SAN ANTONIO PLANNING COMMISSION AGENDA

June 13, 2007
2:00 P.M.

Murray H. Van Eman, *Chairman*

Cecilia Garcia, *Vice Chair*
Amelia Hartman
Dr. Francine S. Romero
Ivy R. Taylor

Robert Hanley, *Chair Pro-Tem*
Jose R. Limon
John Friesenhahn
Dr. Sherry Chao

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
- Distribution of UDC supplement no. 3
- Agenda items may be discussed (Development Services)
- Planning Commission retreat follow up
- Master Plan Committee update

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

3. Roll Call

4. Citizens to be heard

5. PUBLIC HEARINGS

		Council District	Ferguson Index #
PLANNED UNIT DEVELOPMENT (PUD) PLANS:			
A. 07-003	**Aviara** (Near the intersection of Hunt Lane and Westover Hills Blvd.)	**6**	**578 E-7**
B. 07-010	**Anaqua Springs Ranch IV** (Near the intersection of Anaqua Springs Rd. and Toutant Beauregard)	**OCL**	**446 A-8**

C. 07-016	**Alamo Ranch- Del Webb, Phase 3** (Near the intersection of Alamo Ranch and Alamo Parkway)	**OCL**	**577 A-7**
D. 07-018	**Cielo Homes** (On the north side of Schertz Rd., south of Thousand Oaks)	**10**	**552 E-4**

REPLATS:

E. 060261	**281 Brookhollow II** (North of the intersection of U.S. 281 and Brookhollow)	**9**	**517 A-6**
F. 060441	**Stafford Elementary II** (Southeast of the Old U.S. HWY 90 and S.W. 37th St. intersection)	**6**	**615 A-5**
G. 070313	**Cielo Homes Unit-1 PUD** (On the north side of Schertz Rd., south of Thousand Oaks)	**10**	**552 E-4**
H. 060788	**Krempen** (At the northwest corner of Judson Rd. and Krempen Ave.)	**10**	**519 C-8**
I. 070089	**Park Oak Out- Parcel Unit-1** (Northeast of the U.S. HWY 281 and Thousand Oaks intersection)	**9**	**517 B-4**
J. 070106	**Medical Center Unit-1** (Near the southeast corner of Horn Blvd. and Prue Rd.)	**8**	**548 A-4**
K. 070185	**R.L. Cooper Property** (At the southeast intersection of S. Zarzamora St. and Chavaneaux Rd.)	**4**	**681 F-4**

CONSENT AGENDA

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

PUBLIC HEARINGS FOR ITEMS 6-16 HELD ABOVE:

6. 07-003	**Aviara** (Near the intersection of Hunt Lane and Westover Hills Blvd.)	**6**	**578 E-7**

7.	07-010	**Anaqua Springs Ranch IV** (Near the intersection of Anaqua Springs Rd. and Toutant Beauregard)	OCL	446 A-8
8.	07-016	**Alamo Ranch- Del Webb, Phase 3** (Near the intersection of Alamo Ranch and Alamo Parkway)	OCL	577 A-7
9.	07-018	**Cielo Homes** (On the north side of Schertz Rd., south of Thousand Oaks)	10	552 E-4
10.	060261	**281 Brookhollow II** (North of the intersection of U.S. 281 and Brookhollow)	9	517 A-6
11.	060441	**Stafford Elementary II** (Southeast of the Old U.S. HWY 90 and S.W. 37th St. intersection)	6	615 A-5
12.	060788	**Krempen** (At the northwest corner of Judson Rd. and Krempen Ave.)	10	519 C-8
13.	070089	**Park Oak Out- Parcel Unit-1** (Northeast of the U.S. HWY 281 and Thousand Oaks intersection)	9	517 B-4
14.	070106	**Medical Center Unit-1** (Near the southeast corner of Horn Blvd. and Prue Rd.)	8	548 A-4
15.	070185	**R.L. Cooper Property** (At the southeast intersection of S. Zarzamora St. and Chavaneaux Rd.)	4	681 F-4

PLATS:

16.	060179	**Raintree Gardens** (Postponed from May 23, 2007) (Northeast of Miller Rd. and Kitty Hawk Dr. intersection)	OCL	553 F-6
17.	060489	**Alamo Ranch Unit-38 PUD** (Southwest of the Culebra Rd. and Loop 1604 intersection)	OCL	577 D-5
18.	060506	**Westwinds West, Unit 3, Enclave** (On the west side of Alamo Parkway, north of Alamo Ranch)	OCL	516 C-3
19.	060512	**Alamo Ranch- Del Webb Blvd. Unit-2 PUD** (At the southeast extension of Del Webb)	OCL	577 D-5
20.	060541	**Alamo Ranch- La Villita Way** (Southwest of the Culebra Rd. and Loop 1604 intersection)	OCL	577 D-5
21.	060560	**Estonia Unit-1** (At the intersection of Military Dr. West and Rapla Crossing)	6	579 B-8

22. 060662 **KB Culebra Unit-2 PUD** **OCL 545 B-8**
(At the southwest corner of the Culebra Rd. and Gass Rd. intersection)

23. 060671 **Alamo Ranch Unit-37 Enclave** **OCL 577 D-5**
(Southwest of the Culebra Rd. and Loop 1604 intersection)

24. 060686 **Lost Creek Unit-4** **OCL 447 D-7**
(The extension of Mission Bluff from Lost Creek Unit-1)

25. 060729 **Alamo Ranch Unit-11** **OCL 577 D-3**
(Southwest of the Shanefield Rd. and Culebra Rd. intersection)

26. 070052 **Broadstone Westover Hills** **6 612 F-2**
(At the northwest corner of State Highway 151 and Hunt Lane)

SPECIAL PROJECTS:

27. 07-05-001 **Noel Tellez** (Right-of-Way Dedication) **OCL 750 E-1**
(Near the intersection of Loop 1604 and Pleasanton Rd.)

LAND TRANSACTIONS:

28. **S.P. No. 1314** Request for a Joint Use Agreement for a permanent sanitary sewer easement within a variable width drainage easement (Asset Management Department, by Oscar Serrano)

INDIVIDUAL CONSIDERATION

PLATS:

29. 070313 **Cielo Homes Unit-1 PUD** **10 552 E-4**
(On the north side of Schertz Rd., south of Thousand Oaks)

30. 070067 **Anaqua Springs Ranch IV PUD** **OCL 446 B-7**
(Southeast of the intersection of Miranda Ridge and Cat Springs)

VARIANCES and APPEALS:

31. 07-IV-004 **Geno Guevara** **OCL 546 B-4**
(At the southwest intersection of Spiller Rd. and Braun Rd.)

32. 07-IV-005 **Ruth Ann Taylor** **OCL 751 E-5**
(On the west side of Campbellton, south of Mathis Ln.)

33.	**07-01-022**	**Creamer Subdivision** (VRP Appeal) (Near the intersection of Loop 1604 and Shaenfield)	**8**	**546 D-8**

COMPREHENSIVE MASTER PLANS:

34. **Case Number 07015** (Continued from May 23) - Public hearing and consideration of a resolution amending the Land Use Plan contained in the South Central Community Plan, a component of the Master Plan of the City, by changing the use of approximately 47.23-acres located at 6711 S. New Braunfels from Mixed Use & Parks/Open Space land use to Regional Commercial land use. (Planning and Community Development Department by Joe Mendoza, Special Projects Coordinator; Nina Nixon-Mendez, Planning Manager)

OTHER ITEMS:

35. Approval of the minutes for the May 23, 2007 Planning Commission meeting

36. Director's report

37. Questions and discussion

38. 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

39. **ADJOURNMENT**

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5A+6 June 13, 2007

AVIARA
PUD PLAN NAME

07-003
PLAN#

COUNCIL DISTRICT: 6
FERGUSON MAP GRID 578 E-7, F-7
OWNER: Devco Land Development, LTD.
ENGINEER: Pape-Dawson Engineers INC., by Jon Adame, P.E.
CASE MANAGER: Larry Odis, Interim Planner II

Location: The property is near the intersection of Hunt Lane and Westover Hills Blvd.

Land Use: PUD, Planned Unit Development
R-6, Single-family residential

Plan is associated with: Westover Hills POADP # 110-C accepted December 4, 2002

APPLICANT'S PROPOSAL:

- 110 single-family lots at a density of 2.64 units per acre.
- Open space ratio of 51%.
- The Plan is not within 200 feet of a registered Neighborhood Association, nor a Neighborhood Community, or Perimeter Plan.

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

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

- All access driveways shall comply with UDC 35-506(r).

- All roadways shall conform to Table 506-2, Functional Classification System for Traditional Design Classification.

- All sidewalks shall comply with UDC 35-506(q).

- All access roadways shall provide clear sight distance on all existing and proposed roadways in order to provide adequate obstruction free viewing distance for approaching traffic. All signage, landscaping, and improvements shall be selected and located so as to not block these clear sight distance areas.

Parks and Recreation recommends approval with the following conditions:

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland provided shall be dedicated to the Home Owners Association.

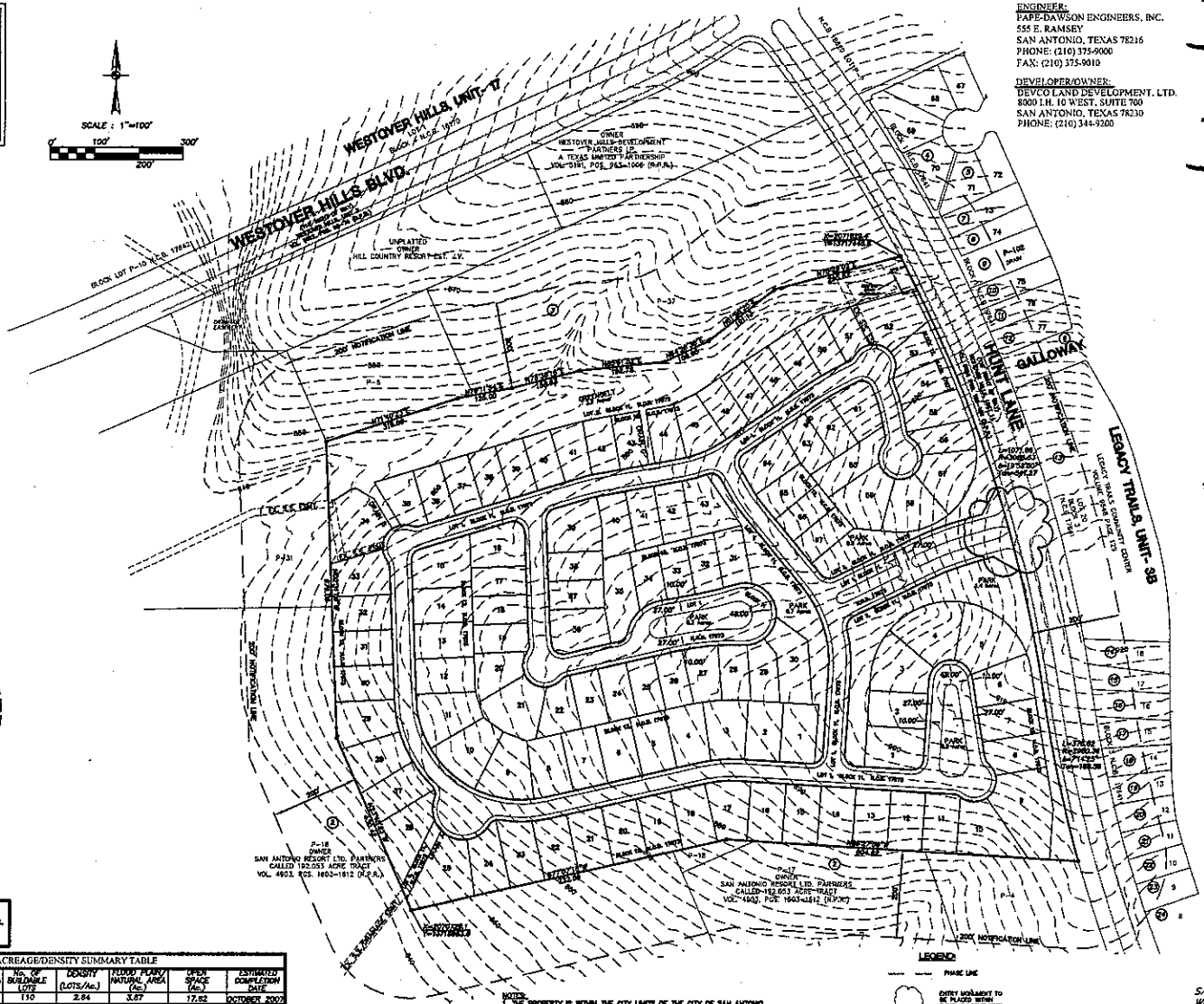
- The instruments creating the Homer Owners Association shall be provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

- All amenities provided shall comply with standards and specifications found in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded.

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.

LOCATION MAP
N.T.S.

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

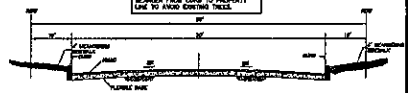


ENGINEER:
PAPE-DAWSON ENGINEERS, INC.
555 E. RAMSEY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 375-9000
FAX: (210) 375-9010

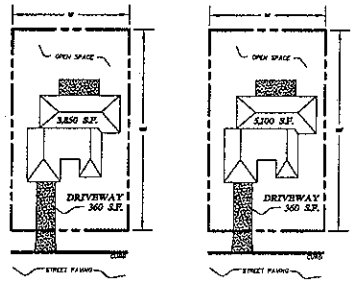
DEVELOPER/OWNER:
DEVCO LAND DEVELOPMENT, LTD.
8000 I.H. 10 WEST, SUITE 700
SAN ANTONIO, TEXAS 78230
PHONE: (210) 344-9200

TYPICAL STREET SECTION 50' ROW
(NOT TO SCALE)

NOTE:
LOCATION OF CONCRETE SIDEWALK TO VARIER FROM CURB TO PROPERTY LINE TO AVOID EXISTING TREES.



TYPICAL STREET SECTION 37' ROW
LOCAL TYPE "A"
(NOT TO SCALE)



TYPICAL RESIDENTIAL LOT
(65' X 125')
(NOT TO SCALE)

TYPICAL RESIDENTIAL LOT
(90' X 135')
(NOT TO SCALE)

PUD PLAN NOTES:

1. FLOOD PLAIN/DRAINAGE AND SLOPE AREA STREETS ARE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.
2. STREETS ARE AS INDICATED AND ARE PRIVATE.
3. SANITARY SEWER SYSTEM & WATER SYSTEM TO BE DEDICATED TO THE SAN ANTONIO WATER SYSTEM.
4. ALL CORNER LOTS SHALL COMPLY WITH THE CLEAR VISION AREA AS REQUIRED BY SEC 35-506 (d) (3).
5. PROPERTY IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
6. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
7. ALL RESIDENTIAL LOTS ADJOINING THE P.U.D. BOUNDARY LINE SHALL HAVE A MINIMUM 10' IN-FRONT REAR BUILDING SETBACK EXCEPT LOTS FRONTING ON COL-DE-SACS. EXTERIOR ON CORNER AND STICK SPECIALIZE SHAPED LOTS SHALL HAVE A MINIMUM 10-FOOT REAR SETBACK AS PER SECTION 35-310 (c) OF THE UNIFIED DEVELOPMENT CODE OF THE CITY OF SAN ANTONIO.
8. INTERSECTION SIGHT DISTANCE CALCULATIONS FOR CLEAR VISION EASEMENTS WILL BE CALCULATED BASED ON THE 2004 AASHTO "GREEN BOOK" CASE NO.3 IN A 30 EASEMENTS WILL BE SHOWN ON INDIVIDUAL SUBDIVISION PLATS.
9. ZONING FOR 41.66 ACRES IS P.U.D. "R-4".
10. SIDEWALK WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY IN ACCORDANCE WITH THE CITY'S UNIFIED DEVELOPMENT CODE.

PARK SPACE SUMMARY

REQUIRED PARK SPACE/ OPEN SPACE	110 LOTS X 1 ACRE / 70 LOTS = 1.57 AC.

SINGLE FAMILY ACREAGE/DENSITY SUMMARY TABLE

UNIT/ PHASE	LAND USE	GROSS AREA (Ac.)	No. OF BUILDABLE LOTS	DENSITY (LOTS/Ac.)	FLOOD PLAIN/ NATURAL AREA (Ac.)	OPEN SPACE (Ac.)	ESTIMATED COMPLETION DATE
1	SINGLE FAMILY RESIDENTIAL	41.66	110	2.64	3.67	17.62	OCTOBER 2007
	TOTALS/AVERAGE	41.66	110	2.64	3.67	17.62	OCTOBER 2007

LAND USE TABLE

LAND USE	AREA (AC.)
SINGLE FAMILY RESIDENTIAL	28.59
DRAINAGE ROW/NATURAL AREA	3.67
PUBLIC ROW (COLLECTOR & ARTERIAL STREETS)	6.36
PARK AREA	2.74
TOTALS	41.66

NOTES:
1. THE PROPERTY IS WITHIN THE CITY LIMITS OF THE CITY OF SAN ANTONIO.
2. PROPERTY IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
3. THE FRONT, SIDE, AND REAR SETBACKS WILL CONFORM TO THE MINIMUM SETBACKS AS WRITTEN IN THE UNIFIED DEVELOPMENT CODE.
4. THE BEARINGS FOR THIS MAP ARE BASED ON THE NORTH AMERICAN DATUM OF 1983, FROM STATE PLANE COORDINATES ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE.
5. A VARIABLE SIGHT CLEARANCE EASEMENT WILL BE REQUIRED AT CORNER LOTS IF THE INTERSECTION DOES NOT MEET SIGHT DISTANCE REQUIREMENTS AS DEFINED IN THE UNIFIED DEVELOPMENT CODE SECTION 35-506 (d) (3).
7. ALL STREETS ARE PRIVATE.
8. ALL STREETS ARE LOCAL TYPE "A" 50 FOOT RIGHT-OF-WAY UNLESS OTHERWISE NOTED.
10. BLOCK LENGTHS SHALL COMPLY WITH UDC SECTION 35-915 (b)(2).
11. PRIOR TO ANY PLAT APPROVAL AND OR RECORDATION A SUPPLEMENTAL PER UDC 35-B(C)(10) SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO COMPLIANCE OF THE UDC.

LEGEND

PHASE LINE

ENTRY MONUMENT TO BE PLACED WITHIN R.O.W. BY DEVELOPER

UTILITY PURVEYORS

SANITARY SEWER:	SAN ANTONIO WATER SYSTEM
WATER:	SAN ANTONIO WATER SYSTEM
ELECTRIC:	CITY PUBLIC SERVICE ENERGY
TELEPHONE:	SBC
GAS:	CITY PUBLIC SERVICE ENERGY

PROPERTY OWNERSHIP KEY

1. _____
2. SAN ANTONIO RESORT, LTD. PARTNERS
3. HILL COUNTRY RESORT EST. J.V.
4. BABAUTA, FRANK V & MELIDA M
5. TRIPLETT, DEAN E & KORNELIA M
6. LEGACY TRAILS DELL-3
7. GUERRA, STEVEN A & LISA M
8. RH OF TEXAS LIMITED PRTNERSHIP STE 300
9. CITY OF SAN ANTONIO
10. GOLDEN, ROBERT M & BARBARA L RICH
11. DOND, CATHERINE A & JAMES H
12. RH OF TEXAS LIMITED PARTNERSHIP STE 300
13. LEGACY TRAILS COMMUNITY CENTER INC
14. FARIN, DONALD R & ESTRELLA L
15. HINOJOSA, DAVID C & PATRICIA M
16. LOPEZ, RICARDO & SANDRA
17. FOSTER, STEPHEN T
18. HOLLIS, ROBERT L & ALICE A
19. PARSONS, ROGER
20. WILSON, THOMAS & DIONNE
21. MOLINARSA, FRANK R & SHEILA
22. FLORES, SIMON
23. BERGER, STEPHEN & ANGELA
24. GAMBLE, ANTHONY HAL & VIOLA

AVIARA
PLANNED UNIT DEVELOPMENT

PAPE-DAWSON ENGINEERS

PROPERTY LEGAL DESCRIPTION

A 41.66 ACRE, OR (1,814,212 SQUARE FOOT MORE OR LESS) TRACT OF LAND BEING ALL OF A CALLED 56.24 ACRE TRACT RECORDED IN VOL 6409, PAGE 140 - 151 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE B.B.B & C.R.R. SURVEY NO. 481 ABSTRACT 708 COUNTY BLOCK 4416, OUT OF THE B.B.B & C.R.R. SURVEY NO. 482 ABSTRACT 709 COUNTY BLOCK 4398 AND OUT OF THE I.V. DUBONNET SURVEY NUMBER 494, ABSTRACT 1038, COUNTY BLOCK 4387, NOW IN NEW CITY BLOCK 17673 OF THE CITY OF SAN ANTONIO OF BEXAR COUNTY TEXAS.

THE FLOODPLAIN LIMITS ON THIS MASTER DEVELOPMENT PLAN ARE ESTIMATED AND SUBJECT TO CHANGE. APPROVAL OF SUBDIVISION PLATS ASSOCIATED WITH THIS MASTER DEVELOPMENT PLAN IS SUBJECT TO THE REVIEW AND APPROVAL OF A STORM WATER MANAGEMENT PLAN IN ACCORDANCE WITH APPENDIX B, SECTION 35-B119 OF THE CITY OF SAN ANTONIO UNIFIED DEVELOPMENT CODE.

ACKNOWLEDGED BY:

_____
PAPE-DAWSON ENGINEERS, INC.

P.U.D. PLAN NO.: _____
APPROVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO

CHAIRMAN: _____ DATE: _____

SECRETARY: _____ DATE: _____

PREPARATION DATE: OCTOBER 9, 2006
REVISED DATE: DECEMBER 6, 2006
REVISED DATE: MAY 17, 2007

JOB NO. 6560-00

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5B/7 June 13, 2007

ANAQUA SPRINGS RANCH IV — PUD 07-010
PUD PLAN NAME — **PLAN#**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID 446 A-8
OWNER: Anaqua Springs Ranch, Inc. by Thomas E. Driess
ENGINEER: Brown Engineering Co. by Kathy Goldey
CASE MANAGER: Robert Lombrano, Planner II

Location: Near the intersection of Anaqua Springs Road and Toutant Beauregard Road.

Land Use: PUD, Planned Unit Development
Single-Family Residential

Plan is associated with: Master Development Plan #797A, Anaqua Springs Ranch Subdivision, approved November 16, 2005

APPLICANT'S PROPOSAL:

- 55 single-family lots at a density of 0.61 units per acre.
- The subject property is located outside the City Limits.
- Open space ratio of 85 %
- The Plan is not within 200 ft. of a Registered Neighborhood Association, nor a Neighborhood, Community, or Perimeter Plan.

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

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

- 100 year Flood Plain Shown and Buffering (If applicable)
- Significant Recharge Features and Buffering (If applicable)
- Category Letter for All Site Specific Plats (If Category 2 or 3, an Aquifer Protection Plan is required (If applicable)

- Additionally, a Water Pollution Abatement Plan or Contributing Zone Plan must be submitted to and approved by the Texas Commission on Environmental Quality (TCEQ) prior to construction.
- According to the Aquifer Protection Ordinance# 81491, Section 34-913, floodplain buffering may be required. Any existing wells found on the site shall be plugged by the property owner in accordance SAWS regulations. For plugging procedures, please contact Kirk Nixon at 233-3523.

STAFF RECOMMENDATION:

Staff recommends approval with the aforementioned conditions.

ANAQUA SPRINGS RANCH IV, P.U.D.

90.890 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2108 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, SITUATED IN THE J.C.L. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4571 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1089, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

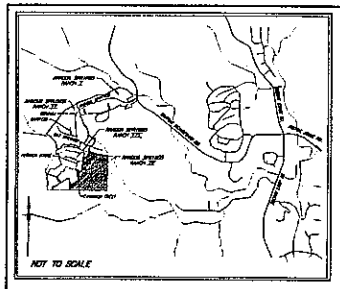
THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.

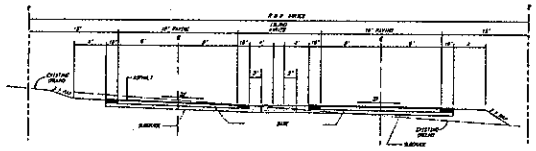
NOTES:

1. LOT 900, C.B. BLOCK 4671, INCLUDES 0.640 ACRES OF LAND BEING A PRIVATE STREET R.O.W., ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT.
2. LOT 901, BLOCK 8 INCLUDES 0.648 ACRES OF LAND USED TO SATISFY CITY OF SAN ANTONIO PARKLAND DEDICATION.
3. ADMINISTRATIVE EXCEPTION WILL BE REQUESTED AT THE TIME OF PLATTING FOR NARROWER STREET SECTIONS.

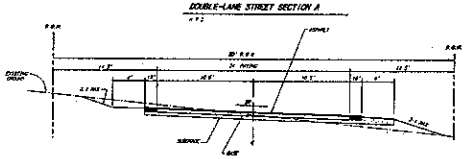
SCALE 1" = 200'

200' 100' 0 200'

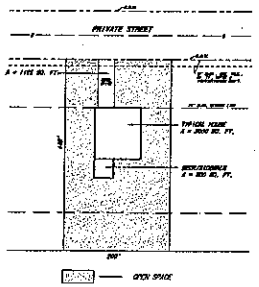




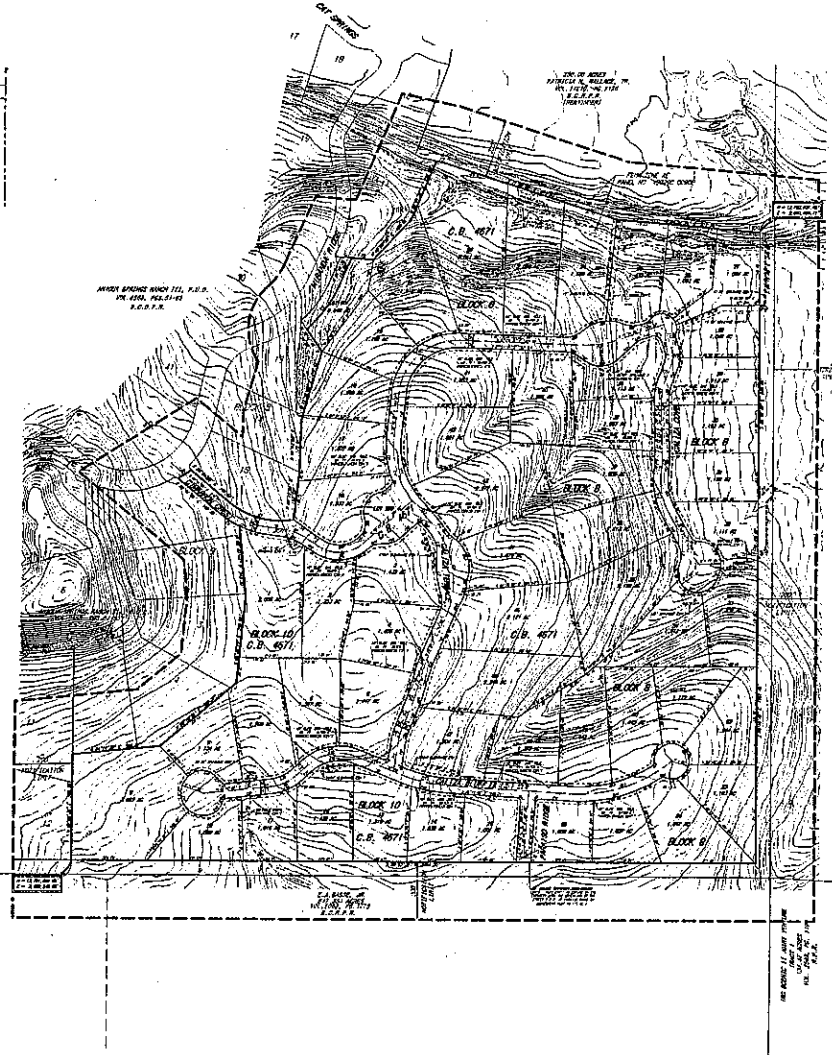
DOUBLE-LANE STREET SECTION A



SINGLE-LANE STREET SECTION B



TYPICAL LOT OPEN SPACE



DEVELOPEMENT PHASING SCHEDULE:

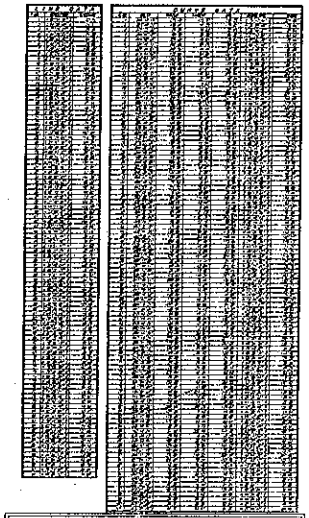
PHASE NUMBER	# OF DWELLING UNITS	AREA (ACRES)	PASSIVE OPEN SPACE (ACRES)	ACTIVE OPEN SPACE (ACRES)
1	55	90.890	–	0.648

DENSITY: MAXIMUM ALLOWABLE DENSITY = UNITS/ACRE

# OF DWELLING UNITS	AREA (ACRES)	RESIDENTIAL DENSITY
55	90.890	0.61 UNITS/ACRE

OPEN SPACE: MINIMUM REQUIRED RESIDENTIAL OPEN SPACE = 35%

TOTAL AREA	90.890 ACRES
IMPERVIOUS AREA	
PAVEMENT, STRUCTURES (HOUSES), SIDEWALK, DRIVEWAY, PATIO, ETC.	-5.810 ACRES
	-7.575 ACRES
TOTAL IMPERVIOUS COVER	-13.385 ACRES
OPEN SPACE	77.494 ACRES
TOTAL OPEN SPACE PROVIDED = 85%	



LEGEND

B.S.L.	BUILDING SETBACK LINE
C.L.T.V.	CABLE TELEVISION
D.E.	DRAINAGE EASEMENT
ELEC.	ELECTRIC
EQ.	EQUIPMENT
EXIST.	EXISTING
I.C.L.	INSIDE CITY LIMITS
O.C.L.	OUTSIDE CITY LIMITS
R.O.W.	RIGHT OF WAY
S.S.	SANITARY SEWER
TEL.	TELEPHONE
B.C.D.R.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY PLAT RECORDS
"F"	FOUND 1/2" IRON ROD
"P"	SET 1/2" IRON ROD WITH PLASTIC CAP
C.E.T.V.	OVERHEAD ELEC., TELEPHONE & CABLE TELEVISION

OWNER: ANAQUA SPRINGS RANCH, INC.
303 BONITA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78209
PHONE (210) 493-1441

ZONING:

ALL OF THIS SITE IS IN THE COUNTY AND IS NOT ZONED AT THIS TIME. THIS TRACT IS TO BE DEVELOPED IN ONE (1) UNIT AS SINGLE FAMILY RESIDENTIAL ON 1.00 ACRES OR LARGER LOTS WITH A MINIMUM OF 65% OF OPEN SPACE.

E.R.Z.D. NOTE:

THIS SUBDIVISION IS NOT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

THE CITY OF SAN ANTONIO SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEPARTMENT OF PUBLIC WORKS.

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON: _____ DATE: _____

SECRETARY: _____ DATE: _____

PUD PLAN NO. 07-010

REVISIONS

No.	Date	
2	05-24-2007	ADDED ADMINISTRATIVE EXCEPTION NOTE
1	05-10-2007	REVISED TO INCLUDE NEW ACREAGE ADDED CONTS

BROWN ENGINEERING CO.
ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-0011

STATE OF TEXAS
MARK S. BROWN
5-23-07

ANAQUA SPRINGS RANCH, INC.
ANAQUA SPRINGS RANCH IV, P.U.D.

P.U.D. PLAN

SHEET NO. 1 OF 1

05-24-07 P04:14 IN

PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5C/8 June 13, 2007

ALAMO RANCH-DEL WEBB, PHASE 3
PUD PLAN NAME

07-016
PLAN#

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID 577 A-7, B5-7, C-6,
OWNER: Pulte Homes of Texas L.P, by Arnold Briones
ENGINEER: Pape-Dawson Engineers INC., by Dennis Rion, P.E.
CASE MANAGER: Larry Odis, Interim Planner II

Location: The property is near the intersection of Alamo Ranch and Alamo Parkway

Land Use: PUD, Planned Unit Development
Single-family residential

Plan is associated with: Alamo Ranch MDP # 808-D accepted May 25, 2006

APPLICANT'S PROPOSAL:

- 927 single-family lots at a density of 3.21 units per acre.
- Open space ratio of 61%.
- Connectivity ratio of 1.28
- The Plan is not within 200 feet of a registered Neighborhood Association, nor a Neighborhood Community, or Perimeter Plan.

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

Development Service Department – Traffic Impact Analysis & Streets indicate that under the UDC listed below are some of the requirements and onsite improvements that are necessary and shall be provided by the developer, on and before the completion of the Alamo Ranch-Del Webb, Phase 3 PUD, at no cost to the City of San Antonio:

- All roadways shall follow Table 506-7, Functional Classification System Description and shall comply with UDC 35-502(a)(9).

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

- All streets and driveways shall follow UDC 35-506 and the street network shall be planned in order to provide safe and efficient movement of traffic to and from, within and past, the proposed development, while minimizing the impact to non-site trips. UDC 35-506 will be implemented at the time of platting.

Parks and Recreation recommends approval with the following conditions:

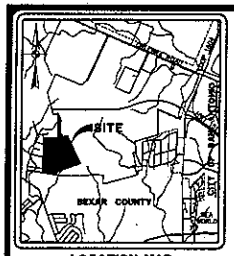
- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

- The parkland is dedicated to the Home Owners Association.

- The instruments creating the Homer Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

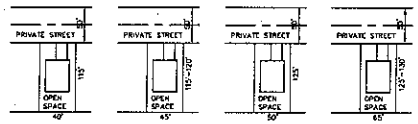
- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing.*

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.



LOCATION MAP
NTS

GRAPHIC SCALE
(IN FEET)
1 inch = 300 ft.

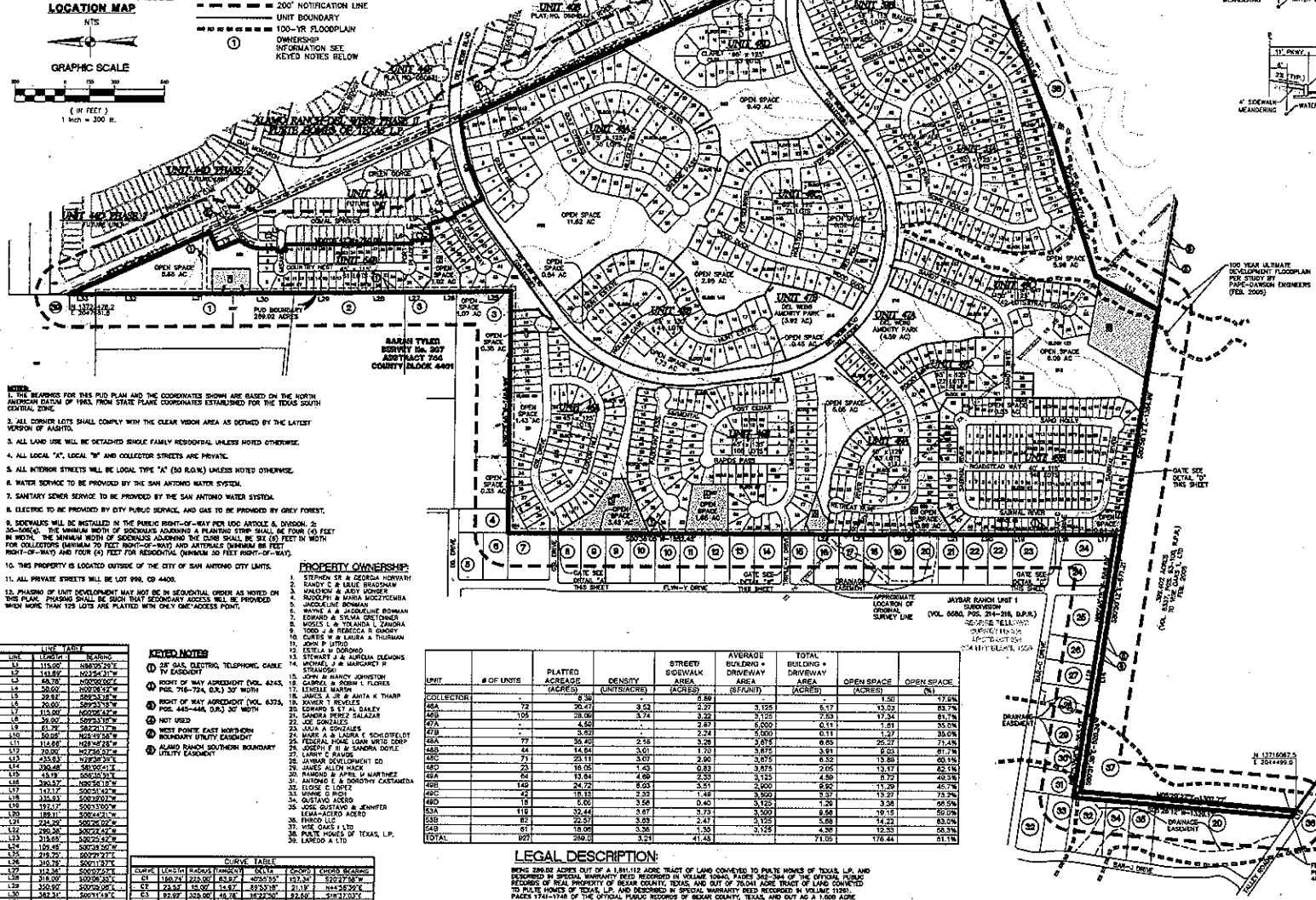


TYPICAL LOT DETAILS
NOT-TO-SCALE

DRAINAGE NOTES:
1. DETENTION PONDS WILL BE DESIGNED AT TIME OF PLATTING FOR INDIVIDUAL SUBDIVISIONS. WHERE REQUIRED. APPROXIMATE SIZES FOR DETENTION PONDS FOR EACH AREA ARE DESIGNATED WITH THE FOLLOWING SYMBOL:

DETENTION POND PRELIMINARY SIZING	
DRAINAGE AREA	AREA (ACRES)
1	0.791
2	1.017
3	3.169
4	1.645
5	0.431
6	0.875
7	0.638
8	3.668

LEGEND
- PUD LIMITS
- 200' NOTIFICATION LINE
- UNIT BOUNDARY
- 100-YR FLOODPLAIN
- (1) OWNERSHIP INFORMATION SEE KEYED NOTES BELOW


ALAMO RANCH-DEL WEBB PHASE II
PULTE HOMES OF TEXAS L.P.
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PLANNING COMMISSION
Planned Unit Development
AGENDA ITEM NO: 5D/9 June 13, 2007

CIELO HOMES
PUD PLAN NAME

PUD 07-018
PLAN#

COUNCIL DISTRICT: 10
FERGUSON MAP GRID 552 E4
OWNER: Kerry Kunkel, Cielo Enterprises, LTD.
ENGINEER: D. Scott Dye, P.E.
CASE MANAGER: Richard Carrizales, Senior Engineering Technician

Location: The property is on the north side of Schertz Rd., south of Thousand Oaks.

Land Use: PUD, Planned Unit Development
MF-33, Multi-family

Plan is not associated with an M.D.P.

APPLICANT'S PROPOSAL:

- 23 unit residential development at a density of 19.7 units per acre.
- Open space ratio of 23.03%
- The plan is within the Hills of Park North Neighborhood Association boundary.
- The plan is not within a Neighborhood, Community, or Perimeter Plan.

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

Development Services Department – Fire Protection approves with the following condition:

- The entire 25-foot driveway section will be designated as Fire Lane with no parking.

Parks and Recreation Department approves with the following conditions:

- The park/open requirement for this development is 0.2 acres. This subdivision provides 0.06 acres of open space, which does not meet the 100' x 100' minimum

standards as set forth in 35-503(c)(3), Table 503-2 of the Park Dedication Ordinance. However, the applicant is providing two picnic areas on site for a total of 0.25 acres of parkland dedication.

- The parkland provided shall be shown as "Park" or "Open Space" on a plat; UDC section 35-503(e) *Designation of Parkland.*

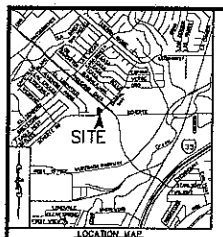
- The parkland provided is dedicated to the Home Owners Association.

- The instruments creating the Home Owners Association are provided by the second application for plat approval; UDC section 35-503(e) *Designation of Parkland.*

- Parkland dedication must be platted by the second phase of residential development; UDC section 35-503(f) *Development Phasing.*

- All amenities provided shall comply with standards and specifications set forth in UDC section 35-503(h) *Credit for Park Facilities* and Table 503-4 if any credit is to be awarded

STAFF RECOMMENDATION:
Staff recommends approval with the aforementioned conditions.



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

DRIVEWAY NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE THOUSAND OAKS AT SCHERTZ SERVICES (TASS) PLAT RECORDED IN VOL. 9536, PG. 12 D.P.R.

GENERAL NOTES:
1. LOT 36, BLOCK 6, N.C.B. 14339 (SHADED AREAS) IS A COMMON USE LAND AREA AND INGRESS/EGRESS, ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, WATER, SANITARY SEWER AND DRAINAGE EASEMENT. IT IS ALSO A 25' FIRE LANE REQUIRING POSTING ON BOTH SIDES. THE FIRE LANE RUNS BEHIND THE PARKING STALLS.

SIDEWALKS
SIDEWALKS WILL BE INSTALLED IN THE PUBLIC RIGHT-OF-WAY AND IN PRIVATE STREETS PER UDC ARTICLE 5, DIVISION 2, 35-506(b). SIDEWALKS WILL NOT BE INSTALLED ALONG LOT 36 AS IT IS AN INGRESS/EGRESS DRIVEWAY.

GATES
THIS PUD WILL NOT BE GATED.

EDWARDS AQUIFER RECHARGE ZONE
THIS SITE IS NOT LOCATED WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

UTILITY SUPPLIERS
1. WATER – SAN ANTONIO WATER SYSTEM
2. SANITARY SEWER – SAN ANTONIO WATER SYSTEM
3. ELECTRIC – CITY PUBLIC SERVICE
4. TELEPHONE – AT&T (SBC)
5. CABLE TELEVISION – TIME WARNER
6. GAS – CITY PUBLIC SERVICE (NOT USED)

PARK DEDICATION REQUIREMENT
1 ACRE PER 114 DWELLING UNITS
23 UNITS/114 = 0.20 ACRE OR 8,788 S.F. REQUIRED

PARK FACILITIES CREDIT = PICNIC AREA (2 PICNIC UNITS) = 0.25 ACRE CREDIT
0.25 ACRE CREDIT > 0.20 ACRE REQUIRED, THEREFORE OK.

ZONING
THE ENTIRE SITE IS ZONED PUD "MF-33".

TOTAL DENSITY
ALLOWABLE PUD "MF-33" DENSITY=33 UNITS/ACRE.

# OF DWELLING UNITS	SITE AREA	ACTUAL MF-33 DENSITY
23 UNITS (8 DUPLEXES 1 TRIPLEX 1 FOURPLEX)	1.169 ACRES	19.7 UNITS/ACRE < 33

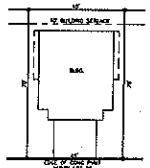
DENSITY BY PHASE
PHASE 1
3 LOTS/0.3754 ACRES = 10.8 LOTS/ACRE
4 DWELLING UNITS/0.3754 ACRES = 27.5 D.U./ACRE

PHASE 2
7 LOTS/0.894 ACRES = 7.8 LOTS/ACRE
17 DWELLING UNITS/0.894 ACRES = 19.0 D.U./ACRE

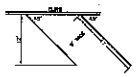
FLOOR AREAS
DUPLEX BLDG. INCL. GARAGE = 2,800 S.F. APPROX.
TRIPLEX BLDG. INCL. GARAGE = 4,200 S.F. APPROX.
FOURPLEX BLDG. INCL. GARAGE = 5,800 S.F. APPROX.

ESTIMATED TOTAL FLOOR AREA = 32,200 S.F.

PARKING
TOTAL ADDITIONAL PARKING SPACES PROVIDED = 11



TYPICAL LOT
N.T.S.



TYPICAL PARKING SPACE
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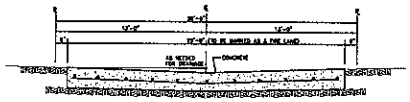
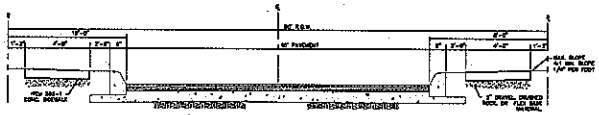
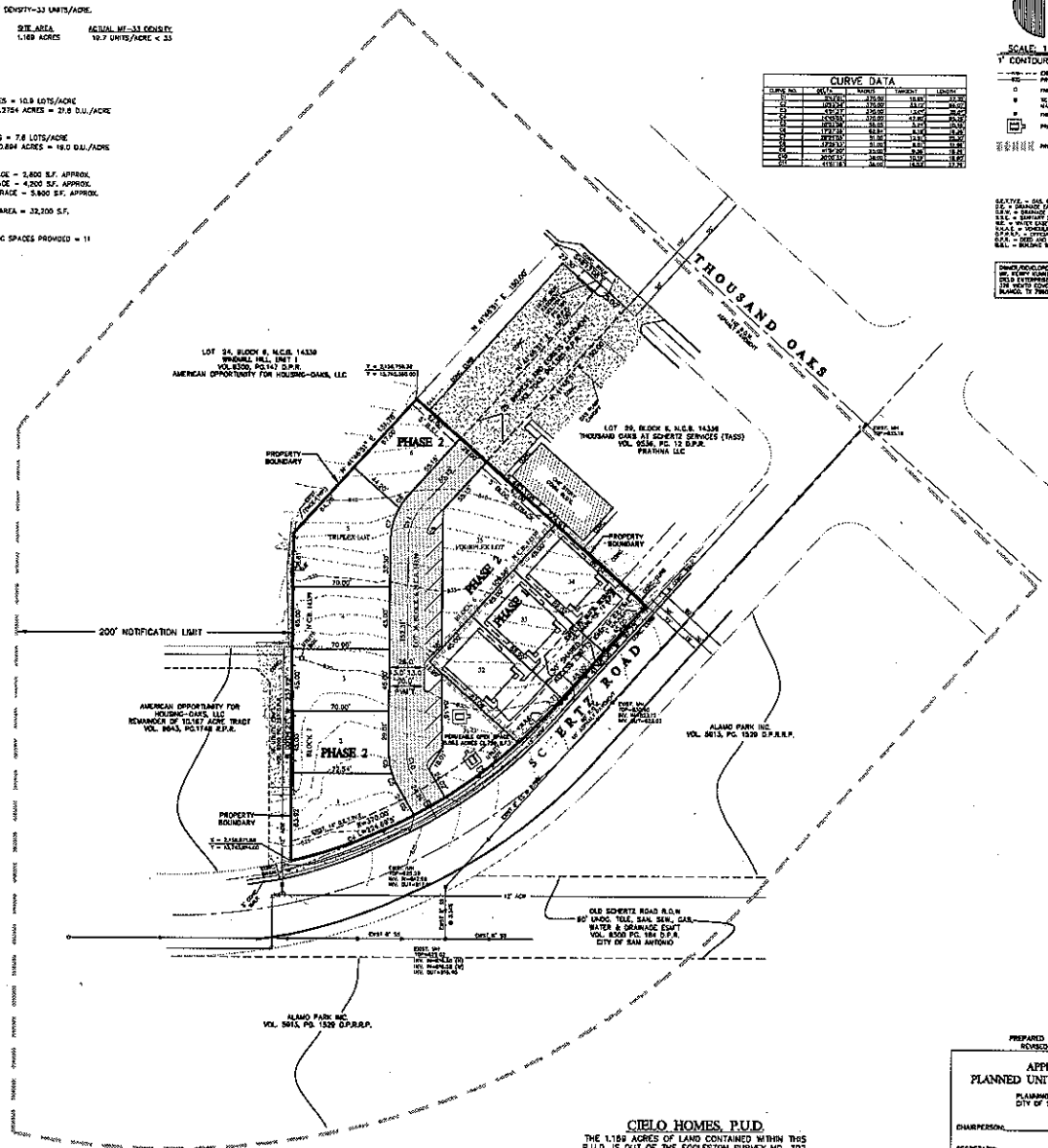


TYPICAL INGRESS/EGRESS DRIVEWAY SECTION
N.T.S.



SIDEWALK LOCATIONS ALONG EXISTING CITY STREET
SCHERTZ ROAD
N.T.S.



CURVE DATA					
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	90°00'00"	15.00'	15.00'	23.56'
C2	18°12'54"	370.00'	59.37'	117.62'
C3	43°47'06"	230.00'	92.37'	175.67'
C4	43°47'06"	370.00'	148.62'	282.72'
C5	90°00'00"	15.00'	15.00'	23.56'
C6	17°31'18"	63.81'	9.78'	19.52'
C7	90°00'00"	51.00'	51.00'	80.11'
C8	17°31'18"	51.00'	8.97'	17.40'
C9	41°30'00"	33.00'	12.26'	23.89'
C10	30°00'00"	18.00'	10.39'	18.85'
C11	41°30'00"	18.00'	6.69'	13.04'

SCALE: 1" = 40'
1' CONTOUR INTERVAL

EXISTING CONTOUR
PROPOSED CONTOUR
FND. 1/2" STEEL REBAR
SET 1/2" STEEL REBAR W/ CAP MARKED EDYE EMT SA TXS
FND. CHISELED "X"
PROPOSED PICNIC UNIT
PROPOSED PHASE LINE

D.E./T.V.E. = GAS, ELEC., TELE. & CATV. EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.W. = DRAINAGE RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
I.E.A.E. = INGRESS/EGRESS ACCESS EASEMENT
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE

OWNER/DEVELOPER:
MR. KENNY DYKES
DYE-D ENTERPRISES, LTD.
1715 VENTO EDGE
BUNDEL TX 78628

CIELO HOMES, P.U.D.

THE 1.169 ACRES OF LAND CONTAINED WITHIN THIS P.U.D. IS OUT OF THE EGGLESTON SURVEY NO. 302, ABSTRACT NO. 221, N.C.B. 14381, SAN ANTONIO, BEXAR COUNTY, TEXAS AND WAS PREVIOUSLY PLATTED AS LOT 30, BLOCK 6, N.C.B. 14339, ON A PLAT KNOWN AS THOUSAND OAKS AT SCHERTZ SERVICES (TASS) WHICH IS RECORDED IN VOL. 9536, PG. 12, BEXAR COUNTY PLAT AND DEED RECORDS.

PREPARED ON 1-17-2007
REVISED ON 3-2007

APPROVED
PLANNED UNIT DEVELOPMENT
PLANNING COMMISSION
CITY OF SAN ANTONIO

CHAIRPERSON_____ DATE_____
SECRETARY_____ DATE_____

P.U.D. PLAN NO. 07-018

NO.	DATE	COMMENTS

DYE ENTERPRISES
4415 STUART RD., SUITE 1
SAN ANTONIO, TEXAS 78217
TEL: (210) 590-4123
FAX: (210) 590-4161

P.U.D. PLAN
CIELO HOMES, P.U.D.
CITY OF SAN ANTONIO, COUNTY OF BEXAR, STATE OF TEXAS

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DRAWN BY: D.S.D.
CHECKED BY: D.S.D.
DATE: 1/17/07
PROJECT NO: 06-0247.01

SHEET 1 OF 1

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: SE/10 **June 13, 2007**

281 BROOKHOLLOW II	MAJOR PLAT	060261
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 A-6
OWNER: Darren Casey Interests, Inc., by Darren Casey
ENGINEER: Macina Bose Copeland, Inc., by Tom M. Putnam
CASE MANAGER: Donna Schueling, Planner II

Date filed with Planning Commission: May 25, 2007

Location: North of the intersection of U.S. 281 and Brookhollow

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial
ERZD Edwards Recharge Zone District

Proposed Use: Commercial

Major Thoroughfare: U.S. 281 is a freeway, minimum R.O.W. 250 feet.

APPLICANT'S PROPOSAL:

To plat **5.3954** acres consisting of **4** non-single family lots and **534** linear feet of public streets.

DISCUSSION:

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

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

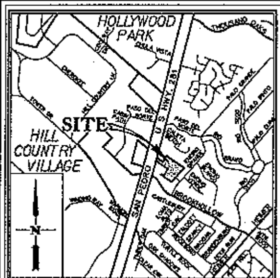
STAFF RECOMMENDATION:

Approval

060261

REPLAT AND SUBDIVISION PLAT ESTABLISHING 281 BROOKHOLLOW SUBDIVISION II

BEING A 5.3954 ACRE (235,025 SQUARE FEET) TRACT OF LAND OUT OF LOT 17, BLOCK 12, NEW CITY BLOCK 13827, 281 BROOKHOLLOW, AS RECORDED IN VOLUME 9561, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY AND A 0.3272 OF AN ACRE (14,249 SQUARE FEET) TRACT OF LAND OUT OF THE REMAINDER OF TRACT III, AS RECORDED IN VOLUME 7719, PAGE 602, FOR A TOTAL OF 5.723 ACRES (249,275 SQUARE FEET) OF LAND SITUATED IN THE H.C. McKAY SURVEY NO. 333, ABSTRACT 513, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

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 ALONG U.S.281, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 100.00'.
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.

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	25.00'	70° 39'50"	17.72'	30.83'	S21° 05'30"E	28.92'
C2	15.00'	60° 00'00"	8.66'	15.71'	S86° 25'25"E	15.00'
C3	75.00'	264° 51'50"	—	346.71'	S16° 00'30"W	110.71'

LEGEND:

EXST.	EXISTING
ELEC.	ELECTRIC
TEL.	TELEPHONE
CA.T.V.	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
DRNG.	DRAINAGE
UTL.	UTILITY
ESMT.	EASEMENT
R.O.W.	RIGHT-OF-WAY
BLDG.	BUILDING
N.C.B.	NEW CITY BLOCK
BLK.	BLOCK
VOL.	VOLUME
PG.	PAGE
SQ. FT.	SQUARE FEET

LINE TABLE

NO.	CHORD BRG.	LENGTH
T1	N56° 25'15"W	15.43'
T2	N48° 21'22"W	24.57'
T3	S48° 21'22"E	53.83'
T4	N41° 38'38"E	11.25'
T5	N41° 38'38"E	27.25'
T6	N41° 38'38"E	35.35'

NORTH

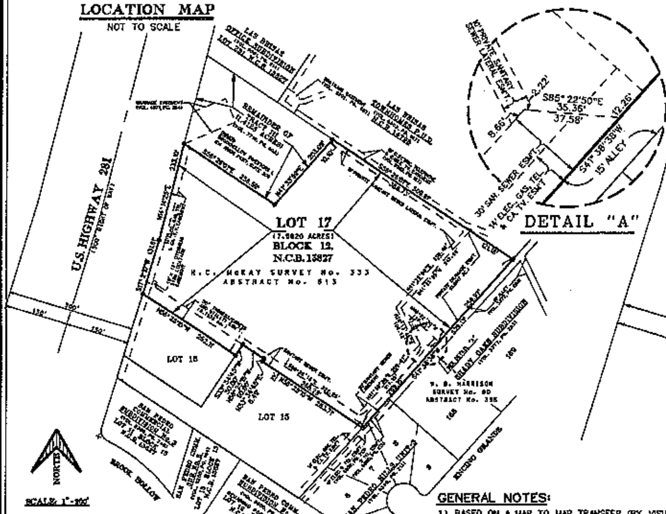
SCALE: 1" = 100'

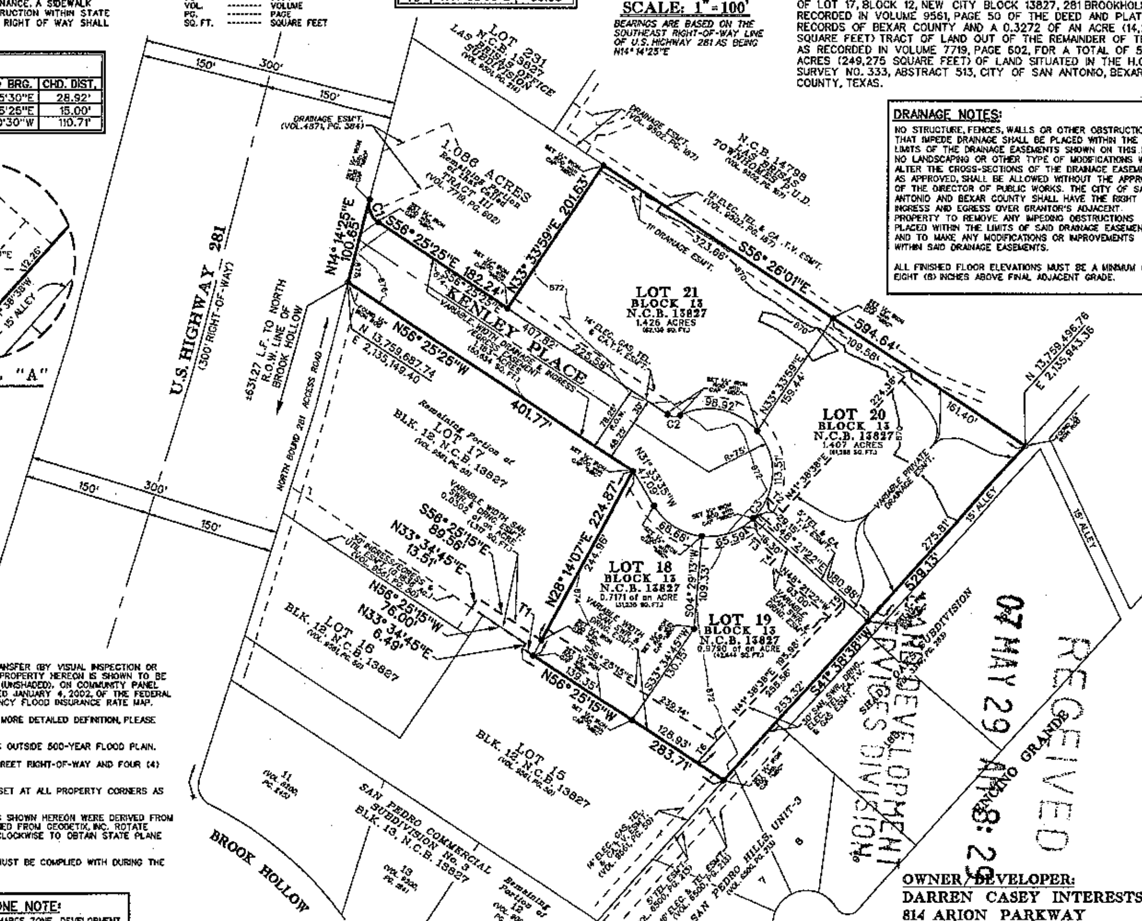
BEARINGS ARE BASED ON THE SOUTHEAST RIGHT-OF-WAY LINE OF U.S. HIGHWAY 281 AS BEING N14° 14'25"E

DRAINAGE NOTES:

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.

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





REGEIVED
07 MAY 29 AM 8:29
LAND DEVELOPMENT SERVICES DIVISION

AREA BEING REPLATTED THROUGH A PUBLIC HEARING

BEING LOT 17, BLOCK 12, NEW CITY BLOCK 13827, 281 BROOKHOLLOW, AS PREVIOUSLY RECORDED IN VOLUME 9561, PAGE 50 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT 281 BROOKHOLLOW WHICH IS RECORDED IN VOLUME 9561 PAGE 50 BEXAR COUNTY, PLAT AND DEED RECORDS. THE OWNER OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHERS THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 24 DAY OF May, A.D. 20 07.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 06/16/2010

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DARREN B. CASEY 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 24 DAY OF May A.D. 20 07.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

GENERAL NOTES:

1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 480045 0278 F DATED JANUARY 4, 2002, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.

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

ZONE "X" (UNSHADED)- AREAS OUTSIDE 500-YEAR FLOOD PLAIN.

2.) PLAT ESTABLISHING ONE (1) STREET RIGHT-OF-WAY AND FOUR (4) COMMERCIAL LOTS.

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

4.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC. ROTATE BEARINGS 00° 17'39" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.

5.) STREETSCAPE REQUIREMENTS MUST BE COMPLIED WITH DURING THE TIME OF BUILDING PERMIT.

EDWARD'S AQUIFER RECHARGE ZONE NOTE:

THIS SUBDIVISION IS WITHIN THE EDWARDS RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED " AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION, " OR LATEST REVISION THEREOF.

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATERPOLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213.5 OF THE TEXAS WATER CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE, AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE TCEQ.

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: I. RAY INMAN

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS — TODD M. PUTNAM — 84784 — LICENSED PROFESSIONAL ENGINEER

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

IMPACT FEE PAYMENT DUE

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

NOTE:

"WASTEWATER E.D.U. 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."

NOTE:

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

*NONE AFFECTED

OWNER/DEVELOPER:
DARREN CASEY INTERESTS, INC.
814 ARION PARKWAY
SAN ANTONIO, TEXAS 78216
PHONE: (210) 829-8999

MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
TEL. No. (210) 545-1122
27248-1375

THIS PLAT OF 281 BROOKHOLLOW SUBDIVISION II HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______________, A.D. 20 ___.

BY ______________ SECRETARY BY ______________ CHAIRMAN

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

P:\1375\27248-Brookhollow II\27248-01\design\7248PLDGN
11:09:30 AM 5/24/2007 bvoorner

San Antonio Water System

MACINA BOSE COPELAND
Received
SEP 20 2006

September 15, 2006

Mr. Fernando Saenz
Macina, Bose, Copeland and Associates, Inc.
1035 central Parkway North
San Antonio, Texas 78232

RE: File No 0402009A - Request for review of **281 Brookhollow Subdivision II, Plat No. 060261** located 500 feet north of Brookhollow and east of US 281

Dear Mr. Saenz:

On June 23, 2006, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ) The land use of the subject plat is for commercial and consists of approximately 5.723 acres located entirely within the EARZ. Geologic features were visually apparent at the site, no significant features were observed. The property is not within the 100-year floodplain preservation area.

The proposed development is a **Category 1** property under the provisions of Aquifer Protection Ordinance No. 81491-File No. 74. Should any documentation become available that would alter this Category designation, the documentation may be submitted to the San Antonio Water System for review and possible Category redesignation.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter dated July 12, 2006. Since only private service laterals will be used at this site, no Organized Sewage Collection System (SCS) Plan was submitted to the TCEQ.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of 281 Brookhollow Subdivision II, Plat No. 060261.

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

Sincerely,

Kirk M. Nixon

Kirk M. Nixon
Manager
Resource Protection Division

KMN:KES:pzg

PLANNING COMMISSION
REPLAT THROUGH PUBLIC HEARING AND SUBDIVISION PLAT

AGENDA ITEM NO: SF/11 **June 13, 2007**

STAFFORD ELEMENTARY II — MINOR PLAT — 060441
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 615 A-5
OWNER: Edgewood Independent School District, by Jeffery Hologa
ENGINEER: Macina Bose Copeland, by Robert Copeland Jr.
CASE MANAGER: Donna Schueling, Planner II

Date filed with Planning Commission: May 25, 2007

Location: Southeast of the Old US HWY 90 and SW 37th Street intersection.

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential
C-2 General Commercial
C-3 R General Commercial Restrictive Alcoholic Sales

Major Thoroughfare: SW 36th Street is designated as a secondary arterial, Type B, requiring a minimum R.O.W. of 70-86 feet. Old US HWY 90 W is designated as a secondary arterial type A, requiring a minimum R.O.W. of 86 feet.

Proposed Use: Elementary School

APPLICANT'S PROPOSAL:

To plat **7.633** acres consisting of **1** non-single family lot.

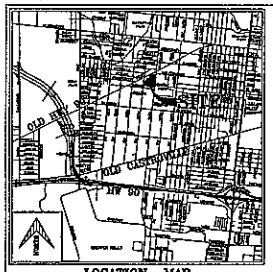
STAFF RECOMMENDATION:

Approval.

REPLAT ESTABLISHING STAFFORD ELEMENTARY SUBDIVISION II

060441

BEING A 7.633 ACRE (332,493 SQUARE FEET) TRACT OF LAND CONSISTING OF THE REMAINING PORTION OF LOT 40, ALL OF LOTS 2, 3 AND 11 THROUGH 22 AND PARTS OF LOTS 1, 23 AND 25 THROUGH 31, BLOCK 1, NEW CITY BLOCK 7466, CITY OF SAN ANTONIO, EL MORROCCO HEIGHTS, AS RECORDED IN VOLUME 2222, PAGE 315, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



LOCATION MAP
NOT TO SCALE

LEGEND:

EXIST.	----------	EXISTING
ELEC.	----------	ELECTRIC
TEL.	----------	TELEPHONE
CATV	----------	CABLE TELEVISION
SAN. SWR.	----------	SANITARY SEWER
ESM'T.	----------	EASEMENT
B.S.L.	----------	BUILDING SETBACK LINE
R.O.W.	----------	RIGHT-OF-WAY
N.C.B.	----------	NEW CITY BLOCK
BLK.	----------	BLOCK
(D) = DEED		
(F) = FIELD		

NUMBER	DIRECTION	DISTANCE
L1	S 06°14'00" W (D)	25.00'
L1	S 06°14'41" W (F)	24.99'
L2	S 83°46'00" E (D)	25.00'
L2	S 83°41'21" E (F)	24.94'
L3	N 45°28'54" E (D)	45.85'
L3	N 45°29'44" E (F)	45.85'
L4	N 27°11'49" W (D)	19.15'
L4	N 27°10'59" W (F)	19.03'
L5	N 65°20'46" E (D)	11.46'
L5	N 64°31'50" E (F)	11.46'

NOTES

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED), ON COMMUNITY PANEL NUMBER 4800450437 E, DATED FEBRUARY 16, 1996, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP. ZONE "X" (UNSHADED) - AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN.
2. PLAT ESTABLISHING ONE (1) COMMERCIAL LOT.
3. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIC, INC.
4. ROTATE BEARINGS 00°03'09" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM IN "REPLAT ESTABLISHING" DRAWING ONLY.
5. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT TIME OF PERMIT.
6. OWNER SHALL PROVIDE CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d)(5)

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

DRAINAGE NOTE:

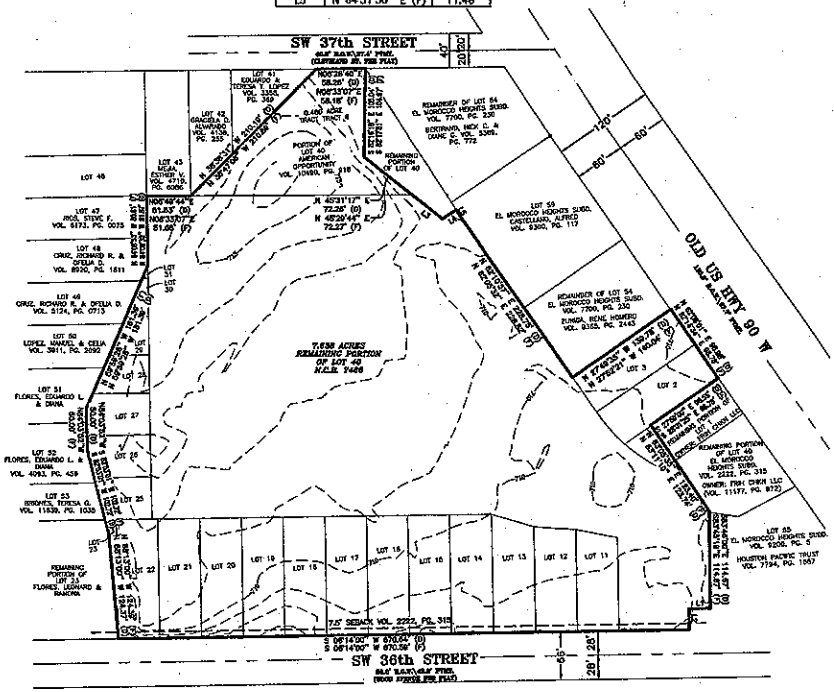
FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

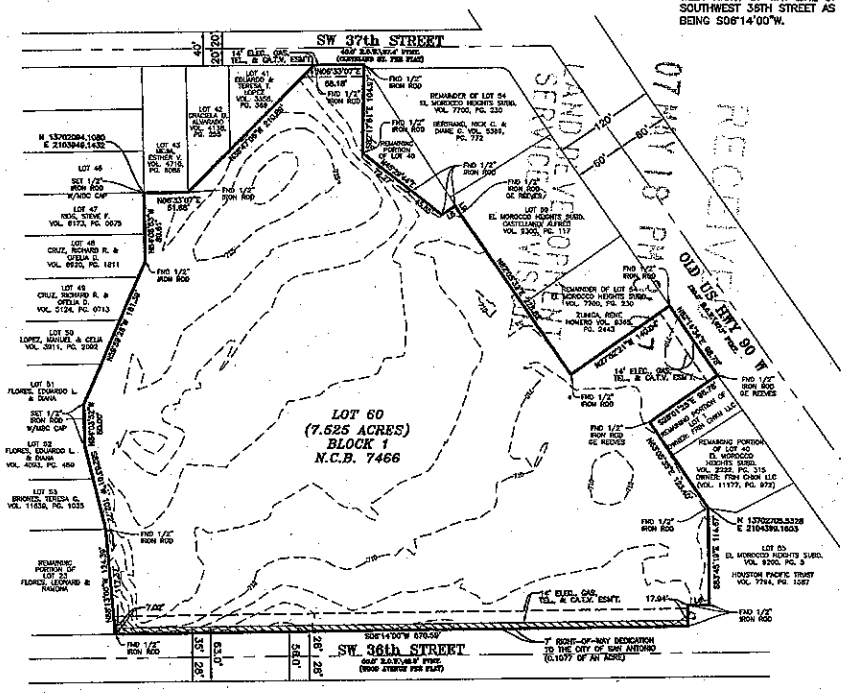
NORTH

SCALE: 1"=100'

BEARINGS ARE BASED ON THE WEST RIGHT OF WAY LINE OF SOUTHWEST 36TH STREET AS BEING S06°14'00"W.

NUMBER	DIRECTION	DISTANCE
L6	S06°14'41"W	24.99'
L7	S83°41'21"E	24.93'
L8	N27°10'59"W	19.03'
L9	N64°31'50"E	11.46'





AREA BEING REPLATTED THROUGH PUBLIC HEARING
EL MORROCCO HEIGHTS

BEING A 7.638 ACRE TRACT OF LAND CONSISTING OF THE REMAINING PORTION OF LOT 40, ALL OF LOTS 2, 3 AND 11 THROUGH 22 AND PARTS OF LOTS 1, 23 AND 25 THROUGH 31, BLOCK 1, NEW CITY BLOCK 7466, CITY OF SAN ANTONIO, EL MORROCCO HEIGHTS, AS RECORDED IN VOLUME 2222, PAGE 315, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

OWNER'S DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID STRAHAN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 17th DAY OF May A.D. 20 07

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

GLORIA G. NINO
MY COMMISSION EXPIRES
February 9, 2008

STATE OF TEXAS
COUNTY OF BEXAR
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT EL MORROCCO HEIGHTS, WHICH IS RECORDED IN VOLUME 2222, PAGE 315, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENCE, USE BY VIOLATION OF THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 17th DAY OF May A.D. 20 07

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES February 9, 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 THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

LICENSED PROFESSIONAL ENGINEER

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
ROBERT A. COPELAND JR.
70868
LICENSED
PROFESSIONAL ENGINEER

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

NOTE:
THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BRAND) IS HEREBY DESIGNATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE, PLACING, REPLACING, MAINTAINING, REMOVING OR ENLARGING ANY OF THEIR FACILITIES, "GAS EASEMENT", "ANCHOR EASEMENT", "GUYWIRE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "ACCESS EASEMENT" EXISTING FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND EXECTING POLES, CONCRETE OR BURIED WIRES, CABLES, STRUCTURES, VAULTS AND OTHER FACILITIES AND EQUIPMENT NECESSARY OR PROPER IN CONNECTION WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO REMOVE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OBJECTS OR STRUCTURES WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THEREON. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
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 PROVIDED ON EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.
ANY CPS MONTHLY LOSS REQUIRING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT, UPGRADE WITHIN THIS EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE OWNED 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 OWNERS TO SAID EASEMENTS ARE DESCRIBED BELOW.

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

OWNER/DEVELOPER:
EDGEWOOD INDEPENDENT
SCHOOL DISTRICT
5358 W. COMMERCE ST.
SAN ANTONIO, TEXAS 78237

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302
www.mbceengineers.com

29372-1070

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

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

BY _____ 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 _____ COUNTY CLERK OF SAID COUNTY, IN BOOK VOLUME _____ ON PAGE _____
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____

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

SHEET 1 OF 1
DRAWN BY: ANTHONY GONZALEZ

Date: May 16, 2007, 11:03am User ID: tgonzalez
File: \\MBCFS01\Projects\070\29372-Stafford Elem\Design\93721.dwg

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 56/29 **June 13, 2007**

CIELO HOMES UNIT-1 PUD	MINOR PLAT	070313
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 552 E-4
OWNER: Kerry Kunkel
ENGINEER: Dye Enterprises, by D. Scott Dye, P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: June 1, 2007

Location: On the north side of Schertz Road south of Thousand Oaks

Services Available: SAWS Water and Sewer

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

Plat is in accordance with:
PUD #07-018, Cielo Homes pending approval on June 13, 2007.

Proposed Use: Residential Duplex

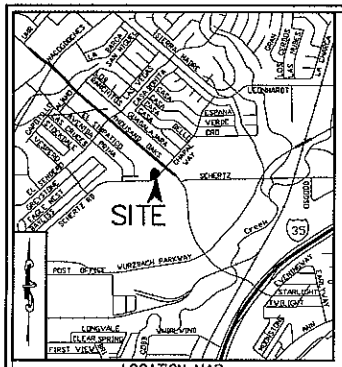
APPLICANT'S PROPOSAL:

To plat **0.2754** acres consisting of **3** non-single family lots

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070313



LOCATION MAP
NOT TO SCALE

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

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

SURVEYOR'S NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE THOUSAND OAKS AT SCHERTZ SERVICES (TASS) PLAT RECORDED IN VOL. 9536, PG. 12 D.P.R.

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.

SAWS NOTES:
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.

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

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

LEGEND

- —835— EXISTING CONTOUR
- —835— PROPOSED CONTOUR
- ○ FND. 1/2" STEEL REBAR
- ● SET 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)
- ⊕ FND. CHISELED "X"

C.E.T.V.E. = GAS, ELEC., TELE. & CA.TV. EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.W. = DRAINAGE RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE

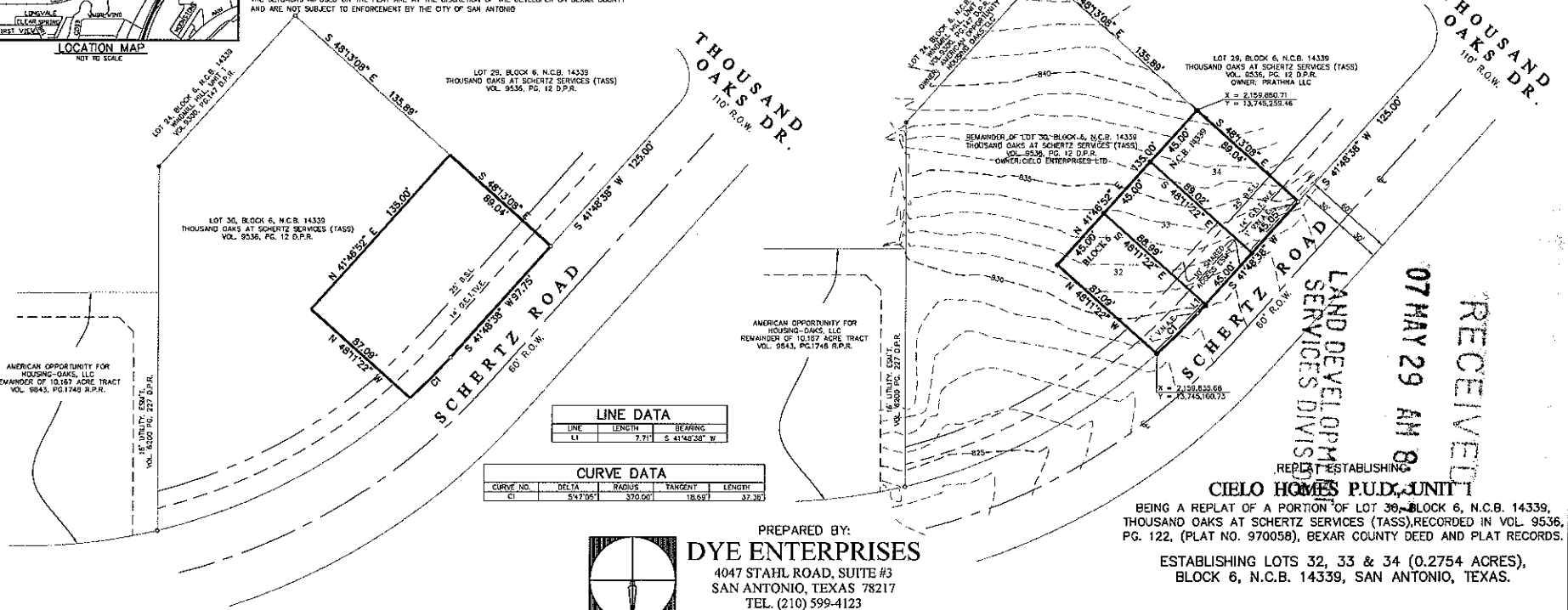
SCALE: 1" = 50'
1' CONTOUR INTERVAL

OWNER/DEVELOPER:
MR. KERRY KUNKEL
CIELO ENTERPRISES, LTD.
329 VIENTO COVE
BLANCO, TX 78606

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

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

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



LINE DATA		
LINE	LENGTH	BEARING
L1	7.71'	S 41°48'38" W

CURVE DATA				
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	5°47'05"	370.00'	18.69'	37.35'

REPLAT ESTABLISHING
CIELO HOMES P.U.D., UNIT 1

BEING A REPLAT OF A PORTION OF LOT 30, BLOCK 6, N.C.B. 14339, THOUSAND OAKS AT SCHERTZ SERVICES (TASS), RECORDED IN VOL. 9536, PG. 122, (PLAT NO. 970058), BEXAR COUNTY DEED AND PLAT RECORDS.

ESTABLISHING LOTS 32, 33 & 34 (0.2754 ACRES), BLOCK 6, N.C.B. 14339, SAN ANTONIO, TEXAS.

PREPARED BY:
DYE ENTERPRISES
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED, A PORTION OF LOT 30, BLOCK 6, N.C.B. 14339, WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS THOUSAND OAKS AT SCHERTZ SERVICES (TASS), WHICH IS RECORDED IN VOL. 9536, PG. 122, (PLAT NO. 970058), BEXAR COUNTY DEED AND PLAT RECORDS.

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

_____
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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____ A.D., 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF 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 NO. 84635

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THOUSAND OAKS AT SCHERTZ SERVICES (TASS) (PLAT NO. 970058), WHICH IS RECORDED IN VOL. 9536, PG. 122, BEXAR COUNTY PLAT AND DEED RECORDS.

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

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF_____ A.D., 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

THIS PLAT OF CIELO HOMES P.U.D., 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., 2007.

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. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Z:\2006\060247-01 Schertz Rd 4530\dwg\060247-01 Schertz Rd 4530 Plat.dwg

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 5H/12 **June 13, 2007**

KREMPEN — BUILDING SETBACK LINE — 060788

SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 519 C-8
OWNER: Sunbelt Ventures, Inc., c/o James Krempen
ENGINEER: Alamo Consulting Engineering & Surveying, Inc., by Paul A. Schroeder
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: June 13, 2007

Location: At the northwest corner of Judson Road and Krempen Avenue

Services Available: SAWS Water and Sewer

Zoning: I-1 General Industrial
C-3 General Commercial

Proposed Use: Storage

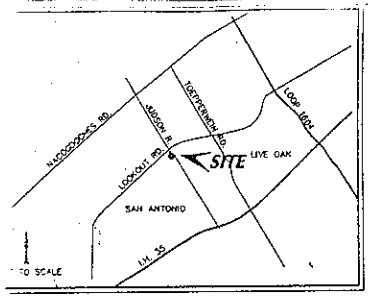
Major Thoroughfare: Judson Road is a secondary arterial, Type A, minimum R.O.W. 86 feet.

APPLICANT'S PROPOSAL:

To replat **3.29** acres consisting of **1** non-single family lot by removing the 25' building setback line along Judson Road.

STAFF RECOMMENDATION:

Approval



LOCATION MAP

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

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

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

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

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

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

NOTES:

1. THIS SUBDIVISION IS IN THE 100 YEAR FLOOD ZONE AS DESIGNATED BY F.E.M.A. BASED ON F.I.R.M. COMMUNITY-PANEL NUMBER 480045C0303E EFFECTIVE DATE FEB. 16, 1996.
2. STATE PLANE COORDINATES WERE DERIVED FROM STATION SA RRP P1D AY2157.
3. BEARINGS ARE BASED ON BEED.
4. 1/2 INCH IRON PINS SET AT ALL LOT CORNERS.
5. 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.
6. THIS SUBDIVISION IS NOT OVER THE EDWARDS RECHARGE ZONE. BASED ON THE SCHERTZ USGS EAR2 MAP, 1986.
7. NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE DRAINAGE EASEMENT/100 YEAR FLOOD PLAIN.

