City of San Antonio
Cliff Morton Development and Business Services Center
1901 South Alamo Street
San Antonio, Texas 78204

PLANNING COMMISSION AGENDA
April 23, 2014
2:00 P.M.

Roberto R. Rodriguez, *Chair*
Marcello Diego Martinez, *Vice Chair*
Andrea Rodriguez, *Chair Pro Tem*

Jody R. Sherrill
George Peck
Michael Garcia Jr.
Kevin Love
Zachary Harris
Angela Rinehart

Ex-Officio Members

Orlando Salazar, *Chair Zoning Commission*
Rey Saldana, *Councilmember*
Andrew Ozuna, *Chair Board of Adjustment*
Sheryl Sculley, *City Manager*

Citizens may appear before the Planning Commission to speak for or against any item on this agenda, in accordance with procedural rules governing Planning Commission meetings. Questions relating to these rules may be directed to the Development Services Department at (210) 207-1111. Please note that citizen comments are limited up to three (3) minutes per person and may change as needed. Please plan to attend the meeting fifteen (15) minutes prior to the scheduled time.

DISABILITY ACCESS STATEMENT *- This meeting site is accessible to persons with disabilities. Parking is available. Auxiliary aids and services, including Deaf interpreters, must be requested forty-eight (48) hours prior to the meeting. For assistance, please call (210) 207-7268 or 711 (Texas Relay Service for the Deaf).*

DECLARACIÓN DE ACCESIBILIDAD *- El lugar de reunión cuenta con el acceso disponible y estacionamiento para personas discapacitadas. También incluye servicios especiales e interpretes para personas con problemas auditivos. Este servicio debe ser solicitado cuarenta y ocho (48) horas antes del día programado para la reunión. Para más información favor comunicarse al (210) 207-7268 o al 711 (Servicio para personas con problemas auditivos Texas Relay).*

For additional information on any item on this agenda, please call (210) 207-1111.

1. 1:30 P.M. - Work Session, Lone Star Room

A. Agenda items may be discussed (Development Services Department)

At any time during the meeting, the Planning Commission may meet in executive session for consultation concerning attorney-client matters under Chapter 551 of the Texas Government Code. A majority of appointive members, other than ex officio, shall constitute a quorum.

2. 2:00 P.M. - Call to Order, Training Rooms A&B

3. Roll Call

4. Citizens to be heard

THE FOLLOWING ITEMS MAY BE CONSIDERED AT ANY TIME DURING THE REGULAR PLANNING COMMISSION MEETING:

Public Hearing and Consideration of the following Plats, Variances, Planned Unit Development (PUD) plans, Street Rename, Appeals, Land Transactions, Adoption and Amendments of the Neighborhood, Community and Sector Plans as Components of the Master Plan, and other items as identified below.

Plats

5. **060525:** Request by Mosaic Land Development, LLC., to **rescind** the approval of Plat 060525, **Boulders at Canyon Springs, Unit-2 Enclave,** Subdivision. The subject property is generally located south west of the intersection of Quiet Rapids and Canyon Golf Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

6. **120286**: *Request by Fourth Quarter Properties LXIV, LP., for approval of a major plat to subdivide a 2.68-acre tract of land to establish the **Talavera Ridge Phase 3A MPCD** Subdivision, generally located northwest of the intersection of Old Camp Bullis Road and Talavera Ridge. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

7. **130182: ***Request by La Cantera Development Company, for approval of a major plat to replat and subdivide a 91.663-acre tract of land to establish the **La Cantera West Ridge** Subdivision, generally located north of Loop 1604, west of La Cantera Parkway. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

8. **130316:** Request by Continental Homes of Texas, L.P., for approval of a major plat to plat a 8.987-acre tract of land to establish the **Redbird Ranch, Unit 7C** Subdivision, generally located east of the intersection of Holliman Parkway and Cinnamon Teal. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

9. **130362:** Request by Continental Homes of Texas, L.P., for approval of a major plat to subdivide a 9.425-acre tract of land to establish the **Redbird Ranch, Unit 6B** Subdivision, generally located northwest of the intersection of Holliman Parkway and Reeves Loop. **Staff recommends Approval**. (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

10. **130387:** Request by Forestar (USA) Real Estate Group, for approval of a major plat to subdivide a 13.17-acre tract of land to establish **Amorosa, Phase 3 (Enclave)** Subdivision, generally located east of the intersection of TPC Parkway and Resort Parkway. **Staff recommends Approval.** (Chris McCollin, Planner, (210) 207-5014, christopher.mccollin@sanantonio.gov, Development Services Department).

11. **130428:** Request by Karta Real Estate, LP., for approval of a major plat to replat and subdivide a 6.962-acre tract of land to establish the **Dominion Crossing, Unit 2** Subdivision, generally located southeast of the intersection of Stonewall Parkway and Stonewall Hill. **Staff recommends Approval**. (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

*Military Notification

12. **130448:** *Request by Trinity Oaks SA, Ltd., for approval of major plat to replat and subdivide a 10.5118-acre tract of land to establish the **Tuscan Oaks, Unit-3B P.U.D.** Subdivision, generally located south of the intersection of Rustic Brook and Tuscan Canyon. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

13. **130544: ***Request by BLD Scenic Loop, L.L.C., for approval of a major plat to subdivide a 27.188-acre tract of land to establish the **Leon Creek Estates** Subdivision, generally located south of the intersection of Boerne Stage Road and Boerne Forest. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

14. **130621: ***Request by H.M. Leonard, L.P., for approval of a major plat to subdivide a 18.341-acre tract of land to establish the **Balcones Creek Ranch Unit 5 Enclave,** Subdivision, generally located west of the intersection of Jon Boat Way and Bettina. **Staff recommends Approval**. (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

15. **130684:** Request by Southerland Canyons, LLC, for approval of a major plat to subdivide a 49.446-acre tract of land to establish the **The Canyons at Scenic Loop Unit 5B P.U.D.** Subdivision, generally located west of the intersection of Scenic Loop Road and Cross Mountain Trail. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

16. **140016:** *Request by Texas Community Bank, for approval of a major plat to subdivide a 10.725-acre tract of land to establish the **Boulders at Canyon Springs, Unit 2 (Enclave)**, generally located south west of the intersection of Quiet Rapids and Canyon Golf Road. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

17. **140099:** Request by KB Home Lone Star, Inc. for approval of a major plat to subdivide a 2.254-acre tract of land to establish the **Fox Grove, Unit 9B** Subdivision, generally located southeast of the intersection of Evans Road and Dusty Canyon. **Staff recommends Approval.** (Larry Odis, Planner, (210) 207-0210, larry.odis@sanantonio.gov, Development Services Department).

18. **140201:** *Request by A E Secure Investment Corp, for approval of a minor plat to replat a 0.1637 acre tract of land to remove a 20 foot building setback line to establish the **Lackland City Subdivision Unit 236 BSL**, generally located south of the intersection or Marina Bay Drive and Silver Bow Drive. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

Time Extensions

19. **090217:** Request by J.C. Pace, LTD., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Traders Village Park** Subdivision, generally located southeast of Old Pearsall Road, southwest of Loop 410. **Staff recommends Approval.** (Richard Carrizales, Planner, (210) 207-8050, richard.carrizales@sanantonio.gov, Development Services Department).

20. 090285: Request by HM Stonewall Estates, Ltd., for approval of a (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code, for the **Stonewall Estates Unit 4B P.U.D.** Subdivision, generally located northeast of the intersection of Pax Hill and Vanity Hill. **Staff recommends Approval.** (Ian Benavidez, Planner, (210) 207-8268, ian.benavidez@sanantonio.gov, Development Services Department).

Comprehensive Master Plan Amendments

21. PA 14014: A request by Kaufman & Killen, Inc., for approval of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 3.565 acres of land out NCB 14697, located at the southeast corner of Huebner Road and Research Drive, from "Mixed Use Center" to "Regional Center". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

22. PA 14036: A request by Ana Maria Garza, for approval of a resolution to amend the future land use plan contained in the South Central San Antonio Community Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use classification of approximately 0.35 acres of land out of NCB 8615, located on the south side of Linda Lou Drive, east of South Presa Street, from "Low Density Residential" to "Business Park". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

23. PA 14037: A request by David Pressman, for approval of a resolution to amend the future land use plan contained in the IH-10 East Corridor Perimeter Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use land use classification of approximately 138.73 acres of land out of NCB 16581 and CB 5081, located on the west side of Loop 1604 approximately 4,000 feet north of Interstate Highway 10, from "Parks/Open Space" to "Light Industrial". **Staff recommends Approval.** (Robert C. Acosta, Planner, (210) 207-0157, racosta@sanantonio.gov, Development Services Department)

24. PA 14038: A request by City of San Antonio of a resolution to amend the future land use plan contained in the North Sector Plan, a component of the Comprehensive Master Plan of the City, by changing the future land use of approximately 7.415 acres of land out of NCB 17866, located at 18952 Redland Road, from "Suburban Tier" to "Regional Center" and "Specialized Center". **Staff recommends Denial.** (John Osten, Sr. Planner, (210) 207-2187, john.osten@sanantonio.gov, Development Services Department)

Other Items

25. Approval of the minutes for the April 9, 2014 Planning Commission meeting.

26. Director's report - City Council Action Update (Planning Commission items sent to Council).

27. Adjournment.

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 5**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
060525

Project Name:
Boulders at Canyon Springs, Unit-2 Enclave

Applicant:
Thomas G Yantis

Representative:
Pape-Dawson, Inc.
c/o Trey Dawson, P.E.

Owner:
Mosaic Land Development, LLC.

Staff Coordinator:
Ian Benavidez, Planner
(210) 207-8268
ian.benavidez@sanantonio.gov

Property Address/Location:
Generally located south west of the intersection of Quiet Rapids and Canyon Golf Road

Tract Size:
10.75-acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

The applicant is requesting that the Planning Commission rescind the approval of Plat 060525, **Boulders at Canyon Springs, Unit-2 Enclave** Subdivision. The purpose of the request is to replace Plat 060525 with Plat 140016, which will reconfigure the lot layout.

RECOMMENDED ACTION

Approval

CASE HISTORY

Plat No. 060525 was approved by the Planning Commission on June 11, 2008. A time extension was granted on April 13, 2011 that will expire on June 11, 2014.

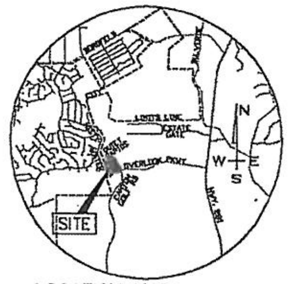
ATTACHMENTS

1. Plat
2. Rescind request letter

Attachment 1

Sherfey Engineering SA, LLC
8400 Blanco Road, Ste. 201
San Antonio, Tx. 78216
Ph. (210) 493-8200, Fax (210) 493-9205

PLAT NO. 060525



LOCATION MAP Not To Scale

Ferguson Map Grid: 451-A7

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DIST.
C1	75.83	250.00	17°24'07"	N18°53'47"W	75.84
C2	7.85	5.00	90°00'00"	S18°04'44"W	7.07
C3	7.85	5.00	[illegible]	S71°57'00"E	7.07
C4	131.21	330.00	[illegible]	N51°41'18"E	130.34
C5	87.42	270.01	18°33'05"	S48°34'27"W	87.04
C6	36.85	25.00	84°38'49"	N78°48'40"W	33.67
C7	114.10	657.00	9°57'03"	N21°31'48"W	113.96
C8	7.83	5.00	89°40'06"	N18°14'40"E	7.05
C9	7.88	[illegible]	90°19'54"	N21°45'20"W	[illegible]
C10	71.13	1243.00	3°16'43"	S78°11'38"E	71.12
C11	97.80	225.00	24°54'21"	S77°37'80"W	97.04
C14	[illegible]	10.00	49°23'15"	N51°40'01"W	8.35
C15	164.75	50.00	188°49'15"	S18°02'39"W	99.70
C16	8.62	10.00	49°22'34"	N87°48'10"E	8.35
C17	9.48	[illegible]	54°18'53"	N35°[illegible]'17"E	9.13
C18	173.66	50.00	198°59'55"	N71°44'12"W	98.83
C19	9.48	10.00	54°21'10"	S00°35'11"W	9.13
C20	39.41	25.00	90°19'34"	N71°45'20"W	35.46
C21	39.30	25.00	90°03'27"	S18°03'00"W	35.37
C22	7.85	5.00	89°59'07"	S44°59'58"W	7.07
C24	7.85	5.00	90°00'00"	N45°00'[illegible]"W	7.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.94	S26°35'23"E
L2	13.34	N43°27'36"E

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

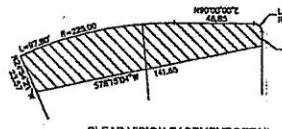
CLEAR VISION:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALL, FENCES, AND VEGETATION, WHICH ARE HIGHER THAN THREE FEET AND LOWER THAN EIGHT FEET ABOVE THE PAVEMENT AS PER THE AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC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

SURVEY NOTES:
ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". ALL LOT CORNERS ARE TO BE SET WITH 1/2" IRON PINS.

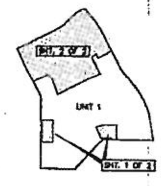
BEXARMET IMPACT FEE NOTE:
BEXARMET WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

BEXAR COUNTY NOTES:
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS (LOT 46, BLOCK 22, C.B. 4848), DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND (LOT 18, BLOCK 22, C.B. 4848), GREENBELTS, OPEN SPACES (LOT 12, BLOCK 13, C.B. 4848, AND LOT 15, BLOCK 22, C.B. 4848), TRAFFIC ISLANDS, ETC. THE "BOULDERS AT CANYON SPRINGS HOME OWNERS ASSOCIATION" WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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



CLEAR VISION EASEMENT DETAIL
Scale: 1"=50'



SHEET INDEX
Not To Scale

SCALE: 1"=100'

ABBREVIATIONS

ESM'T.	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESM'T.
B.S.L.	BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
B.M.P.	BEST MANGEMENT PRACTICES

LEGEND

- B.S.L.
- 1' N.V.A.E.
- DRAINAGE ESM'T.
- ▲ B-5 GEOLOGIC FEATURE ID
- (C) GEOLOGIC FEATURE (CAVE)

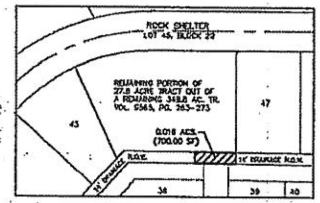
PLAT NOTES:
1. THIS PLAT CONTAINS 40 RESIDENTIAL LOTS.
2. LOT 18, BLOCK 22, C.B. 4848 IS RESERVED FOR T.C.E.Q. WATER QUALITY B.M.P. AND VARIABLE WIDTH DRAINAGE EASEMENT.
3. LOT 15, BLOCK 22, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
4. LOT 12, BLOCK 13, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
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.

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 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.

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

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO ANY 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.

OWNER/DEVELOPER
VMH Developers, Inc.
107 Calle Del Norte, Ste. 1-C
Laredo, Texas 78041
(956) 727-9990



AREA BEING REPLATTED

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF A 14-FOOT DRAINAGE RIGHT-OF-WAY, BOULDERS AT CANYON SPRINGS, UNIT 1 RECORDED IN VOL. 9578, PG. 40, BEXAR COUNTY PLAT AND DEED RECORDS OF BEXAR COUNTY, SAN ANTONIO, TEXAS.

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.

STREETSCAPE PLANTING:
THIS PLAT SHALL CONFORM TO THE STREETSCAPE PLANTING STANDARDS. THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-312(b) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003.

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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

____
107 CALLE DEL NORTE, SUITE 1C
LAREDO, TEXAS 78041

STATE OF TEXAS:
COUNTY OF BEXAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ___ DAY OF _________, A.D. 2008

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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.

____
JAVIER GARCIA, P.E. #83920 DATE
LICENSED PROFESSIONAL ENGINEER

SURVEY PREPARED BY:

BAKER SURVEYING
PH. (210) 633-7270
FAX. (830) 833-2250
2250 US 281 N.
BLANCO, TEXAS 78606

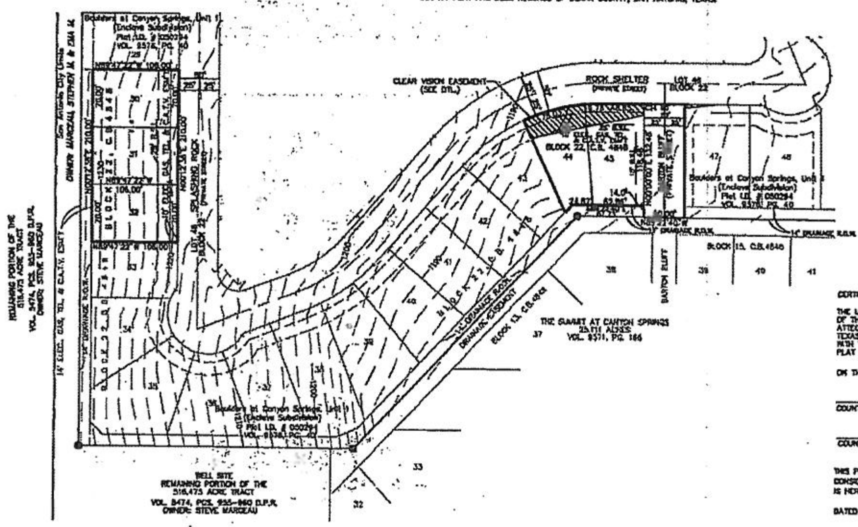
CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

____
GARY A. GIBBONS #4718 DATE

DATED: 04/29/08



REPLAT AND SUBDIVISION PLAT

ESTABLISHING

BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE SUBDIVISION)

A 10.75 ACRE (468,270.00 SF) TRACT OF LAND, MORE OR LESS, ESTABLISHING LOTS 30-33, AND LOTS 44, 45, BLOCK 22, C.B. 4848, AND A 50-FOOT RIGHT-OF-WAY PRIVATE STREET KNOWN AS BARTON BLUFF, LOT 46, BLOCK 22, C.B. 4848, AND LOTS 4-23, BLOCK 22, AND LOTS 7-12, BLOCK 12, AND LOTS 1-12, BLOCK 13, C.B. 4848, OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SITUATED IN BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 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 ____________, 2008.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE 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., 2008.

