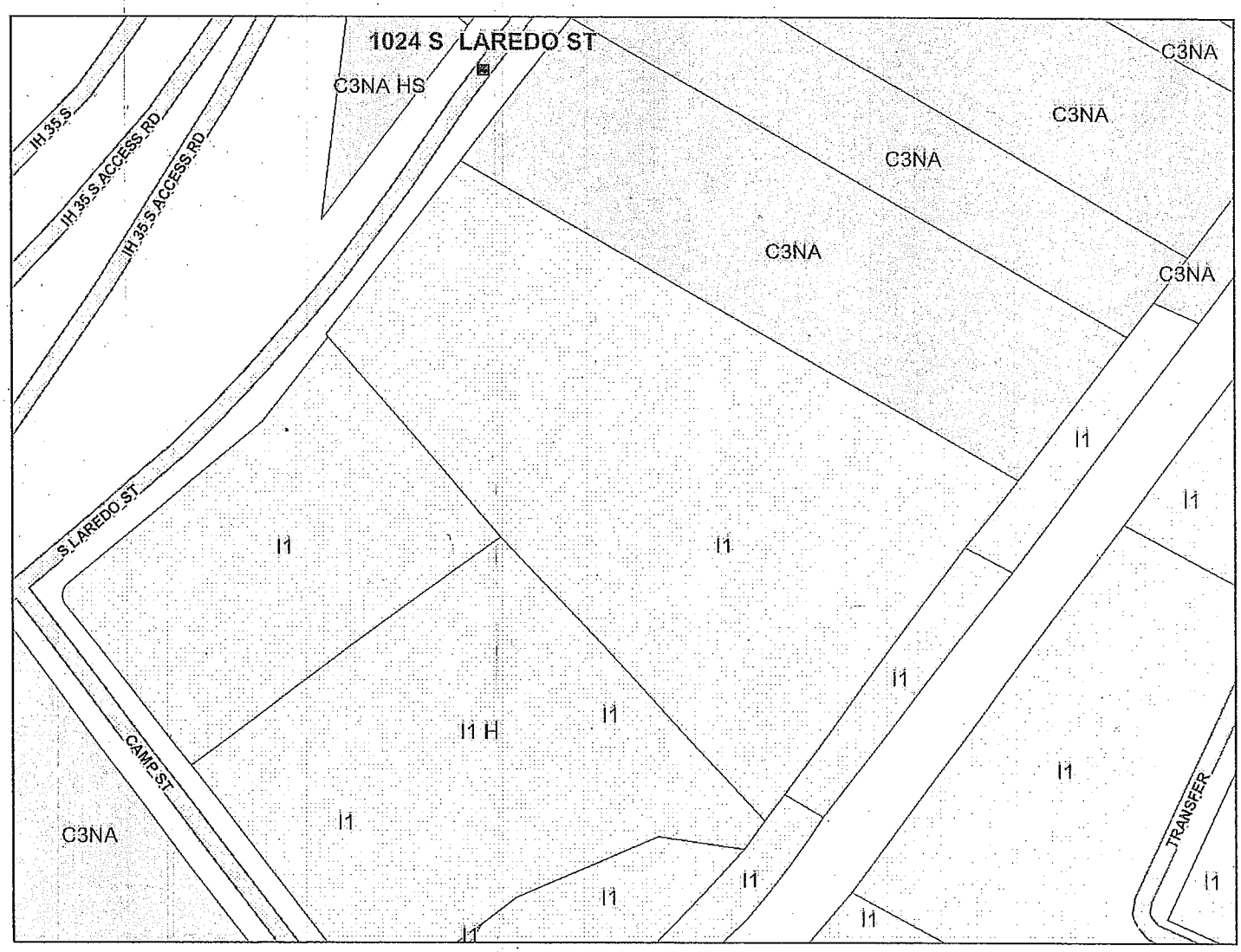
- The proposed finished floor elevation is 1.4 feet above the minimum required elevation (i.e. 2.4 feet above the regulatory, 100-year ultimate, floodplain).
- No site paving or curb installation will be requested or permitted until such time as the CLOMR is approved by FEMA.
- The minimum elevation of the proposed parking area could be raised at least 6 inches without adjusting the proposed finished floor elevation.
- The owner agrees to have appropriately recorded additional drainage easements should addressing FEMA CLOMR or LOMR comments result in an increase in the anticipated floodplain.

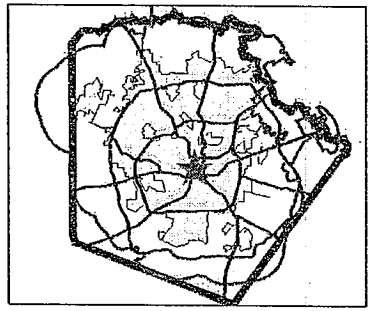
Please contact Sabrina Santiago, E.I.T. at 207-5106 or Robert Browning, P.E., C.F.M. at 207-5890, if you have any questions or require additional information.

MAA/ss


LEONA
SAN ANTONIO WEST
TRANSFER
MANUS ALLEY
MERCHANT
FLORES ST
FLORES
LAREDO ST S
TUNSTALL
CAMP
831
815

Internet Mapping Framework





Legend

- Parcels
- Lakes
- Military Bases
- San Antonio City Limits
- Incorporated Towns
- Bexar County
- Bexar Streets
- Zoning

B2NA
C1
C2
C2NA
C3
C3NA
C3R
D
I1
I2
L
MF25
MF33
MF40
NC
NP-10
NP-15
NP-8
O1
O2
OCL
R20
R4
R5
R6
RE

N

Scale: 1:1,369

0 130 260 390 ft.

Map center: 2127024, 13698709

This map is a user generated static output from an Internet mapping site and is for general reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 08022

Council District: **1** City Council Meeting Date: **8/7/2008** # 20

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

Summary:

Neighborhood/Community/Perimeter Plan: **North Central Neighborhoods Community Plan**
The applicant requests to amend the Land Use Plan designation from **Public/Institutional** to **High Density Residential.**

Background Information:

Applicant: Kaufman and Associates, Incorporated
Owner: Koontz/McCombs 1, Ltd.
Property Location: 647 E. Hildebrand Ave.
Acreage: 3.22
Current Land Use of site: Vacant
Adjacent Land Uses:
N: SAWS water storage facility, single-family residence
E: Educational Facility, Residential Tower to the southeast
S: University Campus
W: Vacant

Issue:

LAND USE ANALYSIS:
The applicant is proposing a change in land use classification from Institutional Land Use to High Density Residential land use in order to develop a residential tower. The North Central Neighborhoods Community Plan defines High Density Residential as providing for compact development consisting of the full spectrum of residential types, including apartments and condominiums. This land use classification is typically located along or in the vicinity of major arterials or collectors, often in close proximity to commercial and transportation facilities. High Density Residential uses should be located so that traffic is not routed through other residential uses. In providing 120 high-density residential dwelling units on a currently vacant property the proposed development will address Objective 5.1, which states that the community should work to identify and target existing vacant lots for residential infill development. With appropriate buffering the proposed development would also meet the portion of the High Density Residential definition allowing its use as a transition between Low Density Residential and adjacent non-residential uses

The subject property is a vacant parcel located at the northwest corner of East Hildebrand Avenue and Devine Road that is approximately 3.23 acres in size. The Trinity University campus is located to the southwest with an existing multi-story residential tower to the southeast. Directly to the north is a SAWS water storage facility which is immediately to the west of an existing single-family residential structure. The applicant is proposing a plan amendment to allow a 12-story residential development on the property with no commercial, retail, or office uses proposed.

☒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: East Hildebrand Avenue is an Arterial Type B 70' – 86'
Other streets: Devine Road is a local collector and the subject property is approximately 1,745 feet from US Hwy 281.
Comments: Minimal traffic impact from this proposed development is anticipated. Based on information provided by the applicant 61 morning peak hour trips and 60 afternoon trips are anticipated for the proposed development. The portion of Devine Road immediately east of the subject property is a local collector which transitions into a four-lane street with a landscaped median. East Hildebrand is an Arterial Type B. The intersection of East Hildebrand Avenue and Devine Road is signalized. This street configuration should help divert traffic from the residential area to the north. The proximity of the property to US 281 and its location outside the confines of adjacent residential areas should result in minimal cut-through traffic. VIA Bus Route 8 services the subject property.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: San Antonio Water System water storage facility located on the property immediately north of the subject property. Brackenridge Park is located to the southeast of the subject property and Olmos Basin Park to the northeast.
Comments: The proposed development will not pose a negative impact to access at the SAWS site to the north of the subject property. The property is located in the San Antonio Independent School District.
☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Community Facilities Capacity

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐Alternate Recommendation:
Comments: The applicant is proposing a 12 story multi-family residential tower at 647 Hildebrand Ave which is an approximately 3.22 acre vacant property. The proposed project will meet the North Central Neighborhoods Community Plan objective of providing infill development on vacant lots. The roadway configuration and the proximity to US 281 should result in minimal impact to adjacent residential areas. Staff recommends support

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: 5/28/08
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: 5/14/08
No. Notices mailed 10 days prior to Public Hearing: 51
Registered Neighborhood Association(s) Notified: Olmos Park Terrace, Northmoor, Shearer Hills/Ridgeview, Edison, North Shearer Hills
Comments:

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current zoning district: R-5 Proposed zoning district: MF-50
Zoning Commission Public Hearing Date: 5/20/08
☐ Approval ☐ Denial