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE BY : ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

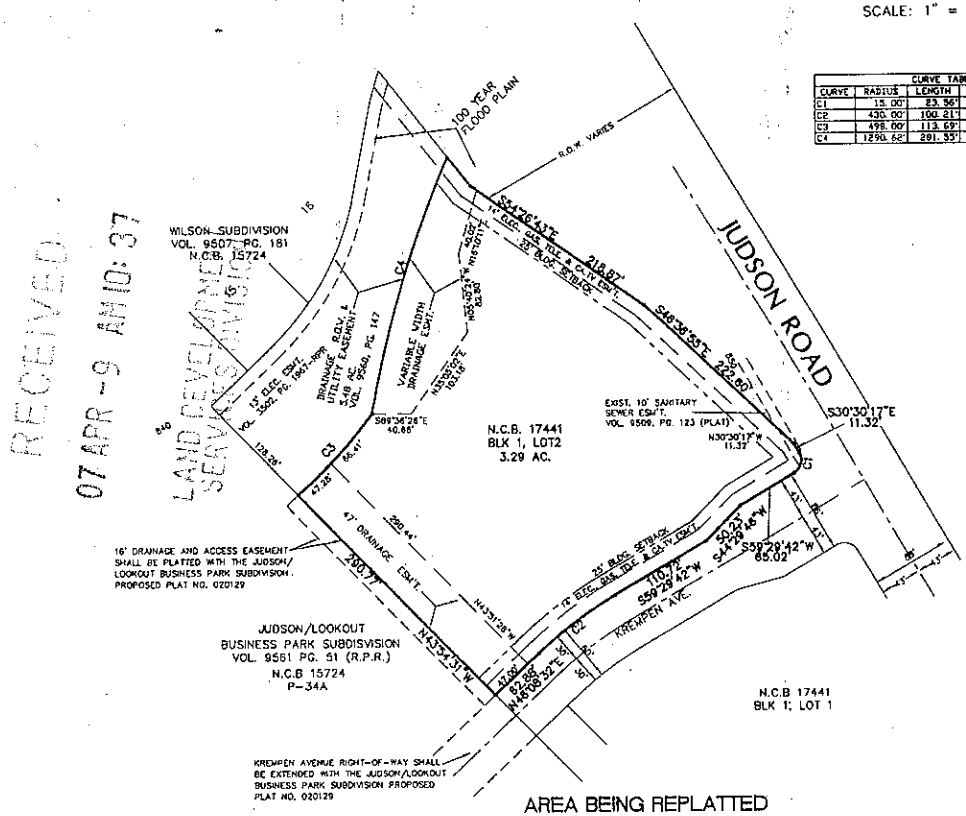
PAUL A. SCHROEDER 5160 REGISTERED PROFESSIONAL LAND SURVEYOR

SCALE: 1" = 100'

CURVE TABLE				
CURVE	RADIUS	LENGTH	TANGENT	DELTA
C1	15.00'	23.56'	15.00'	90°00'00"
C2	430.00'	100.21'	50.33'	13°21'10"
C3	498.00'	113.69'	57.09'	13°04'50"
C4	1290.62'	291.55'	141.33'	12°29'57"

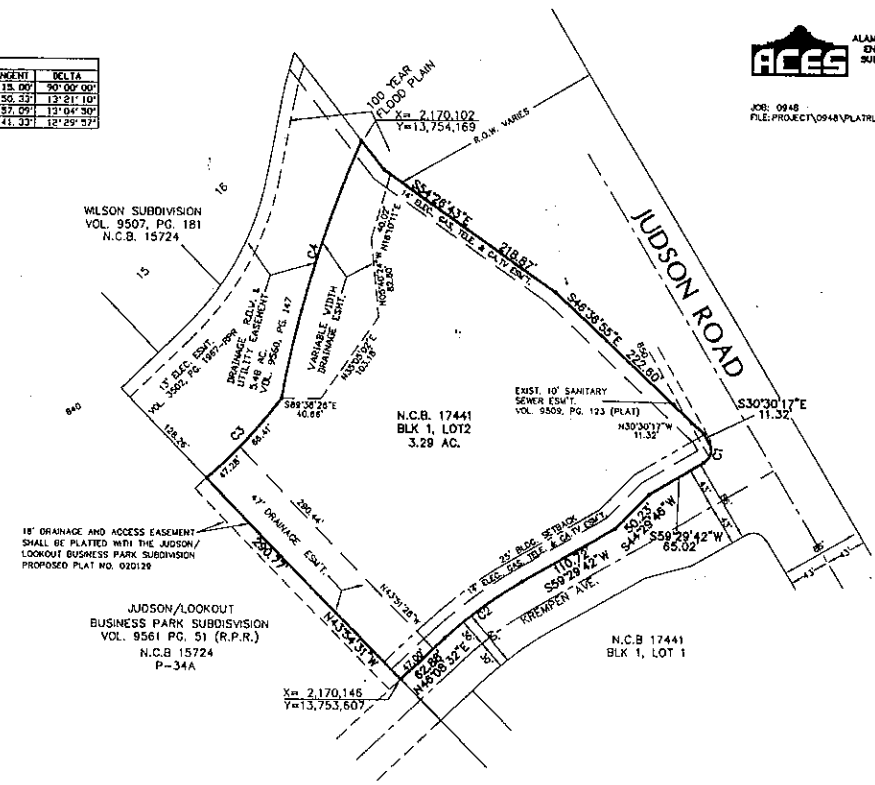
ACES ALAMO CONSULTING ENGINEERING & SURVEYING, INC.

JOB: 0948
FILE:PROJECT\0948\PLATRLOT2.DWG



AREA BEING REPLATTED THROUGH PUBLIC HEARING

LOT 1, BLOCK 1, N.C.B. 17441, RECORDED IN VOLUME 9560, PAGE 147, OF THE BEXAR COUNTY, TEXAS, DEED AND PLAT RECORDS.



BUILDING SETBACK LINE PLAT OF KREMPEN SUBDIVISION

THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 25' BUILDING SETBACK LINE FROM 25' TO 0' ON LOT 2, BLOCK 2, N.C.B. 17441, KREMPEN SUBDIVISION AS RECORDED IN VOLUME 9560, PAGE 147, DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS.

RECEIVED 07 APR -9 AM 10:37 LAND DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNERS 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: JAMES KREMPEN
SUNBELT VENTURES, INC.
6303 KREMPEN AVE.
SAN ANTONIO, TX. 78233
N.C.B. 17441, BLK1, LOT 2 & DRAINAGE R.O.W.

OWNER: JAMES KREMPEN
6303 KREMPEN AVE.
SAN ANTONIO, TX. 78233
0.62 AC. STREET R.O.W.

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAMES KREMPEN 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 6 DAY OF APR 2006.

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT KREMPEN SUBDIVISION WHICH IS RECORDED IN VOLUME 9560, PAGE 147, BEXAR COUNTY PLAT AND DEED RECORDS.

I(WE), THE OWNER(S) OF THE LAND SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I(WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAS LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

JAMES KREMPEN
SUNBELT VENTURES, INC.
6303 KREMPEN AVE.
SAN ANTONIO, TX. 78233
N.C.B. 17441, BLK1, LOT 2 & DRAINAGE R.O.W.

OWNER: JAMES KREMPEN
6303 KREMPEN AVE.
SAN ANTONIO, TX. 78233
0.62 AC. STREET R.O.W.

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 6 OF APR 2006.

LARRY W. DOLLE
Notary Public, State of Texas
My Commission Expires
MAY 6 2008

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

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

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

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF 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

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT
AGENDA ITEM NO: 51/13 June 13, 2007

PARK OAK OUT-PARCEL UNIT-1 — MAJOR PLAT — 070089
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: 9
FERGUSON MAP GRID: 517 B-4
OWNER: RPD Catalyst, by Scott Dew
ENGINEER: Macina Bose Copeland & Assoc., by David Allen
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 25, 2007

Location: Northeast of the US HWY 281 and Thousand Oaks intersection.

Services Available: SAWS Water and Sewer

Zoning: C-3 General Commercial
ERZD Edwards Recharge Zone District

Major Thoroughfare: US HWY 281 is designated as a Freeway, requiring a minimum R.O.W. of 250-500 feet.

Proposed Use: Restaurant

APPLICANT'S PROPOSAL:

To plat **3.088** acres consisting of **2** non-single family lots and a **30** foot ingress/egress easement.

DISCUSSION:

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

Protection Division 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.

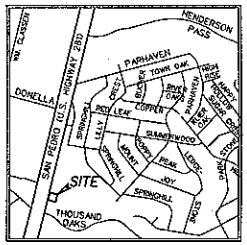
STAFF RECOMMENDATION:

Approval.

REPLAT ESTABLISHING PARK OAK OUT-PARCEL, UNIT-1

070089

BEING LOT 20 (0.8350 OF AN ACRE), LOT 21 (2.092 ACRES) AND A 0.1613 OF AN ACRE INGRESS/EGRESS EASEMENT FOR A TOTAL OF 3.088 ACRES OUT OF LOT 4 AND LOT 5, BLOCK 1, NEW CITY BLOCK 16481, PARK OAK CENTRE PLAT, AS RECORDED IN VOLUME 9505, PAGE 17 DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



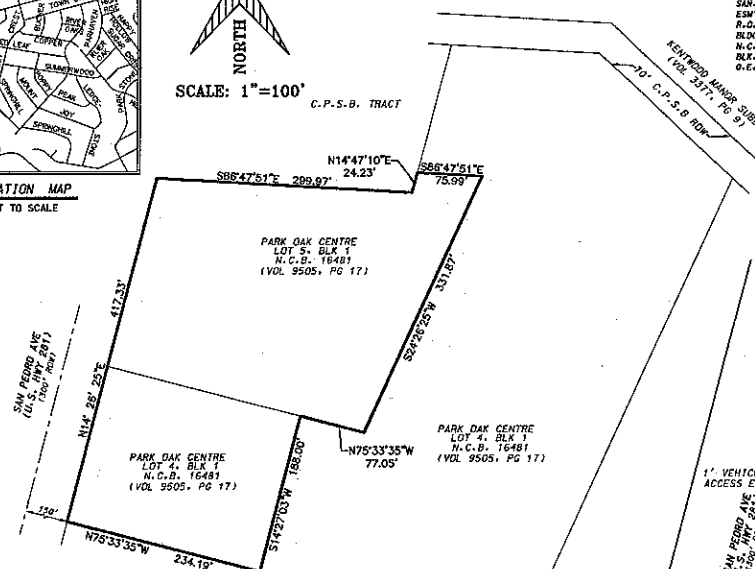
LOCATION MAP
NOT TO SCALE

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

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

NORTH

SCALE: 1"=100'



AREA BEING REPLATTED THROUGH PUBLIC HEARING

BEING 3.088 ACRES OUT OF LOT 4 AND LOT 5, BLOCK 1, NEW CITY BLOCK 16481, PARK OAK CENTRE PLAT, WHICH IS RECORDED IN VOLUME 9505, PAGE 17, OF THE BEXAR COUNTY PLAT AND DEED RECORDS.

STATE OF CALIF.
COUNTY OF LOS ANGELES
THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT PARK OAK CENTRE, WHICH IS RECORDED IN VOLUME 9505, PAGE 17, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE UNDERSIGNED OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIVE COVENANTS PERTAINING TO THE PLAT.

OWNER

OWNER'S DULY AUTHORIZED AGENT

SHOWN TO AND SUBSCRIBED BEFORE ME THIS THE 16th DAY OF MAY A.D. 2007

NOTARY PUBLIC IN AND FOR THE STATE OF CALIFORNIA

MY COMMISSION EXPIRES MARCH 1, 2009

LORI L. BENJAMIN
Commission # 1549640
Notary Public - California
Los Angeles County
My Comm. Expires Mar 1, 2009

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

TX DOT 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 TWO ACCESS POINTS TO U.S. 281 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 417.33'.
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.

GENERAL NOTES:

1. BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS LOCATED IN FLOOD ZONES "X" (SHADED) AND (UNSHADED) AND "AE" ON MAP NUMBER 48029C0265F DATED 09-04-02, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2. PLAT ESTABLISHING TWO (2) COMMERCIAL LOTS.
3. IRON RODS FOUND OR SET AT ALL PROPERTY CORNERS.
4. STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM G.P.S. OBSERVATION AS OBTAINED FROM GEODETIX, INC.
5. OWNER WILL COMPLY WITH STREETSCAPE STANDARDS AT THE TIME OF PERMIT.

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 SURVYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

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

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

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

* NONE AFFECTED

STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
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

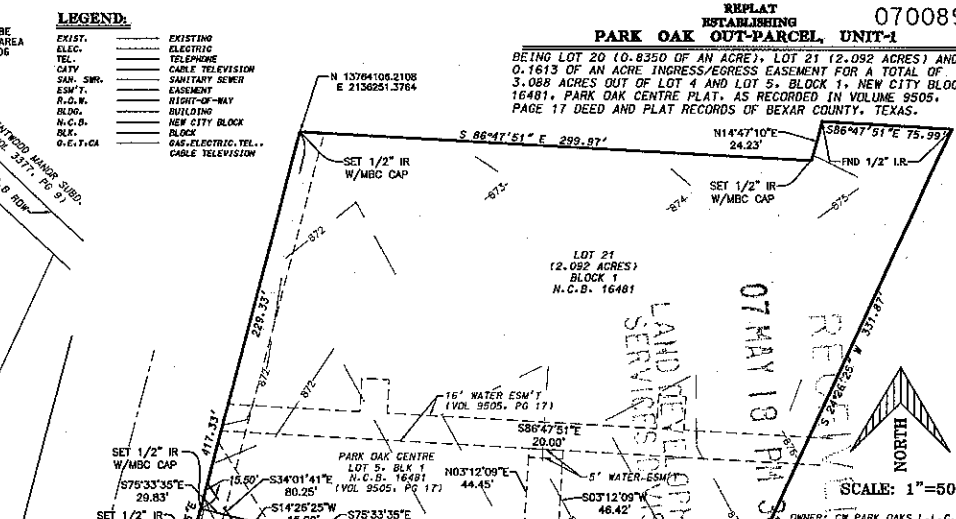
STATE OF CALIFORNIA
COUNTY OF LOS ANGELES
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SCOTT LEW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 15th DAY OF MAY A.D. 2007

NOTARY PUBLIC
COUNTY OF LOS Angeles

LORI L. BENJAMIN
Commission # 1549640
Notary Public - California
Los Angeles County
My Comm. Expires Mar 1, 2009

STATE OF TEXAS
DAVID L. ALLEN
66073
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
I. RAY INMAN
4495
REGISTERED
PROFESSIONAL
LAND SURVEYOR



NOTES:

1. MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL/COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR 100-YEAR ULTIMATE DEVELOPMENT.
2. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER RECHARGE ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 6 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION" OR LATEST REVISIONS THEREOF.

   NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN OR WPAP) OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 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.
3. NO STRUCTURE, FENCES, WALL OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS WITHIN SAID DRAINAGE EASEMENTS.
4. OWNER SHALL PROVIDE SHARED CROSS ACCESS IF PROPERTY USES ARE COMPATIBLE. UDC 35-506(r) (3).
5. OWNER SHALL PROVIDE CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(d) (5).

OWNER/DEVELOPER:
RPD CATALYST
1901 AVENUE OF THE STARS #820
LOS ANGELES, CA 90067
TEL. NO. (310) 557-1311. EXT. 107

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

28975-1376

THIS PLAT OF PARK OAK OUT-PARCEL,UNIT-1 WAS BOTH SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: _____ SECRETARY BY: _____ CHAIRMAN

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

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

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

Date: May 14, 2007, 1:25pm User ID: sandrios
File: P:\1376\28975--park oak center FEMA\Design\Freddy's Frozen Custard--design\sh_plat_8975P.dwg Layout name: Layout1

San Antonio Water System

RECEIVED
MAY 04 2007
MBC ENGINEERS

RECEIVED
07 MAY 18 PM 3:09
LAND DEVELOPMENT SERVICES DIVISION

April 30, 2007

Mr. Fernando Saenz
MBC Engineers, Inc.
1035 Central Parkway North
San Antonio, Texas 78232

RE: File No. 0704006- Request for review of **Park Oak Out-Parcel Unit 1, Plat No.** 070089 located on Northeast Corner of Hwy 281 and Thousand Oaks.

Dear Mr.Saenz:

On April 24, 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 1.050 acres located entirely within the EARZ. No significant features were observed. The property is within the 100-year floodplain preservation area.

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

At the time of this request it is unknown if a Water Pollution Abatement Plan (WPAP) and/or an Organized Sewage Collection System (SCS) Plan have been submitted to or approved by the Texas Commission on Environmental Quality (TCEQ). **No building permit will be released until a Water Pollution Abatement Plan has been submitted to and approved by TCEQ.**

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Resource Protection Division of the San Antonio Water System, recommends the approval of Park Oak Out, Parcel Unit 1, Plat No. 070089.

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

Sincerely,

Kirk M. Nixon
Manager
Resource Protection Division

KMN:SMD

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION

AGENDA ITEM NO: 5J/14 **June 13, 2007**

MEDICAL CENTER, UNIT 1	MAJOR PLAT	070106
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 8
FERGUSON MAP GRID: 548 A-4
OWNER: American Opportunity for Housing, by David Starr
ENGINEER: Briones Engineering and Consulting, Ltd., by Rolando Briones, Jr.
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: June 6, 2007

Location: Near the southeast corner of Horn Blvd. and Prue Rd.

Services Available: SAWS Water and Sewer

Zoning: C-1 Light Commercial District
C-2 Commercial District

Proposed Use: Apartments

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

APPLICANT'S PROPOSAL:

To replat **11.2085** acres consisting of **1** non-single family lot.

DISCUSSION:

It is noted that this site was converted from "B-1" and "B-2" Business District, which allowed apartments at a gross density of 33 units per acre.

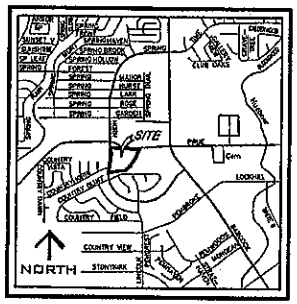
STAFF RECOMMENDATION:

Approval.

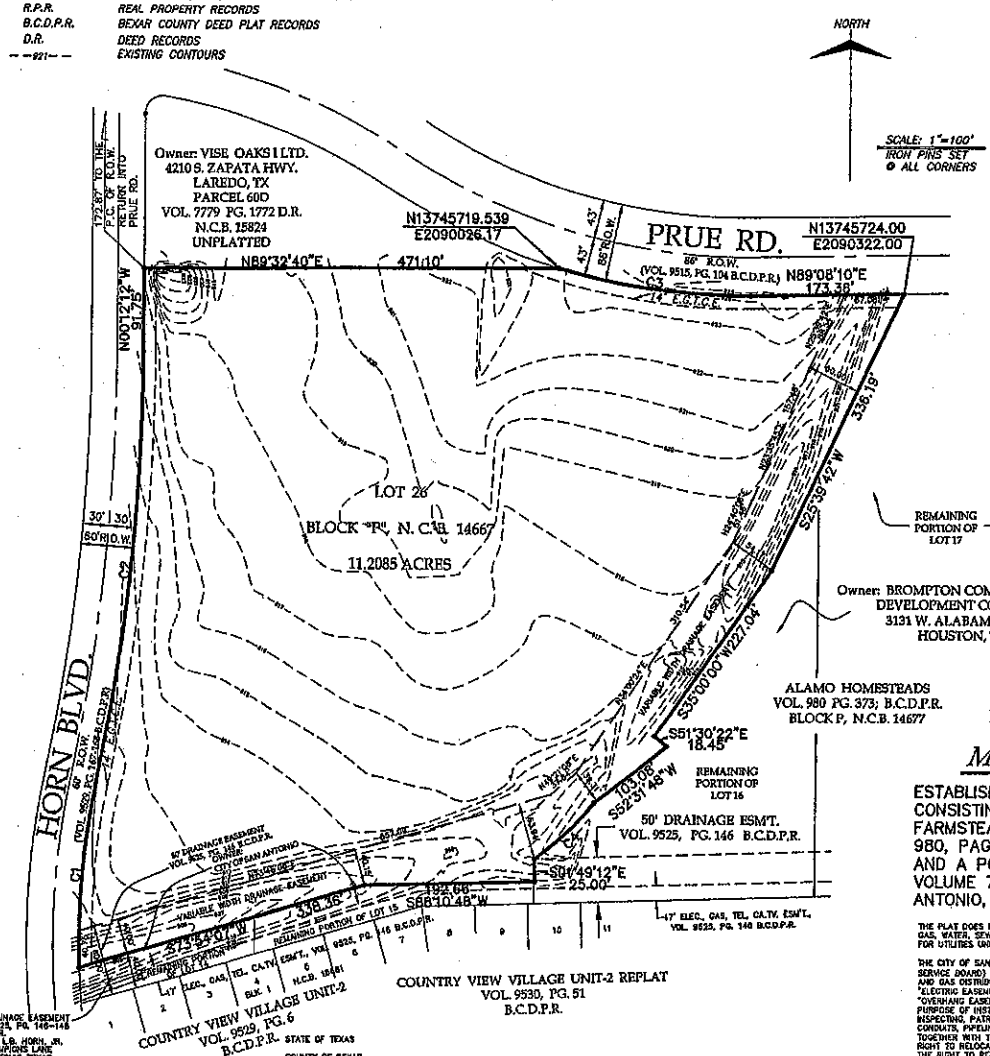
PLAT No. 070106

LEGEND

14' E.G.T.C.E.	14' ELECTRIC, GAS, TELE AND CATV ESM'T.
R.P.R.	REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED PLAT RECORDS
D.R.	DEED RECORDS
- - 921 - -	EXISTING CONTOURS



LOCATION MAP
NOT TO SCALE



NOTES:

1. 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 PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES DEPARTMENT.

2. STREETSCAPE NOTE: OWNER WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-512 DURING BUILDING STAGE.

3. 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.

4. 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.

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

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

DEVELOPER / OWNER:
AMERICAN OPPORTUNITY FOR HOUSING
DAVID STARR
7334 BLANCO RD., SUITE 200
SAN ANTONIO, TX 78216

Owner: BROMPTON COMMUNITY HOUSING DEVELOPMENT CORPORATION
3131 W. ALABAMA - STE. 300
HOUSTON, TEXAS

ALAMO HOMESTEADS
VOL. 980 PG. 373; B.C.D.P.R.
BLOCK P, N.C.B. 14677

RECEIVED
07 MAY 30 PM 1:07
LAND DEVELOPMENT SERVICE DIVISION

BRIONES CONSULTING ENGINEERING LTD.
8118 BROADWAY
SAN ANTONIO, TX 78209
(210) 828 1451
(210) 828 1432 fax

CURVE TABLE					
CURVE	RADIUS	LENGTH	TANGENT	DELTA	CHORD
C1	870.00'	207.35'	104.17'	13°39'20"	206.86'
C2	2335.21'	478.83'	240.26'	11°44'64"	477.99'
C3	743.00'	221.03'	111.33'	17°02'39"	220.21'
C4	315.00'	91.57'	46.11'	16°39'21"	91.25'

REPLAT AND SUBDIVISION PLAT ESTABLISHING *MEDICAL CENTER UNIT 1*

ESTABLISHING LOT 26, BLOCK "P", N.C.B. 14667 CONSISTING OF 11.2085 ACRES, OUT OF THE ALAMO FARMSTEADS SUBDIVISION, RECORDED IN VOLUME 980, PAGES 373--374, DEED AND PLAT RECORDS AND A PORTION OF PARCEL 60 RECORDED IN VOLUME 7779, PAGE 1772, DEED RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

THE 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.

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

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: GEORGE OZUNA, JR. R.P.L.S.

5/30/07

STATE OF TEXAS REGISTERED GEORGE OZUNA, JR. 2625 PROFESSIONAL LAND SURVEYOR

George Ozuna Jr.
REGISTERED PUBLIC 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 FOREVER ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

President
OWNER

DULY AUTHORIZED AGENT

7334 Blanco Rd. Ste 200 San Antonio TX 78216
ADDRESS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID STARR, 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 30 DAY OF MAY, 2007 A.D.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JOSE R. GONZALEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-28-2007

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER
5/30/2007

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

DATE THIS _____ DAY OF _____, 2007 A.D.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2007 A.D. AT _____M. AND DULY RECORDED THE _____ DAY OF _____, 2007 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 _____, 2007 A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

\\Be-server\projects\Briones Engineering\Starr Projects\Medical Apts\Medical Apts Plat 05-12-07.dwg 5/23/2007 7:39:55 PM CDT

PLAT No. 070106

LEGEND

14' E.G.T.C.E.	14' ELECTRIC, GAS, TELE AND CATV ESM'T.
R.P.R.	REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED PLAT RECORDS
D.R.	DEED RECORDS

CURVE TABLE

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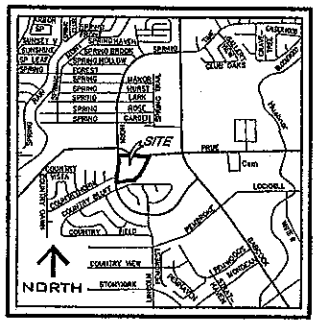
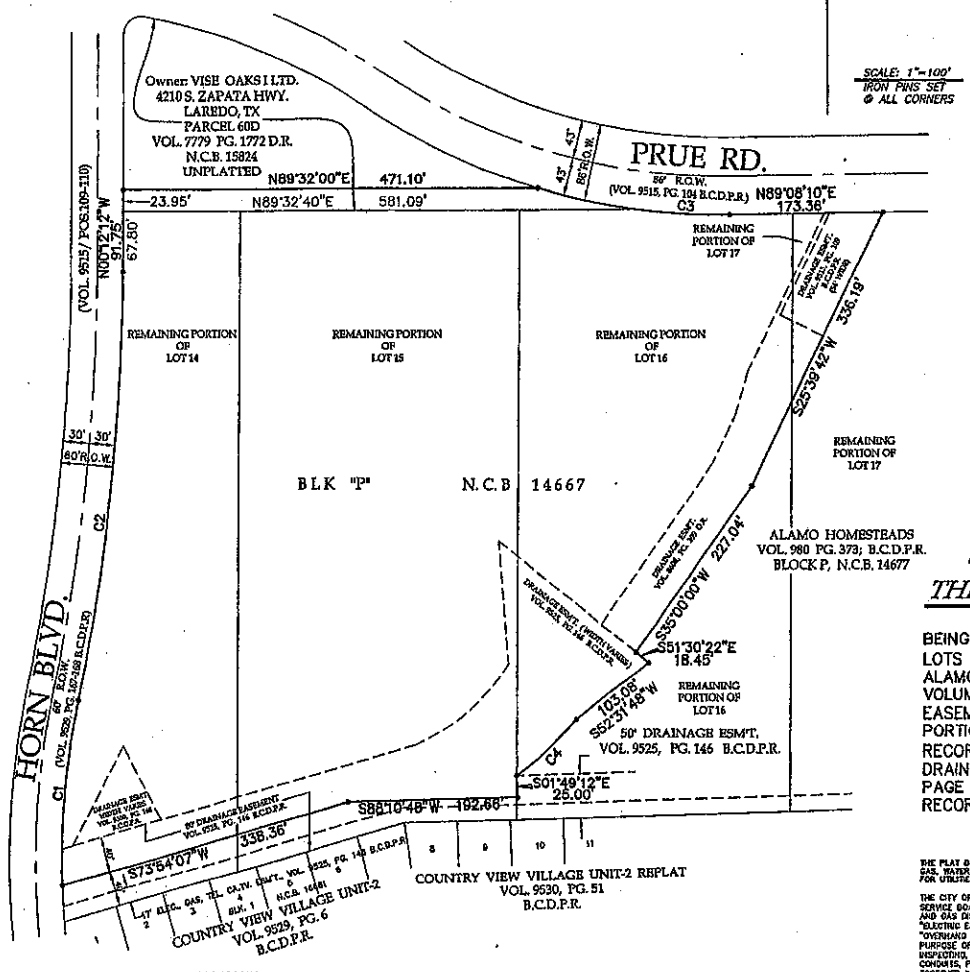


LOCATION MAP
NOT TO SCALE



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2. STREETSCAPE NOTE: OWNER WILL COMPLY WITH UNIFIED DEVELOPMENT CODE 35-512 DURING BUILDING STAGE.

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DEVELOPER / OWNER:
AMERICAN OPPORTUNITY FOR HOUSING
DAVID STARR
7334 BLANCO RD., SUITE 200
SAN ANTONIO, TX 78216

BRIONES CONSULTING & ENGINEERING LTD.
8118 BROADWAY (210) 826 1401
SAN ANTONIO, TX 78209 (210) 826 1432 fax

"AREA BEING REPLATTED" THROUGH A PUBLIC HEARING

BEING A REPLAT OF THE REMAINING PORTIONS OF LOTS 14, 15, 16, AND 17, BLOCK "P", N.C.B. 14667, ALAMO FARMSTEADS SUBDIVISION RECORDED IN VOLUME 980, PAGE 373-374, A VARIABLE DRAINAGE EASEMENT RECORDED IN VOLUME 9500, PAGE 168, A PORTION OF A VARIABLE DRAINAGE EASEMENT RECORDED IN VOLUME 9525, PAGE 146 AND A 54' DRAINAGE EASEMENT RECORDED IN VOLUME 9515, PAGE 109, BEXAR COUNTY DEED AND PLAT RECORDS, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT ALAMO FARMSTEADS SUBDIVISION RECORDED IN VOLUME 980, PAGES 373-374, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE) THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

Owner

Sworn and subscribed before me this 30 day of MAY 2007

Notary Public in and for the State of Texas
My commission expires: 11-29-07

JOSER R. GONZALEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-29-2007

RECEIVED 5/30/07 7:30 PM LAND DEVELOPMENT SERVICES DIVISION

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND. GEORGE OZUNA, JR. R.P.L.S.

STATE OF TEXAS REGISTERED GEORGE OZUNA, JR. 2625 PROFESSIONAL LAND SURVEYOR
5/30/07

REGISTERED PUBLIC 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 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

7334 Blanco Rd. Ste 200 San Antonio, TX 78216
ADDRESS

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DAVID STARR, 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 30 DAY OF May, 2007 A.D.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JOSER R. GONZALEZ NOTARY PUBLIC STATE OF TEXAS EXPIRES 11-29-2007

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS ROLANDO H. BRIONES, JR. 81430 LICENSED PROFESSIONAL ENGINEER
5/30/2007

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

DATE THIS _____ DAY OF _____, 2007 A.D.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

THE 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.

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

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

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 _____, 2007 A.D. AT _____M. AND DULY RECORDED THE _____ DAY OF _____, 2007 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 _____, 2007 A.D.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

\\Be-server\projects\Briones Engineering\Starr Projects\Medical Apts\Medical Apts Plat 05-12-07.dwg 5/23/2007 7:39:55 PM CDT

PLANNING COMMISSION

PUBLIC HEARING AND CONSIDERATION OF A REPLAT AND SUBDIVISION

AGENDA ITEM NO: 5K/15 **June 13, 2007**

R. L. COOPER PROPERTY	MINOR PLAT	070185
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 4
FERGUSON MAP GRID: 681 F-4
OWNER: Fermin Rajunov
ENGINEER: Sia Engineering, Inc., by Sia Sayyadi
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 25, 2007

Location: At the southeast intersection of S Zarzamora St and Chavaneaux Road

Services Available: Bexar Metropolitan Water District and SAWS Sewer

Zoning: C-3 General Commercial District

Proposed Use: Retail

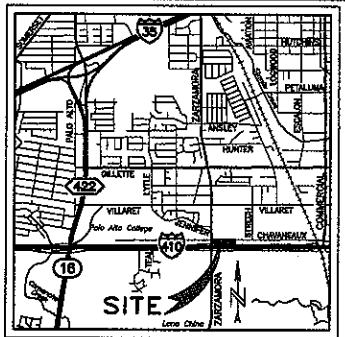
Major Thoroughfare: S Zarzamora St is an enhanced secondary arterial, minimum R O W 120 feet and Loop 410 is a freeway.

APPLICANT'S PROPOSAL:

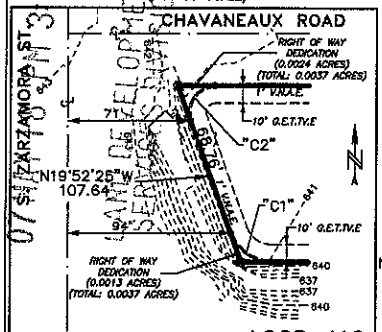
To plat **1.073** acres consisting of **1** non-single family lot.

STAFF RECOMMENDATION:

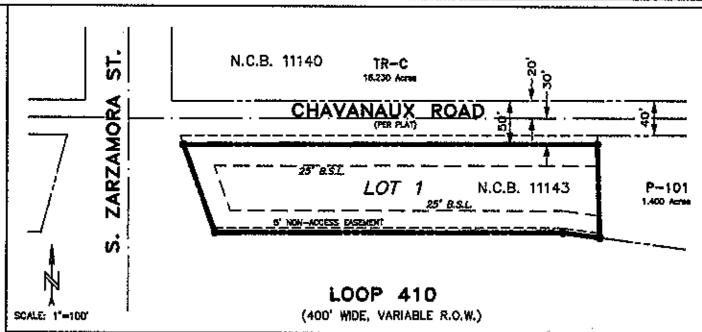
Approval.



LOCATION MAP
(NOT TO SCALE)

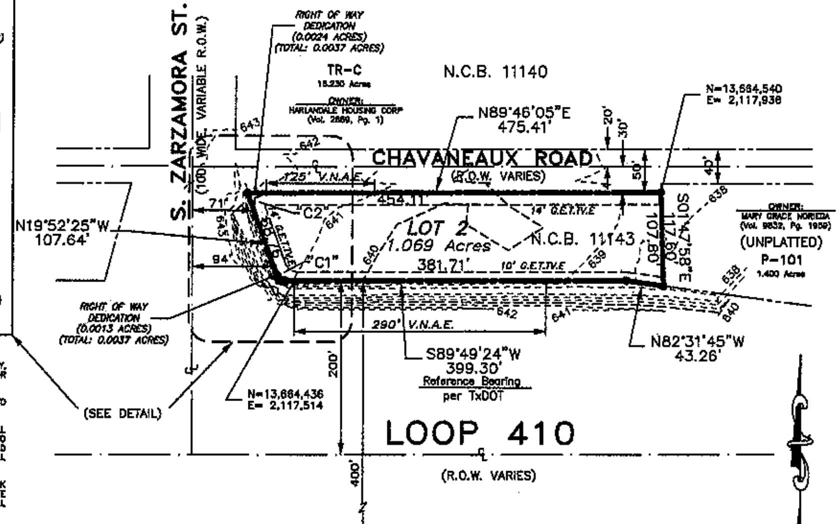


DETAIL OF WEST PROPERTY LINE
SCALE: 1"=50'



AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED IS ALL OF LOT 1, N.C.B. 11143, R. L. COOPER PROPERTY SUBDIVISION, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, RECORDED IN VOLUME 7000, PAGE 21, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.



CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	30.68'	25.00'	17.60'	70°18'11"	28.79'	N55°01'31"W
C2	28.70'	15.00'	21.28'	109°38'30"	24.52'	N34°56'50"E

SCALE: 1"=100'
100 0 50 100 200

B.S.L. = BUILDING SETBACK LINE
G.E.T.TV.E = GAS, ELECTRIC, TELEPHONE & CABLE TV ESMT.
V.N.A.E. = 1' WIDE VEHICULAR NON-ACCESS EASEMENT

TXDOT NOTES:

1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SETBACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
2. OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF 1 ACCESS POINT ALONG LOOP 13, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 424.97' 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 AS DIRECTED BY TXDOT.

DRAINAGE NOTES:

1. NOTE: NO STRUCTURE, FENCES WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. NOTE: FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

WASTEWATER EDU NOTE:

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

C.P.S. NOTES:

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, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUIT, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES: TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.

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

CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH 35-506(d)(6) OF THE UNIFIED DEVELOPMENT CODE.

WATER IMPACT FEE:

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

STREETSCAPE NOTE

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

ACCESS NOTE:

OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS PER U.D.C. 35-506 (r)(3).

REPLAT OF
R. L. COOPER PROPERTY SUBDIVISION

1.073 ACRES, LOT 2, NEW CITY BLOCK 11143, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

SIA ENGINEERING, INC.
438 W. MAPLEWOOD
SAN ANTONIO, TEXAS 78216-6203
(210) 341-6500 FAX (210) 308-0662

JOB NO.: 06241
DATE: MAY 17, 2007

GENERAL NOTES

1. PROPERTY CORNERS:
   ○ - INDICATES 1/2" IRON PIN FOUND
   ● - INDICATES 1/2" IRON PIN SET w/ SIA ENG. CAP, UNLESS OTHERWISE NOTED
2. EXISTING CONTOUR LINES ARE SHOWN AT AN INTERVAL OF 1 FOOT.
3. BASIS OF BEARINGS: BEARINGS ROTATED TO MATCH TXDOT RIGHT-OF-WAY BEARING
4. N.A.D. 83 STATE PLANE COORDINATES

PLAT NO. 070185

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

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

BY ____________________
CHAIRMAN

BY ____________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT R. L. COOPER PROPERTY SUBDIVISION WHICH IS RECORDED IN VOLUME 7000, PAGE 21, BEXAR COUNTY PLAT AND DEED RECORDS.

I (WE), THE OWNER(S) OF THE PROPERTY SHOWN ON THIS REPLAT HEREBY CERTIFY THAT THIS REPLAT DOES NOT AMEND OR REMOVE ANY COVENANTS OR RESTRICTIONS. I (WE) FURTHER CERTIFY THAT THE AREA OF THIS REPLAT WAS DESIGNATED OR RESERVED FOR OTHER THAN SINGLE OR DUPLEX FAMILY RESIDENTIAL USE BY NOTATION ON THE LAST LEGALLY RECORDED PLAT OR IN THE LEGALLY RECORDED RESTRICTIONS APPLICABLE TO THE PLAT.

____
OWNER: FERMIN RAJUNOV
PRESTO TIERRA LTD.
103 BILTMORE ST. STE. 210
SAN ANTONIO, TX 78213

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE ________ DAY OF __________ 20____

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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.

____
SUBDIVIDER/OWNER: FERMIN RAJUNOV
PRESTO TIERRA LTD.
103 BILTMORE ST. STE. 210
SAN ANTONIO, TX 78213

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ________ DAY OF __________ 20____

____
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

____
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I ____________________ 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

RECEIVED

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 16 **June 13, 2007**

RAINTREE GARDENS	MAJOR PLAT	060179
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 553 F-6
OWNER: Tesoro Homes, LTD, by Milton Zaiontz
ENGINEER: Seda Engineering, by Salah Diab
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: June 5, 2007

Location: Northeast of Miller Road and Kitty Hawk Drive intersection.

Services Available: Bexar Met. Water and San Antonio River Authority Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #39, Millers Point, accepted on September 17, 1985.

Proposed Use: Single Family

Major Thoroughfare: Kitty Hawk Drive is designated as a secondary arterial, Type A, requiring a minimum R.O.W. of 86 feet.

APPLICANT'S PROPOSAL:

To plat **4.286** acres consisting of **11** single family lots and **590** linear feet of public street.

DISCUSSION:

This item was postponed from the May 23, 2007 Planning Commission meeting.

STAFF RECOMMENDATION:

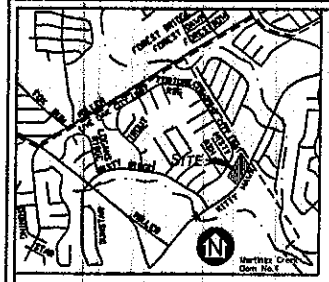
Approval

Plat No. 060179

SUBDIVISION PLAT ESTABLISHING

RAINTREE GARDENS SUBDIVISION

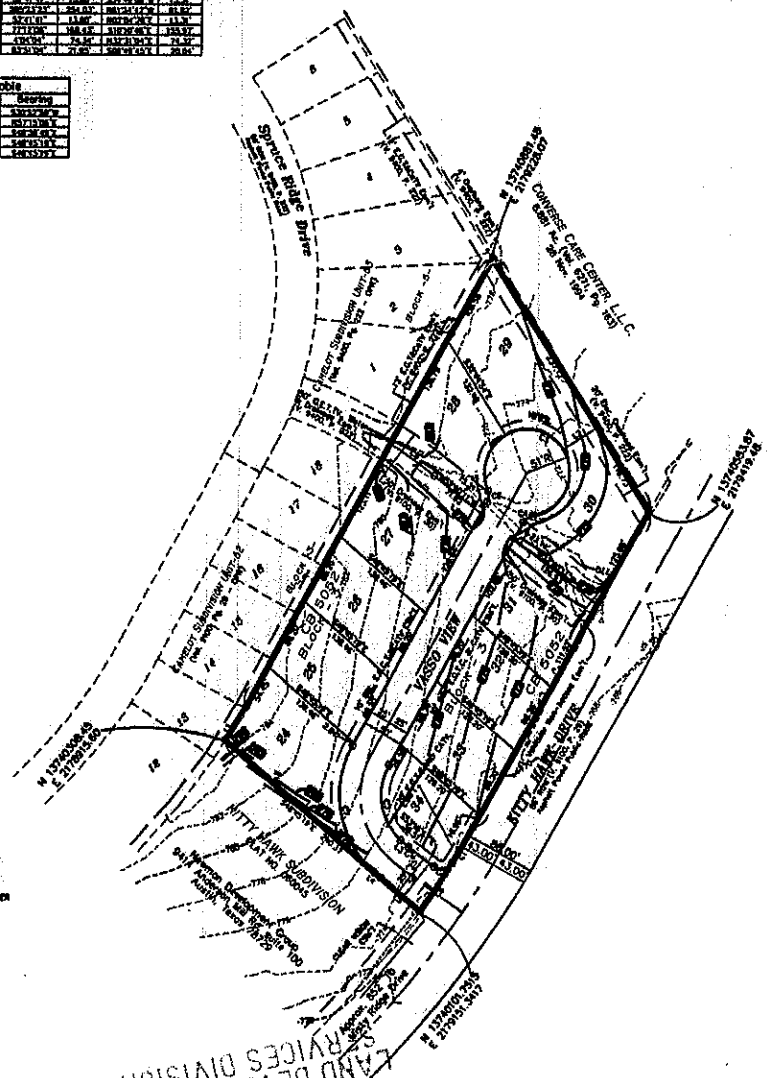
Being, 4.286 Acres out of 10.261 Acres
Situated in the Richard Bushnell Survey No. 325
Abstract No. 46 County Block 5052 & Recorded
in Volume 11660 Page 2273, Deed Record
of Bexar County, Texas.



LOCATION MAP
Not To Scale

Curve Table					
Curve	Radius	Delta	Length	Chd Brg	Chord
C1	230.17'	3°00'13"	48.50'	S37°06'57"E	48.40'
C2	14.00'	90°01'17"	24.53'	N66°08'43"E	22.08'
C3	25.00'	77°17'06"	33.71'	S37°07'06"E	31.19'
C4	14.00'	52°41'01"	12.88'	S52°28'06"E	12.43'
C5	14.00'	300°23'23"	254.53'	N61°31'17"E	51.82'
C6	14.00'	52°41'01"	12.88'	N02°28'06"E	12.43'
C7	173.00'	77°17'06"	168.02'	S37°07'06"E	155.57'
C8	1067.00'	1°00'01"	18.34'	N13°31'01"E	18.33'
C9	14.00'	89°34'04"	21.00'	S66°08'43"E	20.04'

Line Table		
Line	Length	Bearing
L1	17.00'	S32°53'30"E
L2	48.00'	N57°13'30"E
L3	17.33'	S40°06'02"E
L4	18.43'	S40°53'58"W
L5	52.77'	S40°53'57"E



OWNER / DEVELOPER:
Tesoro Homes, Ltd.
Mr. Milton Zalontz
130 Peralda
San Antonio, Tx. 78210

GENERAL NOTES

1.) PROPOSED FINISHED CONTOUR
2.) FOUND 1/2" IRON ROD UNLESS OTHERWISE NOTED
SET 1/2" IRON ROD UNLESS OTHERWISE NOTED
ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT — E.T.G. & CATV ESMT
3.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
B.S.L. = BUILDING SETBACK LINE.
4.) ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
5.) CONCRETE DRIVEWAY APPROACHES AND BUILDING EAVE OVERHANG ARE ALLOWED WITHIN THE B.S.L. AND E.T.G. & CATV EASEMENT.
6.) ALL CORNERS NOT MARKED ARE 1/2" IRON ROD SET.
7.) FLOOD HAZARD MAP FOR BEXAR COUNTY, REFERENCE MAP, NO.48029C0435 E, WITH AN EFFECTIVE DATE OF FEBRUARY 16, 1996. THIS PROPERTY IS NOT WITHIN THE 100-YEAR FLOODPLAIN.
8.) NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OF IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
9.) BASIS OF PLANNING FOR RAIN TREE GARDENS ESTABLISHED BY CHELOT SUBDIVISION UNIT 3B2, VOLUME 9700, PAGE 79, AS RECORDED IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
10.) OWNER/DEVELOPER WILL COMPLY WITH UDC 35-512. STREET SCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION.
11.) BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC.
12.) 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.
13.) 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 OFFICIAL (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.
14.) THE NUMBER OF INSTRUCTION COMPATIBLE DWELLING UNITS (CDU) FOUND FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

"SAN ANTONIO RIVER AUTHORITY NOTE:

"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 PURPOSES OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, OPERATING, MAINTAINING, REMOVING AND INSPECTING SANITARY SEWER PIPELINES AND COLLECTION SYSTEMS AND ALL NECESSARY ABOVE-GROUND OR BELOW-GROUND APPURTENANCES, TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTORS ADJACENT LAND, THE RIGHT TO RE-LOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS AND THE RIGHT TO REMOVE FROM SAID LAND ALL TREES AND VEGETATION OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE FUNCTION OF SAID FACILITIES. IT IS AGREED AND UNDERSTOOD THAT NO STRUCTURE, CONCRETE SLABS OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS."

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 INCH = 100 FT.

Seda Consulting Engineers, Inc.
8735 IH 10 W
San Antonio, Texas 78201
(210) 308-0033
Fax: (210) 308-9947
E-Mail: seda@sbcis.net
CIVIL-STRUCTURAL-ENVIRONMENTAL-PLANNER

WILKIE SURVEYING
10615 PERRIN BEITEL, # 206
SAN ANTONIO, TEXAS 78217
210-650-9990

C.P.S. NOTES

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

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

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

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. ___ments ___riances

Licensed Professional Engineer

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground

by: Jerry D. Wilkie, Jr.

Registered Professional Land Surveyor

STATE OF TEXAS
COUNTY OF BEXAR

The owner of land shown on this plat, in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, watercourses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

Owner

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Milton Zlontz known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand and seal of office this 9th day of March 2007

Notary Public
Bexar County, Texas

This plat of Raintree Gardens Subdivision has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas, and is hereby approved by such Commission.

Dated this _____ day of _____ A.D., _____.

By: _____
Chairman

By: _____
Secretary

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, 20____
ATTESTED,

COUNTY 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. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY. IN BOOK / VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____ A.D., 20____.

COUNTY CLERK, BEXAR COUNTY TEXAS

BY: _____, DEPUTY

LAND DEVELOPMENT SERVICES DIVISION
07 M
RECEIVED

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 17 **June 13, 2007**

ALAMO RANCH UNIT-38 PUD **SUBDIVISION NAME**	MAJOR PLAT	060489 **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of TX, L.P., by Arnold Briones
ENGINEER: Pape-Dawson, by Dennis Rion
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 30, 2007

Location: Southwest of the Culebra Rd. and Loop 1604 intersection.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
M.D.P. # 808-D, Alamo Ranch, accepted on May 25, 2006
P.U.D. # 06-023, Alamo Ranch/Del-Webb P-2, approved November 8, 2006

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **26.29** acres consisting of **77** single family lots, with **3,579** linear feet of private streets.

DISCUSSION:

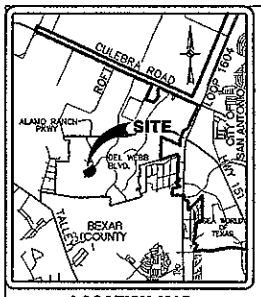
It is noted that because plat # 060512, Alamo Ranch-Del Webb Blvd. Unit-2, provides access to this development, it must be recorded before this unit.

A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060489



LOCATION MAP
NOT-TO-SCALE

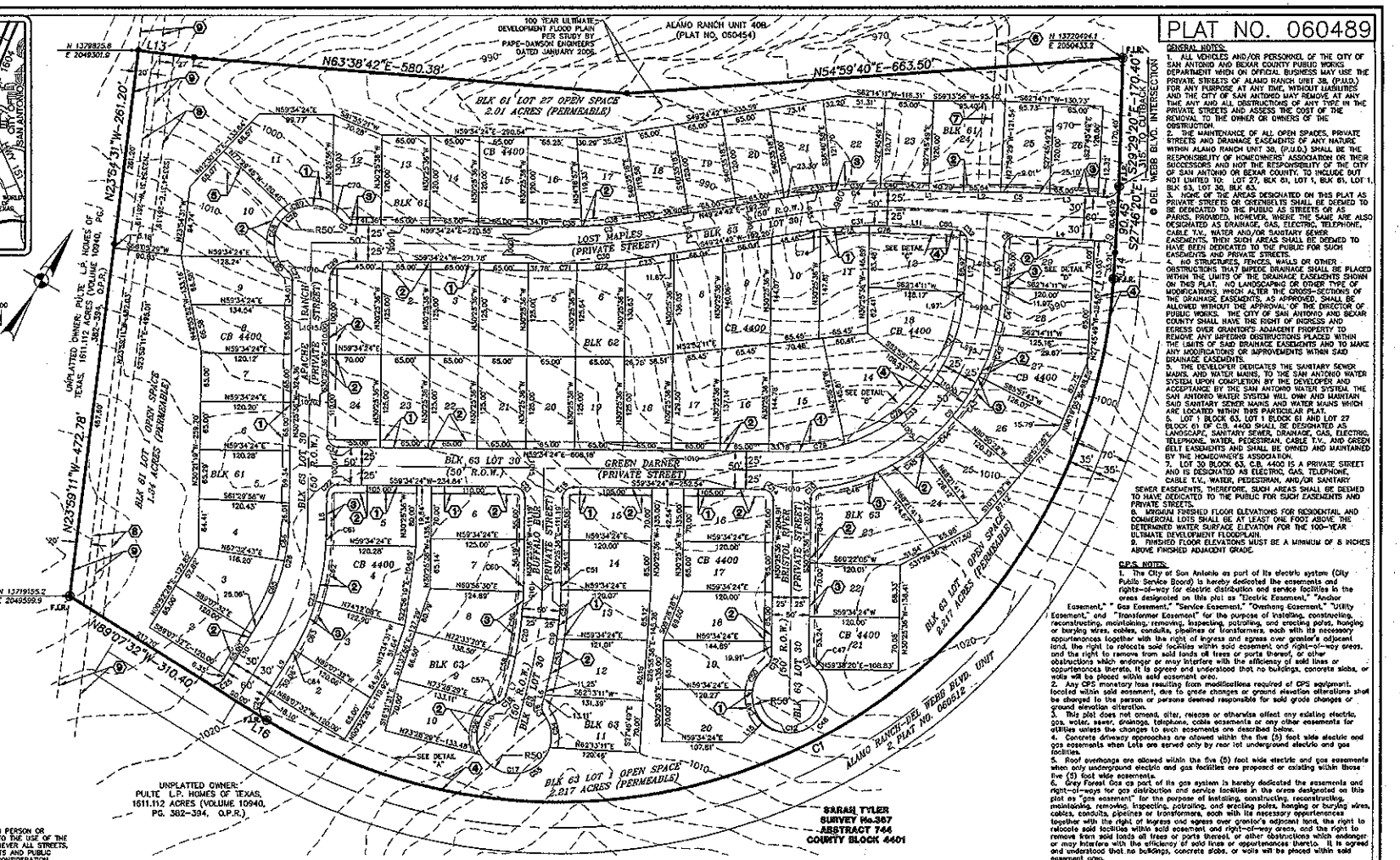
1 INCH = 100 FT.

LEGEND

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

KEYED NOTES

1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' SETBACK LINE
3. 7' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
4. CLEAR VISION EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 40B, P.U.D. PLAT NO. 060454
7. 14' DRAINAGE EASEMENT
8. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
9. 30' GAS EASEMENT (VOL. 6375, PGS 445-448 D.R.)



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.

Arnold Briones

OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 495-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 21 DAY OF May A.D. 20 07.

Tiffany Sanders
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

G.E. Buchanan
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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

Date: May 07, 2007, 2:45pm User ID: RRionte
File: P:\36\29\52\DESIGN\CIVIL\PLAT\2562952.dwg

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOR THE 1611.112 ACRE TRACT.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM FD BASE (FD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS:

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983435.850
DF4377 TXCC CORPUS CHRIST R2 CORS ARP	N274428.854	W0972630.011
AF9486 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
7. REFERENCE BEARING BEING THE EAST LINE OF A 1611.12 ACRE TRACT RECORDED IN VOL. 10940, PGS. 382-394 O.P.R

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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-506 (d)(3).

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

SUBDIVISION PLAT OF ALAMO RANCH UNIT 38, P.U.D.

(PLANNED UNIT DEVELOPMENT)

A 26.29 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 38, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS _____ DAY OF _____ A.D. 20____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

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

GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH UNIT 38, (P.U.D.) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL OPEN SPACES, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 38, (P.U.D.) SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 27, BLK 61, LOT 1, BLK 61, LOT 1, BLK 63, LOT 30, BLK 63.
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. 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.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 1 BLOCK 63, LOT 1 BLOCK 61 AND LOT 27 BLOCK 61 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, CABLE T.V., AND GREEN BELT EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 30 BLOCK 63, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," " Gas Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO 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 SUCH PLAT, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____, 20____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

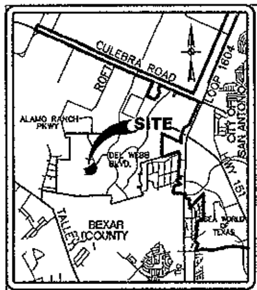
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____, DEPUTY

SHEET 1 OF 2

ALAMO RANCH UNIT 38, P.U.D.

JOB NO. 5629-52

PLAT NO. 060489



LOCATION MAP
NOT-TO-SCALE

100 0 50 100
1 INCH = 100 FT.

LEGEND

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

KEYED NOTES

1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
2. 10' SETBACK LINE
3. 7' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
4. CLEAR VISION EASEMENT
5. 16' SANITARY SEWER EASEMENT
6. 16' SANITARY SEWER EASEMENT ALAMO RANCH UNIT 40B, P.U.D. PLAT NO. 060454
7. 14' DRAINAGE EASEMENT
8. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT
9. 30' GAS EASEMENT (VOL. 6375, PGS 445–448 D.R.)

LINE TABLE

LINE	LENGTH	BEARING
L1	74.56'	N62°14'11"E
L2	64.55'	N58°39'38"E
L3	102.42'	N62°14'11"E
L4	118.03'	S62°14'11"W
L5	66.97'	S27°45'49"E
L6	24.36'	S16°01'08"E
L7	24.36'	N16°01'06"W
L8	52.04'	S30°25'36"E
L9	77.16'	S00°52'28"W
L10	96.41'	N00°52'28"E
L11	43.26'	S62°14'11"W
L12	70.93'	N27°45'49"E
L13	75.00'	N66°05'29"E
L14	35.21'	S27°45'49"E
L15	39.08'	N13°45'48"E
L16	2.70'	N89°07'32"W

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF. ALL DRIVEWAYS SHALL COMPLY WITH CLEAR VISION AS PER UDC 35-506 (d)(5).

STREETSCAPE NOTE:
STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UNIFIED DEVELOPMENT CODE.

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

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

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.

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1532.26'	740.00'	1247.25'	118°38'17"	1272.83'	S31°33'20"W
C2	13.62'	15.00'	7.32'	52°01'12"	13.16'	N85°35'00"E
C3	143.66'	810.00'	72.02'	10°09'42"	143.47'	N54°29'33"E
C4	136.54'	610.00'	68.56'	12°49'29"	136.25'	N55°49'26"E
C5	31.21'	500.00'	15.61'	03°34'35"	31.20'	N60°26'54"E
C6	24.01'	15.00'	15.46'	91°43'31"	21.53'	N16°22'26"E
C7	23.56'	15.00'	15.00'	90°00'00"	21.21'	N72°45'49"W
C8	23.56'	15.00'	15.00'	90°00'00"	21.21'	S17°14'11"W
C9	381.91'	275.00'	229.00'	79°34'10"	351.95'	S12°01'16"W
C10	21.53'	15.00'	13.09'	82°13'56"	19.73'	S10°41'22"W
C11	13.62'	15.00'	7.32'	52°01'12"	13.16'	S56°28'12"E
C12	247.87'	50.00'	39.04'	284°02'25"	61.54'	S59°34'24"W
C13	13.62'	15.00'	7.32'	52°01'12"	13.16'	N04°25'00"W
C14	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°25'36"W
C15	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'24"W
C16	13.62'	15.00'	7.32'	52°01'12"	13.16'	S42°01'42"E
C17	247.87'	50.00'	39.04'	284°02'25"	61.54'	S73°58'54"W
C18	13.62'	15.00'	7.32'	52°01'12"	13.16'	N09°59'31"E
C19	138.31'	550.00'	69.52'	14°24'30"	137.95'	S23°13'21"E
C20	125.74'	500.00'	63.20'	14°24'30"	125.41'	N23°13'21"W
C21	23.56'	15.00'	15.00'	90°00'00"	21.21'	N75°25'36"W
C22	23.56'	15.00'	15.00'	90°00'00"	21.21'	S14°34'24"W
C23	163.89'	300.00'	84.05'	31°18'04"	161.86'	S14°46'34"E
C24	23.56'	15.00'	15.00'	90°00'00"	21.21'	S44°07'32"E
C25	23.58'	15.00'	15.00'	90°00'00"	21.21'	N45°52'28"E
C26	131.11'	240.00'	67.24'	31°18'04"	129.49'	N14°46'34"W
C27	13.62'	15.00'	7.32'	52°01'12"	13.16'	N56°26'12"W
C28	169.33'	50.00'	408.04'	194°02'25"	99.25'	N14°34'24"E
C29	39.27'	25.00'	25.00'	90°00'00"	35.36'	S14°34'24"W
C30	152.53'	860.00'	76.46'	10°09'42"	152.33'	S54°29'33"W
C31	125.35'	560.00'	62.94'	12°49'29"	125.09'	S55°49'26"W
C32	22.57'	15.00'	14.04'	86°12'51"	20.50'	N70°52'14"W
C33	342.97'	225.00'	214.78'	87°20'13"	310.72'	N15°54'18"E
C34	23.56'	15.00'	15.00'	90°00'00"	21.21'	S75°25'36"E
C35	39.17'	810.00'	19.59'	02°46'15"	39.17'	S58°11'17"W
C36	78.39'	810.00'	39.22'	05°32'41"	78.36'	S54°01'49"W
C37	26.10'	810.00'	13.05'	01°50'47"	26.10'	S50°20'05"W
C38	41.58'	610.00'	20.80'	03°54'20"	41.57'	S51°21'52"W
C39	64.21'	610.00'	32.14'	06°01'53"	64.18'	S56°19'58"W
C40	30.74'	610.00'	15.38'	02°53'16"	30.74'	S60°47'33"W
C41	53.37'	275.00'	26.77'	11°07'09"	53.28'	N22°12'15"W
C42	60.03'	275.00'	30.13'	12°30'24"	59.91'	N10°23'29"W
C43	63.83'	275.00'	32.06'	13°17'55"	63.69'	N02°30'41"E

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C44	59.89'	275.00'	30.06'	12°28'41"	59.77'	N15°23'59"E
C45	65.62'	275.00'	32.97'	13°40'19"	65.47'	N28°28'29"E
C46	79.17'	276.00'	39.86'	16°29'42"	78.90'	N43°33'30"E
C47	7.29'	50.00'	3.65'	08°21'30"	7.29'	N78°16'03"W
C48	155.20'	50.00'	2656.72'	177°51'06"	99.98'	N14°50'15"E
C49	46.13'	50.00'	24.86'	52°51'55"	44.51'	S49°48'15"E
C50	39.24'	50.00'	20.69'	44°57'54"	38.24'	S00°53'20"E
C51	8.81'	550.00'	4.41'	00°55'06"	8.81'	N29°58'03"W
C52	65.22'	550.00'	32.65'	06°47'40"	65.18'	N26°06'40"W
C53	64.27'	550.00'	32.17'	06°41'44"	64.24'	N19°21'58"W
C54	47.35'	50.00'	25.62'	54°15'53"	45.60'	N40°54'22"W
C55	115.64'	50.00'	113.68'	132°31'03"	91.54'	N52°29'06"E
C56	77.54'	50.00'	49.01'	88°51'20"	70.00'	S16°49'42"E
C57	7.33'	50.00'	3.67'	08°24'09"	7.33'	S31°48'02"W
C58	27.48'	500.00'	13.75'	03°08'58"	27.48'	N17°35'35"W
C59	86.31'	500.00'	43.28'	09°53'26"	86.20'	N24°06'47"W
C60	11.94'	500.00'	5.97'	01°22'06"	11.94'	N29°44'33"W
C61	12.96'	300.00'	6.48'	02°28'31"	12.96'	N29°11'20"W
C62	74.27'	300.00'	37.33'	14°11'07"	74.08'	N20°51'31"W
C63	70.72'	300.00'	35.52'	13°30'24"	70.56'	N07°00'46"W
C64	5.94'	300.00'	2.97'	01°08'02"	5.94'	N00°18'27"E
C65	80.27'	240.00'	40.51'	19°09'43"	79.89'	S08°42'23"E
C66	50.85'	240.00'	25.52'	12°08'21"	50.75'	S24°21'25"E
C67	24.55'	50.00'	12.53'	28°07'57"	24.30'	S68°22'50"E
C68	66.34'	50.00'	39.08'	76°01'32"	61.58'	S16°18'06"E
C69	62.27'	50.00'	35.90'	71°21'24"	58.32'	S57°23'22"W
C70	16.17'	50.00'	8.15'	18°31'33"	16.10'	N77°40'10"W
C71	33.22'	860.00'	16.61'	02°12'48"	33.22'	N58°28'00"E
C72	65.21'	860.00'	32.62'	04°20'39"	65.19'	N55°11'16"E
C73	54.10'	860.00'	27.06'	03°36'15"	54.09'	N51°12'49"E
C74	17.53'	560.00'	8.76'	01°47'36"	17.53'	N50°18'30"E
C75	65.29'	560.00'	32.66'	06°40'48"	65.25'	N54°32'42"E
C76	42.53'	560.00'	21.28'	04°21'05"	42.52'	N60°03'38"E
C77	129.40'	225.00'	66.54'	32°57'04"	127.62'	S11°17'17"E
C78	143.96'	225.00'	74.54'	36°39'32"	141.52'	S23°31'01"W
C79	69.61'	225.00'	35.09'	17°43'37"	69.34'	N50°42'36"E
C80	32.31'	489.00'	16.16'	03°47'09"	32.31'	S84°07'46"W
C81	341.10'	740.00'	173.64'	26°24'38"	338.09'	N77°40'09"E
C82	16.15'	15.00'	8.96'	61°42'07"	15.38'	S58°16'28"E
C83	216.80'	225.00'	117.84'	55°12'25"	208.51'	N15°43'38"E
C84	13.61'	15.00'	7.32'	51°59'58"	13.15'	N87°58'41"W
C85	125.35'	560.00'	62.94'	12°49'29"	125.09'	S55°49'26"W
C86	259.33'	740.00'	131.01'	20°04'44"	258.00'	N17°43'27"W
C87	13.67'	15.00'	7.35'	52°13'55"	13.21'	N53°52'47"W

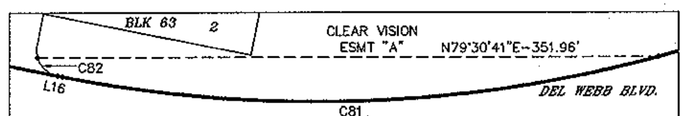
GENERAL NOTES:
1. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF ALAMO RANCH UNIT 38, (P.U.D.) FOR ANY PURPOSE AT ANY TIME, WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
2. THE MAINTENANCE OF ALL OPEN SPACES, PRIVATE STREETS AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 38, (P.U.D.) SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 27, BLK 61, LOT 1, BLK 61, LOT 1, BLK 63, LOT 30, BLK 63
3. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS OR GREENBELTS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS STREETS OR AS PARKS. PROVIDED, HOWEVER, WHERE THE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
4. 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.
5. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS, AND WATER MAINS, TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS AND WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
6. LOT 1 BLOCK 63, LOT 1 BLOCK 61 AND LOT 27 BLOCK 61 OF C.B. 4400 SHALL BE DESIGNATED AS LANDSCAPE, SANITARY SEWER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, WATER, PEDESTRIAN, CABLE T.V., AND GREEN BELT EASEMENTS AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
7. LOT 30 BLOCK 63, C.B. 4400 IS A PRIVATE STREET AND IS DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE T.V., WATER, PEDESTRIAN, AND/OR SANITARY SEWER EASEMENTS, THEREFORE, SUCH AREAS SHALL BE DEEMED TO HAVE DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS AND PRIVATE STREETS.
8. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTAIL AND COMMERCIAL LOTS SHALL BE AT LEAST ONE FOOT ABOVE THE DETERMINED WATER SURFACE ELEVATION FOR THE 100-YEAR ULTIMATE DEVELOPMENT FLOODPLAIN.
9. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.

C.P.S. NOTES:
1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," " Gas Easement," "Service Easement," "Overhang Easement," "Utility Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

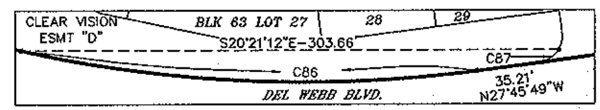
NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOR THE 1611.112 ACRE TRACT.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274428.854 W0972530.011
AF9486 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

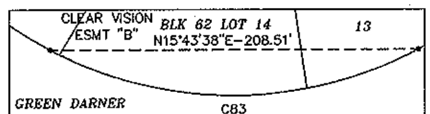
4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
7. REFERENCE BEARING BEING THE EAST LINE OF A 1611.12 ACRE TRACT RECORDED IN VOL. 10940, PGS. 382-394 O.P.R



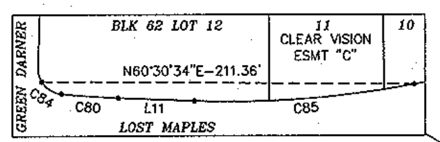
CLEAR VISION EASEMENT
SCALE: 1" = 50'
DETAIL 'A'



CLEAR VISION EASEMENT
SCALE: 1" = 50'
DETAIL 'D'



CLEAR VISION EASEMENT
SCALE: 1" = 50'
DETAIL 'B'



CLEAR VISION EASEMENT
SCALE: 1" = 50'
DETAIL 'C'

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 21 DAY OF May A.D. 2007

[signature]
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS
Notary Public, State of Texas
My Commission Expires
March 01, 2009

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Date: May 07, 2007, 2:29pm User ID: RMontez
File: P:\56\29\52\DESIGN\CIVIL\PLAT\PL562952.dwg

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

SUBDIVISION PLAT
OF
ALAMO RANCH UNIT 38, P.U.D.
(PLANNED UNIT DEVELOPMENT)

A 26.29 ACRE TRACT OF LAND OUT OF A 1611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 OF BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 38, P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______________ CHAIRMAN

BY: ______________ SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______, 20____.

ATTESTED:

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________, DEPUTY

SHEET 2 OF 2

ALAMO RANCH UNIT 38, P.U.D.

JOB NO. 5629-52

PLANNING COMMISSION
REPLAT AND SUBDIVISION

AGENDA ITEM NO: 18 **June 13, 2007**

WESTWINDS WEST, UNIT 3, ENCLAVE MAJOR PLAT 060506
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 516 C-3
OWNER: ALT Development, Inc., by A. Bradford Galo
ENGINEER: Pape Dawson Engineers, Inc., by Alfonso R. Chua, Jr.
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 29, 2007

Location: On the west side of Alamo Parkway, north of Alamo Ranch

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

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

Proposed Use: Single Family Residential

Major Thoroughfare: Alamo Parkway is a primary arterial, Type A, minimum R.O.W. 120 feet and Alamo Ranch Parkway is a freeway.

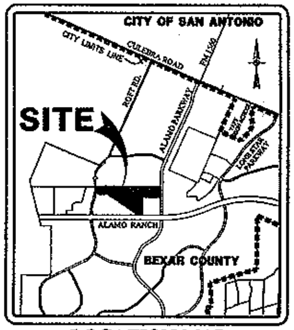
APPLICANT'S PROPOSAL:

To replat **48.66** acres consisting of **148** single family lots and **7,650** linear feet of private streets.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060506



LOCATION MAP

NOT-TO-SCALE

GENERAL NOTES: FERGUSON MAP GRID: 577E3&4/F3&F4

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

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

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

4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST, UNIT-3 (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.

5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 118, BLOCK 30 AND ALL GREENBELTS LOTS 72, 90, 96,100 & 119, BLOCK 30, LOTS 12, 31, 38 & 39, BLOCK 31, LOTS 15, 1 & 18, BLOCK 39, AND LOT 8, BLOCK 37, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST, UNIT-3, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS' ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

6. LOT 118, BLOCK 30, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.

7. LOTS 72, 90, 96,100 & 119, BLOCK 30, LOTS 12, 31, 39 & 38, BLOCK 31, LOTS 15, 1 & 18, BLOCK 39 AND LOT 8, BLOCK 37, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ACCESS EASEMENT.

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

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

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

11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 965 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

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: ALT DEVELOPMENT, INC.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS

COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF MAY A.D. 20 07

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

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

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

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

G.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 slabs 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.

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

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

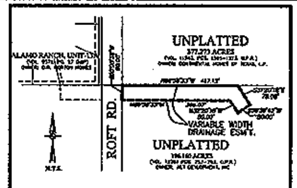
FINISHED FLOOR NOTE: ACTUAL FINISHED FLOOR ELEVATIONS FOR EACH LOT ARE TO BE DETERMINED BY THE BUILDER AND SHALL TAKE INTO CONSIDERATION AS-BUILT CONDITIONS FOR FOUND SEWER SERVICES AND ACTUAL LATERAL PLACEMENT.

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS. DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0983435.880, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274428.854 W:0972630.011, AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO PKWY. AS RECORDED IN VOLUME 9575, PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

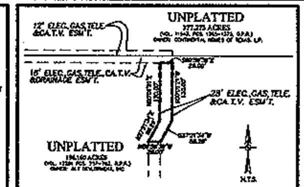
LEGEND

ELEC.	ELECTRIC
TELE.	TELEPHONE
CA.TV.	CABLE TELEVISION
ESM'T	EASEMENT
B.S.L.	BUILDING SETBACK LINE
F.I.R.	FOUND 1/2" IRON ROD
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.	MINIMUM FINISHED FLOOR FOR SEWER
C.V.	CLEAR VISION
5' ESM'T.	5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
FF=	MINIMUM FINISHED FLOOR FOR SEWER



AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED 50-FOOT WIDE DRAINAGE EASEMENT IN THE PLAT KNOWN AS ALAMO RANCH, UNIT-13A, PLAT NO. 060048, AS RECORDED IN VOLUME 9571, PAGES 27-31 OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.



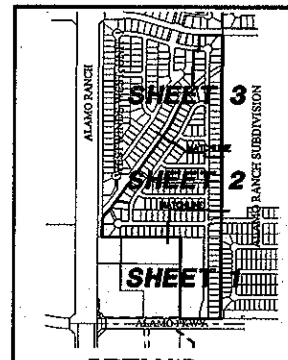
AREA BEING REPLATTED

THE AREA BEING REPLATTED IS A PORTION OF A PREVIOUSLY PLATTED 28-FOOT WIDE ELECTRIC, GAS, TELEPHONE & CABLE TV. EASEMENT IN THE PLAT KNOWN AS WESTWINDS WEST, UNIT-1 (ENCLAVE) PLAT NO. 060282, AS RECORDED IN VOLUME 9575, PAGES 57-60, OF THE DEED & PLAT RECORDS OF BEXAR COUNTY, TEXAS.

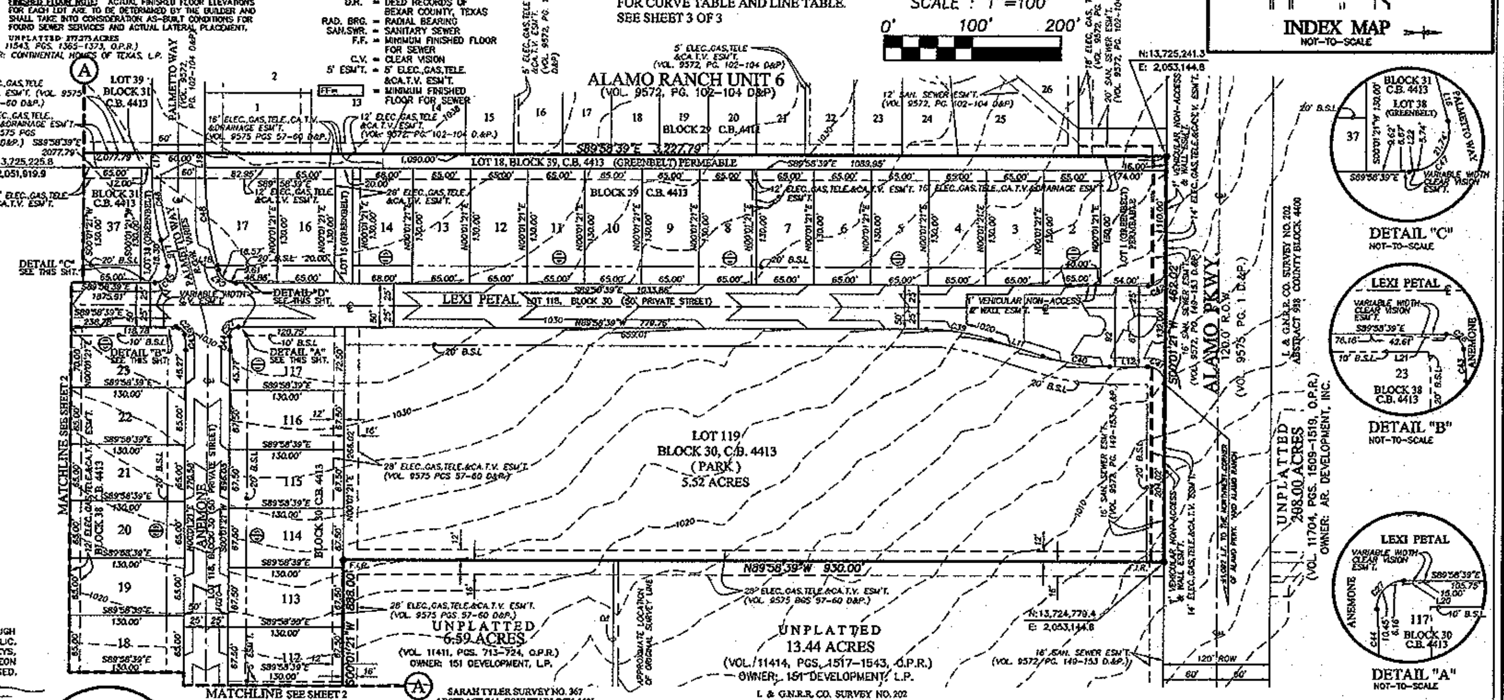
NOTE: LOTS DESIGNATED WITH THE SYMBOL ⊜ SHALL HAVE THE SIDEWALK CONSTRUCTED WITH A PASSING SPACE AS PER CURRENT ADA SPECIFICATIONS OR A DRIVEWAY WHICH MEETS THIS CRITERIA AS SHOWN ON THE ENGINEERS' CONSTRUCTION PLANS FOR THIS SUBDIVISION.

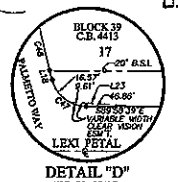
NOTE:
FOR CURVE TABLE AND LINE TABLE.
SEE SHEET 3 OF 3

SCALE : 1"=100'



INDEX MAP
NOT-TO-SCALE





DETAIL "D"
NOT-TO-SCALE

OWNER/DEVELOPER:

ALT DEVELOPMENT, INC.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

REPLAT & SUBDIVISION PLAT ESTABLISHING
WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48.66 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS WEST, UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20____

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

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

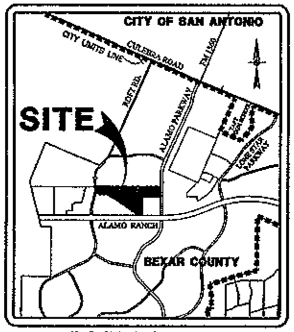
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

JOB NO. 6123-23

Date: May 07, 2007, 12:49pm User ID: EVonGundan
File: P:\61\23\23\Design\Civil\Plot\PL612323.dwg

PLAT NO. 060506



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP GRID:577E3&4/F3&F4

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
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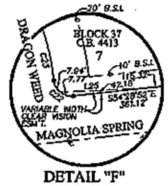
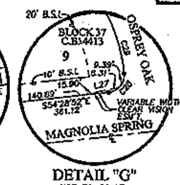
SEE SHEET 3 OF 3



DETAIL "F"
NOT-TO-SCALE



DETAIL "G"
NOT-TO-SCALE

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LEGEND

ELEC.	= ELECTRIC
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7. LOTS 72, 90, 96,100 & 119, BLOCK 30, LOTS 12, 31, 38 & 39, BLOCK 31, LOTS 15, 1 & 18, BLOCK 39 AND LOT 8, BLOCK 37, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ACCESS EASEMENT.
8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC,GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
10. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 935 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: ALT DEVELOPMENT, INC.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7TH DAY OF MAY A.D. 20 07

[signature]
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.

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

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

OWNER/DEVELOPER:
ALT DEVELOPMENT, INC.
1861B TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

REPLAT & SUBDIVISION PLAT ESTABLISHING
WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48.66 ACRE TRACT OF LAND BEING OUT OF A 195.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS WEST, UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______
CHAIRMAN

BY: ______
SECRETARY

CERTIFICATE OF APPROVAL

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

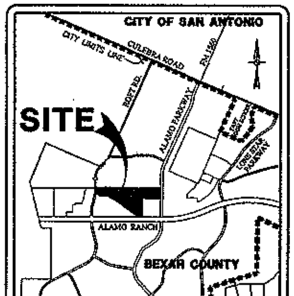
BY: ______, DEPUTY

JOB NO. 6123-23

Date: May 07, 2007, 12:47pm User ID: EVonGunden
File: P:\61\23\23\Design\Civil\Plat\PL612323.dwg

PLAT NO. 060506

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



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID: 577E3&4/F3&F4

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.