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY

RECEIVED
08 MAR 12 PM 2:08
LAND DEVELOPMENT SERVICES DIV

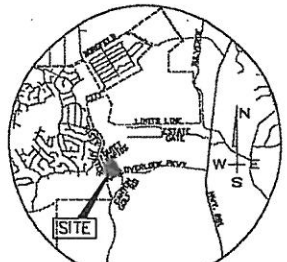
STATE OF TEXAS:
COUNTY OF BEXAR:

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. 2008 AT ________ RECORDED THE ________ DAY OF ____________ A.D. 2008 ______________ M. IN THE RECORDS OF ________ AT OF SAID COUNTY IN BOOK VOLUME ________ ON PAGE ________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF __________ A.D. 2008

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

____
DEPUTY

SHT. 1 OF 2



LOCATION MAP Not To Scale

Ferguson Map Grid: 451-A7

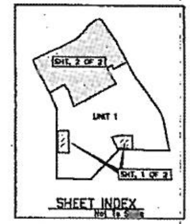
CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD DIST.
C1	75.93	250.00	17°24'07"	N18°45'47"W	75.64
C2	7.85	5.00	90°00'00"	S18°04'44"W	7.07
C3	7.85	5.00	89°58'33"	S71°57'00"E	7.07
C4	[illegible].21	[illegible].00	22°48'30"	N51°41'18"E	[illegible].34
C5	[illegible].42	270.01	18°33'05"	S49°34'27"W	87.04
C6	38.93	25.00	84°38'40"	N78°49'40"W	33.87
C7	114.10	657.[illegible]	9°57'03"	N31°31'48"W	113.95
C8	7.83	5.00	89°40'08"	N18°14'10"E	7.05
C9	7.88	5.00	90°19'54"	N71°45'20"W	7.09
C10	71.13	1243.00	3°16'43"	S28°11'38"E	71.12
C11	97.80	225.00	24°54'21"	S77°32'00"W	97.04
C14	8.67	10.00	49°25'15"	N51°40'01"W	8.36
C15	164.78	50.00	188°48'15"	S18°02'59"W	99.70
C16	8.62	10.00	49°22'54"	N87°48'10"E	8.35
C17	9.48	10.00	54°18'03"	N39°55'17"E	9.13
C18	173.66	50.00	199°00'35"	N71°44'12"W	98.63
C19	9.49	10.00	54°21'10"	S00°35'11"W	9.13
C20	39.41	25.00	90°19'54"	N71°45'20"W	35.48
C21	39.30	25.00	90°03'27"	S18°03'00"W	35.37
C22	7.85	5.00	89°56'57"	S44°59'58"W	7.07
C24	7.85	5.00	90°00'00"	N45°00'00"W	7.07

LINE TABLE		
LINE	LENGTH	BEARING
L1	9.94	S26°35'23"E
L8	13.34	N43°27'36"E

Sherfey Engineering SA, LLC

8400 Blanco Road, Ste. 201
San Antonio, Tx. 78216
Ph. (210) 493-9200, Fax (210) 493-9205

PLAT NO. 060525



SCALE: 1"=100'

ABBREVIATIONS

ESM'T.	EASEMENT
N.V.A.E.	NON-VEHICULAR ACCESS ESM'T.
B.S.L.	BUILDING SETBACK LINE
R.B.S.L.	REAR BUILDING SETBACK LINE
D.E.	DRAINAGE EASEMENT
B.M.P.	BEST MANAGEMENT PRACTICES

LEGEND

— · —	B.S.L.
—— ——	1' N.V.A.E.
— — — —	DRAINAGE ESM'T.
▲ S-3	GEOLOGIC FEATURE ID
Ⓒ	GEOLOGIC FEATURE (CAVE)

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 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.

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

NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNTIL AN EDWARDS AQUIFER PROTECTION PLAN ("WATER POLLUTION ABATEMENT PLAN" OR "WPAP") OR MODIFICATION TO ANY 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.

OWNER/DEVELOPER
VMH Developers, Inc.
107 Calle Del Norte, Ste. 1-C
Laredo, Texas 78041
(956) 727-9990

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

CLEAR VISION:
CLEAR VISION EASEMENT MUST BE FREE OF VISUAL OBSTRUCTIONS, E.G. STRUCTURES, WALL, 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.

SURVEY NOTES:
ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING". ALL LOT CORNERS ARE TO BE SET WITH 1/2" IRON PINS.

[illegible] IMPACT FEE NOTE:
[illegible] WATER IMPACT FEES ARE DUE AT THE TIME OF PLAT APPROVAL.

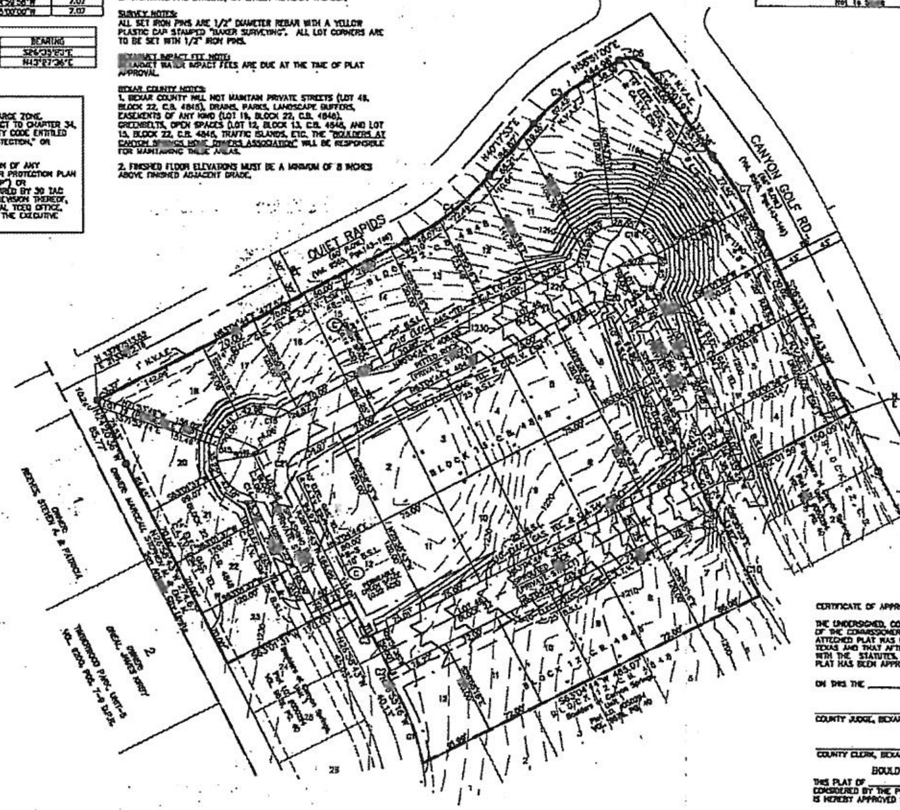
BEXAR COUNTY NOTES:
1. BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS (LOT 48, BLOCK 22, C.B. 4848), DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND (LOT 19, BLOCK 22, C.B. 4848), GREENBELTS, OPEN SPACES (LOT 12, BLOCK 13, C.B. 4848, AND LOT 15, BLOCK 22, C.B. 4848, TRAFFIC ISLANDS, ETC. THE "BOULDERS AT CANYON SPRINGS HOME OWNERS ASSOCIATION" WILL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

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

PLAT NOTES:
1. THIS PLAT CONTAINS 40 RESIDENTIAL LOTS.
2. LOT 19, BLOCK 22, C.B. 4848 IS RESERVED FOR T.C.E.Q. WATER QUALITY B.M.P. AND VARIABLE WIDTH DRAINAGE EASEMENT.
3. LOT 15, BLOCK 22, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
4. LOT 12, BLOCK 13, C.B. 4848 IS RESERVED AS PERMEABLE GREEN SPACE.
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.

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.

STREETSCAPE PLANTING:
THIS PLAT SHALL CONFORM TO THE STREETSCAPE PLANTING STANDARDS. THE MINIMUM REQUIREMENTS SHALL BE MET AS SPECIFIED IN PARAGRAPH 35-512(b) UNIFIED DEVELOPMENT CODE ADOPTED JANUARY 7, 2003.



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 PURPOSED AND CONSIDERATION THEREIN EXPRESSED.

____
107 CALLE DEL NORTE, SUITE 1C
LAREDO, TEXAS 78041

STATE OF TEXAS:
COUNTY OF BEXAR:

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS ____ DAY OF __________, A.D. 2008

____
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

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.

____
JAVIER GARCIA, P.E. #53920 DATE
LICENSED PROFESSIONAL ENGINEER

SURVEY PREPARED BY:

BAKER
SURVEYING
PH. (210) 633-7270
FAX. (830) 833-7250
2200 US 281 N.
BLANCO, TEXAS 78606

CERTIFICATE OF SURVEYOR

STATE OF TEXAS:
COUNTY OF BEXAR:

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS TRUE AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION, ON THE GROUND, THAT THE CORNER MONUMENTS SHOWN THEREON WHERE FOUND OR WILL BE PROPERLY PLACED UNDER MY SUPERVISION.

____
GARY A. GIDDONS #4718 DATE

DATED: 04/28/08

SUBDIVISION PLAT

ESTABLISHING

BOULDERS AT CANYON SPRINGS, UNIT 2
(ENCLAVE SUBDIVISION)

A 10.75 ACRE (468,270.00 SF) TRACT OF LAND, MORE OR LESS, ESTABLISHING LOTS 30-32, AND LOTS 44, 45, BLOCK 22, C.B. 4848, AND A 50-FOOT RIGHT-OF-WAY PRIVATE STREET KNOWN AS BARTON BLUFF, LOT 48, BLOCK 22, C.B. 4848, AND LOTS 4-23, BLOCK 22, AND LOTS 7-12, BLOCK 12, AND LOTS 1-12, BLOCK 13, C.B. 4848, OUT OF A REMAINING PORTION OF A 349.8 ACRE TRACT CONVEYED TO HPK VENTURES, LTD. IN VOLUME 9565, PAGES 263-273 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS. SITUATED IN BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 108, COUNTY BLOCK 4848 OF BEXAR COUNTY, TEXAS.

RECEIVED
08 MAY 22 2:08
LAND DEVELOPMENT
SERVICES DIVISION

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 PLATS 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 __________, 2008.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE 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., 2008.

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. 2008 AT __________ RECORDED THE __________ DAY OF __________ A.D. 2008 __________ M. IN THE RECORDS OF AT OF SAID COUNTY IN BOOK VOLUME ________ ON PAGE ________
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS ______ DAY OF __________ A.D. 2008

______________________________ ______________________________
COUNTY CLERK, BEXAR COUNTY, TEXAS DEPUTY

Attachment 2

April 9, 2014

Mr. Ian Benavidez
Development Services Department
City of San Antonio
1901 S. Alamo
San Antonio, TX 78204

Re: Boulders at Canyon Springs, Unit-2
Plat No. 140016
Rescind Boulders at Canyon Springs, Unit 2

Dear Mr. Sanchez:

I hereby request to rescind the Boulders at Canyon Springs, Unit 2 plat (plat # 060525).

Boulders at Canyon Springs, Unit 2 was approved on June 11, 2008. The plat has since been granted two (2) time extensions since then and will expire June 11, 2014. The time extensions were requested under the previous landowner. Now that I own the property, the Boulders at Canyon Springs, Unit 2 plat conflicts with the current plat that I have proposed. Due to this, I request to rescind the plat, effective immediately.

Sincerely,
Mosaic Land Development, LLC

By: _____
Name: THOMAS G. YANTZ
Title: MEMBER

P:\83\60\00\Word\Letters\140409 Plat Rescind Letter.doc

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 6**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
120286

Project Name:
Talavera Ridge Phase 3A MPCD

Applicant:
Stanley E. Thomas

Representative:
Pape-Dawson Engineers, Inc.
c/o Song Lim Tan, P.E.

Owner:
Fourth Quarter Properties LXIV, LP.

Staff Coordinator:
Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:
Generally located northwest of the intersection of Old Camp Bullis Road and Talavera Ridge

Tract Size:
2.68-acres

Council District:
8

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 2.68-acre tract of land to establish **Talavera Ridge Phase 3A MPCD** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 10, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of one thousand two hundred fifty-five (**1,255**) linear feet of public streets.

B. Zoning

"MPCD GC-1 MSAO-1 MLOD" Master Planned Community Gateway Commercial Military Sound Attenuation Overlay Military Lighting

C. Major Thoroughfares

Interstate Highway 10 is a freeway

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 02, 2014.

This plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD) regulations.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 13, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MPCD 237-E, The Rim, accepted on July 8, 2007

III. RECOMMENDATION

Approval of the proposed **Talavera Ridge Phase 3A MPCD** Subdivision Plat

IV. ATTACHMENT

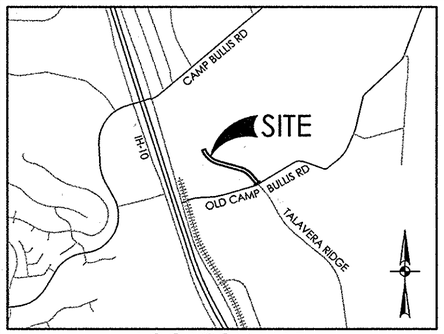
1. Proposed plat

Attachment 1

PLAT NUMBER 120286

SUBDIVISION PLAT OF TALAVERA RIDGE PHASE 3A MPCD

BEING 2.68 ACRE TRACT OF LAND OUT OF A 86.89 ACRE TRACT DESCRIBED IN GENERAL WARRANTY DEED RECORDED IN VOLUME 12509, PAGES 2320-2326, OUT OF A 32.59 ACRE TRACT DESCRIBED IN DEED WITHOUT WARRANTY RECORDED IN VOLUME 11644, PAGES 967-975, BOTH CONVEYED TO FOURTH QUARTER PROPERTIES, LXIV, LP., BOTH OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE JAMES H COX SURVEY NUMBER 22, ABSTRACT 155, COUNTY BLOCK 4760, NOW IN NEW CITY BLOCK 34761 AND THE HENRY WAGENFHR SURVEY NUMBER 429, ABSTRACT 817, COUNTY BLOCK 4761, NOW IN NEW CITY BLOCK 34780, AND OUT OF THE WILLIAM REDFIELD SURVEY NO. 23, ABSTRACT 635, COUNTY BLOCK 4780, IN NEW CITY BLOCK 17700 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



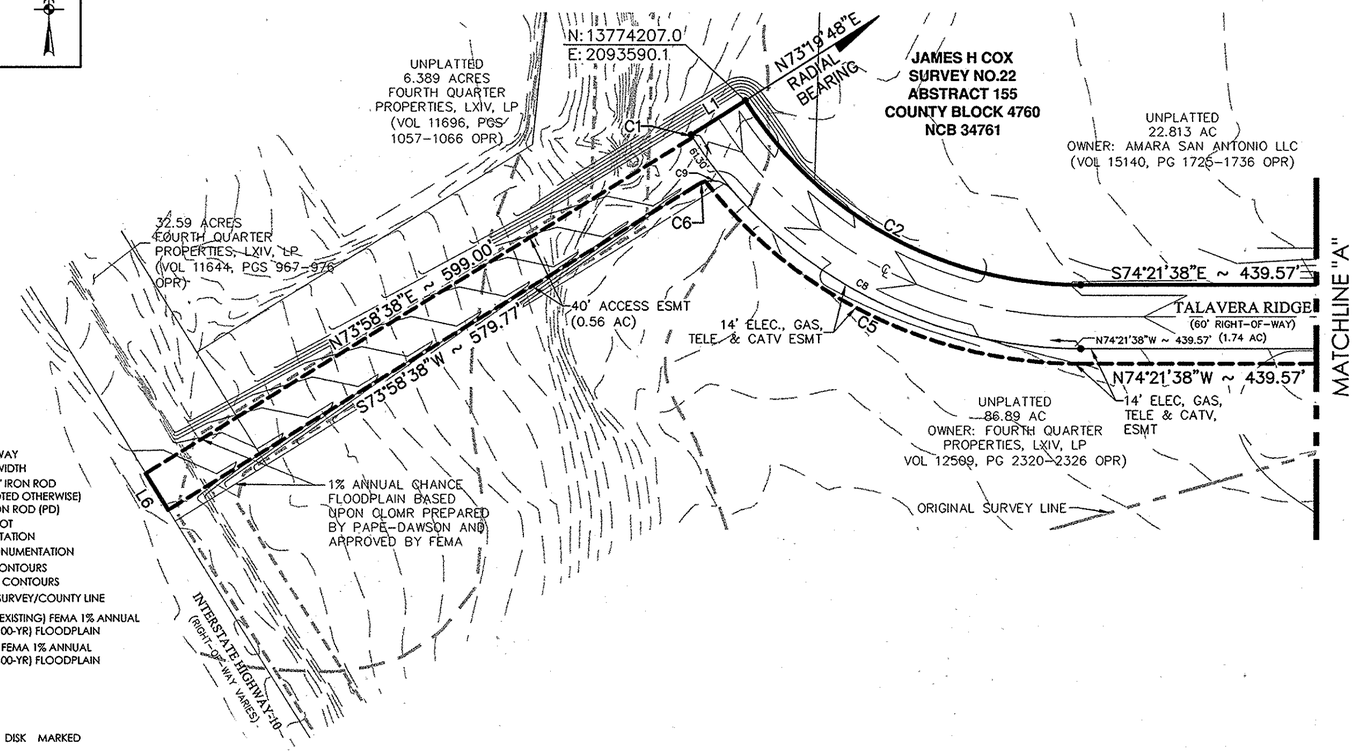
LOCATION MAP
MAPSCO MAP GRID: 480C8
NOT-TO-SCALE

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

CLOMR APPROVAL NOTE:
THE 1% ANNUAL CHANCE (100-YEAR) FLOODPLAIN LIMITS SHOWN ON THIS PLAT WERE DELINEATED BASED UPON A CONDITIONAL LETTER OF MAP REVISION (CLOMR) STUDY PREPARED BY PAPE DAWSON ENGINEERS AND APPROVED BY FEMA ON DECEMBER 14, 2007 CASE NUMBER 07-06-1767R. NO BUILDING PERMITS WILL BE ISSUED WITHIN THE FLOODPLAIN LIMITS SHOWN HEREON TO BE THE CURRENTLY EFFECTIVE FEMA FLOODPLAIN, UNTIL SAID CLOMR STUDY IS ACCEPTED BY FEMA. CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES WITHIN THE FLOODPLAIN ARE PROHIBITED WITHOUT PRIOR WRITTEN APPROVAL FROM THE CITY OF SAN ANTONIO.

AQUIFER NOTE:
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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0230G, DATED SEPTEMBER 29, 2010, AND THE HIGHER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE DEVELOPMENT PLUS REQUIRED FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY FLOODPLAIN ADMINISTRATOR. THE BEXAR COUNTY PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.



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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 3, 2014

LEGEND

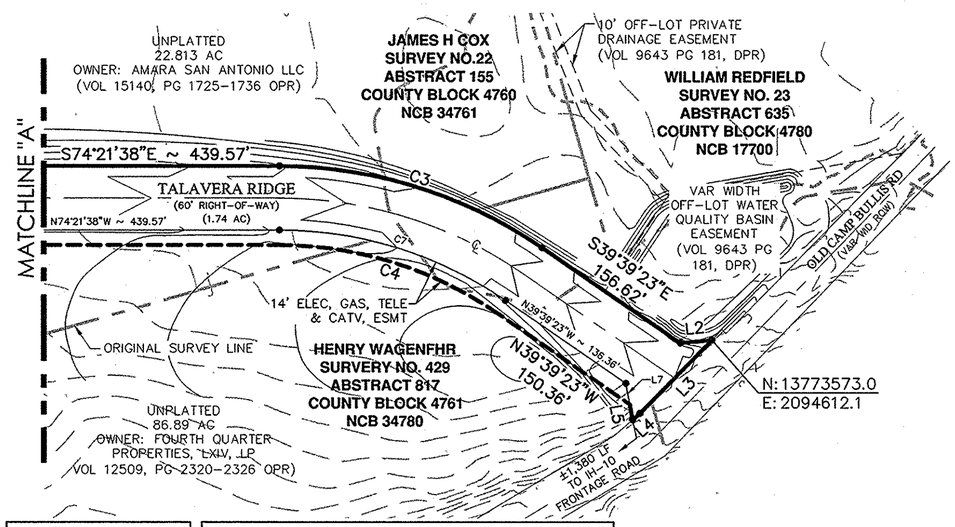
AC	ACRE(S)	VOL	VOLUME
DED	DEDICATION	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		●	SET 1/2" IRON ROD (PD)
ESMT	EASEMENT	(TYPE I, II OR III)	FOUND TxDOT MONUMENTATION
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION	☒	FOUND MONUMENTATION
NCB	NEW CITY BLOCK	1140	EXISTING CONTOURS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	1140	PROPOSED CONTOURS
			ORIGINAL SURVEY/COUNTY LINE
			EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
			PROPOSED FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

IMPACT FEE PAYMENT NOTE:
WATER AND/OR 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.