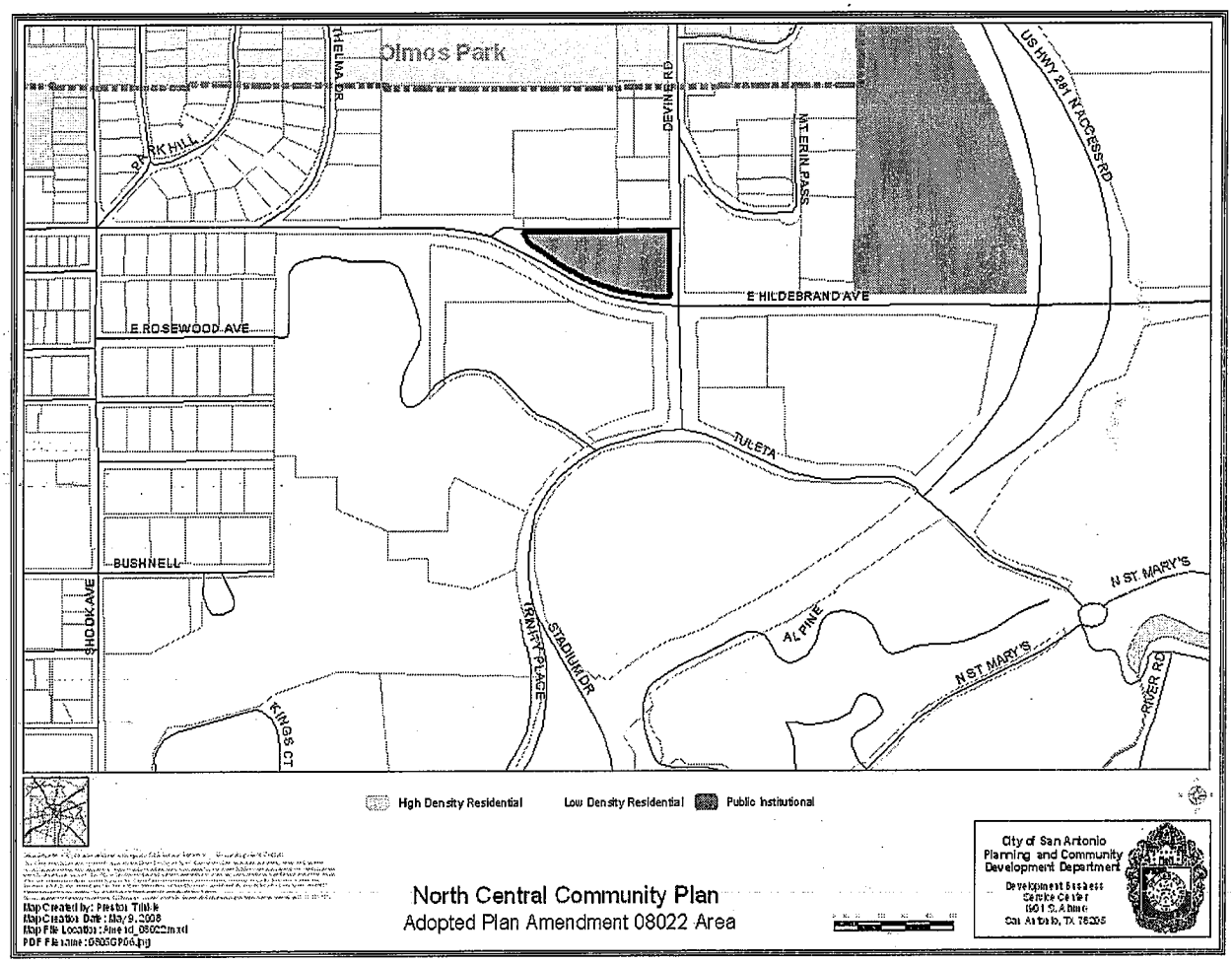
Planning Department Staff:

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Patrick Howard, AICP	Assistant Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Tyler Sorrells, AICP	Planner	Phone No.: 207-7395

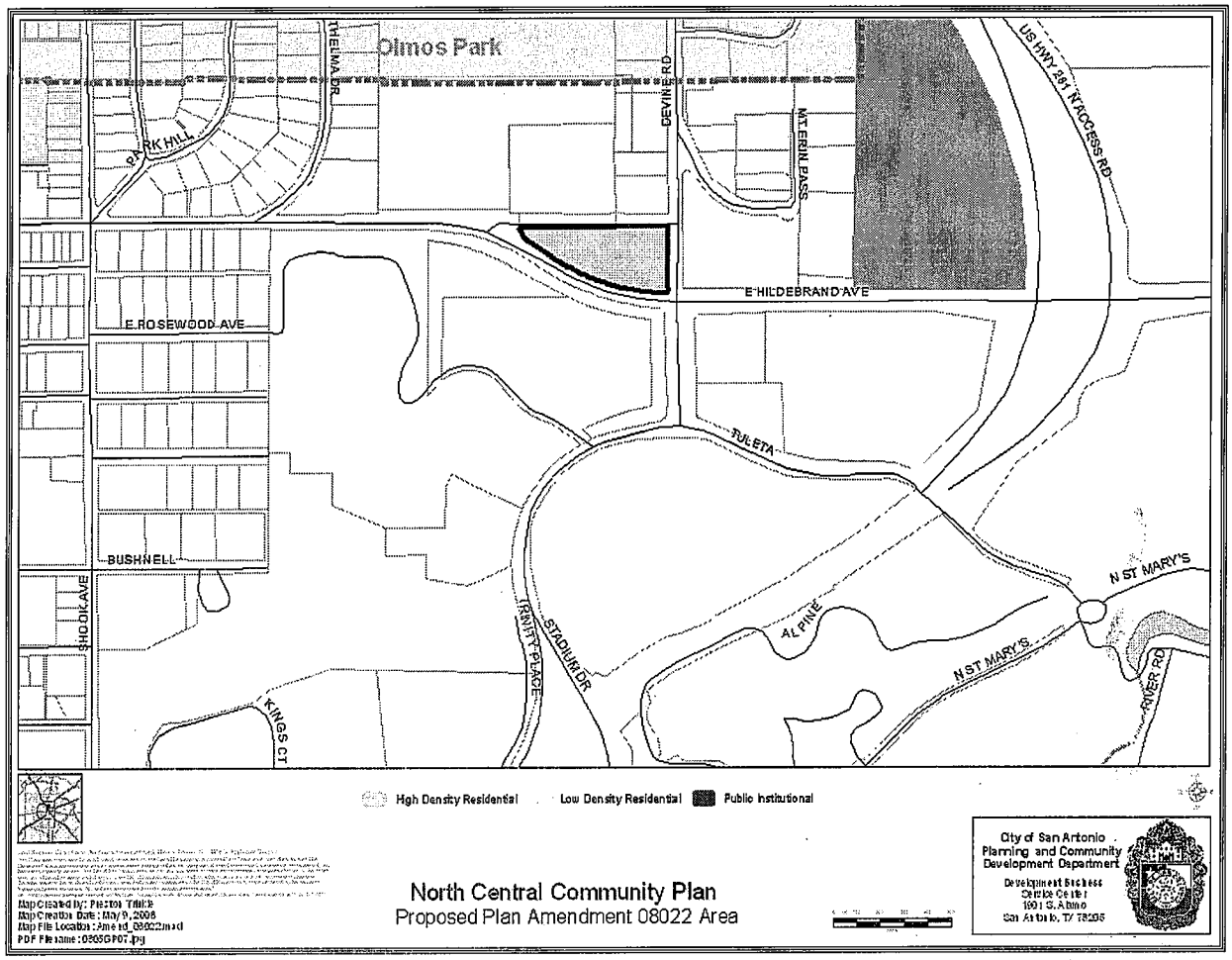
ATTACHMENT I:

Adopted Land Use Map:



City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

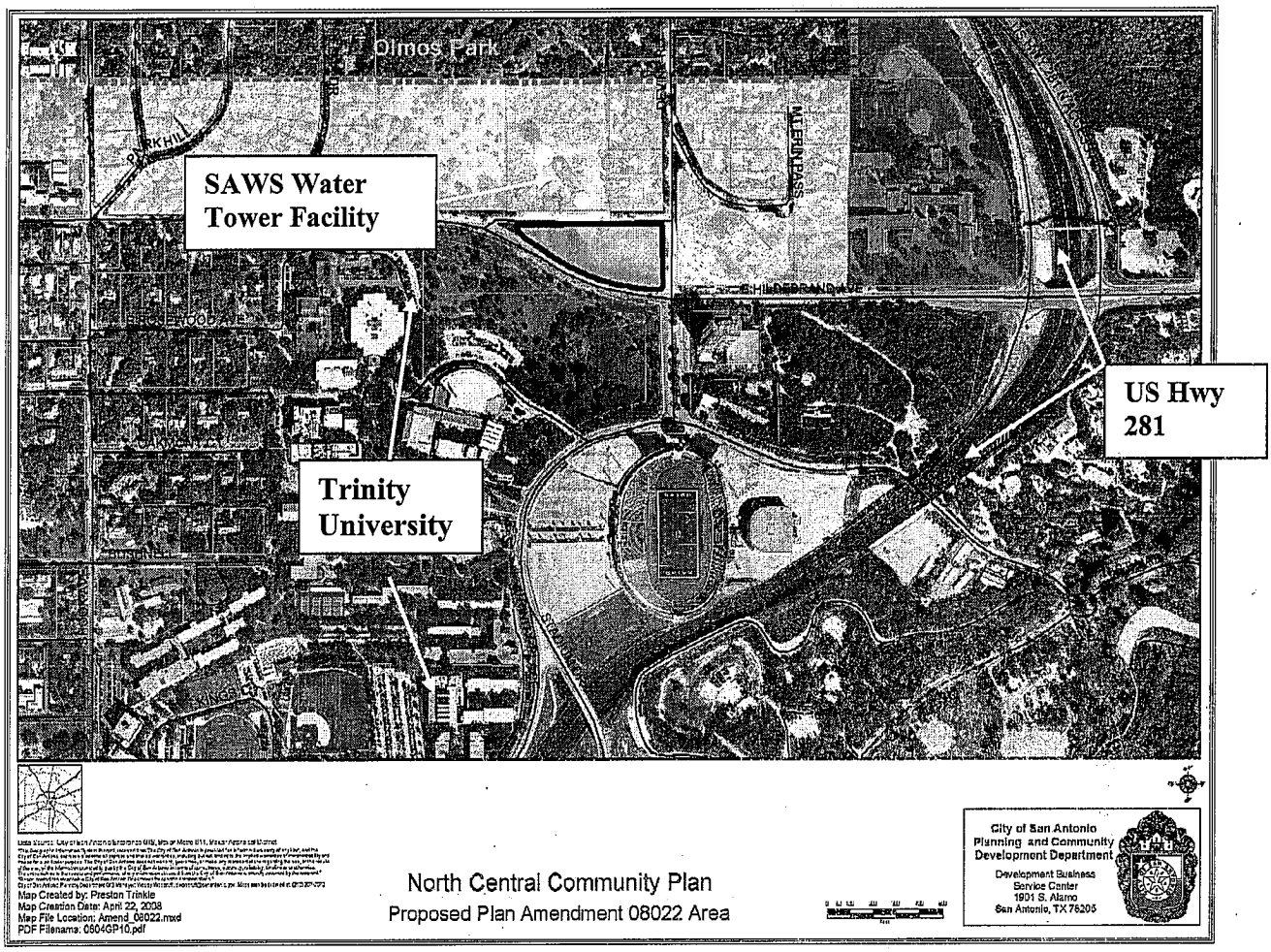
Proposed Land Use Map:



City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

ATTACHMENT II:

Aerial Photography:



Master Plan Amendment 08022
North Central Neighborhoods Community Plan

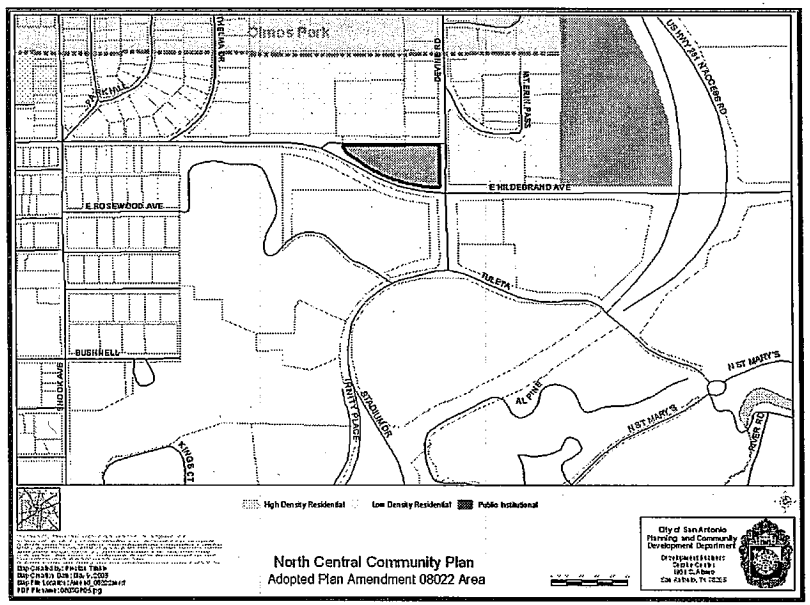
Planning Commission

May 28, 2008

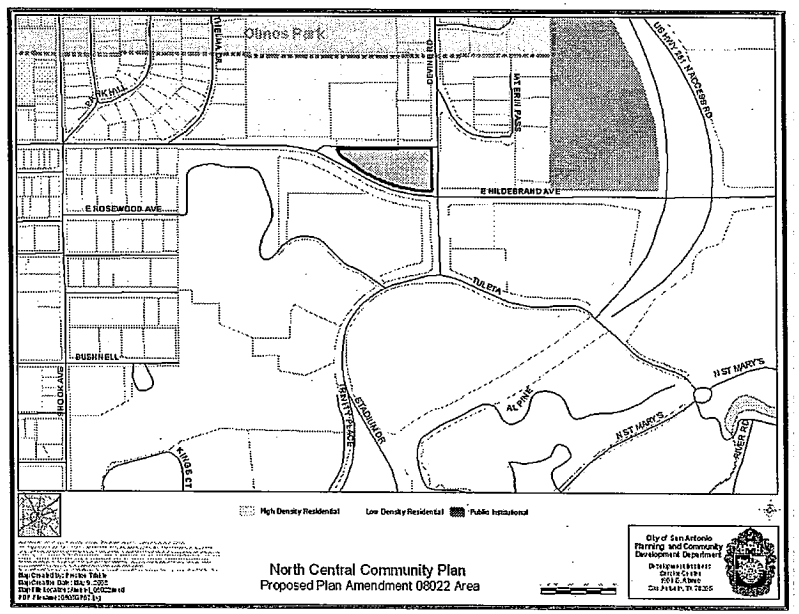
Agenda Item No. 20

Amendment 08022

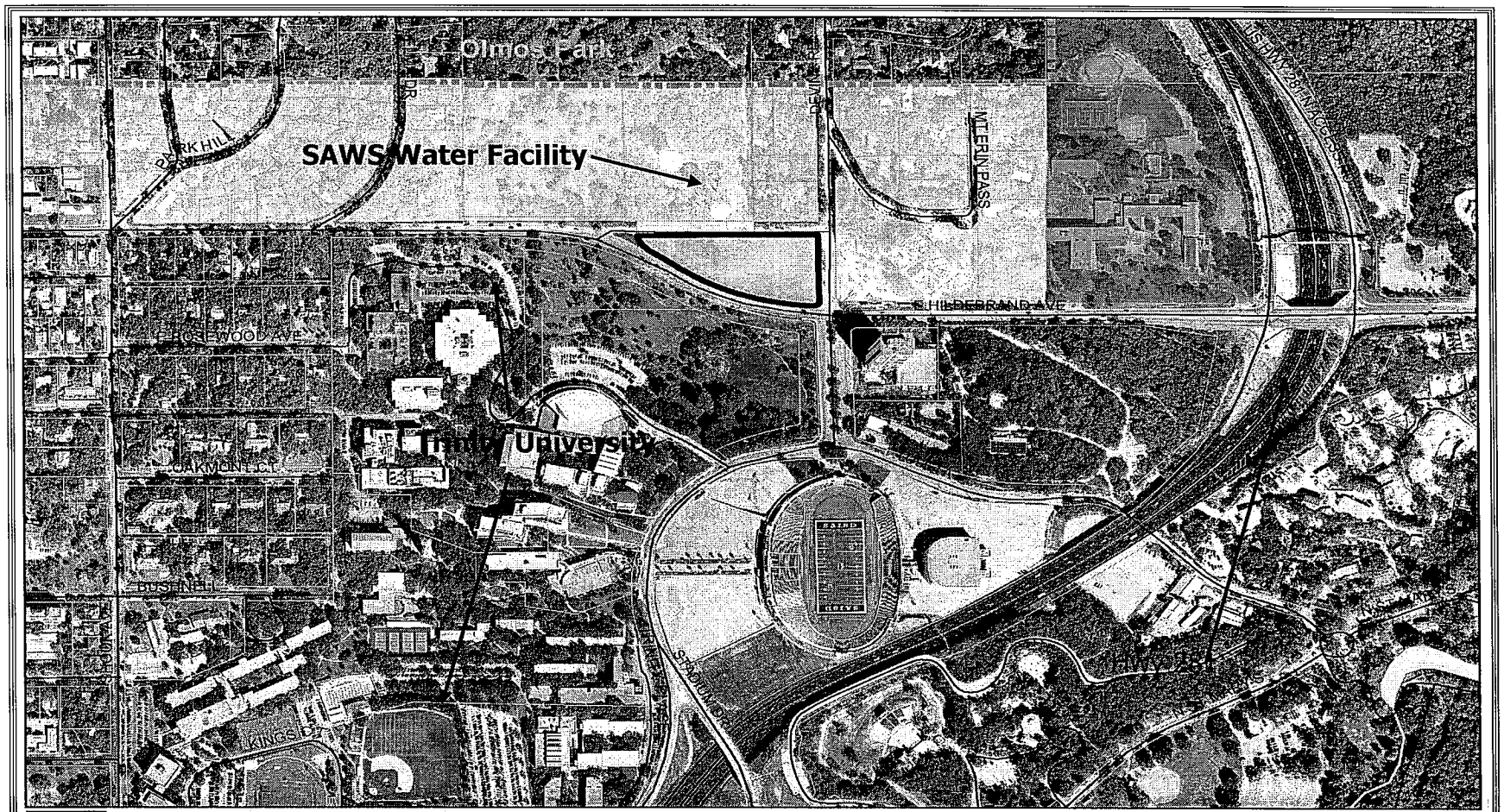
Plan as adopted:



Proposed amendment:



Land Use



Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This 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 representations 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 responsible City of San Antonio Department for specific determinations."
City of San Antonio Planning Department GIS Manager: Wendy Westcott, dwestcott@sanantonio.gov. Maps may be ordered at: (210) 207-7873

Map Created by: Preston Trinkle
Map Creation Date: April 22, 2008
Map File Location: Amend_08022.mxd
PDF Filename: 0804GP10.pdf

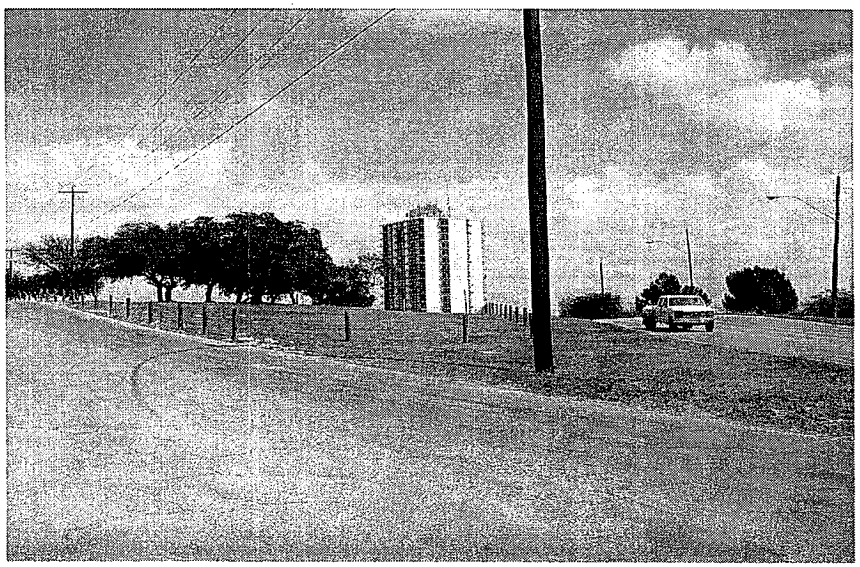
North Central Community Plan
Proposed Plan Amendment 08022 Area