LEGEND

ELEC. = ELECTRIC
TELE. = TELEPHONE
CA.TV. = CABLE TELEVISION
ESM'T = EASEMENT
B.S.L. = BUILDING SETBACK LINE
F.I.R. = FOUND 1/2" IRON ROD
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. = MINIMUM FINISHED FLOOR FOR SEWER
C.V. = CLEAR VISION
5' ESM'T. = 5' ELEC.,GAS,TELE. &CA.T.V. ESM'T.
[FF=] = MINIMUM FINISHED FLOOR FOR SEWER

SURVEYOR'S NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS. DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N:292928.343 W:0983435.880, DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N:274428.654 W:0972830.011, AF9488 ARP3 ARANSAS PASS 3 CORS ARP N:275018.049 W:0970332.219
4. DIMENSIONS SHOWN ARE SURFACE AND THE COMBINED SCALE FACTOR USED IS 0.99983.
5. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO PKWY. AS RECORDED IN VOLUME 9576, PAGE 1 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

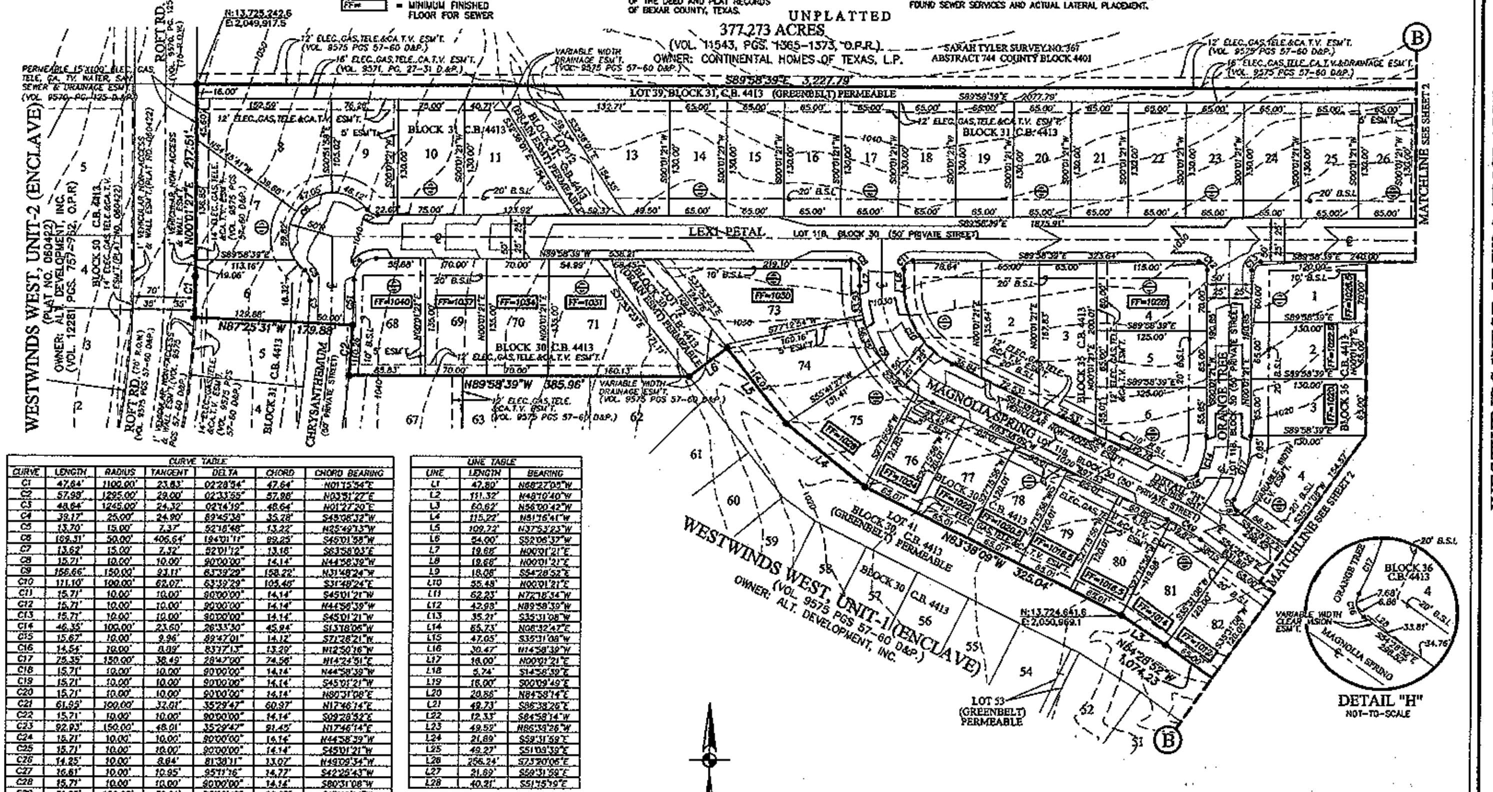
CLEAR VISION EASEMENT: CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS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

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

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



CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	47.64'	1100.00'	23.83'	02°28'54"	47.64'	N01°15'54"E
C2	57.99'	1295.00'	29.00'	02°33'55"	57.98'	N03°51'27"E
C3	48.64'	1245.00'	24.32'	02°14'19"	48.64'	N01°27'20"E
C4	39.17'	25.00'	24.90'	89°45'38"	35.28'	S45°08'32"W
C5	13.70'	15.00'	7.37'	52°18'48"	13.22'	N25°49'13"W
C6	169.31'	50.00'	406.64'	194°01'11"	99.25'	S45°01'58"W
C7	13.62'	15.00'	7.32'	52°01'12"	13.16'	S63°58'03"E
C8	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C9	166.66'	150.00'	93.11'	63°39'29"	158.22'	N31°48'24"W
C10	111.10'	100.00'	62.07'	63°39'29"	105.46'	S31°49'24"E
C11	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C12	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C13	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C14	46.35'	100.00'	23.60'	26°33'30"	45.94'	S13°18'06"W
C15	15.67'	10.00'	9.96'	89°47'01"	14.12'	S71°28'21"W
C16	14.54'	10.00'	8.89'	83°17'13"	13.29'	N12°50'16"W
C17	75.35'	150.00'	38.49'	28°47'00"	74.56'	N14°24'51"E
C18	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C19	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C20	15.71'	10.00'	10.00'	90°00'00"	14.14'	N80°31'08"E
C21	61.95'	100.00'	32.01'	35°29'47"	60.97'	N17°46'14"E
C22	15.71'	10.00'	10.00'	90°00'00"	14.14'	S09°28'52"E
C23	92.93'	150.00'	48.01'	35°29'47"	91.45'	N17°46'14"E
C24	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C25	15.71'	10.00'	10.00'	90°00'00"	14.14'	S45°01'21"W
C26	14.25'	10.00'	8.64'	81°38'11"	13.07'	N49°09'34"W
C27	16.61'	10.00'	10.95'	95°11'16"	14.77'	S42°25'43"W
C28	15.71'	10.00'	10.00'	90°00'00"	14.14'	S80°31'08"W
C29	61.95'	100.00'	32.01'	35°29'47"	60.97'	S17°46'14"W
C30	92.93'	150.00'	48.01'	35°29'47"	91.45'	N17°46'14"E
C31	15.71'	10.00'	10.00'	90°00'00"	14.14'	S09°28'52"E
C32	154.88'	250.00'	80.02'	35°29'47"	152.42'	S72°13'46"E
C33	185.86'	300.00'	96.02'	35°29'47"	182.90'	N72°13'46"W
C34	15.71'	10.00'	10.00'	90°00'00"	14.14'	N45°01'21"E
C35	15.71'	10.00'	10.00'	90°00'00"	14.14'	N44°58'39"W
C36	13.62'	15.00'	7.32'	52°01'12"	13.16'	N26°01'57"E
C37	247.87'	50.00'	39.04'	284°02'25"	61.54'	N89°58'39"W
C38	13.62'	15.00'	7.32'	52°01'12"	13.16'	S25°59'15"E
C39	74.01'	240.00'	37.30'	17°40'05"	73.72'	N81°08'37"W
C40	77.09'	250.00'	38.85'	17°40'05"	76.79'	S81°08'37"E
C41	31.42'	20.00'	20.00'	90°00'00"	28.28'	N44°58'39"W
C42	31.42'	20.00'	20.00'	90°00'00"	28.28'	N45°01'21"E
C43	18.25'	125.00'	9.14'	08°21'49"	18.23'	S04°09'34"E
C44	15.84'	175.00'	7.93'	05°11'16"	15.84'	N02°34'17"W
C45	27.49'	15.00'	19.55'	105°00'00"	23.80'	N37°31'21"E
C46	82.64'	320.12'	41.55'	14°47'25"	82.41'	S07°34'52"E
C47	26.16'	20.00'	15.35'	74°59'59"	24.35'	S52°28'39"E
C48	110.97'	450.00'	55.77'	14°07'47"	110.69'	S07°34'46"E
C49	43.94'	275.00'	22.02'	09°09'16"	43.89'	N59°03'30"W
C51	52.78'	1295.00'	26.14'	02°18'48"	52.27'	N01°25'06"W

LINE	LENGTH	BEARING
L1	47.80'	N68°27'05"W
L2	111.32'	N48°10'40"W
L3	60.62'	N56°00'42"W
L4	115.22'	N81°16'41"W
L5	109.72'	N37°53'23"W
L6	54.00'	S52°06'37"W
L7	19.66'	N00°01'21"E
L8	19.66'	N00°01'21"E
L9	18.06'	S54°28'52"E
L10	55.48'	N00°01'21"E
L11	52.23'	N72°18'34"W
L12	42.93'	N89°58'39"W
L13	35.21'	S35°31'08"W
L14	65.73'	N08°32'47"E
L15	47.05'	S35°31'08"W
L16	30.47'	N14°58'39"W
L17	18.00'	N00°01'21"E
L18	5.74'	S14°58'39"E
L19	18.00'	S00°09'49"E
L20	20.56'	N84°58'14"E
L21	49.73'	S86°38'26"E
L22	12.33'	S84°58'14"W
L23	49.52'	N86°59'26"W
L24	21.89'	S59°31'59"E
L25	49.27'	S51°09'39"E
L26	256.24'	S73°20'05"E
L27	21.89'	S59°31'59"E
L28	40.31'	S51°15'19"E

GENERAL NOTES:

1. NONE OF THE AREAS DESIGNATED ON THIS PLAT AS PRIVATE STREETS SHALL BE DEEMED TO BE DEDICATED TO THE PUBLIC AS PUBLIC STREETS. PROVIDED HOWEVER, WHERE SAME ARE ALSO DESIGNATED AS DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE TV, WATER AND/OR SANITARY SEWER EASEMENTS, THEN SUCH AREAS SHALL BE DEEMED TO HAVE BEEN DEDICATED TO THE PUBLIC FOR SUCH EASEMENTS WITHIN SAID PRIVATE STREETS.
2. NO STRUCTURE, FENCES, WALLS, OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTION PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
3. THE DEVELOPER DEDICATES THE WATER AND SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER AND SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.
4. ALL VEHICLES AND/OR PERSONNEL OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY WHEN ON OFFICIAL BUSINESS MAY USE THE PRIVATE STREETS OF WESTWINDS WEST, UNIT-3, (ENCLAVE), FOR ANY PURPOSE AT ANY TIME WITHOUT LIABILITIES AND THE CITY OF SAN ANTONIO AND BEXAR COUNTY MAY REMOVE AT ANY TIME ANY AND ALL OBSTRUCTIONS OF ANY TYPE IN THE PRIVATE STREETS AND ASSESS THE COST OF THE REMOVAL TO THE OWNER OR OWNERS OF THE OBSTRUCTION.
5. THE MAINTENANCE OF THE PRIVATE STREET, LOT 118, BLOCK 30 AND ALL GREENBELTS LOTS 72, 90, 98,100 & 119, BLOCK 30, LOTS 12, 31, 38 & 39, BLOCK 31, LOTS 15, 1 & 18, BLOCK 39 AND LOT 8, BLOCK 37, COUNTY BLOCK 4413 AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN WESTWINDS WEST, UNIT-3, ENCLAVE, SHALL BE THE RESPONSIBILITY OF THE WESTWINDS WEST SUBDIVISION HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
6. LOT 118, BLOCK 30, COUNTY BLOCK 4413 IS A PRIVATE STREET AND ALSO DESIGNATED AS ELECTRIC, GAS, TELEPHONE, CABLE TV, SANITARY SEWER, PEDESTRIAN, DRAINAGE AND WATER EASEMENT.
7. LOTS 72, 90, 98,100 & 119, BLOCK 30, LOTS 12, 31, 38 & 39, BLOCK 31, LOTS 15, 1 & 18, BLOCK 39 AND LOT 8, BLOCK 37, COUNTY BLOCK 4413 SHALL BE DESIGNATED AS A GREENBELT AND AS SANITARY SEWER, WATER, DRAINAGE, GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND ACCESS EASEMENT.
8. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE FINISHED ADJACENT GRADE.
9. ALL DRIVEWAYS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO STANDARD DETAILS TO AVOID CONFLICT WITH THE UTILITY SERVICE LINES AND STREET STORMWATER MIGRATING INTO LOTS. DRIVEWAY ELEVATION AT STREET RIGHT-OF-WAY LINE SHALL BE EQUAL OR GREATER THAN THE PROJECTED TOP OF CURB. WHERE AN ELECTRIC/GAS, TELEPHONE AND CABLE TV EASEMENT IS ADJACENT TO THE STREET RIGHT-OF-WAY, THE DRIVEWAY ELEVATION ABOVE THE EASEMENT SHALL BE EQUAL TO THE TOP OF CURB.
10. THE SETBACKS IMPOSED IN THIS PLAT ARE THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.
11. THE ENTIRE TRACT IS BELOW GROUND ELEVATION OF 985 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 PSI. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDING SHALL INSTALL AT EACH LOT, ON THE CUSTOMER'S SIDE OF THE METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER: ALT DEVELOPMENT, INC.
A. BRADFORD GALO, MANAGING PARTNER

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED A. BRADFORD GALO, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 7th DAY OF MAY A.D. 20 07

[signature]
NOTARY PUBLIC BEXAR COUNTY, TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

OWNER/DEVELOPER:

ALT DEVELOPMENT, INC.
18618 TUSCANY STONE, STE. 100
SAN ANTONIO, TX 78258
TEL. NO. (210) 497-3385

PAPE-DAWSON ENGINEERS

REPLAT & SUBDIVISION PLAT ESTABLISHING
WESTWINDS WEST, UNIT-3 (ENCLAVE)

A 48.66 ACRE TRACT OF LAND BEING OUT OF A 196.160 ACRE TRACT CONVEYED TO ALT DEVELOPMENT, INC. AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 12281, PAGES 757-762 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401 AND THE I. & G.N. RAILROAD COMPANY SURVEY NUMBER 202, ABSTRACT 938, COUNTY BLOCK 4400 IN BEXAR COUNTY, TEXAS.

THIS PLAT OF WESTWINDS WEST, UNIT-3 (ENCLAVE) HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20__

BY: ______ CHAIRMAN

BY: ______ SECRETARY

CERTIFICATE OF APPROVAL

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

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

______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 3 OF 3

JOB NO. 6123-23

PLANNING COMMISSION
SUBDIVISION

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

ALAMO RANCH- DEL WEBB BLVD. UNIT 2 PUD
SUBDIVISION NAME

MAJOR PLAT

060512
PLAT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of Texas, L.P., by Arnold Briones
ENGINEER: Pape-Dawson Engineers, by Shauna L. Weaver, P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission:

Location: At the southeast extension of Del Webb Blvd.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #808A, Alamo Ranch was accepted on October 5, 2005.
PUD # 06-023, Alamo Ranch Del Webb Phase II was approved on November 8, 2006.

Proposed Use: Private Street Right of Way

APPLICANT'S PROPOSAL:

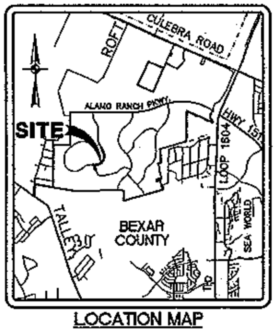
To plat **4.513** acres consisting of **2765** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060512

ALAMO RANCH - DEL WEBB BLVD., UNIT 2 P.U.D



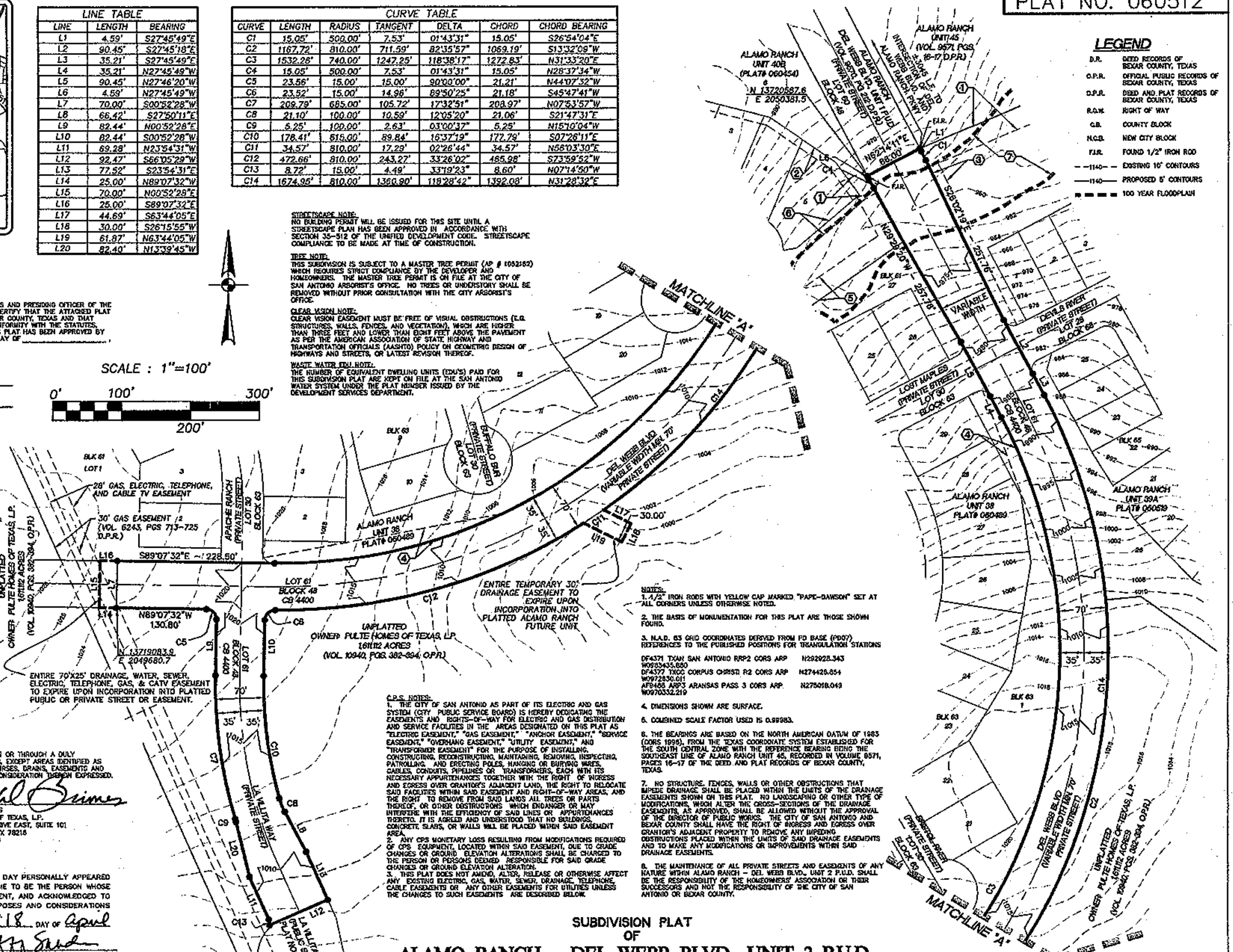
LOCATION MAP
NOT-TO-SCALE

LINE	LENGTH	BEARING
L1	4.59'	S27°45'49"E
L2	90.45'	S27°45'18"E
L3	35.21'	S27°45'49"E
L4	35.21'	N27°45'49"W
L5	90.45'	N27°46'20"W
L6	4.59'	N27°45'49"W
L7	70.00'	S00°52'28"W
L8	66.42'	S27°50'11"E
L9	82.44'	N00°52'28"E
L10	82.44'	S00°52'28"W
L11	69.28'	N23°54'31"W
L12	92.47'	S66°05'29"W
L13	77.52'	S23°54'31"E
L14	25.00'	N89°07'32"W
L15	70.00'	N00°52'28"E
L16	25.00'	S89°07'32"E
L17	44.69'	S63°44'05"E
L18	30.00'	S26°15'55"W
L19	61.87'	N63°44'05"W
L20	82.40'	N13°39'45"W

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	15.05'	500.00'	7.53'	01°43'31"	15.05'	S26°54'04"E
C2	1167.72'	810.00'	711.59'	82°35'57"	1069.19'	S13°32'09"W
C3	1532.26'	740.00'	1247.25'	118°38'17"	1272.83'	N31°33'20"E
C4	15.05'	500.00'	7.53'	01°43'31"	15.05'	N28°37'34"W
C5	23.56'	15.00'	15.00'	90°00'00"	21.21'	N44°07'32"W
C6	23.52'	15.00'	14.96'	89°50'25"	21.18'	S45°47'41"W
C7	209.79'	685.00'	105.72'	17°32'51"	208.97'	N07°53'57"W
C8	21.10'	100.00'	10.59'	12°05'20"	21.06'	S21°47'31"E
C9	5.25'	100.00'	2.63'	03°00'37"	5.25'	N15°10'04"W
C10	178.41'	615.00'	89.84'	16°37'19"	177.79'	S07°26'11"E
C11	34.57'	810.00'	17.29'	02°26'44"	34.57'	N56°03'30"E
C12	472.66'	810.00'	243.27'	33°26'02"	465.98'	S73°59'52"W
C13	8.72'	15.00'	4.49'	33°19'23"	8.60'	N07°14'50"W
C14	1674.95'	810.00'	1360.90'	118°28'42"	1392.08'	N31°28'32"E

LEGEND

- D.R. — DEED RECORDS OF BEXAR COUNTY, TEXAS
- O.P.R. — OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
- D.P.R. — DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- R.O.W. — RIGHT OF WAY
- C.B. — COUNTY BLOCK
- N.C.B. — NEW CITY BLOCK
- F.I.R. — FOUND 1/2" IRON ROD
- —1140— — EXISTING 10' CONTOURS
- —1140— — PROPOSED 5' CONTOURS
- ▬ ▬ — 100 YEAR FLOODPLAIN



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

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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

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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______, 20___.

ATTESTED: ______

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

RECEIVED 07 APR 18 AM 8 35 LAND DEVELOPMENT SERVICES DIVISION

KEYED NOTES

1. 28' GAS, ELECTRIC, TELEPHONE, CABLE T.V. AND OVERHEAD ELECTRIC EASEMENT ALAMO RANCH UNIT 40A AND 45, P.U.D VOLUME 9571, PAGES 16-17 D.P.R.
2. 28' GAS, ELECTRIC, TELEPHONE AND CABLE T.V. EASEMENT ALAMO RANCH UNIT 40A AND 45, P.U.D VOLUME 9571, PAGES 16-17 D.P.R.
3. 14' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (PLAT #060519)
4. CLEAR VISION EASEMENT (PLAT #060489)
5. 28' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT (PLAT #060454)
6. 10' WATER EASEMENT (PLAT #060454)
7. 100 YEAR ULTIMATE DEVELOPMENT FLOOD PLAIN PER STUDY BY PAPE-DAWSON ENGINEERS (FEBRUARY 2005).

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: ARNOLD BRIONES
PULTE HOMES OF TEXAS, L.P.
523 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 18 DAY OF April A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

TIFFANY SANDERS Notary Public, State of Texas My Commission Expires March 01, 2...

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER
STATE OF TEXAS REGISTERED G.E. BUCHANAN 4999 PROFESSIONAL LAND SURVEYOR

Date: Feb 20, 2007, 10:34am User ID: MBailey
File: P:\56\29\56\DESIGN\CIVIL\PLAT\PL562956.dwg

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PD07) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

   DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.680
   DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972830.011
   AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219
4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE SOUTHEAST LINE OF ALAMO RANCH UNIT 45, RECORDED IN VOLUME 9571, PAGES 16-17 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
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 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.
8. THE MAINTENANCE OF ALL PRIVATE STREETS AND EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH - DEL WEBB BLVD., UNIT 2 P.U.D. SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATING 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.

SUBDIVISION PLAT
OF

ALAMO RANCH - DEL WEBB BLVD., UNIT 2 P.U.D

AN 4.513 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH - DEL WEBB BLVD., UNIT 2 P.U.D HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

PAPE-DAWSON ENGINEERS

SHEET 1 OF 1

JOB NO. 5629-56

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 20 **June 13, 2007**

ALAMO RANCH- LA VILLITA WAY **SUBDIVISION NAME**	MAJOR PLAT	060541 **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of TX, L.P., by Chris Lindhorst
ENGINEER: Pape-Dawson, by Dennis Rion
CASE MANAGER: Donna Schueling, Planner II

Date filed with Planning Commission: June 6, 2007

Location: Southwest of the Culebra Rd. and Loop 1604 intersection.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
M.D.P. # 808-D, Alamo Ranch, accepted on May 25, 2006

Proposed Use: Street Right-of-way

APPLICANT'S PROPOSAL:

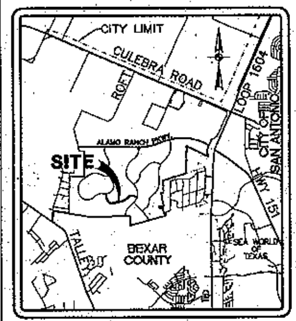
To plat **5.95** acres consisting **7,143** linear feet of public streets.

DISCUSSION:

It is noted that because plat # 060226, Alamo Ranch-Alamo Parkway Unit-2, provides access to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

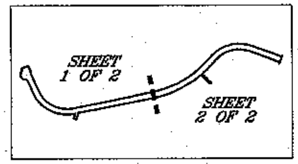
STAFF RECOMMENDATION:

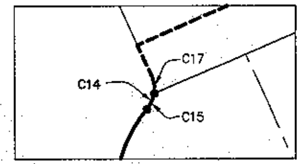
Approval.



LOCATION MAP
NOT–TO–SCALE

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

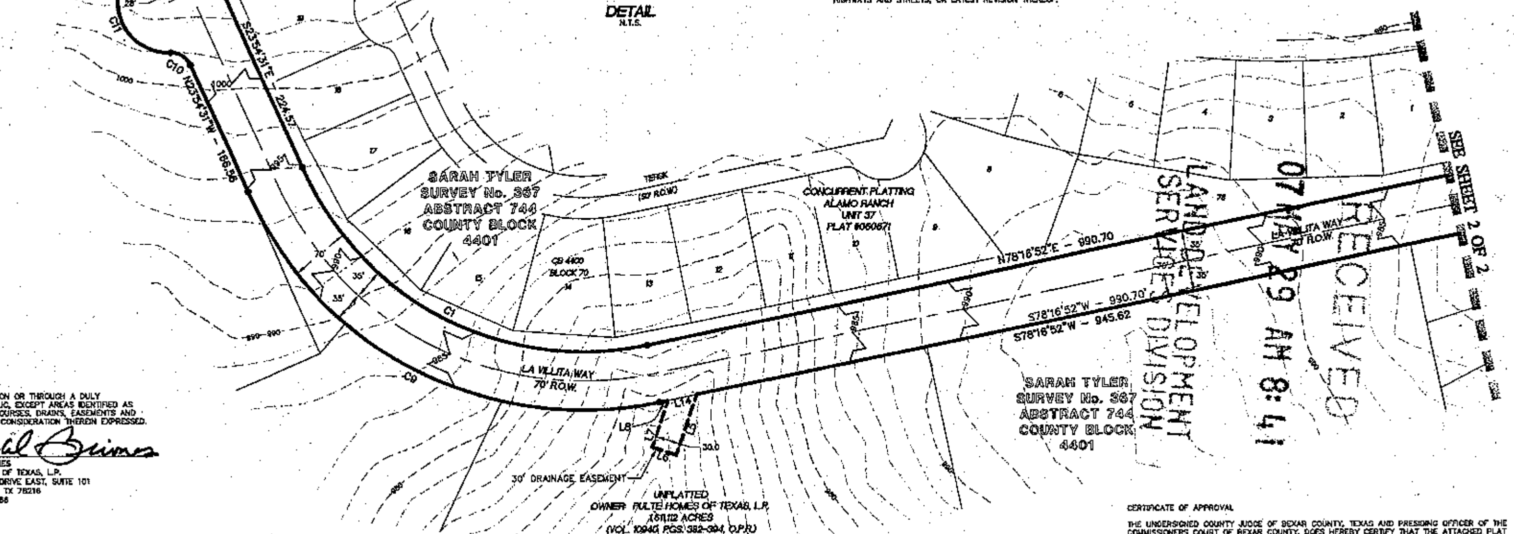




DETAIL
N.T.S.

LEGEND

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
—1140—	EXISTING 10' CONTOURS
—1140—	PROPOSED 5' CONTOURS
▬ ▬ ▬	100 YEAR FLOODPLAIN



C.P.S. NOTES:

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

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

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PO BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371	TXAN SAN ANTONIO RRP2 CORS ARP	N292926.343 W0983435.660
DF4377	TXCC CORPUS CHRISTI R2 CORS ARP	N274426.654 W0972630.011
AF9488	ARP3 ARANSAS PASS 3 CORS ARP	N275018.049 W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. THE REFERENCE BEARING BEING THE SOUTH LINE OF DEL WEBB BLVD.; ALAMO RANCH UNITS 40A AND 45, RECORDED IN VOLUME 9571, PAGES 16–17 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.
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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

IMPACT FEE PAYMENT 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

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: ARNOLD BRIONES
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
(210) 496–2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 18 DAY OF April A.D. 20 07

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

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

Date: Feb 20, 2007, 10:33am User ID: MBailey
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PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF ALAMO RANCH – LA VILLITA WAY

AN 5.95 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382–394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

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

BY: ______ CHAIRMAN

BY: ______ SECRETARY

SHEET 1 OF 2

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______, 20____.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

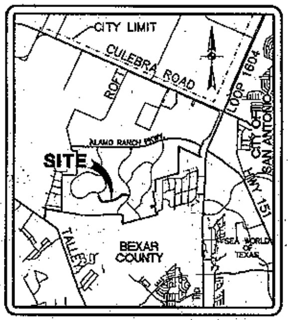
I, ______ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE ______ DAY OF ______ A.D. ______ AT ______ M. AND DULY RECORDED THE ______ DAY OF ______ A.D. ______ AT ______ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME ______ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

ALAMO RANCH - LA VILLITA WAY

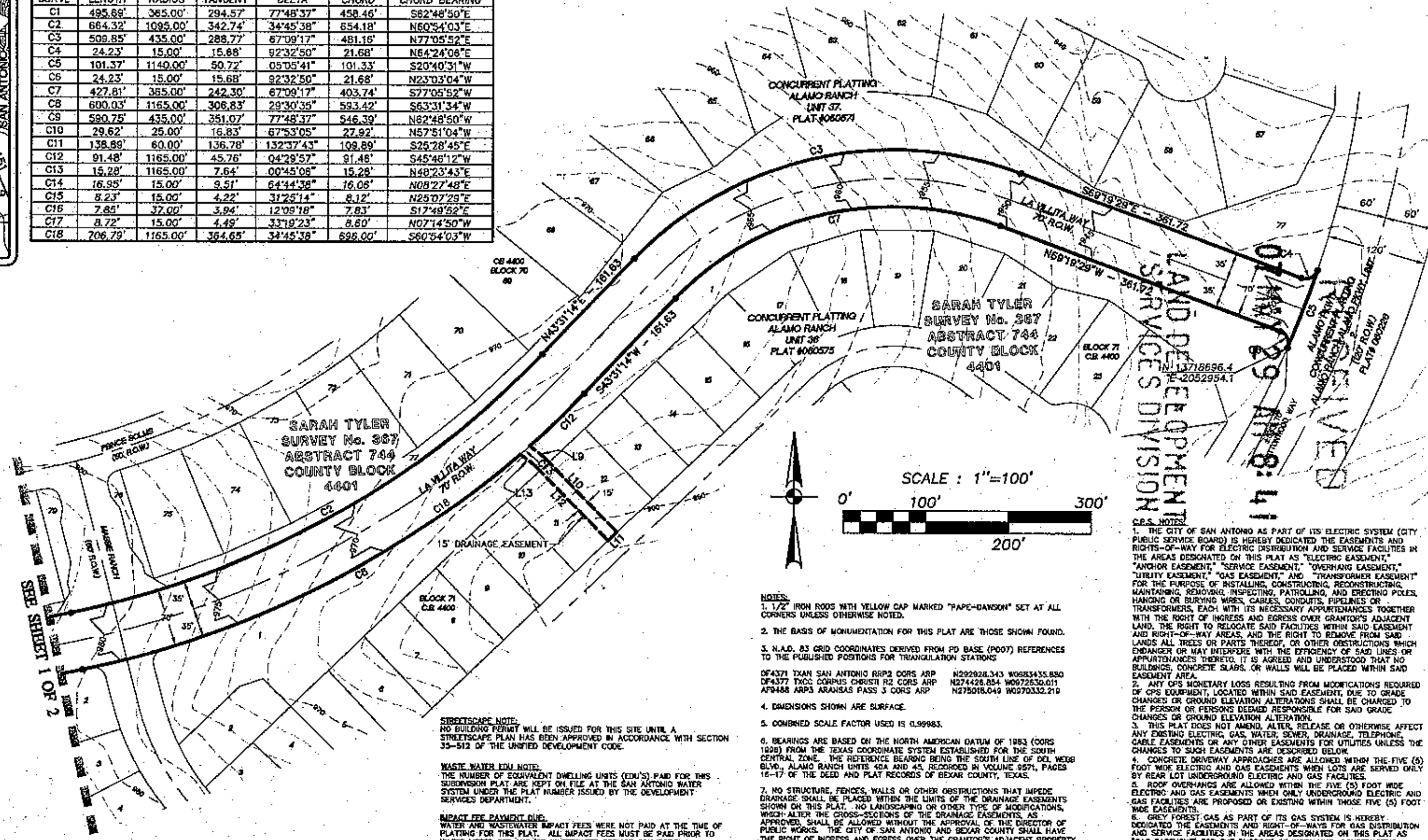
JOB NO. 5629–82



LOCATION MAP
NOT-TO-SCALE

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	495.69'	365.00'	294.57'	77°48'37"	458.46'	S62°48'50"E
C2	664.32'	1095.00'	342.74'	34°45'38"	654.18'	N60°54'03"E
C3	509.85'	435.00'	288.77'	67°09'17"	481.16'	N77°05'52"E
C4	24.23'	15.00'	15.68'	92°32'50"	21.68'	N64°24'06"E
C5	101.37'	1140.00'	50.72'	05°05'41"	101.33'	S20°40'31"W
C6	24.23'	15.00'	15.68'	92°32'50"	21.68'	N23°03'04"W
C7	427.81'	365.00'	242.30'	67°09'17"	403.74'	S77°05'52"W
C8	600.03'	1165.00'	306.83'	29°30'35"	593.42'	S63°31'34"W
C9	590.75'	435.00'	351.07'	77°48'37"	546.39'	N62°48'50"W
C10	29.62'	25.00'	16.83'	67°53'05"	27.92'	N57°51'04"W
C11	138.89'	60.00'	136.78'	132°37'43"	109.89'	S25°28'45"E
C12	91.48'	1165.00'	45.76'	04°29'57"	91.46'	S45°46'12"W
C13	15.28'	1165.00'	7.64'	00°45'06"	15.28'	N48°23'43"E
C14	16.95'	15.00'	9.51'	64°44'38"	16.06'	N08°27'48"E
C15	8.23'	15.00'	4.22'	31°25'14"	8.12'	N25°07'29"E
C16	7.85'	37.00'	3.94'	12°09'18"	7.83'	S17°49'52"E
C17	8.72'	15.00'	4.49'	33°19'23"	8.60'	N07°14'50"W
C18	706.79'	1165.00'	364.65'	34°45'38"	696.00'	S60°54'03"W

LINE TABLE		
LINE	LENGTH	BEARING
L1	90.00'	N66°05'29"E
L2	16.76'	N23°54'31"W
L3	92.47'	N66°05'29"E
L4	25.00'	S23°54'31"E
L5	76.79'	S18°16'52"W
L6	30.00'	N71°43'08"W
L7	59.47'	N18°16'52"E
L8	10.44'	S78°16'52"W
L9	21.13'	S52°36'51"E
L10	129.59'	S43°39'19"E
L11	15.00'	S46°20'41"W
L12	128.41'	N43°39'19"W
L13	22.87'	N52°36'51"W
L14	34.64'	S78°16'52"W
L15	43.55'	S11°45'14"E
L16	29.96'	S23°54'31"E



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

2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.

3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (P007) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP N292928.343 W0983435.850
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274426.854 W0972630.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.

5. COMBINED SCALE FACTOR USED IS 0.99983.

6. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE. THE REFERENCE BEARING BEING THE SOUTH LINE OF DEL WEBB BLVD., ALAMO RANCH UNITS 40A AND 45, RECORDED IN VOLUME 9571, PAGES 16-17 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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 OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

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

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

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

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

IMPACT FEE PAYMENT 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.

TREE NOTE:
THIS SUBDIVISION IS SUBJECT TO A MASTER TREE PERMIT (AP # 1052162) WHICH REQUIRES STRICT COMPLIANCE BY THE DEVELOPER AND HOMEOWNERS. THE MASTER TREE PERMIT IS ON FILE AT THE CITY OF SAN ANTONIO ARBORIST'S OFFICE. NO TREES OR UNDERSTORY SHALL BE REMOVED WITHOUT PRIOR CONSULTATION WITH THE CITY ARBORIST'S OFFICE.

LEGEND

D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
R.O.W.	RIGHT OF WAY
C.B.	COUNTY BLOCK
N.C.B.	NEW CITY BLOCK
F.I.R.	FOUND 1/2" IRON ROD
1140	EXISTING 10' CONTOURS
1140	PROPOSED 5' CONTOURS
	100 YEAR FLOODPLAIN

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: ARNOLD BRIONES
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, SUITE 101
SAN ANTONIO, TX 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 18 DAY OF April A.D. 20 07

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 ★ DENNIS R. RION 67109 LICENSED PROFESSIONAL ENGINEER

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

SUBDIVISION PLAT
OF
ALAMO RANCH - LA VILLITA WAY

AN 5.95 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH – LA VILLITA WAY 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

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______
20___.

ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 2 OF 2

ALAMO RANCH - LA VILLITA WAY

Date: Feb 20, 2007, 10:33am User ID: MBailey
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PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 21 **June 13, 2007**

ESTONIA UNIT-1	MAJOR PLAT	060560
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 579 B-8
OWNER: Standard Pacific Homes, by Mark Sparrow
ENGINEER: Denham-Ramones, by Paul Denham
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 7, 2007

Location: At the intersection of Military Drive West and Rapla Crossing

Services Available: SAWS Water and Sewer

Zoning: R-5 Single Family Residential
R-6 Single Family Residential

Plat is in accordance with:
MDP/POADP #010-06 Persyn Tract, accepted on July 6, 2006.

Major Thoroughfare: Military Drive West is designated as a secondary arterial, Type A, requiring a minimum R.O.W. of 86 feet.

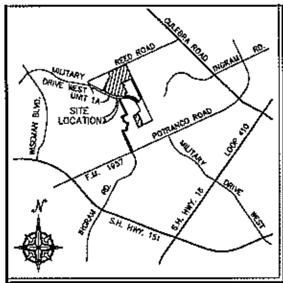
Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **51.452** acres consisting of **177** single family lots and **9,098** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.



LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

● – 1/2" I.R.F.

●* – 1/2" I.R.F. W/D–R E CAP

○* – 1/2" I.R.S. W/D–R E CAP

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N17°37'24"W	28.23'
L2	N32°37'24"W	60.00'
L3	N28°09'02"E	11.45'
L4	S87°18'03"E	17.72'
L5	S28°09'02"W	12.53'
L6	S85°52'14"E	53.53'
L7	S82°40'47"E	38.57'
L8	N56°37'39"E	39.61'
L9	N27°32'36"E	10.28'
L10	N83°48'37"E	48.39'
L11	N47°57'50"W	9.24'
L12	N42°02'10"E	9.24'
L13	N19°44'12"W	133.43'
L14	S67°36'54"E	20.79'
L15	S20°51'56"W	20.79'

RECEIVED ... 23 AM 8:54
DEVELOPMENT SERVICES DIVISION

"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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER 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 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 ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE 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.

	PLAT REFERENCE
①	ESTONIA SUBDIVISON UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 61 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	DORAL SUBDIVISION UNIT 5 VOL. 6800, PG. 107 D.P.R.
⑥	DORAL SUBDIVISION UNIT 8 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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.

BUILDING 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.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. 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.

TEXAS DEPARTMENT OF TRANSPORTATION 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 NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 136.00'

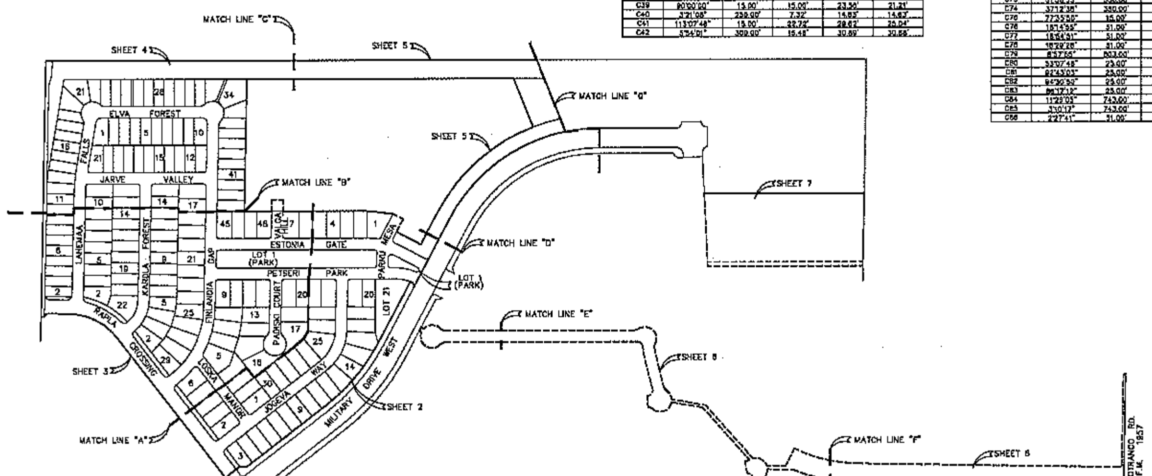
(4) IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TXDOT, PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE AS DIRECTED BY TXDOT.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C1	51°09'33"	270.00'	129.24'	241.08'	233.15'
C2	90°00'00"	15.00'	15.00'	23.56'	21.21'
C3	41°24'10"	833.00'	302.12'	577.92'	566.53'
C4	60°58'37"	743.00'	354.34'	681.28'	639.66'
C5	91°30'03"	15.00'	15.49'	24.04'	21.03'
C6	3°38'40"	150.00'	4.77'	9.54'	9.54'
C7	24°40'38"	832.00'	181.99'	358.35'	355.58'
C8	96°09'06"	51.00'	57.64'	86.34'	76.39'
C9	47°32'45"	29.00'	12.77'	24.07'	23.38'
C10	158°34'11"	51.00'	269.52'	141.15'	100.22'
C11	35°44'49"	29.00'	9.35'	18.09'	17.80'
C12	157°22'38"	51.00'	254.97'	140.08'	100.02'
C13	84°38'32"	25.00'	22.77'	36.93'	33.66'
C14	38°08'38"	29.00'	10.02'	19.29'	18.94'
C15	43°15'31"	29.00'	11.50'	21.90'	21.38'
C16	50°41'58"	51.00'	24.16'	45.13'	43.67'
C17	122°34'09"	51.00'	93.09'	109.10'	89.48'
C18	105°00'00"	25.00'	32.58'	45.81'	39.67'
C19	84°34'11"	51.00'	46.38'	75.28'	68.63'
C20	37°50'34"	51.00'	17.48'	33.68'	33.08'
C21	38°08'23"	29.00'	9.46'	18.29'	17.99'
C22	90°00'00"	25.00'	25.00'	39.27'	35.36'
C23	36°08'23"	29.00'	9.46'	18.29'	17.99'
C24	25°00'00"	437.00'	145.85'	286.67'	284.40'
C25	21°49'43"	743.00'	143.27'	283.07'	281.35'
C26	36°49'38"	25.00'	8.32'	16.07'	15.79'
C27	90°02'33"	25.00'	25.02'	39.29'	35.37'
C28	8°31'10"	675.00'	50.28'	100.37'	100.27'
C29	9°38'32"	725.00'	61.15'	122.01'	121.87'
C30	90°00'00"	15.00'	15.00'	23.56'	21.21'
C31	90°00'00"	10.00'	10.00'	15.71'	14.14'
C32	91°08'42"	10.00'	10.20'	15.91'	14.28'
C33	88°50'18"	10.00'	9.80'	15.61'	14.00'
C34	51°09'33"	225.00'	107.70'	200.93'	194.29'
C35	51°09'33"	175.00'	83.77'	156.26'	151.12'
C36	24°06'29"	200.00'	42.71'	84.15'	83.53'
C37	22°22'53"	150.00'	29.36'	58.63'	57.67'
C38	176°27'53"	10.20'	330.52'	31.41'	20.39'
C39	90°00'00"	15.00'	15.00'	23.56'	21.21'
C40	3°21'08"	250.00'	7.32'	14.63'	14.63'
C41	113°07'48"	15.00'	22.72'	29.62'	25.04'
C42	5°54'01"	300.00'	15.46'	30.89'	30.88'

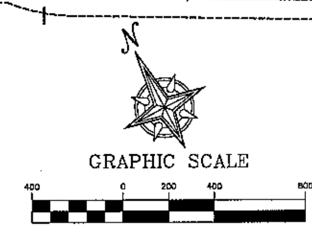
LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN — PED.
7.) 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.
8.) PROPOSED FINISHED CONTOUR — 790
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A EAST LINE OF OF A 170.85 ACRE TRACT, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S24°56'39"E, AND RECORDED IN VOLUME 11893, PG. 857–866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46. LOT 1, BLOCK 47. LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

CURVE TABLE					
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD
C43	95°34'01"	15.00'	16.53'	25.11'	22.28'
C44	4°38'02"	225.00'	9.14'	18.28'	18.26'
C45	90°19'45"	10.00'	10.06'	15.77'	14.18'
C46	74°24'49"	10.00'	7.59'	12.99'	12.09'
C47	4°32'08"	225.00'	8.91'	17.81'	17.81'
C48	5°28'58"	250.00'	11.97'	23.92'	23.91'
C49	7°31'17"	300.00'	19.72'	39.38'	39.35'
C50	103°30'03"	10.00'	12.78'	18.12'	15.74'
C51	73°47'34"	10.00'	7.51'	12.88'	12.01'
C52	7°09'08"	175.00'	10.94'	21.88'	21.87'
C53	51°09'33"	375.00'	179.51'	334.84'	323.82'
C54	27°47'11"	425.00'	105.12'	206.11'	204.10'
C55	47°32'45"	29.00'	12.77'	24.07'	23.38'
C56	275°05'30"	51.00'	48.68'	244.86'	68.85'
C57	2°07'28"	475.00'	8.81'	17.61'	17.61'
C58	86°42'30"	10.00'	9.44'	15.13'	13.73'
C59	8°25'15"	525.00'	38.65'	77.18'	77.09'
C60	99°34'37"	10.00'	11.83'	17.38'	15.27'
C61	43°45'10"	29.00'	11.63'	22.13'	21.60'
C62	167°51'24"	51.00'	478.47'	149.41'	101.43'
C63	80°25'03"	25.00'	21.13'	35.06'	32.28'
C64	44°02'57"	29.00'	11.73'	22.30'	21.75'
C65	178°15'38"	51.00'	7695.92'	158.58'	102.00'
C66	91°09'42"	25.00'	25.51'	39.78'	35.71'
C67	19°31'23"	51.00'	8.77'	17.38'	17.28'
C68	13°50'03"	425.00'	51.58'	102.62'	102.37'
C69	83°13'12"	15.00'	13.32'	21.79'	19.92'
C70	89°58'00"	15.00'	14.99'	23.55'	21.21'
C71	51°07'33"	175.00'	83.71'	156.16'	151.03'
C72	51°09'33"	125.00'	59.84'	111.61'	107.94'
C73	31°58'35"	330.00'	94.55'	184.17'	181.79'
C74	37°12'38"	350.00'	117.82'	227.31'	223.33'
C75	77°35'50"	15.00'	12.06'	20.31'	18.82'
C76	18°14'55"	51.00'	8.19'	16.24'	16.17'
C77	18°54'31"	51.00'	8.50'	16.84'	16.76'
C78	18°29'28"	51.00'	8.30'	16.46'	16.39'
C79	8°57'55"	803.00'	62.95'	125.85'	125.52'
C80	53°07'48"	25.00'	12.50'	23.18'	22.36'
C81	92°43'03"	25.00'	26.21'	40.46'	36.18'
C82	94°30'50"	25.00'	27.05'	41.24'	36.72'
C83	86°17'12"	25.00'	23.43'	37.65'	34.19'
C84	11°29'05"	743.00'	74.39'	148.28'	148.04'
C85	3°10'17"	743.00'	20.57'	41.13'	41.12'
C86	2°27'41"	51.00'	1.10'	2.19'	2.19'



INDEX MAP



Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLAT No. 060560

SHEET 1 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857–866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112–1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979–1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

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 MARK C. SPARROW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISON 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., 2007.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

PLAT No. 060560

SHEET 2 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.65 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857–866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112–1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979–1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER:

DULY AUTHORIZED AGENT:

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUCH
MY COMMISSION EXPIRES:
MAY 19, 2009

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR
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THIS PLAT OF ESTONIA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: CHAIRMAN

BY: SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

OF SAID COUNTY, IN BOOK VOLUME

ON PAGE

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

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

BY: , DEPUTY

LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

- = 1/2" I.R.F.
- = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.S. W/D-R E CAP

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

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

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

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

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 81 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	BORAL SUBDIVISION UNIT 5 VOL. 8800, PG. 107 D.P.R.
⑥	BORAL SUBDIVISION UNIT 8 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY; 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, ON LATEST REVISION THEREOF.

BUILDING 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.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. 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.

TEXAS DEPARTMENT OF TRANSPORTATION 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.

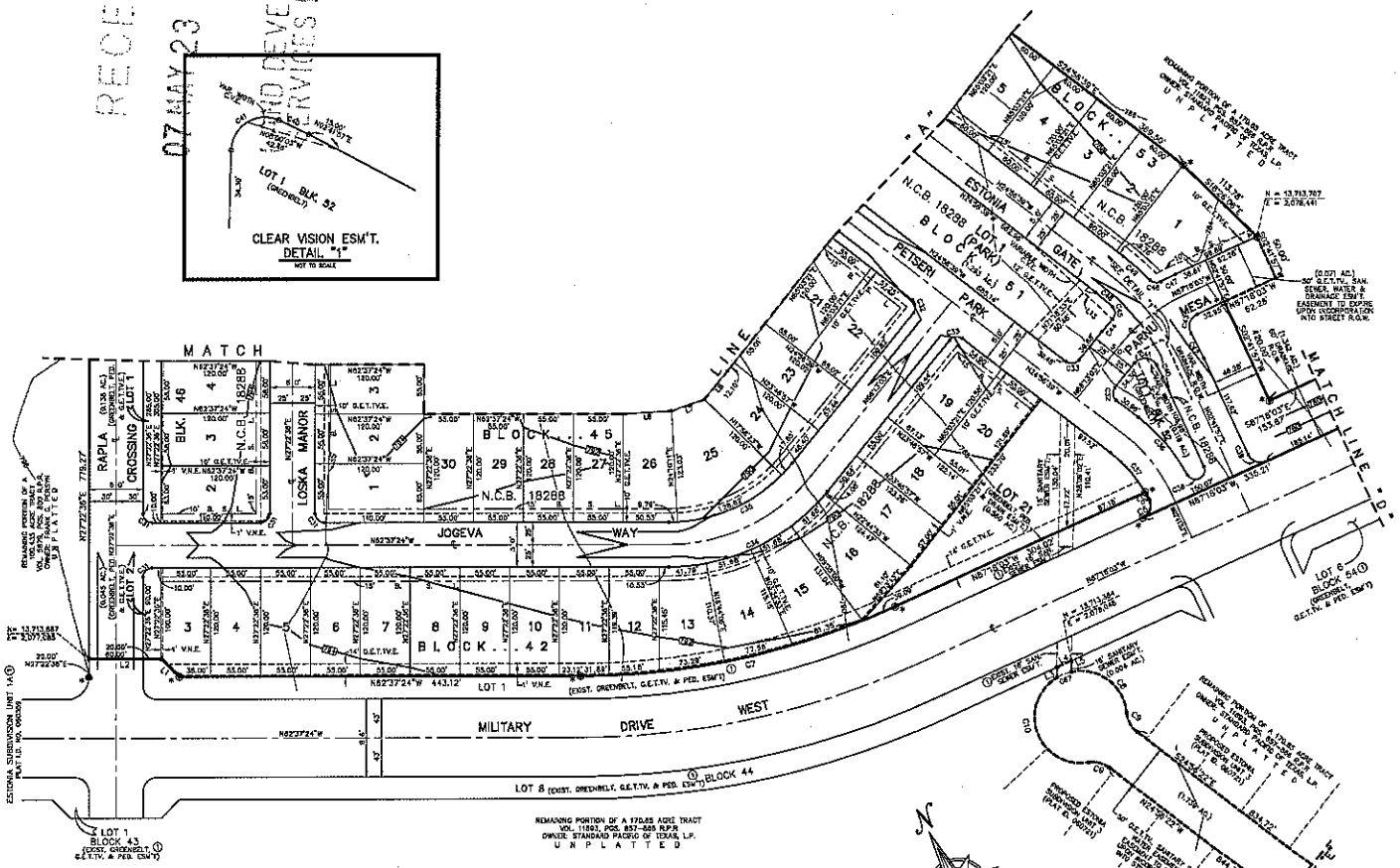
(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 136.00'

(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.

LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.E.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) PEDESTRIAN ——— PED.
7.) THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE WITH THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT. (780)
8.) PROPOSED FINISHED CONTOUR GRADE
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH BLOCK 1 POSITIONING RECEIVERS. DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION ORIG. TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A EAST LINE OF OF A 170.65 ACRE TRACT, BETWEEN TWO FOUND 1/2" IRON REBARS WITH D-R CAPS, SHOWN AS S24°55'16"E, AND RECORDED IN VOLUME 11893, PG. 857–866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECONDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 43, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52, LOT 1, BLOCK 53)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-372 OF THE UDC.

RECEIVED
07 MAY 23 AM 8:51
UNIFIED DEVELOPMENT SERVICES DIVISION



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLAT No. 060560

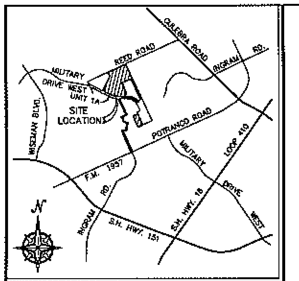
SHEET 3 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857-866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112-1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979-1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

- ● = 1/2" I.R.F.
- ●* = 1/2" I.R.F. W/D-R E CAP
- ○* = 1/2" I.R.S. W/D-R E CAP

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

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

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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, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 61 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	DORAL SUBDIVISION UNIT 5 VOL. 8800, PG. 107 D.P.R.
⑥	DORAL SUBDIVISION UNIT 6 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

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BUILDING SETBACK NOTE

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DRAINAGE NOTE:

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2. 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.

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(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 NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 136.00'

(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.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN — PED.
7.) 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.
8.) PROPOSED FINISHED CONTOUR — 790
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017 ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
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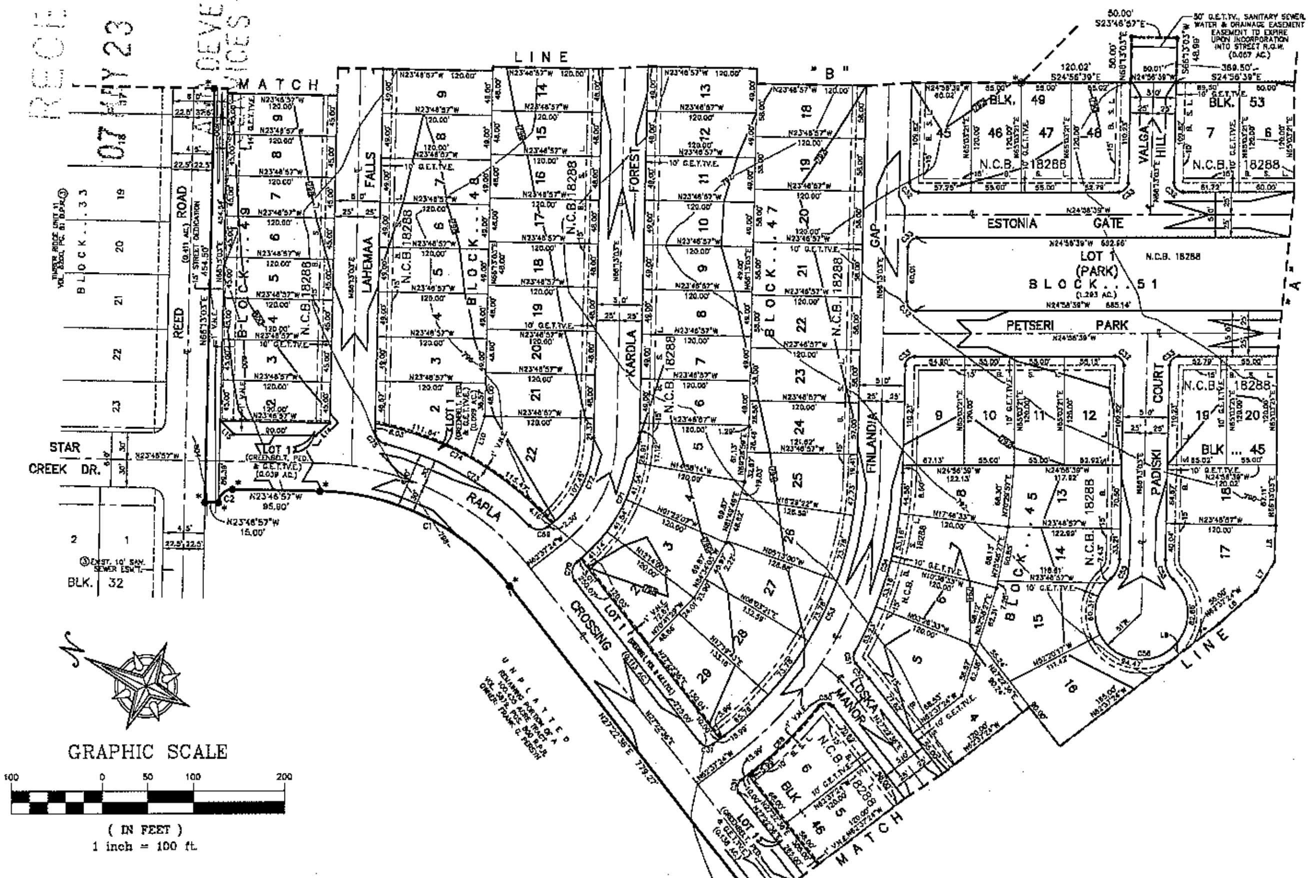
12.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. – DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 53 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.



RECEIVED 07 MAY 23 AM 8:54 DEVELOPMENT SERVICES DIVISION

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

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 MARK C. SPARROW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES: MAY 19, 2009

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

STATE OF TEXAS — PAUL W. DENHAM — 59456 — REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS — REGISTERED — GARY B. NEILL — 3964 — PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY

PLAT No. 060560

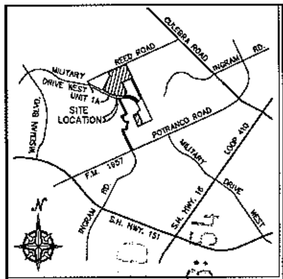
SHEET 4 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION
UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857-866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112-1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979-1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT-TO SCALE

MONUMENT NOTE:

● = 1/2" I.R.F.

●* = 1/2" I.R.F.-W/D-R E CAP

○* = 1/2" I.R.S. W/D-R E CAP

07 MAY 23

LAND DEVELOPMENT SERVICES DIVISION

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

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

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

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

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

	PLAT REFERENCE
①	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 81 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	DORAL SUBDIVISION UNIT 5 VOL. 6800, PG. 107 D.P.R.
⑥	DORAL SUBDIVISION UNIT 8 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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.

BUILDING 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.

DRAINAGE NOTE:

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

2. 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.

TEXAS DEPARTMENT OF TRANSPORTATION 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.

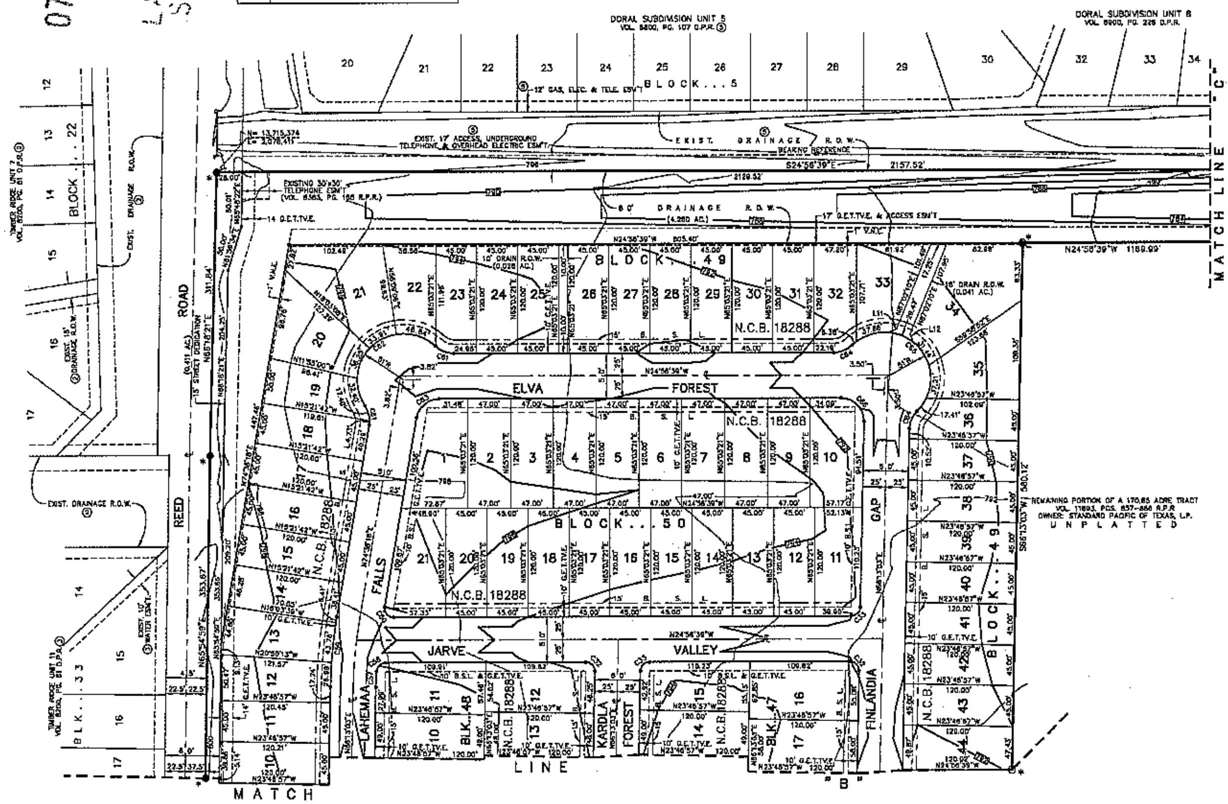
(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

(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 NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 136.00'

(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.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN — PED.
7.) 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.
8.) PROPOSED FINISHED CONTOUR — 780
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE. SCALE FACTOR IS 1.00017. ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A EAST LINE OF A 170.85 ACRE TRACT. BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S24°56'39"E, AND RECORDED IN VOLUME 11893, PG. 857-866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE. WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 62)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 62 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.



GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

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 MARK C. SPARROW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES: MAY 19, 2009

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

STATE OF TEXAS — PAUL W. DENHAM — 59456 — REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS — REGISTERED — GARY B. NEILL — 3964 — PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISION 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., 2007.

THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________________ CHAIRMAN

BY: ______________________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

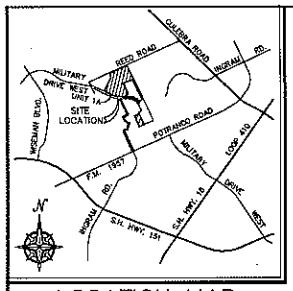
BY: ______________________, DEPUTY

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

Denham-Ramones Engineering
and Associates, Inc.

12981 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax



LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

- = 1/2" I.R.F.
- = 1/2" I.R.F. W/D-R E CAP
- = 1/2" I.R.S. W/D-R E CAP

"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 RIGHTS-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES, TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES, TOGETHER WITH RIGHT OF INGRESS AND EGRESS OVER 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 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.

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4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHICH LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

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

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 61 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 O.P.R.
⑤	CORAL SUBDIVISION UNIT 5 VOL. 8800, PG. 107 D.P.R.
⑥	CORAL SUBDIVISION UNIT 8 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

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LEGEND & NOTES

1.) BUILDING SETBACK LINE ——— B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— E.T.T.V.E.
3.) VEHICULAR NON-ACCESS EASEMENT ——— V.N.A.
4.) CLEAR VISION EASEMENT ——— C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT ——— G.E.T.T.V.E.
6.) PEDESTRIAN ——— PED.
7.) 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. ——— (7561)
8.) PROPOSED FINISHED CONTOUR DATA
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION ORIG TO PLAT IS 0°00'00"
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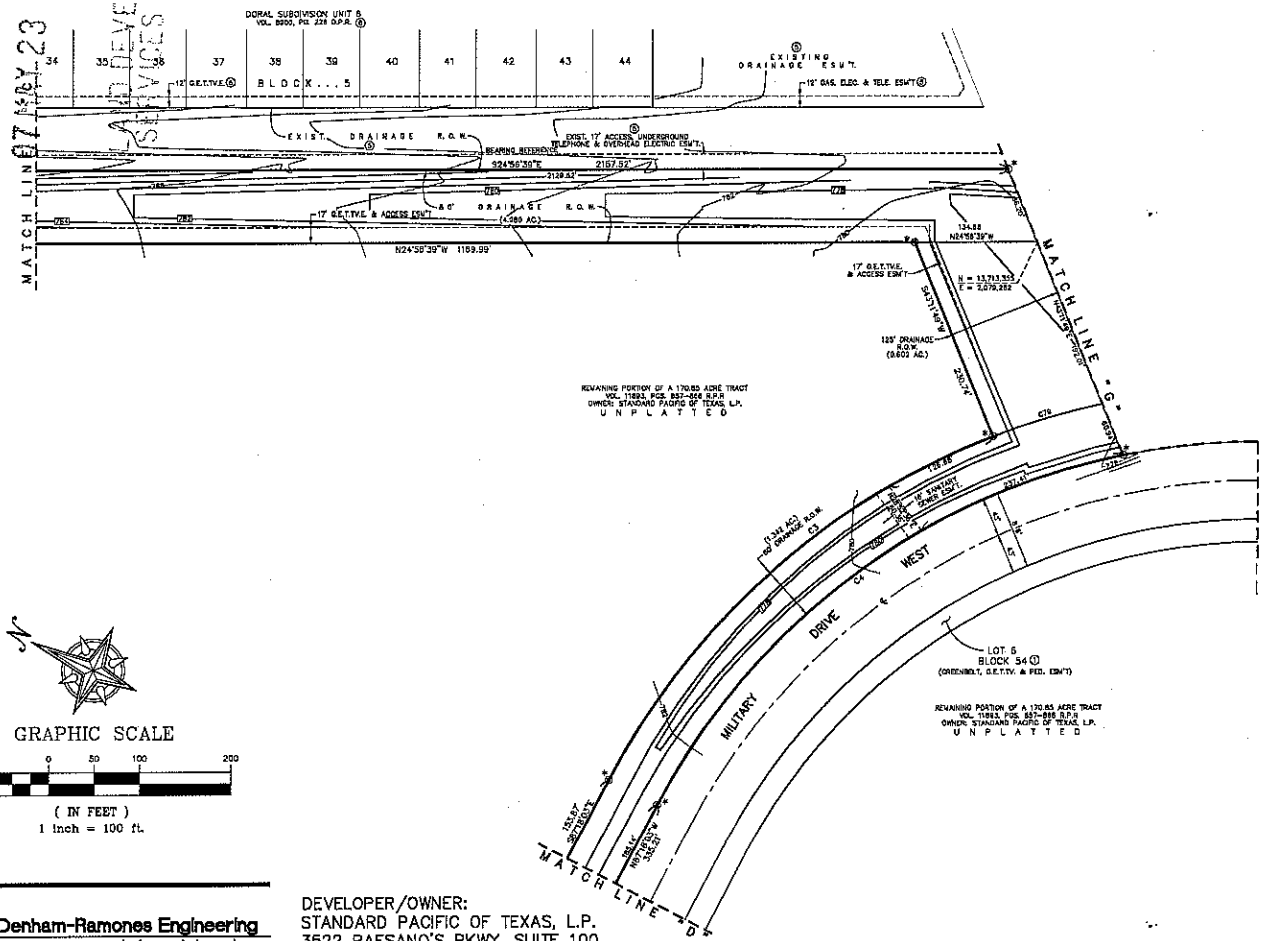
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/19/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON DOWNER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, ITS SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 53)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT.
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 53 ARE ALSO PEDESTRIAN EASEMENTS.
25.) SIDEWALK REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.



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2007 MAY 23 AM 8:54
SUBDIVISION DEVELOPMENT

GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLAT No. 060560

SHEET 5 OF 7

177 LOTS

SUBDIVISION PLAT ESTABLISHING

ESTONIA SUBDIVISION UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857-866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112-1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979-1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.
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 MARK C. SPARROW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES: MAY 19, 2009

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS
GARY B. NEILL
3964
REGISTERED
PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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

_____ OF SAID COUNTY, IN BOOK VOLUME _____

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

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

BY: _____, DEPUTY

PLAT No. 060560

SHEET 6 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857–866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112–1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979–1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

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OWNER: ______________________

DULY AUTHORIZED AGENT: ______________________

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

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

STATE OF TEXAS
PAUL W. DENHAM
59456
REGISTERED
PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
REGISTERED
GARY B. NEILL
3964
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISON 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______________________ CHAIRMAN

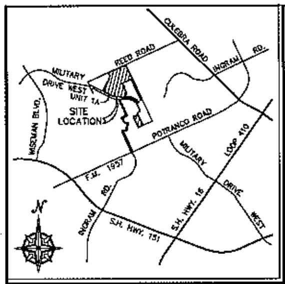
BY: ______________________ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______________________, DEPUTY



LOCATION MAP
NOT TO SCALE

MONUMENT NOTE:
- ● = 1/2" I.R.F.
- ■ = 1/2" I.R.F. W/D–R E CAP
- ○ = 1/2" I.R.S. W/D–R E CAP

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

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

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

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

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

	PLAT REFERENCE
①	ESTONIA SUBDIVISON UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 61 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	DORAL SUBDIVISION UNIT 5 VOL. 6800, PG. 107 D.P.R.
⑥	DORAL SUBDIVISION UNIT 8 VOL. 8900, PG. 226 D.P.R.

"CLEAR VISION EASEMENT"

"CLEAR VISION EASEMENT" (DEFINED AS THE AREA BETWEEN THE CLEAR VISION LINE AND THE STREET RIGHT-OF-WAY): 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.

BUILDING 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.

DRAINAGE NOTE:

1. ALL EASEMENTS SUCH AS DRAINAGE, CONSERVATION, GREENBELT, LANDSCAPE AND OPEN SPACE SHOWN HEREON ARE PERMEABLE AREAS UNLESS NOTED OTHERWISE.
2. 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.

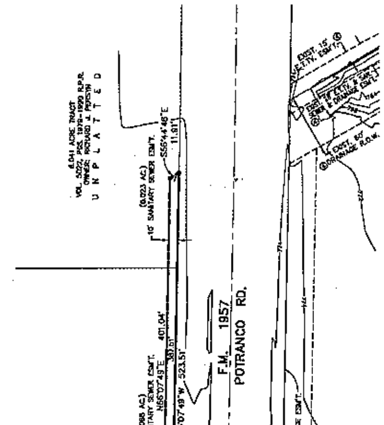
TEXAS DEPARTMENT OF TRANSPORTATION NOTES:

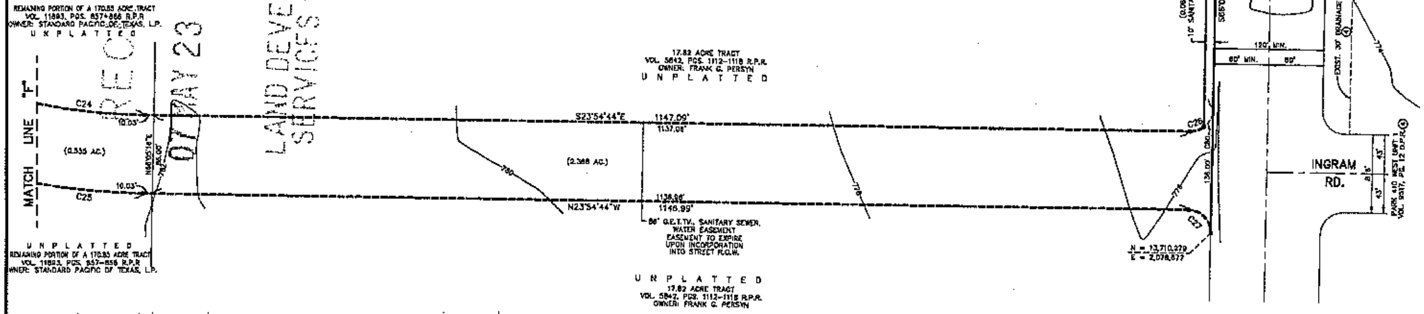
(1) FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT-OF-WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.

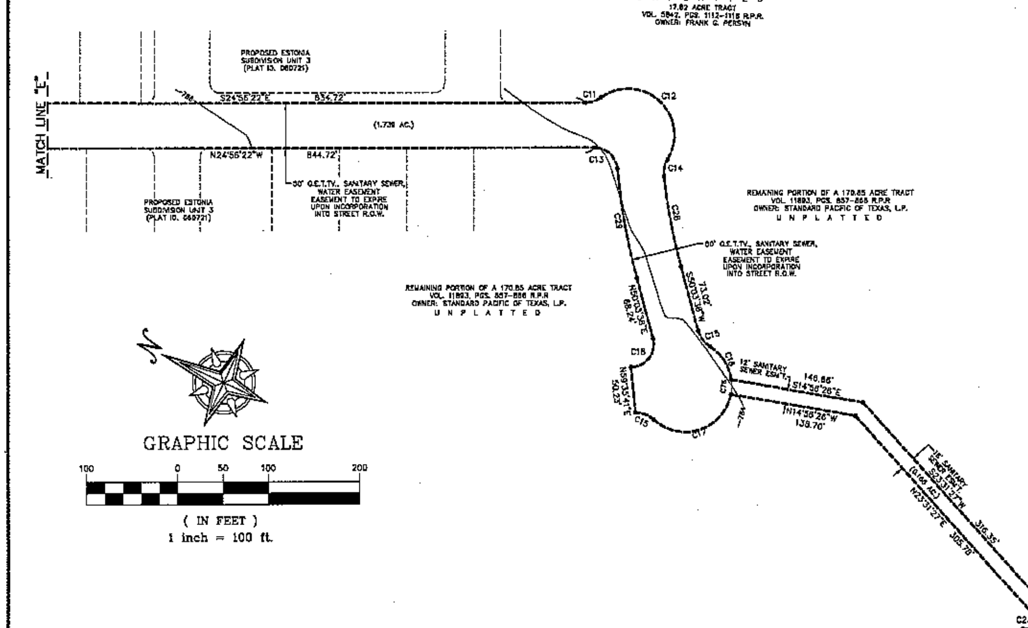
(2) OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT-OF-WAY.

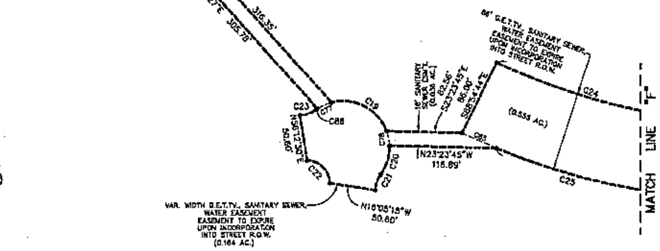
(3) MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS. THIS PROPERTY IS ELIGIBLE FOR NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 138.00'

(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.









LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN — PED.
7.) 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.
8.) PROPOSED FINISHED CONTOUR — 1790
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM–RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D–R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A EAST LINE OF OF A 170.85 ACRE TRACT, BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR–E CAPS, SHOWN AS S24°56'38"E, AND RECORDED IN VOLUME 11893, PG. 857–866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM – SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. – OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. – IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISON ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 808.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35–512 OF THE UDC.

RECEIVED 07 MAY 23 AM 8:54
LAND DEVELOPMENT SERVICES DIVISION

Denham-Ramones Engineering and Associates, Inc.
12961 Park Central, Suite 1390
San Antonio, Tx. 78216
(210) 495–3100 Office
(210) 495–3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408–4600
FAX (210) 408–4610

PLAT No. 060560

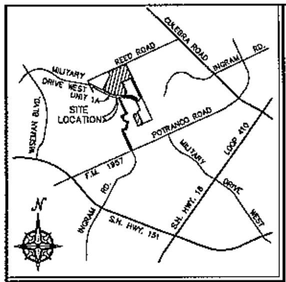
SHEET 7 OF 7

177 LOTS

SUBDIVISION PLAT
ESTABLISHING

ESTONIA SUBDIVISION
UNIT 1

BEING A TOTAL OF 51.452 OF LAND COMPRISED OF A 46.329 ACRE TRACT, A 5.123 ACRE TRACT AND A 5.081 ACRE TRACT OUT OF A 170.85 ACRE TRACT OF LAND, RECORDED IN VOLUME 11893, PAGES 857-866, R.P.R., A 17.82 ACRE TRACT OF LAND, RECORDED IN VOLUME 5842, PAGES 1112-1118, R.P.R. AND A 6.041 ACRE TRACT OF LAND, RECORDED IN VOLUME 5022, PAGES 1979-1990, R.P.R., & BEING OUT OF THE ELIZABETH PLUNKETT SURVEY NO. 72, ABSTRACT NO. 573, N.C.B. 18288, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

MONUMENT NOTE:

- ● = 1/2" I.R.F.
- ●* = 1/2" I.R.F. W/D-R E CAP
- ○* = 1/2" I.R.S. W/D-R E CAP

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

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

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

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

5.) ROOF OVERHANGS ARE ALLOWED WITHIN THE 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.

PLAT REFERENCE	
①	ESTONIA SUBDIVISION UNIT 1A PLAT I.D. NO. 060559
②	TIMBER RIDGE UNIT 7 VOL. 8200, PG. 61 D.P.R.
③	TIMBER RIDGE UNIT 11 VOL. 8200, PG. 61 D.P.R.
④	PARK 410 WEST UNIT 1 VOL. 9517, PG. 12 D.P.R.
⑤	DORAL SUBDIVISION UNIT 5 VOL. 8800, PG. 107 D.P.R.
⑥	DORAL SUBDIVISION UNIT 6 VOL. 8900, PG. 228 D.P.R.

"CLEAR VISION EASEMENT"

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2. 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.

TEXAS DEPARTMENT OF TRANSPORTATION 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 NO ACCESS POINT, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 136.00'

(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.

LEGEND & NOTES

1.) BUILDING SETBACK LINE — B.S.L.
2.) ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — E.T.TV.E.
3.) VEHICULAR NON-ACCESS EASEMENT — V.N.E.
4.) CLEAR VISION EASEMENT — C.V.E.
5.) GAS, ELECTRIC, TELEPHONE & CABLE TELEVISION EASEMENT — G.E.T.TV.E.
6.) PEDESTRIAN — PED.
7.) 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.
8.) PROPOSED FINISHED CONTOUR — 790
9.) THE VALUES OF THE SETS OF COORDINATES SHOWN HEREON WERE OBTAINED WITH GLOBAL POSITIONING RECEIVERS DATUM IS NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE.
SCALE FACTOR IS 1.00017
ROTATION GRID TO PLAT IS 0°00'00"
10.) MONUMENTATION AS SHOWN. IT IS THE PRACTICE OF DENHAM-RAMONES ENGINEERING AND ASSOCIATES, INC. TO MONUMENT ALL CORNERS (IF PRACTICAL) IN THE SUBDIVISION WITH 1/2" REBAR AND D-R E. PLASTIC CAPS, UPON COMPLETION OF CONSTRUCTION.
11.) BEARING REFERENCE SOURCE IS A EAST LINE OF OF A 170.85 ACRE TRACT. BETWEEN TWO FOUND 1/2" IRON REBARS WITH DR-E CAPS, SHOWN AS S24°56'39"E, AND RECORDED IN VOLUME 11893, PG. 857-866 REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS, AND VERIFIED BY GPS OBSERVATION ON THE NAD 83 TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE DATUM.
12.) R.P.R. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, BEXAR COUNTY, TEXAS.
13.) D.P.R. = DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
14.) I.R.F. = IRON REBAR FOUND
15.) I.R.S. = IRON REBAR SET
16.) ALL STREETS CONTAINED WITHIN THIS SUBDIVISION ARE DEDICATED AS PUBLIC STREETS AND ARE AVAILABLE FOR USE BY ALL UTILITY SYSTEMS.
17.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8 INCHES ABOVE FINISHED ADJACENT GRADE.
18.) IMPACT FEE PAYMENT DUE: WATER & SEWER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PROPERTY. ALL IMPACT FEES, AT THE RATES IN EFFECT AT THE TIME OF PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.
19.) AS PART OF S.A.W.S. UTILITY SERVICE REGULATIONS 2/18/2003, "DESIGN STANDARDS FOR WATER SYSTEM FACILITIES", LOTS WITH ELEVATION LESS THAN 809.5 FEET SHALL HAVE INDIVIDUAL PRESSURE REDUCING VALVES INSTALLED ON CUSTOMER SIDE OF THE METER.
20.) THE MAINTENANCE OF PARKS, LANDSCAPE BUFFERS, OPEN SPACE, GREENBELTS AND DRAINAGE EASEMENTS SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION, IT'S SUCCESSORS OR ASSIGNEES, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO/BEXAR COUNTY. (TO INCLUDE BUT NOT LIMITED TO: LOT 2, LOT 21, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52)
21.) THE MAINTENANCE OF THE WATER QUALITY BASIN (PRIVATE EASEMENT) SHALL BE THE RESPONSIBILITY OF THE HOME OWNER'S ASSOCIATION THEIR SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND OR BEXAR COUNTY.
22.) CONTOURS SHOWN ARE FOR GRAPHICAL USE ONLY. GUTTER ELEVATIONS AND CENTERLINE PAVEMENT ARE NOT REFLECTED DUE TO SCALE OF PLAT
23.) ALL GREENBELTS ARE ALSO DRAINAGE EASEMENTS.
24.) LOT 2, BLOCK 42, LOT 1, BLOCK 46, LOT 1, BLOCK 47, LOT 1, BLOCK 48, LOT 1, BLOCK 49, LOT 1, BLOCK 51, LOT 1, BLOCK 52 ARE ALSO PEDESTRIAN EASEMENTS.
24.) STREETSCAPE REQUIREMENTS SHALL BE COMPLETED AT TIME OF CONSTRUCTION IN ACCORDANCE WITH SECTION 35-512 OF THE UDC.

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 MARK C. SPARROW KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND & SEAL OF OFFICE THIS 3rd DAY OF MAY A.D., 2007.