C.P.S. ENERGY 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 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 HEREON.



LINE TABLE		
LINE #	BEARING	LENGTH
L1	N73°19'47"E	60.00'
L2	S79°45'57"E	29.50'
L3	S59°57'35"W	95.86'
L4	S64°39'22"W	9.29'
L5	N5°20'37"E	14.86'
L6	N16°01'23"W	40.00'
L7	S5°20'37"W	34.66'

CURVE TABLE					
CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	430.00'	0°22'17"	N16°51'21"W	2.79'	2.79'
C2	370.00'	57°41'26"	S45°30'55"E	357.01'	372.55'
C3	430.00'	34°42'15"	S57°00'31"E	256.49'	260.45'
C4	356.00'	34°42'15"	N57°00'31"W	212.35'	215.63'
C5	444.00'	52°00'46"	S48°21'16"E	389.36'	403.06'
C6	25.00'	18°20'20"	S83°08'48"W	7.97'	8.00'
C7	370.00'	34°42'15"	N57°00'31"W	220.70'	224.11'
C8	430.00'	57°41'26"	S45°30'55"E	414.90'	432.96'
C9	25.00'	62°28'26"	N56°26'49"W	25.93'	27.26'

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
SONG LIM TAN
79998
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

STATE OF ~~TEXAS~~ Georgia
COUNTY OF ~~BEXAR~~ Cowetta

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: FOURTH QUARTER PROPERTIES LXIV, LP
C/O THOMAS LAND AND DEVELOPMENT
45 ANSLEY DRIVE
NEWNAN, GEORGIA 30263

STATE OF ~~TEXAS~~ Georgia
COUNTY OF ~~BEXAR~~ Cowetta

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED Stanley Thomas 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 April, A.D. 2014.

DEIDRA R WILLIS
NOTARY
EXPIRES
GEORGIA
Oct 22, 2016
PUBLIC
DOUGLAS COUNTY

NOTARY PUBLIC, ~~BEXAR~~ COUNTY ~~TEXAS~~ Cowetta Georgia

THIS PLAT OF TALAVERA RIDGE PHASE 3A HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

TALAVERA RIDGE PHASE 3A MPCD

Civil Job No. 6597-34; Survey Job No. 9201-06

Date: Apr 03, 2014, 2:24pm User ID: FDuncan
File: P:\65\31\34\Design\Civil\Plat\PL659734.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 7**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130182

Project Name:
La Cantera West Ridge

Applicant:
Dirk P.D. Mosis III

Representative:
Pape-Dawson Engineers, Inc.
c/o Thomas M. Carter, P.E.

Owner:
La Cantera Development Company

Staff Coordinator:
Richard Carrizales, Planner
(210)207-8050
richard.carrizales@sanantonio.gov

Property Address/Location:
Generally located north of Loop 1604, west of La Cantera Parkway

Tract Size:
91.663-acres

Council District:
8

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to replat and subdivide a 91.663-acre tract of land to establish **La Cantera West Ridge** Subdivision.

APPLICATION TYPE

Replat and Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 2, 2014

CASE HISTORY

Area being replatted had been previously platted as 10 foot Building Setbacks out of the University Hills Unit 4 Subdivision, recorded in Volume 7700, Page 4 and 1.689-acres out of Lot 6, Block 1, NCB 18411 out of La Cantera Unit 3C Subdivision plat, recorded in Volume 9553, Pages 24-29, of the Deed and Plat Records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of five (**5**) non-single family residential lots.

B. Zoning

"ED ERZD MLOD" Entertainment Edwards Recharge Zone Military Lighting Overlay District

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 27, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT 2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and Camp Bullis Military Installation were notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, whichever is applicable for the project area.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 2, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 237-B La Cantera, accepted on May 11, 1999

III. RECOMMENDATION

Approval of the proposed **La Cantera, Phase 1 (Enclave)** Replat and Subdivision Plat

IV. ATTACHMENT

1. Proposed plat
2. SAWS request for review approval letter

Attachment 1

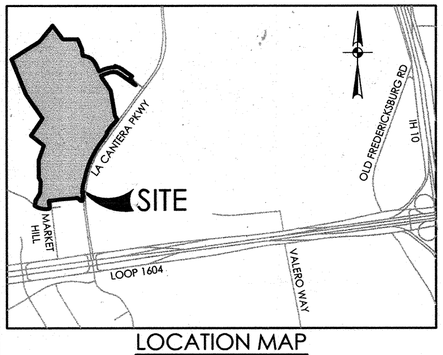
PLAT NUMBER 130182

REPLAT & SUBDIVISION PLAT OF LA CANTERA WEST RIDGE

BEING 91.663 ACRE ESTABLISHING LOT 2-6, BLOCK 6, NEW CITY BLOCK 16604, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING COMPRISED OF 43.661 ACRES OF A 618.58 ACRE TRACT DESCRIBED IN VOLUME 4735, PAGES 911-919, 17.011 ACRES OF THAT 45.758 ACRE TRACT DESCRIBED IN VOLUME 5326, PAGES 523-56, AND 30.991 ACRES OF THAT 124.73 ACRE TRACT DESCRIBED IN VOLUME 5345, PAGES 1971-1975, ALL TO THE LA CANTERA DEVELOPMENT COMPANY, SAID 91.663 ACRES INCLUDING ALL OF THAT 13.174 ACRE, TRACT OF LAND OUT OF SAID 618.58 ACRE TRACT AND SAID 45.758 ACRE TRACT, SAID 13.174 ACRE TRACT DESCRIBED IN DEED TO US REAL ESTATE LIMITED PARTNERSHIP RECORDED IN VOLUME 16464, PAGES 214-220, AND INCLUDING 1.938 ACRES OUT OF THAT 207.51 ACRE TRACT DESCRIBED IN DEED TO LCWW PARTNERS RECORDED IN VOLUME 6970, PAGES 1648-1671 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND INCLUDING 0.562 OF AN ACRE OUT OF SAID 207.51 TRACT OUT THAT 2.10 ACRE TRACT DESCRIBED IN DEED TO THE LA CANTERA DEVELOPMENT COMPANY RECORDED IN VOLUME 7128, PAGES 1204-1210 AND 1211-1218 ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 1.689 ACRE PORTION OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT 3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 24-29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE C. BRANNON SURVEY NO. 433½, ABSTRACT 994, COUNTY BLOCK 4722, THE COMMANCHE CREEK IRRIGATION CO. SURVEY 437, ABSTRACT 888, COUNTY BLOCK 4724 AND THE J.M. PEREZ SURVEY NO. 436, ABSTRACT 593, COUNTY BLOCK 4723 OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCKS 16600, 18411, AND 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13



LOCATION MAP

MAPSCO MAP GRID: 514A4
NOT-TO-SCALE

LEGEND

CATV	CABLE TELEVISION	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		SS	SANITARY SEWER
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	TA	TURNAROUND
		TELE	TELEPHONE
ELEC	ELECTRIC	O (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	●	SET 1/2" IRON ROD (PD)
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION		
NCB	NEW CITY BLOCK		
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS		

-1140- EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN
ORIGINAL SURVEY/COUNTY LINE

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT UNIVERSITY HILLS SUBDIVISION UNIT 4, PLAT NO 980064, WHICH IS RECORDED IN VOLUME 7700, PAGE 4, AND LA CANTERA UNIT 3C, PLAT NO 010465, WHICH IS RECORDED IN VOLUME 9553, PAGES 24-29,OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

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

OWNER/DEVELOPER: DIRK P. D. MOSIS III, EXECUTIVE MANAGING DIRECTOR FOR (I) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, (II) LCWW PARTNERS, A TEXAS JOINT VENTURE BY US-LAS COLINAS LIMITED PARTNERSHIP, ITS MANAGING VENTURER BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 31 DAY OF March A.D. 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES: 3-7-2016.

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

EDU NOTE:

THE NUMBER OF 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.ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "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 THEREETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.

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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

DRAINAGE EASEMENT NOTE:

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

DETENTION NOTES:

1. STORM WATER DETENTION IS REQUIRED LOTS 3 AND 6. BUILDING PERMIT FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.
2. FEES IN LIEU OF DETENTION WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. FEES IN LIEU OF DETENTION FOR THE PORTION(S) OF THE PLATTED ACREAGE IS TO BE PAID PRIOR TO ISSUANCE OF BUILDING PERMIT(S) AND APPROVAL OF THE ADVERSE IMPACT ANALYSIS OF THAT ACREAGE ASSOCIATED WITH THE BUILDING PERMIT(S).
3. THE MAINTENANCE OF THE DETENTION POND AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR OWNER ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO.

FINISHED FLOOR-FOR FLOODPLAIN NOTE:

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

SAWS NOTE:

THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER AND WASTEWATER EASEMENTS SHOWN ON THIS PLAT.

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

SURVEYOR'S NOTES:

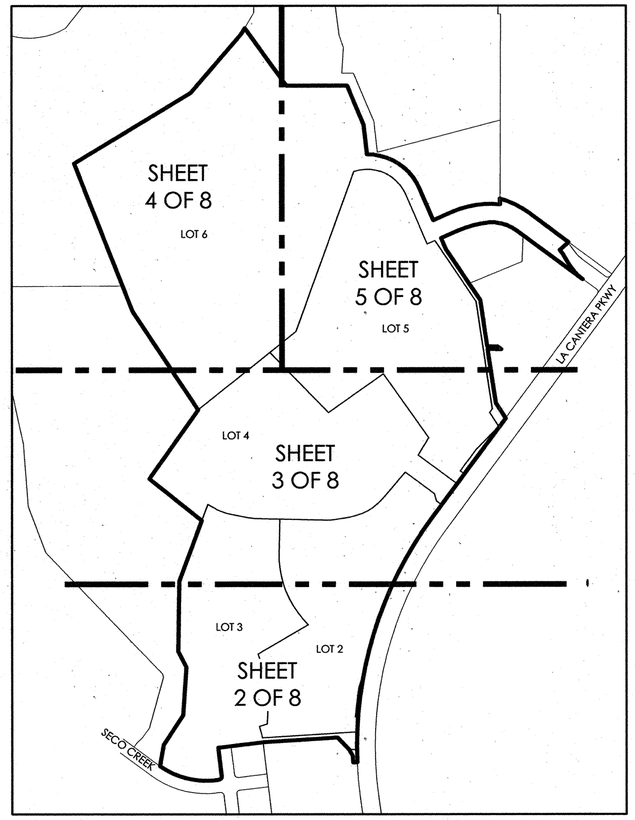
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

AQUIFER NOTE:

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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

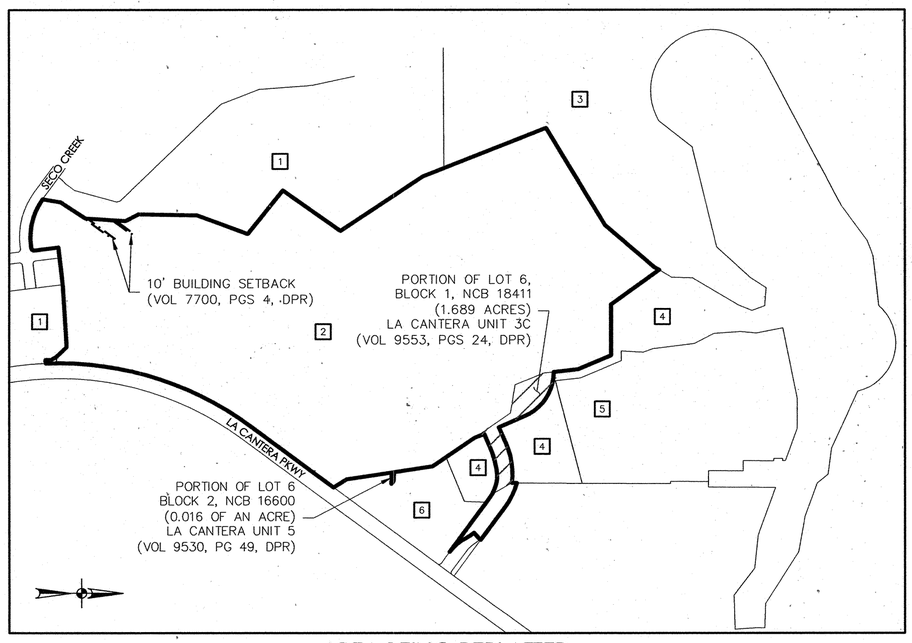


INDEX MAP

SCALE: 1" = 500'

NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 600'

THE AREAS BEING REPLATTED IN THIS PLAT HAD BEEN PREVIOUSLY PLATTED AS 10-FOOT BUILDING SETBACKS OF THE UNIVERSITY HILLS UNIT 4 SUBDIVISION, RECORDED IN VOLUME 7700, PAGE 4, AND A 1.689 ACRE PORTION OF LOT 6, BLOCK 1, NCB 18411, OF THE LA CANTERA UNIT 3C, RECORDED VOLUME 9553, PAGES 24-29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

PROPERTY KEY

1. UNPLATTED
45.785 ACRES
LA CANTERA DEVELOPMENT COMPANY
(VOL 5326, PG 523, OPR)

2. UNPLATTED
98.301 ACRES
LA CANTERA DEVELOPMENT COMPANY
(VOL 6813, PG 621, OPR)

3. UNPLATTED
124.730 ACRES
LA CANTERA DEVELOPMENT
(VOL 5345, PG 1971, OPR)

4. LOT 6, BLOCK 1, NCB 184
LA CANTERA UNIT-3C
(VOL 9553, PG 24, DPR)

5. UNPLATTED
618.580 ACRES
LCWW PARTNERS
(VOL 4735, PG 911, OPR)

6. LOT 6, BLOCK 2, NCB 16600
LA CANTERA UNIT 5
(VOL 9530, PG 49, DPR)

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DIRK P. D. MOSIS III, EXECUTIVE MANAGING DIRECTOR FOR (I) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, (II) LCWW PARTNERS, A TEXAS JOINT VENTURE BY US-LAS COLINAS LIMITED PARTNERSHIP, ITS MANAGING VENTURER BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER, AND (III) US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNE R
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIRK MOSIS 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 28 DAY OF March, A.D. 2014.

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA WEST RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

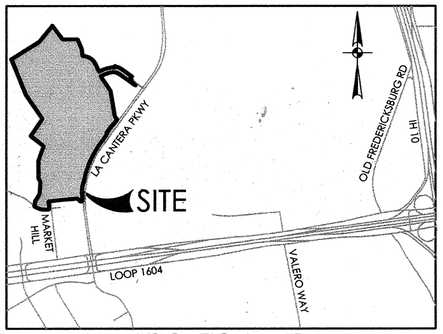
DATE OF PRINT: March 31, 2014

Date: Mar 31, 2014, 1:38pm User ID: aarrington
File: P:\78\01\01\Design\Civil\Plat\PL780101.dwg

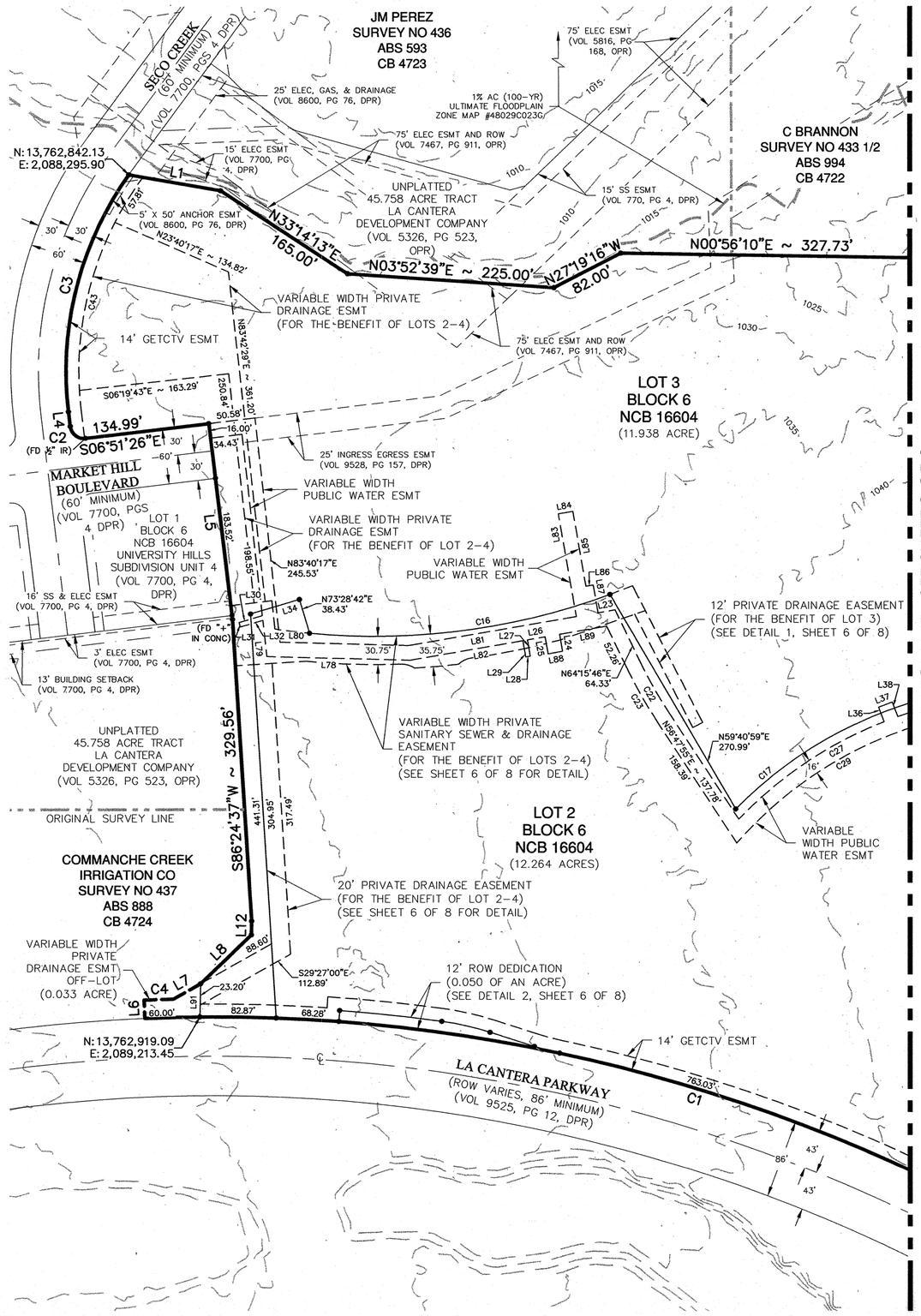
PLAT NUMBER 130182

REPLAT & SUBDIVISION PLAT OF LA CANTERA WEST RIDGE

BEING 91.663 ACRE ESTABLISHING LOT 2-6, BLOCK 6, NEW CITY BLOCK 16604, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING COMPRISED OF 43.661 ACRES OF A 618.58 ACRE TRACT DESCRIBED IN VOLUME 4735, PAGES 911-919, 17.011 ACRES OF THAT 45.758 ACRE TRACT DESCRIBED IN VOLUME 5326, PAGES 523-56, AND 30.991 ACRES OF THAT 124.73 ACRE TRACT DESCRIBED IN VOLUME 5345, PAGES 1971-1975, ALL TO THE LA CANTERA DEVELOPMENT COMPANY, SAID 91.663 ACRES INCLUDING ALL OF THAT 13.174 ACRE, TRACT OF LAND OUT OF SAID 618.58 ACRE TRACT AND SAID 45.758 ACRE TRACT, SAID 13.174 ACRE TRACT DESCRIBED IN DEED TO US REAL ESTATE LIMITED PARTNERSHIP RECORDED IN VOLUME 16464, PAGES 214-220, AND INCLUDING 1.938 ACRES OUT OF THAT 207.51 ACRE TRACT DESCRIBED IN DEED TO LCWW PARTNERS RECORDED IN VOLUME 6970, PAGES 1648-1671 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND INCLUDING 0.562 OF AN ACRE OUT OF SAID 207.51 TRACT OUT THAT 2.10 ACRE TRACT DESCRIBED IN DEED TO THE LA CANTERA DEVELOPMENT COMPANY RECORDED IN VOLUME 7128, PAGES 1204-1210 AND 1211-1218 ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 1.689 ACRE PORTION OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT 3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 24-29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE C. BRANNON SURVEY NO. 433½, ABSTRACT 994, COUNTY BLOCK 4722, THE COMMANCHE CREEK IRRIGATION CO. SURVEY 437, ABSTRACT 888, COUNTY BLOCK 4724 AND THE J.M. PEREZ SURVEY NO. 436, ABSTRACT 593, COUNTY BLOCK 4723 OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCKS 16600, 18411, AND 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 514A4
NOT-TO-SCALE



MATCHLINE - SEE SHEET 3 OF 8

C.P.S.ENERGY NOTES:

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

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 OTHEN/WISE 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 HEREON.