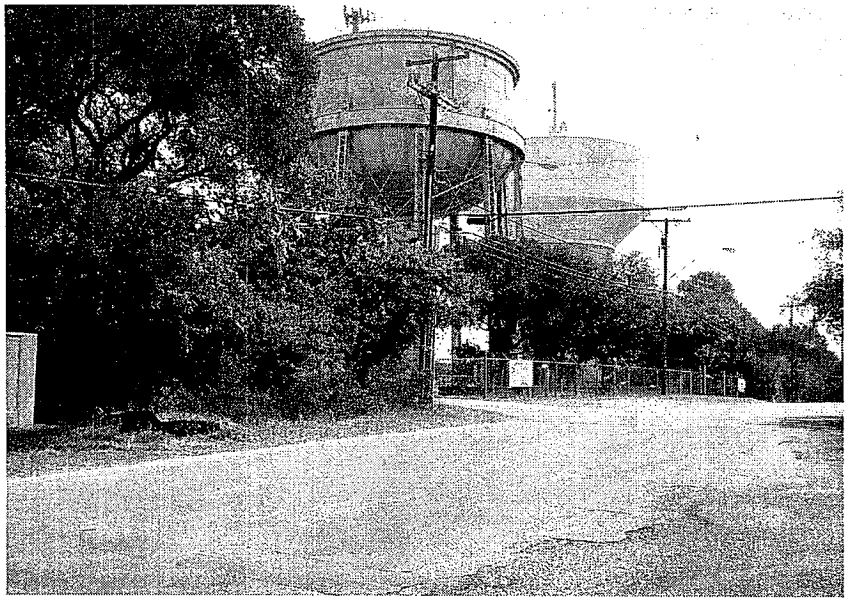
0 50 100 200 300 400 500
Feet

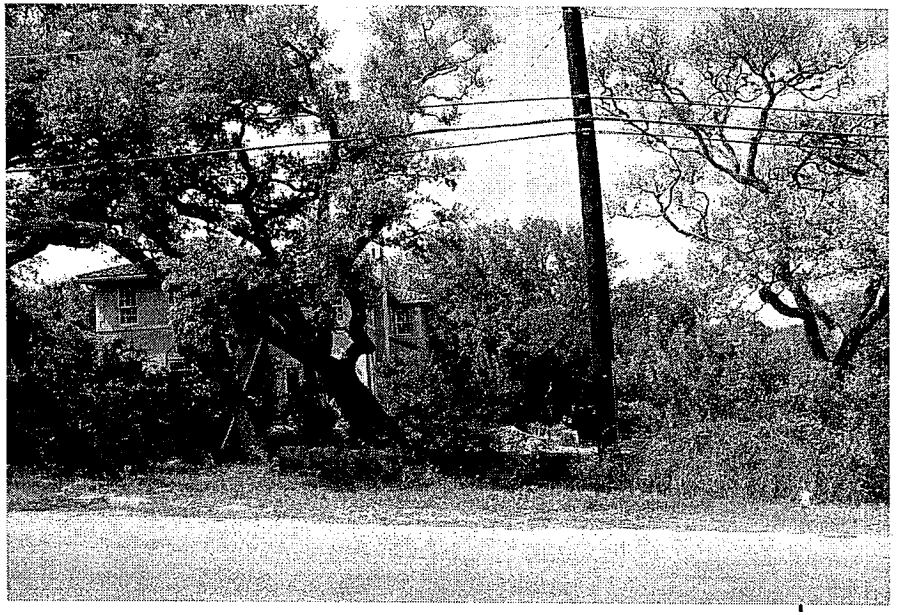
City of San Antonio
Planning and Community
Development Department

Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

Subject Property







City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 08023

Council District: **1** City Council Meeting Date: **6/19/2008**

☒Plan Amendment Map – Attachment 1
☒Digital Ortho Image – Attachment 2

#21

Summary:

Neighborhood/Community/Perimeter Plan: **Near Northwest Community Plan**
The applicant requests to amend the Land Use Plan designation from **High Density Residential** to **Community Commercial.**

Background Information:

Applicant: JCS Properties/Kenneth Gindy
Owner: JCS Properties
Property Location: 130 Spencer
Acreage: 7.5
Current Land Use of site: High Density Residential

Adjacent Land Uses:
N: Spencer Rd., IH 10 W. Access Rd. and IH 10 W. Interstate
E: Vance Jackson Rd., Hotel, and Restaurant,
S: Residential Single Family Neighborhood
W. City of San Antonio Storm Water Management Facility

Issue:

DEFINITIONS:

High Density Residential Use: Includes apartments with more than four dwelling units on an individual lot. All residential uses can be found within the classification.

Community Commercial: Includes medium and high density land uses that draws its customer base from a larger community. This classification can include a mix of uses in the same building or the same development. Community Commercial uses are typically located on arterials at major intersections (nodes) or in established commercial areas along arterials. Examples of Community Commercial uses include Neighborhood Commercial uses, convenience stores with gas stations, grocery stores, plant nurseries, paint/carpet stores, offices, apartments and community shopping centers. Drive-through establishments are permissible. Community Commercial uses should incorporate well-defined and accessible entrances, shared internal circulation, limited curb cuts to arterial streets, ample sidewalks and shade trees in parking lots, landscaping on planter strips between the parking lot and street and well-designed, monument signage. Community Commercial centers should be designed to create safe, attractive and convenient vehicular and pedestrian linkages with adjoining land uses.

LAND USE ANALYSIS:

The subject property is located at 130 Spencer, the property is the second parcel to the west of Vance Jackson Rd. The existing structures currently serve as a nursing home and assisted living apartments. The applicant is requesting a Plan Amendment and Zoning Change in order to come into compliance and to maintain consistency with the existing use of the property. The property will remain a nursing home and assisted living apartments. The current land use designation of the subject property is High Density Residential and the applicant is seeking a Plan Amendment to change the land use to Community Commercial.

City of San Antonio Planning and Community Development Department
Plan Amendment Recommendation

Adjacent uses to the subject property include Spencer Rd. and IH-10 W to the north, a new hotel to the east, single family residential to the south, and City of San Antonio storm water management facility to the west. An alley separates the subject property from a single family residential neighborhood to the south.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:
Comments: Parking will remain the same and does not pose a negative impact. Spencer Rd. is not listed on the City of San Antonio Major Thoroughfare Plan but connects to Vance Jackson which is a Secondary Arterial Type B. A high peak rate of traffic is not anticipated for the existing nursing home. Should the site be used in the future for any Community Commercial uses such as retail, the peak traffic would be between 1.56 to 4.97 trips per 1,000 square feet of the building size. Although this would potentially have a greater traffic volume, it is highly unlikely that traffic will cut through the residential neighborhood, due to the location and proximity to Vance Jackson Rd. and IH-10 W.

☒Minimal Impact ☐Impact can be mitigated ☐Significant Impact to Transportation Capacity

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: NA
Comments: Subject property is located one parcel to the west Vance Jackson Rd. and one parcel to the south of IH-10.

☒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 High Density Residential to Community Commercial would make the subject property compliant with the existing use and expand the existing commercial node at Vance Jackson and IH-10 W.

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: May 28, 2008
☐ Approval ☐ Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: 5/9/2008
No. Notices mailed 10 days prior to Public Hearing: 68
No. of Noticed returned: 4
Registered Neighborhood Association(s) Notified: NA
Comments: 1

ZONING COMMISSION SUPPLEMENTAL INFORMATION:
Current Zoning District: C-1 Proposed Zoning District: C-2
Zoning Commission Public Hearing Date: June 3, 2008
☐ Approval ☐Denial

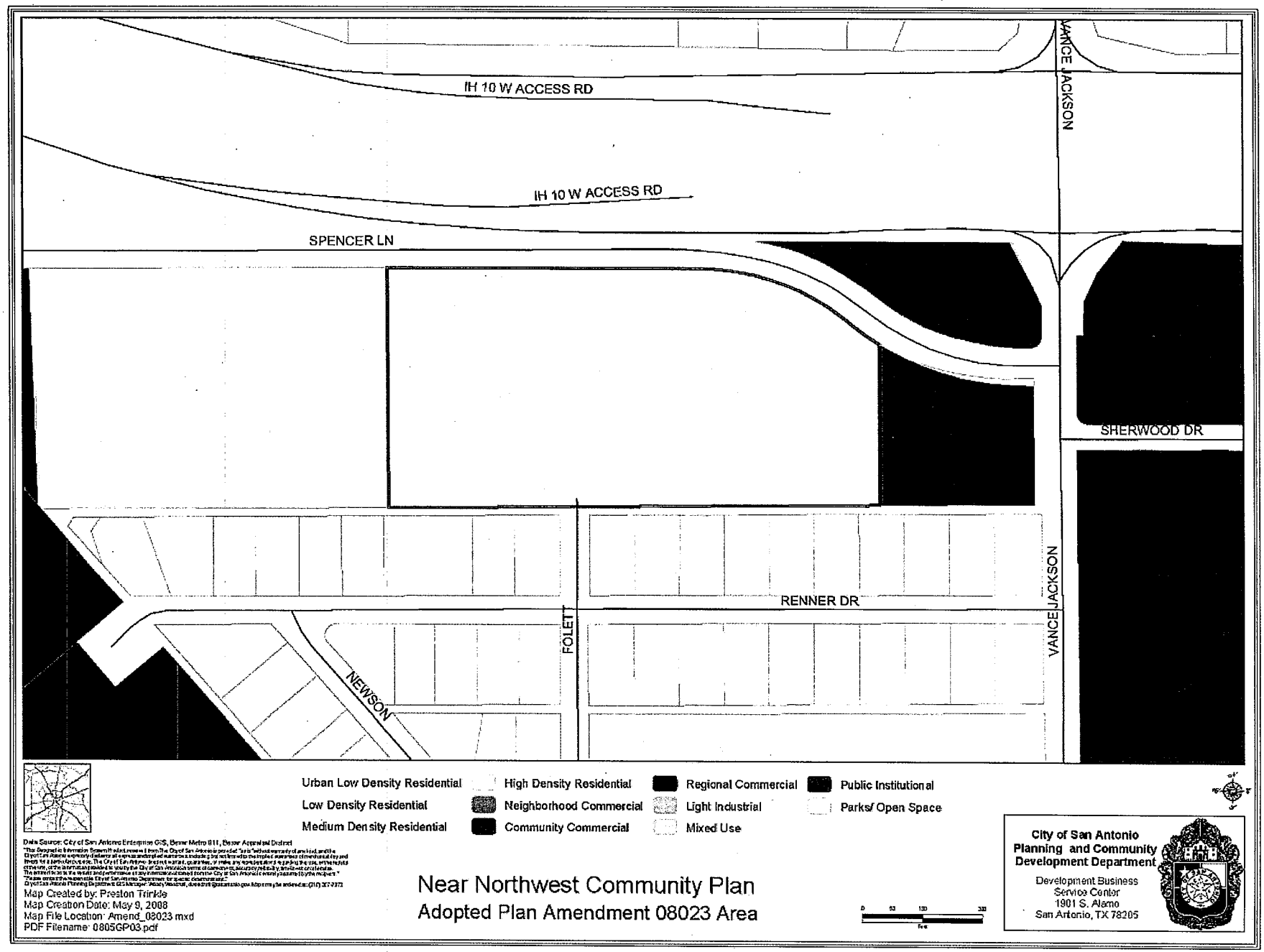
Planning Department Staff:

Nina Nixon-Mendez, AICP Planning Manager
Case Manager: Sidra Maldonado Planner Phone No.: 207-7815

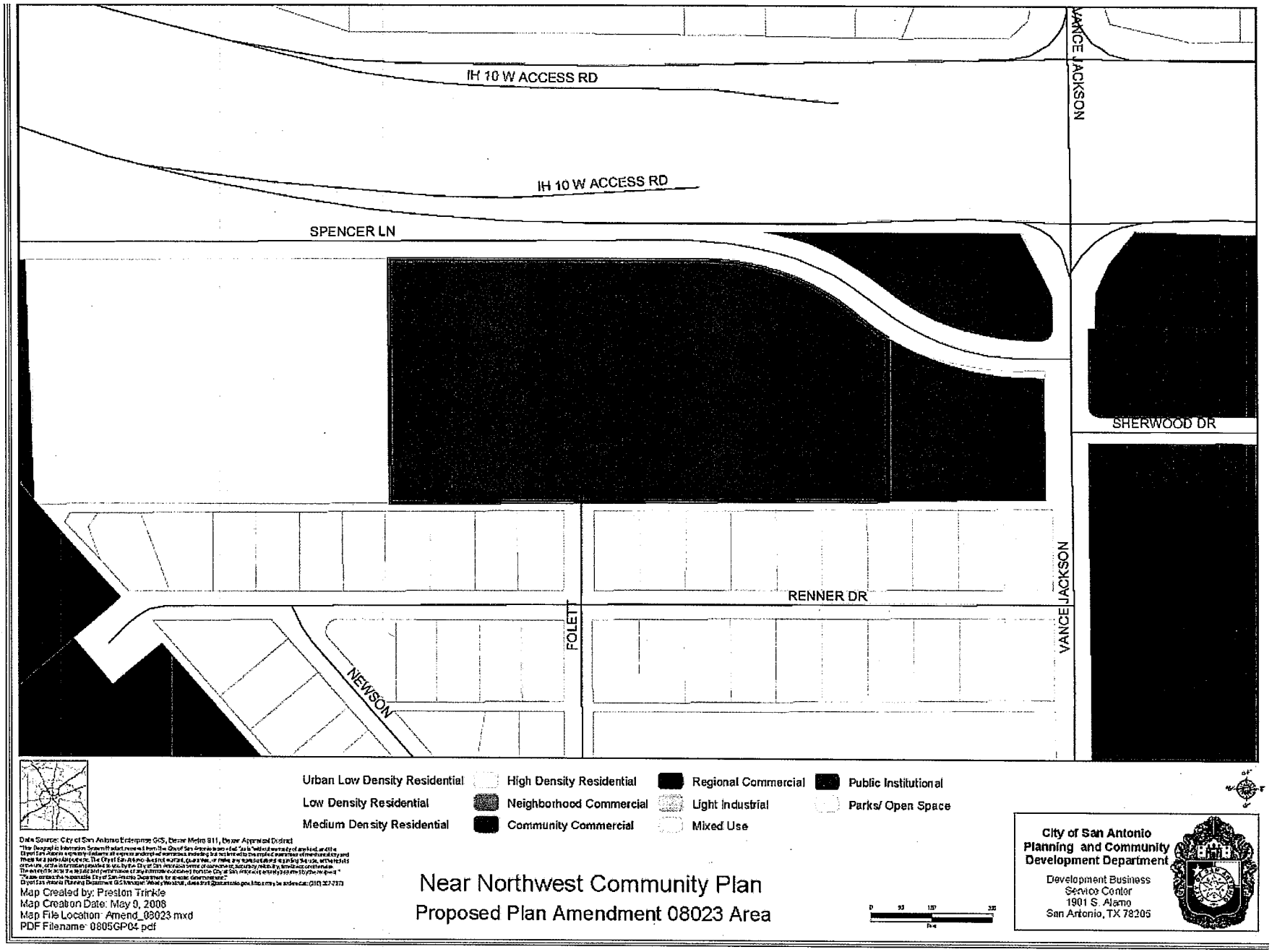
Form created 7/13/06

Land Use Plan as Adopted:

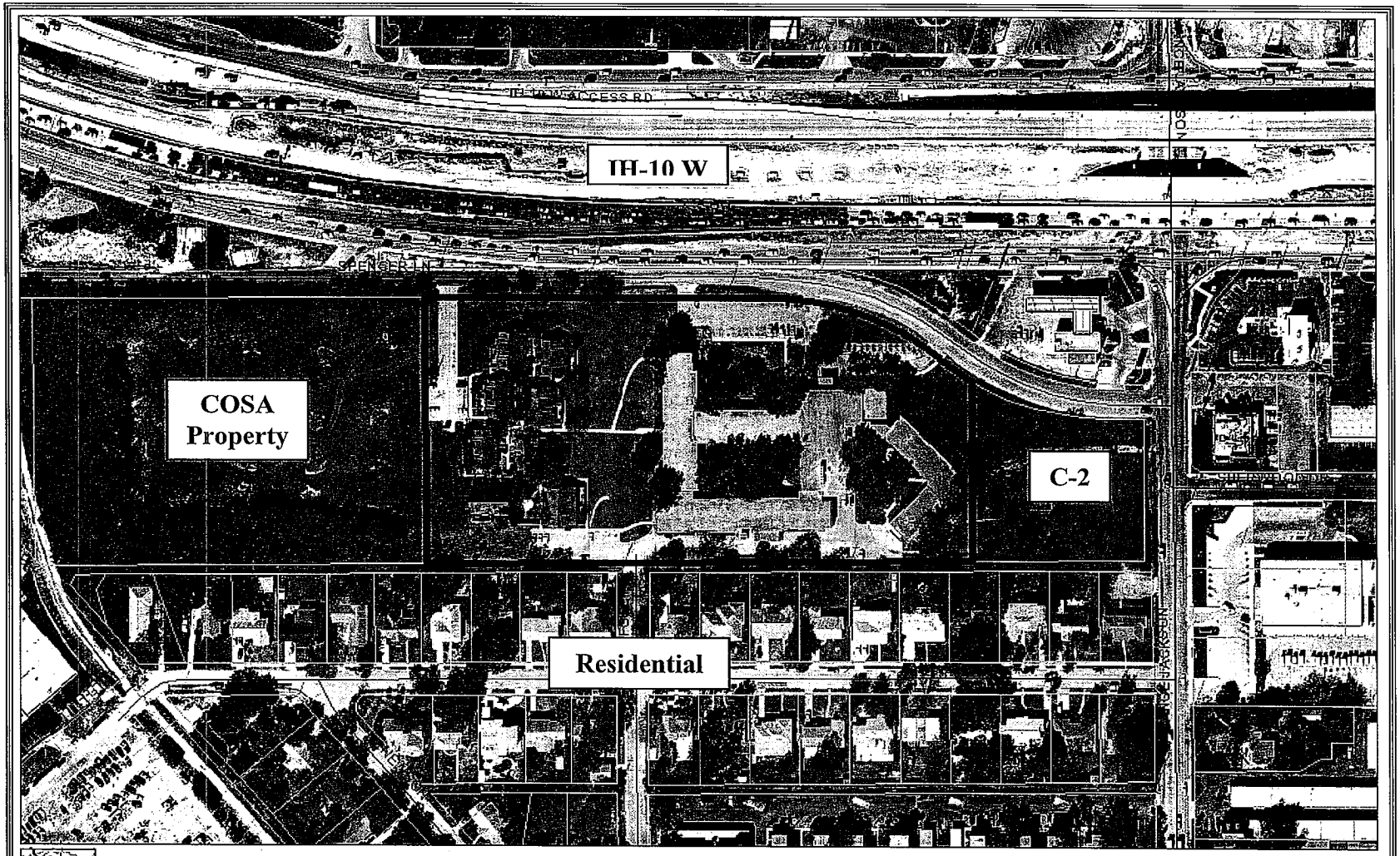
Attachment 1



Proposed Amendment:



Attachment 2



Map Created by: Preston Trinkle
Map Creation Date: May 9, 2008
Map File Location: Amend_08023.mxd
PDF Filename: 0805GP04.pdf

Near Northwest Community Plan
Proposed Plan Amendment 08023 Area

City of San Antonio
Planning and Community
Development Department
Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