GARY R. BALBAUGH
MY COMMISSION EXPIRES:
MAY 19, 2009

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

STATE OF TEXAS ★ PAUL W. DENHAM 59456 REGISTERED PROFESSIONAL ENGINEER

REGISTERED PROFESSIONAL ENGINEER
PAUL W. DENHAM

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.

STATE OF TEXAS REGISTERED GARY B. NEILL 3964 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR
GARY B. NEILL

THIS PLAT OF ESTONIA SUBDIVISION 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., 2007.
THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS.

BY: ______ CHAIRMAN

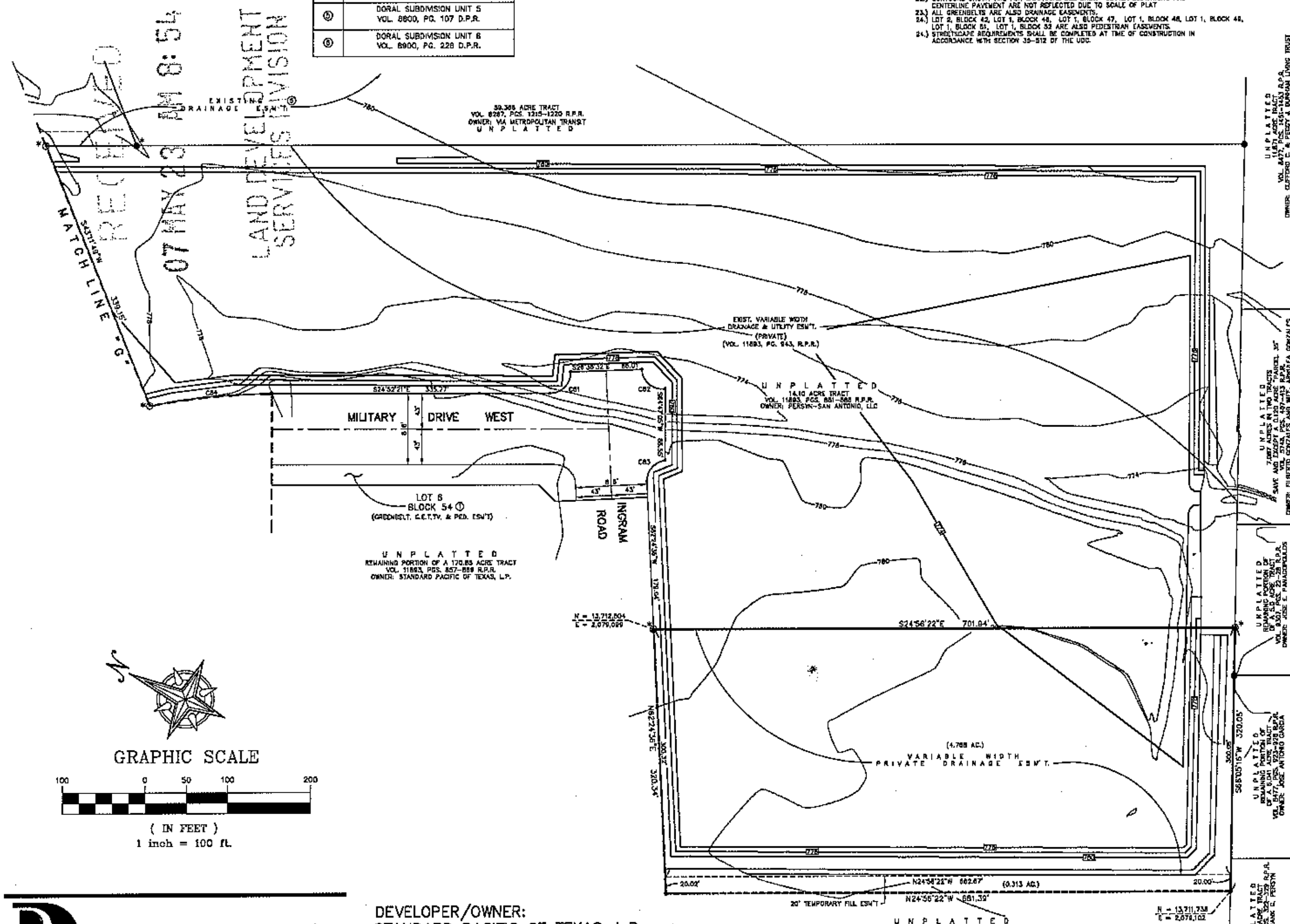
BY: ______ SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY



GRAPHIC SCALE

100 0 50 100 200

(IN FEET)
1 inch = 100 ft.

Denham-Ramones Engineering
and Associates, Inc.

12961 Park Central, Suite 1390
San Antonio, Tx. 78216

(210) 495-3100 Office
(210) 495-3122 Fax

DEVELOPER/OWNER:
STANDARD PACIFIC OF TEXAS, L.P.
3522 PAESANO'S PKWY, SUITE 100
SAN ANTONIO, TEXAS 78231
PHONE (210) 408-4600
FAX (210) 408-4610

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 22 **June 13, 2007**

KB CULEBRA UNIT – 2 PUD	MAJOR PLAT	060662
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limit
FERGUSON MAP GRID: 545 B-8
OWNER: KB Home, by Joseph C. Hernandez
ENGINEER: M.W. Cude, by Michael Cude, P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 30, 2007

Location: At the southwest corner of the Culebra Road and Gass Road intersection.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limit

Plat is in accordance with:
MDP/POADP #024-06, Silverado Subdivision was accepted on September 28, 2006
PUD # 06-018, Silverado Subdivision was approved on October 11, 2006.

Proposed Use: Single Family Residential

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

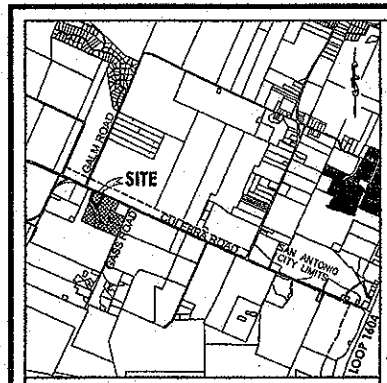
APPLICANT'S PROPOSAL:

To plat **9.486** acres consisting of **43** single family lots and **1558.45** linear feet of private streets.

STAFF RECOMMENDATION:

Approval

PLAT NO. 060662



LOCATION MAP

N.T.S.

FERGUSON MAP GRID NO.: 545 B6

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

1/2" IRON PINS SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

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.

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.

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.

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.

ALL FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.

*MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOOD PLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 100 YEAR FEMA FLOOD PLAIN.

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.

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.

A CLEAR VISION EASEMENT EXTENDS WITHIN A PORTION OF LOTS 1 & 7 IN BLOCK 5 & LOTS 6 & 10 IN BLOCK 4. NO PERMANENT STRUCTURE BETWEEN THE HEIGHT OF 3 FEET AND 8 FEET, MEASURED FROM THE STREET GUTTER, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE CLEAR VISION EASEMENT, AS PER THE LATEST VERSION OF THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF.

P.U.D. NOTES:
ALL PRIVATE STREETS (LOT 85, BLOCK 1; JOSEPH PHELPS, MARTINELLI, CLOS DU BOIS, & RAFANELLI) ARE ALSO ELECTRIC, TELEPHONE, GAS, CABLE T.V., POSTAL, WATER, SANITARY SEWER, DRAINAGE, AND PEDESTRIAN ACCESS EASEMENTS.

LOTS LOCATED ON THE PERIMETER SHALL ADHERE TO THE MINIMUM REAR SETBACK REQUIREMENTS OF THE BASE ZONING DISTRICT.

ALL STREETS ARE PRIVATE STREETS.
ALL GARAGES MUST BE LOCATED AT LEAST 20' BEHIND BACK OF SIDEWALK.

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

THE MAINTENANCE OF ALL STREETS, DRAINAGE EASEMENTS, LANDSCAPE BUFFERS AND EASEMENTS OF ANY NATURE WITHIN KB CULEBRA SUBDIVISION, UNIT 2 PLANNED UNIT DEVELOPMENT (P.U.D.) 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, TO INCLUDE BUT NOT LIMITED TO: LOT 901, BLOCK 1.

TX DOT 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 DIRECT ACCESS TO FM 471.
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.

CUDE
ENGINEERS SURVEYORS PLANNERS
M.W. CUDE ENGINEERS, L.L.C.
10325 BANDERA ROAD
SAN ANTONIO, TEXAS 78230
TEL 210.681.2951
FAX 210.523.7112
CONTACT PERSON: TODD MILLS
WWW.MWCUDE.COM

SUBDIVISION PLAT
ESTABLISHING

KB CULEBRA SUBDIVISION, UNIT 2 PLANNED UNIT DEVELOPMENT

BEING 9.486 ACRES OF LAND OUT OF THE LUIS GONZABA SURVEY No. 84, ABSTRACT No. 253, COUNTY BLOCK 4408, BEXAR COUNTY, TEXAS, AND OUT OF A 95.422 ACRE TRACT DESCRIBED BY DEED RECORDED IN VOLUME 11918, PAGES 1012-1017, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

THIS PLAT OF KB CULEBRA SUBDIVISION, UNIT 2 P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION

DATED THIS _____ DAY OF _____ A.D. 2007.

BY _____
CHAIRMAN

BY _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER / DEVELOPER
KB HOME
CONTACT: JOE HERNANDEZ
4800 FREDERICKSBURG RD.
SAN ANTONIO, TEXAS 78201
TEL: (210) 349-1111
FAX: (210) 979-0072

_____ 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 _____ 2007.

_____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____ A.D. _____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

ATTESTED:

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

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.
MICHAEL W. CUDE, 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. _____

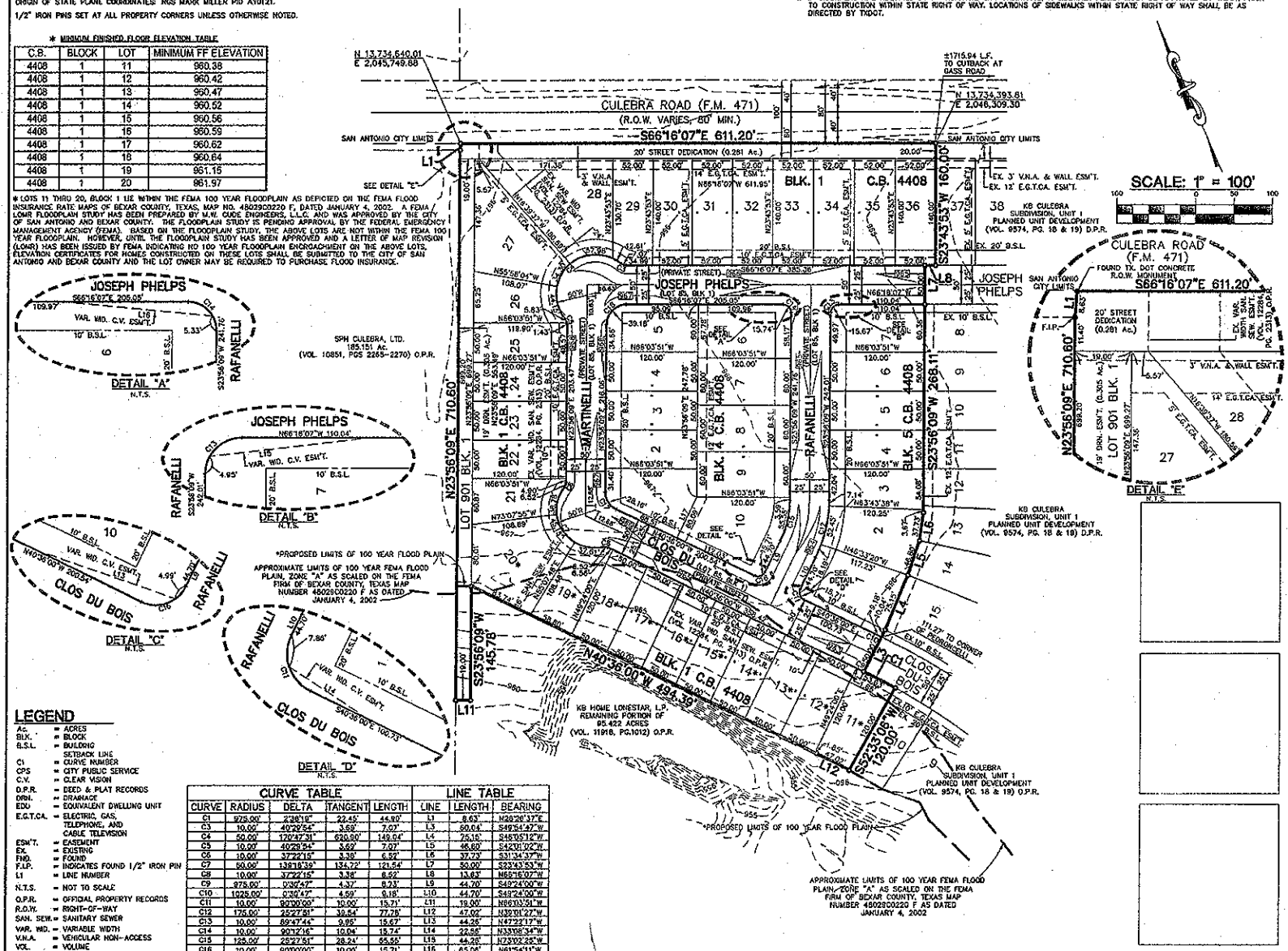
COUNTY CLERK, BEXAR COUNTY, TEXAS
BY: _____ DEPUTY

RECEIVED
MAY 29 2007
DEVELOPMENT SERVICES

* MINIMUM FINISHED FLOOR ELEVATION TABLE

C.B.	BLOCK	LOT	MINIMUM FF ELEVATION
4408	1	11	960.38
4408	1	12	960.42
4408	1	13	960.47
4408	1	14	960.52
4408	1	15	960.56
4408	1	16	960.59
4408	1	17	960.62
4408	1	18	960.64
4408	1	19	961.15
4408	1	20	961.97

* LOTS 11 THRU 20, BLOCK 1 LIE WITHIN THE FEMA 100 YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAPS OF BEXAR COUNTY, TEXAS, MAP NO. 48029C0220 F, DATED JANUARY 4, 2002. A FEMA / LOMR FLOODPLAIN STUDY HAS BEEN PREPARED BY M.W. CUDE ENGINEERS, L.L.C. AND WAS APPROVED BY THE CITY OF SAN ANTONIO AND BEXAR COUNTY. THE FLOODPLAIN STUDY IS PENDING APPROVAL BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA). BASED ON THE FLOODPLAIN STUDY, THE ABOVE LOTS ARE NOT WITHIN THE FEMA 100 YEAR FLOODPLAIN. HOWEVER, UNTIL THE FLOODPLAIN STUDY HAS BEEN APPROVED AND A LETTER OF MAP REVISION (LOMR) HAS BEEN ISSUED BY FEMA INDICATING NO 100 YEAR FLOODPLAIN ENCROACHMENT ON THE ABOVE LOTS, ELEVATION CERTIFICATES FOR HOMES CONSTRUCTED ON THESE LOTS SHALL BE SUBMITTED TO THE CITY OF SAN ANTONIO AND BEXAR COUNTY AND THE LOT OWNER MAY BE REQUIRED TO PURCHASE FLOOD INSURANCE.



LEGEND

Ac.	= ACRES
BLK.	= BLOCK
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
CPS	= CITY PUBLIC SERVICE
C.V.	= CLEAR VISION
O.P.R.	= DEED & PLAT RECORDS
DRN.	= DRAINAGE
EDU	= EQUIVALENT DWELLING UNIT
E.G.T.C.A.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ESM'T.	= EASEMENT
EX.	= EXISTING
FND.	= FOUND
F.I.P.	= INDICATES FOUND 1/2" IRON PIN
L1	= LINE NUMBER
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PROPERTY RECORDS
R.O.W.	= RIGHT-OF-WAY
SAN. SEW.	= SANITARY SEWER
VAR. WID.	= VARIABLE WIDTH
V.H.A.	= VEHICULAR NON-ACCESS
VOL.	= VOLUME
—470—	= PROPOSED CONTOUR

CURVE TABLE				
CURVE	RADIUS	DELTA	TANGENT	LENGTH
C1	975.00'	2°38'19"	22.45'	44.90'
C3	10.00'	40°29'54"	3.68'	7.07'
C4	50.00'	170°47'31"	620.90'	149.04'
C5	10.00'	40°29'54"	3.68'	7.07'
C6	10.00'	37°22'15"	3.38'	6.52'
C7	50.00'	139°19'39"	134.72'	121.54'
C8	10.00'	37°22'15"	3.38'	6.52'
C9	975.00'	0°30'47"	4.37'	8.73'
C10	1025.00'	0°30'47"	4.59'	9.18'
C11	10.00'	90°00'00"	10.00'	15.71'
C12	175.00'	25°27'31"	39.54'	77.78'
C13	10.00'	89°47'44"	9.95'	15.67'
C14	10.00'	90°12'16"	10.04'	15.74'
C15	125.00'	25°27'51"	28.24'	55.55'
C16	10.00'	90°00'00"	10.00'	15.71'
C17	25.00'	64°32'09"	15.78'	28.16'

LINE TABLE		
LINE	LENGTH	BEARING
L1	8.63'	N28°26'37"E
L3	50.04'	S49°54'47"W
L4	25.15'	S48°05'12"W
L5	46.60'	S42°01'22"W
L6	37.73'	S31°34'37"W
L7	50.00'	S23°43'53"W
L8	13.63'	N66°16'07"W
L9	44.70'	S49°24'00"W
L10	44.70'	S49°24'00"W
L11	19.00'	N66°03'51"W
L12	47.02'	N39°01'27"W
L13	44.26'	N47°22'17"W
L14	22.56'	N33°08'34"W
L15	44.26'	N73°02'25"W
L16	65.06'	N61°54'11"W
L17	60.00'	N49°24'00"E

MAY 2007 SHEET 1 OF 1

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 23 **June 13, 2007**

ALAMO RANCH- UNIT-37 ENCLAVE **SUBDIVISION NAME**	MAJOR PLAT	060671 **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-5
OWNER: Pulte Homes of TX, L.P., by Chris Lindhorst
ENGINEER: Pape-Dawson, by Dennis Rion
CASE MANAGER: Donna Schueling, Planner II

Date filed with Planning Commission: May 31, 2007

Location: Southwest of the Culebra Rd. and Loop 1604 intersection.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
M.D.P. # 808-D, Alamo Ranch, accepted on May 25, 2006

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **62.42** acres consisting **85** single family lots with **3,691** linear feet of private streets.

DISCUSSION:

It is noted that because plat # 060541, Alamo Ranch - La Villita Way, and Plat # 060512 Alamo Ranch - Del Webb Boulevard Unit-2, provide access

to this development, it must be recorded before this unit. A note has been placed on the tracking system to hold this plat until such recording occurs.

STAFF RECOMMENDATION:

Approval.

PLAT NO. 060671

GRAPHIC SCALE

100 0 50 100 200

1 inch = 100 ft.

C.P.S. NOTES:

1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Gas Easement," and "Transformer Easement" for the purposes of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot side easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

LEGEND

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

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

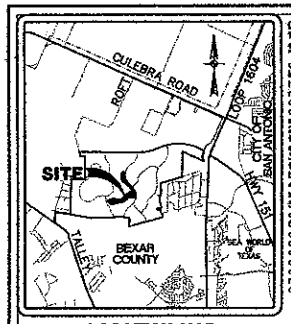
WATER WASTE COST NOTE:
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT 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.

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

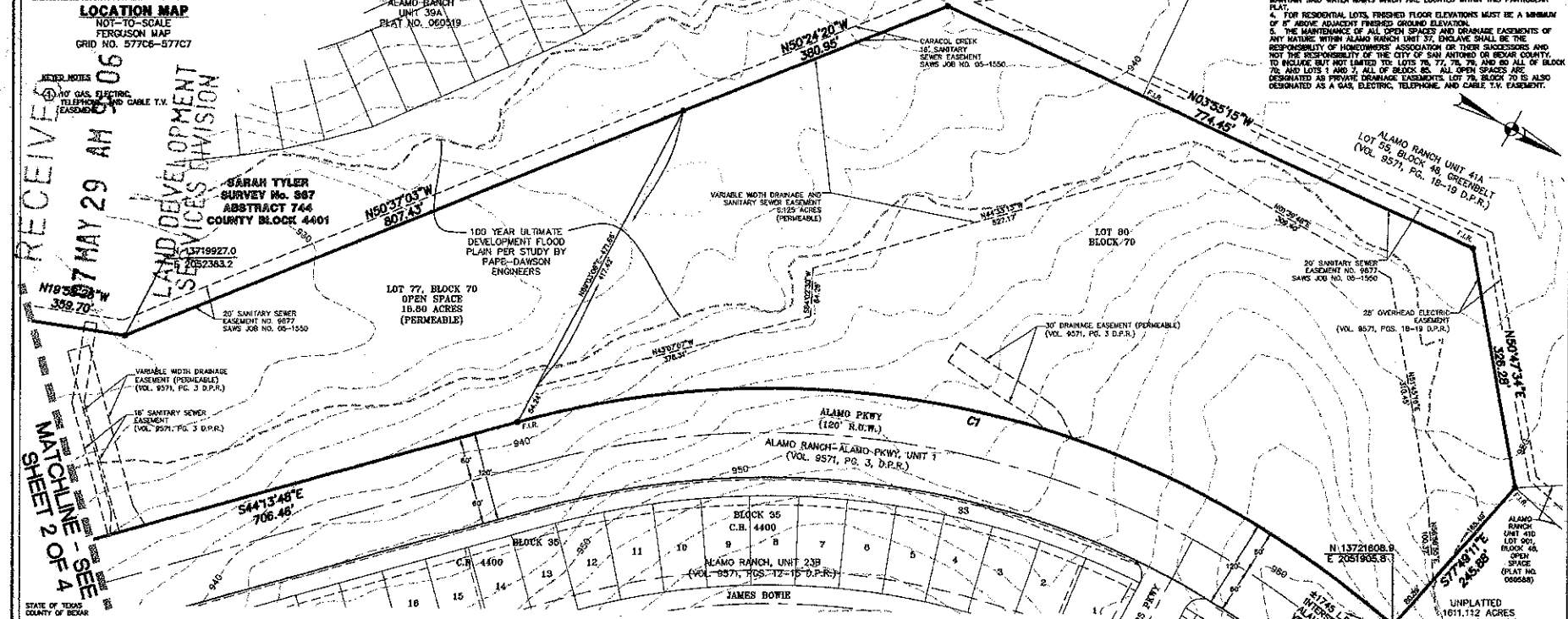
CEILING NOTE:
IN ACCORDANCE WITH SECTION 35-506(a)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 37, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY, TO INCLUDE BUT NOT LIMITED TO: LOTS 76, 77, 78, 79, AND 80 ALL OF BLOCK 70; AND LOTS 1 AND 7, ALL OF BLOCK 85. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. LOT 79, BLOCK 70 IS ALSO DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP
GRID NO. 577C6-577C7

METER NOTES
1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. 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.

Arnold Briones
OWNER/DEVELOPER
PULTE HOMES OF TEXAS, L.P.
823 NAVOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 496-2068

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 29th DAY OF May A.D. 20 07

Amira Kel Provost
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2007

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

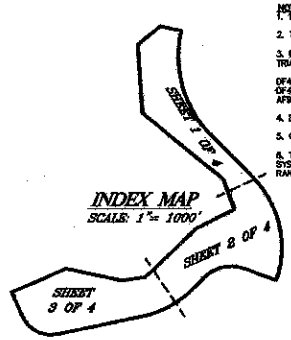
STATE OF TEXAS
REGISTERED
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 1611.112 ACRE SURVEY.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDET) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4377 TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983433.880
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP	N274428.694	W0972830.011
AF9458 ARP3 ARANSAS PASS 3 CORS ARP	N273018.949	W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO RANCH-ALAMO PKWY., UNIT 1.



INDEX MAP
SCALE: 1"= 1000'

SUBDIVISION PLAT OF ALAMO RANCH UNIT 37, ENCLAVE

A 62.42 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 37, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS _____ DAY OF _____ A.D. 20

BY: _____
CHAIRMAN

BY: _____
SECRETARY

PAPE-DAWSON ENGINEERS

SHEET 1 OF 4

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE DAY OF _____, 20____.
ATTESTED: _____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

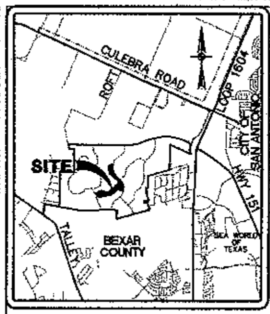
I, _____ COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____ A.D. _____ AT _____ M. AND DULY RECORDED THE _____ DAY OF _____ A.D. _____ AT _____ M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/VOLUME _____ ON PAGE _____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

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

Date: May 21, 2007, 1:50pm User ID: DHunting
File: P:\06\29\84\Design\Civil\PLAT\PL5629B4.dwg

JOB NO. 5629-84

ALAMO RANCH UNIT 37, ENCLAVE



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP
GRID NO. 577C6-577C7

STREETSCAPE NOTE:
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WASTE WATER EDU NOTE:
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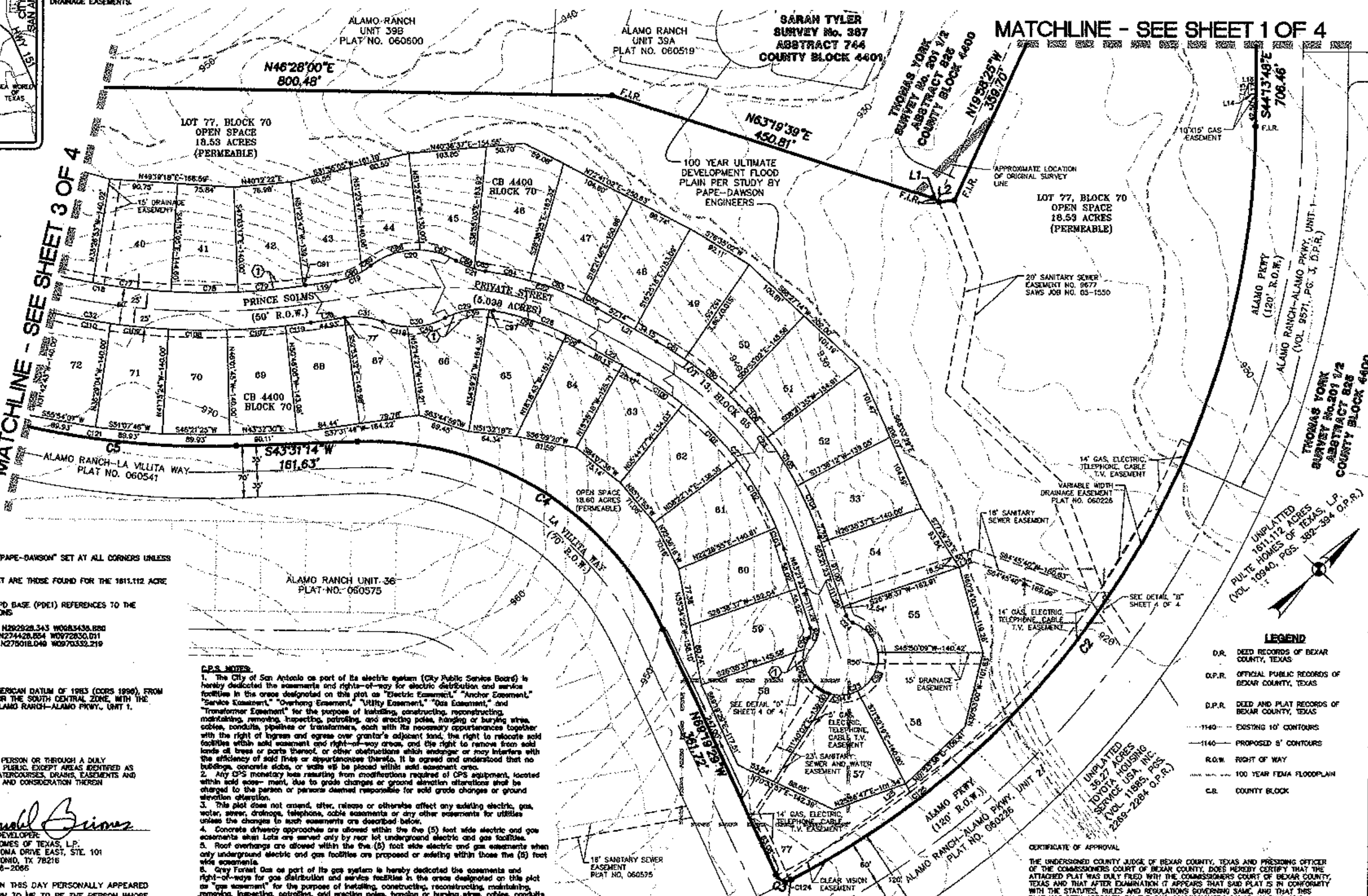
KEYED NOTES

① 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT

PLAT NO. 060671

GRAPHIC SCALE
1 inch = 100 ft.



LEGEND

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

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 1611.112 ACRE SURVEY.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

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DF4377 TXCC CORPUS CHRISTI R2 CORS ARP N274428.854 W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP N275018.049 W0970332.219

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5. COMBINED SCALE FACTOR USED IS 0.99983.
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C.P.S. NOTES:

1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Gas Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
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STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 496-2066

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 24th DAY OF May A.D. 20 07

Amira Kel Provost
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2007

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

SUBDIVISION PLAT OF

ALAMO RANCH UNIT 37, ENCLAVE

A 62.42 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 37, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20

BY: ______ CHAIRMAN

BY: ______ SECRETARY

PAPE-DAWSON ENGINEERS

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE ______ DAY OF ______, 20__.
ATTESTED: ______

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

SHEET 2 OF 4

JOB NO. 5629-84

ALAMO RANCH UNIT 37, ENCLAVE

Date: May 22, 2007, 10:46am User ID: DHunting
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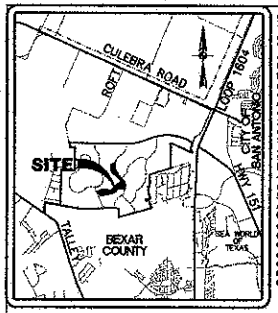
PLAT NO. 060671



LOCATION MAP

NOT-TO-SCALE
FERGUSON MAP
GRID NO. 577C6-577C7

C.P.S. NOTES:

1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Guy Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

LEGEND

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

KEYED NOTES

1. 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT

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

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

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

NOTES:
1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 1611.112 ACRE SURVEY.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDE1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP	N392928.343	W0963435.889
DF4377 TXCC CORPUS CHRIST 82 CORS ARP	N277428.654	W0972630.011
AF9480 ARP3 ARANSAS PASS 3 CORS ARP	N275019.048	W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO RANCH-ALAMO PKWY, UNIT 1.

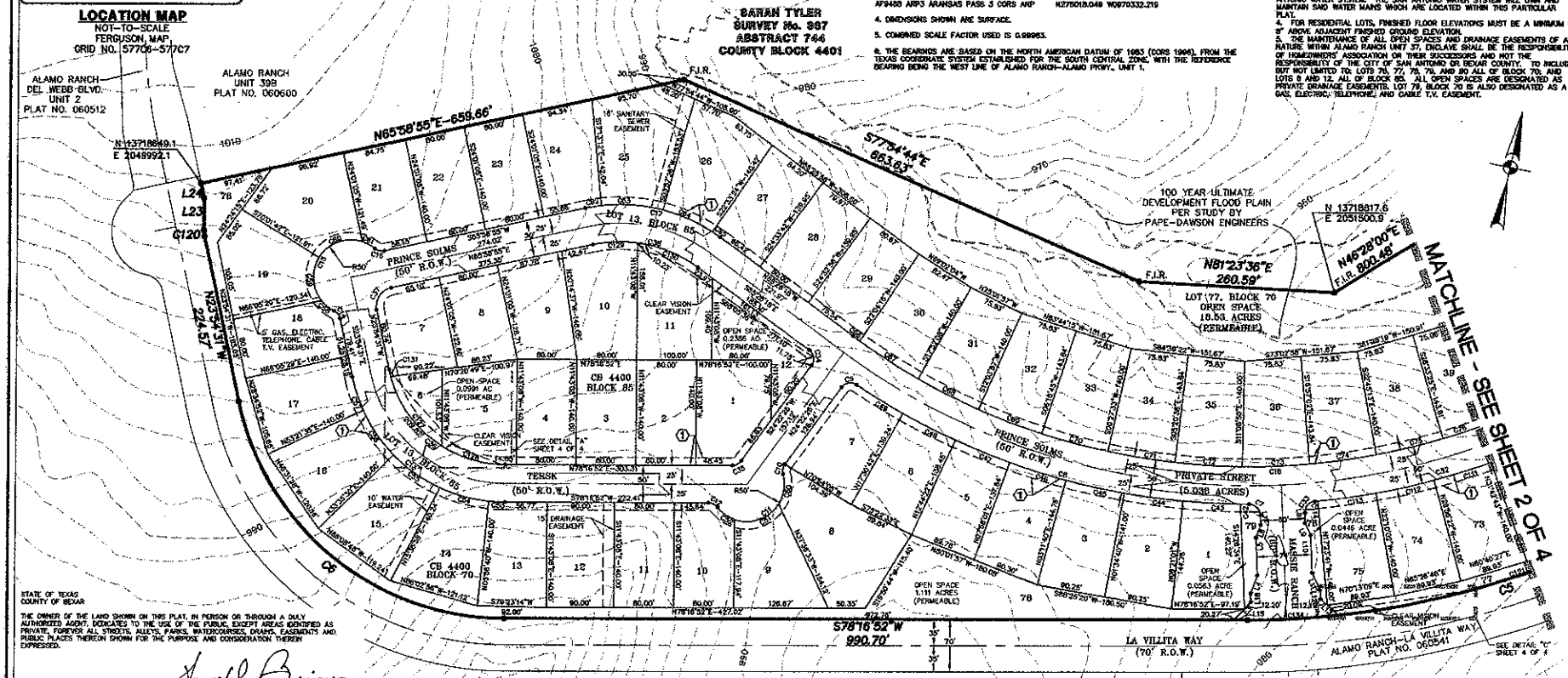
CLEAR VISION NOTE:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS (E.G. STRUCTURES, WALLS, FENCES, AND VEGETATION), WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON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

SIDEWALK NOTE:
IN ACCORDANCE WITH SECTION 35-506(a)(1) OF THE UDC, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL INTERNAL STREETS AND ON THE SUBDIVISION SIDE OF ALL ADJACENT OR PERIMETER STREETS.

GRAPHIC SCALE

1 inch = 100 ft.

GENERAL NOTES:
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 8" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 37, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 70, 77, 78, 79, AND 80 ALL OF BLOCK 85, AND LOTS 8 AND 12, ALL OF BLOCK 85. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. LOT 79, BLOCK 70 IS ALSO DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. 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:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 495-2069

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 4th DAY OF May A.D. 20 07

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

ANNA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 15, 2007

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

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

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

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

SARAH TYLER
SURVEY No. 367
ABSTRACT 744
COUNTY BLOCK 4401

UNPLATTED
1611.112 ACRES
PULTE HOMES OF TEXAS, L.P.
(VOL. 10940, PGS. 382-394 O.P.R.)

SUBDIVISION PLAT OF ALAMO RANCH UNIT 37, ENCLAVE

A 62.42 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

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DATED THIS _____ DAY OF _____ A.D. 20

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE _____ DAY OF _____, 20____.
ATTESTED: _____

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 3 OF 4

JOB NO. 5629-84

ALAMO RANCH UNIT 37, ENCLAVE

Date: May 24, 2007, 6:47am User ID: DNunting
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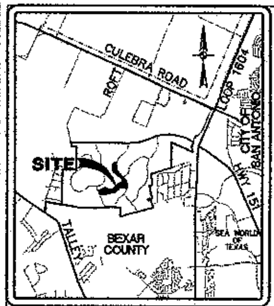
PLAT NO. 060671



LOCATION MAP
NOT-TO-SCALE
FERGUSON MAP
GRID NO. 57706-577C7

STREETSCAPE NOTE:
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WASTE WATER EDU NOTE
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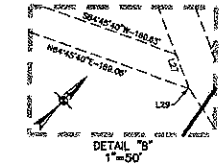
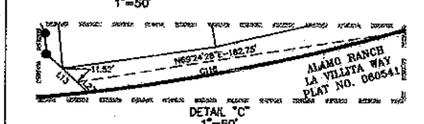


DETAIL "B"
1"=50'



DETAIL "C"
1"=50'

LINE TABLE

LINE	LENGTH	BEARING
L1	9.60'	N80°32'10"E
L2	20.56'	N37°44'53"E
L3	32.47'	N30°33'26"E
L4	25.68'	N08°28'34"E
L5	50.79'	N14°26'34"W
L6	17.92'	N09°33'26"E
L7	13.30'	N14°26'34"W
L8	13.30'	S14°26'34"E
L9	17.92'	S37°26'34"E
L10	50.79'	S14°26'34"E
L11	25.68'	S37°21'42"E
L12	11.77'	S14°26'34"E
L13	32.28'	S59°26'34"E
L14	10.00'	S45°46'12"W
L15	17.94'	S78°16'52"W
L16	10.00'	N45°46'12"E
L17	15.00'	S44°13'48"E
L18	11.77'	N14°26'34"W
L19	40.37'	N37°06'28"E
L20	45.70'	S37°06'28"W
L21	91.30'	N74°34'42"E
L22	91.30'	S74°34'42"W
L23	43.55'	N11°45'14"W
L24	20.38'	N23°54'31"W
L25	391.89'	S09°28'23"W
L26	21.21'	S26°38'37"W
L27	8.57'	N59°26'34"W
L28	5.06'	N35°50'18"E
L29	1.14'	S78°03'31"E

LEGEND

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

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C1	1259.20'	1260.00'	687.18'	57°12'51"	1206.58'	S15°37'22"E
C2	1240.72'	1140.00'	689.84'	62°21'28"	1180.38'	S13°03'03"E
C3	24.23'	15.00'	15.68'	92°32'50"	21.68'	S64°24'06"W
C4	509.85'	435.00'	288.77'	67°09'17"	481.16'	S77°05'52"W
C5	664.32'	1095.00'	342.74'	34°45'38"	654.18'	S60°54'03"W
C6	495.68'	365.00'	294.57'	77°48'37"	458.45'	N62°48'50"W
C7	22.85'	15.00'	14.31'	87°17'57"	20.71'	N58°05'32"W
C8	553.14'	940.00'	284.84'	33°42'55"	545.19'	N84°53'03"W
C9	22.93'	15.00'	14.38'	87°35'58"	20.76'	S88°10'25"W
C10	13.62'	15.00'	7.32'	52°01'12"	13.16'	S01°38'10"E
C11	137.84'	50.00'	256.60'	157°56'50"	98.15'	S51°19'39"W
C12	13.62'	15.00'	7.32'	52°01'12"	13.16'	N75°42'32"W
C13	285.19'	210.00'	169.48'	77°48'38"	263.77'	N62°48'50"W
C14	13.62'	15.00'	7.32'	52°01'12"	13.16'	N49°55'08"W
C15	169.24'	50.00'	409.26'	193°55'51"	99.28'	N21°02'12"E
C16	13.62'	15.00'	7.32'	52°01'12"	13.16'	S88°00'29"E
C17	190.77'	225.00'	101.54'	48°34'47"	185.11'	S89°43'42"E
C18	1203.12'	890.00'	713.71'	77°27'14"	1113.58'	N75°50'05"E
C19	51.63'	100.00'	26.41'	29°35'00"	51.06'	N22°18'58"E
C20	121.29'	100.00'	69.37'	69°29'47"	113.99'	N42°16'21"E
C21	41.61'	100.00'	21.11'	23°50'22"	41.31'	N65°06'04"E
C22	158.71'	425.00'	80.29'	21°23'49"	157.79'	N63°52'47"E
C23	348.74'	475.00'	182.65'	42°03'56"	340.96'	S84°23'21"E
C24	13.62'	15.00'	7.32'	52°01'12"	13.16'	S89°21'59"E
C25	247.87'	50.00'	39.04'	284°02'25"	61.54'	S26°38'37"W
C26	13.62'	15.00'	7.32'	52°01'12"	13.16'	N37°20'46"W
C27	312.03'	425.00'	163.42'	42°03'56"	305.07'	N84°23'21"W
C28	121.97'	375.00'	61.35'	18°38'10"	121.44'	S65°15'37"W
C29	66.72'	100.00'	34.66'	38°13'41"	65.49'	S36°49'41"W
C30	85.48'	100.00'	45.55'	48°58'39"	82.90'	S42°12'10"W
C31	51.63'	100.00'	26.41'	29°35'01"	51.06'	S51°53'59"W
C32	586.50'	940.00'	303.15'	35°44'55"	577.03'	S54°58'56"W
C33	22.85'	15.00'	14.31'	87°17'57"	20.71'	S29°12'25"W
C34	23.51'	15.00'	14.95'	89°48'45"	21.18'	S20°31'56"E
C35	14.11'	15.00'	7.63'	53°54'26"	13.60'	S51°19'39"W
C36	217.29'	160.00'	129.13'	77°48'36"	200.97'	N62°48'50"W
C37	39.22'	25.00'	24.95'	89°53'26"	35.32'	N21°02'12"E
C38	148.38'	175.00'	78.98'	48°34'47"	143.97'	S89°43'42"E
C39	60.62'	100.00'	31.28'	34°44'06"	59.70'	N35°04'54"E
C40	52.33'	100.00'	26.78'	29°59'07"	51.74'	N32°42'24"E
C41	527.43'	450.00'	298.72'	67°09'17"	497.76'	S77°05'53"W
C42	11.35'	940.00'	5.67'	00°41'30"	11.35'	N78°36'14"E
C43	77.11'	940.00'	38.58'	04°42'00"	77.09'	N81°17'59"E
C44	78.30'	940.00'	39.17'	04°46'21"	78.27'	N86°02'09"E
C45	78.30'	940.00'	39.17'	04°46'21"	78.27'	S89°11'30"E
C46	78.30'	940.00'	39.17'	04°46'21"	78.27'	S84°25'09"E
C47	78.30'	940.00'	39.17'	04°46'21"	78.27'	S79°38'49"E
C48	78.30'	940.00'	39.17'	04°46'21"	78.27'	S74°52'28"E
C49	73.20'	940.00'	36.62'	04°27'42"	73.18'	S70°15'27"E
C50	41.65'	50.00'	22.12'	47°43'52"	40.46'	N03°46'50"W
C51	68.00'	50.00'	40.44'	77°55'33"	62.88'	N59°02'52"E
C52	28.18'	50.00'	14.47'	32°17'25"	27.81'	S85°50'38"E
C53	21.16'	210.00'	10.59'	5°46'28"	21.16'	N81°10'08"E
C54	69.02'	210.00'	34.82'	18°49'53"	68.71'	S86°31'44"E
C55	75.89'	210.00'	38.36'	20°42'17"	75.47'	S66°45'39"E
C56	72.45'	210.00'	36.59'	19°46'05"	72.09'	S46°31'28"E
C57	46.66'	210.00'	23.43'	12°43'54"	46.57'	S30°16'29"E
C58	22.07'	50.00'	11.22'	25°17'25"	21.89'	S63°17'01"E
C59	61.62'	50.00'	35.41'	70°36'36"	57.79'	S15°20'00"E
C60	65.92'	50.00'	38.74'	75°32'15"	61.25'	S57°44'25"W
C61	19.63'	50.00'	9.94'	22°29'34"	19.50'	N73°14'40"W
C62	21.70'	225.00'	10.86'	05°31'29"	21.69'	S68°44'39"W
C63	83.18'	225.00'	42.06'	21°10'38"	82.69'	S82°05'43"W
C64	73.04'	225.00'	38.84'	18°35'58"	72.72'	N78°00'59"W
C65	12.87'	225.00'	6.44'	03°16'42"	12.87'	N67°04'39"W
C66	11.18'	890.00'	5.59'	00°43'12"	11.18'	N65°47'54"W
C67	92.78'	890.00'	46.43'	05°58'21"	92.73'	N69°08'41"W

CURVE TABLE

CURVE	LENGTH	RADIUS	TANGENT	DELTA	CHORD	CHORD BEARING
C68	90.14'	890.00'	45.11'	05°48'12"	90.11'	N75°01'57"W
C69	90.14'	890.00'	45.11'	05°48'12"	90.11'	N80°50'09"W
C70	90.14'	890.00'	45.11'	05°48'12"	90.11'	N86°38'21"W
C71	90.14'	890.00'	45.11'	05°48'12"	90.11'	S87°33'28"W
C72	90.14'	890.00'	45.11'	05°48'12"	90.11'	S81°45'16"W
C73	90.14'	890.00'	45.11'	05°48'12"	90.11'	S75°57'04"W
C74	90.14'	890.00'	45.11'	05°48'12"	90.11'	S70°08'52"W
C75	90.14'	890.00'	45.11'	05°48'12"	90.11'	S64°20'41"W
C76	92.04'	890.00'	46.06'	05°55'32"	92.00'	S58°28'49"W
C77	105.15'	890.00'	52.63'	06°46'08"	105.08'	S52°07'59"W
C78	90.14'	890.00'	45.11'	05°48'12"	90.11'	S45°50'49"W
C79	87.60'	890.00'	43.83'	05°38'21"	87.56'	S40°07'33"W
C80	76.63'	475.00'	38.40'	09°14'37"	76.55'	S84°29'40"W
C81	43.89'	475.00'	21.98'	05°17'40"	43.88'	S77°13'31"W
C82	21.82'	425.00'	10.91'	02°56'28"	21.81'	S73°06'28"W
C83	76.23'	425.00'	38.22'	10°16'38"	76.13'	S66°29'54"W
C84	60.67'	425.00'	30.38'	08°10'43"	60.61'	S57°16'14"W
C85	15.68'	100.00'	7.86'	08°59'12"	15.67'	S57°40'29"W
C86	25.92'	100.00'	13.03'	14°51'10"	25.85'	S69°35'40"W
C87	51.05'	100.00'	26.09'	29°14'56"	50.50'	S62°23'47"W
C88	70.25'	100.00'	36.64'	40°14'51"	68.81'	S27°38'53"W
C89	13.99'	100.00'	7.00'	08°00'50"	13.98'	S11°31'53"W
C90	37.65'	100.00'	19.05'	21°34'10"	37.42'	S26°19'23"W
C91	3.08'	890.00'	1.54'	00°11'54"	3.08'	S37°12'25"W
C92	54.62'	50.00'	30.39'	62°35'07"	51.94'	N84°05'01"W
C93	61.89'	50.00'	35.61'	70°55'09"	58.01'	N17°19'53"W
C94	37.30'	50.00'	19.57'	42°44'50"	36.44'	S39°30'06"W
C95	76.60'	50.00'	48.10'	87°46'57"	69.33'	S75°14'00"E
C96	17.46'	50.00'	8.82'	20°00'21"	17.37'	S21°20'21"E
C97	6.10'	100.00'	3.05'	03°29'35"	6.10'	N54°11'44"E
C98	103.06'	375.00'	51.85'	15°44'45"	102.73'	N63°48'54"E
C99	18.92'	375.00'	9.46'	02°53'25"	18.92'	N73°07'59"E
C100	71.81'	425.00'	35.99'	09°40'51"	71.72'	N79°25'07"E
C101	104.67'	425.00'	52.60'	14°06'41"	104.41'	S88°41'07"E
C102	104.67'	425.00'	52.60'	14°06'41"	104.41'	S74°34'26"E
C103	30.87'	425.00'	15.44'	04°09'43"	30.86'	S65°26'14"E
C104	74.95'	475.00'	37.55'	09°02'25"	74.87'	N67°52'35"W
C105	76.63'	475.00'	38.40'	09°14'37"	76.55'	N77°01'06"W
C106	76.63'	475.00'	38.40'	09°14'37"	76.55'	N86°15'43"W
C107	78.30'	940.00'	39.17'	04°46'21"	78.27'	N41°35'05"E
C108	78.30'	940.00'	39.17'	04°46'21"	78.27'	N46°21'25"E
C109	78.30'	940.00'	39.17'	04°46'21"	78.27'	N51°07'46"E
C110	78.30'	940.00'	39.17'	04°46'21"	78.27'	N55°54'07"E
C111	78.30'	940.00'	39.17'	04°45'21"	78.27'	N60°40'27"E
C112	78.30'	940.00'	39.17'	04°46'21"	78.27'	N65°26'48"E
C113	78.30'	940.00'	39.17'	04°46'21"	78.27'	N70°13'09"E
C114	4.12'	940.00'	2.06'	00°15'04"	4.12'	N72°43'51"E
C115	209.82'	160.00'	123.08'	75°08'16"	195.11'	S62°14'23"E
C116	177.69'	1095.00'	89.04'	09°17'51"	177.50'	S67°15'09"W
C117	23.27'	50.00'	11.85'	26°39'52"	23.06'	N74°12'27"E
C118	33.15'	100.00'	16.73'	18°59'32"	33.00'	N57°11'44"E
C119	34.30'	940.00'	17.15'	02°05'26"	34.30'	N38°09'11"E
C120	7.85'	37.00'	3.94'	12°09'18"	7.83'	N17°49'52"W
C121	542.39'	1095.00'	276.88'	28°22'51"	536.87'	S57°42'39"W
C122	NOT USED					
C123	NOT USED					
C124	12.23'	15.00'	6.48'	46°44'02"	11.90'	N41°29'42"E
C125	383.46'	1140.00'	193.56'	19°16'21"	381.65'	N08°29'30"E
C126	NOT USED					
C127	117.46'	160.00'	61.52'	42°03'42"	114.84'	N48°32'10"W
C128	89.79'	160.00'	46.11'	32°09'07"	88.61'	N85°38'35"W
C129	60.51'	175.00'	30.56'	19°48'40"	60.21'	N75°53'15"E
C130	87.87'	175.00'	44.88'	28°46'07"	86.95'	S79°49'22"E
C131	10.04'	160.00'	5.02'	03°35'47"	10.04'	N25°42'25"W
C132	NOT USED					
C133	NOT USED					
C134	121.93'	1095.00'	61.03'	06°22'47"	121.86'	S75°05'28"W

GENERAL NOTES:

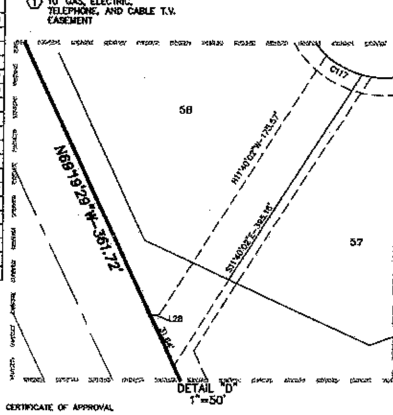
1. NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS. THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.
2. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
3. THE DEVELOPER DEDICATES THE WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MAINS WHICH ARE LOCATED WITHIN THIS PARTICULAR PLAT.
4. FOR RESIDENTIAL LOTS, FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE ADJACENT FINISHED GROUND ELEVATION.
5. THE MAINTENANCE OF ALL OPEN SPACES AND DRAINAGE EASEMENTS OF ANY NATURE WITHIN ALAMO RANCH UNIT 37, ENCLAVE SHALL BE THE RESPONSIBILITY OF HOMEOWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 76, 77, 78, 79, AND 80 ALL OF BLOCK 70; AND LOTS 6 AND 12, ALL OF BLOCK 85. ALL OPEN SPACES ARE DESIGNATED AS PRIVATE DRAINAGE EASEMENTS. LOT 79, BLOCK 70 IS ALSO DESIGNATED AS A GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT.

C.P.S. NOTES:

1. The City of San Antonio as part of its electric system (City Public Service Board) is hereby dedicated the easements and rights-of-way for electric distribution and service facilities in the areas designated on this plat as "Electric Easement," "Anchor Easement," "Service Easement," "Overhang Easement," "Utility Easement," "Gas Easement," and "Transformer Easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.
2. Any CPS monetary loss resulting from modifications required of CPS equipment, located within said ease- ment, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.
3. This plat does not amend, alter, release or otherwise affect any existing electric, gas, water, sewer, drainage, telephone, cable easements or any other easements for utilities unless the changes to such easements are described below.
4. Concrete driveway approaches are allowed within the five (5) foot wide electric and gas easements when Lots are served only by rear lot underground electric and gas facilities.
5. Roof overhangs are allowed within the five (5) foot wide electric and gas easements when only underground electric and gas facilities are proposed or existing within those five (5) foot wide easements.
6. Grey Forest Gas as part of its gas system is hereby dedicated the easements and right-of-ways for gas distribution and service facilities in the areas designated on this plat as "gas easement" for the purpose of installing, constructing, reconstructing, maintaining, removing, inspecting, patrolling, and erecting poles, hanging or burying wires, cables, conduits, pipelines or transformers, each with its necessary appurtenances together with the right of ingress and egress over grantor's adjacent land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which endanger or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement area.

KEYED NOTES

(1) 10' GAS, ELECTRIC, TELEPHONE, AND CABLE T.V. EASEMENT



DETAIL "D"
1"=50'

NOTES:

1. 1/2" IRON RODS WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE FOUND FOR THE 1611.112 ACRE SURVEY.
3. N.A.D. 83 GRID COORDINATES DERIVED FROM PD BASE (PDB1) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP
N292926.343 W0983436.860
DF4377 TXCC CORPUS CHRISTI R2 CORS ARP
N274428.854 W0972830.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP
N275018.049 W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE, WITH THE REFERENCE BEARING BEING THE WEST LINE OF ALAMO RANCH-ALAMO PKWY., UNIT 1.

STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
OWNER/DEVELOPER:
PULTE HOMES OF TEXAS, L.P.
823 NAKOMA DRIVE EAST, STE. 101
SAN ANTONIO, TX 78216
(210) 496-2065

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Arnold Briones, 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 24th DAY OF May A.D. 20 07

[signature: Amira Kel Provost]
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.

[signature]
LICENSED PROFESSIONAL ENGINEER

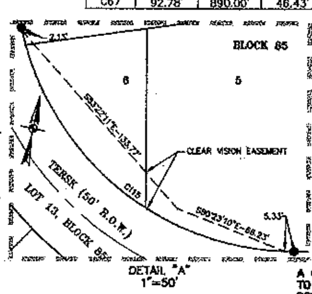
STATE OF TEXAS
COUNTY OF BEXAR

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

[signature]
REGISTERED PROFESSIONAL LAND SURVEYOR

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

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



DETAIL "A"
1"=50'

AMIRA KEL PROVOST
Notary Public, State of Texas
My Commission Expires
September 19, 2007

PAPE-DAWSON ENGINEERS

SUBDIVISION PLAT OF ALAMO RANCH UNIT 37, ENCLAVE

A 62.42 ACRE TRACT OF LAND OUT OF A 1,611.112 ACRE TRACT OF LAND CONVEYED TO PULTE HOMES OF TEXAS, L.P. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 10940, PAGES 382-394 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE THOMAS YORK SURVEY NUMBER 201 1/2, ABSTRACT 825, COUNTY BLOCK 4400 AND THE SARAH TYLER SURVEY NUMBER 367, ABSTRACT 744, COUNTY BLOCK 4401, IN BEXAR COUNTY, TEXAS.

THIS PLAT OF ALAMO RANCH UNIT 37, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ______ DAY OF ______ A.D. 20

BY: ______
CHAIRMAN

______
SECRETARY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED COUNTY JUDGE OF BEXAR COUNTY, TEXAS AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DOES HEREBY CERTIFY THAT THE ATTACHED PLAT WAS DULY FILED WITH THE COMMISSIONERS COURT OF BEXAR COUNTY, TEXAS AND THAT AFTER EXAMINATION IT APPEARS THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT ON THIS, THE
DAY OF ______, 20___
ATTESTED: ______

______
COUNTY JUDGE, BEXAR COUNTY, TEXAS

______
COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ______, DEPUTY

ALAMO RANCH UNIT 37, ENCLAVE

JOB NO. 5629-84

Date: May 24, 2007, 9:47am User ID: DHunting
File: P:\56\29\84\Design\Civil\PLAT\PL562984.dwg

PLANNING COMMISSION
SUBDIVISION

AGENDA ITEM NO: 24 **June 13, 2007**

LOST CREEK, UNIT 4	MAJOR PLAT	060686
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 447 D-7
OWNER: Centex Homes, by Damon Lyles
ENGINEER: Pape Dawson Engineers, by W.R. Wood
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 22, 2007

Location: The extension of Mission Bluff, from Lost Creek, Unit 1

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #822A, Lost Creek I, was accepted on June 7, 2006.

Proposed Use: Single Family Residential

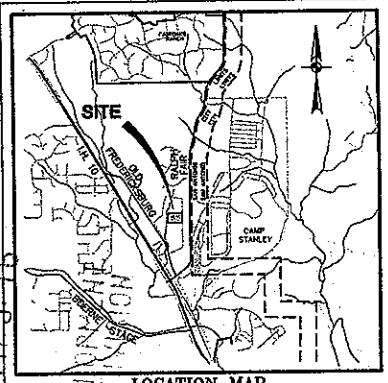
APPLICANT'S PROPOSAL:

To plat **12.64** acres consisting of **63** single family lots and **1,968** linear feet of public streets.

STAFF RECOMMENDATION:

Approval.

PLAT No.: 060686



LOCATION MAP

NOT-TO-SCALE

FERGUSON MAP GRID NUMBER: 447-E7

LEGEND:

5' B.S.	=	5' BUILDING SETBACK
15' B.S.	=	15' BUILDING SETBACK
5' ESMT	=	5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
10' ESMT	=	10' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT
F.I.R.	=	FOUND 1/2" IRON ROD
*F.I.R.	=	FOUND 1/2" IRON ROD MARKED "PAPE-DAWSON"
D.P.R.	=	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	=	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
ESMT	=	EASEMENT
R.O.W.	=	RIGHT-OF-WAY
*	=	ESM'T PLATTED WITH LOST CREEK UNIT-5 (PLAT NO. 060231)
**	=	ESM'T PLATTED WITH LOST CREEK UNIT-1 (VOLUME 9573, PAGES 128-133 D.P.R.)
840	=	FINISHED CONTOURS

CURVE TABLE

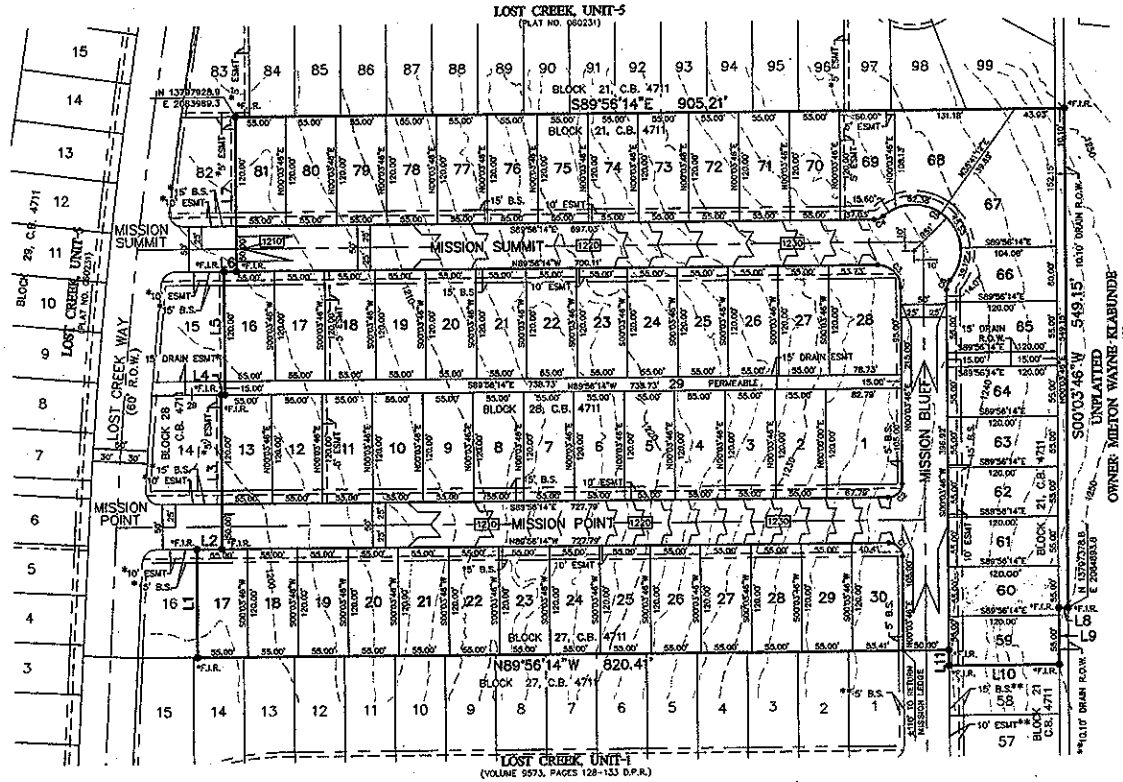
CURVE	DELTA	RADIUS	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	90°00'00"	15.00'	15.00'	23.56'	21.21'	N44°56'14"W
C2	90°00'00"	15.00'	15.00'	23.56'	21.21'	N45°03'46"E
C3	90°00'00"	25.00'	25.00'	39.27'	35.36'	N44°56'14"W
C4	40°44'57"	15.00'	5.57'	10.67'	10.44'	N69°41'18"E
C5	171°29'53"	51.00'	–	152.65'	101.72'	S44°56'14"E
C6	40°44'57"	15.00'	5.57'	10.67'	10.44'	S20°26'14"W

LINE TABLE

LINE	BEARING	LENGTH
L1	N00°03'46"E	120.00'
L2	S89°56'14"E	27.62'
L3	N00°03'46"E	170.00'
L4	S89°56'14"E	4.08'
L5	N00°03'46"E	135.00'
L6	S89°56'14"E	13.62'
L7	N00°03'46"E	170.00'
L8	N89°56'14"W	10.10'
L9	S00°03'46"W	63.00'
L10	N89°56'14"W	120.00'
L11	N00°03'46"E	17.15'

0' 100' 200'

SCALE: 1"=100'



SURVEY NOTES:

1. 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT ALL CORNERS UNLESS OTHERWISE NOTED.
2. THE BASIS OF MONUMENTATION FOR THIS PLAT ARE THOSE SHOWN FOUND.
3. N.A.D. 83 GRID COORDINATES WERE DERIVED FROM PD BASE (PDES) REFERENCES TO THE PUBLISHED POSITIONS FOR TRIANGULATION STATIONS

DF4371 TXAN SAN ANTONIO RRP2 CORS ARP	N292928.343	W0983433.880
DF4377 TXDC CORPUS CHRISTI B2 CORS ARP	N274425.854	W0972530.011
AF9488 ARP3 ARANSAS PASS 3 CORS ARP	N275018.049	W0970332.219

4. DIMENSIONS SHOWN ARE SURFACE.
5. COMBINED SCALE FACTOR USED IS 0.99983.
6. THE BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE WITH THE REFERENCE BEARING BEING THE NORTH LINE OF LOST CREEK UNIT 1 RECORDED IN VOLUME 9573, PAGES 128-133 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATE OF APPROVAL

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

ON THIS THE _____ DAY OF _____, A.D. 20_____.

ATTESTED:

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

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.

Damon Lyles

CENTEX HOMES
A NEVADA CORPORATION,
ITS MANAGING GENERAL PARTNER

BY: _____

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF April A.D. 20 21

Rose Portillo
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

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

STATE OF TEXAS
COUNTY OF BEXAR

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

Kirk Wood
LICENSED PROFESSIONAL ENGINEER

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

STATE OF TEXAS
COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
E. BUCHANAN
4999
PROFESSIONAL
LAND SURVEYOR

OWNER/DEVELOPER
CENTEX HOMES
1354 N. LOOP 1604 E., #108
SAN ANTONIO, TEXAS 78232
(210) 496-1985

PAPE-DAWSON ENGINEERS

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

SUBDIVISION PLAT
OF
LOST CREEK, UNIT-4

A 12.64 ACRE TRACT OF LAND BEING OUT OF A 101.85 ACRE TRACT OF LAND CONVEYED TO CENTEX HOMES, DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 11720, PAGES 50-55 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE CESANA CARMONA SURVEY NUMBER 300, ABSTRACT 153, COUNTY BLOCK 4733, BEXAR COUNTY, TEXAS.

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

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

CLEAR VISION EASEMENT NOTE:
NO STRUCTURES, WALLS OR FENCES SHALL BE ERECTED AND NO VEGETATION SHALL BE MAINTAINED BETWEEN A HEIGHT OF THREE (3) FEET AND NINE (9) FEET WITHIN THIS CLEAR VISION EASEMENT.

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 DEPARTMENT OF DEVELOPMENT SERVICES.

GENERAL NOTES:

1. NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS AND/OR DRAINAGE R.O.W.S SHOWN ON THIS PLAT.
2. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENT AND/OR DRAINAGE R.O.W.S, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.
3. THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS DEPARTMENT SHALL HAVE THE RIGHT TO INGRESS AND EGRESS OVER GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.
4. THE DEVELOPER WILL DEDICATE THE SANITARY SEWER MAINS UPON COMPLETION AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL THEREFORE OWN AND MAINTAIN SAID SANITARY SEWER MAIN IN WHICH ARE LOCATED WITHIN THE BOUNDARY OF THIS PARTICULAR SUBDIVISION PLAT.
5. 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.
6. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6 INCHES ABOVE FINISHED ADJACENT GRADE.
7. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.
8. LOT 29, BLOCK 28 SHALL BE DESIGNATED AS NON-RESIDENTIAL AND 15 FOOT WIDE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENT AND SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION, THEIR SUCCESSORS, OR ASSIGNS, AND NOT BEXAR COUNTY OR THE CITY OF SAN ANTONIO.

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 PLAT RECORDATION, MUST BE PAID PRIOR TO WATER METER SET AND/OR SEWER SERVICE CONNECTION.

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 trimming 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.

STATE OF TEXAS
COUNTY OF BEXAR

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

RECEIVED
07 MAY 18 PM 3

PLANNING COMMISSION
SUBDIVISION PLAT

AGENDA ITEM NO: 25 **June 13, 2007**

ALAMO RANCH UNIT-11	MAJOR PLAT	060729
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 577 D-3
OWNER: Continental Homes of TX, L.P., by Timothy Pruski
ENGINEER: Moy Civil Engineers, by Garth Coursen
CASE MANAGER: Dustin R. Finley, Planner II

Date filed with Planning Commission: May 30, 2007

Location: Southwest of the Shanefield Rd. and Culebra Rd. intersection.

Services Available: SAWS Water and Sewer

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
M.D.P. # 808-B, Alamo Ranch/Westwinds, accepted on November 16, 2005

Proposed Use: Single Family

APPLICANT'S PROPOSAL:

To plat **12.737** acres consisting of **72** single family lots, with **2,100** linear feet of public streets.

STAFF RECOMMENDATION:

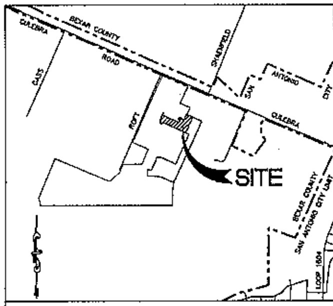
Approval.

PLAT NO. 060729

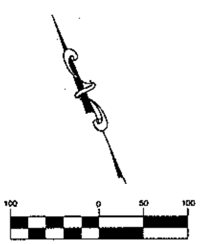
SUBDIVISION PLAT
ESTABLISHING
ALAMO RANCH
UNIT 11

BEING 12.737 ACRES TRACT OF LAND OUT OF THE B.B.B. & C. R.R. CO. SURVEY NO. 386, ABSTRACT NO. 97, COUNTY BLOCK 4411 AND THE J. RODRIGUEZ SURVEY NO. 338, ABSTRACT NO. 639, COUNTY 4412, BEXAR COUNTY, TEXAS, AND ALSO BEING PART OF THAT CERTAIN 60.269 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 11543, PAGES 1878–1885, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, AND PART OF THAT CERTAIN 377.273 ACRE TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P. BY DEED RECORDED IN VOLUME 11543, PAGES 1365–1373, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

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



LOCATION MAP   NOT TO SCALE



SCALE: 1" = 100'

NOTES:

1) THE GRAPHIC LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 48029C0238F & 48029C0405F, EFFECTIVE DATE JANUARY 4, 2002, 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 PIN 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 SURFACE. SURFACE ADJUSTMENT FACTOR APPLIED IS: 1.00017

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 WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE INCLUDED WITH THIS SUBDIVISION PLAT.

7) ALL SUBDIVISION PERIMETER BOUNDARY COURSES AND DISTANCES ARE PER THE RECORDED INFORMATION OF THE ADJACENT PARCELS OF LAND, AS APPLICABLE, UNLESS OTHERWISE NOTED.

SETBACK NOTE:

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.

WASTEWATER EDU NOTE:

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.

SAWS NOTE:

IMPACT FEE PAYMENT DUE:

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.

CLEAR VISION AREA NOTE:

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

MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. (NONE APPLICABLE). LEGAL OWNER OF RECORD WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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.T.V. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.

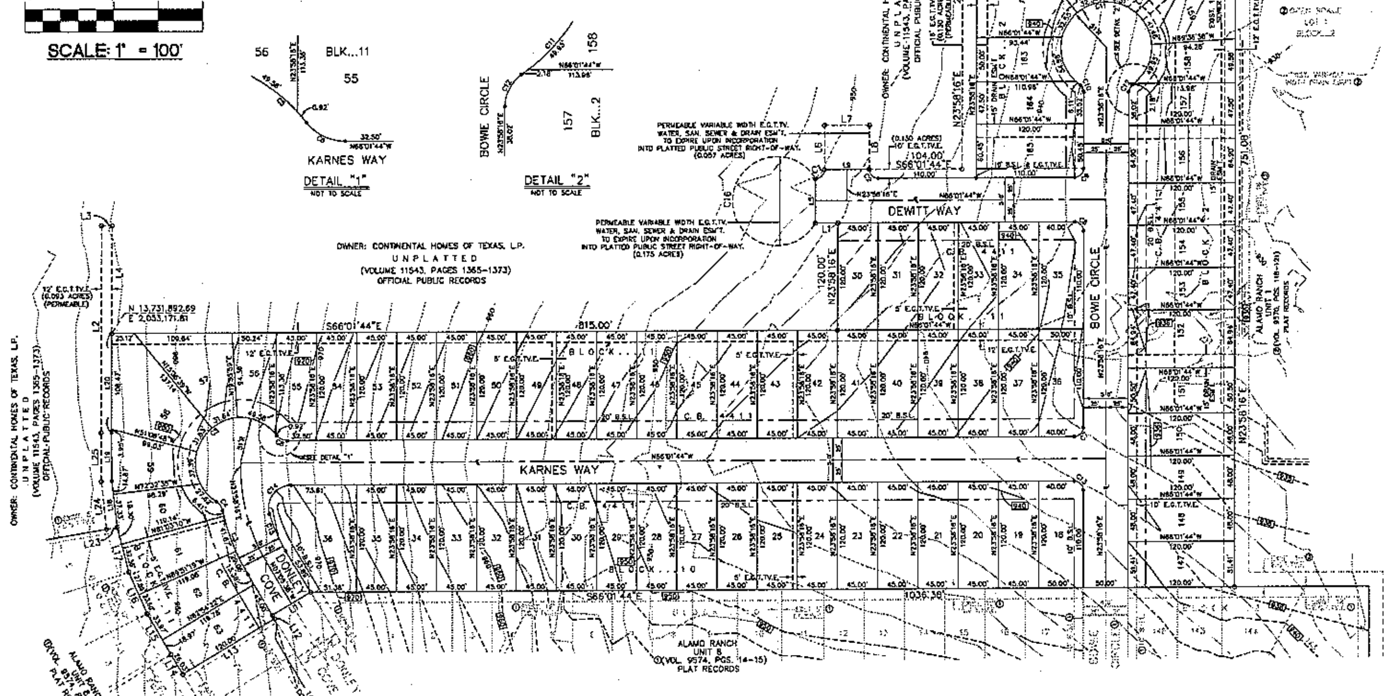
ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE E.G.T.T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

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

--954-- / 954	EXISTING CONTOUR / 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
①	ALAMO RANCH UNIT 8 VOL. 9574, PGS. 14–15 PLAT RECORDS
②	ALAMO RANCH UNIT 1 VOL. 9570, PGS. 118–121 PLAT RECORDS
③	ALAMO RANCH UNIT 4 VOL. 9572, PGS. 28–30 PLAT RECORDS



LINE TABLE		
LINE	LENGTH	BEARING
L1	25.00	S66°01'44"E
L2	230.44	N23°58'16"E
L3	12.00	S66°01'44"E
L4	120.00	N23°58'16"E
L5	50.00	S23°58'16"W
L6	50.00	S23°58'16"W
L7	50.00	S66°01'44"E
L8	50.00	S23°58'16"W
L9	50.00	S66°01'44"E
L10	12.61	N60°50'34"E
L11	50.00	S82°54'22"W
L12	4.49	S07°05'38"E
L13	120.00	N82°54'22"E
L14	26.03	N07°05'38"W

LINE TABLE		
LINE	LENGTH	BEARING
L15	52.94	N06°26'17"W
L16	51.49	N00°29'48"E
L17	51.66	N08°56'50"E
L18	52.21	N17°27'28"E
L19	54.21	N23°41'21"E
L20	110.42	N23°58'16"E
L21	14.26	N60°50'34"E
L22	15.01	N66°04'19"W
L23	12.02	S75°34'08"E
L24	53.48	S17°27'28"W
L25	54.89	S23°41'21"W

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DISTANCE
C1	80°00'00"	10.00	15.71	N68°58'16"E	14.14
C2	90°00'00"	10.00	15.71	S21°01'44"E	14.14
C3	18°15'31"	230.00	77.33	S02°32'17"W	76.97
C4	46°21'20"	15.00	12.14	N11°00'27"W	11.81
C5	200°51'05"	51.00	178.78	S56°14'25"W	100.32
C6	52°41'41"	15.00	13.80	S39°40'53"E	13.31
C7	80°00'00"	10.00	15.71	N68°58'16"E	14.14
C8	90°00'00"	10.00	15.71	N21°01'44"W	14.14
C9	90°00'00"	10.00	15.71	N68°58'16"E	14.14
C10	54°59'11"	10.00	9.60	N03°31'19"W	9.23
C11	289°58'22"	51.00	258.11	N66°01'44"W	58.52
C12	54°59'11"	10.00	9.60	S51°27'52"W	9.23
C13	90°00'00"	10.00	15.71	N21°01'44"W	14.14
C14	105°30'24"	25.00	46.47	N60°43'05"E	40.06
C15	14°33'31"	180.00	45.74	N00°11'07"E	45.61
C16	300°00'00"	50.00	261.80	N23°58'16"E	50.00

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: CONTINENTAL HOMES OF TEXAS, L.P.
A TEXAS LIMITED PARTNERSHIP
BY: CHTEX OF TEXAS INC.
A DELAWARE CORPORATION, IT'S SOLE GENERAL PARTNER
211 N. LOOP 1604 E., SUITE 130
SAN ANTONIO, TEXAS 78232

DULY AUTHORIZED AGENT – TIMOTHY D. PRUSKI, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIMOTHY D. PRUSKI ________ 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.

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

RECEIVED
MAY 25 10:4
LAND DEVELOPMENT SERVICES

STATE OF TEXAS
COUNTY OF BEXAR

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

GARTH E. COURSEN
LICENSED PROFESSIONAL ENGINEER NO. 94784

STATE OF TEXAS
COUNTY OF BEXAR

THIS PLAT OF ALAMO RANCH – UNIT 11 ______ 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

SHEET 1 OF 1

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 26 **June 13, 2007**

BROADSTONE WESTOVER HILLS MAJOR PLAT 070052
SUBDIVISION NAME **PLAT #**

COUNCIL DISTRICT: 6
FERGUSON MAP GRID: 612 F-2
OWNER: Alliance Realty Partners, LLC, John Rippel
ENGINEER: Macina, Bose, Copeland and Associates, Inc., by David L. Allen
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 30, 2007

Location: At the northwest corner of State Highway 151 and Hunt Lane.

Services Available: SAWS Water and Sewer

Zoning: C-2 Commercial
GC-2 Gateway Corridor District

Plat is in accordance with:
MDP/POADP #110, Westover Hills was accepted on May 17, 1991.

Proposed Use: Apartments

Major Thoroughfare: Hunt Lane is a secondary arterial, Type A, minimum R.O.W. 86 feet. State Highway 151 is a Freeway

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APPLICANT'S PROPOSAL:

To plat **22.27** acres consisting of **1** non single family lot.

DISCUSSION:

The former zoning classification of B3 permitted apartments at a gross density of 33 units per acre.

STAFF RECOMMENDATION:

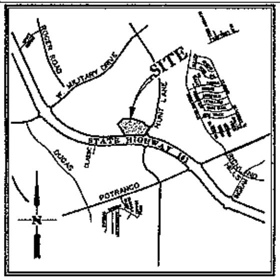
Approval

SUBDIVISION PLAT 070052
ESTABLISHING
BROADSTONE WESTOVER HILLS

BEING A 22.27 ACRE (970,192 SQUARE FEET) LOT OUT OF A CALLED 201.6 ACRE TRACT OF LAND RECORDED IN VOLUME 7812, PAGES 1426-1436 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF THE B.B.B. & C.R.R. SURVEY NO. 256, ABSTRACT 102, COUNTY BLOCK 4394, NOW IN NEW CITY BLOCK 17677 IN SAN ANTONIO, BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

BEARINGS AND NORTH ARROW ORIENTATION ARE BASED ON THE NORTHERN RIGHT-OF-WAY LINE OF STATE HIGHWAY 151 AS BEING N85°07'57"W.



LEGEND:

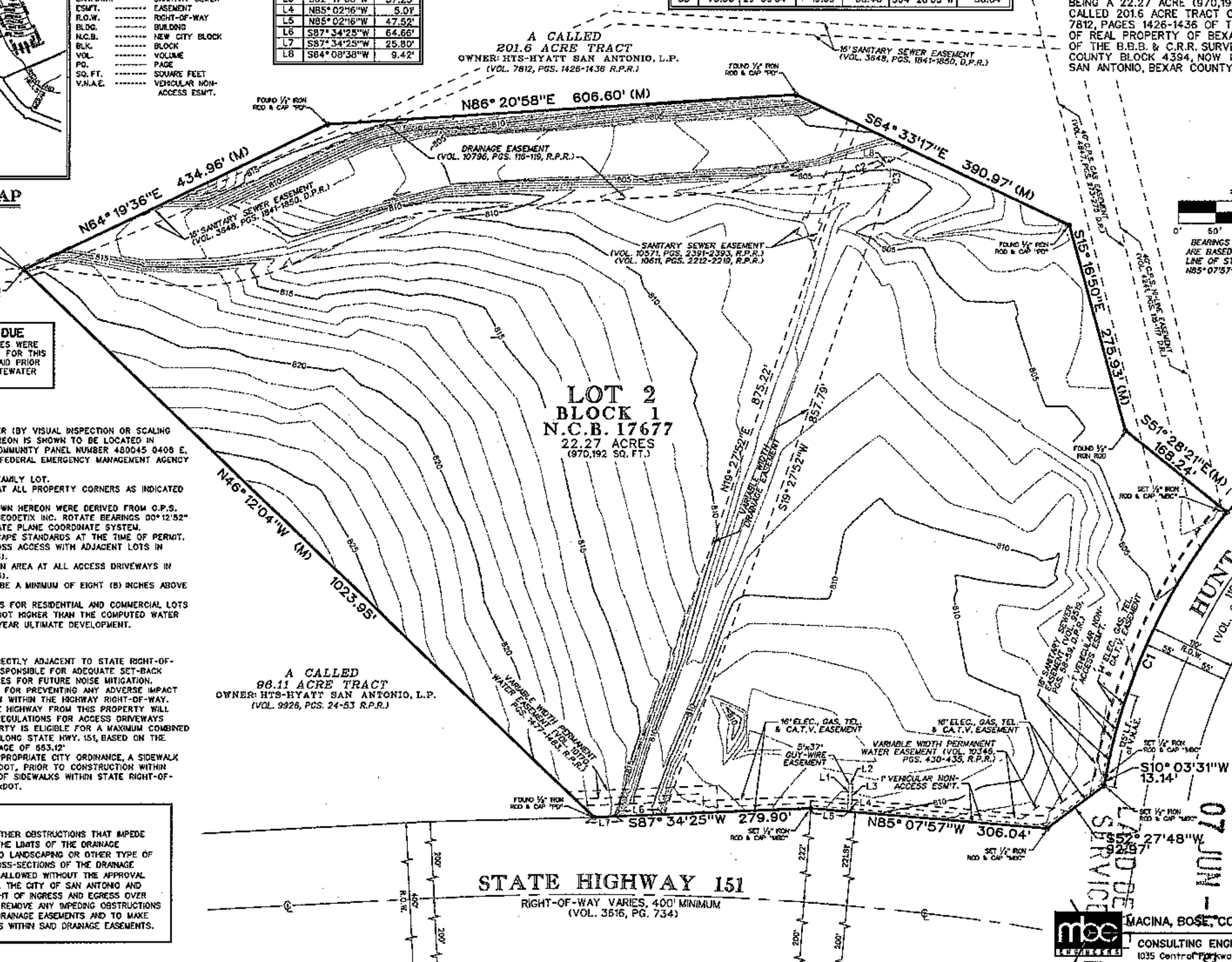
EXIST.	--------	EXISTING
ELEC.	--------	ELECTRIC
TEL.	--------	TELEPHONE
CA.T.V.	--------	CABLE TELEVISION
SAN. SWR.	--------	SANITARY SEWER
ESMT.	--------	EASEMENT
R.O.W.	--------	RIGHT-OF-WAY
BLDG.	--------	BUILDING
N.C.B.	--------	NEW CITY BLOCK
BLK.	--------	BLOCK
VOL.	--------	VOLUME
PG.	--------	PAGE
SQ. FT.	--------	SQUARE FEET
V.N.A.E.	--------	VEHICULAR NON-ACCESS ESMT.