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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 31, 2014

NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE

STATE OF TEXAS
COUNTY OF BEXAR

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9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

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NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:38pm User ID: aarrington
File: P:\78\01\01\Design\Civil\Plat\PL780101.dwg

PLAT NUMBER 130182

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SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 31, 2014

NOTE:
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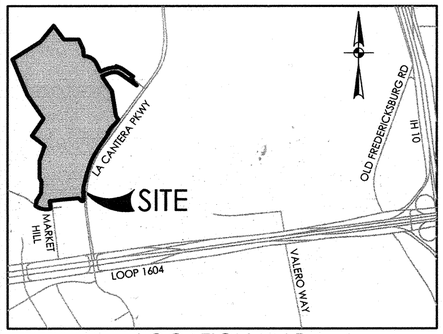
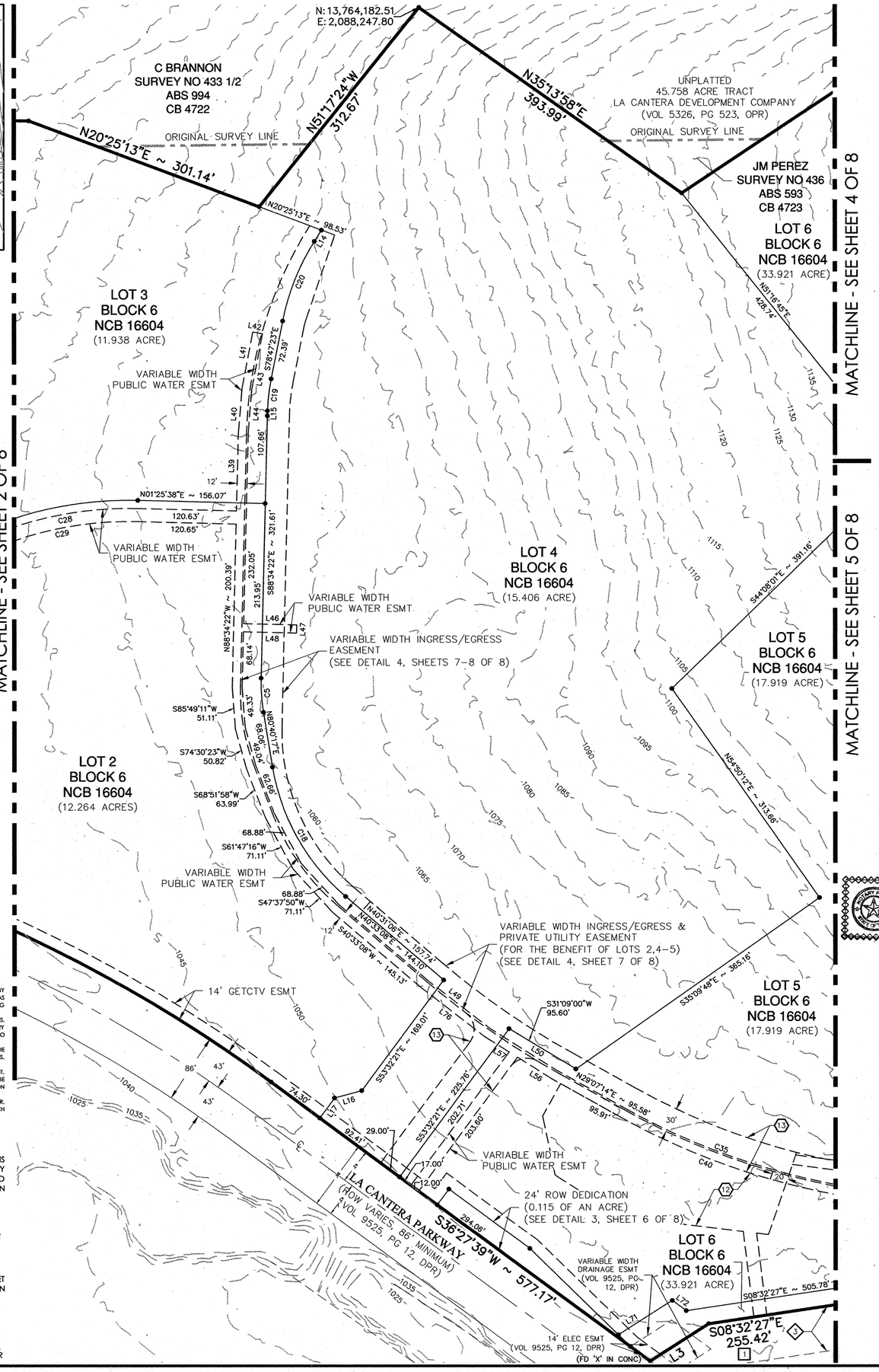


LOCATION MAP
MAPSCO MAP GRID: 514A4
NOT-TO-SCALE

EASEMENT KEY

- (3) VARIABLE WIDTH DRAINAGE ESMT (VOL 9530, PG 49, DPR)
- (12) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (FOR THE BENEFIT OF LOTS 4-6) (SEE DETAIL 4, SHEET 7 OF 8)
- (13) VARIABLE WIDTH INGRESS/EGRESS EASEMENT (SEE DETAIL 4, SHEET 7-8 OF 8)
- [1] LOT 6, BLOCK 2, NCB 16600 LA CANTERA UNIT 5 (VOL 9530, PG 49, DPR)



C.P.S.ENERGY NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

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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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
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LAND SURVEYOR

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SAN ANTONIO, TEXAS 78230
(210) 641-8413

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DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:38pm User ID: carrington
File: P:\78\01\01\Design\Civil\Plat\PL78010T.dwg

PLAT NUMBER 130182

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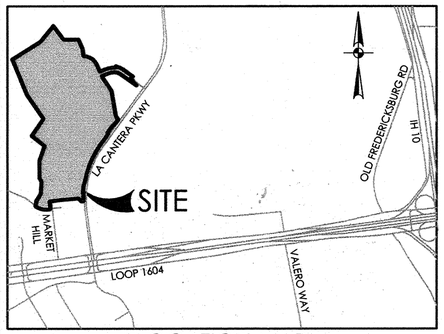

LOCATION MAP
MAPSCO MAP GRID: 514A4
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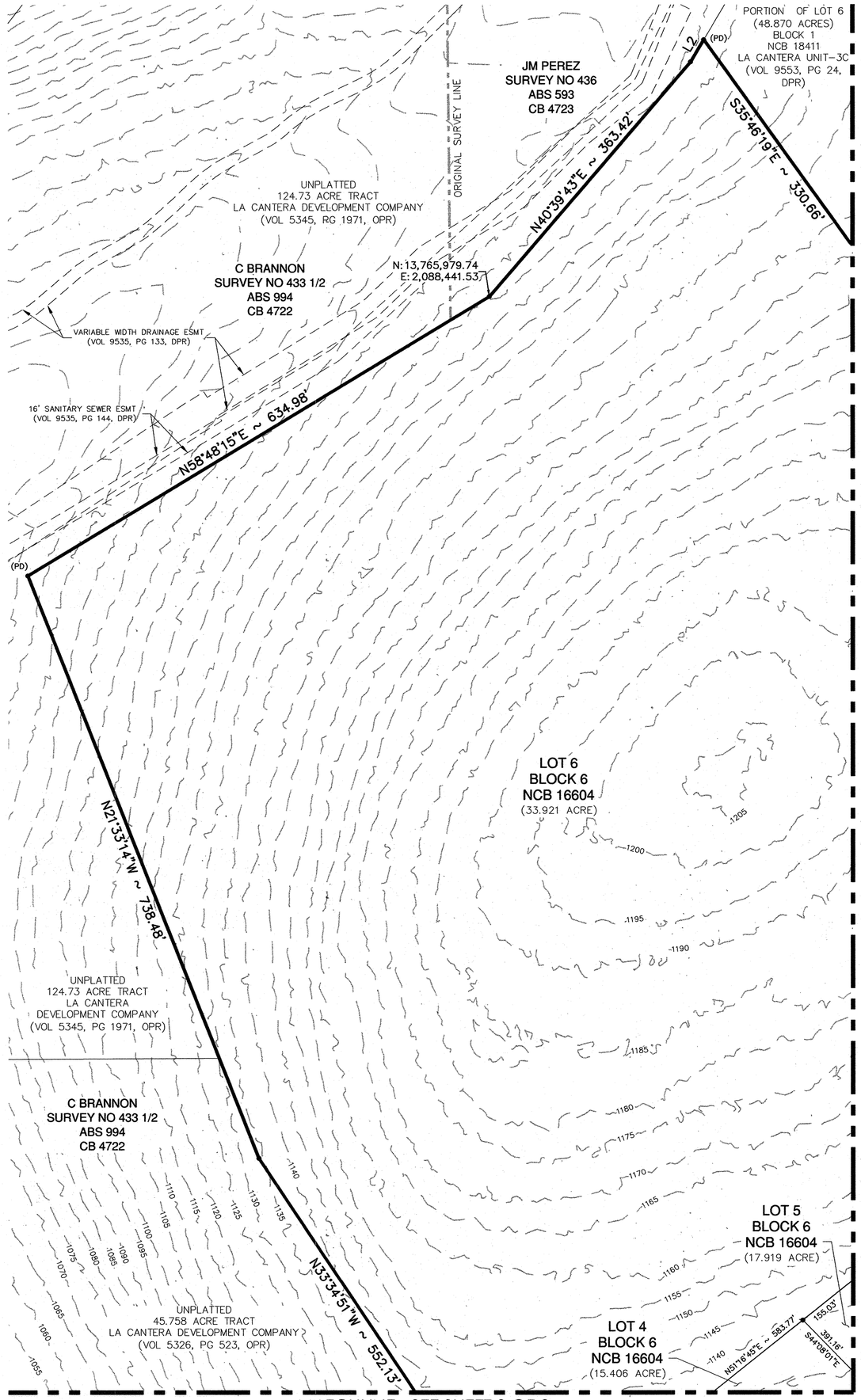

MATCHLINE - SEE SHEET 5 OF 8

MATCHLINE - SEE SHEET 3 OF 8

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 31, 2014

NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE

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COUNTY OF BEXAR

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COUNTY OF BEXAR

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DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA WEST RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

C.P.S.ENERGY NOTES:

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

2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 OTHEN/VISE 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 HEREON.

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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:38pm User ID: carrington
File: P:\78\01\01\Design\Civil\Plat\PL78010f.dwg

PLAT NUMBER 130182

REPLAT & SUBDIVISION PLAT OF LA CANTERA WEST RIDGE

BEING 91.663 ACRE ESTABLISHING LOT 2-6, BLOCK 6, NEW CITY BLOCK 16604, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING COMPRISED OF 43.661 ACRES OF A 618.58 ACRE TRACT DESCRIBED IN VOLUME 4735, PAGES 911-919, 17.011 ACRES OF THAT 45.758 ACRE TRACT DESCRIBED IN VOLUME 5326, PAGES 523-56, AND 30.991 ACRES OF THAT 124.73 ACRE TRACT DESCRIBED IN VOLUME 5345, PAGES 1971-1975, ALL TO THE LA CANTERA DEVELOPMENT COMPANY, SAID 91.663 ACRES INCLUDING ALL OF THAT 13.174 ACRE, TRACT OF LAND OUT OF SAID 618.58 ACRE TRACT AND SAID 45.758 ACRE TRACT, SAID 13.174 ACRE TRACT DESCRIBED IN DEED TO US REAL ESTATE LIMITED PARTNERSHIP RECORDED IN VOLUME 16464, PAGES 214-220, AND INCLUDING 1.938 ACRES OUT OF THAT 207.51 ACRE TRACT DESCRIBED IN DEED TO LCWW PARTNERS RECORDED IN VOLUME 6970, PAGES 1648-1671 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND INCLUDING 0.562 OF AN ACRE OUT OF SAID 207.51 TRACT OUT THAT 2.10 ACRE TRACT DESCRIBED IN DEED TO THE LA CANTERA DEVELOPMENT COMPANY RECORDED IN VOLUME 7128, PAGES 1204-1210 AND 1211-1218 ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 1.689 ACRE PORTION OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT 3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 24-29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE C. BRANNON SURVEY NO. 433½, ABSTRACT 994, COUNTY BLOCK 4722, THE COMMANCHE CREEK IRRIGATION CO. SURVEY 437, ABSTRACT 888, COUNTY BLOCK 4724 AND THE J.M. PEREZ SURVEY NO. 436, ABSTRACT 593, COUNTY BLOCK 4723 OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCKS 16600, 18411, AND 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

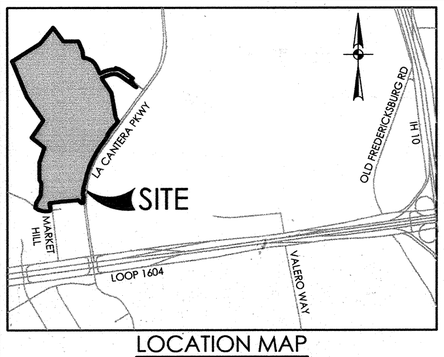
SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 31, 2014

NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE

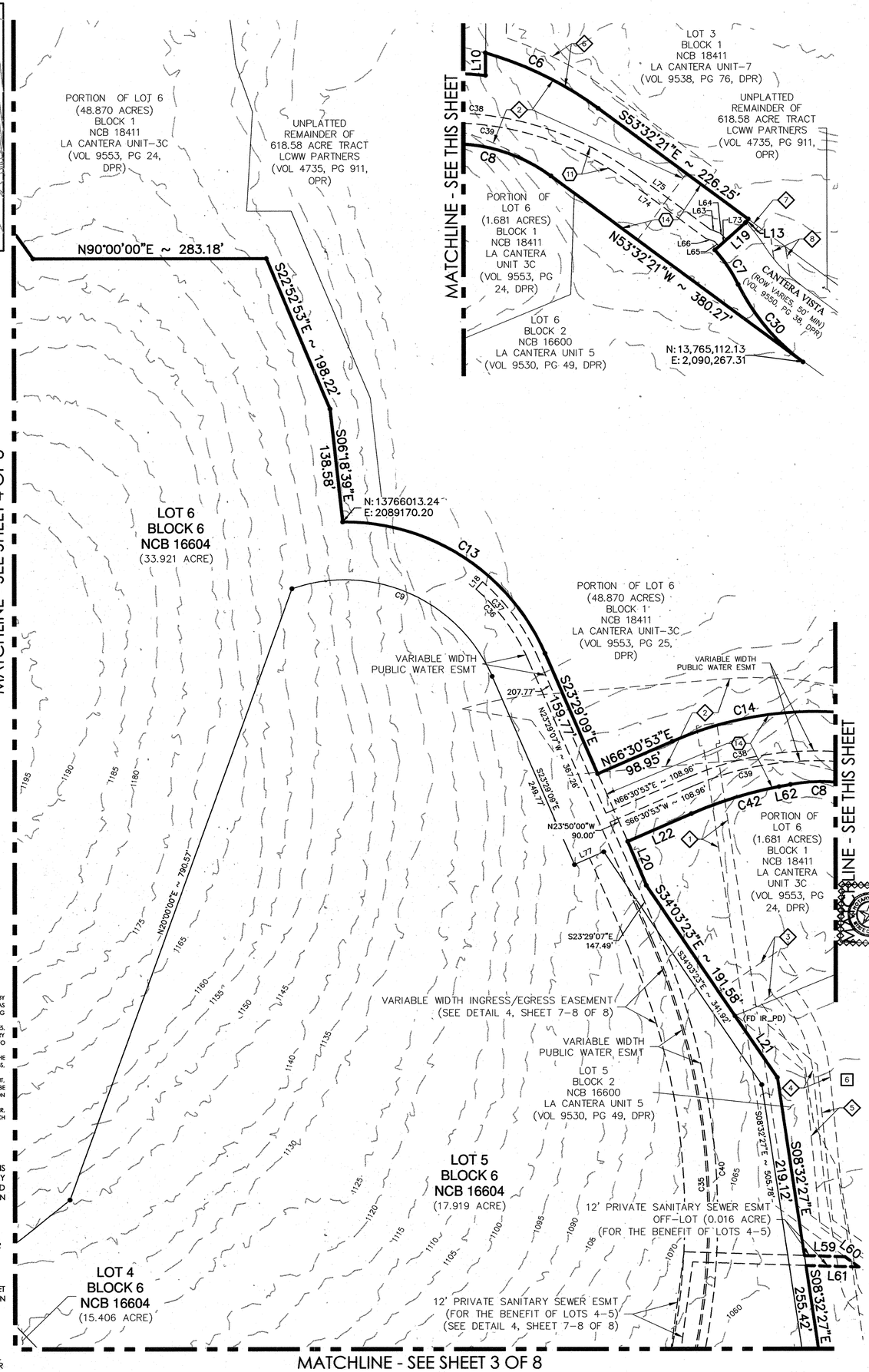


LOCATION MAP

MAPSCO MAP GRID: 514A4
NOT-TO-SCALE

PROPERTY AND EASEMENT KEY

- (1) 16' SANITARY SEWER ESMT (VOL 9535, PG 133, DPR)
- (2) ACCESS & UNDERGROUND UTILITY ESMT (VOL 7242, PG 1831, OPR)
- (3) VARIABLE WIDTH DRAINAGE ESMT (VOL 9530, PG 49, DPR)
- (4) VARIABLE WIDTH ACCESS ESMT (VOL 7242, PG 1659, OPR)
- (5) 16' WATER ESMT (VOL 7242, PG 1641, OPR)
- (6) 25' PERPETUAL NON-EXCLUSIVE ESMT (VOL 6696, PG 890, OPR)
- (7) 15' WATER ESMT (VOL 9550, PG 38, DPR)
- (8) 16' SANITARY SEWER ESMT (VOL 9550, PG 38, DPR)
- (11) VARIABLE WIDTH PUBLIC WATER EASEMENT
- (14) VARIABLE WIDTH UTILITY & INGRESS/EGRESS EASEMENT
- [6] LOT 6, BLOCK 2, NCB 16600 LA CANTERA UNIT 5 (VOL 9530, PG 49, DPR)



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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
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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DIRK P. D. MOSIS III, EXECUTIVE MANAGING DIRECTOR FOR (I) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, (II) LCWW PARTNERS, A TEXAS JOINT VENTURE BY US-LAS COLINAS LIMITED PARTNERSHIP, ITS MANAGING VENTURER BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER, AND (III) US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIRK MOSIS 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 31st DAY OF March, A.D. 2014.