Master Plan Amendment 08023 Near Northwest Community Plan

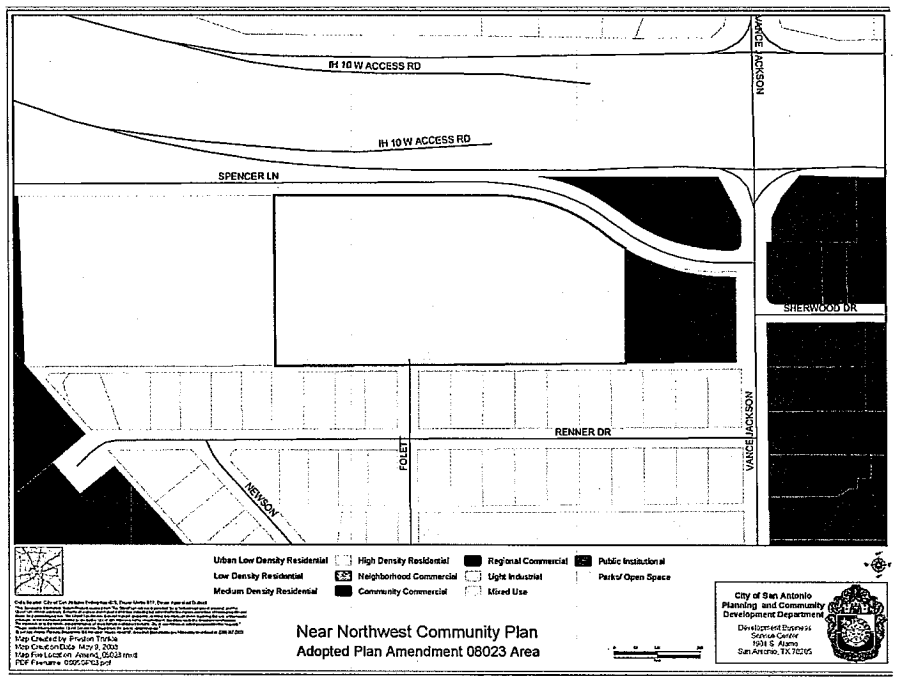
Planning Commission

May 28, 2008

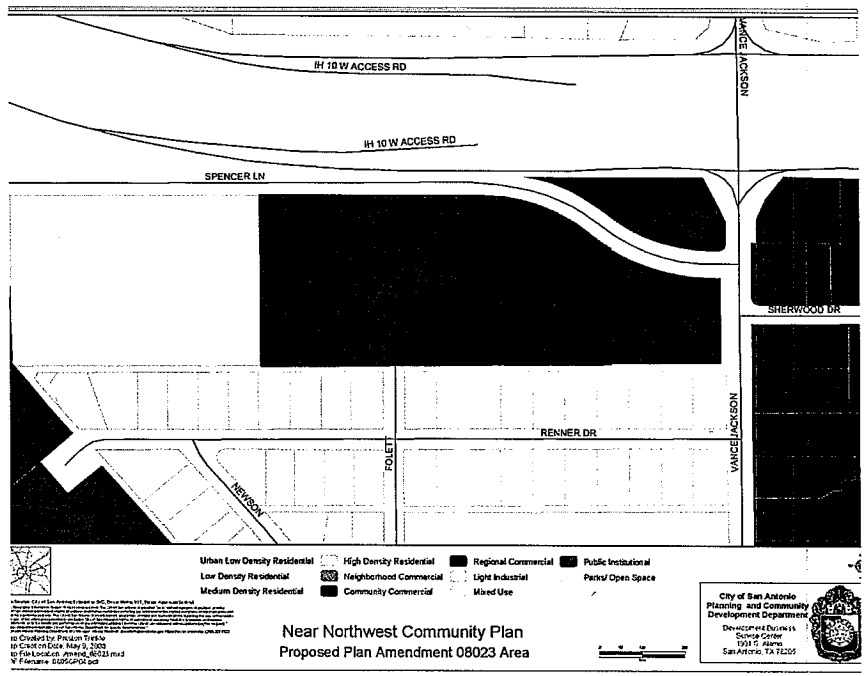
Agenda Item No. 21

Amendment 08023

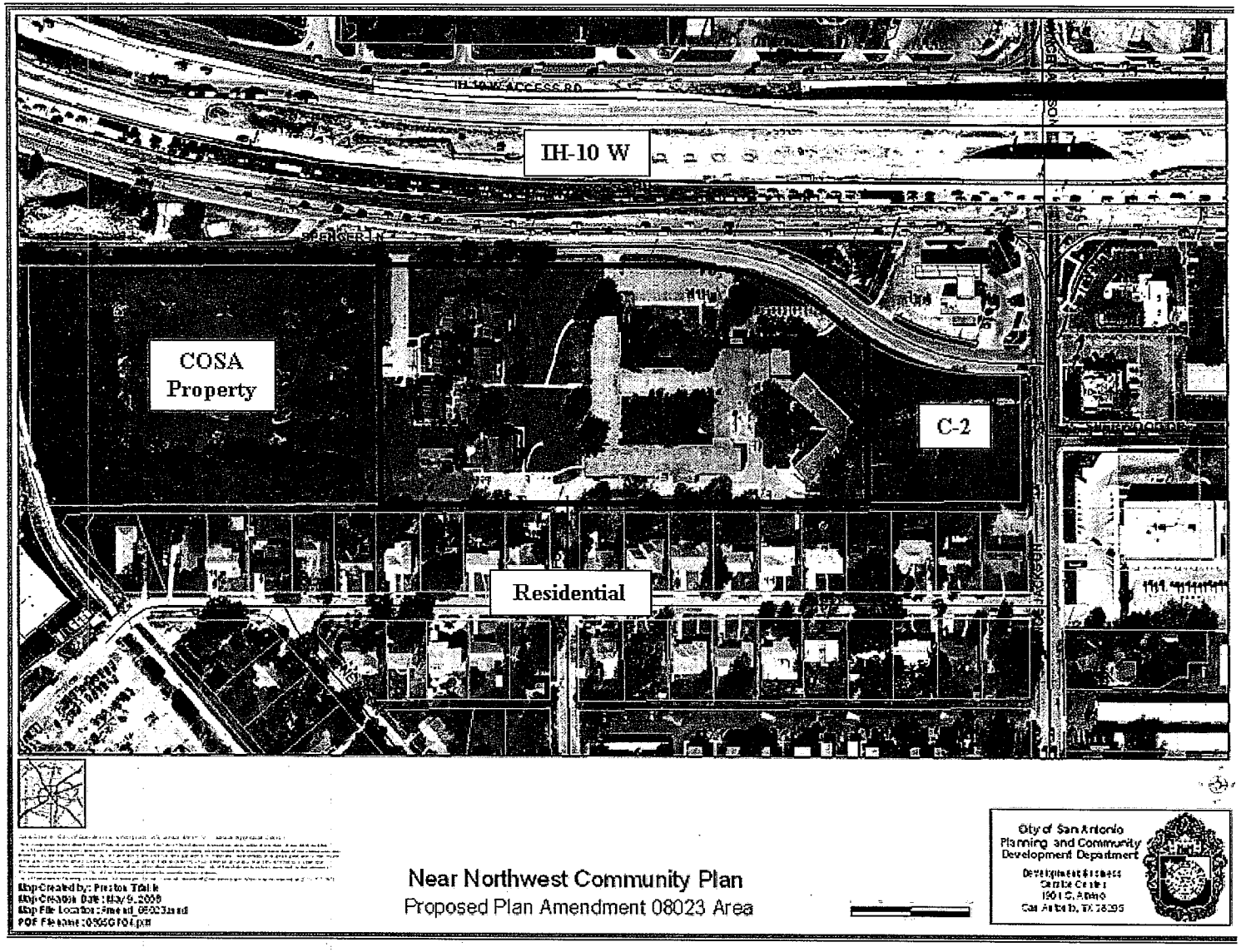
Plan as adopted:



Proposed amendment:



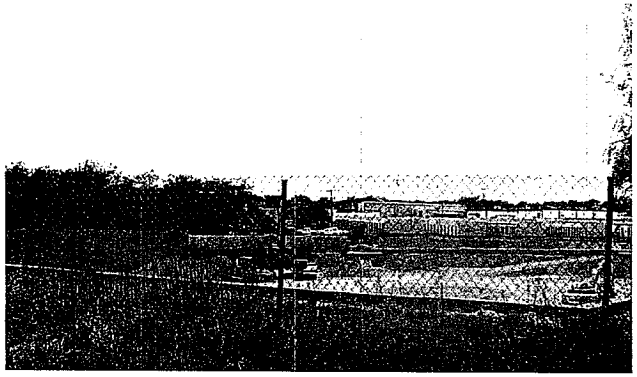
Land Use


IH-10 W
COSA
Property
C-2
Residential
Map Created by: Preston Tibbils
Map Creation Date: May 9, 2008
City of San Antonio
Planning and Community
Development Department
Near Northwest Community Plan
Proposed Plan Amendment 08023 Area

Amendment 08023

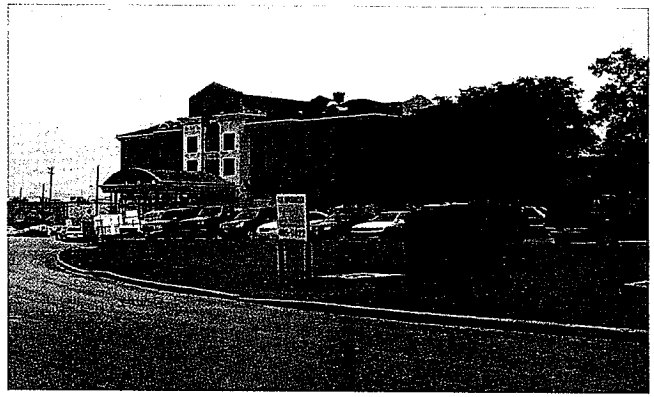
Subject Property

COSA Property to the West of Subject Property



Spencer Rd. Facing West with Subject Property on the Left and IH-10 W on the Right

Facing South with Subject Property on the Right



City of San Antonio Planning and Community Development Department
Plan Update Recommendation

Northeast Inner Loop Neighborhood Plan Update

Council District: **9 and 10** City Council Meeting Date: **6/19/2008**

Summary:

Neighborhood/Community/Perimeter Plan: **Northeast Inner Loop Neighborhood Plan Update**

Background Information:

Applicant: City of San Antonio

22

Owner: Various

Plan Boundaries: The Northeast Inner Loop Neighborhood Plan is generally bound by NE Loop 410 to the north, Harry Wurzbach to the east, Rittiman Rd. to the south and N. New Braunfels Ave., Claywell Rd., and Broadway Ave. to the west.

Size: The plan area is 4.75 sq. miles

Current Land Use of site: Various

Adjacent Land Uses: Various

Issue:

Planning Process:

The Northeast Inner Loop Neighborhood Plan Update was developed following the guidelines set out in the Community Building and Neighborhood Planning Program, adopted by City Council in October 1998 and further specified in Article IV of the Unified Development Code adopted in 2001 and amended in 2004.

In June 2007 notices of an update were sent out to the Northeast Inner Loop planning team and area neighborhood associations asking for comments and suggested updates. Between July 2007 and February 2008 two neighborhood meetings were held to update the land use plan. An open house was held on May 1, 2008 to give community members an opportunity to review the proposed land use plan update. The documents were also made available for review and comment online.

The Planning & Community Development Department, together with the partnering neighborhoods, worked to encourage participation in the community planning process. A press release announced the open house. Media coverage of the open house included the San Antonio Express-News. A notice of the public hearing before Planning Commission was featured in the Commercial Recorder Newspaper.

Current Land Use:

The regional study area is 4.75 square miles. The area is bounded by NE Loop 410 north, Harry Wurzbach to the east, Rittiman Rd. to the south and N. New Braunfels Ave., Claywell Rd., and Broadway Ave. to the west.