LINE TABLE

NO.	CHORD BRG.	LENGTH
L1	N02°17'00"E	37.00'
L2	S87°43'00"E	5.00'
L3	S02°17'00"W	37.23'
L4	N85°02'16"W	5.01'
L5	N85°02'16"W	47.52'
L6	S87°34'25"W	64.66'
L7	S87°34'25"W	25.80'
L8	S64°08'38"W	9.42'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
"C1"	755.00'	28°45'17"	193.53'	378.91'	N24°26'11"E	374.94'
"C2"	316.00'	10°20'27"	28.59'	57.03'	N69°18'52"E	56.95'
"C3"	73.50'	29°59'34"	19.69'	38.48'	S04°28'05"W	38.04'



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.

GENERAL NOTES:

1.) BASED ON A MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR SCALING ONLY) THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) ON COMMUNITY PANEL NUMBER 480045 0408 E, DATED FEBRUARY 16, 1996 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP.
2.) PLAT ESTABLISHING ONE (1) MULTI-FAMILY LOT.
3.) MONUMENTS WERE FOUND OR SET AT ALL PROPERTY CORNERS AS INDICATED HEREON.
4.) STATE PLANE COORDINATES AS SHOWN HEREON WERE DERIVED FROM C.P.S. OBSERVATION AS OBTAINED FROM GEODETIX INC. ROTATE BEARINGS 00°12'52" COUNTERCLOCKWISE TO OBTAIN STATE PLANE COORDINATE SYSTEM.
5.) OWNER TO COMPLY WITH STREETSCAPE STANDARDS AT THE TIME OF PERMIT.
6.) OWNER SHALL PROVIDE SHARED CROSS ACCESS WITH ADJACENT LOTS IN ACCORDANCE WITH UDC 35-506(r)(3).
7.) OWNER SHALL PROVIDE CLEAR VISION AREA AT ALL ACCESS DRIVEWAYS IN ACCORDANCE WITH UDC 35-506(d)(5).
8.) FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF EIGHT (8) INCHES ABOVE FINAL ADJACENT GRADE.
9.) 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.

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 (1) ACCESS POINT ALONG STATE HWY. 151, BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 683.12'
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.

FLOOD PLAIN NOTE:

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

OWNER/DEVELOPER:

ALLIANCE REALTY PARTNERS, L.L.C.
5177 RICHMOND AVE.,
STE. 1025
HOUSTON, TEXAS 77056
TEL. NO. (713) 599-0280

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

07 JUN - 4
RECD LAND DEVELOPMENT SERVICES DIVISION

29451-0771

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

STEPHEN G. SWEET
Vice President of Alliance Realty Partners, LLC
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF HARRIS
BEFORE ME THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stephen G. Sweet KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.
GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 1st DAY OF June A.D. 2007.

NOTARY PUBLIC
HARRIS COUNTY, TEXAS

PATTI RIPPEL
MY COMMISSION EXPIRES
May 6, 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 SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS DAVID L. ALLEN 66073 LICENSED PROFESSIONAL ENGINEER

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

NOTE:

THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC AND GAS FACILITIES. ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC AND GAS EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC AND GAS FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS. ANY C.P.S. MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF C.P.S. EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.
* NONE AFFECTED

NOTE:

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

THIS PLAT OF BROADSTONE WESTOVER HILLS HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.
DATED THIS ____ DAY OF ____, A.D. 20__
BY ____ SECRETARY BY ____ CHAIRMAN

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

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

11:37:31 AM 5/31/2007 BWarner P:\077\29451- Broadstone Apt\Design\9451pl.dgn

PLANNING COMMISSION
Right-Of-Way Dedicaiton
AGENDA ITEM NO: 27 June 13, 2007

NOEL TELLEZ
SUBDIVISION NAME

07-05-001
RWD #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 750 E-1
OWNER: Noel R. Tellez, Noe R. Tellez, Daniel R. Tellez Jr., Ramiro R. Tellez, Saul R. Tellez, Carlos R. Tellez, and Chris R. Tellez
CASE MANAGER: Larry Odis, Interim Planner II

Date filled with Planning Commission: May 23, 2007

Location: Near the intersection of Loop 1604 and Pleasanton Road.

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

Major Thoroughfare: Pleasanton is on the Major Thoroughfare Plan designated as an Enhanced Secondary Arterial (120 feet Right-Of-Way).

APPLICANT'S PROPOSAL:
Exemption from platting requirements to show Right-Of-Way dedication as otherwise required by the City of San Antonio, Unified Development Code (UDC).

DISSCUSSION:
The applicant has met all of the following conditions:

- The applicant has provided sufficient information to locate and describe the subject property.
- The subject property has an excess of 15 feet of frontage on a public street
- The tract has a minimum of 5,000 square feet.
- The applicant will not further subdivide the property without undertaking the filing of a plat for the site.

STAFF RECOMMENDATION:

Approval of the acceptance of the dedication of Right-of-Way with the aforementioned conditions.

STREET RIGHT-OF-WAY DEDICATION

WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF SAN ANTONIO

DATE: 5/23/07 ID# RWD 07-05-001

GRANTOR(S): Noel Teller

GRANTOR'S MAILING ADDRESS:

15080 Pleasanton Rd Phone# 210-643-8241

STREET

SAN Antonio, TX 78221

CITY, STATE, ZIP CODE

TRUSTEE: COUNTY OF BEXAR, TEXAS
100 DOLOROSA
SAN ANTONIO, TEXAS 78205

Should the property made the subject of this instrument be annexed or otherwise incorporated into the city limits of the City of San Antonio, the trustee shall be the City of San Antonio.

CONSIDERATION: **EXEMPTION FROM PLATTING REQUIREMENTS TO SHOW RIGHT-OF-WAY DEDICATION AS OTHERWISE REQUIRED BY THE CITY CODE OF THE CITY OF SAN ANTONIO.**

Grantor, for and in consideration of the consideration as stated above, dedicates to the use of the public the property as described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes, for all public street right-of-way uses. Grantor does hereby bind Grantor and all of Grantor's heirs, assigns and successors to warrant and forever defend all and singular such property unto the Grantee against every person or entity claiming the same or any part thereof, by, through and under Grantor, but not otherwise. Grantor further acknowledges and accepts for such consideration the responsibility for the maintenance and safety and all costs related thereto of such property until such time as it actually is used for a public street right-of-way purpose.

If no reasonable progress towards the utilization of the property for a public street right of way is made within twenty (20) years from the filing date of this instrument, this instrument and its dedication of such property for a public street right-of-way use shall be void.

When the context requires, singular nouns and pronouns include the plural.

STREET RIGHT-OF-WAY DEDICATION

WITHIN THE EXTRATERRITORIAL JURISDICTION
OF THE CITY OF SAN ANTONIO
(Con't)

Noel Tellez 5/23/07

GRANTOR **Date** **GRANTOR** **Date**

STATE OF TEXAS
COUNTY OF BEXAR

This instrument was acknowledged before me this 23 *day of* May *in the year* 2007 *by grantor(s)* NOEL TELLEZ

NOTARY PUBLIC STATE OF TEXAS
SUSAN M SEXTON
My Commission Expires
March 17, 2011

Notary Public – State of Texas

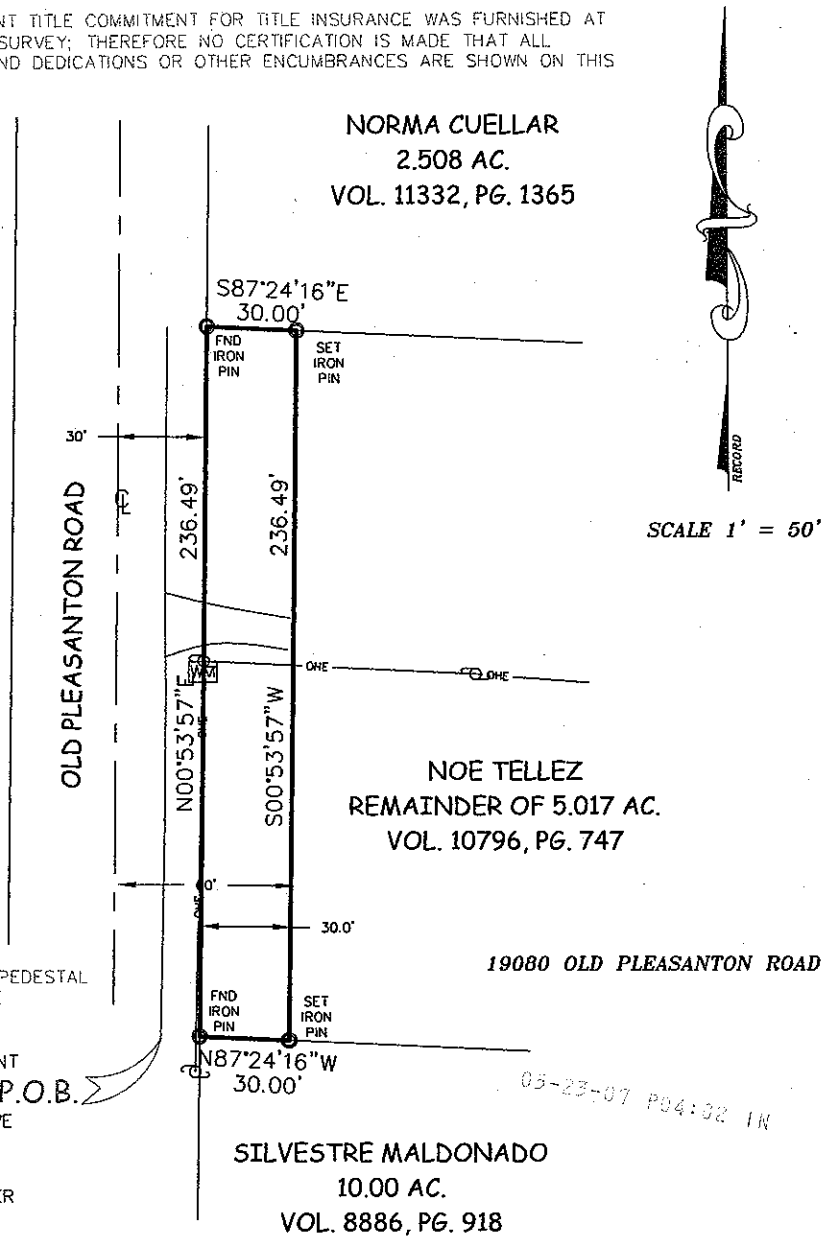
This dedication instrument has been submitted to and considered by the Planning Commission of the City of San Antonio, Texas and is herby approved by such commission.

Date: _____ ***day of*** _____ ***in the year*** _____

By: _____
Chairman

By: _____
secretary

NOTES:
1) BASIS OF BEARING IS RECORDED DEED.
2) ALL IRON PINS SET ARE ½" REBAR WITH YELLOW PLASTIC CAP STAMPED "RKB 5409".
3) NO CURRENT TITLE COMMITMENT FOR TITLE INSURANCE WAS FURNISHED AT THE TIME OF SURVEY; THEREFORE NO CERTIFICATION IS MADE THAT ALL EASEMENTS AND DEDICATIONS OR OTHER ENCUMBRANCES ARE SHOWN ON THIS SURVEY.



SCALE 1' = 50'

19080 OLD PLEASANTON ROAD

05-23-07 P04:32 IN

LEGEND

- TELEPHONE PEDESTAL
- POWER POLE
- GV GAS VALVE
- FIRE HYDRANT
- WV MANHOLE
- WATER VALVE
- LIGHT POST
- SIGN
- WM WATER METER
- GM GAS METER
- GUY WIRE
- OHE OVERHEAD ELECTRIC
- x WIRE FENCE
- // WOOD FENCE
- o CHAIN LINK FENCE
- W WATER WELL
- UGE ELECTRIC METER BOX

SURVEY OF A 0.163 OF AN ACRE TRACT OF LAND SITUATED IN BEXAR COUNTY, TEXAS, OUT OF THE DIONICIO MARTINEZ SURVEY 7, ABSTRACT 9, C.B. 4012, ALSO BEING OUT OF AND A PART OF A 5.017 ACRES OF LAND DESCRIBED IN DEED RECORDED IN VOLUME 10796, PAGE 747 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

Ace Surveying, Inc.
P. O. BOX 597
DEVINE, TEXAS 78016
830-334-7264
830-665-5796 FAX
acesurveying@sbcglobal.net

THIS DRAWING IS THE PROPERTY OF ACE LAND SERVICES AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF ACE LAND SERVICES. ACE LAND SERVICES ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING FOR ANY PURPOSE AFTER SIX MONTHS FROM THE DATE SHOWN HEREON. ALL RIGHTS RESERVED. COPYRIGHT 2006, ACE SURVEYING, INC. ©

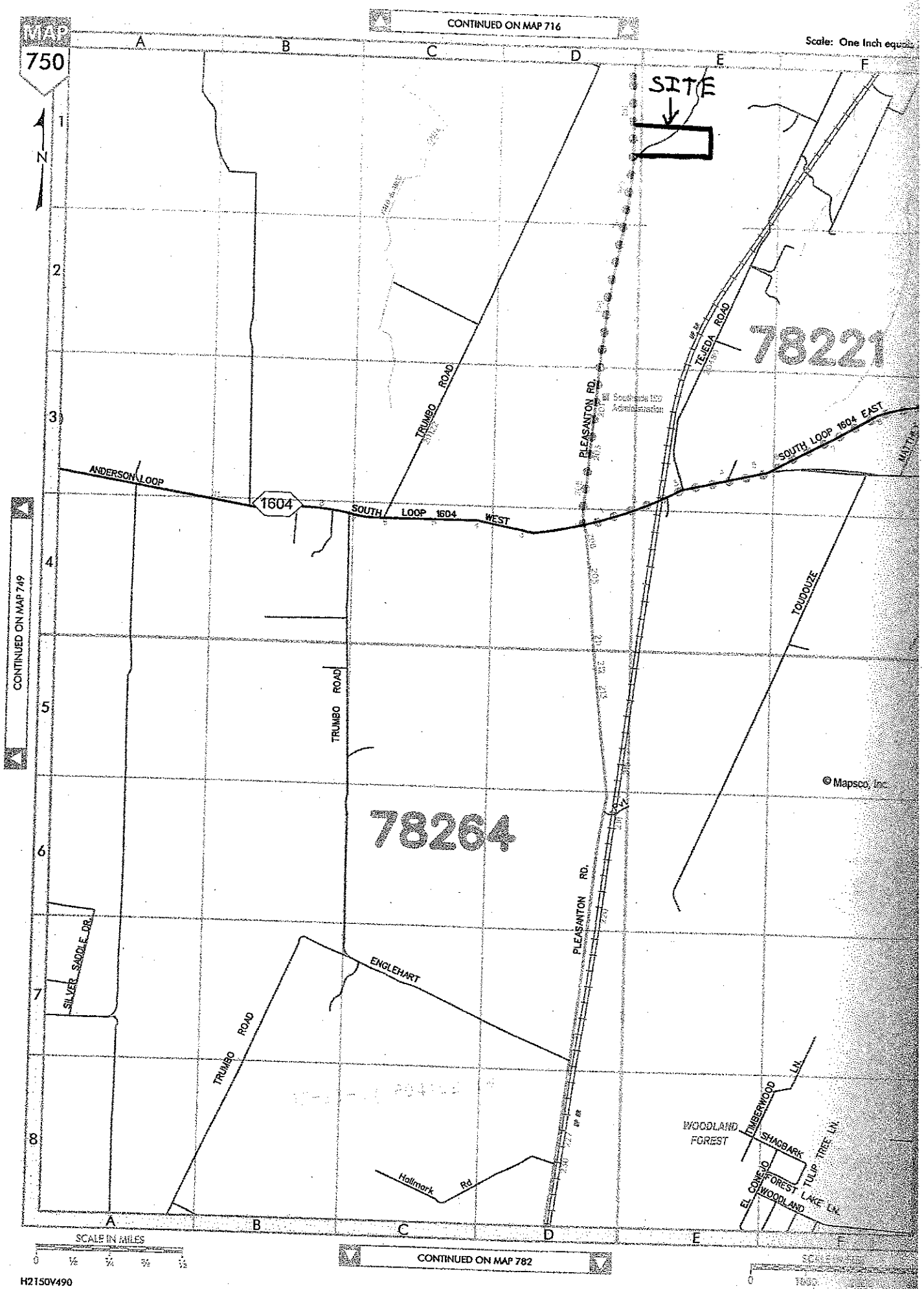
STATE OF TEXAS REGISTERED RHONDA K. BUTLER 5409 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS:
COUNTY OF MEDINA:

I, RHONDA K. BUTLER, DO HEREBY CERTIFY THAT THIS PLAT WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY MEN WORKING UNDER MY SUPERVISION.

RHONDA K. BUTLER
REGISTERED PROFESSIONAL LAND SURVEYOR #5409

SURVEYED: MAY 7, 2007
FILE NO: bx-00-00-07-4012



COPYRIGHT 1978, 2001 by MAPSCO, INC.

Ace Surveying, Inc.
RHONDA K. BUTLER
REGISTERED PROFESSIONAL
LAND SURVEYOR #5409

P. O. BOX 597
DEVINE, TEXAS 78016
Phone: 830-334-7264
Fax: 830-665-5796
Email: acesurveying@sbcglobal.net

NOE TELLEZ
BEXAR COUNTY, TEXAS

A field note description of a 0.163 of an acre tract of land situated in Bexar County, Texas out of the Dionicio Martinez Survey 7, Abstract 9, C. B. 4012, also being out of and a part of a 5.017 acre tract of land described in deed recorded in Volume 10796, Page 747 of the Official Public Records of Bexar County, Texas and being more particularly described by metes and bounds as follows: (Note: All iron pins set are ½" rebar with a yellow plastic cap stamped "RKB 5409")

Beginning at an iron pin found for the southwest corner of the herein described tract and said 5.017 acre tract and the northwest corner of a 10.00 acre tract of land described in deed recorded in Volume 8886, Page 918 of the Official Public Records of Bexar County, Texas, in the east right-of-way line of Old Pleasanton Road;

Thence N 00°53'57" E, 236.49 feet along the west line of the herein described tract and said 5.017 acre tract and the east right-of-way line of said Old Pleasanton Road, generally following a fence to an iron pin found for the northwest corner of the herein described tract and said 5.017 acre tract and the southwest corner of a 2.508 acre tract of land described in deed recorded in Volume 11332, Page 1365 of the Official Public Records of Bexar County, Texas;

Thence S 87°24'16" E, 30.00 feet along the north line of the herein described tract and said 5.017 acre tract and the south line of said 2.508 acre tract to an iron pin set for the northeast corner of the herein described tract;

Thence S 00°53'57" W, 236.49 feet along the east line of the herein described tract, 30 feet east of and parallel to the west line of said 5.017 acre tract and the east right-of-way line of said Old Pleasanton Road to an iron pin set for the southeast corner of the herein described tract, in the south line of said 5.017 acre tract and the north line of aforesaid 10.00 acre tract;

Thence N 87°24'16" W, 30.00 feet along the south line of the herein described tract and said 5.017 acre tract and the north line of said 10.00 acre tract to the place of beginning and containing 0.163 of an acre of land according to a survey made on the ground on May 7, 2007 by Ace Surveying, Inc.

Rhonda K. Butler
Registered Professional
Land Surveyor #5409
File : 19080 old pleasanton
Corresponding Plat Prepared

STATE OF TEXAS
REGISTERED
RHONDA K. BUTLER
5409
PROFESSIONAL
LAND SURVEYOR

WARRANTY DEED

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

That TEXAS LAND EXCHANGE, INC., A Texas Corporation, acting herein and through its officer thereunder duly authorized of the County of Bexar and the State of Texas, for and in consideration of the sum of Ten & no/100 Dollars and other valuable consideration to Grantor cash in hand paid by Grantees hereinafter named, the receipt of which is hereby acknowledged, have **Granted, Sold** and **CONVEYED** and by these presents do **GRANT, SELL** and **CONVEY** unto:

NOE R. TELLEZ, NOEL R. TELLEZ, DANIEL R. TELLEZ, JR.,
RAMIRO R. TELLEZ, SAUL R. TELLEZ, CARLOS R. TELLEZ
and CHRIS R. TELLEZ
371 Viewpoint
Poteet, Texas 78065

of the County of Bexar and of the State of Texas, all of the following described property, together with all improvements thereon, situated in Bexar County, Texas, to-wit:

Property (including any improvements):

BEING all of LOT 40B, containing 5.017 acres of land, more or less, out of the CAMINO REAL ESTATES SUBDIVISION, UNIT III, an unrecorded subdivision out of the Dionicio Martinez League Grant, Survey No. 7, County Block 04012, Bexar County, Texas and being out of a 470.76 acre tract described in Volume 7719, Page 327 of the Real Property Records of Bexar County, Texas; SAVE AND EXCEPT all oil, gas and other minerals and rights in reference thereto that are in, on or under the herein described property other than that certain twenty-five percent (25%) interest of the non-participating royalties in any future leases that are in, on or under the herein described property and as described in that certain Agreement and Contract for the Purchase of Real Estate, dated the 29th of March 1988; the said LOT 40B being more particularly described by field notes and plat attached hereto as EXHIBIT "A" and incorporated herein by reference."

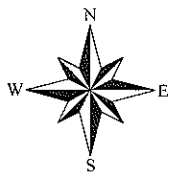
Reservations from and Exceptions to Conveyance and Warranty:

Restrictive covenants recorded in Volume 3454, Page 2004-2007 of the Real Property Records, Bexar County, Texas, a copy of which is attached hereto as EXHIBIT "B" and incorporated herein by reference; and

This conveyance is further made and accepted subject to all easements of every nature and character which are filed of record in the Real Property Records of Bexar County, Texas or that are apparent and visible on the ground.

05-20-07 2:04:31 PM

RWD # 07-05-001



#28

CITY OF SAN ANTONIO **Consent Agenda**

DEPARTMENT OF ASSET MANAGEMENT
INTERDEPARTMENTAL CORRESPONDENCE SHEET

TO: Planning Commission
FROM: Shawn P. Eddy, Director, Department of Asset Management
COPIES: Pat DiGiovanni, Deputy City Manager; file
DATE: Monday, May 28, 2007
SUBJECT: S.P. No. 1314 - Request for a Joint Use Agreement for a permanent sanitary sewer easement within a variable width drainage easement.

PETITIONER: Centex Real Estate Corporation, Inc. d.b.a. CENTEX HOMES
Attn: Rick Gray, P.E., Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

Staff is requesting that this item be placed on the consent agenda for the Planning Commission meeting on 6/13/2007.

BACKGROUND

Applicant is requesting a Joint Use Agreement for a sixteen (16') wide permanent sanitary sewer easement and a twenty-foot (20') wide temporary construction easement within a variable width public right of way drainage easement, for the use, benefit and control of the San Antonio Water System (SAWS). This easement will serve the future development of the Arbors at River Mist Subdivision in the northwest quadrant of the City of San Antonio. The sanitary sewer easement will be used for the construction of a sanitary sewer line that will have an outside diameter of approximately 8.5", to be installed at an approximate depth of seven feet (7') from surface level. The proposed permanent easement will consist of 2,845 square feet (0.07) acre and will be constructed in the location as shown on attached Exhibits "A" and "B" within City Council District 8. After construction of the line is complete, inspected, approved and accepted by SAWS, the line will become under SAWS' control. The temporary construction easement will dissolve upon acceptance of the line by SAWS.

COORDINATION AND FINANCIAL IMPACT

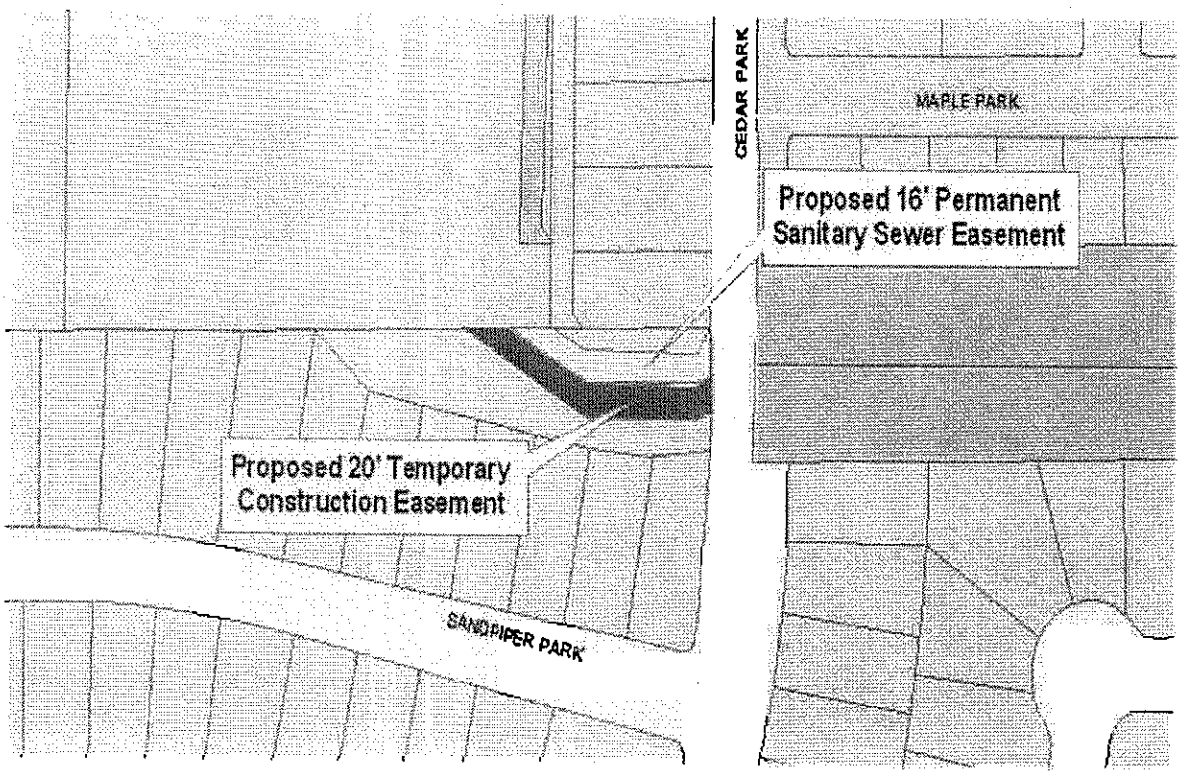
In compliance with City procedures, this request has been canvassed through interested City departments, public utilities and applicable agencies. A Canvassing Checklist and an executed Letter of Agreement, by which the petitioner agrees with all fees and conditions imposed through this canvassing are attached for review.

CONCLUSION AND RECOMMENDATION

Staff recommends approval of this request.

Shawn P. Eddy, Director
Department of Asset Management

DS


CEDAR PARK
MAPLE PARK
Proposed 16' Permanent
Sanitary Sewer Easement
Proposed 20' Temporary
Construction Easement
SANDPIPER PARK

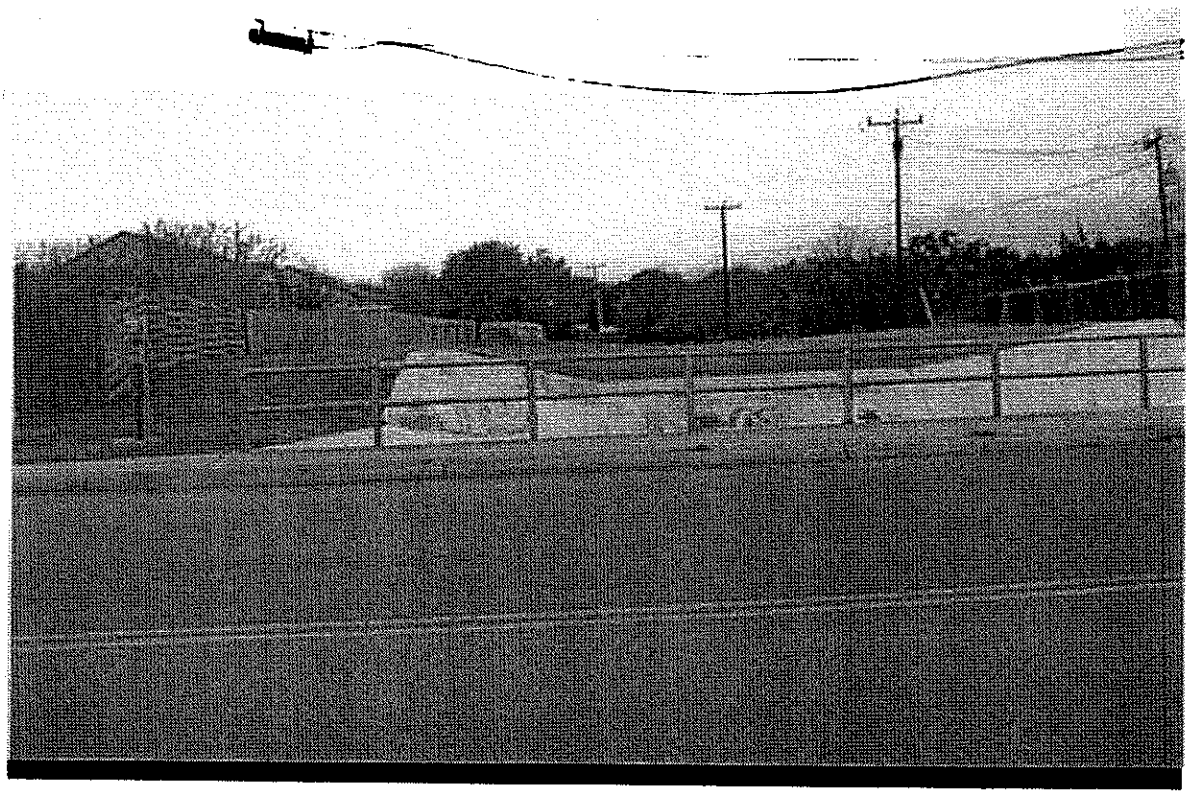
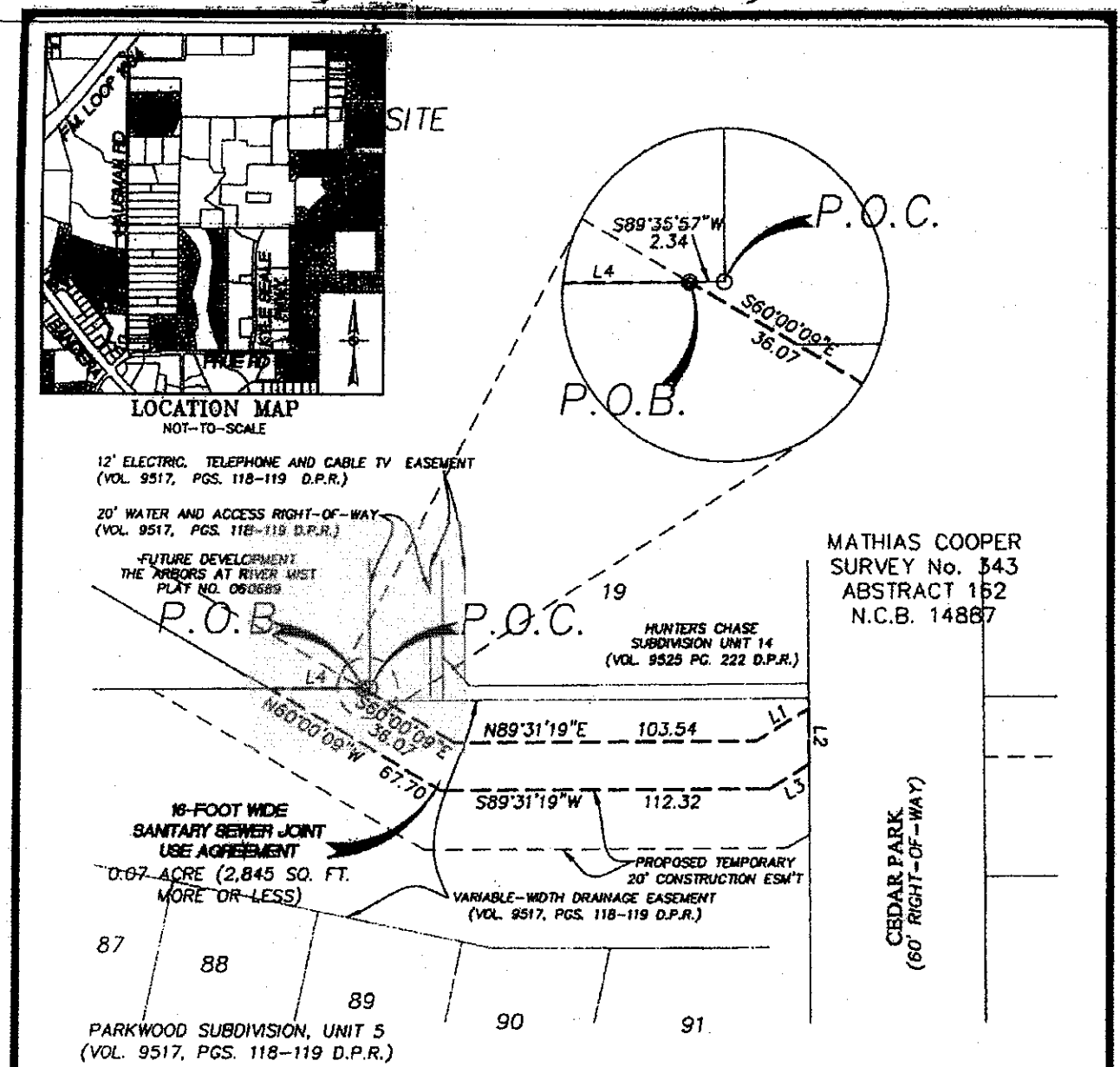


EXHIBIT "A"



LEGEND

P.O.C. = POINT OF COMMENCING
P.O.B. = POINT OF BEGINNING
F.I.R. = FOUND 1/2" IRON ROD (PD)
C.B. = COUNTY BLOCK
O.P.R. = OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. = DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

LINE TABLE

LINE	LENGTH	BEARING
L1	20.54'	N89°37'22"E
L2	18.62'	S00°37'18"E
L3	15.44'	S88°37'22"W
L4	31.62'	N89°35'57"E

SCALE : 1"=50'

0' 50'

JOB NO. -
DATE -
DESIGNER -
CHECKED - DRAWN -
SHEET -

EXHIBIT OF

A 0.07 OF AN ACRE OR 2,845 SQUARE FEET MORE OR LESS, TRACT OF LAND BEING A 16-FOOT WIDE SANITARY SEWER JOINT USE AGREEMENT, SITUATED WITHIN A VARIABLE WIDTH DRAINAGE EASEMENT, RECORDED IN VOLUME 9517, PAGES 118-119 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE MATHIAS COOPER SURVEY NO. 343, ABSTRACT 162, NEW CITY BLOCK 14887 IN THE CITY OF SAN ANTONIO, TEXAS.

EXHIBIT "B"

FIELD NOTES

FOR

A 0.07 of an acre, or 2,845 square feet, tract of land being a 16-foot wide sanitary sewer Joint Use Agreement, situated within a variable width drainage easement recorded in Volume 9517, Pages 118-119 of the Deed and Plat records of Bexar County, Texas, out of the Mathias Cooper Survey No. 343, Abstract 162, New City Block 14887 in the City of San Antonio, Texas. Said 0.07 of an acre tract being more fully described as follows:

COMMENCING:	At a found iron rod on the southeastern corner of 6.9379 acres recorded in Volume 8489, Pages 440-443 of the real property records of Bexar County, Texas;
THENCE:	Proceeding along and with the southern boundary of said 6.9379 acres S 89°35'57" W, a distance of 2.34 feet to the POINT OF BEGINNING;
THENCE:	Departing said boundary S 60°00'09" E, a distance of 36.07 feet to a point;
THENCE:	N 89°31'19" E, a distance of 103.54 feet to a point;
THENCE:	N 58°37'22" E, a distance of 20.54 feet to a point;
THENCE:	S 00°37'19" E, a distance of 18.62 feet to a point;
THENCE:	S 58°37'22" W, a distance of 15.44 feet to a point;
THENCE:	S 89°31'19" W, a distance of 112.32 feet to a point;
THENCE:	N 60°00'09" W, a distance of 67.70 feet to a point on said southern boundary of 6.9379 acres;
THENCE:	Proceeding along and with said boundary N 89°35'57" E, a distance of 31.62 feet to the POINT OF BEGINNING, and containing 0.07 acres of land in the City of San Antonio, Bexar County, Texas.

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 30, 2007

CENTEX HOMES, San Antonio
Attn: Rick Gray, P.E.
Pape-Dawson Engineers, Inc.
555 E. Ramsey
San Antonio, Texas 78216

Re: S. P. No. 1314— Request for a Joint Use Agreement for a sanitary sewer line within a Public variable width drainage easement.

Dear Mr. Gray:

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:

DEVELOPMENT SERVICES DEPARTMENT:

- Proper permits as necessary must be obtained prior to any construction.
- The entire drainage channel must be returned to its original condition.
- 85% vegetation must be established
- Prior to completion, the drainage easement will be inspected by Development Services Department (DSD) Construction Inspections for compliance to these conditions.

PUBLIC WORKS DEPARTMENT:

Storm Water Operations Division – "All construction BMP's (Best Management Practice) need to be established and maintained during construction. During construction all vegetation must be maintained and re-established after project is completed. A re-inspection of site will need to be done. This is to ensure all disturbed areas re-establish back to original conditions & re-vegetation is established up to 85%."

Street Maintenance Division – "All disturbed areas are to be compacted properly & re-vegetated as specified in the unified development code."

CITY PUBLIC SERVICE ENERGY:

Petitioner acknowledges all existing electrical and/or gas facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with City Public Service and at the sole expense of the petitioner.

SAN ANTONIO WATER SYSTEM:

Petitioner acknowledges all existing water and/or sewer facilities and agrees to allow perpetual access to any such utilities for inspection, operational and maintenance purposes or may seek the relocation of the facilities with the express permission and coordination with the San Antonio Water System and at the sole expense of the petitioner.

ASSET MANAGEMENT DEPARTMENT:

- A City Ordinance will authorize the Joint Use Agreement for the use of this Public Right of Way.
- Petitioner acknowledges that utility easements may exist within or adjacent to this right of way, including but not limited to: electrical, water, sewer, telephone, cable, fiber optic conduit, etc. Petitioner agrees to allow perpetual access to any such utilities in the event maintenance work is required, at no expense nor any other obligations to the City of San Antonio or the holder of utility easement rights.
- The Joint Use Agreement fee established for this project has been established at $5,035.
- Once this pipeline is installed, inspected and approved, the rights and pipeline will be conveyed to the San Antonio Water System.

A signed Discretionary Contracts Disclosure form is required, and is attached for your review and execution.

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

If you concur with the above listed conditions, please countersign this letter in the spaces provided below and return to the undersigned. Upon receipt of this executed Letter of Agreement and the Discretionary Contracts Disclosure form, we will continue processing your request.

Sincerely,

Shawn P. Eddy

Shawn P. Eddy, Director
Department of Asset Management

AGREED AS TO TERMS AND CONDITIONS:

CENTEX HOMES, San Antonio (Petitioner)

By _____ Title: Land Development Manager

Trey Marsh
Print Name

5/7/07
Date

Canvassing Checklist

SPNo 1314

Request: Applicant is requesting a Joint Use Agreement for a sixteen (16') wide permanent sanitary sewer easement and a twenty-foot (20') wide temporary construction easement within a variable width public right of way drainage easement, for the use, benefit and control of the San Antonio Water System (SAWS). This easement will serve the future development of the Arbors at River Mist Subdivision in the northwest quadrant of the City of San Antonio. The sanitary sewer easement will be used for the construction of a sanitary sewer line that will have an outside diameter of approximately 8.5", to be installed at an approximate depth of seven feet (7') from surface level. The proposed permanent easement will consist of 2,845 square feet (0.07) acre and will be constructed in the location as shown on attached Exhibits "A" and "B" within City Council District 8. After construction of the line is complete, inspected, approved and accepted by SAWS, the line will become under SAWS' control. The temporary construction easement will dissolve upon acceptance of the line by SAWS.

	Included in Canvassing	Out Date	In Date	Uncond. Approval	Conditional Approval	Denial
Planning Department	☑	1/23/2007	2/27/2007	☑	☐	☐
PublicWorks	✔	1/23/2007	3/9/2007	☐	☑	☐
Development Services	✔	1/23/2007	3/9/2007	☐	☑	☐
Police Department				☐	☐	☐
Fire Department				☐	☐	☐
Parks and Recreation				☐	☐	☐
Neighborhood Action (NAD)				☐	☐	☐
City Public Service		1/23/2007	2/21/2007	☐	☑	☐
S.A. Water System (SAWS)	✔	1/23/2007	2/21/2007	☐	☑	☐
TXDOT				☐	☐	☐
S.A. River Authority (SARA)				☐	☐	☐
VIA Metropolitan				☐	☐	☐
Environmental Services	☐			☐	☐	☐
Other Agency				☐	☐	☐
Neighborhood Association		1/23/2007		☐	☐	☐

Canvassing Comments

Parkwood & Hunters Chase II 4/11/07–Resolved PW's issues (sewer) with Petitioner.

PLANNING COMMISSION
PUBLIC HEARING AND CONSIDERATION OF A REPLAT

AGENDA ITEM NO: 56/29 **June 13, 2007**

CIELO HOMES UNIT-1 PUD	MINOR PLAT	070313
SUBDIVISION NAME		**PLAT #**

COUNCIL DISTRICT: 10
FERGUSON MAP GRID: 552 E-4
OWNER: Kerry Kunkel
ENGINEER: Dye Enterprises, by D. Scott Dye, P.E.
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: June 1, 2007

Location: On the north side of Schertz Road south of Thousand Oaks

Services Available: SAWS Water and Sewer

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

Plat is in accordance with:
PUD #07-018, Cielo Homes pending approval on June 13, 2007.

Proposed Use: Residential Duplex

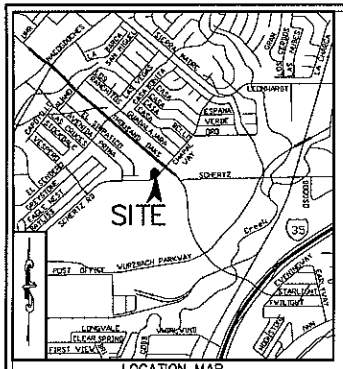
APPLICANT'S PROPOSAL:

To plat **0.2754** acres consisting of **3** non-single family lots

STAFF RECOMMENDATION:

Approval.

PLAT NO. 070313



LOCATION MAP
NOT TO SCALE

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

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

SURVEYOR'S NOTES:
1. THE BEARINGS SHOWN HEREON ARE BASED UPON THE THOUSAND OAKS AT SCHERTZ SERVICES (TASS) PLAT RECORDED IN VOL. 9536, PG. 12 D.P.R.

WASTEWATER EQU 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.

SAWS NOTES:
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.

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

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

LEGEND

- 835 — EXISTING CONTOUR
- 835 — PROPOSED CONTOUR
- ○ FND. 1/2" STEEL REBAR
- ● SET 1/2" STEEL REBAR W/ CAP MARKED (DYE ENT SA TX)
- ⊗ FND. CHISELED "X"

G.E.T.T.V.E. = GAS, ELEC., TELE. & CA.TV. EASEMENT
D.E. = DRAINAGE EASEMENT
D.R.W. = DRAINAGE RIGHT-OF-WAY
S.S.E. = SANITARY SEWER EASEMENT
W.E. = WATER EASEMENT
V.N.A.E. = VEHICULAR NON-ACCESS EASEMENT
O.P.R.R.P. = OFFICIAL PUBLIC RECORDS OF REAL PROPERTY
D.P.R. = DEED AND PLAT RECORDS
B.S.L. = BUILDING SETBACK LINE

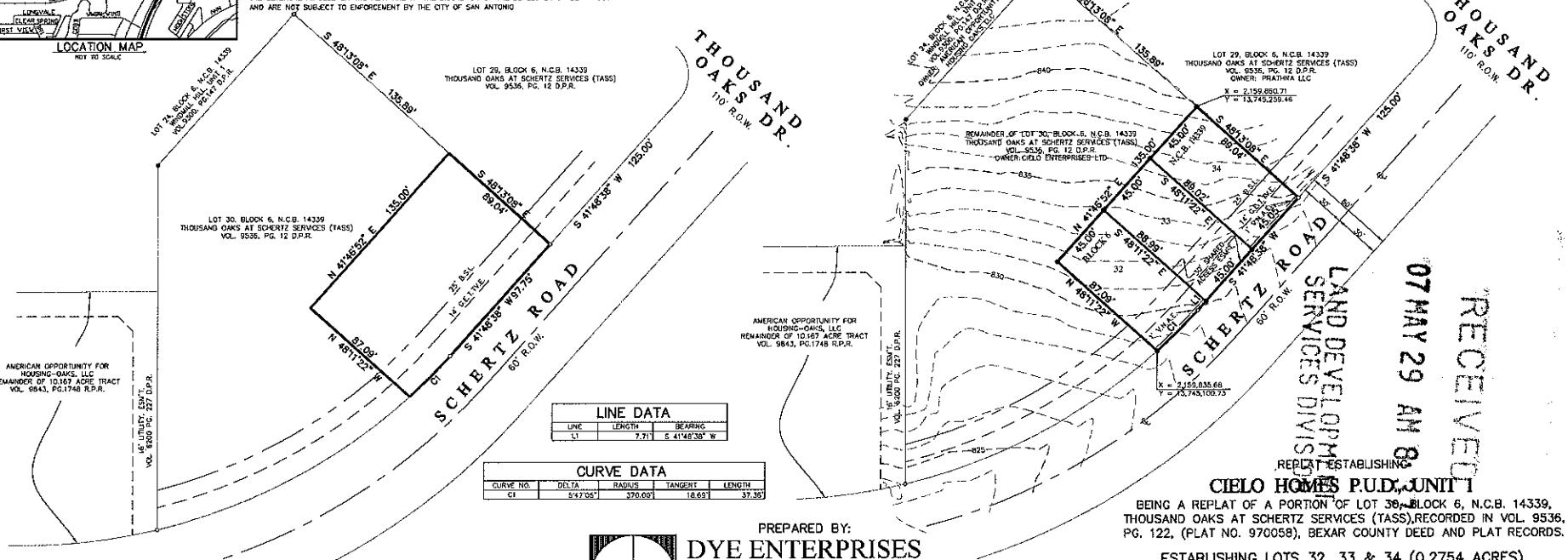
OWNER/DEVELOPER:
MR. KERRY KUNKEL
CIELO ENTERPRISES, LTD.
329 VIENTO COVE
BLANCO, TX 78606

SCALE: 1" = 50'
1' CONTOUR INTERVAL

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

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

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



LINE DATA		
LINE	LENGTH	BEARING
L1	7.71'	S 41°46'38" W

CURVE DATA				
CURVE NO.	DELTA	RADIUS	TANGENT	LENGTH
C1	5°47'05"	370.00'	18.69'	37.38'

RECEIVED
07 MAY 29 AM 8
LAND DEVELOPMENT SERVICES DIVISION

REPLAT ESTABLISHING
CIELO HOMES P.U.D., UNIT 1

BEING A REPLAT OF A PORTION OF LOT 30, BLOCK 6, N.C.B. 14339, THOUSAND OAKS AT SCHERTZ SERVICES (TASS), RECORDED IN VOL. 9536, PG. 122, (PLAT NO. 970058), BEXAR COUNTY DEED AND PLAT RECORDS.

ESTABLISHING LOTS 32, 33 & 34 (0.2754 ACRES), BLOCK 6, N.C.B. 14339, SAN ANTONIO, TEXAS.

PREPARED BY:
DYE ENTERPRISES
4047 STAHL ROAD, SUITE #3
SAN ANTONIO, TEXAS 78217
TEL. (210) 599-4123
FAX (210) 599-4191

AREA BEING REPLATTED THROUGH PUBLIC HEARING

THE AREA BEING REPLATTED, A PORTION OF LOT 30, BLOCK 6, N.C.B. 14339, WAS PREVIOUSLY PLATTED ON A PLAT KNOWN AS THOUSAND OAKS AT SCHERTZ SERVICES (TASS), WHICH IS RECORDED IN VOL. 9536, PG. 122, (PLAT NO. 970058), BEXAR COUNTY DEED AND PLAT RECORDS.

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

_____
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 PURPOSE AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS_____DAY OF _____ A.D., 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF 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 NO. 84635

STATE OF TEXAS

COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON THOUSAND OAKS AT SCHERTZ SERVICES (TASS) (PLAT NO. 970058), WHICH IS RECORDED IN VOL. 9536, PG. 122, BEXAR COUNTY PLAT AND DEED RECORDS.

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

_____
OWNER

_____
OWNER'S DULY AUTHORIZED AGENT

SWORN AND SUBSCRIBED BEFORE ME THIS THE_____DAY OF_____ A.D., 2007.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: _____

STATE OF TEXAS

COUNTY OF BEXAR

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

_____
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5315

THIS PLAT OF CIELO HOMES P.U.D., 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., 2007.

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. 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Z:\2006\060247-01 Schertz Rd 4630\dwg\060247-01 Schertz Rd 4630 Plat.dwg

PLANNING COMMISSION
SUBDIVISION
AGENDA ITEM NO: 30 **June 13, 2007**

ANAQUA SPRINGS RANCH IV PUD — MAJOR PLAT — 070067
SUBDIVISION NAME — **PLAT #**

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 446 B-7
OWNER: Anaqua Springs Ranch, Inc., by Thomas E. Dreiss
ENGINEER: Brown Engineering Co., by Mark S. Brown, P.E.
CASE MANAGER: Elizabeth Adams, Planner II

Date filed with Planning Commission: May 25, 2007

Location: Southeast of the intersection of Miranda Ridge and Cat Springs

Services Available: BexarMet Water District and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Plat is in accordance with:
MDP/POADP #797A, Anaqua Springs Ranch was accepted on November 16, 2005.
PUD # 07-010, Anaqua Springs Ranch IV pending approval on June 13, 2007.

Proposed Use: Single Family Residential

APPLICANT'S PROPOSAL:

To plat **90.880** acres consisting of **55** single family lots and **6,173** linear feet of private streets.

DISCUSSION:

The Development Services Department has cited: Section 35-506(d)(6)(Cul-de-sac Streets) and Section 35-506(d)(2)(Table 506-3)("K"

Crest Curve and "K" Sag Curve) of the UDC, a development standard important to the health, safety and welfare of the community. The applicant's engineer has submitted a request for an Administrative Exception to the requirements. The Development Services Director has granted an administrative exception to these sections of the UDC as indicated in the attached report.

STAFF RECOMMENDATION:

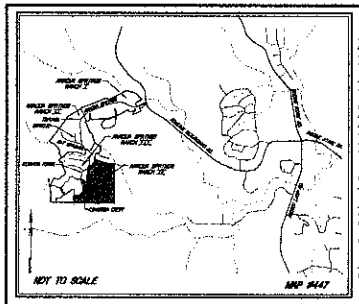
Approval

070067

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

90.880 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2186 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.



C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND OPERATING POLES, WIRELINE OR BURIED 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 CLEAR 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.

AND 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 HEREIN.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA.TV.	CABLE TELEVISION
10'+	10' ELEC., GAS, TELE., & CA. TV. ESM'T.
—(330)—	EXISTING ELEVATION
—(316)—	FINISHED ELEVATION

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO 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 AND THE REGULATIONS GOVERNING SAME, AND THAT THIS PLAT HAS BEEN APPROVED BY THE SAID COMMISSIONERS COURT.

ON THIS THE _____ DAY OF _____, 2007.

ATTESTED

RECEIVED

07 MAY 29 AM 9:33

COUNTY JUDGE, BEXAR COUNTY, TX — COUNTY CLERK, BEXAR COUNTY, TX

LAND DEVELOPMENT SERVICES DIVISION

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE ASSIGNED TO ALL ACTIVE SAN ANTONIO WATER SYSTEM UNDER THE REAL NUMBER ISSUED BY DEVELOPMENT SERVICES.

STATE OF TEXAS
MARK S. BROWN
57071
REGISTERED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

Mark S Brown

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Thomas E. Dreiss known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2007.

L. M. STUMPF
Notary Public, State of Texas
My Commission Expires
June 23, 2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

5-24-2007

Michael A. Romans

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
MICHAEL A. ROMANS
4657
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2006 at _____ M. and duly recorded the _____ day of _____ A.D., 2007 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., 2006.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

MINIMUM FINISHED FLOOR ELEVATION FOR RESIDENTIAL AND COMMERCIAL LOTS SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE.

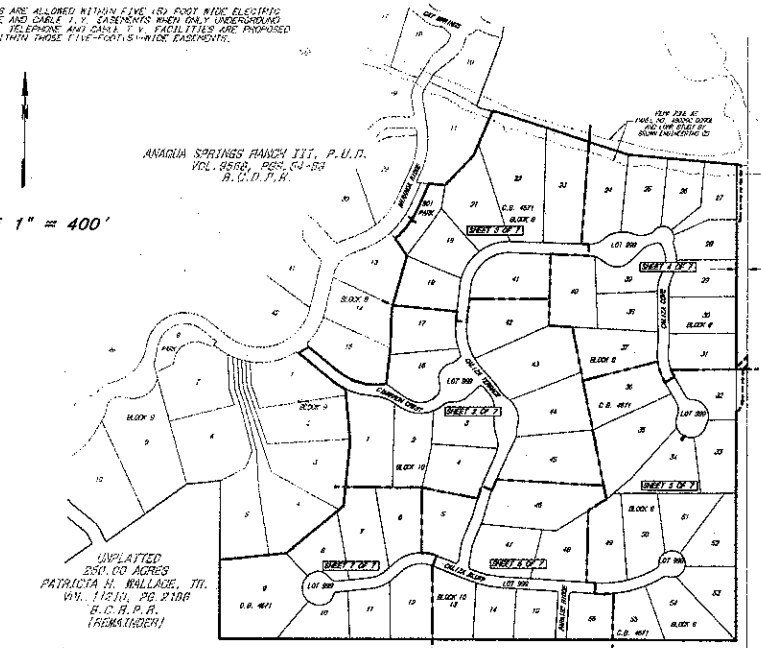
CLEAR VISION AREA NOTE:

ALL ACCESS DRIVEWAYS SHALL BE PROVIDED WITH CLEAR VISION AREA IN ACCORDANCE WITH UDC 35-506(D)(15).

LOT AREA TABLE

LOT NO.	BLOCK NO.	GROSS AREA IN ACRES	NET AREA - (GROSS LESS EASEMENTS) IN ACRES
999		0.84 ACRES	STREET R.O.W.
16	9	1.33 ACRES	1.11 ACRES
17	9	1.14 ACRES	1.00 ACRES
18	9	1.30 ACRES	1.17 ACRES
19	9	1.17 ACRES	1.13 ACRES
900	9	0.65 ACRES	PARK
21	9	1.82 ACRES	1.78 ACRES
22	9	3.06 ACRES	2.45 ACRES
23	9	2.15 ACRES	1.68 ACRES
24	9	1.70 ACRES	1.23 ACRES
25	9	1.43 ACRES	0.95 ACRES
26	9	1.00 ACRES	0.73 ACRES
27	9	1.00 ACRES	0.79 ACRES
28	9	1.05 ACRES	0.90 ACRES
29	9	1.11 ACRES	1.07 ACRES
30	9	1.16 ACRES	1.13 ACRES
31	9	1.16 ACRES	1.12 ACRES
32	9	1.11 ACRES	0.97 ACRES
33	9	1.30 ACRES	1.28 ACRES
34	9	1.51 ACRES	1.45 ACRES
35	9	2.20 ACRES	2.16 ACRES
36	9	1.61 ACRES	1.58 ACRES
37	9	1.61 ACRES	1.57 ACRES
38	9	1.07 ACRES	1.03 ACRES
39	9	1.17 ACRES	0.99 ACRES
40	9	1.57 ACRES	1.50 ACRES
41	9	1.55 ACRES	1.44 ACRES
42	9	1.68 ACRES	1.43 ACRES
43	9	2.29 ACRES	2.22 ACRES
44	9	1.98 ACRES	1.84 ACRES
45	9	2.17 ACRES	2.12 ACRES
46	9	2.24 ACRES	2.20 ACRES
47	9	1.89 ACRES	1.34 ACRES
48	9	1.37 ACRES	1.31 ACRES
49	9	1.44 ACRES	1.43 ACRES
50	9	1.44 ACRES	1.33 ACRES
51	9	1.15 ACRES	1.13 ACRES
52	9	1.29 ACRES	1.25 ACRES
53	9	1.18 ACRES	1.17 ACRES
54	9	1.35 ACRES	1.31 ACRES
55	9	1.03 ACRES	0.99 ACRES
56	9	1.01 ACRES	0.90 ACRES
1	10	2.01 ACRES	1.85 ACRES
2	10	1.32 ACRES	1.32 ACRES
3	10	1.43 ACRES	1.35 ACRES
4	10	1.41 ACRES	1.30 ACRES
5	10	1.45 ACRES	1.34 ACRES
6	10	1.37 ACRES	1.33 ACRES
7	10	1.70 ACRES	1.21 ACRES
8	10	1.13 ACRES	1.08 ACRES
9	10	3.07 ACRES	3.04 ACRES
10	10	1.07 ACRES	1.02 ACRES
11	10	1.02 ACRES	0.92 ACRES
12	10	1.43 ACRES	1.35 ACRES
13	10	1.39 ACRES	1.27 ACRES
14	10	1.02 ACRES	0.99 ACRES
15	10	1.00 ACRES	0.89 ACRES

SCALE 1" = 400'



INDEX MAP

GENERAL NOTES:

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2" DIAMETER IRON RODS UNLESS OTHERWISE NOTED.
2. THE APPROXIMATE LOCATION OF THE SUBJECT TRACT ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (COMMUNITY PANEL 150 480B0045B, EFFECTIVE DATE FEBRUARY 16, 1996 & MR. 480B0045G, EFFECTIVE DATE JULY 31, 2006) INDICATES THAT THE SUBJECT TRACT IS LOCATED WITHIN ZONE "X" (UNSHADED) WHICH IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN" AND "ZONE AE" WHICH IS DEFINED AS BASE FLOOD ELEVATIONS DETERMINED.
3. THE UNDERSIGNED HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS OR OTHER STABLE MATERIAL AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND WITHIN 10 LOT SALES.
4. THE BEARINGS SHOWN HEREON ARE BASED UPON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
5. X AND Y COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
6. THE LOTS WITHIN THIS SUBDIVISION ARE TO BE SERVICED BY INDIVIDUAL SEPTIC SYSTEMS.
7. LOT 999 IN C.B. 4671 IS A PRIVATE STREET R.O.W. AND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION AND WATER EASEMENT.
8. THE STREETS DEPICTED ON THE PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECTED TO EMPLACEMENT BY THE CITY OF SAN ANTONIO.
9. ANAQUA SPRINGS RANCH HOMEOWNERS ASSOCIATION WILL PROVIDE MAINTENANCE FOR ALL PRIVATE STREETS, EASEMENTS, TRAFFIC ISLANDS AND FENCE.
10. FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF 6" ABOVE FINAL ADJACENT GRADE.
11. ALL FILL SHALL BE IN ACCORDANCE TO THE PLANS ON FILE AT THE CITY OF SAN ANTONIO PUBLIC WORKS DEPARTMENT.
12. IF A PREVIOUSLY UNIDENTIFIED SITE IS ENCOUNTERED DURING CONSTRUCTION WORK, ACTIVITIES SHALL BE IMMEDIATELY STOPPED IN THE VICINITY AND THE SAN ANTONIO HISTORIC PRESERVATION OFFICE AND STATE HISTORIC PRESERVATION OFFICE NOTIFIED.
13. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
14. THE VARIABLE WIDTH DRAINAGE EASEMENT WAS DELINEATED TO CONTAIN THE BOUNDARIES OF THE 100 YEAR FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH THE FEMA PANEL 150 480B0045G DATED JULY 31, 2006. CONSTRUCTION WITHIN THIS EASEMENT IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE EASEMENTS AS NECESSARY.
15. LOTS 22 THRU 27, BLOCK 9 LIE PARTIALLY WITHIN THE FEMA 100-YEAR FLOODPLAIN AS DEPICTED ON THE FEMA FLOOD INSURANCE RATE MAP OF BEXAR COUNTY, TEXAS, MAP NO. 480B0045G DATED JULY 31, 2006 AS DEPICTED HEREON.
16. THE DEVELOPER OR BUILDER SHALL INSTALL AT EACH LOT, ON THE GUTTER'S SIDE OF THE METER, AN APPROVED TYPE UNIDIRECTIONAL FLOW ALARM IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.
17. BEXAR COUNTY WILL NOT MAINTAIN PARKS, TRAFFIC ISLANDS, PRIVATE STREETS OR EASEMENTS OF ANY KIND.
18. LOT 201 IN C.B. 4671 IS HEREBY DEDICATED AS PARK LAND AND SHALL ACHIEVE ACCESS TO ANAQUA RIDGE, A PRIVATE STREET RIGHT-OF-WAY DEDICATED BY THE PLAT ANAQUA SPRINGS RANCH III, P.U.D. VOLUME 9568, PAGES 64-69, B.C.D.P.R. ADDING ADDITIONAL LOT 12, BLOCK 9.

DEVELOPER / OWNER: ANAQUA SPRINGS RANCH, INC.
306 SENTERRA BLVD EAST
SUITE 310
SAN ANTONIO, TEXAS 78258
PHONE (210) 497-1144

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 346-073-19/1 DATE: 05/23/2007

DWN: CAM APP: MSB/MAR

SHEET 1 OF 7

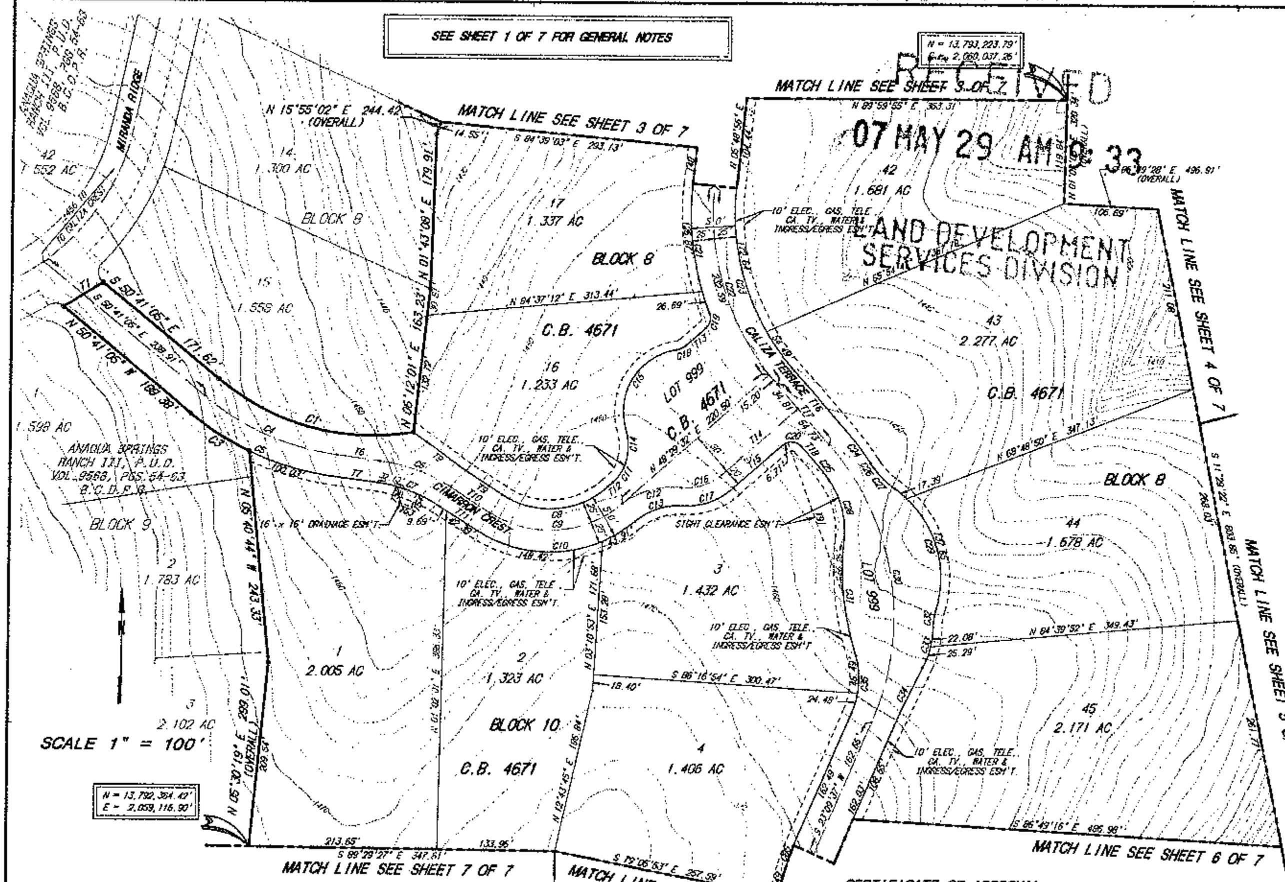
SUBDIVISION PLAT ESTABLISHING

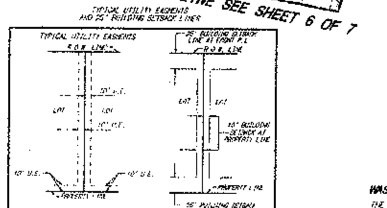
ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.880 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2186 OF THE BEXAR COUNTY REAL PROPERTY RECORDS. SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 7 FOR GENERAL NOTES





DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

CURVE DATA

C NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	049°13'19"	275.00'	125.97'	236.25'	S 75°17'44" E	229.05'
3	014°00'07"	325.00'	40.01'	79.61'	N 57°42'08" W	79.41'
4	031°40'11"	300.00'	85.09'	165.82'	S 66°31'10" E	163.72'
5	031°40'11"	325.00'	92.19'	179.64'	S 66°31'10" E	177.36'
6	025°04'51"	200.00'	44.49'	87.55'	S 69°49'51" E	86.85'
7	025°04'51"	175.00'	38.93'	76.61'	S 69°48'51" E	75.99'
8	074°14'03"	100.00'	75.68'	129.56'	N 85°36'34" E	120.69'
9	074°14'03"	125.00'	94.60'	161.95'	N 85°36'34" E	150.86'
10	073°27'59"	150.00'	111.94'	192.32'	N 85°09'38" E	179.43'
11	035°52'43"	50.00'	16.19'	31.31'	N 30°33'11" E	30.80'
12	041°52'40"	97.00'	37.12'	70.90'	N 74°40'09" E	69.33'
13	044°02'03"	75.00'	30.33'	57.64'	N 71°16'38" E	56.23'
14	029°06'45"	70.00'	18.18'	35.57'	N 01°56'35" W	35.19'
15	097°59'35"	70.00'	80.52'	119.72'	N 32°29'49" E	105.65'
16	047°14'56"	60.00'	26.24'	49.48'	N 72°07'00" E	48.09'
17	044°48'07"	80.00'	32.96'	62.56'	N 70°53'36" E	60.97'
18	033°00'04"	20.00'	5.92'	11.52'	N 64°59'34" E	11.36'
19	069°44'53"	15.00'	10.45'	18.26'	N 13°37'06" E	17.15'
20	090°00'00"	15.00'	15.00'	23.56'	S 86°30'28" E	21.21'
21	027°04'17"	325.00'	78.24'	153.66'	N 07°43'12" W	152.13'
22	047°19'24"	300.00'	131.45'	247.78'	N 17°50'46" W	240.80'
23	047°19'24"	275.00'	120.50'	227.14'	N 17°50'46" W	220.73'
24	008°16'35"	325.00'	23.51'	46.95'	S 37°22'10" E	46.91'
25	006°16'17"	275.00'	15.07'	30.10'	S 30°22'19" E	30.09'
26	002°09'31"	150.00'	2.83'	5.65'	S 34°18'36" E	5.65'
27	019°42'20"	100.00'	17.37'	34.39'	S 45°14'34" E	34.22'
28	040°42'58"	100.00'	37.11'	71.06'	S 14°52'41" E	69.58'
29	071°14'45"	124.66'	89.34'	155.04'	S 19°26'22" E	145.24'
30	064°40'04"	300.00'	189.90'	338.60'	S 08°10'36" E	320.91'
31	022°56'41"	329.00'	66.87'	131.94'	S 08°00'31" E	131.06'
32	015°43'23"	90.50'	11.12'	22.09'	N 09°17'19" E	22.02'
33	027°00'20"	100.50'	24.13'	47.37'	N 13°55'48" E	46.93'
34	004°16'21"	1090.93'	40.65'	81.28'	N 25°17'47" E	81.26'
35	040°39'29"	100.00'	37.05'	70.56'	S 02°49'52" W	69.49'
65	005°47'43"	225.00'	13.35'	26.68'	N 19°45'45" E	26.67'

C.P.S.B. NOTES:

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

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

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT (5') WIDE EASEMENTS.

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 ________, 2007.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

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.

SIGHT CLEARANCE EASEMENT NOTE

NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.

LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA. TV.	CABLE TELEVISION
10'+	10' ELEC., GAS, TELE. & CA. TV. ESM'T.
--1130--	EXISTING ELEVATION
1130	FINISHED ELEVATION
FF	FINISHED FLOOR

LINE DATA

T NO.	DIRECTION	DISTANCE
1	N 57°51'05" E	53.74'
6	S 52°21'16" E	50.00'
7	S 62°21'16" E	50.00'
8	S 54°03'32" E	77.41'
9	S 57°15'25" E	45.77'
10	S 57°16'25" E	52.08'
11	S 57°15'25" E	52.09'
12	N 49°29'32" E	7.00'
13	N 49°29'32" E	30.34'
14	N 49°29'32" E	114.29'
15	N 49°29'32" E	74.29'
16	S 41°30'28" E	89.54'
17	S 41°30'28" E	85.54'
18	S 41°30'28" E	19.73'
48	N 16°49'56" E	42.14'
49	N 16°21'54" E	33.26'
52	S 20°35'46" W	16.00'
53	S 69°23'14" E	16.00'
54	N 20°35'46" E	16.00'
91	S 20°14'45" E	187.94'

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that proper engineering consideration has been given this plat to the matters of streets, lots and drainage layout. To the best of my knowledge this plat conforms to all requirements of the Unified Development Code, except for those variances granted by the San Antonio Planning Commission.

[signature]

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS · MARK S. BROWN · 57071 · REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

[signature]

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Thomas E. Dreiss known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2007.

[signature]

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

L. M. STUMPF
Notary Public, State of Texas
My Commission Expires
June 23, 2010

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: ________________
CHAIRMAN

BY: ________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

5.29.2007

[signature]

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS · REGISTERED · MICHAEL A. ROMANS · 4657 · PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, ________________ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the ____ day of ________ A.D., 2007 at ____ M. and duly recorded the ____ day of ________ A.D., 2007 at ____ M. in the deed and plat records of Bexar County, in Book/Volume ______ on page ______.

In testimony whereof, witness my hand and official seal of office, this ____ day of __________ A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________, DEPUTY

DEVELOPER / OWNER:
ANAQUA SPRINGS RANCH, INC.
325 SONTERRA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
PHONE (210) 493-1444

DWN: JDM APP: MSB/MAR

SHEET 2 OF 7

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 346-073-19/1 DATE: 05/23/2007

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.860 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2186 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 7 FOR GENERAL NOTES

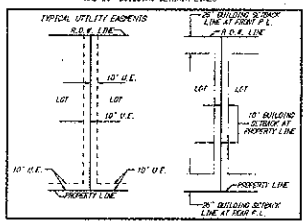
LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA. TV.	CABLE TELEVISION
10'±	10' ELEC., GAS, TELE., & CA. TV. ESM'T
1,332	EXISTING ELEVATION
1316	FINISHED ELEVATION
FF	FINISHED FLOOR
	FEMA 100-YR
	CSA 100-YR ULTIMATE

LINE DATA

T.NO.	DIRECTION	DISTANCE
2	N 34°17'42" W	34.08'
3	N 24°19'36" E	112.35'
4	S 64°56'08" E	72.21'
5	N 77°28'57" E	22.31'
55	S 71°55'01" E	19.83'
56	S 56°09'16" E	32.81'
57	S 29°12'13" W	52.55'
58	S 66°29'45" E	16.94'
59	N 10°39'04" E	62.91'
60	S 64°43'05" E	30.19'
61	S 19°12'29" E	139.25'
62	S 52°26'22" E	74.42'
63	S 80°18'16" E	127.66'

TYPICAL UTILITY EASEMENTS AND 25' BUILDING SETBACK LINES



DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

C.P.S.B. NOTES:

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

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

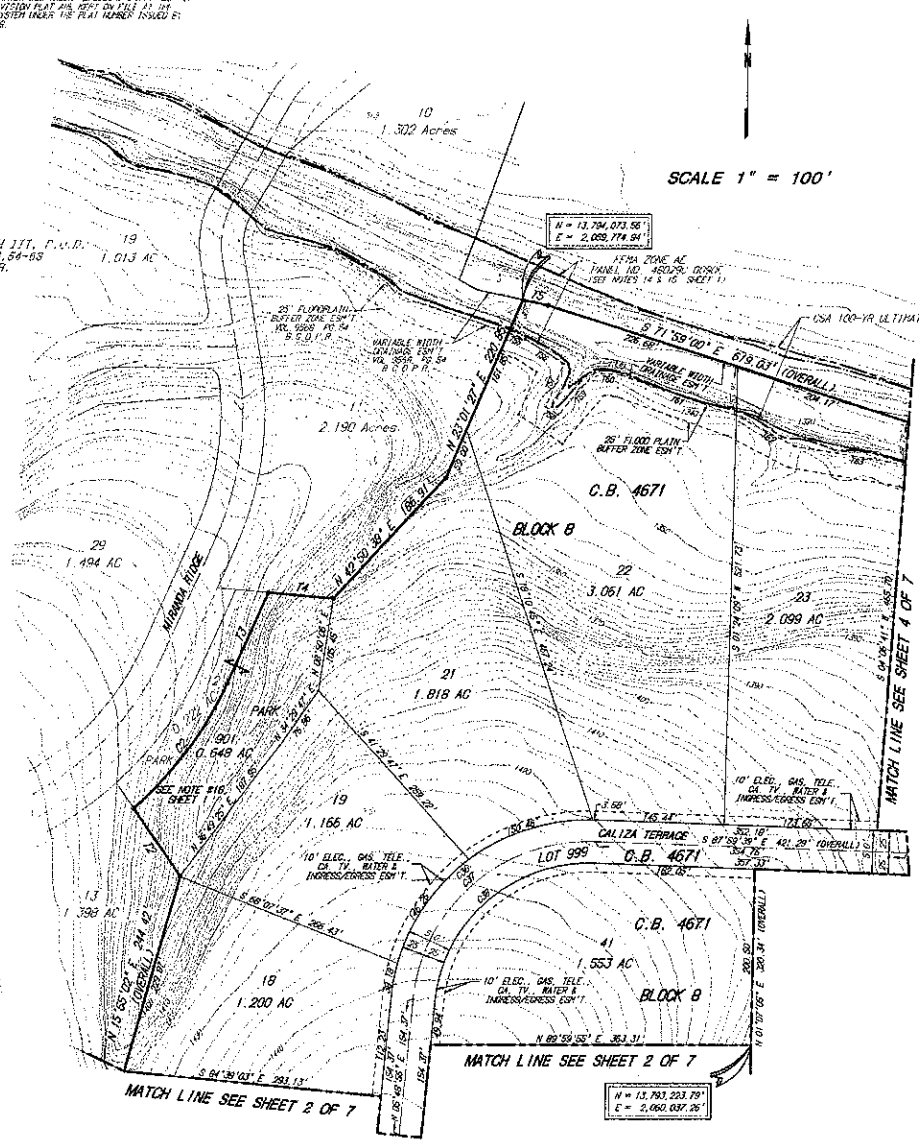
THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED BELOW.

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT (5') WIDE EASEMENTS.

WASTEWATER EDU NOTE:

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



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.

MARK S. BROWN 57071 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except as noted, identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS C. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared Thomas C. Dreiss, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2007.

L. M. STUMPF Notary Public, State of Texas My Commission Expires June 23, 2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 5.24.2007

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2007 at _____ M. and duly recorded the _____ day of _____ A.D., 2007 at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

CERTIFICATE OF APPROVAL

THE UNDERSIGNED, COUNTY JUDGE, OF BEXAR COUNTY, TEXAS, AND PRESIDING OFFICER OF THE COMMISSIONERS COURT OF BEXAR COUNTY, DO'S 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 _____ 2007.
ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER / OWNER:
ANAQUA SPRINGS RANCH, INC.
325 SONTERRA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
PHONE (210) 493-1444

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
1	003°58'33"	435.00'	15.23'	30.45'	N 36°09'48" E	170.61'
35	086°11'26"	225.00'	210.53'	338.47'	N 48°54'39" E	307.45'
37	086°11'26"	300.00'	187.12'	301.85'	N 48°54'39" E	273.93'
39	086°11'26"	175.00'	163.13'	263.26'	N 48°54'39" E	239.12'

BROWN ENGINEERING CO.

JOB NO.: 346-073-19/1 DATE: 05/23/2007

DWN: JDM APP: MSB/MAR

SHEET 3 OF 7

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-6511

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.960 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2166 OF THE BEXAR COUNTY REAL PROPERTY RECORDS; SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, 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.

SEE SHEET 1 OF 7 FOR GENERAL NOTES

CURVE DATA						
C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
39	043°31'15"	100.00'	39.75'	75.97'	N 70°19'43" E	72.16'
40	031°39'14"	100.00'	31.09'	55.26'	S 76°42'08" E	54.57'
41	062°43'45"	120.00'	72.55'	131.37'	N 70°59'50" E	124.79'
42	020°24'18"	300.00'	54.44'	107.77'	N 31°43'17" E	107.13'
43	073°42'12"	89.00'	64.42'	114.59'	N 66°38'29" E	106.78'
44	039°53'46"	100.00'	36.26'	69.63'	S 80°34'07" E	68.23'
45	024°41'42"	150.00'	16.65'	31.58'	N 59°35'14" E	31.35'
46	036°00'33"	20.00'	5.46'	10.09'	N 53°21'54" E	9.92'
47	162°10'24"	51.00'	355.19'	144.35'	S 63°16'06" E	100.71'
48	035°00'03"	30.00'	9.73'	18.61'	S 00°29'45" E	18.61'
49	090°00'00"	25.00'	25.00'	39.27'	S 63°30'30" E	35.36'
50	038°10'33"	70.00'	35.05'	69.17'	N 00°42'01" E	67.87'
51	038°12'00"	120.00'	34.75'	66.66'	N 00°40'01" E	65.66'
52	038°12'00"	125.00'	43.44'	83.61'	S 00°40'01" W	82.06'
53	001°17'50"	225.00'	4.37'	8.53'	N 00°13'00" E	8.53'
54	001°17'50"	200.00'	3.88'	7.58'	N 00°13'00" E	7.58'
55	004°17'50"	175.00'	13.90'	26.05'	N 02°13'55" E	26.05'
56	006°48'26"	75.00'	4.46'	9.91'	N 01°58'17" E	9.91'
57	006°48'26"	100.00'	5.95'	11.88'	N 01°58'17" E	11.87'
58	008°48'26"	125.00'	7.47'	14.85'	N 01°58'17" E	14.84'
59	036°04'29"	250.00'	83.04'	166.55'	N 12°39'49" W	157.92'
60	036°04'29"	200.00'	74.90'	144.91'	N 12°39'49" W	142.43'
61	036°04'29"	275.00'	85.78'	129.09'	N 12°39'49" W	126.95'
62	N 03°22'33"	25.00'	18.63'	35.35'	N 45°00'07" E	31.81'
99	069°33'30"	9.50'	9.43'	14.35'	N 44°06'05" E	13.49'
100	069°33'30"	25.50'	25.30'	41.42'	N 44°06'05" E	37.33'

LINE DATA		
T.NO.	DIRECTION	DISTANCE
19	S 53°23'55" E	19.69'
20	N 46°44'23" E	63.18'
21	N 71°26'06" E	11.78'
22	N 71°26'06" E	39.13'
23	S 18°27'45" E	63.90'
24	S 18°27'45" E	24.74'
25	S 18°27'45" E	32.61'
26	N 19°51'47" E	54.53'
27	N 19°51'47" E	54.53'
28	N 19°51'47" E	54.53'
29	N 05°22'26" E	32.49'
30	N 05°22'26" E	35.49'
31	N 05°22'26" E	32.49'
32	S 87°59'33" E	65.54'
33	S 87°59'33" E	33.06'
64	S 18°33'54" E	11.55'
65	S 88°42'37" E	100.88'
66	S 88°42'37" E	64.00'
67	S 46°06'53" E	20.40'
68	N 75°27'11" E	83.33'
69	S 70°36'53" E	83.77'
70	S 88°52'12" E	83.89'
71	S 81°24'08" E	103.89'
72	N 87°35'15" E	93.70'
74	S 79°33'40" E	59.66'
75	N 85°05'10" E	83.68'
92	N 10°56'20" E	55.25'

LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXIG.	EXISTING
CA.TV.	CABLE TELEVISION
10'4	10' ELEC., GAS, TELE., & CA. TV. ESM'T.
1320	EXISTING ELEVATION
1315	FINISHED ELEVATION
FF	FINISHED FLOOR
	FEMA 100-YR
	CSA 100-YR ULTIMATE

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

C.P.S.B. NOTES:

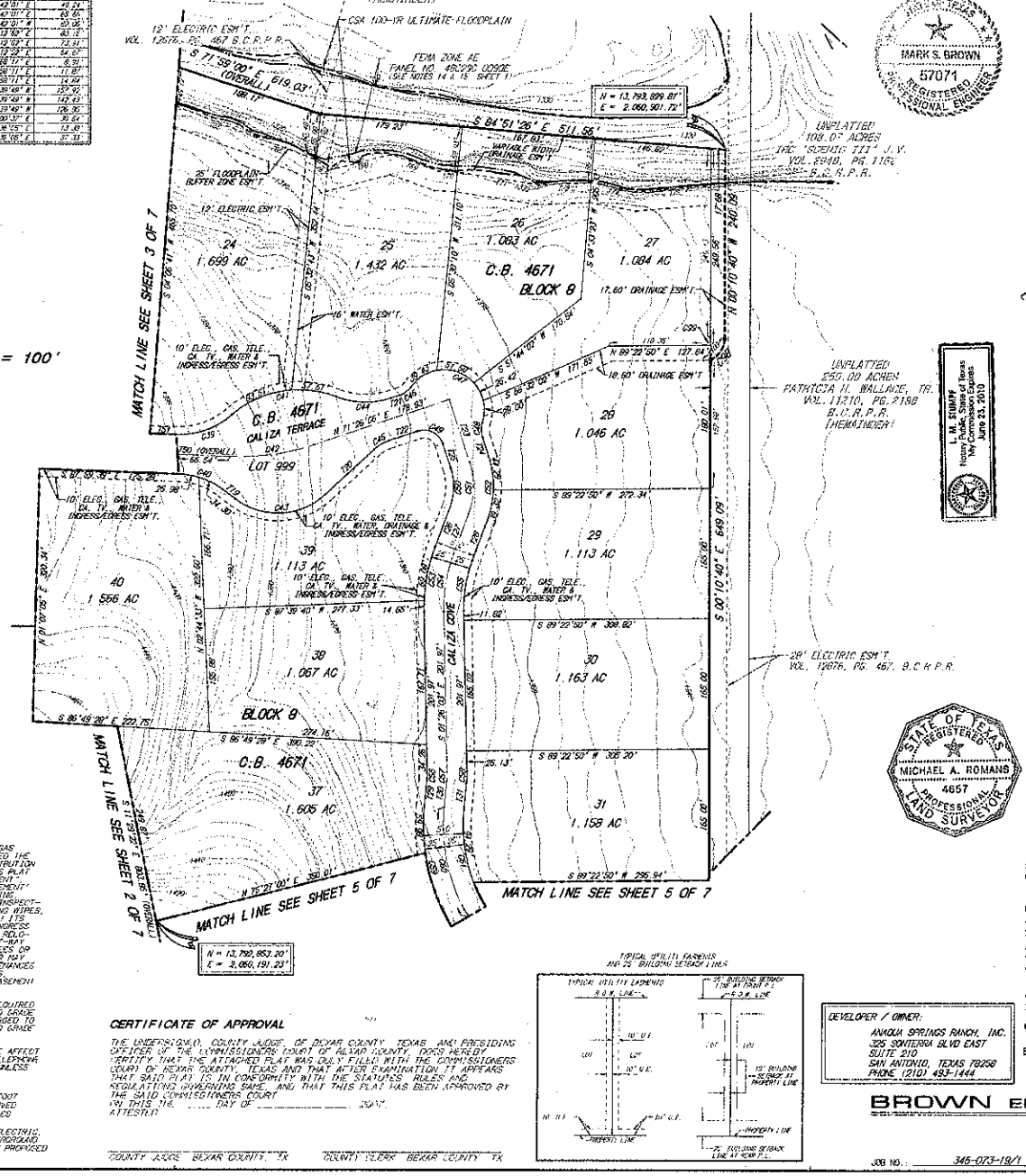
THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE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

AND 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 OBTAINING A PERMIT FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROVIDED IN EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.