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

STATE OF TEXAS
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:38pm User ID: adrington
File: P:\78\01\01\Design\Civil\Plat\PL78101.dwg

PLAT NUMBER 130182

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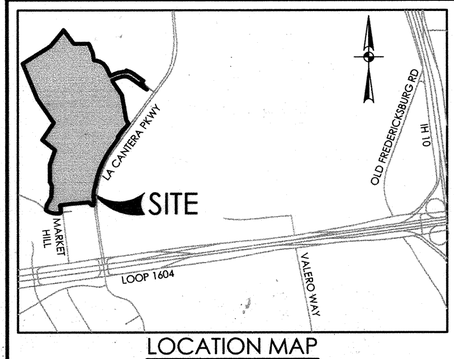
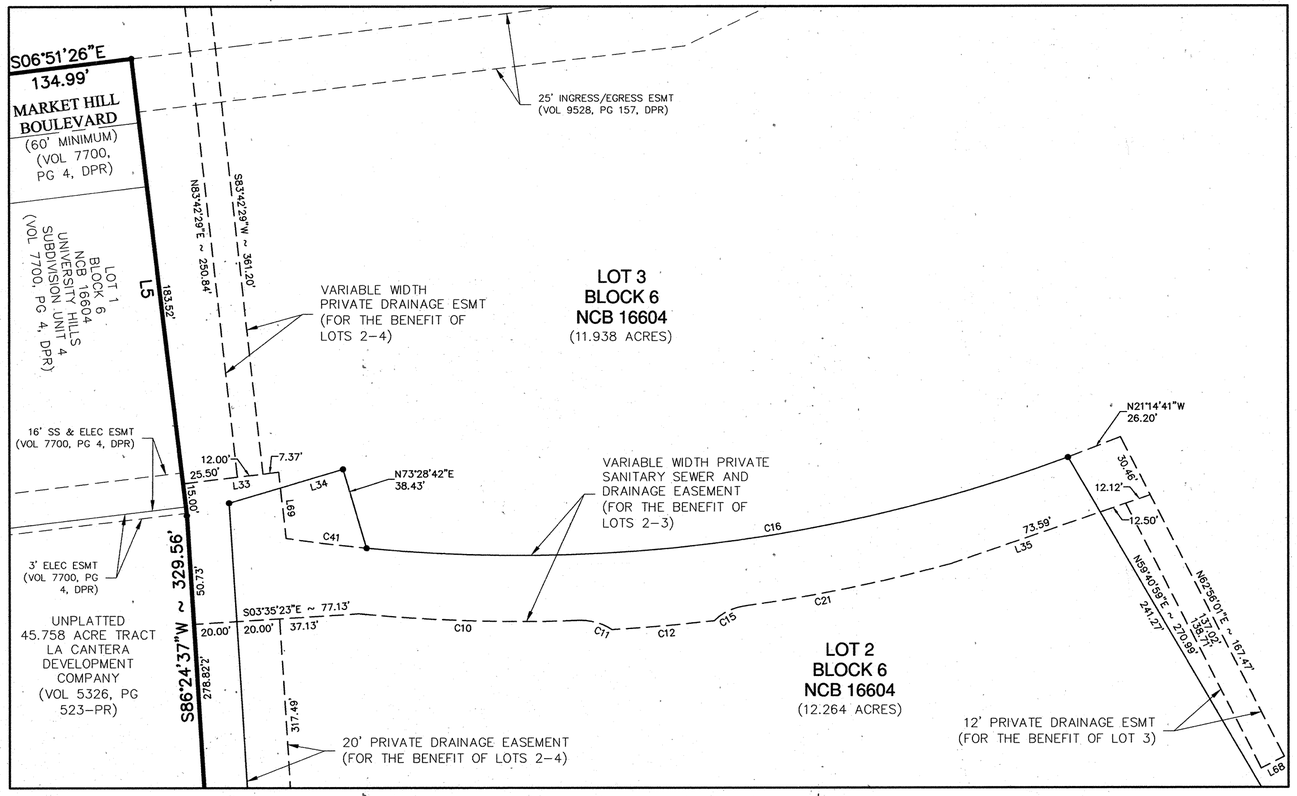
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 31, 2014

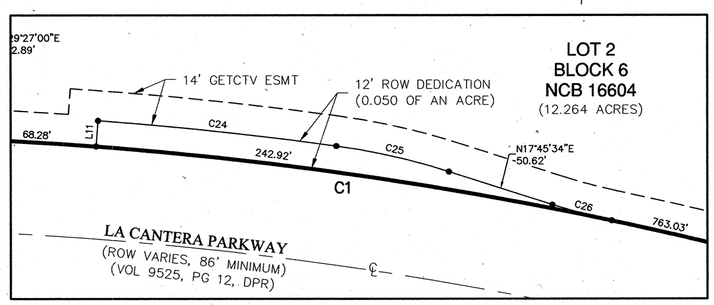


LOCATION MAP
MAPSCO MAP GRID: 514A4
NOT-TO-SCALE

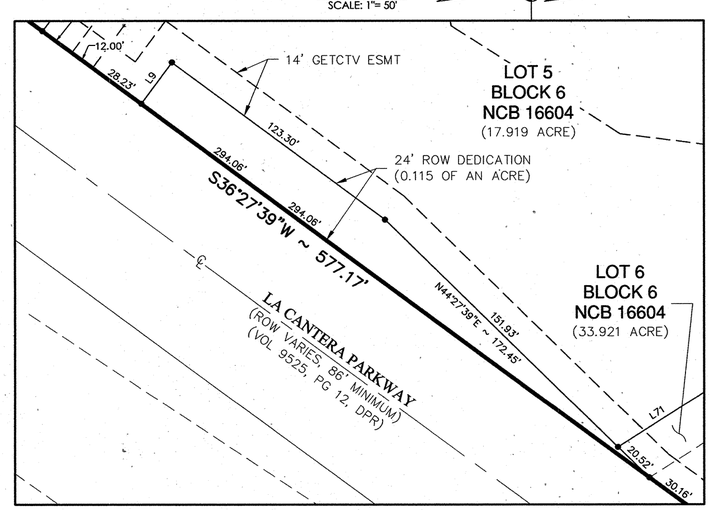
NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE



DETAIL 1
SCALE: 1"= 50'



DETAIL 2
SCALE: 1"= 50'



DETAIL 3
SCALE: 1"= 50'

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

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9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

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DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LA CANTERA WEST RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
THOMAS MATTHEW CARTER
79272
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REGISTERED PROFESSIONAL LAND SURVEYOR

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LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:38pm User ID: ownington
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PLAT NUMBER 130182

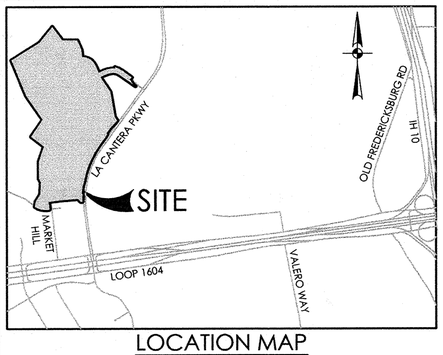
REPLAT & SUBDIVISION PLAT OF LA CANTERA WEST RIDGE

BEING 91.663 ACRE ESTABLISHING LOT 2-6, BLOCK 6, NEW CITY BLOCK 16604, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, BEING COMPRISED OF 43.661 ACRES OF A 618.58 ACRE TRACT DESCRIBED IN VOLUME 4735, PAGES 911-919, 17.011 ACRES OF THAT 45.758 ACRE TRACT DESCRIBED IN VOLUME 5326, PAGES 523-56, AND 30.991 ACRES OF THAT 124.73 ACRE TRACT DESCRIBED IN VOLUME 5345, PAGES 1971-1975, ALL TO THE LA CANTERA DEVELOPMENT COMPANY, SAID 91.663 ACRES INCLUDING ALL OF THAT 13.174 ACRE, TRACT OF LAND OUT OF SAID 618.58 ACRE TRACT AND SAID 45.758 ACRE TRACT, SAID 13.174 ACRE TRACT DESCRIBED IN DEED TO US REAL ESTATE LIMITED PARTNERSHIP RECORDED IN VOLUME 16464, PAGES 214-220, AND INCLUDING 1.938 ACRES OUT OF THAT 207.51 ACRE TRACT DESCRIBED IN DEED TO LCWW PARTNERS RECORDED IN VOLUME 6970, PAGES 1648-1671 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS AND INCLUDING 0.562 OF AN ACRE OUT OF SAID 207.51 TRACT OUT THAT 2.10 ACRE TRACT DESCRIBED IN DEED TO THE LA CANTERA DEVELOPMENT COMPANY RECORDED IN VOLUME 7128, PAGES 1204-1210 AND 1211-1218 ALL RECORDED IN THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, AND INCLUDING A 1.689 ACRE PORTION OF LOT 6, BLOCK 1, NCB 18411 OF THE LA CANTERA UNIT 3C SUBDIVISION RECORDED IN VOLUME 9553, PAGES 24-29, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE C. BRANNON SURVEY NO. 433½, ABSTRACT 994, COUNTY BLOCK 4722, THE COMMANCHE CREEK IRRIGATION CO. SURVEY 437, ABSTRACT 888, COUNTY BLOCK 4724 AND THE J.M. PEREZ SURVEY NO. 436, ABSTRACT 593, COUNTY BLOCK 4723 OF BEXAR COUNTY, TEXAS IN NEW CITY BLOCKS 16600, 18411, AND 14859 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

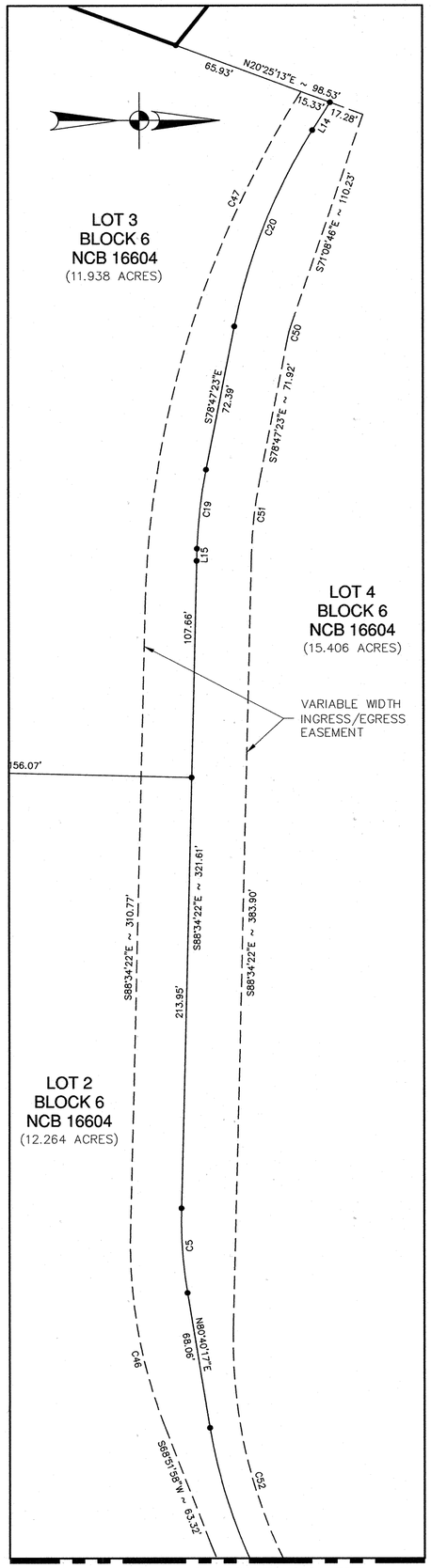
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

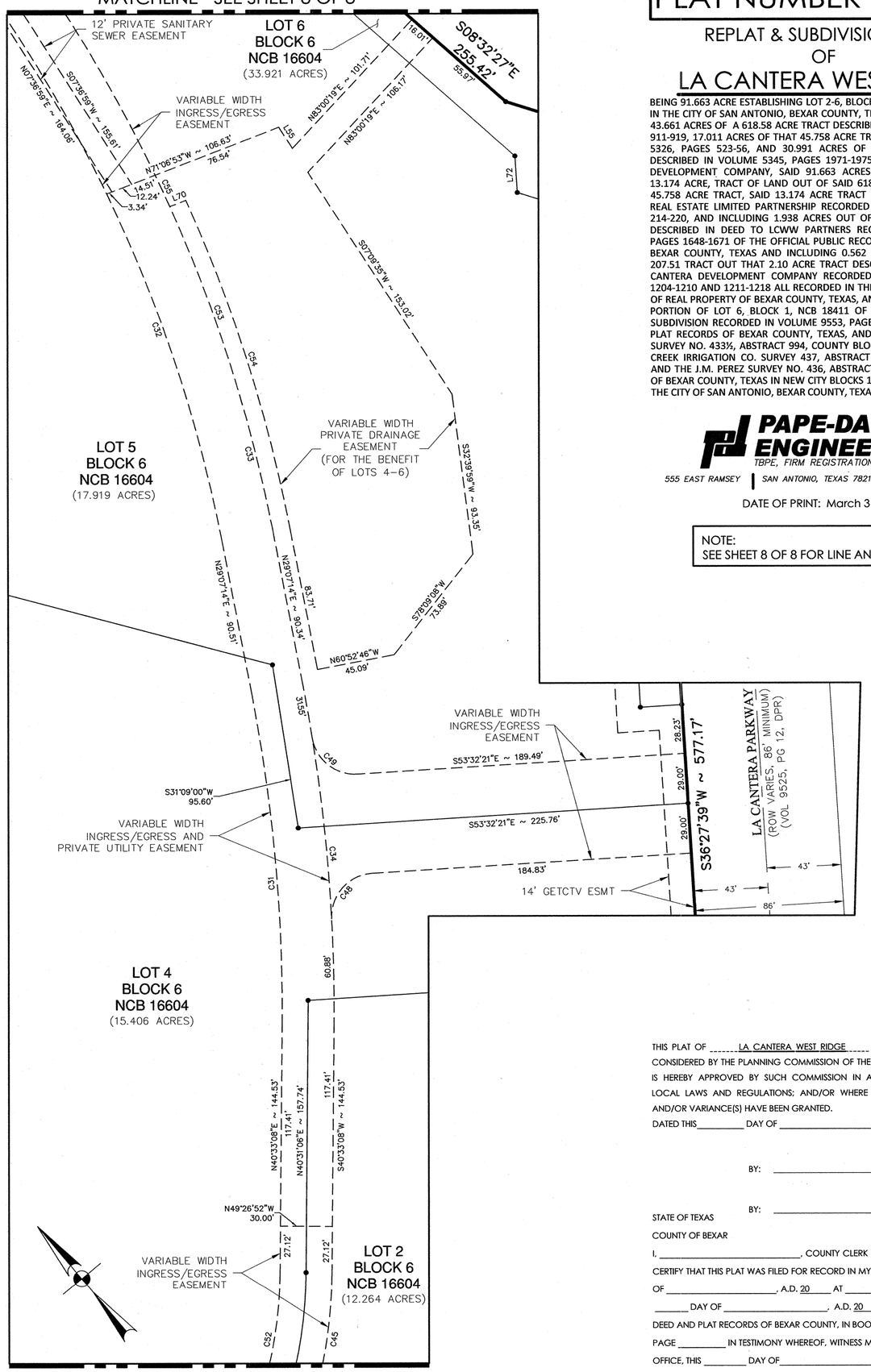
DATE OF PRINT: March 31, 2014

NOTE:
SEE SHEET 8 OF 8 FOR LINE AND CURVE TABLE



LOCATION MAP
MAPSCO MAP GRID: 514A4
NOT-TO-SCALE





DETAIL 4
SCALE: 1"= 50'

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DIRK P. D. MOSIS III, EXECUTIVE MANAGING DIRECTOR FOR (I) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, (II) LCWW PARTNERS, A TEXAS JOINT VENTURE BY US-LAS COLINAS LIMITED PARTNERSHIP, ITS MANAGING VENTURER BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER, AND (III) US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNE R
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIRK MOSIS 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 31st DAY OF March, A.D. 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

C.P.S.ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 OTHEN/VISE 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 HEREON.