Low-Density Residential uses are found throughout the community. Large estate lots are characteristic of the Oak Park/Northwood area. Medium-Density Residential uses are found along Eisenhauer Road and in small areas of Terrell Heights. These areas are on type B secondary arterials. High-Density Residential uses are found behind Sunset Ridge Shopping Center, along Harry Wurzbach and Austin Highway, and areas adjacent to high rise offices and regional commercial uses along Loop 410. These areas are generally on type A secondary arterials, primary arterials and act as a buffer between Loop 410 and single family areas.

Commercial areas are generally located on primary arterials and expressways. Neighborhood Commercial areas are at nodes that are convenient to residential areas. Community Commercial uses located along Austin Highway typically draw customers from a wider area and are associated with

major transit stops. Regional Commercial areas are located along IH-410 and at the major intersection of Austin Highway and Harry Wurzbach.

Key Changes to Plan:
Updates to the land use plan include: 1) land use nomenclature 2) the future land use map, and 3) land use categories, descriptions, and corresponding zoning districts. The land use categories were updated to reflect current planning nomenclature and accurately reflect the goals of the plan. Medium-Density Mixed Use was added to the land use categories to aid in the creation of a town center.

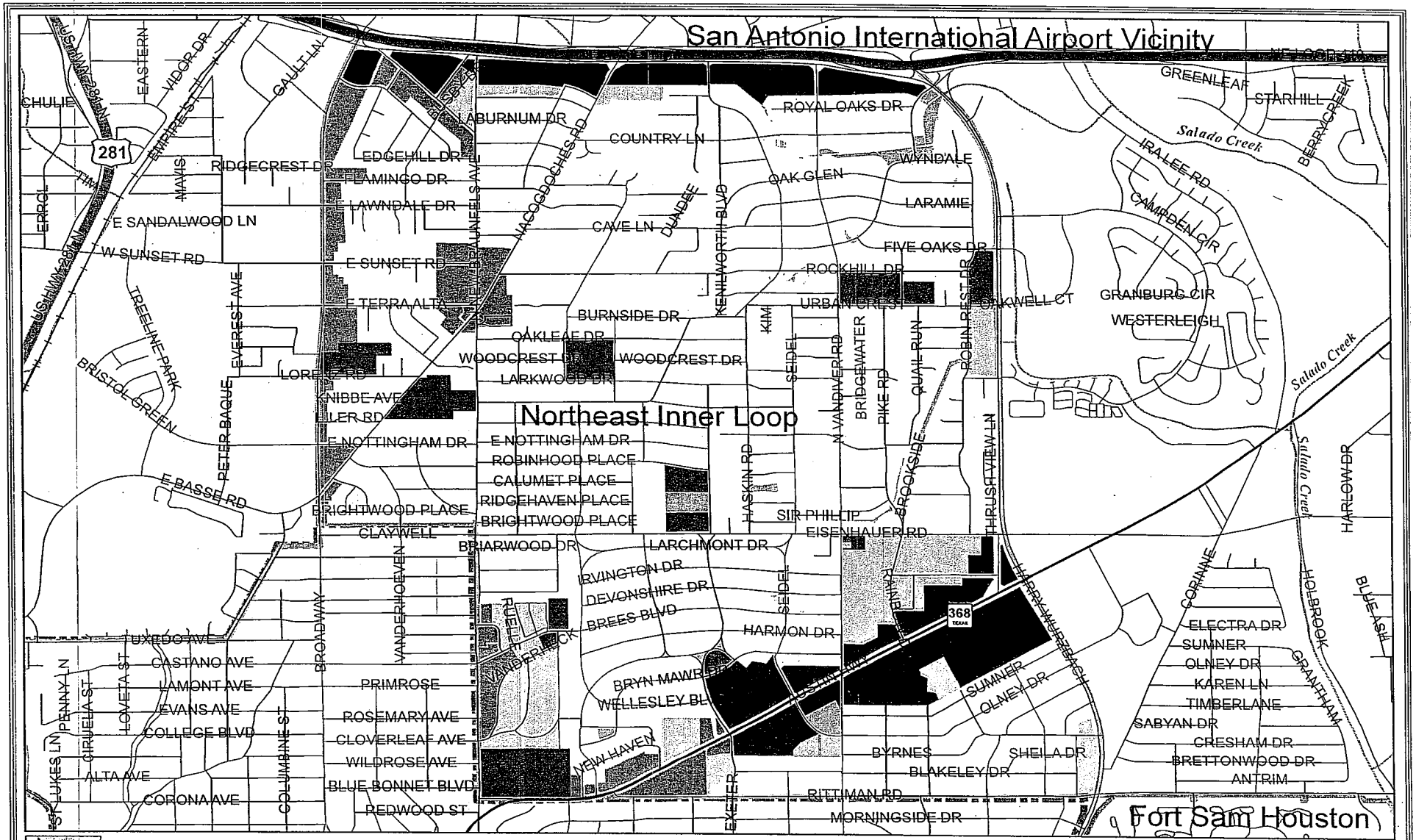
Specific changes included changing five areas to Low-Density Residential from Medium-Density Residential. The following areas were effected: The parcels located on the west side of N. New Braunfels Ave. between Oakhurst Place and Camiella Ln. and the parcels located on the east side of N. New Braunfels Ave. between Camiella Ln. and Laburnum Dr.; the parcels located on the south side of Treasure Way between N. New Braunfels Ave. and Lindenwood Dr.; the parcels located on the north side of Oakleaf Dr. between Woodbine St. and N. New Braunfels Ave.; the parcels located on the east side of Kenilworth Blvd. between Robinhood and Eisenhaur Rd.; the residential parcels located on the north and south sides of Sunset Blvd. between Broadway Ave. and N. New Braunfels Ave. These changes reflect the comprehensive area wide zoning change that took place in 2006.

Recommendation:

STAFF RECOMMENDATION:
☒ Approval ☐ Denial ☐ Alternate Recommendation:
Comments:

PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: May 28, 2008
☐ Approval ☐ Denial ☐ Resolution Attached
Newspaper Publication Date of Public Hearing: May 9, 2008
No. Notices mailed 10 days prior to Public Hearing: 292
Registered Neighborhood Association(s) Notified: Northwood/Oak Park, Terrell Hills, Wilshire Village
Comments:

Planning Department Staff:
T.C. Broadnax, Interim Planning Director
Patrick Howard, AICP, Assistant Director
Nina Nixon-Mendez, AICP, Planning Manager
Case Manager: Lauren Edlund, Planner



Low Density Residential
Medium Density Residential
High Density Residential
Neighborhood Commercial
Community Commercial
Regional Commercial
Public Institutional
Parks/ Open Space

0 500 1,000 2,000 3,000 Feet

Data Source: City of San Antonio Enterprise GIS, Bexar Metro 911, Bexar Appraisal District

"This 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 representations 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 responsible City of San Antonio Department for specific determinations."
City of San Antonio Planning Department GIS Manager: Mandy Woodruff, dr-woodruff@sanantonio.gov, Maps may be ordered at: (210) 207-7573

Map Created by: Preston Trinkle
Map Creation Date: April 11, 2008
Map File Location: NorthEastInnerLoopLU8x11.mxd
PDF Filename: 0804GP05.pdf

Northeast Inner Loop Neighborhood Plan

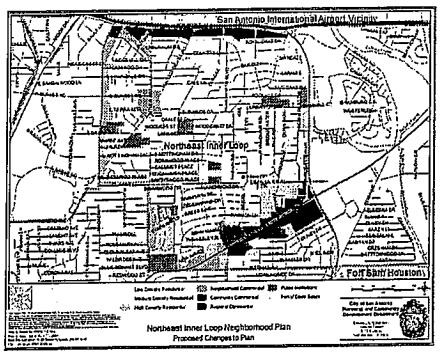
Proposed Changes to Plan

City of San Antonio
Planning and Community Development Department

Development Business
Service Center
1901 S. Alamo
San Antonio, TX 78205

Northeast Inner Loop Neighborhood Plan Update

Planning Commission
May 28, 2008
Public Hearing
Item Number 22



1

Briefing Purpose

- Purpose of this briefing is to provide you with background and recommendation for the Future Land Use Plan Update of the Northeast Inner Loop Neighborhood Plan

2

Update Purpose

- The Unified Development Code (UDC) section §35-420 (g)(2) states that Neighborhood and Community plans shall be reviewed by Planning Commission at least once every 5 years.
  - The Northeast Inner Loop Neighborhood Plan was first adopted by City Council on March 22, 2001.

3

Approval Criteria

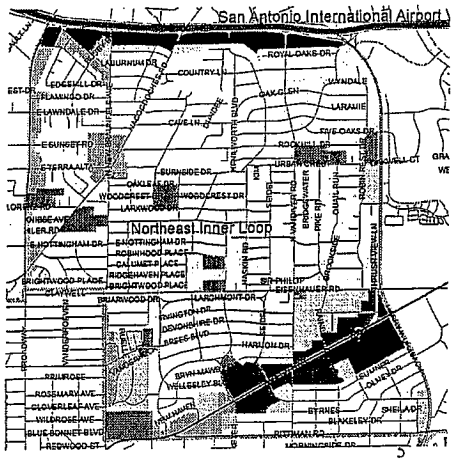
- According to UDC section §35-420 (g)(2), Planning Commission will also determine if the Plan:
  - Identifies goals that are consistent with adopted City Policies, and regulations.
  - Was developed in an inclusive manner to provide opportunities for all interest groups to participate.
  - Is a definitive statement of the community and is appropriate for consultation and reference as a guide by the City Council and Departments.

4

Planning Area Location and Size

- North: NE Loop 410
- East: Harry Wurzbach
- South: Rittiman Rd
- West: N New Braunfels Ave., Claywell, Broadway Ave.