SCALE 1" = 100'

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 IN THIS THE _____ DAY OF _____, 20__.
ATTESTED:

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER / OWNER:
ANAQUA SPRINGS RANCH, INC.
325 SONTERRA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
PHONE (210) 493-1414

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.

MARK S. BROWN 57071 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Thomas E. Dreiss, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2007.

L. M. STUMPF Notary Public, State of Texas My Commission Expires June 23, 2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO. 5.24.2007

STATE OF TEXAS REGISTERED MICHAEL A. ROMANS 4657 PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2007 at _____ M. and duly recorded the _____ day of _____ A.D., 2007 at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

RECEIVED 07 MAY 29 AM 8:34 LAND DEVELOPMENT SERVICES

DWN: JDM APP: MSB/MAR

SHEET 4 OF 7

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 346-073-19/1 DATE: 05/23/2007

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.980 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2185 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 7 FOR GENERAL NOTES

WASTEWATER EDU NOTE:

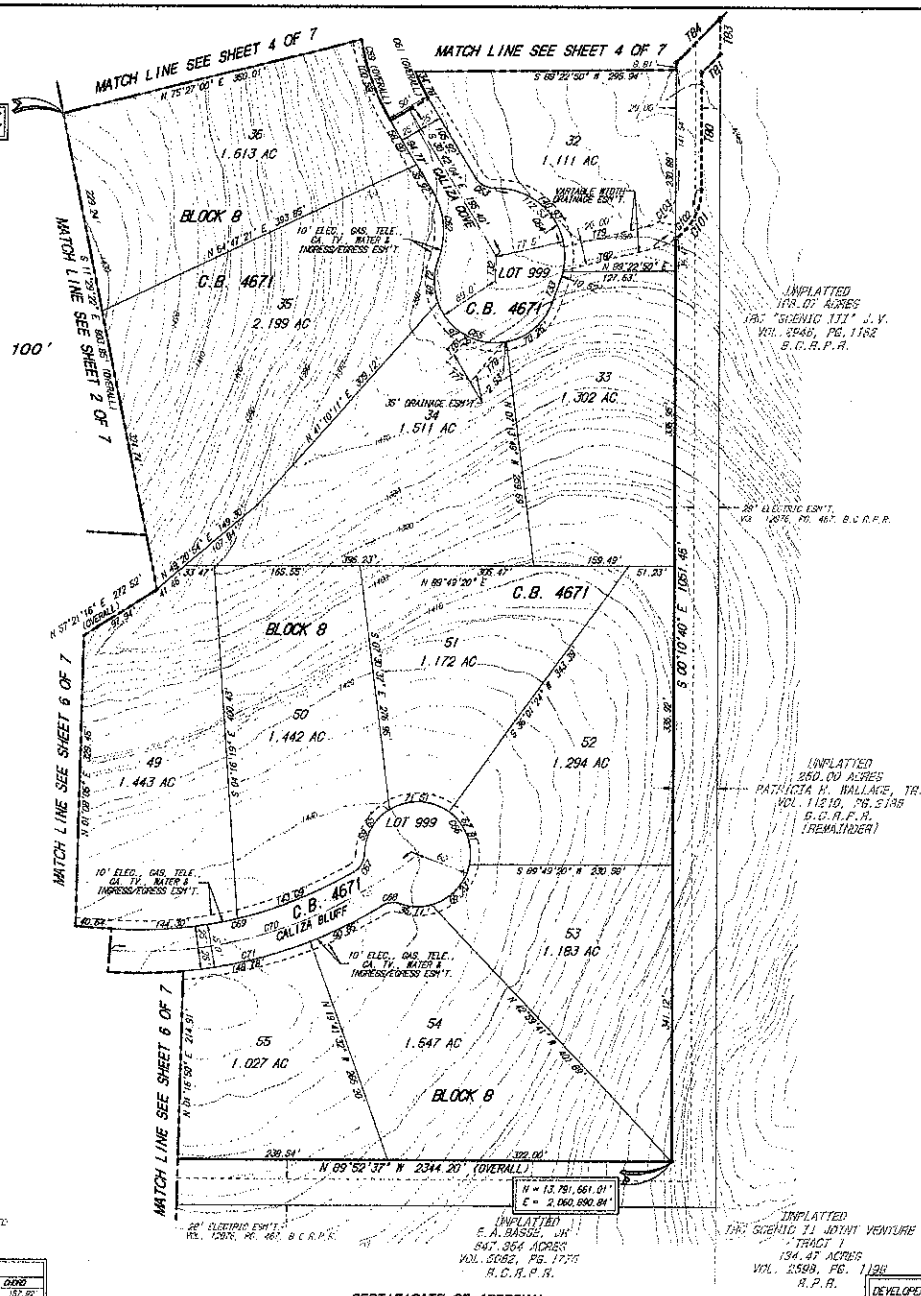
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.

N = 13,782,853.20'
E = 2,060,191.23'

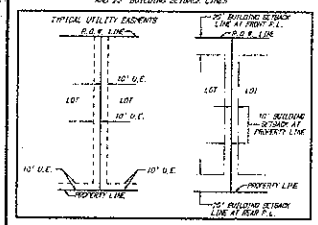
LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA. TV.	CABLE TELEVISION
10'+	10' ELEC., GAS, TELE., & CA. TV. ESM'T.
1330	EXISTING ELEVATION
1330	FINISHED ELEVATION
FF	FINISHED FLOOR

SCALE 1" = 100'



TYPICAL UTILITY EASEMENTS AND 25' BUILDING SETBACK LINES



DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS, AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD), IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "DRAINAGE 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 AND 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 LICENSED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
59	038°04'29"	250.00'	83.04	165.55'	N 12°10'49" W	162.60
61	038°04'29"	206.00'	68.15'	136.50'	N 12°09'49" W	134.00
62	081°29'35"	25.00'	20.86'	35.56'	N 08°07'16" E	32.72'
63	022°40'13"	35.00'	14.07'	27.73'	S 81°06'11" E	25.30
64	111°52'49"	77.50'	114.80'	151.45'	S 38°31'22" E	128.47'
65	160°00'03"	69.00'	(VARIANT 20)	216.77'	S 89°52'35" E	137.06'
66	28°44'17"	60.00'	15.00	30.09'	S 32°32'34" E	29.78'
67	050°13'59"	25.00'	13.92'	25.41'	N 28°53'16" E	24.37'
68	053°17'59"	22.00'	11.74'	21.60'	N 63°21'35" E	21.25
69	044°29'57"	475.00'	188.24	367.30'	N 76°36'12" E	357.63'
70	042°38'03"	500.00'	196.82'	372.04'	N 79°10'52" E	364.07'
71	036°21'37"	625.00'	167.85	324.59'	N 75°58'03" E	319.25
101	084°47'07"	58.50'	35.50'	65.50'	N 12°12'04" E	63.63
102	076°09'39"	58.50'	53.67'	77.78'	N 37°54'19" E	64.55
103	076°09'39"	25.50'	30.86'	33.87'	N 37°54'19" E	31.39

LINE DATA

LINE	DIRECTION	DISTANCE
27	N 05°25'16" E	27.90'
33	N 20°17'22" E	26.41'
78	N 81°57'40" E	38.94'
77	S 50°26'11" E	15.00'
79	N 33°03'49" E	29.58'
79	N 56°56'59" E	57.84'
80	S 26°10'43" E	28.39'
81	N 44°05'51" E	29.86'
82	N 23°59'09" E	100.16'
83	S 60°16'40" E	41.35'
84	N 22°26'21" W	71.37'

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 ON I 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 _____ 2007
ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX COUNTY CLERK, BEXAR COUNTY, TX

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.

MARK S. BROWN 57071 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner(s) of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except those identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority on this day personally appeared Thomas E. Dreiss, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May A.D., 2007.

L. M. STUMPF Notary Public, State of Texas My Commission Expires June 23, 2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

5-24-2007

MICHAEL A. ROMANS 4657 REGISTERED PROFESSIONAL LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2007 at _____ M. and duly recorded the _____ day of _____ A.D., 2007 at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DEVELOPER / OWNER:
ANAQUA SPRINGS RANCH, INC.
325 SONTERRA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
PHONE (210) 493-1444

DWN: JDM APP: HSB/MAR

SHEET 5 OF 7

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO. 346-073-19/1 DATE: 05/23/2007

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.890 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2196 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4571 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 7 FOR GENERAL NOTES

SIGHT CLEARANCE EASEMENT NOTE

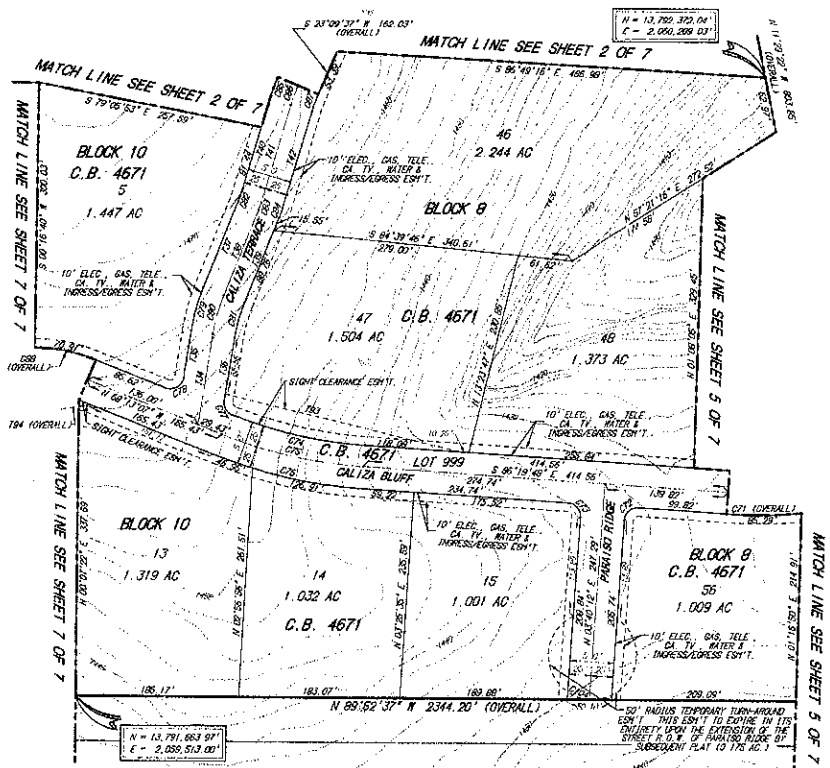
NO PERMANENT STRUCTURES ABOVE 6" IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.

CURVE DATA

C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
71	006°51'37"	525.00'	16.85	33.69'	N 76°16'03" E	33.68'
72	089°00'00"	15.00'	13.00	23.55'	N 49°49'12" E	21.21'
73	089°00'00"	15.00'	13.00	23.55'	N 41°19'48" W	21.21'
74	017°53'11"	500.00'	78.45	156.05'	S 77°52'43" E	155.39'
75	018°06'41"	525.00'	83.67	165.98'	S 77°16'20" E	165.28'
76	019°06'41"	550.00'	92.86	183.48'	S 77°16'20" E	182.53'
77	007°16'37"	15.00'	1.91	3.81'	S 29°54'24" E	3.81'
78	103°06'03"	15.00'	16.89	26.98'	N 60°13'31" E	23.49'
79	012°59'16"	225.00'	25.61	51.00'	S 15°19'19" E	50.89'
80	015°59'16"	300.00'	42.27	83.71'	S 15°19'19" E	83.44'
81	012°59'16"	175.00'	19.92	39.67'	S 15°19'19" E	39.58'
82	005°18'12"	25.00'	2.40	4.64'	N 19°09'00" E	4.50'
83	005°18'12"	100.00'	4.63	9.25'	N 19°09'00" E	9.25'
84	005°18'12"	120.00'	5.78	11.07'	N 19°09'00" E	11.07'
85	006°47'40"	225.00'	13.36	26.68'	N 19°45'45" E	26.67'
86	006°42'43"	250.00'	14.82	29.27'	N 19°45'42" E	29.25'
87	006°42'43"	175.00'	10.37	20.48'	N 19°45'42" E	20.47'
88	063°35'41"	185.00'	114.65	205.34'	N 73°59'02" E	194.98'
89	090°00'00"	30.00'	30.00'	47.10'	S 36°19'48" E	42.43'

LINE DATA

L.NO.	DIRECTION	DISTANCE
34	N 08°40'50" E	104.55'
35	N 08°40'50" E	54.45'
36	N 08°40'50" E	53.10'
37	N 21°40'06" E	104.31'
38	N 21°40'06" E	104.31'
39	N 21°40'06" E	104.31'
40	N 16°21'54" E	114.73'
41	N 16°21'54" E	114.73'
42	N 16°21'54" E	114.73'
93	S 16°27'07" E	374.75'
94	S 66°33'12" W	163.99'



SCALE 1" = 100'

LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.D.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA. TV.	CABLE TELEVISION
10'*	10' ELEC., GAS, TELE., & CA. TV. ESM'T.
1320	EXISTING ELEVATION
1315	FINISHED ELEVATION
FF	FINISHED FLOOR

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTION OF THE DRAINAGE EASEMENTS SHALL BE 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 MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

C.P.S.B. NOTES:

THE CITY OF SAN ANTONIO, AS PART OF ITS ELECTRIC AND GAS SYSTEM (CPS) PUBLIC SERVICE BOARD, IS HEREBY DEDICATED THE EASEMENTS AND RIGHT-OF-WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THIS AREA DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT", "SERVICE EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT" AND "TRANSFORMER EASEMENT" FOR THE PURPOSE OF INSTALLING, MAINTAINING, 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.

AND CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED TO CPS EQUIPMENT, LOCATED WITHIN SAID EASEMENT DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS UNDERTAKING SUCH GRADE CHANGES OR GROUND ELEVATION ALTERATION.

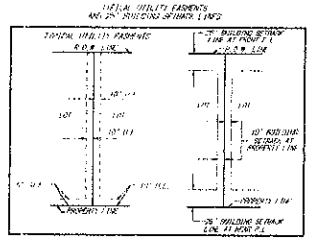
THIS PLAT DOES NOT AMEND, ALTER, RELEASE, OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS OR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE SPECIFICALLY DESCRIBED BELOW.

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

NO OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC, GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHERE ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE EASEMENTS WITH EASEMENTS.

WASTEWATER EDU NOTE:

THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS REQUIRED PER FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY DEVELOPMENT SERVICES.


TYPICAL UTILITY EASEMENTS AND 20' BUILDING SETBACK LINES
TYPICAL UTILITY EASEMENT
R.O.W. LINE
BUILDING SETBACK LINE AT PROPERTY LINE
10' ELEC.
10' TELE.
10' ELEC.
10' TELE.
10' ELEC.
10' TELE.
PROPERTY LINE
10' ELEC.
10' TELE.
10' ELEC.
10' TELE.
10' ELEC.
10' TELE.

SUBDIVISION PLAT ESTABLISHING

ANAQUA SPRINGS RANCH IV, P.U.D.

070067

90.880 ACRES OF LAND BEING A PORTION OF THAT CERTAIN 250.00 ACRE TRACT DESCRIBED IN INSTRUMENT TO PATRICIA H. WALLACE, TRUSTEE RECORDED IN VOLUME 11210, PAGE 2186 OF THE BEXAR COUNTY REAL PROPERTY RECORDS, SITUATED IN THE J.C.A. SMITH SURVEY, ABSTRACT NO. 697, COUNTY BLOCK NO. 4671 AND THE WM. S. SMITH SURVEY, ABSTRACT NO. 1069, COUNTY BLOCK NO. 4667, BEXAR COUNTY, TEXAS.

SEE SHEET 1 OF 7 FOR GENERAL NOTES

SCALE 1" = 100'

CURVE DATA

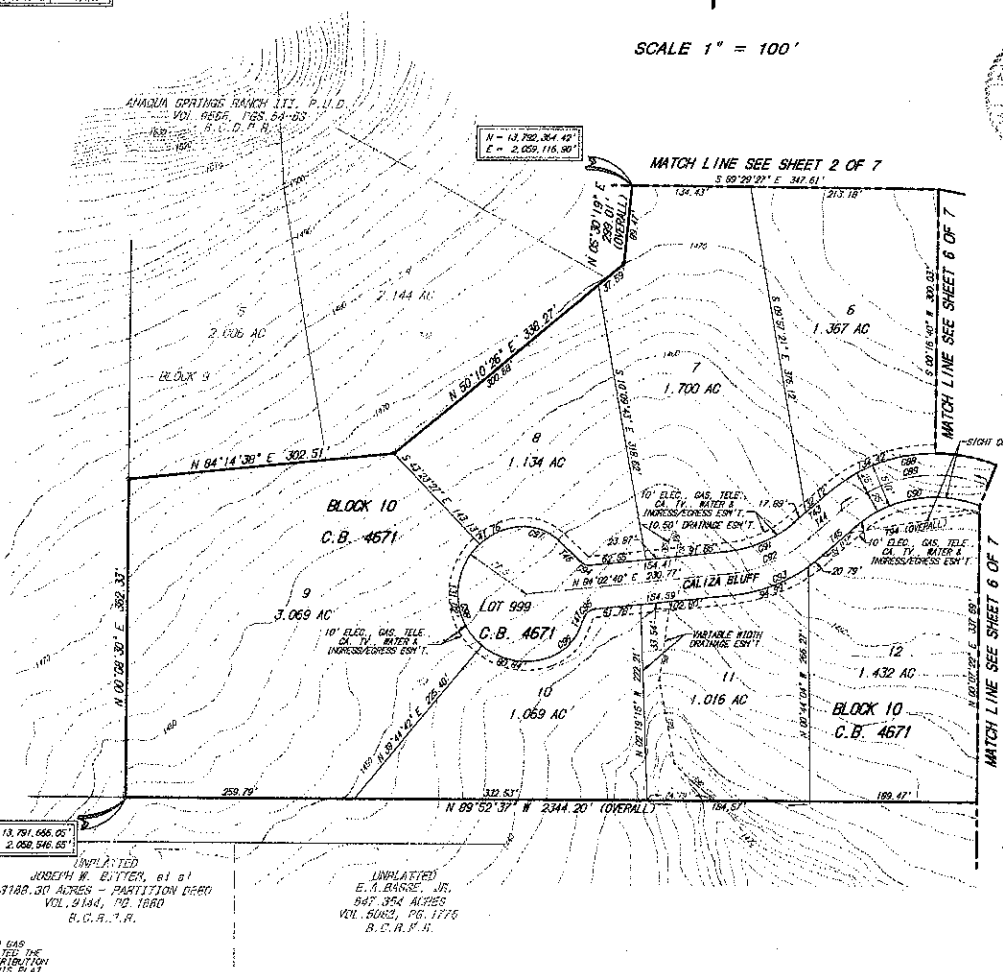
C.NO.	DELTA	RADIUS	TANGENT	ARC	CHORD BRG.	CHORD
89	063°35'41"	115.00'	114.69'	205.34'	N 79°59'02" E	194.96'
89	063°35'41"	160.00'	99.19'	177.59'	N 79°59'02" E	168.61'
90	063°35'41"	135.00'	83.69'	149.94'	N 79°59'02" E	142.21'
91	035°01'29"	135.00'	43.56'	82.49'	N 66°56'58" E	81.22'
92	035°01'29"	160.00'	51.72'	100.13'	N 66°56'58" E	98.51'
93	035°01'29"	185.00'	59.86'	115.79'	N 66°56'58" E	113.90'
94	043°58'35"	15.00'	6.99'	12.08'	S 70°59'01" E	11.81'
95	061°03'09"	15.00'	9.29'	16.00'	N 52°16'29" E	15.25'
96	049°29'27"	55.00'	27.19'	47.51'	N 45°14'31" E	46.06'
97	055°12'26"	89.00'	51.43'	85.78'	S 74°14'55" E	82.69'
98	187°30'03"	77.50'	1182.28'	253.63'	N 16°15'15" W	154.67'

LINE DATA

T.NO.	DIRECTION	DISTANCE
43	N 48°11'12" E	50.00'
44	N 48°11'12" E	50.00'
45	S 48°11'12" E	50.00'
46	N 43°59'45" W	33.31'
47	N 52°32'09" W	12.23'
85	N 07°25'40" E	20.00'
86	S 82°34'12" E	12.23'
87	S 07°25'48" W	18.23'
88	S 02°25'48" W	61.03'
89	S 19°45'19" W	95.65'
90	S 45°46'31" E	60.33'
94	S 06°07'03" E	274.75'

SIGHT CLEARANCE EASEMENT NOTE

NO PERMANENT STRUCTURES ABOVE 6' IN HEIGHT, INCLUDING FENCES AND LANDSCAPING, SHALL BE CONSTRUCTED WITHIN THE SIGHT CLEARANCE EASEMENT.



UNPLATTED
250.00 ACRES
PATRICIA H. WALLACE, TR.
VOL. 11210, PG. 2186
B.C.R.P.R.
(REMAINDER)

LEGEND

ESM'T	EASEMENT
B.C.R.P.R.	BEXAR COUNTY REAL PROPERTY RECORDS
B.C.O.P.R.	BEXAR COUNTY DEED & PLAT RECORDS
TELE.	TELEPHONE
ELEC.	ELECTRIC
EXTG.	EXISTING
CA. TV.	CABLE TELEVISION
10'*	10' ELEC., GAS, TELE., & CA. TV. ESM'T.
1330	EXISTING ELEVATION
1315	FINISHED ELEVATION
FF	FINISHED FLOOR

DRAINAGE NOTES:

NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS OF ANY KIND SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.

NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-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 OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENTS AND TO MAKE ANY MODIFICATION OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENT.

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

C.P.S.B. NOTES:

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

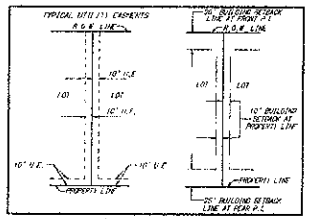
ANY CPS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS EQUIPMENT LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

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

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

ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5') FOOT WIDE ELECTRIC GAS, TELEPHONE AND CABLE T.V. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE AND CABLE T.V. FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE-FOOT(5')-WIDE EASEMENTS.

TYPICAL UTILITY EASEMENTS AND 25' BUILDING SETBACK LINES



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.

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 _____, 2007.

ATTESTED

COUNTY JUDGE, BEXAR COUNTY, TX

COUNTY CLERK, BEXAR COUNTY, TX

DEVELOPER / OWNER:
ANAQUA SPRINGS RANCH, INC.
325 SONTERRA BLVD EAST
SUITE 210
SAN ANTONIO, TEXAS 78258
PHONE (210) 493-1444

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.

MARK S. BROWN 57071 REGISTERED PROFESSIONAL ENGINEER

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

The owner of the land shown on this plat in person or through a duly authorized agent, dedicates to the use of the public, except areas identified as private, forever all streets, alleys, parks, water courses, drains, easements and public places thereon shown for the purpose and consideration therein expressed.

ANAQUA SPRINGS RANCH, INC.
BY: THOMAS E. DREISS, PRESIDENT

STATE OF TEXAS
COUNTY OF BEXAR

Before me, the undersigned authority, on this day personally appeared THOMAS E. DREISS, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the capacity therein stated.
Given under my hand and seal of office this 25th day of May, A.D. 2007.

J. M. STUMPF Notary Public, State of Texas My Commission Expires June 23, 2010

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

This plat of ANAQUA SPRINGS RANCH IV, 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., 2007.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

I hereby certify that the above plat conforms to the minimum standards set forth by the Texas Board of Professional Land Surveying according to an actual survey made on the ground by: BROWN ENGINEERING CO.

MICHAEL A. ROMANS 4677 REGISTERED PROFESSIONAL LAND SURVEYOR

5-24-2007

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

I, _____ County Clerk of Bexar County, Do hereby certify that this plat was filed for record in my office, on the _____ day of _____ A.D., 2007 at _____ M. and duly recorded the _____ day of _____ A.D., 2007 at _____ M. in the deed and plat records of Bexar County, in Book/Volume _____ on page _____.
In testimony whereof, witness my hand and official seal of office, this _____ day of _____ A.D., 2007.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

DWN: JDM APP: MSB/MAR

SHEET 7 OF 7

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

JOB NO.: 346-073-19/1 DATE: 05/23/2007

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

March 1, 2007

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: ANAQUA SPRINGS RANCH IV, P.U.D.
Plat No. 070067
Request for Administrative Exception to "Cross-Section and Construction Standards"
UDC 35-506(d)

Dear COSA DSD:

Anaqua Springs Ranch IV, P.U.D. is a proposed 105.847 acre residential development located off Toutant Beauregard approximately 5 miles north of Loop 1604 off Boerne Stage Road in Bexar County, Texas. The proposed development is a single-family low density project with a 1.0 acre minimum lot size.

The Owner is asking for an administrative exception to the cross-section and construction standards pavement width requirement [UDC 35-506(d)].

The approved Master Development Plan (No. 797-A, copy of cross section portion attached) shows an overall width of 24 feet of drivable surface which consists of 21 feet of pavement and and 18 inches of ribbon curb on each side. This design has performed well in all previous units and prevents the unnecessary removal of existing trees. The request is being made in order to maintain consistency throughout the subdivision.

In my professional opinion, 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.

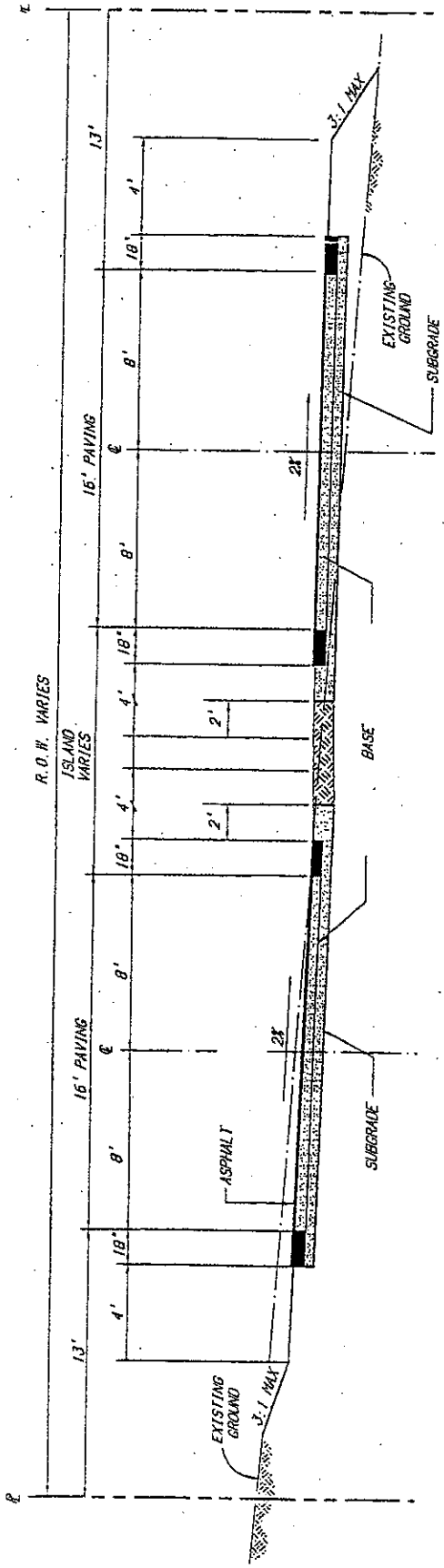
Sincerely,

BROWN ENGINEERING CO.

Mark S. Brown, P.E.

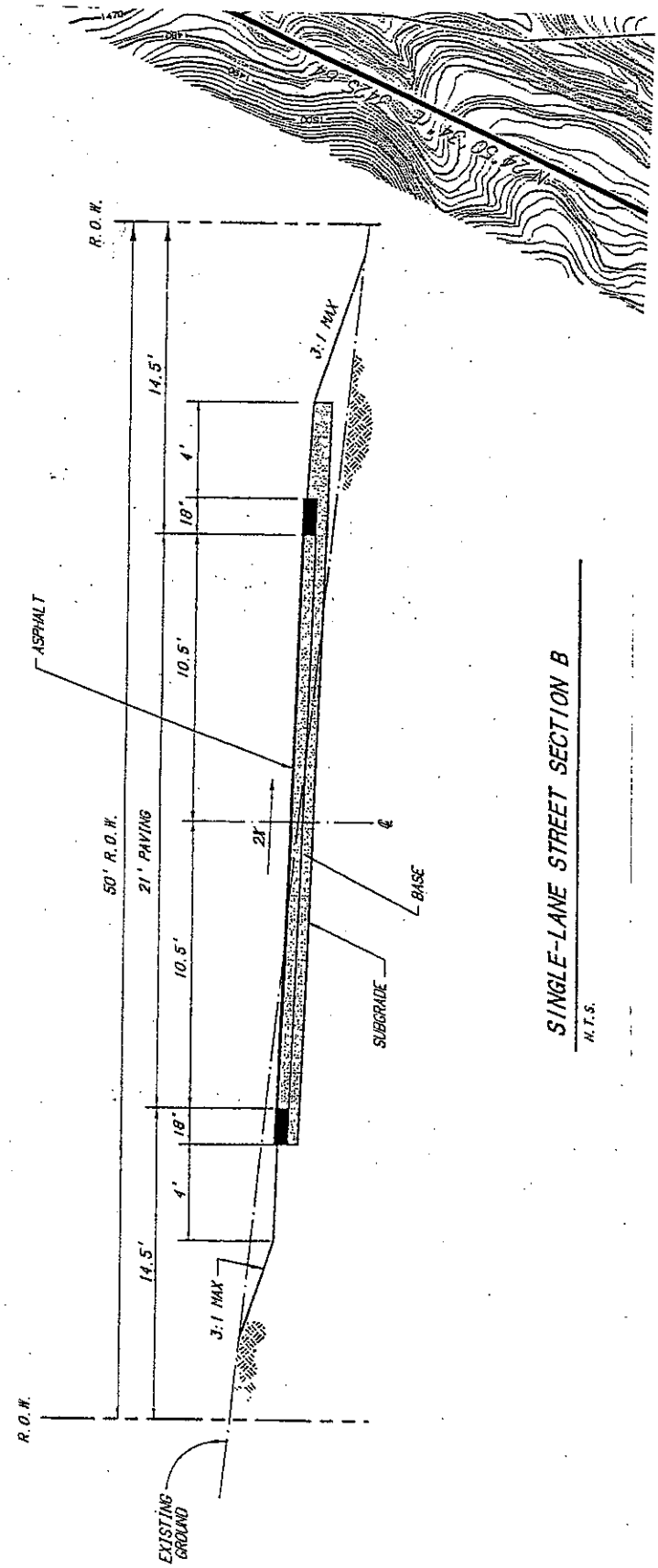
MSB/kg
Job #346-073-00/BG 1

ATTACHMENT "A"



DOUBLE-LANE STREET SECTION A

N.T.S.



SINGLE-LANE STREET SECTION B

N.T.S.

Approval 1

RECEIVED
APR 1 2007
BROWN ENGINEERING

CITY OF SAN ANTONIO

Interdepartment Correspondence Sheet

TO: Director of Development Services

FROM: Development Services Department – Streets

COPIES TO: Correspondence File

SUBJECT: Anaqua Springs PUD U-4 (Plat # 070067)

DATE: April 5, 2007

The Development Services Department - Streets Section received and reviewed a letter dated March 1, 2007 from the engineer representing the owner of subject property, wherein a request for an administrative exception to the Unified Development Code (UDC), Section 35-506(j)(2) Private Streets is made. Specifically, an administrative exception for pavement widths less than the UDC required 27' minimum pavements for private streets is requested.

Response to Section 35-506(d)(6) Cul-de-sac Streets - Administrative exception: Anaqua Springs PUD U-4 is a planned unit development located in the San Antonio ETJ, 6 miles east of IH-10 on Borne Stage Road. The development consists of 55 lots on 80.91 acres.

Private streets are required by the UDC to have 27' minimum pavement widths for Local "A" roadways. Anaqua Springs PUD Units 1, 2, and 3 were designed with 21 feet of pavement with 18-inch flat ribbon curbs. Pavements around islands were designed with 16 feet pavement widths and 18-inch ribbon curbs with one way traffic. The developer has proposed that Anaqua Springs PUD Unit-4 also be designed in the same manner. The Planning Commission approved the previous plats for Anaqua Springs PUD Unit-1, Unit-2, and Unit-3 with variance for pavement widths on February 11, 2004, November 24, 2004, and November 23, 2005 respectively.

With the approval of the three previous variances for pavement widths by Planning Commission, DSD – Streets ***does not object*** to this administrative exception.

Sincerely,

Juan M. Ramirez,
Street Supervisor
DSD – Streets

Administration Exception

Concur / Nonconcur:

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

Concur / Nonconcur:

Andrew Winter, P.E.
Acting Chief Engineer
DSD - Streets & Drainage

Approved / Disapproved

for Roderick Sanchez, AICP, CBO
Interim Director
Development Services Department

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

BROWN ENGINEERING CO.

ENGINEERING CONSULTANTS
1000 CENTRAL PARKWAY N., S-100
SAN ANTONIO, TEXAS 78232
PHONE (210) 494-5511

May 2, 2007

Administrative Exception
c/o Development Services Staff
Development Services Department
City of San Antonio
1901 S. Alamo, 1st Floor
San Antonio, Texas 78204

Reference: ANAQUA SPRINGS RANCH IV, P.U.D.
Plat No. 070067
Request for Administrative Exception to "Cross-Section and Construction Standards"
UDC 35-506(d)

Dear COSA DSD:

Anaqua Springs Ranch IV, P.U.D. is a proposed 90.880 acre residential development located off Toutant Beauregard approximately 5 miles north of Loop 1604 off Boerne Stage Road in Bexar County, Texas. The proposed development is a single-family low density project with a 1.0 acre minimum lot size.

The Owner is asking for an administrative exception to the "Cross-Section and Construction Standards" K-Value requirement [UDC 35-506(d)] on Cimarron Crest.

The first K-Value of 20.59 is in a sag curve approaching an island instead of the recommended K-Value of 35. In this area the reduction is needed to better follow the natural terrain thus doing less damage and saving more trees. The developer will add 3 additional street lights in this area to lengthen the effective sight distance. The second K-Value of 17.65 is in a crest curve instead of the recommended 30 where the variance is needed to save a large grouping of trees. At this location the developer has added an island as a traffic calming device which has performed well in previous units and prevents the unnecessary removal of existing trees.

In my professional opinion, 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,

BROWN ENGINEERING CO.

Reese H. Conner, P.E.

Approval 2

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:	Anaqua Springs Ranch IV, PUD A subdivision plat consisting of 56 lots on 90.622 acres with 6,173 lf of private road.
Address:	Miranda Ridge at Cimarron Crest (See Aerial) Ferguson Map Grid 478/A1
A/P #/PPR #/Plat #:	070067
AEVR #:	
AEVR Submittal Date:	05/07/2007
AEVR Submitted by:	Reese Conner, Brown Engineering
Issue:	Cimarron Crest – Crest and Sag K-Values
Code Sections:	2006 Unified Development Code (UDC), Section 35-506 (d)(2), Table 506-3 – "K" Crest Curve and "K" Sag Curve Values
By:	Robert G. Brach, P.E. – Development Services Manager

The Development Services Department (DSD) Administrative Exception Variance Request Committee (AEVRC) has reviewed the information presented in Mr. Connor's letter dated May 2, 2007. At issue are the minimum K-values listed in Table 506-3 for Crest and Sag Curves.

The AEVRC analyzed the exception request for the criteria listed under 35-436(e) as follows:

1. The development has been granted exceptions for K-values in the past due its unique topography, layout, and posting of speed limits of 15 MPH. The minimum K-values established by the UDC for a public Local A street are 30 for a Vertical Crest Curve and 35 for Vertical Sag Curve which are based upon the maximum grade of 12% and a design speed of 30 MPH. Due to the density of the development, no sidewalks are being constructed and the average street width is 24'. The narrower street width and tree filled divided median has been functioning as traffic calming and will cause traffic to drive at a speed less than the expected design speed of 30 MPH according to Mr. Conner. Cimarron Crest has a Local Type A section that meets the design standards for a Local Type A street except for the two (2) sections where the administrative exception is being requested. The first section is a sag curve with the point of vertical inflection located at Station 005+75.00 with a K-Value of 20.59. The developer is proposing to add three street lights in the 350' vertical curve which would accommodate a design speed of 28 MPH per AASHTO design standards based on the actual K-Value (see attached Sag Curve Analysis with adequate street lighting). The second section is a crest curve with a point of vertical inflection located at Station 009+00.00 with a K-Value of 17.65. The vertical crest curve would accommodate a design speed of 26 MPH per AASHTO design standards based on the actual K-Value (see attached Crest Curve Analysis).

2. The applicant has taken all practical measures to minimize adverse impacts on the public health, safety, and public welfare. The applicant has added three street lights and provided one-way traffic flow in the areas of concern. The actions have improved the situation to comply with AASHTO values and are recognized to have a minimal impact on pubic health, safety, and public welfare.

3. Given the topography of the development and the measures that have been undertaken by the developer, and that the K-values established by the UDC exceed those of AASHTO, the public interest underlying the exception outweighs the public interest of the regulation.

4. All other applicable standards of the UDC are being complied with to the extent possible for this development.

The AEVRC believes the proposed exception does meet the intent of the UDC and will not result in a waiver of a traffic safety UDC requirement.

RECOMENDATION: Approve

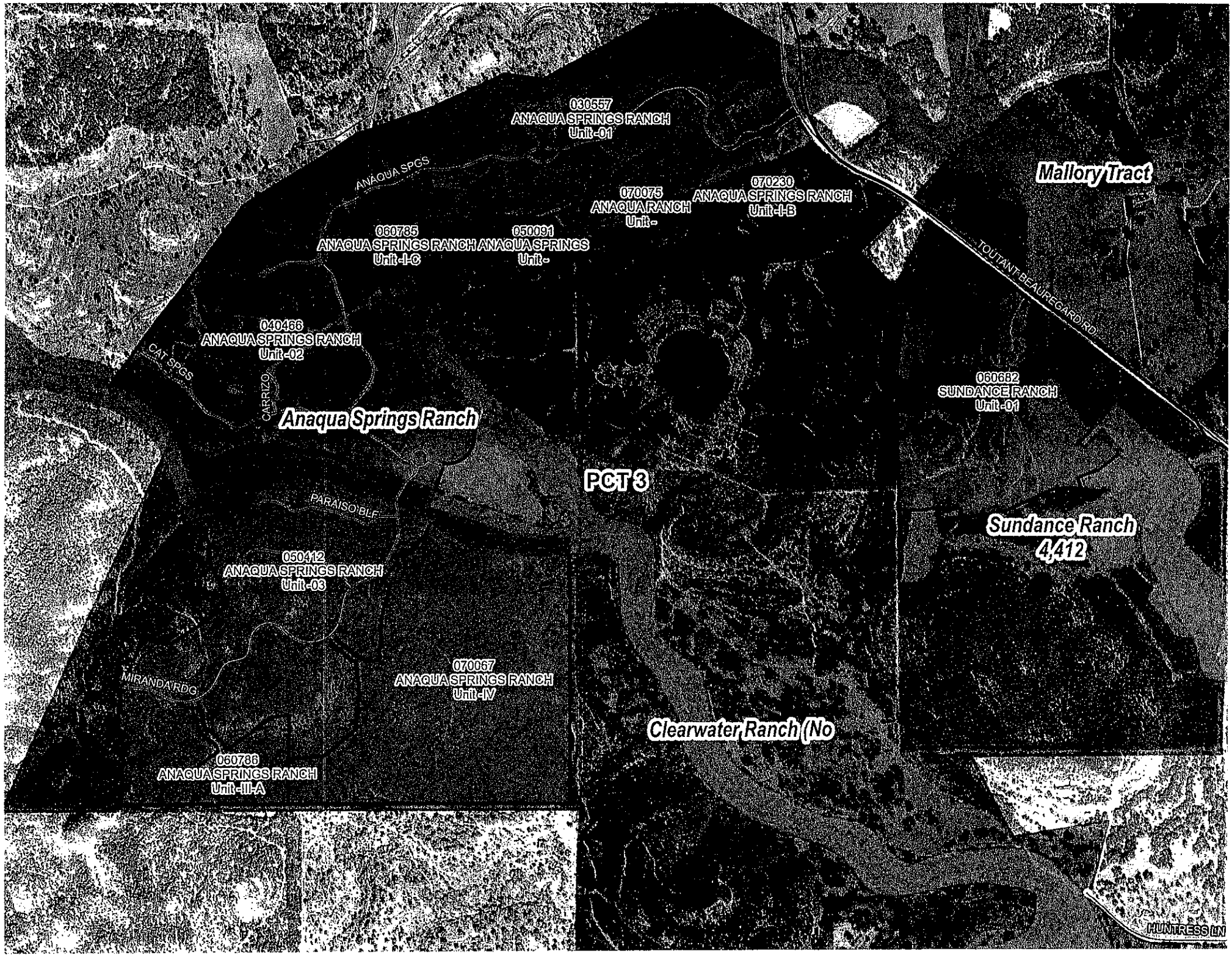
Robert Brach, P.E.
Development Services Engineer
Bexar County

5/22/07
Date

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

Fernando J. De León, P.E.
Assistant Director
DSD

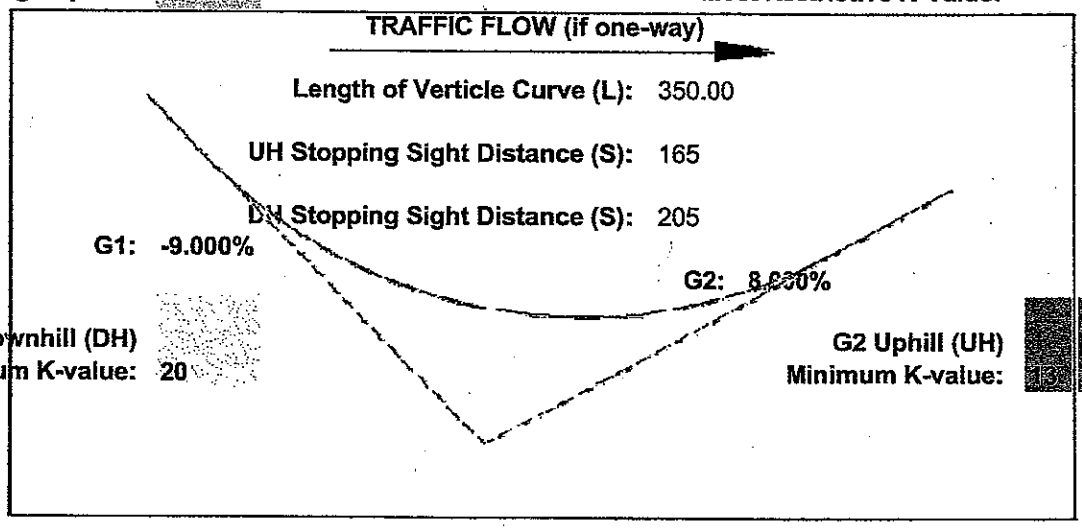
5/22/07
Date

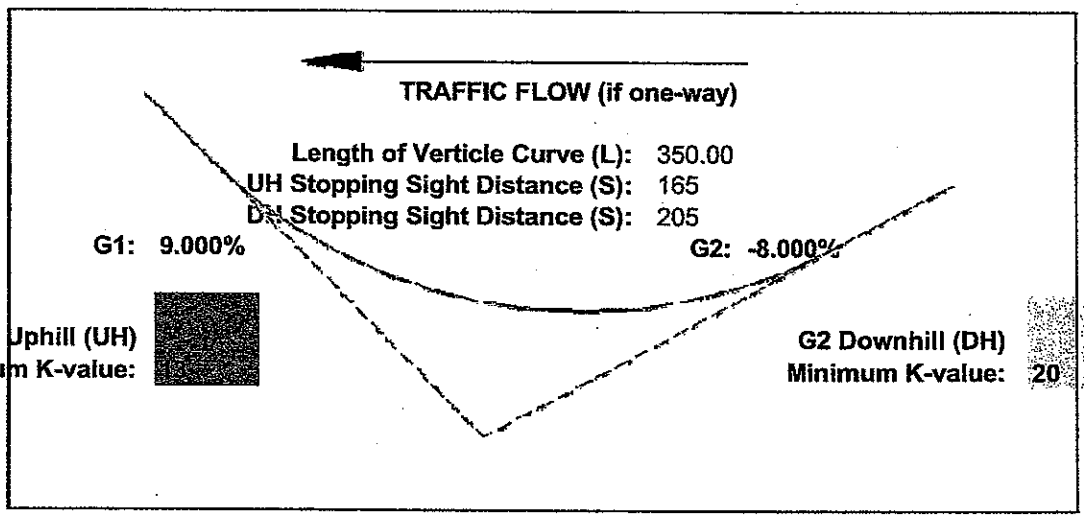

030557
ANAQUA SPRINGS RANCH
Unit-01
ANAQUA SPGS
070075
ANAQUA RANCH
Unit -
070230
ANAQUA SPRINGS RANCH
Unit -I-B
Mallory Tract
060785
ANAQUA SPRINGS RANCH
Unit -I-C
050091
ANAQUA SPRINGS
Unit -
TOUTANT BEAUREGARD RD
040466
ANAQUA SPRINGS RANCH
Unit -02
CAT SPGS
CARRIZO
060682
SUNDANCE RANCH
Unit -01
Anaqua Springs Ranch
PCT 3
PARAISO BLF
Sundance Ranch
4,412
050412
ANAQUA SPRINGS RANCH
Unit -03
070067
ANAQUA SPRINGS RANCH
Unit -IV
MIRANDA RDG
Clearwater Ranch (No
060786
ANAQUA SPRINGS RANCH
Unit -III-A
HUNTRESS LN

K-Value Determination (Sag Curve, S<L)

(With Adequate Street Lighting)

Design Speed: 28 | Most Restrictive K-Value: 20





Determination of Vertical Curve Elevations

(Symmetrical Parabolic)

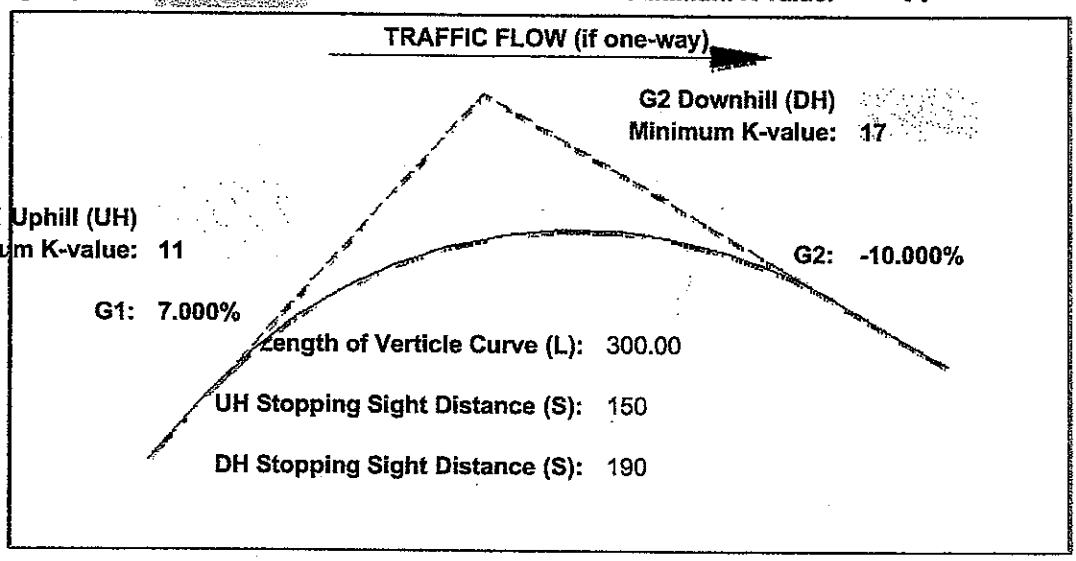
Street Name: Cimarron Crest (Station 005+75.00) ***Plat #:*** 070067

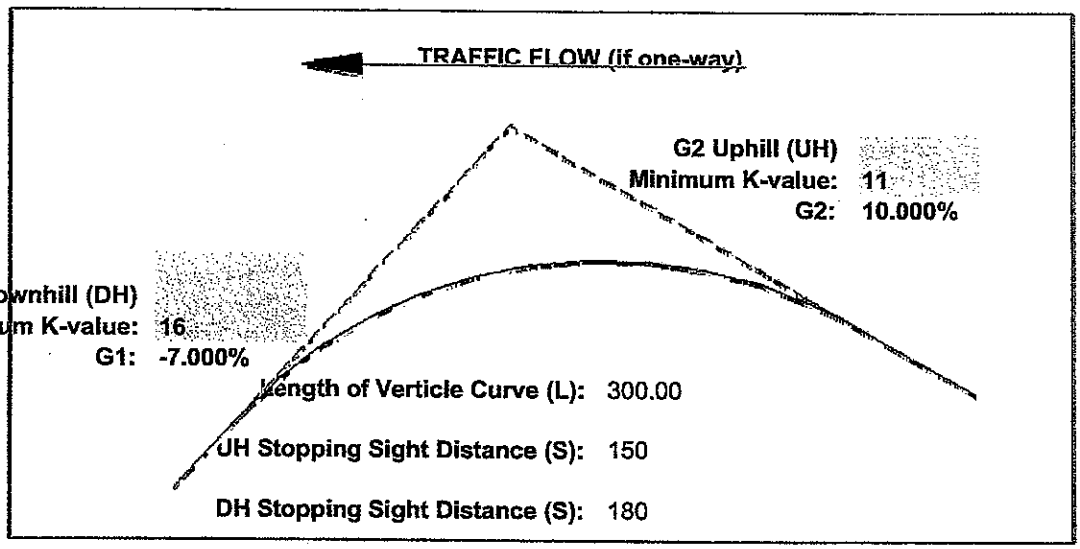
Length of Vertical Curve (ft)	350.00
Elevation of PVC	1453.00
Grade g_1 (%)	-9.000%
Grade g_2 (%)	8.000%
Distance From PVC at Which Elevation is to be Calculated (ft)	175.00
Elevation at Desired Location is	*1444.69*

Assumptions: Height of driver's eye = 3.5 ft; Height of tail light = 2.0 ft; Brake reaction time = 2.5 s; deceleration rate = 11.2 ft/s^2. Two-way traffic is assumed in the determination of the most restrictive K-value.

K-Value Determination (Crest Curve, S<L)

Design Speed: 26 **Minimum K-value:** 17





Determination of Vertical Curve Elevations

(Symmetrical Parabolic)

Street Name: Cimarron Crest (Station 009+00.00) ***Plat #:*** 070067

Length of Vertical Curve (ft)	300.00
Elevation of PVC	1458.89
Grade g_1 (%)	-7.000%
Grade g_2 (%)	-10.000%
Distance From PVC at Which Elevation is to be Calculated (ft)	150.00

Elevation at Desired Location is ***1463.02***

Assumptions: Height of driver's eye = 3.5 ft; Height of tail light = 2.0 ft; Brake reaction time = 2.5 s; deceleration rate = 11.2 ft/s^2. Two-way traffic is assumed in the determination of the most restrictive K-value.

PLANNING COMMISSION
CERTIFICATE OF DETERMINATION APPEAL

AGENDA ITEM NO: 31 **June 13, 2007**

GENO GUEVARA
APPLICANT NAME

07-IV-004
PLAN #

COUNCIL DISTRICT: OCL
FERGUSON MAP GRID: 546 B-4
OWNER: Geno Guevara
CASE MANAGER: Ernest Brown, Planner II

Date filed with Planning Commission: May 30, 2007

Location: At the southwest intersection of Spiller Road and Braun Road

Services Available: The property does not have water nor On Site Sewer Facility

Zoning: Outside City Limits

Proposed Use: Commercial

APPLICANT'S PROPOSAL:

A request for utility connections and to waive the subdivision plat approval process for a 0.996 acre tract.

DISCUSSION:

The applicant proposes to construct a commercial building on the above mentioned 0.996 acre tract.

It is noted that the property has access from Braun Road and Spiller Road.

According to the Local Government Code, a plat is required with any division of land into two or more parts: *§ 212.004. PLAT REQUIRED. (a)*

The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.

The Statement of Purpose in the Unified Development Code (UDC) Division 4. Subdivisions, states the following:

This division establishes the general rules and regulations governing plats, the subdivision of land, and the procedures for the extension of the city's streets, major thoroughfares and public utilities. It shall apply to all property within the City of San Antonio and its area of extraterritorial jurisdiction. The Home Rule Enabling Act, Article I, Section 3, and the City Charter are authority for the city to regulate the filing of subdivision plats within the city. The city is specifically granted the authority under the provision of V.T.C.A. Local Government Code Chs. 42, 43, and 212, to establish by ordinance rules and regulations governing plats and subdivisions of land within its corporate limits and area of extraterritorial jurisdiction, in order to promote the public health, safety and general welfare, and, in particular, to promote the safe, orderly, and healthful development of the city.

As per Sec. 35-430(a)(1) Applicability and General Rules, Subdivisions Subject to this Section..

***The owner of a tract of land located within the limits or the extraterritorial jurisdiction of the city who divides the tract in two (2) or more parts to lay out a subdivision of the tract**, including an addition to a municipality, to lay out suburban, buildings or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. **A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance** or in a contract for a deed, by using a contract of sale or other executory contract*

to convey, or by using any other method. The division of a tract of land for any of the purposes specified herein does not require a transfer of title of all or part of the tract.
The owner of a tract of land situated within San Antonio's corporate limits or extraterritorial jurisdiction shall cause a plat to be made thereof upon a request for utility service *or a building permit;* ***or upon dividing the tract in two (2) or more parts to lay out a subdivision of the tract,*** *including an addition to a municipality, to lay out suburban, building, or other lots, to layout streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use* ***or for the use of purchasers or owners of lots fronting on or adjacent to the streets,*** *alleys, squares, parks, or other parts unless a specific exception to such requirement is provided for in subsection* ***35-430(c)****; refer to attached list of exceptions 1 through 14, as shown on attached Exhibit A.*

Sec. 35-430(a)(2) ***The mechanism which is available to municipalities to become aware that a division of land has occurred or will occur is through a request for utility service*** *and/or a building permit. V.T.C.A. Local Government Code §212.012 recognizes this fact by prohibiting cities, officials of cities, city-owned or city-operated utilities, and public utilities from serving or connecting any land with water, sewer, electricity, gas, or other utility service* ***unless the entity has been presented with or otherwise holds a certificate applicable to the land which has been issued by the planning commission indicating that a plan or plat is not required or that a plan or plat is required and has been approved by the commission.*** *See attached Exhibit A in reference to UDC in regards to Sec. 35-430(d) Certificate of Determination [Reference: V.T.C.A. Local Government Code § 212.0115].*

Sec. 35-430(a)(3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under V.T.C.A. Local Government Code § 212.004, when the city has substantial evidence that land is being subdivided in the manner set out in V.T.C.A. Local Government Code § 212.004. In such an instance, however, the specific exceptions set out in subsection (b) herein shall remain applicable. This refers to Classification of Subdivisions, which includes both major and minor subdivisions plat processes.
The City of San Antonio typically becomes aware that a division of land has occurred after the fact.

STAFF RECOMMENDATION:

Staff recommends the **disapproval** of the request to waive platting requirements. The recommendation is based upon:

- There is evidence of recent platting/commercial activity in the immediate area.
- The applicant does not meet any of the plat exceptions as outlined in the UDC per section 35-430 (c) 1 through 14, as attached.
- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.
- Staff recognizes the applicant's distressing circumstance; however, it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC in this area. It will set precedent to property owners in the area to illegally subdivide their property, request similar certificate of determination appeals, and ultimately waive the platting requirement.

§ 212.0025. Chapter-Wide Provision Relating to Regulation of Plats and Subdivisions in Extraterritorial Jurisdiction.

The authority of a municipality under this chapter relating to the regulation of plats or subdivisions in the municipality's extraterritorial jurisdiction is subject to any applicable limitation prescribed by an agreement under Section 242.001.

Added by Acts 2003, 78th Leg., ch. 523, § 6, eff. June 20, 2003.

Sections 12, 13 of Acts 2003, 78th Leg., ch. 523 provides:

"Sec. 12. If any provision of this Act or its application to any county, municipality, or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Act that can be given effect without the invalid provision or application, and to this end the provisions of this Act are declared to be severable.

"Sec. 13. Except as provided by Section 242.001(i), Local Government Code, as added by this Act, the changes in law made by this Act to Chapters 212, 232, and 242, Local Government Code, apply only to a development agreement or subdivision plat that is filed on or after the effective date of this Act, and to the subdivision covered by the plat. A development agreement or subdivision plat that is filed before the effective date of this Act, and the subdivision covered by the plat, are governed by the law in effect immediately preceding that date, and the former law is continued in effect for that purpose."

§ 212.003. Extension of Rules to Extraterritorial Jurisdiction

(a) The governing body of a municipality by ordinance may extend to the extraterritorial jurisdiction of the municipality the application of municipal ordinances adopted under Section 212.002 and other municipal ordinances relating to access to public roads or the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health. However, unless otherwise authorized by state law, in its extraterritorial jurisdiction a municipality shall not regulate:

(1) the use of any building or property for business, industrial, residential, or other purposes;

(2) the bulk, height, or number of buildings constructed on a particular tract of land;

(3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;

(4) the number of residential units that can be built per acre of land; or

(5) the size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land if:

(A) the facility meets the minimum standards established for water or wastewater facilities by state and federal regulatory entities; and

(B) the developed tract of land is:

(i) located in a county with a population of 2.8 million or more; and

(ii) served by:

(a) on-site septic systems constructed before September 1, 2001, that fail to provide adequate services; or

(b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.

(b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.

(c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 822, § 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, § 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, § 3, eff. Sept. 1, 2003.

Section 2(b) of Acts 2001, 77th Leg., ch. 68 provides:

"(b) The change in law made by this Act applies only to:

"(1) water and wastewater facilities under construction on the effective date of this Act; and

"(2) water and wastewater facilities for which construction begins on or after the effective date of this Act."

Section 7(b) of Acts 1987, 70th Leg., ch. 1102 provides:

"The addition by this Act of Sections 9A and 10 to Chapter 231, Acts of the 40th Legislature, Regular Session, 1927 (Article 974a, Vernon's Texas Civil Statutes), applies to a subdivision of land regardless of whether it was made before, on, or after September 1, 1987."

§ 212.004. Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the

subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

(3) state the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(c) The owner or proprietor of the tract or the owner's or proprietor's agent must acknowledge the plat in the manner required for the acknowledgment of deeds.

(d) The plat must be filed and recorded with the county clerk of the county in which the tract is located.

(e) The plat is subject to the filing and recording provisions of Section 12.002, Property Code.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 624, § 3.02, eff. Sept. 1, 1989; Acts 1993, 73rd Leg., ch. 1046, § 1, eff. Aug. 30, 1993.

Section 7 of Acts 1987, 70th Leg., ch. 1102 provides:

"The amendment by this Act of Section 1 of and the addition by this Act of Section 1B to Chapter 231, Acts of the 40th Legislature, Regular Session, 1927 (Article 974a, Vernon's Texas Civil Statutes), apply only to a subdivision of land for which a plan, plat, or replat is first required to be filed on or after September 1, 1987, except for the validations made by Section 1B."

§ 212.0045. Exception to Plat Requirement: Municipal Determination

(a) To determine whether specific divisions of land are required to be platted, a municipality may define and classify the divisions. A municipality need not require platting for every division of land otherwise within the scope of this subchapter.

(b) In lieu of a plat contemplated by this subchapter, a municipality may require the filing of a development plat under Subchapter B if that subchapter applies to the municipality.

Added by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.0046. Exception to Plat Requirement: Certain Property Abutting Aircraft Runway

An owner of a tract of land is not required to prepare a plat if the land:

(1) is located wholly within a municipality with a population of 5,000 or less;

(2) is divided into parts larger than 2½ acres; and

(3) abuts any part of an aircraft runway.

Added by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.005. Approval by Municipality Required

The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 1046, § 2, eff. Aug. 30, 1993.

§ 212.006. Authority Responsible for Approval Generally

(a) The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission.

(b) In a municipality with a population of more than 1.5 million, at least two members of the municipal planning commission, but not more than 25 percent of the membership of the commission, must be residents of the area outside the limits of the municipality and in which the municipality exercises its authority to approve subdivision plats.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.0065. Delegation of Approval Responsibility

(a) The governing body of a municipality may delegate to one or more officers or employees of the municipality or of a utility owned or operated by the municipality the ability to approve:

Exhibit A

division regardless of whether it is made by using a metes and bounds description in a deed of conveyance, or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five (5) acres, where each part has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street.

(2) The mechanism which is available to municipalities to become aware that a division of land has occurred or will occur is through a request for utility service and/or a building permit. V.T.C.A. Local Government Code § 215.012 recognizes this fact by prohibiting cities, officials of cities, city-owned or city-operated utilities, and public utilities from serving or connecting any land with water, sewer, electricity, gas, or other utility service unless the entity has been presented with or otherwise holds a certificate applicable to the land which has been issued by the planning commission indicating that a plan or plat is not required or that a plan or plat is required and has been approved by the commission.

(3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under V.T.C.A. Local Government Code § 212.004, when the city has substantial evidence that land is being subdivided in the manner set out in V.T.C.A. Local Government Code § 212.004. In such an instance, however, the specific exceptions set out in subsection (b) herein shall remain applicable.

The City of San Antonio typically becomes aware that a division of land has occurred after the fact.

(b) **Classification of Subdivisions.** Both major and minor subdivisions are subject to the criteria for approval of subdivision plats, unless a specific provisions indicates that it does not apply to minor subdivisions. Different time limits are prescribed for the review and processing of major and minor subdivisions in order to reflect the level of complexity involved in review of the applications. Subdivisions shall be classified as follows:

(1) **Minor Subdivisions [reference: V.T.C.A. Local Government Code § 212.0065(a)(2).** A "minor subdivision " means any subdivision:

A. Involving four (4) or fewer lots; and

B. Fronting on an existing street; and

C. Not involving the creation of any new street; and

D. Not involving the extension of municipal utilities.

A requirement imposing sidewalk, curb, right or left turn lanes, pavement widening or streetscape tree improvement and installation shall not constitute a major plat.

(2) **Major Subdivisions.** A "major subdivision" means any subdivision other than a minor subdivision or a development plat.

(c) **Plat Exceptions.** In accordance with V.T.C.A. Local Government Code §§ 212.004 and 212.0045 the platting exceptions set forth below are established. Applicants exempt from subdivision plat approval may be subject to development plat approval requirements pursuant to section 35-435 of this article. The development services department may issue building permits, and public utility providers may provide utility service, on any unplatted parcel otherwise subject to this section for the following activities:

(1) The division of land into parts greater than five (5) acres within the city limits of the City of San Antonio, where each part has access and no public improvement is being dedicated, shall not require a subdivision plat. For purposes of this subsection, access shall mean a minimum frontage of fifteen (15) feet onto a public street or recorded access easement of fifteen (15) feet onto a public street. Public improvement shall mean creation of new streets,

alleys or the extension of off-site utilities or the installation of drainage improvements

(2) The division of land into parts greater than ten (10) acres in the ETJ of the City of San Antonio, where the owner does not lay out part of the tract for streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, squares, parks, or other parts shall not require a subdivision plat.

(3) Each tract greater than ten (10) acres in size is eligible for up to three (3) single-family utility connections provided each part is held under common ownership, each tract has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean each tract has a minimum frontage of fifteen (15) feet on an existing public or platted private street or irrevocable access easement.

(4) Uninhabitable uses that are to be retained in an undeveloped state shall not require a subdivision plat, provided: (1) the division does not create more than three (3) parcels, (2) each parcel contains a minimum area of five thousand (5,000) square feet, (3) the division does not involve the creation of any streets or alleys, and (4) no utility services shall be provided to the parcels, provided however, that the director of development services may exempt other uninhabitable uses from subdivision plat requirements upon determining that the uses are consistent with the intent of these provisions.

Commentary: The intent of this subsection is to allow the division of land without platting so long as the land remains undeveloped. Platting is required at the time utility services or building permits are requested unless one (1) of the other plat exceptions applies.

(5) Other uninhabitable uses including, but not limited to, pumps, oil wells, sheds, security lights, traffic devices, billboards, utility equipment huts, communication towers, or public infrastructure, or temporary field office shall not require a subdivision plat.

(6) Public parks owned, operated, or maintained by a governmental entity shall not require a subdivision plat.

(7) Temporary subdivision sales offices or seasonal type uses shall not require a subdivision plat.

(8) Existing single-family dwelling units with electrical service in place or suspended shall not require a subdivision plat.

(9) Replacement of a pre-existing or existing single-family dwelling unit or related accessory structure shall not require a subdivision plat.

(10) The land for which a building permit or utility service is being requested is a lot or remaining portion of a lot previously platted under the jurisdiction of the county or city.

(11) The division of any tract of land into parcels which are to be used solely for agricultural, mining, or quarrying purposes shall not require a subdivision plat, provided: (1) each parcel contains a minimum area of twenty (20) acres, and (2) no utility services shall be provided to an inhabitable use.

(12) The provision of utility service to not more than three (3) dwelling units on an unplatted tract or antiquated plat shall not require a subdivision plat provided all of the following requirements are met: (1) the tract is located outside the city limits within the extraterritorial jurisdiction of the city; (2) the tract has a minimum of fifteen (15) feet of frontage on a public street or a recorded access easement and the tract was created prior to January 1, 2000; (3) the tract has a minimum area of five thousand (5,000) square feet for each dwelling unit; (4) the tract is held under single ownership; (5) no major thoroughfare dedication is required; (6) no dwell-

ing unit will be located within a regulatory floodplain; and (7) no utility extension is required. Pursuant to subsection (c)(9)(5), the owner of an unplatted parcel abutting a designated major thoroughfare may voluntarily execute a street dedication instrument in accordance with form "S" in Appendix "C" in lieu of public dedication through platting when necessary. Any further subdivision shall require approval of a subdivision plat as provided herein.

(13) Sewer and water service to existing buildings. If existing buildings on an unplatted tract are occupied, sewer and water services may be provided if "all" of the following conditions are met:

A. The applicant provides evidence that non single-family development and/or non single-family improvements had received electrical service for a minimum continuous period of five (5) years prior to the date of application for sewer and/or water services.

B. The site is not subject to thoroughfare dedication;

C. If applicable, existing building/s shall comply with the floodplain ordinance;

D. Service is restricted to existing uses; and

E. Impact fees are paid at time of application for service.

(14) An existing single-family residence can add a second residential structure provided they utilize the same electrical meter and the occupant is family. In addition, the applicant will need to comply with all zoning, building and on-site sewage facility requirements.

(d) **Certificate of Determination [Reference: V.T.C.A. Local Government Code § 212.0115].** On the written request of an owner of land, an entity that provides utility service, or the city council, the director of development services shall make the following determinations regarding the owner's land or the land in which the entity or city council is interested that is located within the jurisdiction of the city:

- Whether a plat is required under this division for the land; and
- If a plat is required, whether it has been prepared and whether it has been reviewed and approved by the director of development services.

The request made under this subsection must identify the land that is the subject of the request and, if applicable, shall include evidence of on-site sewage facilities review and approval from the respective county. If the director of development services determines under this subsection that a plat is not required, the director of development services shall issue to the requesting party a written certification of that determination. If the director of development services determines that a plat is required and that the plat has been prepared and has been reviewed and approved, the director shall issue to the requesting party a written certification of that determination. The director of development services shall make a determination within twenty (20) days after the date it receives the request under this subsection and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made. For purposes of this subsection, term director of development services shall mean the director of development services in the case of an application for a building permit, or the utility provider in the case of an application for utility service.

The city council hereby delegates the ability to perform the responsibilities under this subsection to the director of development services or the applicable utility provider. A binding decision regarding subdivisions by the director under this subsection is appealable to the planning commission. A binding decision regarding building permits by the director or utility service by the applicable utility under this subsection is appealable to the board of adjustment.

(e) **Conflict with County Regulations.** This division shall not be applied in such a manner to amend or alter any rules, regulations, procedures or policies lawfully and officially adopted by the

governing body of any county in which there exists territory contained within the area of extraterritorial jurisdiction of the city. In the circumstance where any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county is less restrictive than those contained herein, then the standards of this chapter shall apply. For the purpose of this section, regulations shall be administered in accordance with an inter-local agreement executed by the city council with each respective county.

(f) **Performance Agreements.**

(1) **Performance Agreement Required.** No plat shall be approved unless a performance agreement is provided and filed with the office of the city clerk that meets the requirements of section 35-436 of this chapter, unless no improvements are required.

(2) **Site Improvement Time Extension Granted by Director of Development Services.** An applicant may request a performance agreement time extension provided that site improvement construction has started and is submitted with a written request and justification to the director of development services at least thirty (30) days prior to the time limit set out in the performance agreement. Each request shall be accompanied by a filing fee as specified in Appendix "C". A guarantee, in an amount sufficient to cover the cost of remaining site improvements, shall be required if necessary in order for an extension to be granted. Such guarantee must be filed within thirty (30) days of the granting of the extension or the extension shall become null and void. Should the granting of such extension require the filing of any instruments, such as those set out in Appendix "B", the fees for recording such instruments shall be paid by the subdivider to the director of development services. The director of development services is authorized to approve time extensions which meet the following criteria after consultation with all affected departments and utilities:

- Sidewalk improvements. A three-year time extension from the expiration of the performance agreement may be granted provided a plan indicating the uncompleted sidewalks and a time schedule for completion is submitted.

- Other site improvements. A one-year time extension from the expiration of the performance agreement may be granted provided at least seventy-five (75) percent of the required site improvements are completed.

Time extension requests which do not meet the above criteria or that are not approved by the director of development services shall be considered by the planning commission whose decision shall be final.

(3) **Time Extension Granted by Planning Commission.** The planning commission may grant a time extension as provided in subsection (2), above, if the subdivision plat does not have an expiration date and no progress has been made towards completion of the project, as defined in V.T.C.A. Local Government Code § 245.005. If no time extension is granted, the subdivision plat shall expire on May 11, 2004.

(Ord. No. 97568 § 2 and 4) (Ord No. 98697 § 1 and 6) (Ord. No. 99795) (Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2006-11-30-1333, § 2, 11-30-06)

Sec. 35-431. Application for Plat Identification Number/Letters of Certification.

STATEMENT OF PURPOSE

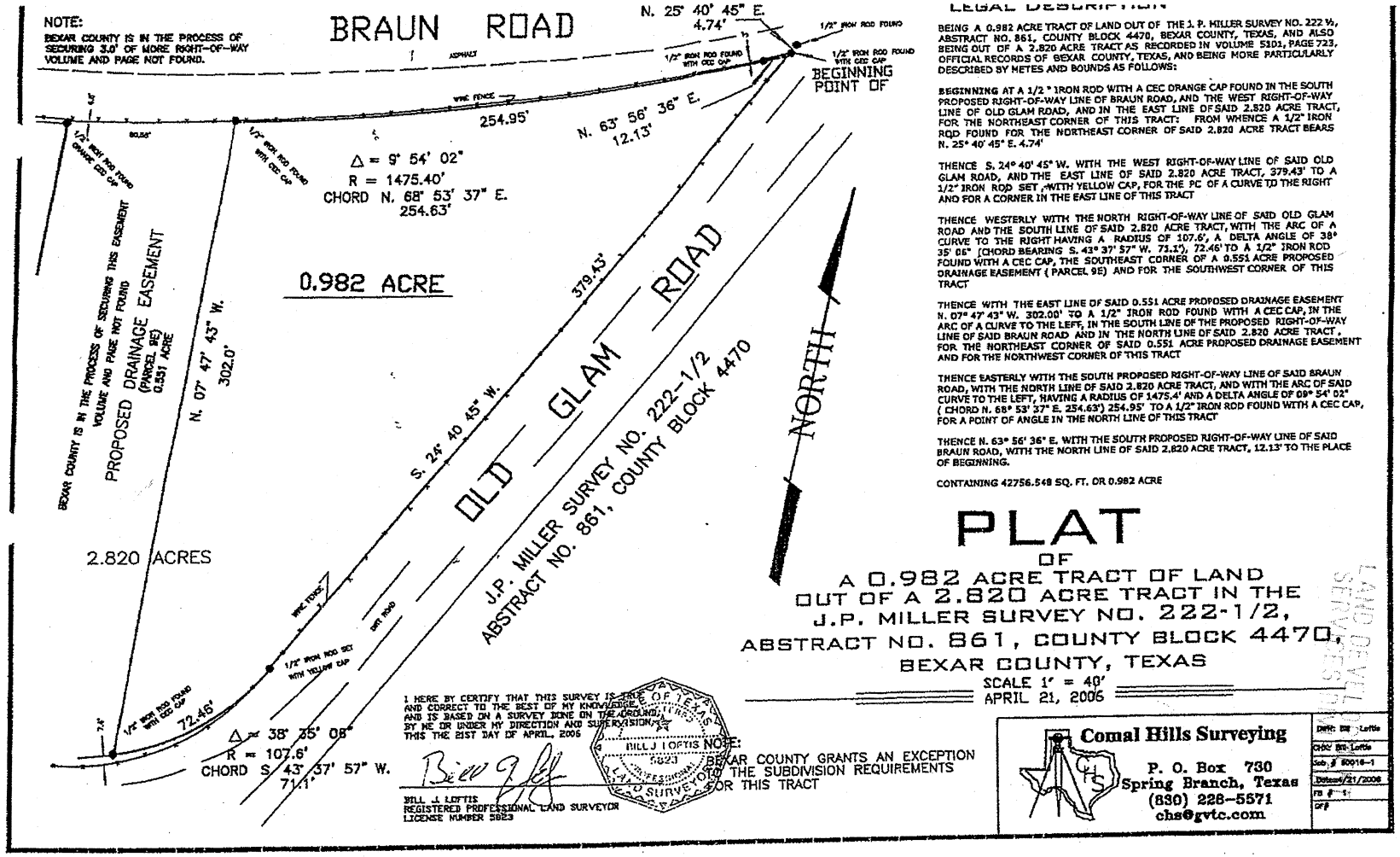
The purpose of this section is to assist the applicant in obtaining necessary certifications needed for plat approval and to coordinate applications for subdivision approval with the standards and procedures required by this chapter.

(a) **Applicability.** Prior to filing an application for plat approval, the applicant shall secure letters of certification as required by this section.

(b) **Initiation.**

(1) **Certifying Departments.** A request for letters of certification and

01/26/2007 FRI 16:42 RECEIVED 01/26/2007 16:40 2104935613 BRANDI THOMPSON 002/002
FAX 210 949 1410 1st Community Bank



LEGAL DESCRIPTION

BEING A 0.982 ACRE TRACT OF LAND OUT OF THE J. P. MILLER SURVEY NO. 222 ½, ABSTRACT NO. 861, COUNTY BLOCK 4470, BEXAR COUNTY, TEXAS, AND ALSO BEING OUT OF A 2.820 ACRE TRACT AS RECORDED IN VOLUME 5101, PAGE 723, OFFICIAL RECORDS OF BEXAR COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2 " IRON ROD WITH A CEC ORANGE CAP FOUND IN THE SOUTH PROPOSED RIGHT-OF-WAY LINE OF BRAUN ROAD, AND THE WEST RIGHT-OF-WAY LINE OF OLD GLAM ROAD, AND IN THE EAST LINE OF SAID 2.820 ACRE TRACT, FOR THE NORTHEAST CORNER OF THIS TRACT: FROM WHENCE A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.820 ACRE TRACT BEARS N. 25° 40' 45" E. 4.74'

THENCE S. 24° 40' 45" W. WITH THE WEST RIGHT-OF-WAY LINE OF SAID OLD GLAM ROAD, AND THE EAST LINE OF SAID 2.820 ACRE TRACT, 379.43' TO A 1/2" IRON ROD SET ,WITH YELLOW CAP, FOR THE PC OF A CURVE TO THE RIGHT AND FOR A CORNER IN THE EAST LINE OF THIS TRACT

THENCE WESTERLY WITH THE NORTH RIGHT-OF-WAY LINE OF SAID OLD GLAM ROAD AND THE SOUTH LINE OF SAID 2.820 ACRE TRACT, WITH THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 107.6', A DELTA ANGLE OF 38° 35' 08" (CHORD BEARING S. 43° 37' 57" W. 71.1'), 72.46' TO A 1/2" IRON ROD FOUND WITH A CEC CAP, THE SOUTHEAST CORNER OF A 0.551 ACRE PROPOSED DRAINAGE EASEMENT (PARCEL 9E) AND FOR THE SOUTHWEST CORNER OF THIS TRACT

THENCE WITH THE EAST LINE OF SAID 0.551 ACRE PROPOSED DRAINAGE EASEMENT N. 07° 47' 43" W. 302.00' TO A 1/2" IRON ROD FOUND WITH A CEC CAP, IN THE ARC OF A CURVE TO THE LEFT, IN THE SOUTH LINE OF THE PROPOSED RIGHT-OF-WAY LINE OF SAID BRAUN ROAD AND IN THE NORTH LINE OF SAID 2.820 ACRE TRACT , FOR THE NORTHEAST CORNER OF SAID 0.551 ACRE PROPOSED DRAINAGE EASEMENT AND FOR THE NORTHWEST CORNER OF THIS TRACT

THENCE EASTERLY WITH THE SOUTH PROPOSED RIGHT-OF-WAY LINE OF SAID BRAUN ROAD, WITH THE NORTH LINE OF SAID 2.820 ACRE TRACT, AND WITH THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 1475.4' AND A DELTA ANGLE OF 09° 54' 02" (CHORD N. 68° 53' 37" E. 254.63') 254.95' TO A 1/2" IRON ROD FOUND WITH A CEC CAP, FOR A POINT OF ANGLE IN THE NORTH LINE OF THIS TRACT

THENCE N. 63° 56' 36" E. WITH THE SOUTH PROPOSED RIGHT-OF-WAY LINE OF SAID BRAUN ROAD, WITH THE NORTH LINE OF SAID 2.820 ACRE TRACT, 12.13' TO THE PLACE OF BEGINNING.