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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

THIS PLAT OF LA CANTERA WEST RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

Civil Job No. 7801-01; Survey Job No. 9372-13

Date: Mar 31, 2014, 1:39pm User ID: ganderson
File: P:\78\01\01\Design\Civil\Plat\PL78010.dwg

PLAT NUMBER 130182

REPLAT & SUBDIVISION PLAT OF LA CANTERA WEST RIDGE

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TBPE, FIRM REGISTRATION # 470
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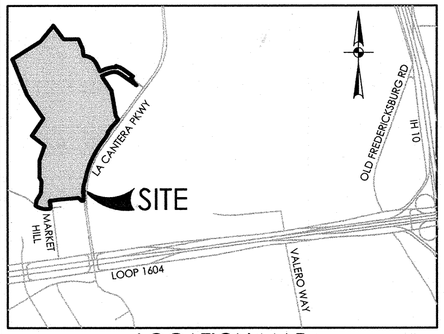
DATE OF PRINT: March 31, 2014

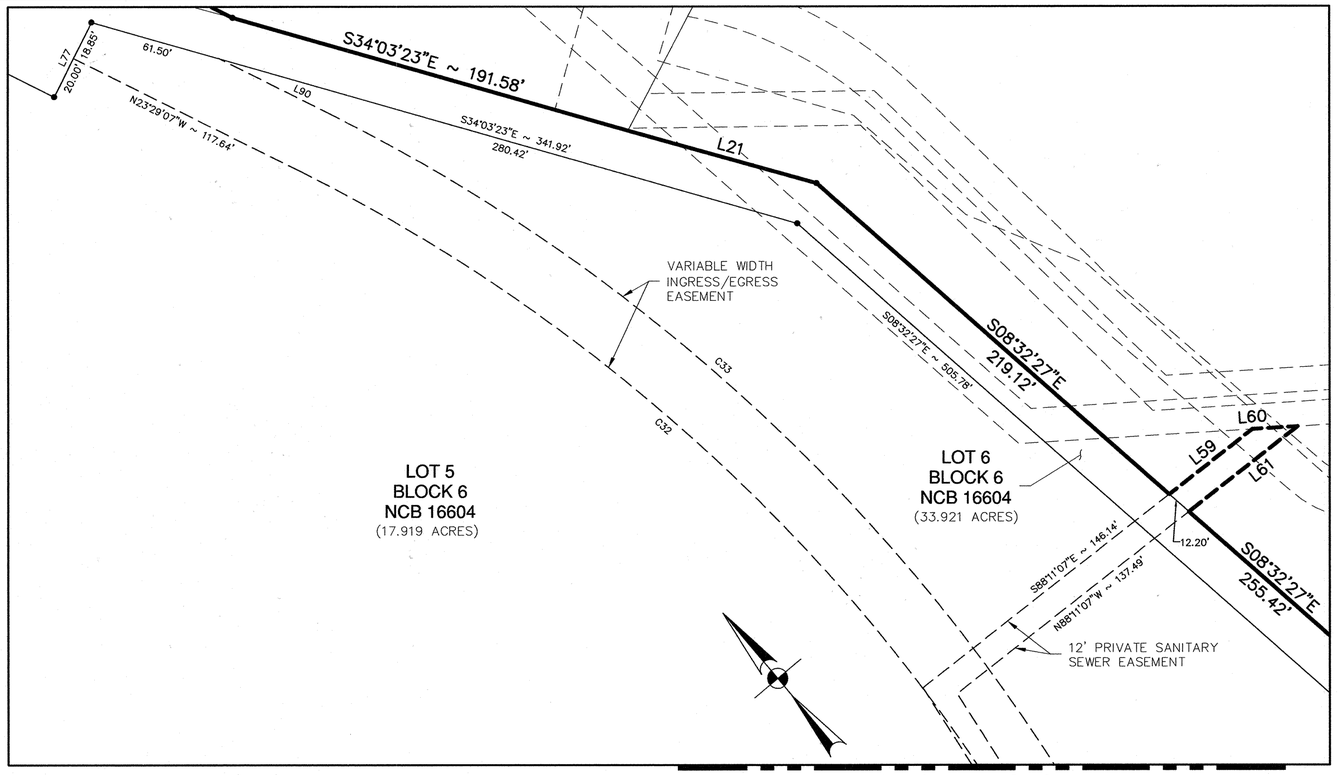
LA CANTERA WEST RIDGE

Civil Job No. 7801-01; Survey Job No. 9372-13



LOCATION MAP

MAPSCO MAP GRID: 514A4
NOT-TO-SCALE



MATCHLINE - SEE SHEET 7 OF 8

DETAIL 4 (CONTINUED)

SCALE: 1"= 50'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1793.00'	38°53'34"	S17°00'52"W	1193.87'	1217.10'
C2	15.00'	90°00'39"	S38°08'53"W	21.22'	23.56'
C3	370.00'	42°13'49"	N75°43'53"W	266.58'	272.71'
C4	1813.00'	1°00'44"	N01°55'33"W	32.03'	32.03'
C5	225.00'	10°45'22"	N86°02'58"E	42.18'	42.24'
C6	430.00'	20°26'45"	S63°45'44"E	152.63'	153.44'
C7	190.00'	15°18'32"	S33°55'39"E	50.61'	50.77'
C8	200.00'	47°09'17"	N77°07'00"W	160.00'	164.60'
C9	195.00'	85°40'49"	N66°19'33"W	265.19'	291.61'
C10	770.22'	7°39'20"	S01°44'25"W	102.84'	102.91'
C11	25.00'	36°19'34"	S16°04'32"W	15.59'	15.85'
C12	775.22'	3°32'38"	S04°57'15"E	47.94'	47.95'
C13	265.00'	67°00'46"	S56°59'32"E	292.58'	309.95'
C14	435.00'	29°38'50"	N81°20'18"E	222.58'	225.09'
C15	25.00'	36°19'34"	S25°59'01"E	15.59'	15.85'
C16	739.47'	25°45'11"	N07°21'12"W	329.58'	332.37'
C17	455.75'	46°53'39"	S22°01'11"E	362.69'	373.01'
C18	265.00'	40°11'13"	N60°34'40"E	182.08'	185.87'
C19	250.00'	9°03'16"	S83°19'00"E	39.47'	39.51'
C20	286.00'	21°05'41"	S68°14'32"E	104.70'	105.30'
C21	770.22'	7°18'59"	N11°28'44"W	98.28'	98.35'
C22	486.00'	7°27'51"	N60°31'51"E	63.27'	63.31'
C23	502.00'	7°27'51"	S60°31'51"W	65.35'	65.40'
C24	1805.00'	3°32'46"	N06°05'18"E	111.69'	111.71'
C25	312.00'	9°53'53"	N12°48'38"E	53.83'	53.90'
C26	288.00'	5°40'53"	N14°55'07"E	28.55'	28.56'
C27	445.75'	24°39'40"	N33°52'31"W	190.38'	191.86'
C28	445.75'	20°58'19"	N09°00'08"W	162.25'	163.16'
C29	429.75'	50°23'15"	S23°42'35"E	365.87'	377.93'
C30	260.00'	27°15'58"	S39°54'22"E	122.57'	123.73'
C31	962.00'	11°25'54"	N34°50'11"E	191.62'	191.94'
C32	823.71'	52°36'21"	N02°49'04"E	730.00'	756.28'
C33	854.42'	52°36'59"	S02°48'45"W	757.36'	784.64'
C34	992.00'	11°25'54"	N34°50'11"E	197.60'	197.92'
C35	852.00'	52°36'21"	N02°49'04"E	755.07'	782.26'
C36	243.00'	25°32'38"	N36°15'26"W	107.44'	108.34'
C37	255.00'	25°32'38"	S36°15'26"E	112.75'	113.69'
C38	387.00'	59°53'56"	S83°32'09"E	386.41'	404.58'
C39	375.00'	59°53'56"	N83°32'09"W	374.43'	392.04'
C40	864.00'	52°36'21"	N02°49'04"E	765.71'	793.28'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C41	739.47'	2°55'47"	N06°59'18"E	37.81'	37.81'
C42	500.00'	12°47'28"	S72°54'37"W	111.39'	111.62'
C43	356.00'	30°30'05"	N78°05'30"W	187.29'	189.52'
C44	250.00'	50°52'31"	N65°59'23"E	214.76'	221.98'
C45	280.00'	28°18'50"	S54°42'33"W	136.96'	138.37'
C46	250.00'	22°33'40"	S80°08'48"W	97.81'	98.44'
C47	500.00'	30°57'17"	N73°05'43"W	266.86'	270.13'
C48	25.00'	89°25'30"	S81°44'54"W	35.18'	39.02'
C49	25.00'	84°28'55"	S11°17'54"E	33.61'	36.86'
C50	50.00'	7°38'38"	S74°58'04"E	6.67'	6.67'
C51	223.00'	9°46'59"	S83°40'52"E	38.03'	38.08'
C52	250.00'	50°52'31"	N65°59'23"E	214.76'	221.98'
C53	854.42'	13°14'03"	N22°30'13"E	196.92'	197.35'
C54	864.00'	13°12'15"	N22°31'07"E	198.67'	199.11'
C55	854.42'	1°20'38"	N15°12'52"E	20.04'	20.04'

LINE TABLE

LINE #	BEARING	LENGTH
L1	N09°54'13"E	101.34'
L2	N30°43'41"E	30.37'
L3	S32°36'56"E	85.00'
L4	S83°09'13"W	16.06'
L5	S83°08'34"W	214.52'
L6	S87°34'05"W	20.00'
L7	N29°27'00"W	33.82'
L8	N43°59'55"W	76.86'
L9	S53°32'21"E	24.00'
L10	N00°11'35"W	27.39'
L11	N85°41'05"W	12.00'
L12	N88°59'55"W	15.00'
L13	S36°27'39"W	5.21'
L14	S57°41'42"E	16.36'
L15	N88°22'54"W	6.07'
L16	S15°10'52"E	34.50'
L17	S53°32'21"E	30.33'
L18	N40°58'15"E	12.00'
L19	S48°25'05"W	50.00'
L20	S22°56'33"E	57.89'
L21	S34°22'23"E	91.20'
L22	S66°30'53"W	84.42'
L23	N09°49'45"W	18.76'
L24	S80°10'15"W	18.72'
L25	S80°10'15"W	18.72'
L26	S09°49'45"E	19.56'
L27	N80°10'15"E	18.00'
L28	S09°49'45"E	5.00'
L29	S80°10'15"W	18.00'
L30	N16°31'18"W	26.35'
L31	S73°28'42"W	5.00'
L32	S16°31'18"E	25.45'
L33	N06°51'26"W	44.87'
L34	N16°31'18"W	55.40'
L35	S19°01'28"E	98.21'
L36	S69°27'05"W	16.88'
L37	N20°32'55"W	16.00'
L38	N69°27'05"E	16.88'
L39	N88°34'22"W	94.38'
L40	N85°26'05"W	55.67'

LINE TABLE

LINE #	BEARING	LENGTH
L41	N79°10'06"W	71.00'
L42	N10°54'24"E	12.02'
L43	S79°05'36"E	69.68'
L44	S85°24'58"E	55.01'
L46	N01°25'38"E	65.00'
L47	S88°34'22"E	10.00'
L48	S01°25'38"W	65.00'
L49	N37°46'24"E	95.96'
L50	N32°13'24"E	96.33'
L55	S07°09'35"W	14.55'
L56	S32°13'24"W	49.87'
L57	S32°13'24"W	35.34'
L58	N71°06'53"W	106.63'
L59	S88°11'07"E	49.24'
L60	S53°32'21"E	21.11'
L61	N88°11'07"W	64.41'
L62	S79°18'21"W	14.14'
L63	S70°07'35"E	12.47'
L64	S44°20'17"E	11.27'
L65	N44°20'17"W	7.95'
L66	N70°07'35"W	11.47'
L68	S27°03'59"E	12.00'
L69	N83°40'17"E	31.09'
L70	N71°06'53"W	10.01'
L71	S32°36'56"E	78.35'
L72	S36°27'39"W	21.22'
L73	S48°25'05"W	12.01'
L74	S53°35'10"E	113.15'
L75	S53°35'10"E	111.41'
L76	S37°46'24"W	96.84'
L77	N66°30'53"E	38.85'
L78	S01°28'45"W	155.86'
L79	S83°40'17"W	39.70'
L80	S01°28'45"W	140.32'
L81	N09°49'45"W	184.62'
L82	S09°49'45"E	124.49'
L83	S80°10'15"W	113.47'
L84	N09°49'45"W	16.00'
L85	N80°10'15"E	82.79'
L86	N09°49'45"W	8.00'

LINE TABLE

LINE #	BEARING	LENGTH
L87	N80°10'15"E	30.68'
L88	S09°49'45"E	16.00'
L89	S09°49'45"E	51.84'
L90	N23°29'44"W	56.55'
L91	N88°59'55"W	36.15'

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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
THOMAS MATTHEW CARTER
79272
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: DIRK P. D. MOSIS III, EXECUTIVE MANAGING DIRECTOR FOR (I) LA CANTERA DEVELOPMENT COMPANY, A DELAWARE CORPORATION, (II) LCWW PARTNERS, A TEXAS JOINT VENTURE BY US-LAS COLINAS LIMITED PARTNERSHIP, ITS MANAGING VENTURER BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNER, AND (III) US REAL ESTATE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, BY USAA REAL ESTATE COMPANY, ITS GENERAL PARTNE R
9830 COLONNADE BLVD, SUITE 600
SAN ANTONIO, TEXAS 78230
(210) 641-8413

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED DIRK MOSIS 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 31st DAY OF March, A.D. 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

DEBORAH SMITH
Notary Public
State of Texas
My Comm. Exp. 03-07-2016

THIS PLAT OF LA CANTERA WEST RIDGE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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: Mar 31, 2014, 1:38pm User ID: aarrington
File: P:\78\01\Design\Civil\Plat\Pl78101.dwg

Attachment 2

San Antonio Water System

April 4, 2014

Mr. David Sharpe, P.E.
Pape-Dawson Engineers
555 E. Ramsey
San Antonio, Texas 78216

RE: File No. 1404001 - Request for review of **La Cantera West Ridge, Plat No. 130182** located approximately 0.2 miles north of the intersection of La Cantera Parkway and North Loop 1604 west.

Dear Mr. Sharpe:

On April 3, 2014, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed 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 91.658 acres located entirely within the EARZ. No sensitive geological 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.2045. Certain changes to the project may create a substantial alteration to the provision of the Water Quality Ordinance and alter its category.

As of the date of this report, the Texas Commission on Environmental Quality (TCEQ) has not approved the Water Pollution Abatement Plan (WPAP) for the property within this plat. 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 La Cantera West Ridge, Plat No. 130182.

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 8**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130316

Project Name:
Redbird Ranch, Unit 7C

Applicant:
Ian Cude, Agent

Representative:
Pape-Dawson Engineers, Inc.
c/o Dennis R. Rion P.E.

Owner:
Continental Homes of Texas, L.P.

Staff Coordinator:
Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:
Generally located east of the intersection of Holliman Parkway and Cinnamon Teal

Tract Size:
8.987-acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 8.987-acre tract of land to establish **Redbird Ranch, Unit 7C** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 9, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of forty-nine (**49**) single-family residential lots, one (**1**) non-single family lot and approximately one thousand eight hundred seventy-five (**1875**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 3, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 13, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 842B, Redbird Ranch, accepted on August 4, 2010

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch, Unit 7C** Subdivision Plat

IV. ATTACHMENT

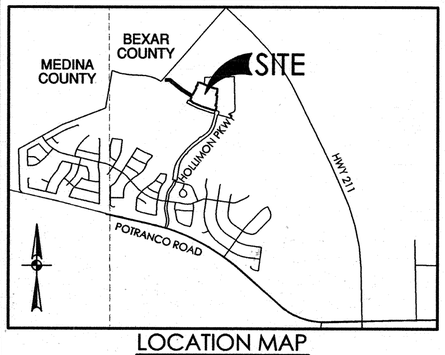
1. Proposed plat

Attachment 1

PLAT NUMBER 130316

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 7C

BEING A 8.987 ACRE TRACT OF LAND OUT OF A 345.688 TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



LOCATION MAP

MAPSCO MAP GRID: 610 B3
NOT-TO-SCALE

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 7C SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOT 901, BLOCK 45, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN EASEMENT.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FINISHED FLOOR NOTE:

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

SETBACK NOTE:

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.

DRAINAGE EASEMENT NOTE:

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

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, TX 78232
(210) 496-2668

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: APRIL 4, 2014

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	o	SET 1/2" IRON ROD (PD)

950 EXISTING CONTOURS
950 PROPOSED CONTOURS

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK

(1) 10' BUILDING SETBACK (VOL 9657, PG 202, DPR)

[1] UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438,OPR)

LINE TABLE

LINE #	BEARING	LENGTH
L1	N74°56'21"W	95.48'
L2	N62°20'41"W	70.03'
L3	N26°06'20"E	100.07'
L4	N28°17'57"E	50.00'
L5	N28°28'16"E	50.00'
L6	S82°55'50"E	50.00'
L7	S71°41'30"E	150.62'
L8	S86°47'35"E	58.87'
L9	S01°03'39"W	70.82'
L10	S03°23'38"W	4.10'
L11	S15°03'39"W	50.00'
L12	S74°56'21"E	16.52'
L13	S03°23'38"W	184.44'
L14	S01°03'39"W	23.26'

LINE TABLE

LINE #	BEARING	LENGTH
L15	S15°03'39"W	50.00'
L16	S74°56'21"E	20.37'
L17	S15°03'39"W	49.26'
L18	S74°56'21"E	67.01'
L19	N74°56'21"W	67.01'
L20	S74°56'21"E	12.29'
L21	S74°56'21"E	12.29'
L22	S62°51'30"E	80.37'
L23	S02°19'01"W	128.88'
L24	S07°47'09"W	86.93'
L25	S15°03'39"W	24.70'
L26	S86°47'35"E	1.59'
L27	S74°56'21"E	109.62'
L28	S15°03'39"W	24.56'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	2957.00'	11°09'20"	N69°21'41"W	574.82'	575.73'
C2	15.00'	89°53'21"	N18°50'20"W	21.19'	23.53'
C3	15.00'	87°52'07"	N17°49'43"W	20.82'	23.00'
C4	2827.00'	0°03'44"	N61°43'55"W	3.06'	3.06'
C5	15.00'	89°30'19"	N73°32'47"E	21.12'	23.43'
C6	15.00'	90°32'07"	N16°28'26"W	21.31'	23.70'
C7	2537.00'	0°12'46"	N61°38'07"W	9.42'	9.42'
C8	15.00'	101°53'01"	N67°31'45"E	23.30'	26.67'
C9	475.00'	9°31'05"	N11°49'42"E	78.82'	78.91'
C10	1970.00'	1°15'59"	S00°25'40"W	43.54'	43.55'
C11	15.00'	101°40'01"	S54°13'39"W	23.26'	26.62'
C12	15.00'	78°19'59"	S35°46'21"E	18.95'	20.51'
C13	20.00'	104°00'00"	S53°03'39"W	31.52'	36.30'
C14	20.00'	82°14'45"	S33°48'58"E	26.31'	28.71'
C15	359.00'	7°45'15"	S11°11'02"W	48.55'	48.59'
C16	15.00'	90°00'00"	S60°03'39"W	21.21'	23.56'
C17	15.00'	90°06'53"	N71°09'47"E	21.23'	23.59'
C18	2827.00'	11°09'34"	S69°21'34"E	549.74'	550.61'
C19	2777.00'	11°09'38"	N69°21'32"W	540.07'	540.92'
C20	15.00'	87°11'47"	N20°10'50"W	20.69'	22.83'
C21	15.00'	93°02'05"	N69°56'06"E	21.77'	24.36'
C22	2537.00'	11°23'29"	S69°14'36"E	503.57'	504.40'
C23	2487.00'	11°31'36"	N69°10'33"W	499.49'	500.33'
C24	15.00'	81°38'12"	N22°35'39"W	19.61'	21.37'
C25	525.00'	11°09'17"	N12°38'49"E	102.05'	102.21'
C26	15.00'	19°28'16"	N24°47'48"E	5.07'	5.10'
C27	15.00'	70°31'44"	N69°47'48"E	17.32'	18.46'
C28	15.00'	70°39'59"	S28°27'01"E	17.35'	18.50'
C29	15.00'	19°13'22"	S16°29'39"W	5.01'	5.03'
C30	2947.00'	11°25'51"	S69°13'25"E	586.96'	587.94'
C31	20.00'	45°02'47"	S15°12'59"E	15.32'	15.72'
C32	15.00'	44°31'56"	S25°39'36"W	11.37'	11.66'
C33	2947.00'	5°43'24"	S66°22'12"E	294.25'	294.37'
C34	2957.00'	6°59'45"	N67°16'53"W	360.82'	361.05'

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.
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.