- Population: 29,166
- 4.75 Square Miles



Plan Update Process

- Neighborhood Meetings:
  - July 20, 2007
  - February 28, 2008

  - Open House –
    - May 1, 2008
  - Media Coverage provided by SA Express News

6

Community Outreach

- In addition to the approximately 292 mailers sent out to the community, there was a press release for the open house, and a notice of the public meeting was featured in the Commercial Recorder Newspaper.
- The open house also included comment cards to provide input on the plan.
- 292 mailers were sent out 10 days prior to the public hearing and an announcement was published in the Commercial Recorder Newspaper on May 9

7

Land Use Plan Update

- The update consists of 3 main items:
  - Future Land Use Plan Update
  - Added Land Use Categories and Descriptions
  - Land Use Zoning Matrix

8

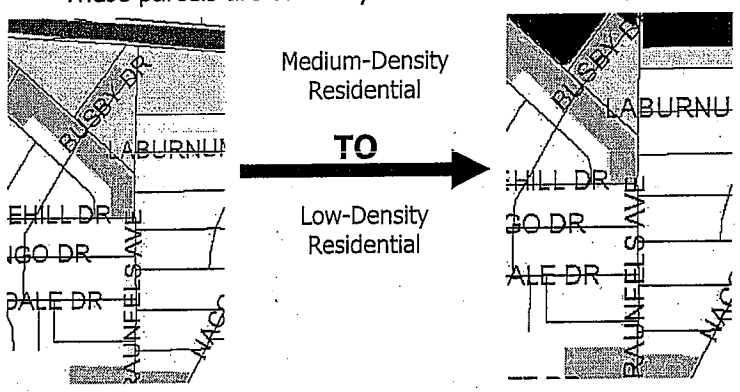
Key Changes to Plan

- Added Medium-Density Mixed Use to land use categories
- Intense Commercial changed to Regional Commercial
- One and Two Family Residential changed to low-density residential
- Added Land Use / Zoning Matrix

11

Key Changes in Plan

- **Land Use changes from Medium-Density Residential to Low-Density Residential for specific locations:**
  - The area located on N. New Braunfels between Oakhurst Place and Camiella Ln. on the right side and the parcels located on Camiella Ln. and Edgehill on the left side.
  - These parcels are currently zoned R-4



12

Key Changes in Plan

- **Land Use changes from Medium-Density Residential to Low-Density Residential for specific locations:**
  - The area located on N. New Braunfels between Oakhurst Place and Camiella Ln. on the right side and the parcels located on Camiella Ln. and Edgehill on the left side.
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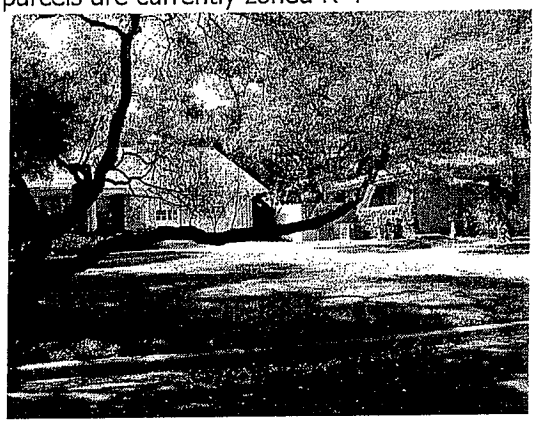
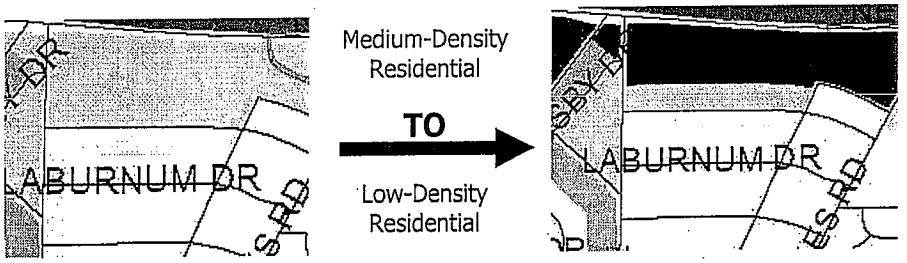


13

Key Changes in Plan

•The area located on the south side of Treasure way between N. New Braunfels Ave. and Lindenwood Dr. changed from Medium-Density Residential to Low-Density Residential

•These parcels are currently zoned R-4

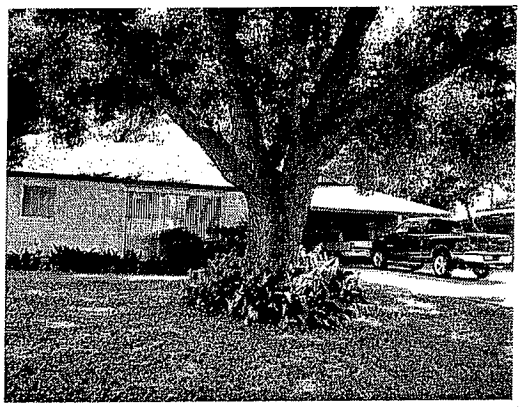


14

Key Changes in Plan

•The area located on the south side of Treasure way between N. New Braunfels Ave. and Lindenwood Dr. changed from Medium-Density Residential to Low-Density Residential

•These parcels are currently zoned R-4

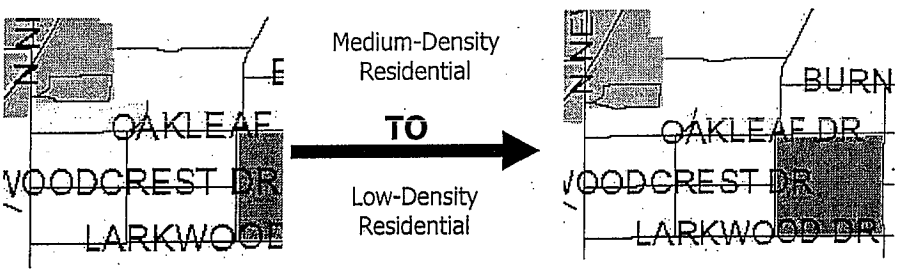


15

Key Changes in Plan

–The north side of Oakleaf Dr. between Woodbine st. and N. New Braunfels Ave. changed from Medium-Density Residential to Low-Density Residential

–These parcels are currently zoned R-5



16

Key Changes in Plan

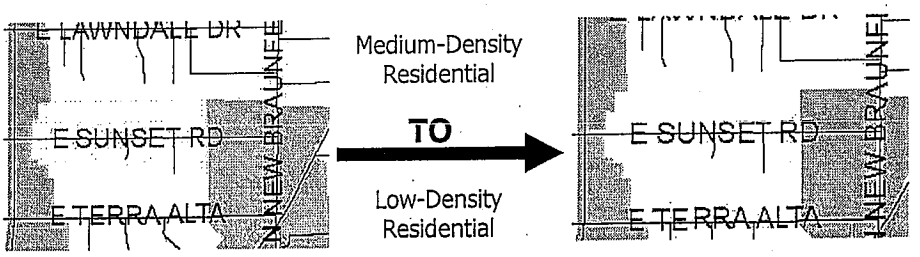
–Kenil Worth Blvd. between Robinhood and Eisenhaur Rd. changed from Medium-Density Residential to Low-Density Residential

–These parcels are currently zoned NP-8

19

Key Changes in Plan

- Sunset Rd. between Broadway and N. New Braunfels Ave. changed from Medium-Density Residential to Low-Density Residential.
- These parcels are currently zoned R-5



20

Key Changes in Plan

- Sunset Rd. between Broadway and N. New Braunfels Ave. changed from Medium-Density Residential to Low-Density Residential.
- These parcels are currently zoned R-5

21

Plan Update Benefits

- Plan is up to date with community and City long range land use goals
- Land Use Plan parallels the comprehensive re-zoning in 2006
- Plan includes current planning nomenclature and planning trends

22

Recommendation

- June 19, 2008 - City Council

Staff recommends approval.

23

RESOLUTION NO.

RECOMMENDING TO APPROVE/DENY AN AMENDMENT TO UPDATE THE LAND USE ELEMENT OF THE NORTHEAST INNER LOOP NEIGHBORHOOD PLAN TO CITY COUNCIL TO BECOME A COMPONENT OF THE CITY'S COMPREHENSIVE MASTER PLAN AS IT CONFORMS TO THE APPROVAL CRITERIA SET FORTH IN THE UNIFIED DEVELOPMENT CODE, §35-420, PERTAINING TO "COMPREHENSIVE, NEIGHBORHOOD, COMMUNITY, AND PERIMETER PLANS."

WHEREAS, the 1997 Master Plan Neighborhood Goal 2 calls for strengthening neighborhood plans; and

WHEREAS, the San Antonio Planning Commission has approved the 1998 Community Building and Neighborhood Planning Program; and

WHEREAS, the *Unified Development Code* (adopted May 3, 2001), §35-420, sets forth provisions for the development and approval of Comprehensive, Neighborhood, Community and Perimeter Plans and requires the Plan shall be reviewed by the planning commission at least once every five years; and

WHEREAS, the San Antonio Planning Commission has reviewed the amendment to update the land use element of the Northeast Inner Loop Neighborhood Plan and found the amendment to be **CONSISTENT/INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, §35-420, therefore meeting all requirements; and

WHEREAS, the San Antonio Planning Commission held a public hearing on May 28, 2008 and **APPROVED/DENIED** the amendment; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to update the land use element of the Northeast Inner Loop Neighborhood Plan attached hereto and incorporated herein by reference is to be submitted to the City Council with this Commission's recommendation for **APPROVAL/DENIAL** by the City Council that it be adopted as a component to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 28th DAY OF MAY, 2008.

Approved:

_____

Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

_____

Executive Secretary
San Antonio Planning Commission

SAN ANTONIO PLANNING COMMISSION
RESOLUTION NO. _____

A RESOLUTION RE-APPOINTING A MEMBERS TO THE PLANNING COMMISSION TECHNICAL ADVISORY COMMITTEE.

* * * * *

BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

Section 1. Dr. Fancine S. Romero is hereby re-appointed to the Planning Commission Technical Advisory Committee as a Planning Commission Member for a 2 year term to expire April 27, 2010;

Section 2. Benjamin F. Youngblood, III, Peggy Tedford and Linda Holsonback are hereby re-apponted to the Planning Commission Technical Advisory Committee as Community at Large Members for a 2 year term to expire April 27, 2010;

Section 3. Gene Dawson, Jr. and Michael W. Cude are hereby re-appointed to the Planning Commission Technical Advisory Committee as Engineering Representative Members for a 2 year term to expire April 27, 2010;

Section 4. Steve Hanan is hereby re-appointed to the Planning Commission Technical Advisory Committee as a Development Community Member for a 2 year term to expire April 27, 2010;

Section 5. Bradley Thomas Peel is hereby re-appointed to the Planning Commission Technical Advisory Committee as a Planning Professional Member for a 2 year term to expire April 27, 2010.

PASSED AND APPROVED THIS 28th DAY OF May 2008.

APPROVED:

_____
Murray H. Van Eman
Chairman

ATTEST: _____
Executive Secretary