CONTAINING 42756.548 SQ. FT. OR 0.982 ACRE

PLAT

OF

A 0.982 ACRE TRACT OF LAND
OUT OF A 2.820 ACRE TRACT IN THE
J.P. MILLER SURVEY NO. 222-1/2,
ABSTRACT NO. 861, COUNTY BLOCK 4470,
BEXAR COUNTY, TEXAS

SCALE 1" = 40'
APRIL 21, 2006

I HERE BY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND IS BASED ON A SURVEY DONE ON THE GROUND BY ME OR UNDER MY DIRECTION AND SUPERVISION THIS THE 21ST DAY OF APRIL, 2006

BILL J. LOFTIS
REGISTERED PROFESSIONAL LAND SURVEYOR
LICENSE NUMBER 5823

NOTE:
BEXAR COUNTY GRANTS AN EXCEPTION TO THE SUBDIVISION REQUIREMENTS FOR THIS TRACT

Comal Hills Surveying
P. O. Box 730
Spring Branch, Texas
(830) 228-5571
chs@gvtc.com

DRN: BW	Loftis
CHK: Bill Loftis	
Job # 50016-1	
Date: 4/21/2006	
FB # 1	
OFF	

RECEIVED 07 MAY 18 PM 3:38
LAND DEVL SURVEYS

G. GUEVARA CONSTRUCTION
15444 TRADESMAN DRIVE
SAN ANTONIO, TEXAS 78249
Ofc (210) 493-0115 Fax (210) 493-5613

RECEIVED
07 MAY 18 PM 3:28
LAND DEVELOPMENT
SERVICES DIVISION

May 18, 2007

City of San Antonio
Platting Department

Re: Commercial Property, 10710 Braun Rd.

To Whom It May Concern:

I was hired to construct a tile showroom at the above-mentioned address. When entering the contract, I was supplied a drawing labeled "Plat" by the owner of this property. Besides the document being labeled plat, the engineer, Mr. Bill Loftus, granted an exception to the subdivision requirements of Bexar County. This was misleading because as I have recently discovered, the City of San Antonio has jurisdiction over the Bexar County regulations, so his exception does not have any say in this situation. I moved forward with the assumption that all the correct documents needed to supply any necessary utilities were at hand such as the survey, plat, etc. because of these documents provided to me by the owner. Subsequently, upon trying to obtain a permit for the water supply from the San Antonio Water System, they informed me that the "Plat" I currently have is not acceptable. After learning this information, I received a cost to plat the property that runs approximately $10,000-$15,000. This cost was obviously not considered under the original contract and I am not financially prepared to take on this difference. My company is a small, minority owned business and cannot take on such a financial burden and remain in business. Therefore, I am requesting a letter of determination granted by the City of San Antonio to allow me to supply water to the above-mentioned property without obtaining the required plat of said property. I have spoken to a representative at SAWS concerning this matter, and they have agreed to supply water to this property without the plat pending a letter of determination from the City of San Antonio. I would greatly appreciate any consideration you could give this request. The owner of the property has informed me that as of June 15th, they will expect me to pay interest until the property is finished due to the delay in completion. I hope you understand that I could not have avoided this situation and was misled with the information provided to me entering this contract. I do realize that this is not normally your concern, but your assistance with resolving this unfortunate matter is crucial to my company's survival at this time. Please feel free to contact me to discuss this matter further if necessary.

Sincerely,
Genaro Guevara
Genaro Guevara
Owner

PLANNING COMMISSION
CERTIFICATE OF DETERMINATION APPEAL

AGENDA ITEM NO: 32 **June 13, 2007**

RUTH ANN TAYLOR
APPLICANT NAME

07-IV-005
PROJECT #

COUNCIL DISTRICT: Outside San Antonio City Limits
FERGUSON MAP GRID: 751 E-5
OWNER: Ruth Ann Taylor
CASE MANAGER: Luz M. Gonzales, Planner II

Date filed with Planning Commission: May 22, 2007

Location: On the west side of Campbellton, south of Mathis Ln.

Services Available: Bexar Metropolitan Water and On Site Sewer Facility

Zoning: Outside San Antonio City Limits

Proposed Use: Residential

APPLICANT'S PROPOSAL:

A request for utility connection and to waive the subdivision approval process for a 0.50 acre tract of land.

DISCUSSION:

The applicant acquired a portion of a previously platted 10.0 acre tract, known as Lot 20, out of the Fruitvale Addition, as recorded in Volume 980, Page 66, of the Deed and Plat records of Bexar County, Texas. This property was illegally subdivided through a metes and bounds description in a deed recorded in the official public records on April 24, 2007. The applicant has moved a manufactured home onto the illegally subdivided property.

According to the Local Government Code, a plat is required with any division of land into two or more parts: *§ 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method.*

The Statement of Purpose in the Unified Development Code (UDC) Division 4. Subdivisions, states the following:

This division establishes the general rules and regulations governing plats, the subdivision of land, and the procedures for the extension of the city's streets, major thoroughfares and public utilities. It shall apply to all property within the City of San Antonio and its area of extraterritorial jurisdiction. The Home Rule Enabling Act, Article I, Section 3, and the City Charter are authority for the city to regulate the filing of subdivision plats within the city. The city is specifically granted the authority under the provision of V.T.C.A. Local Government Code Chs. 42, 43, and 212, to establish by ordinance rules and regulations governing plats and subdivisions of land within its corporate limits and area of extraterritorial jurisdiction, in order to promote the public health, safety and general welfare, and, in particular, to promote the safe, orderly, and healthful development of the city.

As per Sec. 35-430(a)(1) Applicability and General Rules, Subdivisions Subject to this Section.

The owner of a tract of land located within the limits or the extraterritorial jurisdiction of the city who divides the tract in two (2) or more parts to lay out a subdivision of the tract**, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. **A division of a tract under this subsection includes a division regardless of whether it is made by

using a metes and bounds description in a deed of conveyance *or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. The division of a tract of land for any of the purposes specified herein does not require a transfer of title of all or part of the tract.*

The owner of a tract of land situated within San Antonio's corporate limits or extraterritorial jurisdiction shall cause a plat to be made thereof upon a request for utility service *or a building permit;* ***or upon dividing the tract in two (2) or more parts to lay out a subdivision of the tract,*** *including an addition to a municipality, to lay out suburban, building, or other lots, to layout streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use* ***or for the use of purchasers or owners of lots fronting on or adjacent to the streets****, alleys, squares, parks, or other parts unless a specific exception to such requirement is provided for in subsection* ***35-430(c)****; refer to attached list of exceptions 1 through 14, as shown on attached Exhibit A.*

Sec. 35-430(a)(2) ***The mechanism which is available to municipalities to become aware that a division of land has occurred or will occur is through a request for utility service*** *and/or a building permit. V.T.C.A. Local Government Code §212.012 recognizes this fact by prohibiting cities, officials of cities, city-owned or city-operated utilities, and public utilities from serving or connecting any land with water, sewer, electricity, gas, or other utility service* ***unless the entity has been presented with or otherwise holds a certificate applicable to the land which has been issued by the planning commission indicating that a plan or plat is not required or that a plan or plat is required and has been approved by the commission.*** *See attached Exhibit A in reference to UDC in regards to Sec. 35-430(d) Certificate of Determination [Reference: V.T.C.A. Local Government Code § 212.0115].*

Sec. 35-430(a)(3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under V.T.C.A. Local Government Code § 212.004, when the city has substantial evidence that land is being subdivided in the manner set out in V.T.C.A. Local Government Code § 212.004. In such an instance, however, the specific exceptions set out in subsection (b) herein shall remain applicable. This refers to Classification of Subdivisions, which includes both major and minor subdivisions plat processes.

The City of San Antonio typically becomes aware that a division of land has occurred after the fact.

STAFF RECOMMENDATION:

Staff recommends **disapproval** of a request for a single family residential utility connection, and thus a waiver of the platting requirement. The recommendation is based upon the following:

- Staff recognizes the applicant's distressing circumstance; however, it is the opinion of staff that if the request is granted, it will undermine the enforcement of the UDC, as noted above.

- The applicant does not meet any of the plat exceptions as outlined in the UDC, as per section 35-430(c) 1 through 14, as attached.

- The applicant has not demonstrated a unique hardship that relates to the land, rather than personal circumstances.

- If the appeal is granted: it will set a strong precedence to property owners in the area to illegally subdivide their property, request similar certificate of determination appeals, and ultimately waive the platting requirement.

§ 212.0025. Chapter-Wide Provision Relating to Regulation of Plats and Subdivisions in Extraterritorial Jurisdiction.

The authority of a municipality under this chapter relating to the regulation of plats or subdivisions in the municipality's extraterritorial jurisdiction is subject to any applicable limitation prescribed by an agreement under Section 242.001.

Added by Acts 2003, 78th Leg., ch. 523, § 6, eff. June 20, 2003.

Sections 12, 13 of Acts 2003, 78th Leg., ch. 523 provides:

"Sec. 12. If any provision of this Act or its application to any county, municipality, or circumstance is held invalid, the invalidity does not affect other provisions or applications of this Act that can be given effect without the invalid provision or application, and to this end the provisions of this Act are declared to be severable.

"Sec. 13. Except as provided by Section 242.001(i), Local Government Code, as added by this Act, the changes in law made by this Act to Chapters 212, 232, and 242, Local Government Code, apply only to a development agreement or subdivision plat that is filed on or after the effective date of this Act, and to the subdivision covered by the plat. A development agreement or subdivision plat that is filed before the effective date of this Act, and the subdivision covered by the plat, are governed by the law in effect immediately preceding that date, and the former law is continued in effect for that purpose."

§ 212.003. Extension of Rules to Extraterritorial Jurisdiction

(a) The governing body of a municipality by ordinance may extend to the extraterritorial jurisdiction of the municipality the application of municipal ordinances adopted under Section 212.002 and other municipal ordinances relating to access to public roads or the pumping, extraction, and use of groundwater by persons other than retail public utilities, as defined by Section 13.002, Water Code, for the purpose of preventing the use or contact with groundwater that presents an actual or potential threat to human health. However, unless otherwise authorized by state law, in its extraterritorial jurisdiction a municipality shall not regulate:

(1) the use of any building or property for business, industrial, residential, or other purposes;

(2) the bulk, height, or number of buildings constructed on a particular tract of land;

(3) the size of a building that can be constructed on a particular tract of land, including without limitation any restriction on the ratio of building floor space to the land square footage;

(4) the number of residential units that can be built per acre of land; or

(5) the size, type, or method of construction of a water or wastewater facility that can be constructed to serve a developed tract of land if:

(A) the facility meets the minimum standards established for water or wastewater facilities by state and federal regulatory entities; and

(B) the developed tract of land is:

(i) located in a county with a population of 2.8 million or more; and

(ii) served by:

(a) on-site septic systems constructed before September 1, 2001, that fail to provide adequate services; or

(b) on-site water wells constructed before September 1, 2001, that fail to provide an adequate supply of safe drinking water.

(b) A fine or criminal penalty prescribed by the ordinance does not apply to a violation in the extraterritorial jurisdiction.

(c) The municipality is entitled to appropriate injunctive relief in district court to enjoin a violation of municipal ordinances or codes applicable in the extraterritorial jurisdiction.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 822, § 6, eff. Sept. 1, 1989; Acts 2001, 77th Leg., ch. 68, § 1, eff. Sept. 1, 2001; Acts 2003, 78th Leg., ch. 731, § 3, eff. Sept. 1, 2003.

Section 2(b) of Acts 2001, 77th Leg., ch. 68 provides:

"(b) The change in law made by this Act applies only to:

"(1) water and wastewater facilities under construction on the effective date of this Act; and

"(2) water and wastewater facilities for which construction begins on or after the effective date of this Act."

Section 7(b) of Acts 1987, 70th Leg., ch. 1102 provides:

"The addition by this Act of Sections 9A and 10 to Chapter 231, Acts of the 40th Legislature, Regular Session, 1927 (Article 974a, Vernon's Texas Civil Statutes), applies to a subdivision of land regardless of whether it was made before, on, or after September 1, 1987."

§ 212.004. Plat Required

(a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the

subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

(b) To be recorded, the plat must:

(1) describe the subdivision by metes and bounds;

(2) locate the subdivision with respect to a corner of the survey or tract or an original corner of the original survey of which it is a part; and

(3) state the dimensions of the subdivision and of each street, alley, square, park, or other part of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, square, park, or other part.

(c) The owner or proprietor of the tract or the owner's or proprietor's agent must acknowledge the plat in the manner required for the acknowledgment of deeds.

(d) The plat must be filed and recorded with the county clerk of the county in which the tract is located.

(e) The plat is subject to the filing and recording provisions of Section 12.002, Property Code.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1989, 71st Leg., ch. 624, § 3.02, eff. Sept. 1, 1989; Acts 1993, 73rd Leg., ch. 1046, § 1, eff. Aug. 30, 1993.

Section 7 of Acts 1987, 70th Leg., ch. 1102 provides:

"The amendment by this Act of Section 1 of and the addition by this Act of Section 1B to Chapter 231, Acts of the 40th Legislature, Regular Session, 1927 (Article 974a, Vernon's Texas Civil Statutes), apply only to a subdivision of land for which a plan, plat, or replat is first required to be filed on or after September 1, 1987, except for the validations made by Section 1B."

§ 212.0045. Exception to Plat Requirement: Municipal Determination

(a) To determine whether specific divisions of land are required to be platted, a municipality may define and classify the divisions. A municipality need not require platting for every division of land otherwise within the scope of this subchapter.

(b) In lieu of a plat contemplated by this subchapter, a municipality may require the filing of a development plat under Subchapter B if that subchapter applies to the municipality.

Added by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.0046. Exception to Plat Requirement: Certain Property Abutting Aircraft Runway

An owner of a tract of land is not required to prepare a plat if the land:

(1) is located wholly within a municipality with a population of 5,000 or less;

(2) is divided into parts larger than 2½ acres; and

(3) abuts any part of an aircraft runway.

Added by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.005. Approval by Municipality Required

The municipal authority responsible for approving plats must approve a plat or replat that is required to be prepared under this subchapter and that satisfies all applicable regulations.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989; Acts 1993, 73rd Leg., ch. 1046, § 2, eff. Aug. 30, 1993.

§ 212.006. Authority Responsible for Approval Generally

(a) The municipal authority responsible for approving plats under this subchapter is the municipal planning commission or, if the municipality has no planning commission, the governing body of the municipality. The governing body by ordinance may require the approval of the governing body in addition to that of the municipal planning commission.

(b) In a municipality with a population of more than 1.5 million, at least two members of the municipal planning commission, but not more than 25 percent of the membership of the commission, must be residents of the area outside the limits of the municipality and in which the municipality exercises its authority to approve subdivision plats.

Acts 1987, 70th Leg., ch. 149, § 1, eff. Sept. 1, 1987. Amended by Acts 1989, 71st Leg., ch. 1, § 46(b), eff. Aug. 28, 1989.

§ 212.0065. Delegation of Approval Responsibility

(a) The governing body of a municipality may delegate to one or more officers or employees of the municipality or of a utility owned or operated by the municipality the ability to approve:

Exhibit A

division regardless of whether it is made by using a metes and bounds description in a deed of conveyance, or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five (5) acres, where each part has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean a minimum frontage of twenty (20) feet on a platted public or private street.

(2) The mechanism which is available to municipalities to become aware that a division of land has occurred or will occur is through a request for utility service and/or a building permit. V.T.C.A. Local Government Code § 215.012 recognizes this fact by prohibiting cities, officials of cities, city-owned or city-operated utilities, and public utilities from serving or connecting any land with water, sewer, electricity, gas, or other utility service unless the entity has been presented with or otherwise holds a certificate applicable to the land which has been issued by the planning commission indicating that a plan or plat is not required or that a plan or plat is required and has been approved by the commission.

(3) The above notwithstanding, this should not be construed as a limitation to the city's ability to require platting under V.T.C.A. Local Government Code § 212.004, when the city has substantial evidence that land is being subdivided in the manner set out in V.T.C.A. Local Government Code § 212.004. In such an instance, however, the specific exceptions set out in subsection (b) herein shall remain applicable.

The City of San Antonio typically becomes aware that a division of land has occurred after the fact.

(b) **Classification of Subdivisions.** Both major and minor subdivisions are subject to the criteria for approval of subdivision plats, unless a specific provisions indicates that it does not apply to minor subdivisions. Different time limits are prescribed for the review and processing of major and minor subdivisions in order to reflect the level of complexity involved in review of the applications. Subdivisions shall be classified as follows:

(1) **Minor Subdivisions [reference: V.T.C.A. Local Government Code § 212.0065(a)(2).** A "minor subdivision " means any subdivision:

A. Involving four (4) or fewer lots; and

B. Fronting on an existing street; and

C. Not involving the creation of any new street; and

D. Not involving the extension of municipal utilities.

A requirement imposing sidewalk, curb, right or left turn lanes, pavement widening or streetscape tree improvement and installation shall not constitute a major plat.

(2) **Major Subdivisions.** A "major subdivision" means any subdivision other than a minor subdivision or a development plat.

(c) **Plat Exceptions.** In accordance with V.T.C.A. Local Government Code §§ 212.004 and 212.0045 the platting exceptions set forth below are established. Applicants exempt from subdivision plat approval may be subject to development plat approval requirements pursuant to section 35-435 of this article. The development services department may issue building permits, and public utility providers may provide utility service, on any unplatted parcel otherwise subject to this section for the following activities:

(1) The division of land into parts greater than five (5) acres within the city limits of the City of San Antonio, where each part has access and no public improvement is being dedicated, shall not require a subdivision plat. For purposes of this subsection, access shall mean a minimum frontage of fifteen (15) feet onto a public street or recorded access easement of fifteen (15) feet onto a public street. Public improvement shall mean creation of new streets,

alleys or the extension of off-site utilities or the installation of drainage improvements

(2) The division of land into parts greater than ten (10) acres in the ETJ of the City of San Antonio, where the owner does not lay out part of the tract for streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the street, alley, squares, parks, or other parts shall not require a subdivision plat.

(3) Each tract greater than ten (10) acres in size is eligible for up to three (3) single-family utility connections provided each part is held under common ownership, each tract has access and no public improvement is being dedicated. For purposes of this subsection, access shall mean each tract has a minimum frontage of fifteen (15) feet on an existing public or platted private street or irrevocable access easement.

(4) Uninhabitable uses that are to be retained in an undeveloped state shall not require a subdivision plat, provided: (1) the division does not create more than three (3) parcels, (2) each parcel contains a minimum area of five thousand (5,000) square feet, (3) the division does not involve the creation of any streets or alleys, and (4) no utility services shall be provided to the parcels, provided however, that the director of development services may exempt other uninhabitable uses from subdivision plat requirements upon determining that the uses are consistent with the intent of these provisions.

Commentary: The intent of this subsection is to allow the division of land without platting so long as the land remains undeveloped. Platting is required at the time utility services or building permits are requested unless one (1) of the other plat exceptions applies.

(5) Other uninhabitable uses including, but not limited to, pumps, oil wells, sheds, security lights, traffic devices, billboards, utility equipment huts, communication towers, or public infrastructure, or temporary field office shall not require a subdivision plat.

(6) Public parks owned, operated, or maintained by a governmental entity shall not require a subdivision plat.

(7) Temporary subdivision sales offices or seasonal type uses shall not require a subdivision plat.

(8) Existing single-family dwelling units with electrical service in place or suspended shall not require a subdivision plat.

(9) Replacement of a pre-existing or existing single-family dwelling unit or related accessory structure shall not require a subdivision plat.

(10) The land for which a building permit or utility service is being requested is a lot or remaining portion of a lot previously platted under the jurisdiction of the county or city.

(11) The division of any tract of land into parcels which are to be used solely for agricultural, mining, or quarrying purposes shall not require a subdivision plat, provided: (1) each parcel contains a minimum area of twenty (20) acres, and (2) no utility services shall be provided to an inhabitable use.

(12) The provision of utility service to not more than three (3) dwelling units on an unplatted tract or antiquated plat shall not require a subdivision plat provided all of the following requirements are met: (1) the tract is located outside the city limits within the extraterritorial jurisdiction of the city; (2) the tract has a minimum of fifteen (15) feet of frontage on a public street or a recorded access easement and the tract was created prior to January 1, 2000; (3) the tract has a minimum area of five thousand (5,000) square feet for each dwelling unit; (4) the tract is held under single ownership; (5) no major thoroughfare dedication is required; (6) no dwell-

ing unit will be located within a regulatory floodplain; and (7) no utility extension is required. Pursuant to subsection (c)(9)(5), the owner of an unplatted parcel abutting a designated major thoroughfare may voluntarily execute a street dedication instrument in accordance with form "S" in Appendix "C" in lieu of public dedication through platting when necessary. Any further subdivision shall require approval of a subdivision plat as provided herein.

(13) Sewer and water service to existing buildings. If existing buildings on an unplatted tract are occupied, sewer and water services may be provided if "all" of the following conditions are met:

A. The applicant provides evidence that non single-family development and/or non single-family improvements had received electrical service for a minimum continuous period of five (5) years prior to the date of application for sewer and/or water services.

B. The site is not subject to thoroughfare dedication;

C. If applicable, existing building/s shall comply with the floodplain ordinance;

D. Service is restricted to existing uses; and

E. Impact fees are paid at time of application for service.

(14) An existing single-family residence can add a second residential structure provided they utilize the same electrical meter and the occupant is family. In addition, the applicant will need to comply with all zoning, building and on-site sewage facility requirements.

(d) **Certificate of Determination [Reference: V.T.C.A. Local Government Code § 212.0115].** On the written request of an owner of land, an entity that provides utility service, or the city council, the director of development services shall make the following determinations regarding the owner's land or the land in which the entity or city council is interested that is located within the jurisdiction of the city:

- Whether a plat is required under this division for the land; and
- If a plat is required, whether it has been prepared and whether it has been reviewed and approved by the director of development services.

The request made under this subsection must identify the land that is the subject of the request and, if applicable, shall include evidence of on-site sewage facilities review and approval from the respective county. If the director of development services determines under this subsection that a plat is not required, the director of development services shall issue to the requesting party a written certification of that determination. If the director of development services determines that a plat is required and that the plat has been prepared and has been reviewed and approved, the director shall issue to the requesting party a written certification of that determination. The director of development services shall make a determination within twenty (20) days after the date it receives the request under this subsection and shall issue the certificate, if appropriate, within ten (10) days after the date the determination is made. For purposes of this subsection, term director of development services shall mean the director of development services in the case of an application for a building permit, or the utility provider in the case of an application for utility service.

The city council hereby delegates the ability to perform the responsibilities under this subsection to the director of development services or the applicable utility provider. A binding decision regarding subdivisions by the director under this subsection is appealable to the planning commission. A binding decision regarding building permits by the director or utility service by the applicable utility under this subsection is appealable to the board of adjustment.

(e) **Conflict with County Regulations.** This division shall not be applied in such a manner to amend or alter any rules, regulations, procedures or policies lawfully and officially adopted by the

governing body of any county in which there exists territory contained within the area of extraterritorial jurisdiction of the city. In the circumstance where any rule, regulation, procedure or policy lawfully and officially adopted by the governing body of any county is less restrictive than those contained herein, then the standards of this chapter shall apply. For the purpose of this section, regulations shall be administered in accordance with an inter-local agreement executed by the city council with each respective county.

(f) **Performance Agreements.**

(1) **Performance Agreement Required.** No plat shall be approved unless a performance agreement is provided and filed with the office of the city clerk that meets the requirements of section 35-436 of this chapter, unless no improvements are required.

(2) **Site Improvement Time Extension Granted by Director of Development Services.** An applicant may request a performance agreement time extension provided that site improvement construction has started and is submitted with a written request and justification to the director of development services at least thirty (30) days prior to the time limit set out in the performance agreement. Each request shall be accompanied by a filing fee as specified in Appendix "C". A guarantee, in an amount sufficient to cover the cost of remaining site improvements, shall be required if necessary in order for an extension to be granted. Such guarantee must be filed within thirty (30) days of the granting of the extension or the extension shall become null and void. Should the granting of such extension require the filing of any instruments, such as those set out in Appendix "B", the fees for recording such instruments shall be paid by the subdivider to the director of development services. The director of development services is authorized to approve time extensions which meet the following criteria after consultation with all affected departments and utilities:

- Sidewalk improvements. A three-year time extension from the expiration of the performance agreement may be granted provided a plan indicating the uncompleted sidewalks and a time schedule for completion is submitted.

- Other site improvements. A one-year time extension from the expiration of the performance agreement may be granted provided at least seventy-five (75) percent of the required site improvements are completed.

Time extension requests which do not meet the above criteria or that are not approved by the director of development services shall be considered by the planning commission whose decision shall be final.

(3) **Time Extension Granted by Planning Commission.** The planning commission may grant a time extension as provided in subsection (2), above, if the subdivision plat does not have an expiration date and no progress has been made towards completion of the project, as defined in V.T.C.A. Local Government Code § 245.005. If no time extension is granted, the subdivision plat shall expire on May 11, 2004.

(Ord. No. 97568 § 2 and 4) (Ord No. 98697 § 1 and 6) (Ord. No. 99795) (Ord. No. 101816, § 2, 12-15-05) (Ord. No. 2006-11-30-1333, § 2, 11-30-06)

Sec. 35-431. Application for Plat Identification Number/Letters of Certification.

STATEMENT OF PURPOSE

The purpose of this section is to assist the applicant in obtaining necessary certifications needed for plat approval and to coordinate applications for subdivision approval with the standards and procedures required by this chapter.

(a) **Applicability.** Prior to filing an application for plat approval, the applicant shall secure letters of certification as required by this section.

(b) **Initiation.**

(1) **Certifying Departments.** A request for letters of certification and

May 17, 2007

To whom it Concerns

07 MAY 22 AM 10:20
PLANNING AND DEVELOPMENT SERVICES DIVISION

I need a ETJ for change location of existing Meter for #2. Asking for a hardship and, I didn't know about plating or whatever you'll call it.
Nobody told me about it and, I didn't know but I thought, I did what, I suppose to do.

City Public Service already has the pole and the change of address already out there and also Bexar Met Water District has already mark and put the Flag's for the water meter.
And it has already been survey and the Engineer also a road permit has been done
It is a open spaces

Sincerely Ruth Ann Taylor

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on April 5, 2007, by Lester Louis Taylor, Jr..

Christina L Falkiewicz
Notary Public, State of Texas
My Commission Expires:
July 28, 2008

Christina L Falkiewicz
Notary Public, State of Texas
My commission expires: 07/26/08

STATE OF TEXAS)

COUNTY OF BEXAR)

This instrument was acknowledged before me on April 5, 2007, by Michael Scott Taylor.

Kimberly L. Wynns
Notary Public, State of Texas
My commission expires: Jan. 18 2009

KIMBERLY L. WYNNS
Notary Public, State of Texas
My Commission Expires
January 18, 2009

PREPARED IN THE OFFICE OF:

Christina L. Falkiewicz, P.C.
2600 McCullough Avenue
San Antonio, Texas 78212
Tel: (210) 359-6010
Fax: (210) 572-7575

AFTER RECORDING RETURN TO:

Ruth Ann Taylor
21485 Campbellton Road
San Antonio, Texas 78264

SCANNED

FOR 07-IV-005

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM THIS INSTRUMENT BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

Deed

Date: April 5, 2007

Grantor: Lester Louis Taylor, Jr., a single person; and Michael Scott Taylor, a single person, each owning, occupying and claiming other property as homestead

Grantor's Mailing Address:

Lester Louis Taylor, Jr.
21485 Campbellton Road
San Antonio, Texas 78264
Bexar County

LT1-77-20070003289-1

Michael Scott Taylor
21485 Campbellton Road
San Antonio, Texas 78264
Bexar County

LT2-12824-2402-4

Grantee: Ruth Ann Taylor, a single person

Grantee's Mailing Address:

Ruth Ann Taylor
21485 Campbellton Road
San Antonio, Texas 78264
Bexar County

RECEIVED
07 MAY 22 PM 4:47
LAND DEVELOPMENT SERVICES DIVISION

Consideration:

Cash and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged.

Property (including any improvements):

.50 Acres of land in the City of San Antonio out of the Manuel De Luna Survey, Abstract No. 8, County Clock 5722, Bexar County, Texas and being a part or portion of Lot 20, Fruitvale Addition to the City of San Antonio as shown on the Plat of Record in Volume 980, Page 66 of the Plat Records of Bexar County, Texas and

being more particularly described by metes and bounds in Exhibit "A," attached hereto and made a part hereof for all purposes

Reservations from Conveyance:

None

Exceptions to Conveyance and Warranty:

Validly existing easements, rights-of-way, and prescriptive rights, whether of record or not; all presently recorded and validly existing instruments, other than conveyances of the surface fee estate, that affect the Property; and taxes for 2007, which Grantee assumes and agrees to pay, and subsequent assessments for that and prior years due to change in land usage, ownership, or both, the payment of which Grantee assumes.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever, without express or implied warranty. All warranties that might arise by common law as well as the warranties in section 5.023 of the Texas Property Code (or its successor) are excluded.

As a material part of the Consideration for this deed, Grantor and Grantee agree that Grantee is taking the Property "AS IS" with any and all latent and patent defects and that there is no warranty by Grantor that the Property has a particular financial value or is fit for a particular purpose. Grantee acknowledges and stipulates that Grantee is not relying on any representation, statement, or other assertion with respect to the Property condition but is relying on Grantee's examination of the Property. Grantee takes the Property with the express understanding and stipulation that there are no express or implied warranties.

When the context requires, singular nouns and pronouns include the plural.

This instrument was prepared based on information furnished by the parties, and no independent title search has been made.

Lester Louis Taylor, Jr.

Michael Scott Taylor

STATE OF TEXAS
COUNTY OF BEXAR

EXHIBIT A

FIELD NOTES FOR 0.50 ACRES OF LAND

BEING 0.50 ACRES OF LAND IN THE CITY OF SAN ANTONIO OUT OF THE MANUEL DE LUNA SURVEY, ABSTRACT NO. 8, COUNTY BLOCK 5722, BEXAR COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 20, FRUITVALE ADDITION TO THE CITY OF SAN ANTONIO AS SHOWN ON THE PLAT OF RECORD IN VOLUME 980, PAGE 66 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap in the northwest right-of-way of Campbellton Rd. for the east corner of the Socorro Churbe land as described in Volume 12585, Page 2142 of the Official Public Records of Real Property of Bexar County, Texas and the south corner of Lot 20 and of this tract;

THENCE North 65° 32' 00" West, with the common line of said Churbe land, a distance of 87.12 feet to a set ½" rebar with a "Pollok & Sons" cap for the west corner of this tract;

THENCE North 24° 02' 00" East, into Lot 20, a distance of 250.00 feet to a set ½" rebar with a "Pollok & Sons" cap for the north corner of this tract;

THENCE South 65° 32' 00" East, a distance of 87.12 feet to a set ½" rebar with a "Pollok & Sons" cap in the aforementioned northwest right-of-way of Campbellton Rd. for the east corner of this tract from which the east corner of Lot 20 bears North 24° 02' 00" East, a distance of 137.33 feet;

THENCE South 24° 02' 00" West, (the record bearing for this survey per the plat), with said right-of-way, a distance of 250.00 feet to the **POINT OF BEGINNING** and containing 0.50 acres of land as shown on a plat that accompanies this description.

POLLOK & SONS SURVEYING, INC.

Larry J. Pollok, R.P.L.S. # 5186
March 14, 2007

LARRY J. POLLOK 5186 REGISTERED PROFESSIONAL LAND SURVEYOR

Doc# 20070093299 Fees: $28.00
04/24/2007 10:13AM # Pages 4
Filed & Recorded in the Official Public Records of BEXAR COUNTY
GERRY RICKHOFF COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on

BEGINNING at a set ½" rebar with a "Pollok & Sons" cap in the northwest right-of-way of Campbellton Rd. for the east corner of the Socorro Churbe land as described in Volume 12585, Page 2142 of the Official Public Records of Real Property of Bexar County, Texas and the south corner of Lot 20 and of this tract;

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POLLOK & SONS SURVEYING, INC.

Larry J. Pollok, R.P.L.S.# 5186
March 14, 2007

STATE OF TEXAS
LARRY J. POLLOK
5186
REGISTERED
LAND SURVEYOR

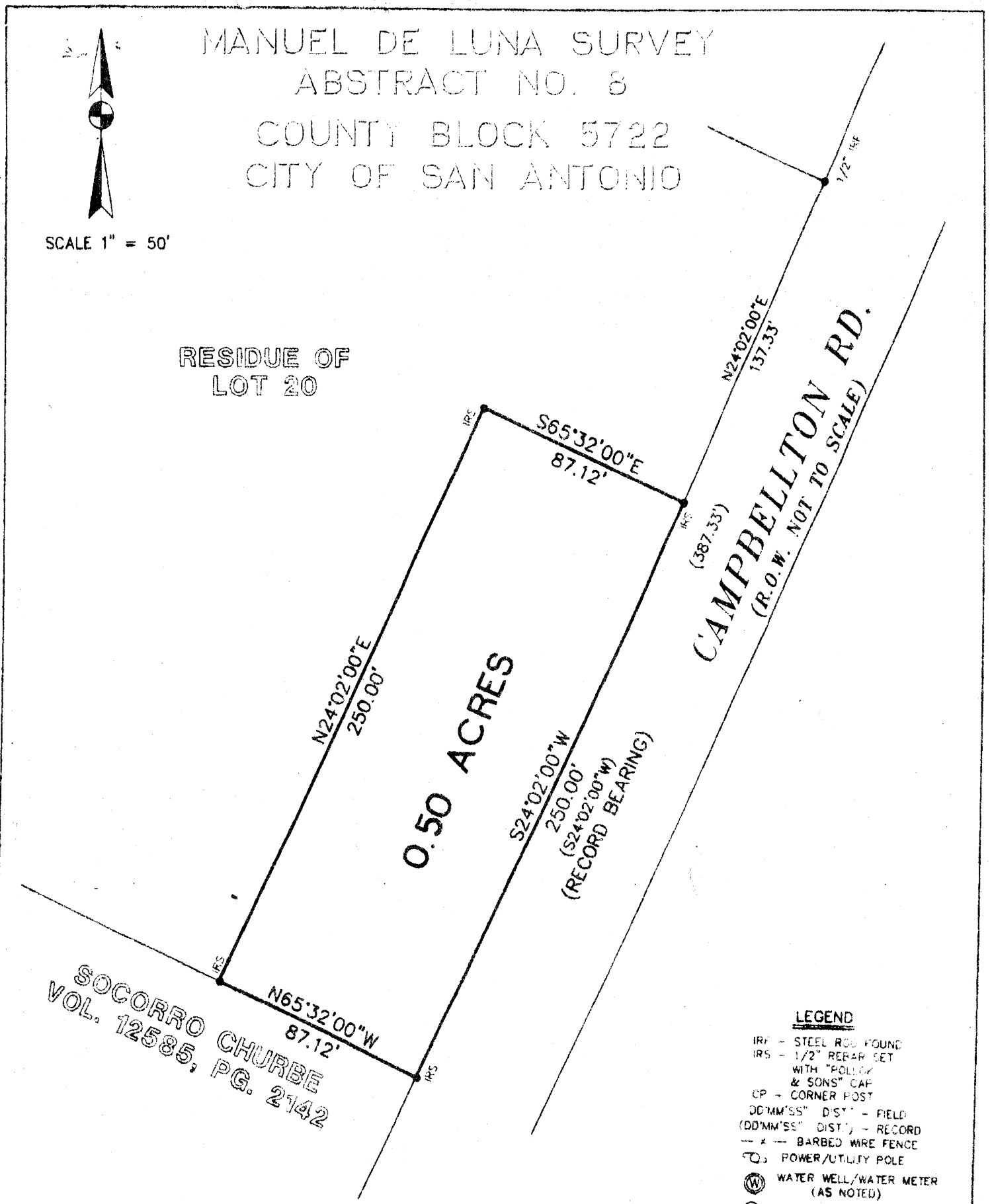
Doc# 20070093299 Fees: $25.00
04/24/2007 10:13AM # Pages 4
Filed & Recorded in the Official Public
Records of BEXAR COUNTY
GERRY RICKHOFF, COUNTY CLERK

Any provision herein which restricts the sale, or use of the described real property because of race is invalid and unenforceable under Federal law
STATE OF TEXAS, COUNTY OF BEXAR
I hereby certify that this instrument was FILED in File Number Sequence on the date and at the time stamped hereon by me and was duly RECORDED in the Official Public Record of Real Property of Bexar County, Texas on:

APR 24 2007

COUNTY CLERK BEXAR COUNTY, TEXAS

File: 03150703-lp
Refer.: 07-0046



SURVEY PLAT OF 0.50 ACRES OF LAND IN THE CITY OF SAN ANTONIO OUT OF THE MANUEL DE LUNA SURVEY, ABSTRACT NO. 8, COUNTY BLOCK 5722, BEXAR COUNTY, TEXAS AND BEING A PART OR PORTION OF LOT 20, FRUITVALE ADDITION TO

CONTINUED ON MAP 717

751

A B C D E F

1 2 3 4 5 6 7 8

MARTINEZ LOSOYA
CABALLERO BLVD
FM 1937
HORSESHOE LN
DONALD AARON
BRENDA ELAINE
JANET GALE
ROCAL
281
LEAL RD
78221
FM 3499
FM 1937
Heritage
LOOP 1604
ROCKPORT RD
MATTHEY
SPANISH GRANT RD
BEXAR COUNTY
© Mapsco, Inc.
SITE
78264
MATHIS LN
LOSOYA DR
CAMPBELLTON
MATHIS RD
CENIZO
AGAVE RD
BYWOOD
FERNWOOD
MATHIS RD
ALAMWOOD DR
PETWOOD
DUPONT
MEMORIAL LN
HIGHLAND OAKS
MASON PASS
KINNEY BEND
KERR CIR
Shellnut Dr
Wild Rose
Pecanhouse Dr
Tea Rose
Little Walnut Dr
Black Willow
HICKORY PASS
N ADDISON
POST OAK PARK
Medina River

CONTINUED ON MAP 752

CONTINUED ON MAP 783

SCALE IN MILES
0 1/8 1/4 3/8 1/2

SCALE IN FEET
0 1000 2000 3000

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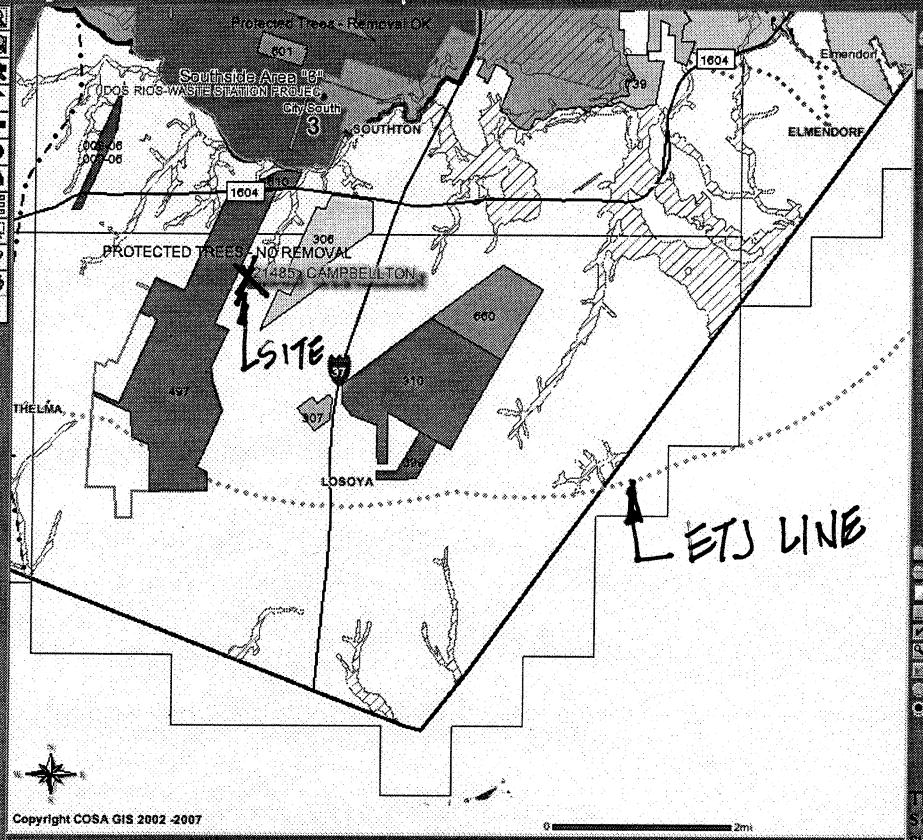
City of San Antonio - Development Services



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1 21485 CAMPBELLTON 100

Locate Another Address

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- All Layers
- General
  - Parcels
  - Corridor Districts
  - Limited Annexation
  - Neighborhood Associations
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  - Historic Districts
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  - Military Bases
  - Parcel Addresses
  - Zoning
- Master Plans
- Development
- Transportation
- Political Boundaries
- Water Features
- 2006 Aerial Photography

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Auto Refresh

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A map layer.
A hidden group/layer, click to make visible.
A visible group/layer, click to hide.
A visible layer, but not at this scale.
A partially visible group, click to make visible.
An inactive layer, click to make active.
The active layer.

Email: GIS DATA

The Mission of the Development Services Department is to provide quality customer services by effectively facilitating the development process while protecting the health, safety, and public welfare of the community.

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Map: 2183095.95 , 13621258.95 -- Image: 634 , 229 -- ScaleFactor: 86.14732874689698

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- Ordinance
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- Radio Station Guide
- Robert E. Lee High School 1400 J...
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- All Layers
- General
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  - Corridor Districts
  - Limited Annexation
  - Neighborhood Associations
  - Neighborhood Conservation D
  - Historic Districts
  - Neighborhood and Communit
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  - Military Bases
  - Parcel Addresses
  - Zoning
- Master Plans
- Development
- Transportation
- Political Boundaries
- Water Features
- 2006 Aerial Photography

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- A partially visible group, click to make visible.
- An inactive layer, click to make active.
- The active layer.

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The Mission of the Development Services Department is to provide quality customer services by effectively facilitating the development process while protecting the health, safety, and public welfare of the community.

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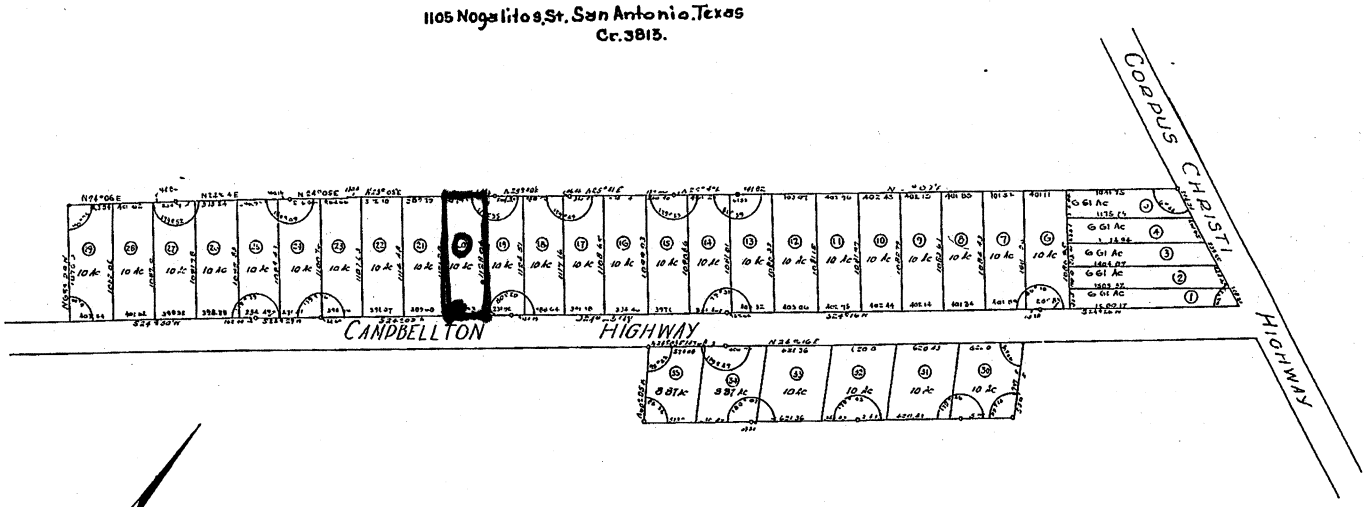
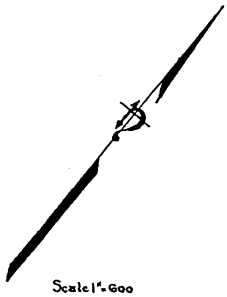
#238620

FRUITVALE

A.V. DULLYE

OWNER & DEVELOPER
1105 Nogalitos St. San Antonio, Texas
Cr. 3813.





Scale 1" = 600

State of Texas
County of Bexar

Before me the undersigned authority this day personally appeared A V Dullye the owner of those certain tracts and parcels of land, situated about 14 miles from the City of San Antonio Bexar County, Texas known as FRUITVALE ADDITION and acknowledges that this plat was made from an actual survey by Harold H Bivens surveyor whose name is endorsed to the plat which he has in his possession and dedicates to the use of the public all streets, alleys parks water courses, drains, and public places, hereon shown and for the purposes and consideration therein expressed

A V Dullye

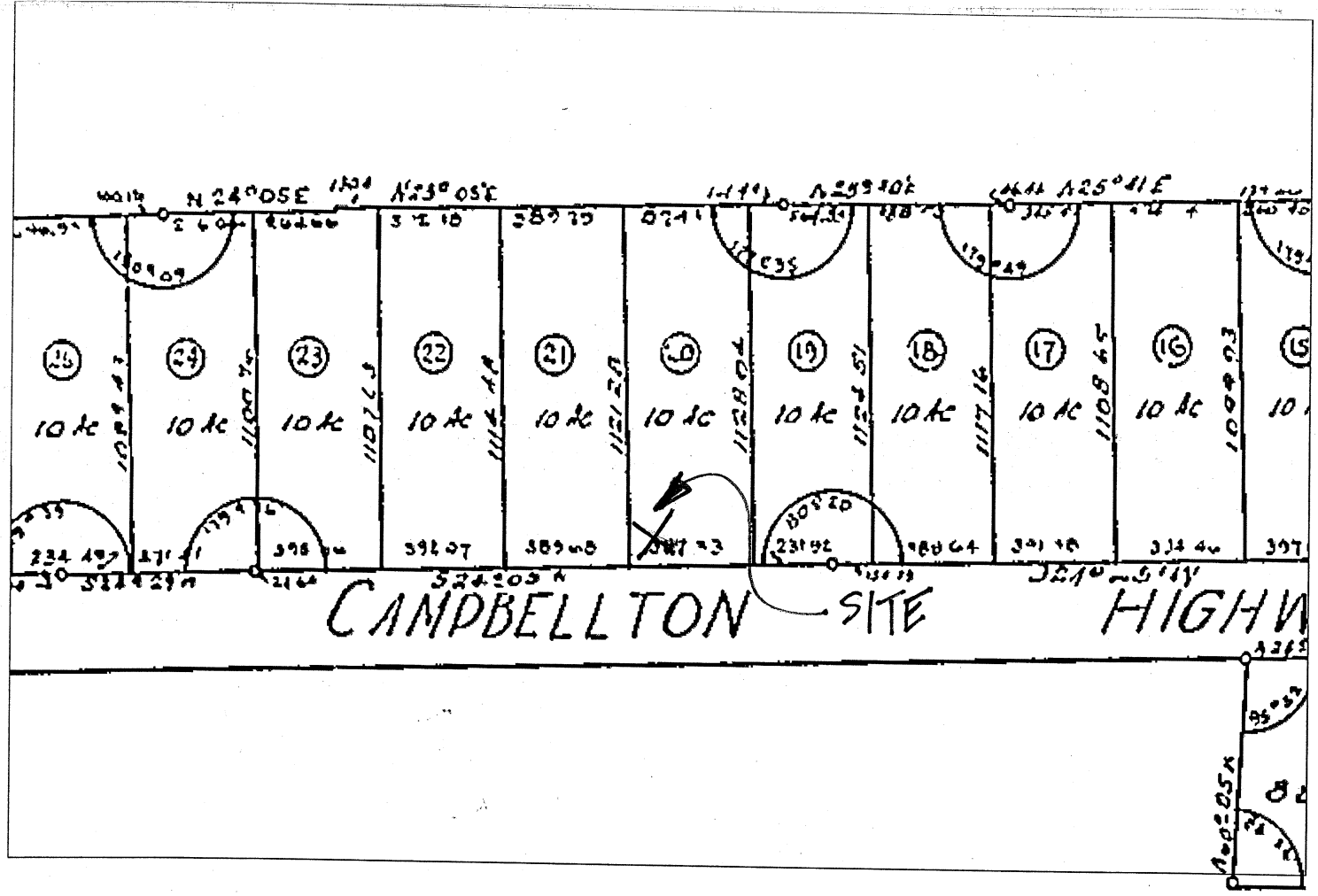
State of Texas
County of Bexar

Before me personally appeared A V Dullye known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he signed same for the purposes therein expressed this 27th day of April A D, 1928

Dillard Coy
Notary Public Bexar County Texas
My Commission Expires June 1st 1929

(SEAL)

Filed for record April 27th A D 1928 at 8 19 A o'clock A M
Recorded and Endorsed August 20th A D 1928 at 6 00 o'clock A M
Jack L Burke
County Clerk Bexar County, Texas
By Dillard Coy, Deputy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CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
Interdepartmental Correspondence

TO: San Antonio Planning Commission

FROM: Melissa Ramirez, Special Projects Coordinator through Fernando DeLeón, Development Services Assistant Director

COPY: File and City Attorney's Office

SUBJECT: Appeal of Creamer rights determination for POADP # 772

DATE: June 13, 2007

SUMMARY AND RECOMMENDATION:

The applicant has filed an appeal of a denial for statutory rights associated with POADP #772, Creamer subdivision. Section 35-712(d) of the Unified Development Code (UDC) authorizes the Planning Commission to hear such appeals. The issue is which rules apply to determine rights associated with a POADP. POADP # 772 was submitted on March 5, 2001, therefore the regulations under the 1987 UDC, as amended are applicable and consistent with Chapter 245 of the Local Government Code. Staff recommends denial of the appeal.

BACKGROUND INFORMATION:

On March 5, 2001, the City received an application to create the Creamer Subdivision POADP. The POADP was accepted on January 4, 2004 and assigned # 772. The standards in place at the time of application submittal was the 1987 UDC therefore processing of this POADP was in accordance with the "old" UDC. Under the current rules of the 2001 UDC a MDP has 24 months to be validated by either platting at least 20 acres or 8% of the net area or have at least $500,000 of project expenses. The "old" UDC provided these provisions for the determination of permit rights associated with the POADP.

The final acceptance date of the POADP was January 4, 2004. At that time, the 24 month terms of validity began, providing the applicant until January 4, 2006 to plat at least 20 acres or 8% of the net area. Plat # 050209 "Shaenfield Ten Commercial" was the only plat filed on this property to validate the rights of the POADP. This plat was for 2.953 acres out of the 99.48 acres contained in the POADP and was submitted on February 8, 2005 and approved on June 21, 2005. Providing for right of way and drainage, the net developable area within the POADP is 69.69 acres. The platted 2.953 acres equates to only 4.237% of the net area; the UDC requires platting of 8% of the net area within 24 months of the approval date of the POADP to maintain rights. The rights of the POADP submittal expired on January 4, 2006 – 24 months after the acceptance date for this POADP.

The 1987 UDC, as amended established criteria to determine the existence of rights for projects initiated after September 25, 1997.

The following criteria will be used by the city in determining the existence of rights for ***projects initiated after September 1, 1997****. . . . rights will be recognized on the property which is subject to a POADP that has been approved by the city planning department. The permit rights recognized for property located within an approved POADP will expire unless a final plat is approved within 18 months from the approval of the POADP that plats at least 8% of the net area of the POADP area or that requires at least $500,000 in infrastructure expenses. . . . etc." (§35-1027(d))*

The expiration of rights for POADPs, subdivision plats and building permits were carried over to the May 3, 2001 "new" UDC and then were amended in February 2006 to extend the time to validate from 18 months to 24 months.

Summary of Rights Recognition Procedures for POADPs:

Application Date	Before 9/1/97	9/1/97 to 6/3/01	6/4/01 to 2/15/06	2/16/06 to present
Applicable UDC Section	§35-2076	§35-2076 and §35-1027	§35-412 (h)	§35-412 (h)
POADP Validity Terms *(when requesting permit rights)*	18 months to file a plat	18 months to file a plat and Must plat 8% of area within 18 months or $500,000 infrastructure	Must plat 8% of area within 18 months or $500,000 infrastructure	Must plat 8% of area within 2 years or $500,000 project expenses

On May 11, 1999 the Texas Legislature adopted Chapter 245 of the Local Government Code. Chapter 245. *This chapter applies only to a project in progress or commenced after September 1, 1997. For purposes of this chapter a project was in progress on September 1, 1997, if:*

(1) before September 1, 1997

(A) a regulatory agency approved or issued one or more permits for the project; or

(B) an application for a permit for the project was filed with a regulatory agency; and

(2) on or after September 1, 1997, a regulatory agency enacts, enforces, or otherwise imposes:

(A) an order, regulation, ordinance, or rule that in effect retroactively changes the duration of a permit for the project;

(B) a deadline for obtaining a permit required to continue or complete the project that was not enforced or did not apply to the project before September 1, 1997; or

(C) any requirement for the project that was not applicable to or enforced on the project before September 1, 1997."

A plat was filed demonstrating progress toward completion. For this reason, Development Services agrees that the POADP may remain valid. Notwithstanding this legislation, the 1997 ordinance adopting 35-1027 had already been adopted and enforced, therefore for the purposes of rights for a "project" associated with the POADP, the rights remained active for two years from its January 2004 acceptance date, and the rights expired on January 2006.

A vested rights permit ("VRP") was issued for this property based on POADP #772 on May 27, 2004. Although a VRP was issued and was valid at the time of its issuance the applicant failed to comply with the terms of validating the POADP. The January 2006 expiration date for rights associated with the POADP passed and the rights for the project expired.

Staff agrees with the applicant that the POADP is valid, however, there are no statutory rights associated with the POADP in accordance with Section 35-1027, the regulation in effect at the time of application submittal. The applicant is appealing this denial of statutory rights.

POLICY ANALYSIS:

The City of San Antonio will recognize rights on multi-phase projects (i.e. POADPs) through the provisions of the Unified Development Code as amended in 1997 and as adopted in the 2001 UDC and amended in February 2006.

POADP #772 was submitted after September 1, 1997, the rights associated with it were subject to the conditions outlined in Section 35-1027(d). The reliance by the applicant on the filing of a single plat for 4.237% of the net area does not meet the Section 35-1027 requirement to plat a minimum of 8% of the area.

The terms of validity of the UDC are the regulations followed to determine applicable rights for "projects" that were never completed to the condition precedent. The terms of validity for POADPs and MDPs are a condition precedent similar to other permits authorized in the UDC. Subdivision plats and building permits are two other permit types that feature condition precedents else the plat or permits expire. Relieving the condition precedent of a particular type of permit would promote undesirable consequences for the City's authority to protect the health, safety and welfare of the community through the development review and inspection process.

STAFF RECOMMENDATION:

The POADP #772 was submitted after September 1, 1997 and thus subject to Section 35-1027 when requesting a rights determination. The Director's determination to deny "statutory rights" was based on the appropriate regulations in effect at the time of the submittal. Staff recommends that the Planning Commission uphold the action taken by the Director.

KENNETH W. BROWN, AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL

BROWN, P.C.
ATTORNEYS AT LAW

PAUL M. JUAREZ
OF COUNSEL

112 E. PECAN STREET
SUITE 1490
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210.299.3704
FAX: 210.299.4731

April 11, 2007

Mr. Roderick J. Sanchez, AICP
Director, Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Re: Appeal of the Development Services Department's Determination Regarding Vested Rights Permit No. 07-01-022 for a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Mr. Sanchez:

Pursuant to Section 35-712(d) of the COSA Unified Development Code ("UDC"), please accept this correspondence as an appeal of the City of San Antonio ("COSA") Development Services Department's (the "Department") denial of **Vested Rights Permit No. 07-01-022**.

I. BACKGROUND FOR APPEAL

On January 31, 2007, our Firm requested that COSA (re)acknowledge vested rights as of March 2, 2001 for a commercial/retail project (the "Subject Project") based on the Creamer Subdivision Preliminary Overall Development Plan No. 772 ("POADP No. 772") and the Shaenfield Ten Commercial Subdivision Plat #050209 (the "Shaenfield Plat") (**Exhibit 1**). As noted in our request, COSA had previously acknowledged vested rights for the Subject Property/Project based on POADP No. 772 and the Shaenfield Plat (*see* Vested Rights Permit No. 04-04-106, which was issued by COSA on May 27, 2004) (**Exhibit 2**).

On February 2, 2007, correspondence was received from the Department indicating that a Fair Notice Form was required in order to process the subject vested rights application as per the "Fair Notice Ordinance" (Ordinance No. 2006-02-016-0241) (**Exhibit 3**). In short, the Department was asking for the property owner to comply with an ordinance adopted in 2006 in order to determine if he/she had perfected "vested rights" as of 2001. In addition to requiring a Fair Notice Form, the correspondence provided that "[a]ll appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements." Because our Firm interpreted this correspondence to be an adverse decision or action, an appeal of the Department's determination was filed on February 16, 2007 (well within the fifteen (15) day time period for appeals) (**Exhibit 4**). Nevertheless, rather than placing the matter on the Planning Commission

APPEAL
VRP# 07-01-022

agenda as required by Section 35-712(d) of the UDC, the Department issued a second notification of an adverse action or decision. The second notification, dated March 27, 2007, read in pertinent part as follows:

> "[i]t is **recommended** that the applicant submit a Fair Notice Form in compliance with [the "Fair Notice Ordinance"]. Notwithstanding the requirements of [the Fair Notice Ordinance], recommendation is for denial of rights effective March 2, 2001. **VRP # 04-04-106 is no longer valid based on Section 35-1027 of the Unified Development Code (UDC) [the "Development Rights Ordinance"], which was in effect at the time POADP #772 was submitted. When POADP #772 was submitted only a plat filed within 18 months was required to validate a POADP, Section 35-2076 of the 1987 UDC.** However, in accordance with Section 35-1027 permit rights expired 18 months after the acceptance of the POADP, without a final plat for eight (8) percent of the net area being approved. As a result **permit rights expired** January 4, 2006, including VRP # 04-04-106. Permit rights are not indefinite. Rights exist only as long as the underlying permit is valid and the rights are consistent with the applicable law" (emphasis added throughout) (**Exhibit 5**).

This correspondence shall serve as a second appeal of the Department's most recent action to deny vested rights for the Subject Property/Project as of March 2, 2001. The following analysis is presented (again) for the Planning Commission's review and consideration:

II. VESTED RIGHTS ANALYSIS FOR APPEAL

The Subject Property is a 99.40-acre tract of land, more particularly described as POADP No. 772. Said POADP No. 772 was filed with COSA on March 2, 2001 (**Exhibit 6**), and was ultimately "accepted" (i.e. approved) by COSA on January 4, 2004 (**Exhibit 7**). The project described by POADP No. 772 is a commercial/retail development (the "Subject Project"). POADP No. 772 is a required "permit" by COSA and, therefore, qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Texas Local Government Code ("Chapter 245").

As the Department noted in its second correspondence, **Section 35-2076** ("Terms of Validity") of the COSA Code of Ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted" (**Exhibit 8**). The current UDC requirements for maintaining the validity of a POADP are admittedly more demanding (**Exhibit 9**). But, applying such requirements to the Subject Project clearly undermines Chapter 245 in that the first application for POADP No. 772 was submitted prior to the adoption of the current UDC. It is for this reason that the Department is not denying "vested rights" for the Subject Project based on the current UDC. Rather, claims the Department, the Subject Project forfeited "vested rights" because POADP No. 772 did not comply with the POADP requirements called for by Section 35-1027 of the "Development Rights Ordinance" – interestingly, such POADP requirements are virtually identical to those outlined in the current UDC (**Exhibit 10**). The Department argues that the Subject Project is governed by the Development Rights Ordinance simply because it was "in effect at the time POADP #772 was submitted."

APPEAL
VRP# 07-01-022

As you know, in 1997 COSA adopted its "Development Rights Ordinance" after the Texas Legislature inadvertently repealed the then-"vested rights" provisions in state law. In effect, COSA adopted a *local version* ("permit rights") of a previously-recognized *state right* ("vested rights"). In 1999, however, the Texas Legislature reenacted the state law provisions for "vested rights" by adopting Chapter 245 for *any project in progress before, on, or after September 1, 1997* (i.e. the new Chapter 245 is retroactive by its own terms) (**Exhibit 11**). In the end, our Firm's appeal of the Department's denial of "vested rights" is generally as follows:

(1) "permit rights" are locally-granted property rights that are solely governed by the "Development Rights Ordinance" – "permit rights" are recognized by the Department pursuant to a Development Rights Permit (DRP);

(2) "vested rights" are retroactive, state-granted property rights that are solely governed by Chapter 245 – recognition of "vested rights" are recognized by the Department pursuant to a Vested Rights Permit (VRP);

(3) simply because the Development Rights Ordinance was "in effect at the time POADP #772 was submitted" *does not* mean that the Subject Project must comply with such ordinance's requirements;

(4) by its own, very specific, terms the Development Rights Ordinance limited its scope to maintaining "permit rights" – *not Chapter 245 "vested rights"* (in fact, the ordinance could not have included in its scope "vested rights" since Chapter 245 did not exist at the time the City Council adopted the ordinance);

(5) because Vested Rights Permit Application No. 07-01-022 sought acknowledgement of "vested rights", the Subject Project's "vested rights" should be assessed based upon the rules for maintaining the validity of a POADP at the time the first application was submitted (i.e. as per the terms of Chapter 245) - to draw from the Department's own denial: **"When POADP #772 was submitted only a plat filed within 18 months was required to validate a POADP, Section 35-2076 of the 1987 UDC."**

(6) Even if "permit rights" rights for the Subject Project were not maintained, "vested rights" for POADP no. 772 were established (as the Department already acknowledged once) upon COSA's approval of the Shaenfield Plat on June 21, 2005 (**Exhibit 12**). Such plat approval satisfied the requirements of Section 35-2076.

Finally, the Subject Project has not become "dormant," as defined by Chapter 245 and Section 35-717(c) of the UDC. Section 35-717(c) of the UDC provides that a project is in progress if within five (5) years after the filing of the application progress towards completion has been demonstrated. Such progress is defined as submitting an application for a plat or plan, the filing of a permit, incurring infrastructure costs, posting a bond with a regulatory agency, or the payment of impact fees. Progress for the Subject Project was satisfied by the filing, approval, and recording of the Shaenfield Plat, all of which occurred within five (5) years of the initial application date for POADP No. 772.

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To better illustrate the above, the following timeline is presented:

September 25, 1997	Development Rights Ordinance adopted by COSA creating "permit rights."
May 11, 1999	Chapter 245 is adopted by the 76th Texas Legislature, which re-established statutory "vested rights" for a project in progress before, on, or after September 1, 1997.
March 2, 2001	The original application for a permit was filed (application for POADP No. 772). At that time, in order to maintain a POADP (*not necessarily to maintain "permit rights"*), Section 35-2076 of the COSA Code of Ordinances only mandates that a POADP "shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted."
May 3, 2001	The current UDC requirements are adopted for maintaining a POADP (Section 35-412(h)(1)(A) of the UDC) (they are virtually identical to those requirements called for by the Development Rights Ordinance).
May 27, 2004	COSA acknowledges "vested rights" for the Subject Property/Project as of March 2, 2001 based on the analysis described herein (Vested Rights Permit No. 04-04-106).

III. CONCLUSION

When taken together, POADP No. 772 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property/Project. POADP No. 772 has satisfied the applicable eighteen (18) month validity requirement of Section 35-2076, and has satisfied Chapter 245's dormancy provisions by virtue of the submittal and approval of the Shaenfield Plat. In short, the Subject Project has vested rights as of March 2, 2001. Depending on the final scope of the Department's argument for denying Vested Rights Permit No. 07-01-022, please note that this correspondence should be read in conjunction with our Firm's first appeal dated February 16, 2007. Our Firm requests that this issue be immediately placed upon the next available Planning Commission agenda, in compliance with the Texas Open Meetings Act.

If you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,
BROWN, P.C.

By: _____
Kenneth W. Brown, AICP

Enclosures: As stated

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VRP# 07-01-022

EXHIBIT 1

KENNETH W. BROWN AICP
DANIEL ORTIZ
PATRICK W CHRISTENSEN
CONNIE L BASEL

BROWN, P.C.
ATTORNEYS AT LAW

PAUL M. JUAREZ
OF COUNSEL

112 E PECAN STREET
SUITE 1490
SAN ANTONIO, TEXAS 78205
TELEPHONE: 210 299.3704
FAX: 210 299 4731

January 31, 2007

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand Delivery

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, TX 78205

Via Hand Delivery

Re: Vested Rights for the Creamer Subdivision POADP #772, a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Messrs. Herrera and Hart:

Vested Rights Permit No. 04-04-106

On May 27, 2004, the City of San Antonio ("COSA") recognized vested rights derived from Chapter 245 ("Issuance of Local Permits") of the Texas Local Government Code (the "Code") for the Subject Property. Such recognition was evidenced by Vested Rights Permit No. 04-04-106, which acknowledged vested rights for the Subject Property as of March 2, 2001 (*see* **Exhibit "1"**). Vested Rights Permit No. 04-04-106 was based on the following permit application submittals and approvals:

(i) the Creamer Subdivision Preliminary Overall Area Development Plan #772, which was submitted to COSA on March 2, 2001 (*see* **Exhibit "2"**), and was subsequently approved on January 4, 2004 ("POADP #772; *see* **Exhibit "3"**); and,

(ii) the Shaenfield Ten Commercial Subdivision Plat #050209, which was submitted to COSA on February 8, 2005 (the "Shaenfield Plat", *see* **Exhibit "4"**). Such plat platted a portion of the property encompassed by POADP #772.

Purging POADP #772

Nevertheless, the Development Services Department (the "Department") recently purged POADP #772 from the "MDP Master List" for its failure to satisfy Section 35-412(h) ("Scope of

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Approval") of the current Unified Development Code (the "UDC"). As you know, the current UDC was adopted by COSA on May 3, 2001 (*see* **Exhibit "5"**). Because a valid application for POADP #772 was submitted to COSA on March 2, 2001, maintaining the validity of such POADP is governed by those requirements in effect *prior to* the adoption of the current UDC. The requirements in effect on March 2, 2001 (i.e. prior to the adoption of the current UDC) are codified as Section 35-2076 ("Terms of Validity") of the then COSA Code of Ordinances (*see* **Exhibit "6"**). As opposed to the current UDC requirements, Section 35-2076 makes clear that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added). Although POADP #772 was submitted to COSA on March 2, 2001 (thereby triggering the application of Section 35-2076), the POADP was not "accepted" (or, approved) by COSA until January 4, 2004. Following that, the Shaenfield Plat was "filed" with COSA on February 8, 2005, well within the eighteen (18)-month timeline required by Section 35-2076.

In the end, the Department recognized the applicability of Section 35-2076, and the ongoing validity of POADP #772, based on the analysis set forth above. The validity of POADP #772 was formally acknowledged by its reinstatement in the "MDP Master List," and in correspondence from the Department dated August 31, 2006 (*see* **Exhibit "7"**).

Failure to Recognize Vested Rights Permit No. 04-04-106

On June 2, 2006, the Department denied a Tree Permit for the Subject Property because Vested Rights Permit No. 04-04-106 was no longer valid. Of course, the Department's unilateral decision not to recognize Vested Rights Permit No. 04-04-106 directly conflicts with its acknowledgment that the underlying permits (POADP #772 and the Shaenfield Plat) remain valid (as discussed above). According to the Department, Vested Rights Permit No. 04-04-0106 is no longer valid because the underlying permits did not comply with COSA's "Development Rights" Ordinance (COSA Ordinance No. 86715).

As you know, COSA adopted the Developmental Rights Ordinance in 1997 because the Texas Legislature inadvertently repealed the then "vested rights" provisions in state law (*see* **Exhibit "8"**). The Development Rights Ordinance, which was codified as Section 35-1027 of then Code of Ordinances (entitled, "Development Permits"), specifically defined "Permit Rights" *and* mandated that "Permit Rights recognized for property located within an approved POADP . . . expire unless a final plat is approved within eighteen (18) months from the approval of the POADP that plats at least eight (8) percent of the net area of the POADP". Please note that the platting requirements mandated by the Development Rights Ordinance closely mirror the platting requirements mandated by the current UDC. The Department acknowledged that the current UDC's platting requirements do not apply to POADP #772 and, therefore, reinstated POADP #772. Now, because the Department could not force POADP #772 to comply with the current UDC's requirements, the Department has chosen to apply (essentially) the same platting requirements by virtue of the Development Rights Ordinance. As before, POADP #772 is not subject to the platting requirements the Department is attempting to impose.

In 1999 the Texas Legislature created Chapter 245 of the Texas Local Government Code, which reenacted the state law provisions for "vested rights" (*see* **Exhibit "9"**). The Development Rights Ordinance, however, was not repealed. By specifically defining "Permit Rights" prior to the enactment of Chapter 245 and by not amending such definition to include any reference to Chapter 245, COSA created a property development right independent of Chapter 245's "vested rights". Perhaps more importantly, COSA made clear in the Ordinance that "Permit Rights" (again, without any reference to Chapter 245) would expire unless the requisite platting requirements were satisfied. If the Subject Property's development were protected pursuant to a "Development Rights" Permit,

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any "Permit Rights" would be assessed (as the Department is asserting) based on the platting requirements outlined in the Development Rights Ordinance. The Subject Property's development, however, is protected pursuant to Vested Rights Permit No. 04-04-106, issued pursuant to and governed solely by Chapter 245. The Subject Property's "vested rights" should be assessed based on the platting requirements of As a result, POADP #772's ongoing validity must be determined based on the requirements of the Texas Local Government Code, which triggers only the platting requirements of Section 35-2076 as it read on March 2, 2001.

Based on the analysis set forth above, an attempt was made to appeal the Department's decision via correspondence dated November 17, 2006. The correspondence specifically requested the following: (i) an appeal of the COSA's decision to invalidate Vested Rights Permit No. 04-04-106 pursuant to Section 35-712(d) of the UDC, and (ii) that the matter be set on the next available Planning Commission agenda. Shortly thereafter, our Firm was informed by the City Attorney's office an appeal pursuant to Section 35-712(d) of the UDC only applies to the denial of a Vested Rights Permit Application, and not to the rescission of a previously-issued Vested Rights Permit. In short, COSA unilaterally rescinded a previously-issued Vested Rights Permit and denied any appeal of such action.

For that reason, our client's only alternative is to file a new Vested Rights Permit Application for the Subject Property in order to perfect an appeal of the now-rescinded Vested Rights Permit Approval. Attached hereto please find a new Vested Rights Application for the Subject Property. This request to (re)recognize vested rights for the Subject Property is made pursuant to the current provisions of Chapter 245 of the Code, and the COSA's UDC, Chapter 35, Article 7, Division 2 ("Vested Rights"). Please note that submittal of a new Vested Rights Application in no way constitutes a waiver, renunciation, encumbrance, or modification of any rights (including appellate rights) associated with previously-issued Vested Rights Permit No. 04-04-106.

Analysis for Vested Rights

The Subject Property is a 99.40-acre tract of land, more specifically described as the Creamer Subdivision Preliminary Overall Development Plan #772. POADP #772 was filed with COSA on March 2, 2001 and was ultimately "accepted" (or, approved) by COSA on January 4, 2004. The development described by POADP #772 is a commercial/retail development (the "Subject Project"). POADP #772 is a required "permit" by a regulatory agency (i.e. the COSA) and, therefore, clearly qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Code.

Section 35-2076 ("Terms of Validity") of the code of ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added). Although the current UDC requirements for maintaining the validity of a POADP are somewhat more demanding, applying such requirements to a POADP that was submitted prior to the adoption of the current UDC clearly undermines the intent of Chapter 245 of the Code. POADP #772 did not expire due to COSA's approval of the Shaenfield Plat on June 21, 2005, which satisfied the applicable requirements of Section 35-2076. Moreover, the Subject Project is not "dormant," as defined by Section 245.005 of the Code and Section 35-717(c) of the UDC. Section 35-717(c) of the UDC provides that a project is in progress if within five (5) years after the filing of the application, progress towards completion has been demonstrated. Such progress is defined as submitting an application for a plat or plan, the filing of a permit, incurring infrastructure costs, posting a bond with a regulatory agency, or the payment of impact

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fees. Progress for the Subject Project was satisfied by the filing, approval, and recording of the Shaenfield Plat, all of which occurred within five (5) years of the initial application date for POADP #772.

When taken together, POADP #772 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property. POADP #772 has satisfied the applicable eighteen (18) month validity requirement of Section 35-2076, and has satisfied Chapter 245's dormancy provisions by virtue of the submittal and approval of the Shaenfield Plat. Therefore, our Firm requests that the COSA acknowledge vested rights as of March 2, 2001 for a commercial/retail development by virtue of POADP #772 and the Shaenfield Plat, as applied to Vested Rights Permit No. 04-04-106, or the new Vested Rights Application attached hereto.

In the alternative, this correspondence shall serve as an appeal of the Department's determination in regards to the validity of Vested Rights Permit No. 04-04-106, in accordance with Section 35-712(d) of the UDC. The analysis confirming vested rights in the new Vested Rights Application, as set forth above, is identical to that advanced for the previously-issued Vested Rights Application No. 04-04-106. Because the analysis has not changed, and the Department has already rejected such analysis, our Firm requests that this issue be immediately placed on the next available Planning Commission agenda, in compliance with the Texas Open Meetings Act. The otherwise necessary forty-five (45)-day review period should not be necessary because the Department has already performed a review in deciding not to recognize Vested Rights Application No. 04-04-106.

Included with this correspondence, please find the enclosed check for $500.00 to cover the cost of processing this application.

Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P.C.

By: _____
Daniel Ortiz

Enclosures: As stated

F:\9001-Rick Sheldon\002- Creamer (Vested Rights)\Herrera Hart Vested Rights Letter-1-29-07(cb) clean.doc

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EXHIBIT
2

BROWN, P.C.
Attorneys at Law

112 E Pecan Street
Suite 1490
SAN ANTONIO, TEXAS 78205
(210) 299-3704 Phone
(210) 299-4731 Fax

April 22, 2004

Via Hand Delivery

Mr. Michael Herrera
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, Texas 78204

Via Hand Delivery

Mr. Norbert Hart
City Attorney's Office
City of San Antonio
100 Military Plaza, 3rd Floor
San Antonio, Texas 78205

Re: Vested Rights for that certain 99.4 acre Commercial tract of land located on F.M. 1604 between Culebra Rd. and Bulverde Crossing; My File No. 9001.002

Dear Messrs. Herrera and Hart:

This request is made pursuant to provisions of the City of San Antonio's Unified Development Code, Chapter 35, Article 7, Division 2, entitled "Vested Rights." Pursuant to Section 35-111(b)(2) and applicable provisions of the Texas Local Government Code, Chapter 245, I am submitting to you a copy of the Creamer Subdivision Preliminary Overall Area Development Plan, accepted by the City of San Antonio on January 4, 2004 (COSA POADP No. 772).

The 99.4 acre subject tract is legally described in the application attached hereto. The subject tract is included within the boundaries of the Creamer Subdivision Preliminary Overall Area Development Plan (see City of San Antonio POADP No. 772). The subject POADP remains valid unless a plat is not filed within eighteen (18) months from the date the POADP was accepted (see City of San Antonio POADP status matrix). The subject POADP was submitted to the City of San Antonio on March 2, 2001 The Creamer Subdivision POADP was the first permit of permits necessary to develop the subject property. A zoning application was submitted to the City of San Antonio to rezone the subject property in early 2000. The subject property was rezoned by the City Council on March 9th of 2000 (see City of San Antonio Ordinance No. 91396) The subject property was rezoned from "R-1" Single Family Residence

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District to "B-2" Business District and "B-3" Business District. The subject zoning designations were subsequently converted to "C-2" and "C-3 " The property owner has also obtained an access authorization letter from the Texas Department of Transportation. Said letter is dated February 17, 2002.

Please note that the "project" for which this permit was sought is the development of the subject property for Commercial Retail purposes. The submittal and acceptance of the Creamer Subdivision Preliminary Overall Area Development Plan was a necessary first step in the development of this property for Commercial Retail purposes. Therefore, I am requesting that the City acknowledge that this property is vested by the subject permit referenced herein, with the right to be developed under the City's development regulations that were in effect on or before March 2, 2001. Included with this correspondence, please find enclosed a check for $160.00 to cover the cost of processing this application and duplicate copies of the following:

1 Accepted Creamer Subdivision Preliminary Overall Area Development Plan (City of San Antonio POADP No. 772);
2. Vested Rights Permit Application;
3. City of San Antonio POADP Application for the Creamer Subdivision POADP;
4. City of San Antonio MDP/POADP status matrix; and
5 City of San Antonio Ordinance No. 91396.

In closing, I wish to thank you for your kind consideration to this matter. Please do not hesitate to contact me should you have any questions regarding this matter.

Sincerely,

BROWN, P C.

BY: _____
Kenneth W. Brown

KWB/mjh
Enclosures: As stated

sak: K Brown 9001 002\Herrera Hart Ltr doc

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City of San Antonio

Development Services Department

Vested Rights Permit Application

Completeness Review

Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.

Required Items: Section 35-B124, Vested Rights' Determination

An Application for a Vested Rights Determination shall be made by the Applicant on a form established for such purpose and provided by the City and shall contain at least the following information:

1. Appropriate filing fee.

2. Section 35-B124

(a) Name and address of Applicant;
(b) Project description and name of subdivision or development, if applicable;
(c) Location of development;
(d) Total land area, in square feet;
(e) Total area of impervious surface, in square feet;
(f) Number of residential dwelling units, by type;
(g) Type and amount of non-residential square footage;
(h) Phases of the development, if applicable;
(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;
(j) A Sworn Statement, in a form prescribed by the City, and signed by the Applicant; and
(k) A legal description of the Property

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following:

- a timing and phasing plan for the proposed development;
- a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed;
- and the conditions under which approvals or permits will lapse or may be revoked.

A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

☐ Accepted ☐ Rejected

Completeness Review By:_____ **Date:**_____

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APPEAL

Permit File #_____

City of San Antonio

Development Services Department

Vested Rights Permit/Consent Agreement APPLICATION

Permit File: #_____ **Date:** _____

Assigned by city staff

☐ **Vested Rights Permit** ☐ **Consent Agreement**

1. **All applicable information on application must be legibly printed or typed for processing.** ***If application is completed on behalf of the property owner please attach power of attorney or letter of agent.***

2. *Please complete subject of application and attach 2 sets of all applicable documents (i.e. this application, Master Development Plan, P.U.D. plan, plat application, approved plat, building permit) along with appropriate fee.*

> ***Note: All Applications must comply with the Unified Development Code (UDC), Section 35-B124 Vested Rights Determination for the City of San Antonio.***

(a) Owner/Agent: Kenneth W. Brown, Brown P.C.

Phone: 299-3704 **Fax:** 299-4731

Address: 112 E. Pecan St., Suite 1490

City: San Antonio **State:** Texas **Zip code:** 78205

Engineer/Surveyor: M.W. Cude Engineers, LLC

Address: 10325 Bandera Road

City: San Antonio **State:** Texas **Zip code:** 78250

(b) Name of Project: Creamer Subdivision

(c) (k) Site location or address of Project and Legal description:

99.4 acres of land in the City of San Antonio, NCB 17636, out of 109.80 acre tract of land as described by Deed recorded in Vol. 8000, Pg. 564, Real Property Records of Bexar County, Texas and out of the J.M. Ross Survey No. 229, Abstract No. 648, County Block 4448, Bexar County, Texas.

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Permit File # _____

Council District 8 ETJ No Over Edward's Aquifer Recharge? ( ) yes (x) no

3. **What is the specific Project and the expected use(s) to be created by this Project (type of development, number of buildings, type of building(s), specific use(s) of those buildings, etc.)?** ***Please be aware that the city must understand exactly what this Project is expected to accomplish in order to evaluate this application.***

(d) Total land use, in square feet 4,329,298 sq. ft.

(e) Total area of impervious surface, in square feet 4,242,712 sq. ft.

(f) Number of residential dwellings units, by type; n/a

(g) Type and amount of non-residential square footage; "C-3" = 871,636 sq. ft.; "c-2" = 3,458,229

(h) Phases of the development, (If Applicable); 19 units

4. **What is the date the applicant claims rights vested for this Project?** March 2, 2001

(i) Verified or certified copies of all development permits, contracts, appraisals, reports, correspondence, letters, or other documents or materials upon which the Applicant's claim for vested rights or equitable estoppel is based;

In addition to the required processing as set forth above, an Application for Consent Agreement Approval shall include, but shall not be limited to the following: a timing and phasing plan for the proposed development; a plan for the provision of public facilities and services to the proposed development, by phase; the conditions under which the proposed development will be authorized to proceed; and the conditions under which approvals or permits will lapse or may be revoked. A document shall be considered "verified" or "certified", whether an original or a copy, if it is signed by the official with decision making authority for the permit application."