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

STATE OF TEXAS
COUNTY OF BEXAR

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

DULY AUTHORIZED AGENT / IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE 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 April 4th, A.D. 20 14.

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2016

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 7C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 2

REDBIRD RANCH, UNIT 7C

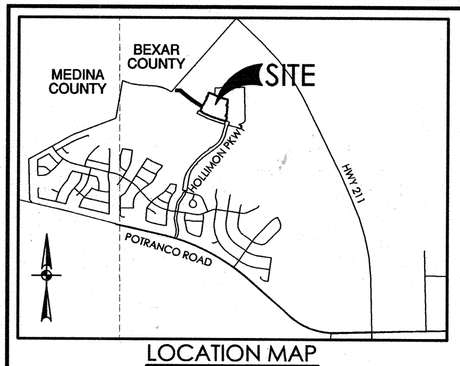
Civil Job No. 5961-85; Survey Job No. 9184-04

Date: Apr 04, 2014, 11:15am User ID: MLOPEZ
File: P:\59\61\85\Design\Civil\Plat\PL5961B5-U7C.dwg

PLAT NUMBER 130316

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 7C

BEING A 8.987 ACRE TRACT OF LAND OUT OF A 345.688 TRACT CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 610 B3
NOT-TO-SCALE

LEGEND

AC	ACRE(S)	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
ESMT	EASEMENT	○	SET 1/2" IRON ROD (PD)

950 EXISTING CONTOURS
950 PROPOSED CONTOURS

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5) 1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(11) 10' BUILDING SETBACK

◇(1) 10' BUILDING SETBACK (VOL 9657, PG 202, DPR)

[1] UNPLATTED CONTINENTAL HOMES OF TEXAS LP PORTION OF 345.688 ACRE TRACT (VOL 11240, PG 1426-1438,OPR)

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, TX 78232
(210) 496-2668

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE 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 April 4th, A.D. 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2016

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: APRIL 4, 2014

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

C.P.S. ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "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.
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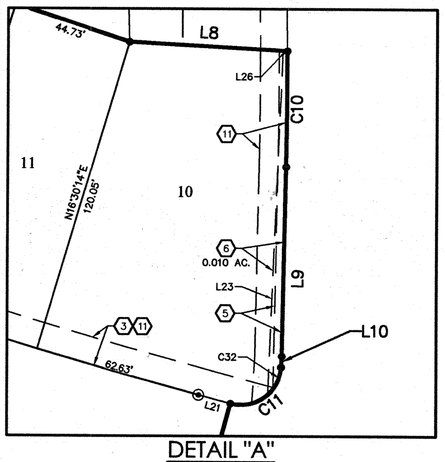
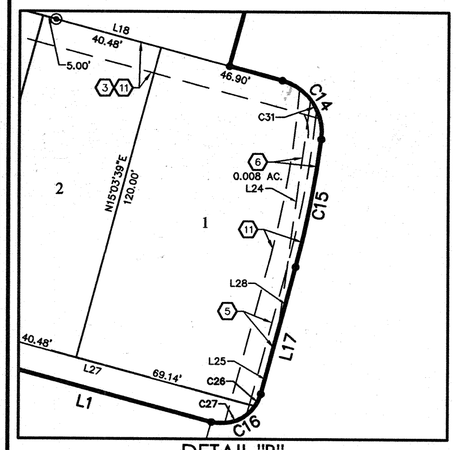
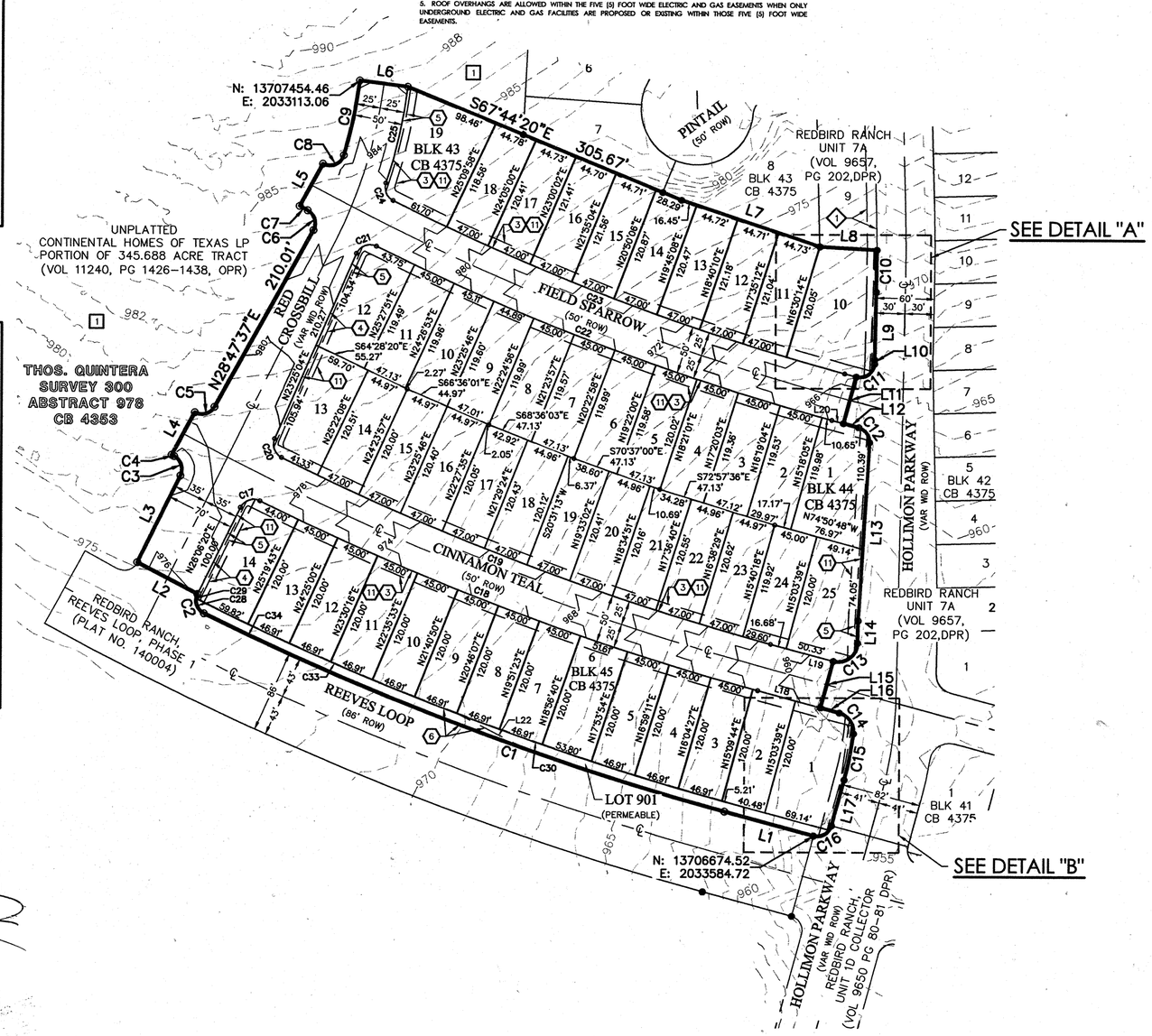
3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.
4. CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) 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.



DETAIL "A"
NOT-TO-SCALE



DETAIL "B"
NOT-TO-SCALE



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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 7C HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

REDBIRD RANCH, UNIT 7C
Civil Job No. 5961-85; Survey Job No. 9184-04
Date: Apr 04, 2014, 11:15am User ID: MLOPEZ
File: P:\59\85\Design\Civil\Plat\PL596185-U7C.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 9**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130362

Project Name:
Redbird Ranch, Unit 6B

Applicant:
Ian Cude - Agent

Representative:
Pape-Dawson Engineers, Inc.
c/o Dennis R. Rion P.E.

Owners:
Continental Home of Texas, L.P.

Staff Coordinator:
Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:
Generally located northwest of the intersection of Holliman Parkway and Reeves Loop

Tract Size:
9.425 acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 9.425-acre tract of land to establish **Redbird Ranch, Unit 6B** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 8, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty-seven (**37**) single family residential lots, two (**2**) non-single family residential lots and approximately one thousand two hundred twenty-seven (**1,227**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 3, 2014.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 3, 2014.

II. SUPPLEMENTAL INFORMATION

A. MDP 842B, Redbird Ranch Subdivision, accepted on August 4, 2010.

III. RECOMMENDATION

Approval of the proposed **Redbird Ranch, Unit 6B** Subdivision.

IV. ATTACHMENT

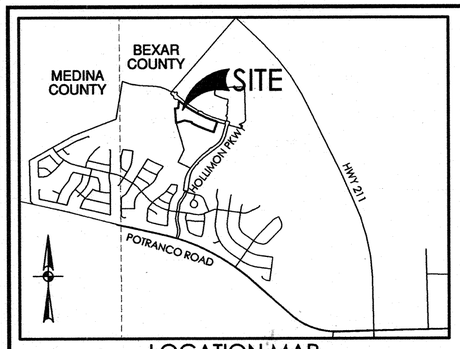
1. Proposed plat

Attachment 1

PLAT NUMBER 130362

SUBDIVISION PLAT OF REDBIRD RANCH, UNIT 6B

BEING A 9.425 ACRE TRACT OF LAND 6.944 ACRES OUT OF A 345.688 TRACT AND 2.481 ACRES OUT OF A 81.315 ACRE TRACT, BOTH CONVEYED TO CONTINENTAL HOMES OF TEXAS L.P. BY SPECIAL WARRANTY DEED RECORDED IN VOLUME 11240, PAGES 1426-1438 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY TEXAS, OUT OF THE THOS. QUINTERA SURVEY 300, ABSTRACT 978, COUNTY BLOCK 4353, AND THE JOSE PADILLA SURVEY NUMBER 300 1/5, ABSTRACT 1097, COUNTY BLOCK 4375, IN BEXAR COUNTY, TEXAS.



LOCATION MAP
MAPSCO MAP GRID: 610 B4
NOT-TO-SCALE

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN REDBIRD RANCH, UNIT 6B SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE REDBIRD RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

OPEN SPACE NOTE:

LOT 903, BLOCK 38, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A DRAINAGE EASEMENT.
LOT 902, BLOCK 38, CB 4375 IS DESIGNATED AS OPEN SPACE AND AS A PEDESTRIAN EASEMENT.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHALL.

FINISHED FLOOR NOTE:

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

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.

DRAINAGE EASEMENT NOTE:

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

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, TX 78232
(210) 496-2668

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

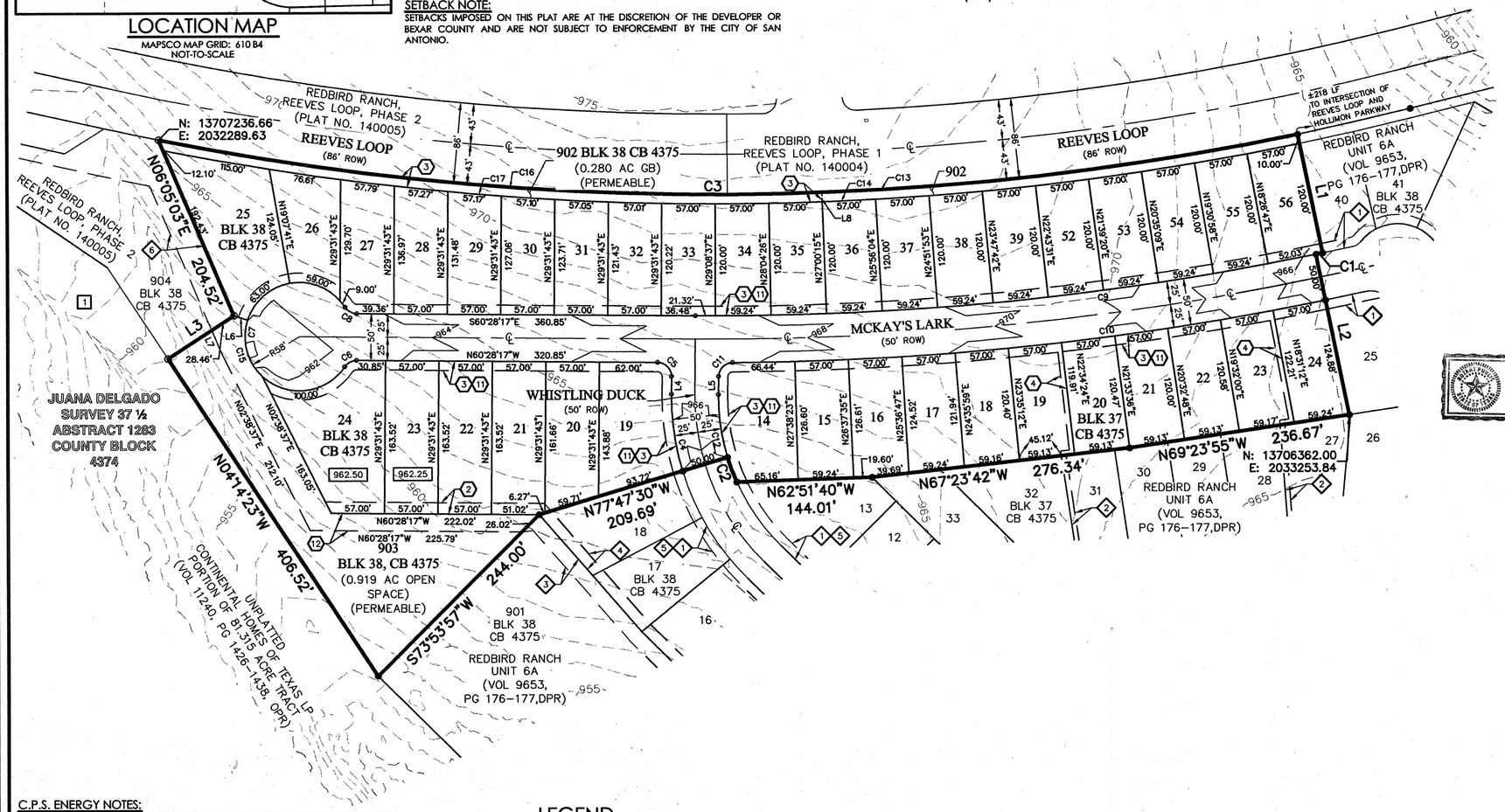
THE NUMBER OF EQUIVALENT DWELLING UNITS (EDUs) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: APRIL 4, 2014



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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.

STATE OF TEXAS
COUNTY OF BEXAR

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LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
DENNIS R. RION
67109
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

LEGEND

AC	ACRE(S)
BLK	BLOCK
CB	COUNTY BLOCK
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ESMT	EASEMENT
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
○	SET 1/2" IRON ROD (PD)
950	EXISTING CONTOURS
950	PROPOSED CONTOURS
(2)	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(3)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(4)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(11)	10' BUILDING SETBACK
(12)	VAR WID GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (0.249 ACRE)
962.50	MINIMUM FINISHED FLOOR ELEVATIONS DUE TO DEPTH OF SANITARY SEWER MAIN
[1]	UNPLATTED CONTINENTAL HOMES OF TEXAS LP REMAINING PORTION OF 81.315 ACRE TRACT (VOL 11240, PG 1426-1438,OPR)
(1)	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9653, PG 176-177, DPR)
(2)	5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9653, PG 176-177, DPR)
(3)	VAR WID GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9653, PG 176-177, DPR)
(4)	12' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9653, PG 176-177, DPR)
(5)	10' BUILDING SETBACK (VOL 9653, PG 176-177, DPR)
(6)	VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, AND CABLE TV EASEMENT (REDBIRD RANCH, REEVES LOOP PHASE 2, PLAT NO. 140005)

LINE TABLE

LINE #	BEARING	LENGTH
L1	S17°22'36"W	130.00'
L2	S17°30'24"W	174.88'
L3	S85°45'37"W	84.19'
L4	N29°31'43"E	19.11'
L5	S29°31'43"W	19.36'
L6	N43°06'25"W	15.00'
L7	N06°05'03"E	26.06'
L8	S27°00'15"W	10.00'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	3173.00'	0°07'49"	N72°33'30"W	7.21'	7.21'
C2	225.00'	7°12'15"	N08°36'23"E	28.27'	28.29'
C3	3043.00'	23°00'17"	S61°07'15"E	1213.60'	1221.79'
C4	275.00'	17°19'13"	N20°52'06"E	82.82'	83.13'
C5	15.00'	90°00'00"	N15°28'17"W	21.21'	23.56'
C6	15.00'	56°46'26"	N88°51'30"W	14.26'	14.86'
C7	58.00'	293°32'52"	S29°31'43"W	63.56'	297.16'
C8	15.00'	56°46'26"	S32°05'04"E	14.26'	14.86'
C9	3173.00'	12°01'19"	N66°28'56"W	664.54'	665.76'
C10	3223.00'	11°18'50"	S66°50'10"E	635.40'	636.44'
C11	15.00'	89°17'32"	S74°10'29"W	21.08'	23.38'
C12	225.00'	17°19'13"	S20°52'06"W	67.76'	68.02'
C13	3043.00'	23°00'17"	S61°07'15"E	1213.60'	1221.79'
C14	3053.00'	22°52'37"	S61°11'06"E	1210.91'	1218.99'
C15	58.00'	65°21'09"	S14°13'00"W	62.63'	66.16'
C16	3043.00'	13°22'38"	S56°18'26"E	708.86'	710.48'
C17	3053.00'	13°14'58"	S56°22'16"E	704.42'	705.99'

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

DULY AUTHORIZED AGENT - IAN CUDE, ASSISTANT SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED IAN CUDE 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 April 4th, A.D. 2014.

PATTI LYNN BROWN
Notary Public, State of Texas
My Commission Expires
January 03, 2016

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF REDBIRD RANCH, UNIT 6B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 20 _____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20 _____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____ IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS _____ DAY OF _____, A.D. 20 _____.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 1 OF 1

REDBIRD RANCH, UNIT 6B
Civil Job No. 5961-86; Survey Job No. 9184-04
Date: Apr 04, 2014, 11:14am User ID: MLOPEZ
File: P:\59\61\86\Design\Civil\Plat\PL6B9186-U6B.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 10**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130387

Project Name:
Amorosa, Phase 3 (Enclave)

Applicant:
John K. Pierret

Representative:
Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:
Forestar (USA) Real Estate Group

Staff Coordinator:
Chris McCollin, Planner
(210) 207-5014
christopher.mccollin@sanantonio.gov

Property Address/Location:
Generally located east of the intersection of TPC Parkway and Resort Parkway.