4 a. **What, if any, construction or related actions have taken place on the property since that date?**

_____

5. **By what means does the applicant claim rights vested for this Project?** *Please specify all that may be applicable.*

- PERMIT

Type of Permit: POADP Date of Application: March 2, 2001

Permit Number: 772 Date issued: 1-4-04

Expiration Date: 7-5-05 Acreage: 99.4

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Permit File # _____

- **MASTER DEVELOPMENT PLAN (MDP)** (Formerly POADP)*

accepted *prior to September 1, 1997* are subject to permit right conditions within 18 months from the effective date of the development rights ordinance (9/25/97) and projects submitted *after September 1, 1997* are subject to 18 months for the POADP acceptance date.

Name: Creamer Subdivision POADP **#** _____

Date accepted: 1-4-04 **Expiration Date:** 7-5-05 **MDP Size:** 99.4 acres

- **P.U.D. PLAN**

Name: _____ **#** _____

Date accepted: _____

- **Plat Application**

Plat Name: _____ **Plat #** _____ **Acreage:** _____

Date submitted: _____ **Expiration Date:** _____

(Note: Plat must be approved within 18 months of application submittal date).

- **Approved Plat**

Plat Name: _____ **Plat #** _____ **Acreage:** _____ **Approval Date:** _____ **Plat recording Date:** _____ **Expiration Date:** _____ **Vol./Pg.** _____

(Note: If plat is not recorded within 3 years of plat approval permit rights will expire).

- **Other**

_____

_____

NOTE: Filing a knowingly false statement on this document, or any attached document, is a crime under §37.02 and §37.10 of the Texas Penal Code, punishable as a state jail felony by up to two years in jail and fine of up to $10,000.

I hereby certify that all information this Application and the attached documents is true and correct and that it is my belief the property owner is entitled to Vested Rights for this Project.

Print name: Kenneth W. Brown Signature: _____ Date: April 23, 2004

Sworn to and subscribed before me by Kenneth W. Brown on this 23rd day of April in the year 2004, to certify which witness my hand and seal of office.

Mary Jane Hobbs
Notary Public
State of Texas
My Commission Expires
JUNE 24, 2007

Mary Jane Hobbs
Notary Public, State of Texas

VRP#07-01-022

VRP#07-01-022

APPEAL

Permit File # 04-04-106

City of San Antonio use

Permit File: # 04-04-106
Assigned by city staff

Date: _____

☑ **Approved** ☐ **Disapproved**

Review By: WAL
Development Services Department

Date: 5/27/04

Comments: As of MARCH 2, 2001
(Application SUBMITTED PRIOR TO Adoption OF 2001 UDC)

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APPEAL

EXHIBIT
3

City of San Antonio, Texas

Department of Development Services

February 2, 2007

Daniel Ortiz
Brown, P. C. Attorneys at Law
112 E. Pecan Street, Suite 1490
San Antonio, TX 78205

RE: Vested Rights for the Creamer Subdivision POADP #772, a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); Our File No. 9001.002

Dear Mr. Ortiz:

We have reviewed your application for Vested Rights that was submitted on January 31, 2007. Based on the information that was submitted the application was neither approved nor denied at this time; it is requested that the applicant please provide the following information:

A Fair Notice Form in compliance with Sec. 35 – 410 of the Unified Development Code.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Michael Herrera at 207-7038.

Sincerely,

Fernando J. De León, P.E.
Interim Assistant Director Development Services Department
Land Development Division

VRP# 07-01-022
APPEAL

EXHIBIT
4

KENNETH W. BROWN AICP
DANIEL ORTIZ
PATRICK W. CHRISTENSEN
CONNIE L. BASEL

BROWN, P.C.
ATTORNEYS AT LAW

PAUL M. JUAREZ
OF COUNSEL

112 E PECAN STREET
SUITE 1490
SAN ANTONIO TEXAS 78205
TELEPHONE: 210 299 3704
FAX: 210 299 4731

February 16, 2007

2007 FEB 16 P 3:56
DEV. SERVICES

Mr. Roderick J. Sanchez, AICP
Interim Director
Development Services Department
City of San Antonio
1901 S. Alamo, 2nd Floor
San Antonio, TX 78204

Via Hand-Delivery

Re: Appeal of the Development Services Department's Determination Regarding the Completeness Review for Vested Rights Permit No. 07-01-022 in connection with a 99.40-Acre Tract of Land Located on Loop 1604, North of the Intersection of Culebra Road, San Antonio, Bexar County, Texas (the "Subject Property"); *Our File No. 9001.002*

Dear Mr. Sanchez:

This correspondence is submitted in accordance with Section 35-712(d) of the City of San Antonio (the "COSA") Unified Development Code ("UDC"). On January 31, 2007, our Firm requested that the COSA (re)acknowledge vested rights as of March 2, 2001 for a commercial/retail development by virtue of Creamer Subdivision Preliminary Overall Development Plan No. 772 ("POADP No. 772) and the Shaenfield Ten Commercial Subdivision Plat #050209 (the "Shaenfield Plat"). Please note that COSA already acknowledged vested rights for the Subject Property once before based on POADP No. 772 and the Shaenfield Plat (*see* Vested Rights Permit No. 04-04-106). On February 2, 2007, correspondence was received from the Development Services Department (the "Department"), requesting that a Fair Notice Form be submitted in accordance with an ordinance adopted by the COSA on February 16, 2006 (the "Fair Notice Ordinance") (*see* **Exhibit 1**). Accordingly, this correspondence shall serve as an appeal of the Department's determination regarding whether the application submitted for Vested Rights Permit No. 07-01-022 is "administratively complete" (*see* **Exhibit 2**). However, because the project associated with Vested Rights Permit No. 07-01-022 has vested rights as of March 2, 2001, the vested rights analysis itself (set forth below) will also need to be considered in this appeal.

I. VESTED RIGHTS

The Subject Property is a 99.40-acre tract of land, more particularly described as POADP No. 772. Said POADP No. 772 was filed with the COSA on March 2, 2001 (*see* **Exhibit 3**), and was ultimately "accepted" (or, approved) by the COSA on January 4, 2004 (*see* **Exhibit 4**). The development described by POADP No. 772 is a commercial/retail development (the "Subject Project"). POADP No. 772 is a required "permit" by a regulatory agency (i.e. the COSA) and,

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therefore, qualifies as the first "permit" in a series of permits necessary for the development of the Subject Project as those terms are intended by Chapter 245 of the Texas Local Government Code ("Code").

Section 35-2076 ("Terms of Validity") of the COSA Code of Ordinances in effect on March 2, 2001 mandates that a POADP "shall become invalid if a plat is not *filed* within eighteen (18) months from the date the POADP is *accepted*" (emphasis added) (*see* **Exhibit 5**). Although the current COSA UDC requirements for maintaining the validity of a POADP are somewhat more demanding (*see* **Exhibit 6**), applying such requirements to a POADP that was submitted *prior* to the adoption of the current UDC clearly undermines the intent of Chapter 245 of the Code. The same is true of the more demanding requirements for maintaining the validity of a POADP set forth in the former Development Rights Ordinance (*see* **Exhibit 7**). As you know, COSA adopted the Developmental Rights Ordinance in 1997 because the Texas Legislature inadvertently repealed the then "vested rights" provisions in state law. In 1999 the Texas Legislature reenacted the state law provisions for "vested rights" for a project in progress before, on, or after September 1, 1997, by adopting Chapter 245 of the Code (*see* **Exhibit 8**). Therefore, the Subject Property's "vested rights" should be assessed based upon the requirements of Chapter 245 of the Code, which triggers only the platting requirements of Section 35-2076 as it read on March 2, 2001.

Further, POADP No. 772 did not expire due to COSA's approval of the Shaenfield Plat on June 21, 2005, which satisfied the applicable requirements of Section 35-2076 (*see* **Exhibit 9**). Nor has the Subject Project become "dormant," as defined by Section 245.005 of the Code and Section 35-717(c) of the UDC. Section 35-717(c) of the UDC provides that a project is in progress if within five (5) years after the filing of the application, progress towards completion has been demonstrated. Such progress is defined as submitting an application for a plat or plan, the filing of a permit, incurring infrastructure costs, posting a bond with a regulatory agency, or the payment of impact fees. Progress for the Subject Project was satisfied by the filing, approval, and recording of the Shaenfield Plat, all of which occurred within five (5) years of the initial application date for POADP No. 772.

To better illustrate the above, the following timeline is presented:

September 25, 1997	The Development Rights Ordinance was adopted because the Texas Legislature inadvertently repealed the Vested Rights Statute during the previous legislative session.
May 11, 1999	House Bill 1704 ("HB 1704"), adopted by the 76th Texas Legislature, became effective (as codified in Chapter 245 of the Texas Local Government Code). *HB 1704 re-established statutory vested rights for a project in progress before, on, or after September 1, 1997.*
March 2, 2001	The original application for a permit was filed (i.e. the application for POADP No. 772) pursuant to Sections 245.001 and 245.002(a) of the Code.
May 3, 2001	Validation criteria is *first implemented* for a POADP as set forth in Section 35-412(h)(1)(A) of the UDC.

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Finally, on May 27, 2004, the COSA acknowledged vested rights derived from Chapter 245 of the Code for the Subject Property based upon the analysis set forth herein. Such acknowledgement was specifically stated in Vested Rights Permit No. 04-04-106, which recognized vested rights for the Subject Property as of March 2, 2001 (*see* **Exhibit 10**).

When taken together, POADP No. 772 constitutes a "permit" as defined by Chapter 245 of the Code, and was a necessary first step in the development of the Subject Property. POADP No. 772 has satisfied the applicable eighteen (18) month validity requirement of Section 35-2076, and has satisfied Chapter 245 of the Code's dormancy provisions by virtue of the submittal and approval of the Shaenfield Plat. Therefore, the Subject Project has vested rights as of March 2, 2001, rendering it "grandfathered" from the Fair Notice Ordinance, which was not adopted until February 16, 2006.

II. FAIR NOTICE ORDINANCE

Relevant to this discussion is the substantive nature of the Fair Notice requirement. First, Chapter 245 of the Code applies to all governmental regulations, rules or requirements, regardless of the substantive or procedure character. In fact, the key provision in Chapter 245 of the Code mandates:

> Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any *orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements* in effect at the time the original application for the permit is filed. . . . or a plan for development of real property or plat application is field with a regulatory agency. (emphasis added).[1]

When considering the common understanding of the terms "*orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements,*"[2] it can be readily seen that these terms are broad and would include virtually any governmental regulation, regardless of whether it is procedural or substantive in nature.

Notwithstanding the potentially broad scope of Section 245.002 of the Code, the context of the entire Chapter should also be considered.[3] Of specific relevance is Section 245.004 of the Code, which outlines certain exemptions in which the Vested Rights afforded by Chapter 245 of the Code will not apply. Although certain procedures were excluded from the recognition of vested rights,

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[1] TEX. LOC. GOV'T. CODE ANN. *245*.002(a) and (b).

[2] All of these terms relate to "a body of rules of action or conduct prescribed by controlling authority and having binding legal force." BLACK'S LAW DICTIONARY 795 (5th ed. 1979). An "order" denotes "a mandate or direction authoritatively given such as a rule or regulation." *Id.* at 988. A "regulation" is a "rule or order prescribed by government." *Id.* at 1156. An "ordinance" is "a rule established by authority." *Id.* at 988. A "rule" is "an established standard." *Id.* at 1195. An "expiration date" is a date identifying the lapse of time." *Id.* at 519. A "requirement" denotes "a demand or instruction *Id* at 1172.

[3] *Bridgestone/Firestone, Inc v. Glyn-Jones*, 878 S.W.2d 132, 133 (Tex. 1994); *Berel v HCA Health Servs. of Texas, Inc.*, 881 S.W. 21, 25 (Tex. App.—Houston [1st Dist.] 1994, writ denied).

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these exclusions are limited to building permits and fees.[4] It is a well-settled rule of statutory construction that express mention or enumeration of a thing of consequence or class is equivalent to an express exclusion of all others.[5] When specific exclusions or exception to a statute are stated by the legislature, the intent is usually clear that no others shall apply.[6] Accordingly, the doctrine of Vested Rights cannot be applied to laws, ordinances, procedures, rules, or regulations adopting building, design and construction standards, and the prevention of the imminent threat of property destruction or injury, or fees for development permits.[7] Chapter 245 of the Code, however, can be used to protect land entitlements from any other procedural regulation not otherwise listed. Unless a procedural or substantive requirement falls within the ambit of Section 245.004, vested rights as set forth in Chapter 245 of the Code will apply to any governmental regulation, rule, or requirement, to include any ordinance adopted by the COSA. As such, the March 2, 2001 "vesting date" exempts the project from the COSA's Fair Notice Ordinance.

Notwithstanding the foregoing, the fair notice requirement is substantive in nature. Texas law is clear that substantive law (i) fixes the primary rights and duties of the parties *and* (ii) defines the remedy for the breach of these duties and rights.[8] Whereas, procedural law is simply the provisions that govern the process by which substantive rights are made effective.[9] Chapter 245 of the Code makes clear that "[r]ights to which a permit applicant is entitled under this chapter accrue on the *filing* of an original application or plan for development or plat application that gives the regulatory agency *fair notice* of the project and the nature of the permit sought (emphasis added).[10] In breaking this provision down to its basic elements, the primary rights and duties of a project (i.e. vested rights) is fixed upon the following: (i) a filing, and (ii) fair notice of the project. Therefore, Chapter 245 of the Code exemplifies that the overall concept of fair notice is a substantive requirement.

The COSA has carried out this concept in its adoption of a Fair Notice Ordinance. Said ordinance is likewise a substantive requirement because it fixes the development rights in connection with a particular tract of property. Specifically, Section 35-B132 of the UDC fixes the specific lot layout, general building footprint, square footage, impervious cover and land use for the development of the property, as does the requirement to submit a site plan. Any subsequent change to the number of buildings or square footage destroys vested rights for the project. Although the mere submission of a form could be construed as a procedural requirement, fixing the specific uses for a property in this manner constitutes a substantive requirement as defined above.

III. CONCLUSION

Based upon the analysis set forth above, the Subject Project has vested rights as of March 2, 2001, as previously acknowledged by the COSA pursuant to Vested Rights Permit No. 04-04-106. A regulatory agency (such as the COSA) can only consider the approval, disapproval, or conditional

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[4] TEX. LOC. GOV'T. CODE ANN. § 245.004(2).
[5] *State v. Mauritz-Wells Co.*, 175 S.W.2d 238, 241 (Tex. 1943).
[6] *Unigard Sec. Ins. Co. v. Schaefer*, 572 S.W.2d 303, 307 (Tex. 1978).
[7] *Id.* § 245.004(1-11).
[8] *McGilvray v. Moses*, 8 S.W.3d 761 (Tex.App. – Fort Worth 1999); *see also Missouri Pac. R.R. Co. v. Dallas County Appraisal Dist.*, 732 S.W.2d 717, 720-21 (Tex.App.-Dallas 1987, no writ).
[9] *Id.*
[10] TEX. LOC. GOV'T. CODE ANN. *245*.002(a) and (b).

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approval of an application for a permit solely on the basis of any *orders, regulations, ordinances, rules, expiration dates,* or *other properly adopted requirements* in effect on March 2, 2001. The COSA's Fair Notice Ordinance was not adopted until February 16, 2006. As such, the March 2, 2001 "vesting date" exempts the project from the COSA's Fair Notice Ordinance. Ultimately, because the application for Vested Rights Permit No. 07-01-022 was recently returned for submission of a fair notice form as required by the Fair Notice Ordinance, the vested rights analysis will need to be considered by the Planning Commission prior to consideration of the completeness review.

The Planning Commission needs to consider this correspondence as an appeal of the outcome of a completeness review for Vested Rights Permit No. 07-01-022, but also as a simultaneous appeal of the overall vested rights associated with the Subject Project for the Subject Property. As described herein, the two issues are directly interrelated; one cannot be considered without discussing the other simultaneously. The requirement for a fair notice form as applied to the Subject Property simply cannot be determined until vested rights is considered and either acknowledged or denied. Only then can the completeness review (that turns on the applicability of the Fair Notice Ordinance to the Subject Project) be fully evaluated.

If you have any questions with regard to this matter, please do not hesitate to contact me.

Sincerely,
BROWN, P.C.

By: _____
Kenneth W. Brown, AICP

Enclosures: As stated

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EXHIBIT 5

City of San Antonio, Texas

Department of Development Services

March 27, 2007

Connie Basel
Brown P.C. Attorneys at Law
112 E. Pecan, Suite 1490
San Antonio, TX 78205

RE: Vested Rights Permit File: # 07-01-022 (Creamer Subdivision)

Dear Ms. Basel:

We have reviewed your application for Vested Rights that was submitted on March 2, 2007. Based on the information provided the following are our official findings:

It is recommend that applicant submit a *Fair Notice Form* in compliance with Section 35-410 of the Unified Development Code. Notwithstanding the requirements of Ordinance No.2006-02-16-0241, recommendation is for denial of rights effective March 2, 2001. VRP # 04-04-106 is no longer valid based on Section 35-1027 of the 1987 Unified Development Code (UDC), which was in effect at the time POADP # 772 was submitted. When POADP # 772 was submitted only "***a***" (emphasis added) plat filed within 18 months was required to validate a POADP, Section 35-2076 of the 1987 UDC. However in accordance with Section 35-1027 permit rights expired 18 months after the acceptance of the POADP, without a final plat for eight (8) percent of the net area being approved. As a result permit rights expired January 4, 2006, including VRP # 04-04-106. Permit rights are not indefinite. Rights exist only as long as the underlying permit is valid and the rights are consistent with the applicable law.

All appeals and resubmittals must be filed with the Director of Development Services within fifteen (15) calendar days from the date the applicant is notified of the adverse decision or action taken under these requirements. Appeals and resubmittals made after fifteen (15) calendar days will not be accepted. If you have any further questions please contact Robert Lombrano at 207-5014.

Sincerely,

Fernando J. De León, P.E.
Assistant Director Development Services Department
Land Development Division

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EXHIBIT 6

CITY OF SAN ANTONIO
POADP APPLICATION

The platting of property in two or more subdivision units requires the submission of a Preliminary Overall Development Plan, POADP. To be accepted for review a POADP shall comply with the provisions of ARTICLE II, Division 2 Preliminary Overall Development Plans of the San Antonio Unified Development Code and must be certified to contain the following:

Date Submitted:	March 2, 2001	Name of POADP:	Creamer Subdivision
Owners:	FCS Creamer LTD.	Consulting Firm:	M. W. Cude Engineers, L. L. C.
Address:	601 Sonterra Blvd	Address:	10323 Bandera Rd
City/State/Zip:	San Antonio Texas 78258	City/State/Zip:	San Antonio, Texas 78250
School District:	Northside I.S.D.	Phone:	(210) 681-2951
Existing Zoning:	B-2 and B-3	Proposed Zoning:	B-2 and B-3

Site is over/within/includes:

Edwards Aquifer Recharge Zone:	☐ Yes	☒ No
Projected # of Phases: 22	☒ Yes	☐ No
San Antonio City Limits?	☒ Yes	☐ No
Council District: 8		
Ferguson Map Grid Pg.546, D-7 & 8, C-8		

Land area being platted:

	Lots	Acres
Single Family (SF)	N/A	0
Multi-family (MF)	N/A	0
Commercial and non-residential	22	99.4

Is there a previous POADP for this Site?	NO		

Name _____ No. _____

Is there a corresponding PUD for this site? Name _____ No. _____

Plats associated with this POADP or site? Name _____ No. _____

Contact Person and authorized representative:

Print Name: H. J. Buckley / Rick Sheldon Signature: _____

Date: March 2, 2001 Phone: (210) 490-2500 Fax: (210) 490-4465

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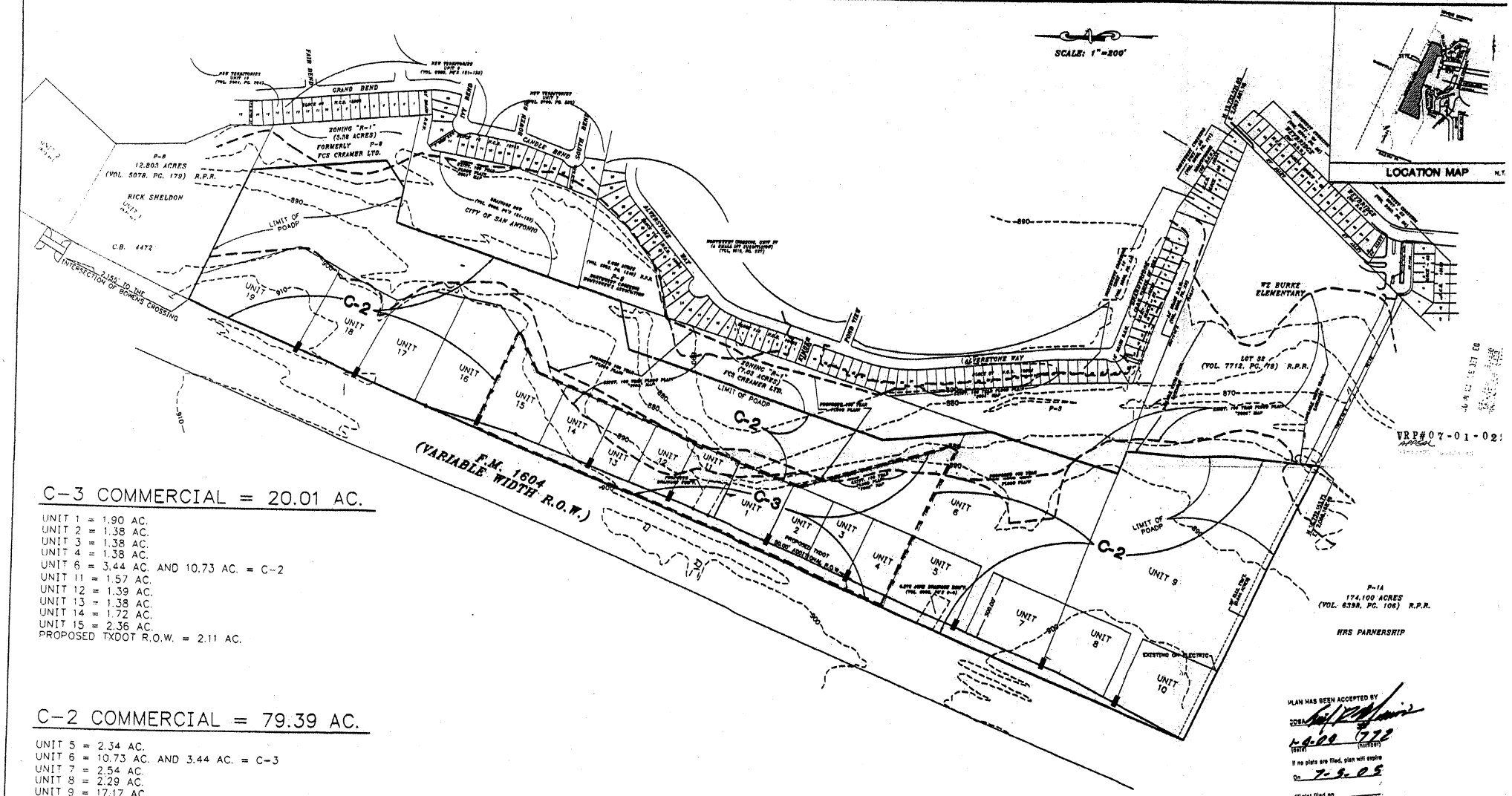

C-3 COMMERCIAL = 20.01 AC.

UNIT 1 = 1.90 AC.
UNIT 2 = 1.38 AC.
UNIT 3 = 1.38 AC.
UNIT 4 = 1.38 AC.
UNIT 6 = 3.44 AC. AND 10.73 AC. = C-2
UNIT 11 = 1.57 AC.
UNIT 12 = 1.39 AC.
UNIT 13 = 1.38 AC.
UNIT 14 = 1.72 AC.
UNIT 15 = 2.36 AC.
PROPOSED TXDOT R.O.W. = 2.11 AC.

C-2 COMMERCIAL = 79.39 AC.

UNIT 5 = 2.34 AC.
UNIT 6 = 10.73 AC. AND 3.44 AC. = C-3
UNIT 7 = 2.54 AC.
UNIT 8 = 2.29 AC.
UNIT 9 = 17.17 AC.
UNIT 10 = 2.84 AC.
UNIT 16 = 3.62 AC.
UNIT 17 = 3.15 AC.
UNIT 18 = 2.86 AC.
UNIT 19 = 4.25 AC.
PROPOSED TXDOT R.O.W. = 1.66 AC.
DRAINAGE R.O.W. = 25.94 AC.

THE OWNER SHALL PROVIDE FOR SHARED ACCESS WITH ADJACENT LOTS FRONTING F.M. LOOP 1604 USING A COMMON ACCESS EASEMENT ACROSS ADJOINING LOTS BY MEANS OF PLATTING OR RECORDED DEED COVENANT.

▮ DENOTES ACCESS POINTS

NOTE: ACCESS IS IN ACCORDANCE WITH TXDOT LETTER DATED 2/17/2002.

PLAN HAS BEEN ACCEPTED BY
CDSA [signature]
1-4-09 (date) 772 (number)
If no plats are filed, plan will expire
On 7-5-05
1st plat filed on

CREAMER SUBDIVISION
PRELIMINARY OVERALL AREA DEVELOPMENT PLAN

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS

DATE	DESCRIPTION
10/29/02	REV. LOTS
11/7/02	FIRE FDNA
5/11/02	PLAT REV
7/31/02	ACCESS EQ'T.
8/19/02	REV. ACREAGE

DRAWN BY:	M.E.E.	DATE:	3/1/01	SHEET	1 OF 1
CHECKED BY:	S.L.V.	JOB NO.:	193403		

POADP Validation Provision at the time of submittal of Creamer POADP

EXHIBIT 8

Sec. 35-2072. Scope.

The POADP shall be required in all instances when a tract of land within the city or its extraterritorial jurisdiction is platted or intended to be platted into two (2) or more units. In lieu of a POADP, the applicant may submit a preliminary PUD plan which includes all of the area to be platted into two (2) or more units.
(Ord. No 65513, § 2(f), 8-13-87; Ord. No 74489, § 1(Att A), 10-3-91)

Sec. 35-2073. Filing.

Six (6) prints of the POADP shall be filed with the planning department for review by city agencies and departments at the earliest possible date but no later than the application date for the letters of certification required by Article IV. Within twenty (20) work days of submittal, the director of planning shall provide a written response indicating whether or not the POADP complies with current regulations, the city master plan, and parts thereof. If the POADP is not in compliance, the applicant may work with staff to reach a mutually satisfactory resolution or appeal to the planning commission for a final decision.
(Ord. No 65513, § 2(f), 8-13-87)

Sec. 35-2074. Review and acknowledgment.

No plat shall be considered filed until review and acceptance of the POADP is completed.
(Ord No. 65513, § 2(f), 8-13-87)

Sec. 35-2075. Information required.

The POADP, as a minimum, shall include the following information:

(a) Perimeter property lines

(b) Name of the plan and the subdivisions.

(c) Scale of map

(d) Proposed land uses by location, type, and acreage

(e) Existing and proposed circulation system of collector, arterial, and local type B streets (clearly identified), and their relationship to any adjacent major thoroughfares; and any proposed alternative pedestrian circulation system

(f) Contour lines at intervals no greater than ten (10) feet

(g) Ownership from title and/or city or county roads for adjacent properties and, if known, proposed development of such land

(h) Existing adjacent or perimeter streets (including right-of-way widths), intersections, and developments

(i) One hundred-year floodplain limits as identified from the most current Flood Insurance Rate Maps published by the Federal Emergency Management Agency for the City of San Antonio and/or the applicable county. In cases where the one hundred-year floodplain for a particular watercourse is not shown on the published FIRM, a professional engineer shall develop a preliminary one hundred-year floodplain for each watercourse serving a watershed in excess of one hundred (100) acres

(j) Location map indicating the location and distance of the POADP in relation to adjacent streets and at least two (2) major thoroughfares.

(k) Name and address of the developer
(Ord. No. 65513, § 2(f), 8-13-87; Ord No. 86711, § 6, 9-25-97)

Sec. 35-2076. Terms of validity.

The POADP shall be maintained in the permanent files of the director of planning and shall be conformed to in processing subsequent unit plats. The POADP shall remain valid until all units contained in the POADP are completed or upon receipt of a proposal to modify the POADP filed by the developer. The POADP shall become invalid if a plat is not filed within eighteen (18) months from the date the POADP is accepted
(Ord. No 65513, § 2(f), 8-13-87)

Sec. 35-2077. Revisions.

Revisions to a POADP may be made at any time by submission of a new POADP to the director of planning. Within fifteen (15) working days after filing of the proposed revisions, the

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applicant within the time period allowed for review.

(3) Basis for Statutory Rights. The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for a project that is the subject of the permit. Provided, however, a minor plat that plats only easements shall not confer any rights. The rights acquired in reliance on one (1) of the types of permits indicated below will expire in five (5) years unless the action required to maintain rights is taken within the time frame indicated for each permit type and the project does not become dormant in accordance with V.T.C.A. Local Government Code Ch. 245 and this chapter. A property owner or developer may take advantage of changes to this chapter that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

A. Master Development Plan (MDP)/Preliminary Overall Area Development Plan (POADP). Rights under V.T.C.A. Local Government Code Ch. 245 will be recognized on the project which is the subject of a MDP/POADP that has been approved by the city. A property owner or developer may elect to continue a project under the City Code provisions in effect on September 1, 1997 or to take advantage of changes to this chapter that enhance or protect the project without forfeiting any rights under this chapter provided that fair notice is provided with a MDP/POADP application in accordance with this chapter or by requesting recognition of rights for an existing and valid MDP/POADP and providing fair notice in accordance with this chapter. The rights recognized for projects located within an approved MDP/POADP will expire unless a final plat is approved within two (2) years from the approval of the MDP/POADP that plats, at least eight (8) percent of the net area of the POADP area or an expenditure of at least five hundred thousand dollars ($500,000.00) in project expenses has been made if the master development plan is one thousand (1,000) acres or less or an expenditure of at least one million dollars ($1,000,000.00) has been made if the master development is more than one thousand (1,000) acres.

Further, the rights for projects within an approved MDP/POADP will expire unless fifty (50) percent of the net area with the approved MDP/POADP is the subject of final plats or development within ten (10) years from the date of approval of the MDP/POADP. For a POADP existing prior to September 1, 1997 that meets the requirements of subsection 35-1027(i) of the 1987 UDC, the rights for projects will expire ten (10) years from the date of approval of the MDP/POADP or September 25, 2007, whichever is later. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the MDP/POADP has been platted or developed unless specific provisions to the contrary exist in an individual ordinance or city code provision, the filing of a minor amendment to a MDP/POADP, a plat or replat will not result in a loss of rights to the entire MDP/POADP, provided that the required area of acreage within the MDP/POADP platted or valueof project expenses do not fall below the amounts indicated above as a result of the minor amendment, plat, or replat. A plat or replat that changes the project within a particular area of an MDP/POADP will cause rights for that area to terminate.

B. Plat Applications. Rights under V.T.C.A. Local Government Code Ch. 245 will be recognized for the project that is the subject of an application for a plat identification number/letters of certification that has been filed with the department of development services provided all necessary fees have been paid. The rights recognized for a project located within such a plat application will expire unless the plat application is heard by and approved by the director of

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(5) Fees lawfully imposed by the city in connection with development permits;

(6) Regulations to prevent imminent destruction of property or injury to persons;

(7) Construction standards for public works located on public lands and easements;

(8) Regulations for utility connections; or

(9) Regulations for annexations

(d) *Basis for permit rights* The following criteria will be used by the city in determining the existence of rights for projects initiated after September 1, 1997. The following permits may be relied on by a property owner or developer to establish permit rights for property that is the subject of the permit Provided, however, a minor plat that plats only easements shall not confer any permit rights. The permit rights acquired in reliance on one (1) of the types of permits indicated below will expire unless the action required to maintain permit rights is taken within the time frame indicated for each permit type:

(1) *Preliminary overall area development plan (POADP).* Permit rights will be recognized on the property which is the subject of a POADP that has been approved by the city planning department The permit rights recognized for property located within an approved POADP will expire unless a final plat is approved within eighteen (18) months from the approval of the POADP that plats, at least eight (8) percent of the net area of the POADP area OR that requires at least five hundred thousand dollars ($500,000 00) in infrastructure expenses if the POADP is one thousand (1,000) acres or less or at least one million dollars ($1,000,000.00) if the POADP is more than one thousand (1,000) acres.

Further, the permit rights for property within an approved POADP will expire unless fifty (50) percent of the net area within the approved POADP is the subject of final plats or development within ten (10) years from the date of approval of the POADP. The remaining fifty (50) percent must obtain final plat approval or be developed within ten (10) years after the initial fifty (50) percent of the net area within the POADP has been platted or developed. Unless specific provisions to the contrary exist in an individual ordinance or City Code provision, the filing of an amending POADP, plat, or replat will not result in a loss of permit rights provided that the required area of acreage within the POADP platted or value of infrastructure expenses do not fall below the amounts indicated above as a result of the amendment or replat

(2) *Plat applications* Permit rights will be recognized on the property that is the subject of a plat application that has been filed with the city planning department, provided all necessary platting fees have been paid. The rights recognized for property located within such a plat application will expire unless the plat application is heard by and approved by the director of planning or the planning commission within eighteen (18) months from the date the plat application is filed with the city planning department.

(3) *Plats.* Permit rights will be recognized on the property which is the subject of a plat that has been approved by the city planning commission or director of planning The permit rights recognized for property located within an approved plat will expire unless the plat is recorded in the Bexar County Deed Records within three (3) years from the date of approval by the city planning commission or director of planning

(4) *Building permits.* A building permit may be relied on as a basis for permit rights for property identified in the site plan submitted to the city as part of the building permit application. However, rights that are based on a building permit will expire unless construction authorized by the building permit is begun within six (6) months from the date the building permit is issued.

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H.B. No. 1704

AN ACT

relating to the approval of certain permit applications by local governments.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF TEXAS:

SECTION 1. FINDINGS; INTENT. (a) The legislature finds that the former Subchapter I, Chapter 481, Government Code, relating to state and local permits, originally enacted by Section 1, Chapter 374, Acts of the 70th Legislature, Regular Session, 1987, and subsequently amended by Section 3.01, Chapter 4, Acts of the 71st Legislature, Regular Session, 1989, Section 2, Chapter 118, Acts of the 71st Legislature, Regular Session, 1989, and Section 1, Chapter 794, Acts of the 74th Legislature, Regular Session, 1995, was inadvertently repealed by Section 51(b), Chapter 1041, Acts of the 75th Legislature, Regular Session, 1997.

(b) The legislature finds that the repeal of former Subchapter I, Chapter 481, Government Code, which became effective September 1, 1997, resulted in the reestablishment of administrative and legislative practices that often result in unnecessary governmental regulatory uncertainty that inhibits the economic development of the state and increases the cost of housing and other forms of land development and often resulted in the repeal of previously approved permits causing decreased property and related values, bankruptcies, and failed projects.

(c) The legislature finds that the restoration of requirements relating to the processing and issuance of permits and approvals by local governmental regulatory agencies is necessary to minimize to the extent possible the effect of the inadvertent repeal of the former Subchapter I, Chapter 481, Government Code, and to safeguard the general economy and welfare of the state and to protect property rights.

(d) It is the intent of the legislature that no project, permit, or series of permits that was protected by former Subchapter I, Chapter 481, Government Code, be prejudiced by or required

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or allowed to expire because of the repeal of former Subchapter I or an action taken by a regulatory agency after the repeal

SECTION 2. AMENDMENT. Subtitle C, Title 7, Local Government Code, is amended by adding Chapter 245 to read as follows:

CHAPTER 245. ISSUANCE OF LOCAL PERMITS

Sec. 245.001. DEFINITIONS. In this chapter:

(1) "Permit" means a license, certificate, approval, registration, consent, permit, or other form of authorization required by law, rule, regulation, order, or ordinance that a person must obtain to perform an action or initiate, continue, or complete a project for which the permit is sought.

(2) "Political subdivision" means a political subdivision of the state, including a county, a school district, or a municipality.

(3) "Project" means an endeavor over which a regulatory agency exerts its jurisdiction and for which one or more permits are required to initiate, continue, or complete the endeavor.

(4) "Regulatory agency" means the governing body of, or a bureau, department, division, board, commission, or other agency of, a political subdivision acting in its capacity of processing, approving, or issuing a permit.

Sec. 245.002. UNIFORMITY OF REQUIREMENTS. (a) Each regulatory agency shall consider the approval, disapproval, or conditional approval of an application for a permit solely on the basis of any orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time the original application for the permit is filed.

(b) If a series of permits is required for a project, the orders, regulations, ordinances, rules, expiration dates, or other properly adopted requirements in effect at the time the original application for the first permit in that series is filed shall be the sole basis for consideration of all subsequent permits required for the completion of the project. All permits required for the project are considered to be a single series of permits. Preliminary plans and related subdivision

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plats, site plans, and all other development permits for land covered by the preliminary plans or subdivision plats are considered collectively to be one series of permits for a project.

(c) After an application for a project is filed, a regulatory agency may not shorten the duration of any permit required for the project.

(d) Notwithstanding any provision of this chapter to the contrary, a permit holder may take advantage of recorded subdivision plat notes, recorded restrictive covenants required by a regulatory agency, or a change to the laws, rules, regulations, or ordinances of a regulatory agency that enhance or protect the project, including changes that lengthen the effective life of the permit after the date the application for the permit was made, without forfeiting any rights under this chapter.

Sec. 245.003. APPLICABILITY OF CHAPTER. This chapter applies only to a project in progress on or commenced after September 1, 1997. For purposes of this chapter a project was in progress on September 1, 1997, if:

(1) before September 1, 1997:

(A) a regulatory agency approved or issued one or more permits for the project; or

(B) an application for a permit for the project was filed with a regulatory agency; and

(2) on or after September 1, 1997, a regulatory agency enacts, enforces, or otherwise imposes:

(A) an order, regulation, ordinance, or rule that in effect retroactively changes the duration of a permit for the project;

(B) a deadline for obtaining a permit required to continue or complete the project that was not enforced or did not apply to the project before September 1, 1997; or

(C) any requirement for the project that was not applicable to or enforced on the project before September 1, 1997.

Sec. 245.004. EXEMPTIONS. This chapter does not apply to:

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(1) a permit that is at least two years old, is issued for the construction of a building or structure intended for human occupancy or habitation, and is issued under laws, ordinances, procedures, rules, or regulations adopting only:

(A) uniform building, fire, electrical, plumbing, or mechanical codes adopted by a recognized national code organization; or

(B) local amendments to those codes enacted solely to address imminent threats of destruction of property or injury to persons;

(2) municipal zoning regulations that do not affect lot size, lot dimensions, lot coverage, or building size or that do not change development permitted by a restrictive covenant required by a municipality;

(3) regulations that specifically control only the use of land in a municipality that does not have zoning and that do not affect lot size, lot dimensions, lot coverage, or building size;

(4) regulations for sexually oriented businesses;

(5) municipal or county ordinances, rules, regulations, or other requirements affecting colonias;

(6) fees imposed in conjunction with development permits;

(7) regulations for annexation;

(8) regulations for utility connections;

(9) regulations to prevent imminent destruction of property or injury to persons, including regulations effective only within a flood plain established by a federal flood control program and enacted to prevent the flooding of buildings intended for public occupancy; or

(10) construction standards for public works located on public lands or easements.

Sec. 245.005. DORMANT PROJECTS. Notwithstanding any other provision of this chapter, after the first anniversary of the effective date of this chapter, a regulatory agency may enact an ordinance, rule, or regulation that places an expiration date on a permit if as of the first anniversary of the effective date of this chapter: (i) the permit does not have an expiration date;

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and (ii) no progress has been made towards completion of the project. Any ordinance, rule, or regulation enacted pursuant to this section shall place an expiration date of no earlier than the fifth anniversary of the effective date of this chapter. Progress towards completion of the project shall include any one or more of the following:

(1) an application for a final plat or plan is submitted to a regulatory agency;

(2) a good-faith attempt is made to file with a regulatory agency an application for a permit necessary to begin or continue towards completion of the project;

(3) costs have been incurred for developing the project including, without limitation, costs associated with roadway, utility, and other infrastructure facilities designed to serve, in whole or in part, the project (but exclusive of land acquisition) in the aggregate amount of five percent of the most recent appraised market value of the real property on which the project is located;

(4) fiscal security is posted with a regulatory agency to ensure performance of an obligation required by the regulatory agency; or

(5) utility connection fees or impact fees for the project have been paid to a regulatory agency.

Sec. 245.006. ENFORCEMENT OF CHAPTER. This chapter may be enforced only through mandamus or declaratory or injunctive relief.

SECTION 3. EFFECT OF PRIOR LAW. (a) The repeal of Subchapter I, Chapter 481, Government Code, by Section 51(b), Chapter 1041, Acts of the 75th Legislature, Regular Session, 1997, and any actions taken by a regulatory agency for the issuance of a permit, as those terms are defined by Section 245.001, Local Government Code, as added by Section 2 of this Act, after that repeal and before the effective date of this Act, shall not cause or require the expiration or termination of a project, permit, or series of permits to which Section 2 of this Act applies. An action by a regulatory agency that violates this section is void to the extent necessary to give effect to this section.

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(b) This Act does not affect the rights or remedies of any person or entity under a final judgment rendered by a court before the effective date of this Act, or in any litigation pending in a court on the effective date of this Act, involving an interpretation of Subchapter I, Chapter 481, Government Code, as it existed before its repeal by the 75th Legislature.

SECTION 4. CONSTRUCTION OF ACT. Nothing in this Act shall be construed to apply to a condition or provision of an ordinance, rule, or regulation that is enacted by a regulatory agency, as that term is defined by Section 245.001, Local Government Code, as added by Section 2 of this Act, which is specifically required by uniformly applicable regulations adopted by a state agency after the effective date of this Act.

SECTION 5. EFFECT ON COASTAL ZONE MANAGEMENT ACT. Nothing in this Act shall be construed to:

(1) limit or otherwise affect the authority of a municipality, a county, another political subdivision, the state, or an agency of the state, with respect to the implementation or enforcement of an ordinance, a rule, or a statutory standard of a program, plan, or ordinance that was adopted under the federal Coastal Zone Management Act of 1972 (16 U.S.C. Section 1451 et seq.) or its subsequent amendments or Subtitle E, Title 2, Natural Resources Code; or

(2) apply to a permit, order, rule, regulation, or other action issued, adopted, or undertaken by a municipality, a county, another political subdivision, the state, or an agency of the state in connection with the federal Coastal Zone Management Act of 1972 (16 U.S.C. Section 1451 et seq.) or its subsequent amendments or Subtitle E, Title 2, Natural Resources Code.

SECTION 6. EMERGENCY. The importance of this legislation and the crowded condition of the calendars in both houses create an emergency and an imperative public necessity that the constitutional rule requiring bills to be read on three several days in each house be suspended, and this rule is hereby suspended, and that this Act take effect and be in force from and after its passage, and it is so enacted.

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President of the Senate Speaker of the House

I certify that H.B. No. 1704 was passed by the House on April 21, 1999, by the following vote: Yeas 140, Nays 5, 3 present, not voting.

Chief Clerk of the House

I certify that H.B. No. 1704 was passed by the Senate on April 29, 1999, by the following vote: Yeas 26, Nays 3.

Secretary of the Senate

APPROVED: _____

Date

Governor

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APPEAL

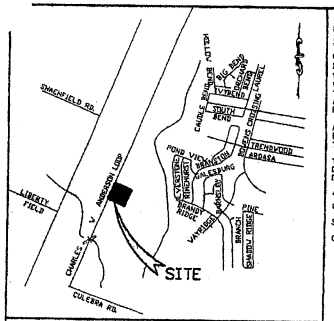
Filed & Recorded
Real Property Records
BEXAR COUNTY, TEXAS

RECORD COUNTY	25.00
RECORDS MANAGEMENT	5.00
RECORDS ARCHIVE	5.00
COURTHOUSE SECURITY	1.00

EXHIBIT 12

PLAT NO. 050209

M.W. CUDE ENGINEERS, L.L.C.
SHAENFIELD TEN COMMERCIAL



LOCATION MAP N.T.S.

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 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.

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.

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

ORIGIN OF STATE PLANE COORDINATES: NGS MARK MILLER PID AV0121

STREETSCAPE REQUIREMENTS WILL BE COMPLETED AT THE TIME OF BUILDING CONSTRUCTION.

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

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

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

TXDOT NOTES:
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.

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

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 ALONG LP 1604 , BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 361.38'.

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.

NO BUILDING PERMIT WILL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A DETENTION DESIGN HAS BEEN APPROVED BY DSD - STREETS AND DRAINAGE.

STATE OF TEXAS
COUNTY OF BEXAR

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

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 21st DAY OF June 2005

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

NANCY RANGE HIATT
Notary Public, State of Texas
My Commission Expires
May 13, 2007

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.
MICHAEL W. CUDE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
MICHAEL W. CUDE
43650
REGISTERED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY.
M.W. CUDE ENGINEERS L.L.C

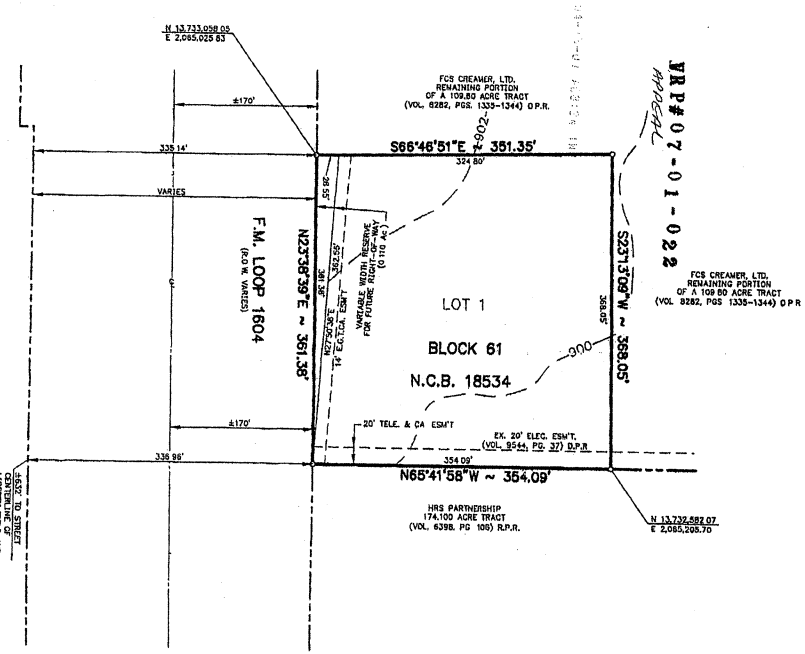
M.W. CUDE ENGINEERS L.L.C
MICHAEL W. CUDE, R.P.L.S

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
MICHAEL W. CUDE
2313
REGISTERED PROFESSIONAL LAND SURVEYOR

OWNER / DEVELOPER
FCS CREAMER, LTD.
CONTACT: RICK SHELDON
601 SONTERRA BLVD.
SAN ANTONIO, TEXAS 78258
TEL: (210) 490-2500
FAX: (210) 490-4465

SCALE: 1" = 100'



VR P#07-01-022

SUBDIVISION PLAT
ESTABLISHING

SHAENFIELD TEN COMMERCIAL

BEING 2.953 ACRES OF LAND IN THE CITY OF SAN ANTONIO, N.C.B. 17636 OUT OF A 109.80 ACRE TRACT OF LAND DESCRIBED BY DEED RECORDED IN VOLUME 8282, PAGES 1335-1344 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND OUT OF THE J.M. ROSS SURVEY NO 229, ABSTRACT NO. 648 COUNTY BLOCK 4448, BEXAR COUNTY, TEXAS.

LEGEND

●	= INDICATES IRON PINS SET OR FOUND
ELEC.	= ELECTRIC
TELE. & CA. ESM'T.	= TELEPHONE & CABLE T.V. ESM'T.
N.C.B.	= NEW CITY BLOCK
D.P.R.	= DEED & PLAT RECORDS OF BEXAR COUNTY, TX.
R.P.R.	= REAL PROPERTY RECORDS OF BEXAR COUNTY, TX
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TX.
E.G.T.CA. ESM'T.	= ELECTRIC, GAS, TELEPHONE, & CABLE T.V. ESM'T.

M.W. CUDE ENGINEERS, L.L.C.
CIVIL ENGINEERS & SURVEYORS
10326 BANDERA ROAD
SAN ANTONIO, TEXAS 78250
(210) 681-2951
INFO@MWCUDE.COM
WWW.MWCUDE.COM
FAX: (210) 523-7112

CITY OF SAN ANTONIO

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

MINOR OR AMENDING PLAT APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES
DATED THIS 21 DAY OF June A.D. 2005
BY: DIRECTOR OF DEVELOPMENT SERVICES

COUNTY CLERK
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, Gerry Rickhoff COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE ON THE 24th DAY OF June A.D. 2005 AT 3:50 P.M. AND DULY RECORDED THE 24th DAY OF June A.D. 2005 AT 4:30 P.M. IN THE DEED AND AND PLAT RECORDS OF SAID COUNTY, IN BOOK / VOLUME 9506 ON PAGE 8

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 24th DAY OF June A.D. 2005

COUNTY CLERK, BEXAR COUNTY, TEXAS
BY DEPUTY

JUNE 2005 SHEET 1 OF 1

City of San Antonio Planning Department
Plan Amendment Recommendation

Plan Amendment Application Case No.: 07015

Council District: **3** City Council Meeting Date: **June 21, 2007**

#34

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

Summary:

Neighborhood/Community/Perimeter Plan: **South Central San Antonio Community Plan**
Request to amend the Land Use Plan designation **from Mixed Use & Parks/Open Space to Regional Commercial.**

Background Information:

Applicant: Brown PC
Owner: J. Allen Family Partners, LTD
Property Location: 6711 S. New Braunfels
Acreage: 47.23
Current Land Use of site: Vacant
Adjacent Land Uses:
N: Multifamily
E: Public Institutional, Multifamily, Commercial
S: Brooks City Base
W: Public Institutional

Issue:

LAND USE ANALYSIS:

Comments on impact to current and future land uses adjacent to site: The purpose of the Land Use change request is to allow for a commercial shopping center. The subject property is currently vacant and fronts New Braunfels and SE Military. The requested Regional Commercial land use includes more intense commercial uses with high-impact to adjacent uses. Example of uses include malls, wholesale plant nurseries, automotive repair shops, fitness centers, home improvement centers, motels, and automobile dealership. Regional Commercial should be located at the intersection nodes at major arterial roadway and interstate highways, along mass transit system, or where an existing commercial area has been established.

☒Significant Impact - Incompatible Land Use

TRANSPORTATION/INFRASTRUCTURE ANALYSIS:

Major Thoroughfare Plan Designations: S. New Braunfels is a Secondary Arterial Type B.
Other streets: SE Military is Primary Arterial Type A.
Comments: The subject property is located in an area where there is access to major thoroughfares The subject property's primary access is located on S. New Braunfels and SE Military Drive. At this location, S. New Braunfels is a two-lane road that experiences significant queuing during peak traffic periods. A 2005 City of San Antonio traffic count for S. New Braunfels north of SE Military Drive showed an estimated 13,000 vehicles per day. A Regional Commercial land use at this site has the potential to significantly increase traffic along S New Braunfels, especially during normal commercial business hours, which often coincide with peak traffic periods. A Regional Commercial land use also allows for big-box uses, which could further complicate existing traffic delays as queuing for such a use might encroach onto S New Braunfels during periods of heavy customer traffic.

☒Significant Impact to Transportation Capacity

City of San Antonio Planning Department
Plan Amendment Recommendation

COMMUNITY FACILITIES ANALYSIS:
Nearby Public Facilities: Pytel Park
Comments: Pytel Park is approximately 3,000 feet north of subject property.
☒Minimal Impact

Recommendation:

STAFF RECOMMENDATION:
☒Denial **Comments:** During the update process many hours were spent with the community and stakeholders at the state level to identify the best land use for the state properties. A desired Master Plan for the 509 acre area owned by the State of Texas was to integrate uses, establish linkages to adjacent sites, and promote quality development. Several ideas pertaining to the land use were: open space, greenways, upscale housing, traffic safety issues on New Braunfels, linkages to Brooks City Base, Mission Trails and incorporate principles of New Urbanism into the site design (See Attachment #3). Regional Commercial is neither appropriate at the proposed intersection nor compatable with surrounding uses. There are currently drainage concerns on New Braunfels that will further worsen if Regional Commercial is allowed. The area surrounding the S. New Braunfels and SE Military Drive intersection has been designated Mixed Use by the Community Plan and currently contains High Density, Mixed Use and Public Institutional uses, making a Regional Commercial land use incompatible with surrounding uses. Regional Commercial land uses could also cause significant traffic issues for the transportation infrastructure in this area. Additionally, a commercial shopping center can be accommodated within the current mixed use designation with UD zoning district. For these reasons, staff recommends denial of the proposed plan amendment

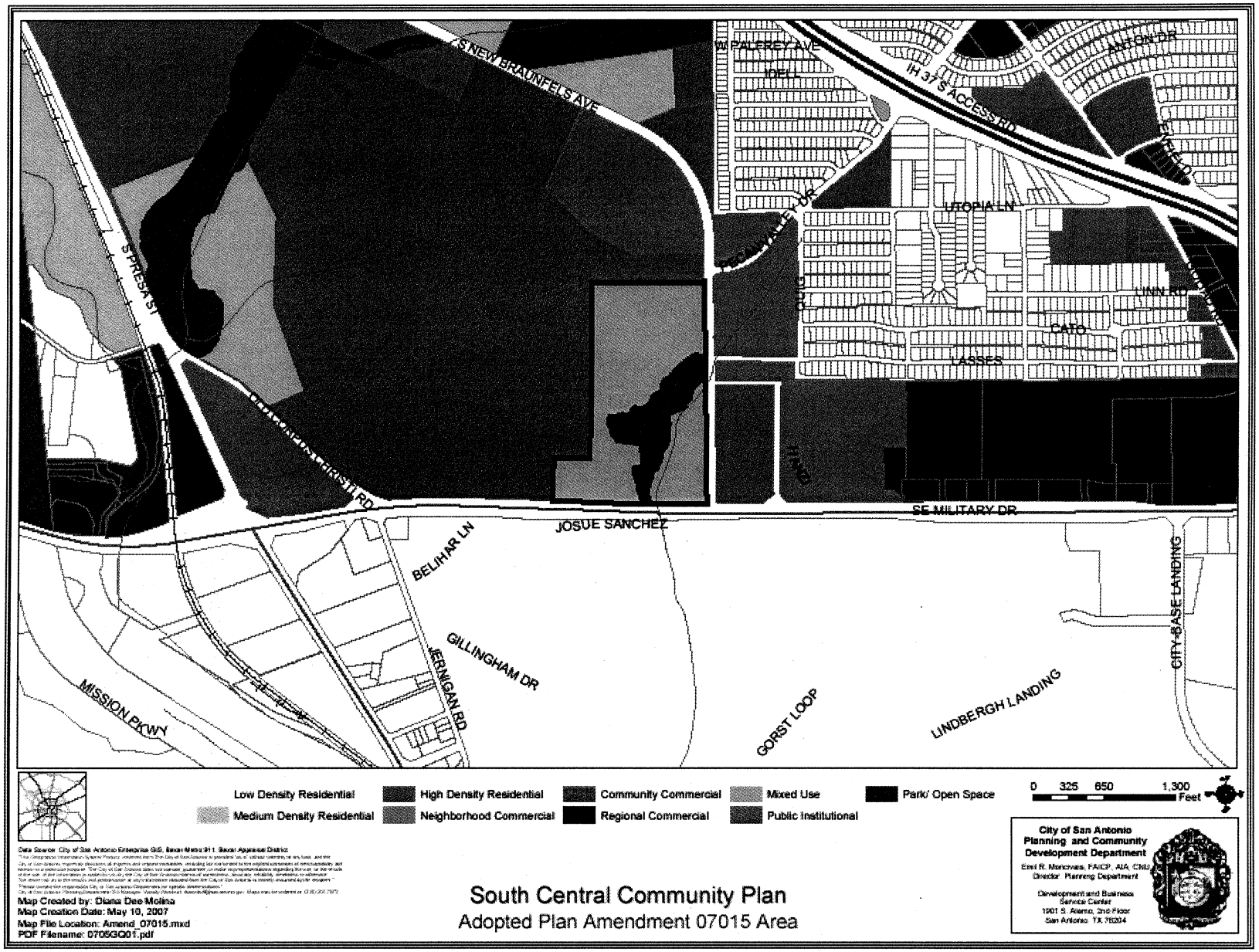
PLANNING COMMISSION RECOMMENDATION:
Meeting & Public Hearing Date: June 13, 2007
☐Denial ☐Resolution Attached
Newspaper Publication Date of Public Hearing: May 25, 2007
No. Notices mailed 10 days prior to Public Hearing: 32
Registered Neighborhood Association(s) Notified: East Pyron/Symphony Lane NA, Highland Hills NA, Mission San Jose Neighborhood Appearance & Safety Committee, Riverside NA, Riverside South NA, Roosevelt Park NA

ZONING COMMISSION SUPPLEMENTAL INFORMATION: Z2007199
Current zoning district: R4
Proposed zoning district: C3
Zoning Commission Public Hearing Date: June 19, 2007
☐Approval

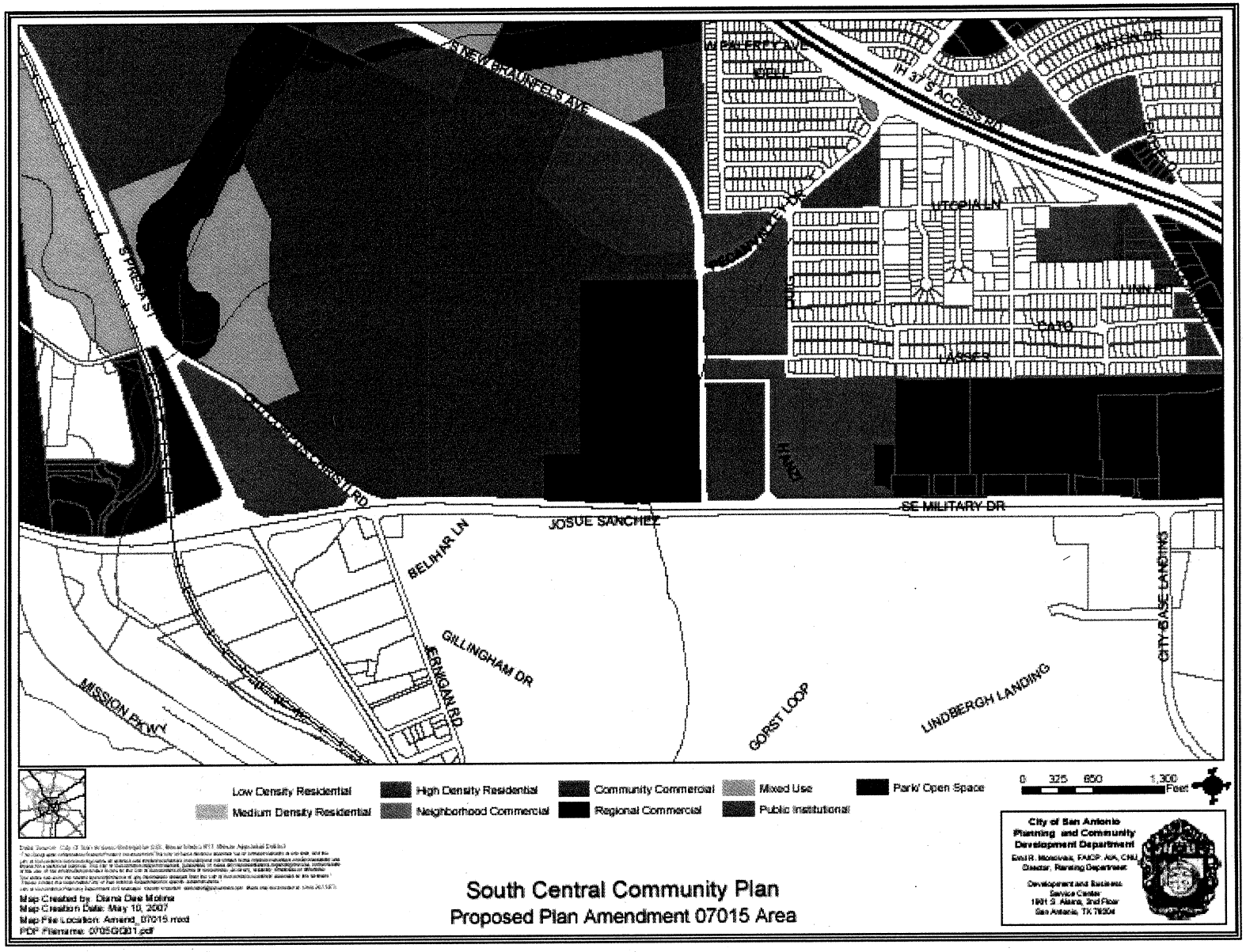
Planning Department Staff:

Emil R. Moncivais, FAICP, AIA, CNU	Planning Director	
Nina Nixon-Mendez, AICP	Planning Manager	
Case Manager: Joe Mendoza	Special Project Coordinator	Phone No.: 207-2731

Land Use Plan as adopted:



Proposed Amendment:



Park
Vacant
DPS
Multifamily
State Hospital
Subject Property
NEW BRAUNFELS
CLARK
PALFREY
IDELL
HOWLE
HARTFORD
CORNISH
Single Family
PECAN VALLEY
UTOPIA
JASPER
Multifamily
ANZA
Multifamily
LINN
CATO
Commercial Center
Single Family
LASSEN
Multifamily
Multifamily
COSA Service Station
HANZ
MILITARY
JERNIGAN
JOSUE SANCHEZ
KENNEDY
MENDOZA
Brooks City Base
PRATT

State Hospital Area Master Plan

In conjunction with the update of the South Central SA Community Plan, a community based Master Plan was developed for the 509-acre area owned by the State of Texas on which currently operates the State School, the State Hospital, and the Texas Center for Infectious Disease. The State of Texas proposed selling several parcels along the perimeter of the facility in order to supplement state funding for the state school. On December 9, 2004, a TIRZ was approved for the Brooks City Base that incorporated the State of Texas properties and vacant properties adjacent to New Braunfels & SW Military, in addition to the Brooks City Base properties. The community saw this as an opportunity to develop a Master Plan that integrates uses, establishes linkages to adjacent sites, and promotes quality development. In addition, in the long term, a comprehensive approach to the development of State Hospital area properties will create more value than development on a piecemeal basis.

In a community meeting on March 2, 2005, representatives from Brooks City Base, the General Land Office, State Hospital, State School, State Infectious Disease Hospital, State Asset Management, San Antonio Independent School District, Highland Hills Neighborhood Association, East Pyron/Symphony Lane Neighborhood Association, Mission San Jose Neighborhood Association, and members of the development community discussed potential land uses for this area. Several ideas pertaining to land use were discussed:

- Desire Master Plan approach as opposed to piecemeal development
- Open space, greenway, and Hike & Bike trails connections
- Upscale housing, exemplary urban design, sign controls, commercial development
- Flood plains as a development constraint
    - Flooding and drainage concerns
- Respect natural characteristics of the site
    - Preserve the pond and wildlife corridors
- Buffering and security for state facilities
- Preserve entrance gate for access
- Traffic safety issues on New Braunfels Avenue
- Use of Tax Increment Finance Zone to promote quality development
- Possible location for new public school or library
- Linkages to Brooks City Base, Mission Trails, Pytel Park, and nearby public schools

Based on this stakeholder input, a Plan was developed to illustrate a site development concept, specific land uses identified for the peripheral parcels, and potential linkages to parks and schools. The recommended development approach incorporates principles of New Urbanism into the site design.

S. New Braunfels Avenue Corridor

The S. New Braunfels Avenue corridor should promote quality urban design and a mix of uses. A focus of corridor development should be an improved streetscape appearance with additional sign regulation.

The mixed use area would provide for all residential densities, including high density use. A mix of commercial/office uses is envisioned near the intersection of SW Military and S. New Braunfels that would be within walking distance (1/4 mile). Regional commercial would not be appropriate at this location due to the potential of significant increase of traffic volumes on S. New Braunfels, a major concern expressed by the community. However, community commercial uses would be appropriate if integrated into a mixed use pattern of retail, office and service uses. Preferred zoning tools and development patterns to implement this land use scenario are:

- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

S. Presa St. Corridor

Similar to the New Braunfels corridor, an improved streetscape and sign regulations are recommended as development occurs. The mixed use area would provide for all residential densities, including high density use. Since the western edge of the State property is constrained by a large flood plain, low and medium residential development could benefit from the conservation subdivision option that allows an increase in density in the developable areas while preserving riparian areas. A mix of commercial/office uses is envisioned along S. Presa and Corpus Christi Road within walking distance (1/4 mile) to serve adjacent residential areas. Preferred zoning tools are:

- R-6, R-5, R-4, RM-6, RM-5, RM-4 with densities up to 11 dwelling units per acre on 100% of the land can be clustered in a conservation subdivision with densities up to 22 dwelling units per acre on 50% of the land and by conserving 50% of the land as open space
- Urban Development District (UD)
- Traditional Neighborhood Development (TND pattern with MXD District)

Parks/Open Space

It is recommended that, through parkland dedication, a portion of the parcel located south of Pytel Park could be a site for a future community center contiguous to Pytel Park. Neighborhood pocket parks in the form of plazas, or tot-lots should be located throughout the residential developments.

To encourage a walkable community, greenway connections with hike/bike trails that may be located along arroyos and drainages should link all of the residential developments and the Town Center area. Specific linkages should also include hike/bike trails to:

- Mission Trails & Mission 2 County Park via E. Pyron Avenue
- Pytel Park
- Foster Elementary School
- Ball Elementary School

Flood plain areas should be respected and incorporated into community design, and considered as an opportunity for shared water retention facilities for the development. The conservation subdivision development pattern is recommended to preserve extensive floodplain areas and open space through conservation easements, while providing for additional residential density in developable areas. Natural drainages can be incorporated into hike/bike trail development.

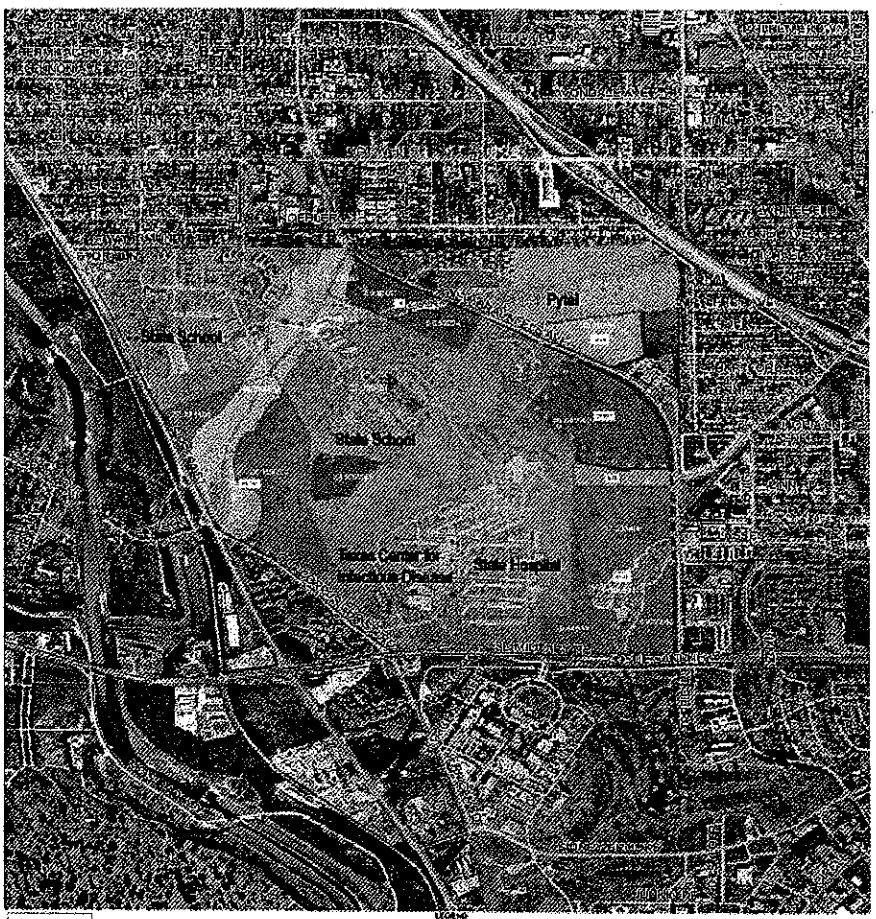
Public/ Institutional

The State property on which the School, Hospital, and the Infectious Disease Center are located is identified as Public/Institutional use. To accommodate new population growth, community facilities such as an elementary school, community center, or library that directly serve the South Central SA community could be considered for this site.

OBSERVATION SUBDIVISION DEVELOPMENT PATTERN

LOW DENSITY RESIDENTIAL DEVELOPMENT

MEDIUM DENSITY RESIDENTIAL DEVELOPMENT



MIXED USE DEVELOPMENT

MIXED USE DEVELOPMENT

LEGEND

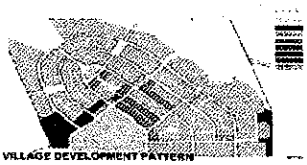
Land Use Categories

South Central Community Plan Update

State Hospital Area Land Use Plan

City of San Antonio

City of San Antonio
Planning Department



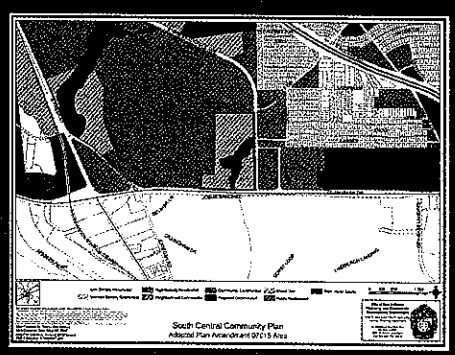
VILLAGE DEVELOPMENT PATTERN

Master Plan Amendment 07015 South Central San Antonio Community Plan

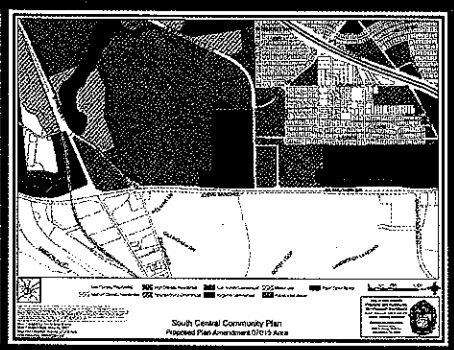
Planning Commission
June 13, 2007
Agenda Item No.

Amendment 07015

Plan as adopted:

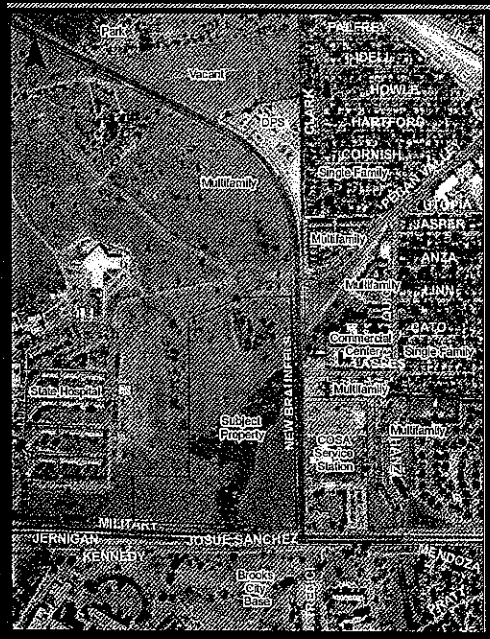


Proposed amendment:



2

Land Use



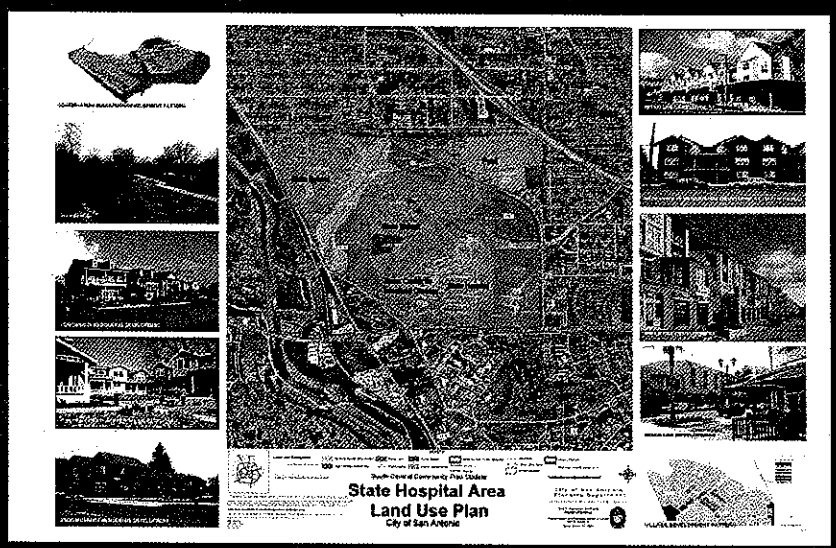
Subject Property

Commercial Center

COSA Service Center

3

Land Use



4

RESOLUTION NO.

RECOMMENDING TO APPROVE / DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE AND PARKS/OPEN SPACE LAND USE TO REGIONAL COMMERCIAL LAND USE FOR AN AREA OF APPROXIMATELY 47.23-ACRES LOCATED ON 6711 S NEW BRAUNFELS AVE.

WHEREAS, City Council approved the South Central San Antonio Community Plan Update as an addendum to the Master Plan on October 26, 2005; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Master Plan as specified in Sections 35-105, 35-420 (h), and 35-421 (d) (3); and

WHEREAS, Chapter 213.003 of the Texas Local Government Code provides that the Master Plan may be amended by ordinance following a public hearing and review by the Planning Commission; and

WHEREAS, the San Antonio Planning Commission held a public hearing on June 13, 2007 and **APPROVED / DENIED** the amendment on June 13; and

WHEREAS, the San Antonio Planning Commission made a finding that _____

_____; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT / INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan Update attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL / DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 13th DAY OF JUNE 2007.

Approved:

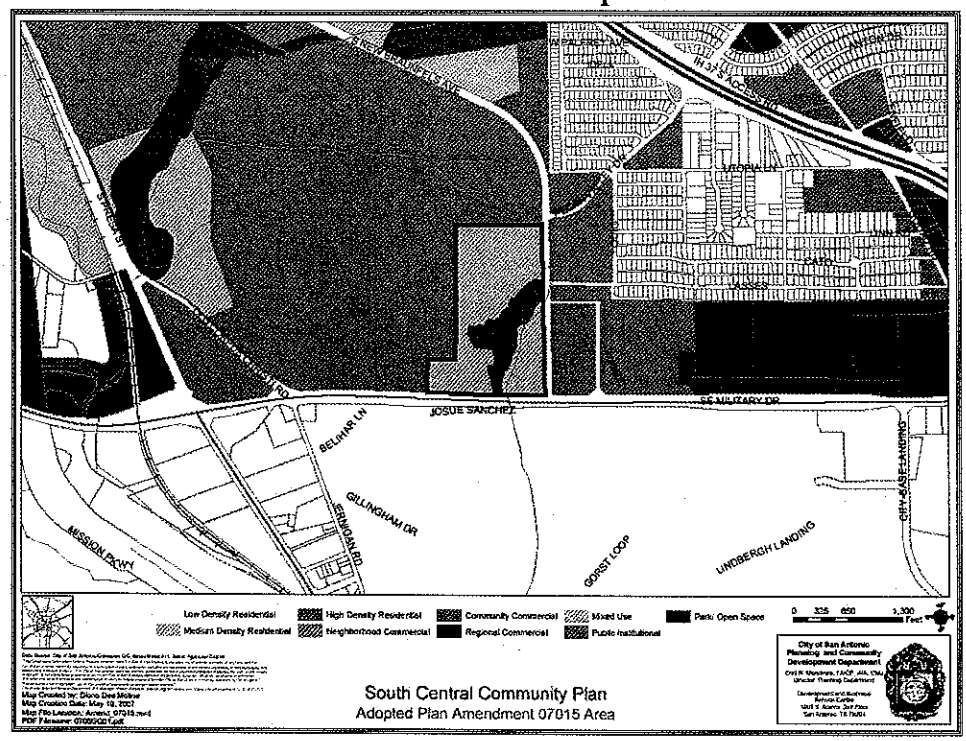
_____
Murray H. Van Eman, Chairman
San Antonio Planning Commission

Attest:

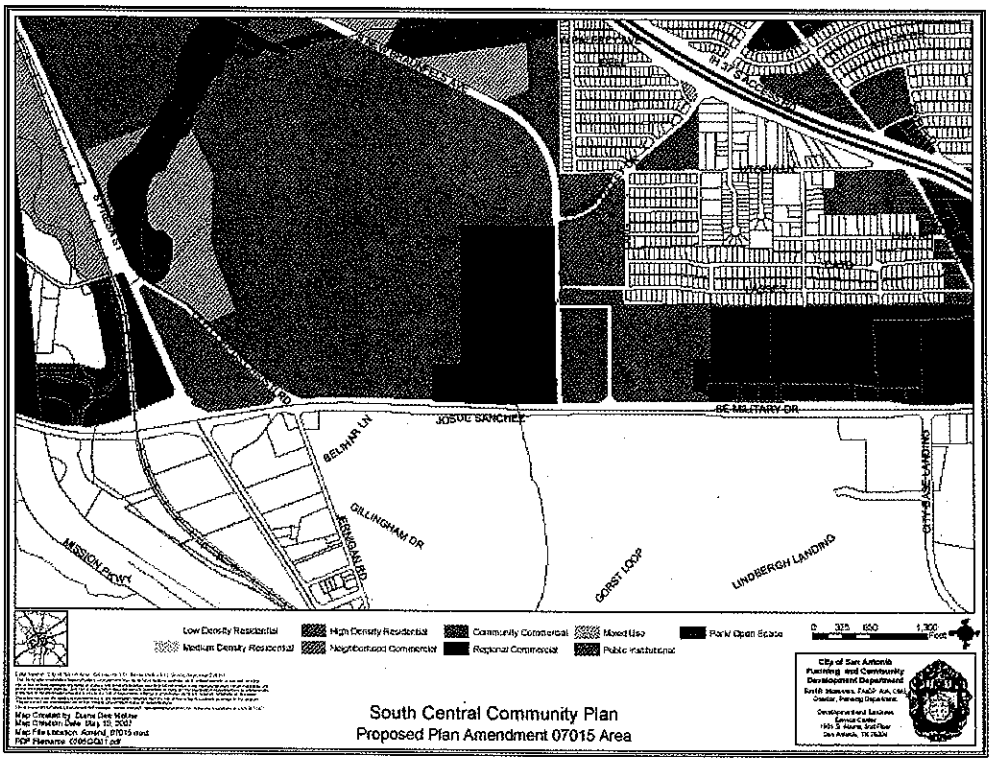
_____
Executive Secretary
San Antonio Planning Commission

ATTACHMENT I

Land Use Plan as adopted:



Proposed Amendment:



P/C AGENDA FOR July 24, 2007

Item Number	Plat Name	Company	Owner Information
5A/ 6	Avaiara	Pape-Dawson Engineers	Devco Land Development
5-B/ 7	Anaqua Springs Ranch IV	Brown Engineering	Anaqua Springs Ranch, Inc.
5-C/ 8	Alamo Ranch- Del Webb, Ph 3	Pape-Dawson Engineers	Pulte Homes of Texas
5-D/ 9	Cielo Homes	Dye Enterprises	Cielo Enterprises
5-E/ 10	281 Brookhollow II	Macina Bose Copeland	Darren Casey Interests
5-F/ 11	Stafford Elementary II	Macina Bose Copeland	Edgewood ISD
5-G/ 29	Cielo Homes Unit-1 PUD	Dye Enterprises	Kerry Kunkel
5-H/ 12	Krempen	Alamo Consulting Engineering & Surveying	Sunbelt Ventures
5-I/ 13	Park Oak Out-Parcel Unit-1	Macina Bose Copeland	RPD Catalyst
5-J/ 14	Medical Center Unit-1	Briones Engineering and Consulting	American Opportunity for Housing
5-K/ 15	R.L. Cooper Property	Sia Engineering	Fermin Rajunov
16	Raintree Gardens	Seda Engineering	Tesoro Homes
17	Alamo Ranch Unit-38 PUD	Pape-Dawson Engineers	Pulte Homes of Texas
18	Westwinds West, Unit-3, Enclave	Pape-Dawson Engineers	ALT Development
19	Alamo Ranch- Del Webb Blvd U2 PUD	Pape-Dawson Engineers	Pulte Homes of Texas
20	Alamo Ranch- La Villita Way	Pape-Dawson Engineers	Pulte Homes of Texas
21	Estonia Unit-1	Denham-Ramones	Standard Pacific Homes
22	KB Culebra Unit-2 PUD	M.W. Cude	KB Homes
23	Alamo Ranch Unit-37 Enclave	Pape-Dawson Engineers	Pulte Homes of Texas
24	Lost Creek Unit-4	Pape-Dawson Engineers	Centex Homes
25	Alamo Ranch Unit-11	Moy Civil Engineers	Continental Homes of TX
26	Broadstone Westover Hills	Macina Bose Copeland	Alliance Realty Partners
28	S.P. 1314	Pape-Dawson Engineers	Centex Homes
30	Anaqua Springs Ranch IV PUD	Brown Engineering	Anaqua Springs Ranch, Inc.