Tract Size:
13.17-acres

Council District(s):
ETJ

Notification:
Internet Agenda Posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 13.17-acre tract of land to establish the **Amorosa, Phase 3 (Enclave)** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 8, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty eight (**38**) single-family residential lots, two (**2**) non-single family residential lots and approximately nine hundred ninty-nine (**999**) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on November 20, 2013.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on April 8, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

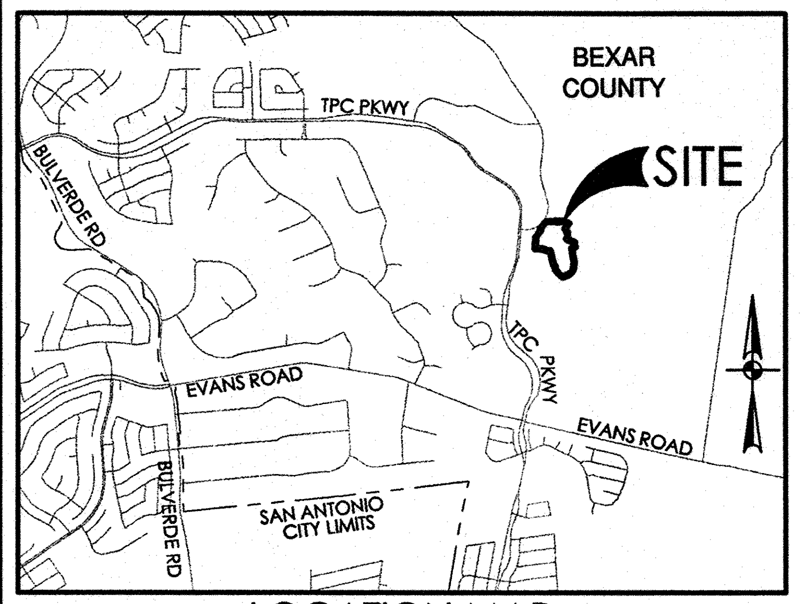
MDP 13-00024, Cibolo Canyons, accepted on December 5, 2013.

III. RECOMMENDATION

Approval of the proposed **Amorosa, Phase 3 (Enclave)** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Plat



LOCATION MAP

MAPSCO MAP GRID: 484 E3
NOT-TO-SCALE

LEGEND

BLK	BLOCK	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	(SURVEYOR) ○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FFE	FINISHED FLOOR ELEVATION	●	SET 1/2" IRON ROD (PD)
VOL	VOLUME	▶	ZERO LOT LINE
PG	PAGE(S)	1234.56	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY		

-1140- EXISTING CONTOURS
—1140— PROPOSED CONTOURS
— — — EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(7) VARIABLE WIDTH DRAINAGE EASEMENT AND TREE SAVE AREA
(9) 16' SANITARY SEWER EASEMENT
(11) 20' BUILDING SETBACK LINE
[1] LOT 902 BLOCK 22 CB 4910 OPEN SPACE, 0.57 AC
[2] LOT 903 BLOCK 22 CB 4910 OPEN SPACE, 2.62 AC
UNPLATTED
[3] A PORTION OF 1394.189 AC FORESTAR (USA) REAL ESTATE GROUP, INC (VOL 12138, PG 77 OPR) (VOL 5792, PG 1707-1709 OPR)
[4] LOT 903, BLOCK 4, CB 4909 LANDSCAPE ESMT (VOL 9576, PG 92-99, DPR)
[5] LOT 902, BLOCK 4, CB 4909 LANDSCAPE ESMT (VOL 9576, PG 92-99, DPR)

◇1 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 9652, PG 12-14, DPR)
◇2 16' SANITARY SEWER EASEMENT (VOL 9575, PGS 197-205, DPR)
◇3 20' WATER EASEMENT (VOL 9575 PG 197-203 DPR)
◇4 VARIABLE WIDTH DRAINAGE EASEMENT (AMOROSA,PHASE 2B PLAT 130132 (VOL 9665, PG 73-77, DPR)
◇5 VARIABLE WITH DRAINAGE EASEMENT A (VOL 9645, PG 100-101, DPR)
◇6 VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9576, PG 92-99, DPR)
◇7 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9645, PG 100-101, DPR)
◇8 20' WATER EASEMENT (VOL 9576, PG 92-99, DPR)20' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 13973, PG 464-489, DPR)
◇9 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 73-77, DPR)
◇10 SANITARY CONTROL EASEMENT (VOL 9544, PG 1831-1835, OPR)

AQUIFER NOTE:
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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

SETBACK NOTE:
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.

ZERO LOT LINE NOTE:
FIVE (5) FOOT WIDE MAINTENANCE EASEMENTS ARE ESTABLISHED WITHIN THE LOTS ADJACENT TO ALL NON-ATTACHED ZERO LOT LINES. SUCH EASEMENTS SHALL EXTEND FOR THE DEPTH OF THE LOT AND ARE INCLUDED IN THE DEED RESTRICTIONS FOR ALL AFFECTED PROPERTIES.

FLOOD ZONE NOTE:
THE VARIABLE WIDTH DRAINAGE RIGHTS-OF-WAY AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0145G, DATED SEPTEMBER 29, 2010, AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS DEDICATION NOTE:
THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

OPEN SPACE NOTE:
LOTS 902 AND 903, BLOCK 22 IS DESIGNATED AS OPEN SPACE AND AS DRAINAGE, SEWER, WATER, ELECTRIC, TELEPHONE AND CABLE TV EASEMENTS.

BEXAR COUNTY MAINTENANCE NOTE:
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN AMOROSA, PHASE 3 SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE AMOROSA 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 902 AND 903 , BLOCK 22, CB 4910.

FIRE FLOW NOTE:
IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

PUBLIC WORKS STORM WATER:
FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

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

SURVEYOR'S NOTES:
1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

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

IMPACT FEE PAYMENT NOTE:
WATER AND/OR 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.

C.P.S. ENERGY 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 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 HEREON.
IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:
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.

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 — CARA C. TACKETT — 89491 — LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

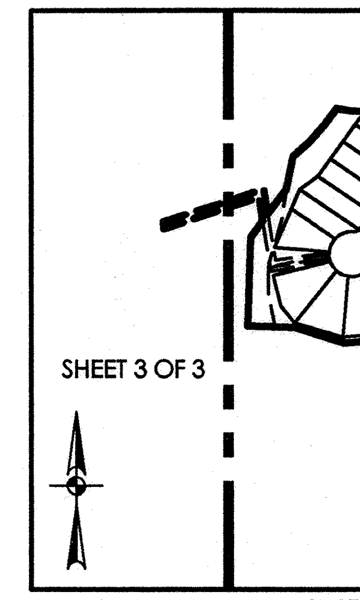
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: PAPE-DAWSON ENGINEERS, INC .

REGISTERED PROFESSIONAL LAND SURVEYOR

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

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	350.00'	5°48'13"	S07°52'23"E	35.44'	35.45'
C2	14.00'	84°00'09"	S31°13'35"W	18.74'	20.53'
C3	531.00'	18°12'15"	N42°50'02"E	168.00'	168.71'
C4	147.00'	14°28'21"	S80°53'40"E	37.03'	37.13'
C5	61.00'	8°07'48"	N87°48'16"E	8.65'	8.66'
C6	39.00'	8°07'48"	N87°48'16"E	5.53'	5.53'
C7	111.00'	8°16'33"	N87°43'53"E	16.02'	16.03'
C8	14.00'	104°08'25"	S44°20'11"E	22.09'	25.45'
C9	525.00'	1°36'02"	N06°56'01"E	14.67'	14.67'
C10	14.00'	85°44'10"	N49°00'05"E	19.05'	20.95'
C11	275.00'	25°12'59"	S75°31'21"E	120.06'	121.03'
C12	525.00'	31°56'36"	S23°42'20"W	288.92'	292.70'
C13	14.00'	57°42'26"	S10°49'25"W	13.51'	14.10'
C14	59.00'	295°24'52"	N50°19'22"W	63.04'	304.20'
C15	14.00'	57°42'26"	N68°31'51"E	13.51'	14.10'
C16	475.00'	31°56'36"	N23°42'20"E	261.40'	264.82'
C17	260.00'	54°35'42"	S45°55'49"W	238.48'	247.74'
C18	75.00'	46°07'13"	S04°25'38"E	58.75'	60.37'
C19	14.00'	84°19'33"	S69°39'01"E	18.79'	20.60'
C20	62.00'	294°51'15"	S35°36'50"W	66.76'	319.06'
C21	14.00'	45°58'31"	N19°56'48"W	10.93'	11.23'
C22	125.00'	61°34'02"	N12°09'03"W	127.95'	134.32'
C23	310.00'	54°35'42"	N45°55'49"E	284.34'	295.39'
C24	260.00'	23°00'56"	N61°43'12"E	103.74'	104.44'
C25	260.00'	12°09'59"	N44°07'44"E	55.11'	55.21'
C26	260.00'	19°24'46"	N28°20'21"E	87.67'	88.09'
C27	62.00'	28°06'49"	S82°14'37"W	30.12'	30.42'
C28	475.00'	12°46'10"	S16°16'02"W	105.64'	105.86'
C29	62.00'	24°59'54"	N00°04'21"E	26.84'	27.05'
C30	475.00'	6°42'08"	S26°00'11"W	55.53'	55.56'
C31	475.00'	6°41'44"	S32°42'07"W	55.48'	55.51'
C32	62.00'	71°16'23"	N48°03'47"W	72.25'	77.12'
C33	125.00'	22°33'15"	S31°39'27"E	48.89'	49.21'
C34	475.00'	3°37'40"	S37°51'48"W	30.07'	30.07'
C35	62.00'	28°10'32"	N26°39'34"E	30.18'	30.49'
C36	62.00'	26°49'31"	N54°09'36"E	28.76'	29.03'
C37	62.00'	33°52'37"	N84°30'40"E	36.13'	36.66'
C38	62.00'	39°41'56"	S58°42'04"E	42.10'	42.96'
C39	62.00'	38°50'11"	S19°26'01"E	41.23'	42.03'
C40	475.00'	2°08'54"	S08°48'29"W	17.81'	17.81'
C41	59.00'	25°18'51"	S06°14'58"E	25.86'	26.07'
C42	14.00'	69°17'50"	N57°13'15"E	15.92'	16.93'
C43	125.00'	30°17'29"	S05°14'05"E	65.32'	66.09'
C44	125.00'	8°43'18"	S14°16'19"W	19.01'	19.03'
C45	59.00'	54°37'51"	S70°04'08"W	54.15'	56.26'
C46	62.00'	3°03'23"	N01°30'46"E	3.31'	3.31'
C47	525.00'	3°59'27"	N09°43'46"E	36.56'	36.57'
C48	310.00'	4°43'37"	S20°59'46"W	25.57'	25.58'
C49	14.00'	16°26'20"	N14°21'10"E	4.00'	4.02'
C50	525.00'	5°50'20"	N14°38'39"E	53.48'	53.50'
C51	525.00'	5°47'41"	N20°27'40"E	53.08'	53.10'
C52	310.00'	10°08'52"	S28°26'01"W	54.83'	54.90'
C53	310.00'	8°54'06"	S37°57'30"W	48.11'	48.16'
C54	525.00'	4°55'03"	N25°49'02"E	45.04'	45.06'
C55	310.00'	10°06'20"	S47°27'43"W	54.61'	54.68'
C56	310.00'	9°44'30"	S57°23'08"W	52.64'	52.71'
C57	310.00'	10°58'17"	S67°44'31"W	59.27'	59.36'
C58	525.00'	7°49'28"	N32°11'17"E	71.64'	71.70'
C59	8.00'	18°57'55"	N86°49'41"E	2.64'	2.65'
C60	59.00'	36°20'45"	S24°34'50"W	36.80'	37.43'
C61	59.00'	15°43'57"	S01°27'31"E	16.15'	16.20'
C62	525.00'	3°34'37"	N37°53'20"E	32.77'	32.77'
C63	59.00'	48°09'36"	N06°03'00"E	48.15'	49.59'
C64	14.00'	57°42'26"	N10°49'25"E	13.51'	14.10'
C65	62.00'	14°56'10"	N03°58'26"E	16.12'	16.16'
C66	59.00'	11°01'20"	N06°15'57"W	11.33'	11.35'
C67	59.00'	34°30'17"	N47°22'56"E	35.00'	35.53'
C68	12.00'	14°01'37"	S84°21'32"W	2.93'	2.94'
C69	59.00'	29°27'39"	S33°38'13"E	30.00'	30.34'
C70	59.00'	34°31'10"	N81°53'40"E	35.01'	35.55'
C71	59.00'	32°28'43"	S64°36'24"E	33.00'	33.44'
C72	14.00'	64°41'48"	S59°31'16"W	14.98'	15.81'



INDEX MAP

SCALE: 1"= 500'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S17°00'41"E	50.00'
L2	S73°13'40"W	70.10'
L3	S09°19'49"E	205.01'
L4	S14°52'38"E	68.91'
L5	S03°33'29"W	138.36'
L6	S24°25'11"W	65.82'
L7	S31°16'32"W	44.80'
L8	S49°34'02"W	59.48'
L9	S68°29'16"W	105.47'
L10	S68°29'16"W	54.38'
L11	N43°56'45"W	87.45'
L12	N44°25'27"W	118.83'
L13	N05°30'07"W	77.79'
L14	N40°44'35"W	35.99'
L15	S85°32'40"W	60.70'
L16	N72°43'29"W	133.23'
L17	N87°59'22"W	124.93'
L18	N36°21'26"E	53.03'
L19	N09°16'00"W	62.40'
L20	N02°35'37"W	16.61'
L21	S09°16'00"E	65.46'
L22	N36°21'26"E	79.34'
L23	N11°39'49"E	87.07'
L24	S88°07'50"E	31.30'
L25	N83°44'22"E	35.32'
L26	S88°07'50"E	14.21'
L27	N83°35'37"E	53.28'
L28	S82°15'58"E	50.00'
L29	S88°07'50"E	44.05'
L30	S73°13'40"W	83.76'
L31	N05°30'07"W	12.73'
L32	N59°33'54"E	67.41'
L33	N29°39'20"E	46.00'
L34	N12°26'58"E	56.62'
L35	N77°25'42"W	132.33'
L36	N82°21'38"E	133.36'
L37	N07°38'22"W	55.00'
L38	S82°21'38"W	69.59'
L39	S41°39'05"W	40.83'
L40	S88°52'26"W	29.97'
L41	S01°04'59"W	13.37'
L42	S81°34'25"W	21.87'
L43	S81°22'23"W	33.93'
L44	S75°44'38"W	25.84'
L45	N83°18'05"E	26.46'
L46	S75°58'07"W	81.41'
L47	N79°38'34"E	22.34'
L48	N75°46'40"E	83.91'
L49	N69°02'55"E	29.48'
L50	S07°15'31"W	75.97'
L51	S03°33'29"W	21.67'
L52	N32°20'44"E	7.60'
L53	N57°39'16"W	3.44'
L54	S83°43'43"E	34.46'
L55	N18°37'58"E	59.20'
L56	N73°13'40"E	83.55'
L57	S77°20'44"W	104.33'
L58	N77°20'44"E	105.70'
L59	S44°25'27"E	184.14'
L60	S80°40'11"W	15.98'
L61	N18°37'58"E	59.20'

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

RICHARD OLIVAREZ
Notary Public, State of Texas
My Commission Expires
October 22, 2017

PLAT NUMBER 130387

SUBDIVISION PLAT ESTABLISHING

AMOROSA, PHASE 3 (ENCLAVE)

BEING A 13.17 ACRE TRACT OF LAND ESTABLISHING LOTS 34 THROUGH 71 AND LOT 902 BLOCK 22, OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911.

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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 21, 2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN K. PIERRET
EXECUTIVE VICE PRESIDENT
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF MARCH, A.D. 20 14.

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF AMOROSA, PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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: Mar 21, 2014, 2:02pm User ID: EPosey
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PLAT NUMBER 130387

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AMOROSA, PHASE 3 (ENCLAVE)

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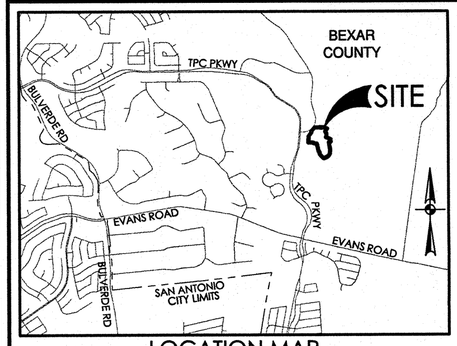
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 21, 2014



LOCATION MAP

MAPSCO MAP GRID: 484 E3
NOT-TO-SCALE

LEGEND

BLK	BLOCK	DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
FFE	FINISHED FLOOR ELEVATION	●	SET 1/2" IRON ROD (PD)
VOL	VOLUME	▶	ZERO LOT LINE
PG	PAGE(S)	1234.56	FINISHED FLOOR ELEVATION
ROW	RIGHT-OF-WAY		

-1140- EXISTING CONTOURS
1140 PROPOSED CONTOURS
EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(6) VARIABLE WIDTH CLEAR VISION EASEMENT
(7) VARIABLE WIDTH DRAINAGE EASEMENT AND TREE SAVE AREA
(9) 16' SANITARY SEWER EASEMENT
(11) 20' BUILDING SETBACK LINE
[1] LOT 902 BLOCK 22 CB 4910 OPEN SPACE, 0.57 AC
[2] LOT 903 BLOCK 22 CB 4910 OPEN SPACE, 2.62 AC
[3] UNPLATTED A PORTION OF 1394.189 AC FORESTAR (USA) REAL ESTATE GROUP, INC (VOL 12138, PG 77 OPR) (VOL 5792, PG 1707-1709 OPR)
[4] LOT 903, BLOCK 4, CB 4909 LANDSCAPE ESMT (VOL 9576, PG 92-99, DPR)
[5] LOT 902, BLOCK 4, CB 4909 LANDSCAPE ESMT (VOL 9576, PG 92-99, DPR)
(1) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 9652, PG 12-14, DPR)
(2) 16' SANITARY SEWER EASEMENT (VOL 9575, PGS 197-205, DPR)
(3) 20' WATER EASEMENT (VOL 9575 PG 197-203 DPR)
(4) VARIABLE WIDTH DRAINAGE EASEMENT (AMOROSA,PHASE 2B PLAT 130132 (VOL9665, PG 73-77, DPR)
(5) VARIABLE WITH DRAINAGE EASEMENT A (VOL 9645, PG 100-101, DPR)
(6) VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9576, PG 92-99, DPR)
(7) 20' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9645, PG 100-101, DPR)
(8) 20' WATER EASEMENT (VOL 9576, PG 92-99, DPR)20' GAS, ELECTRIC, TELEPHONE AND CABLE TV ESMT (VOL 13973, PG 464-489, DPR)
(9) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9665, PG 73-77, DPR)
(10) SANITARY CONTROL EASEMENT (VOL 9544, PG 1831-1835, OPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996). FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY 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 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 HEREON.

IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:

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.

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

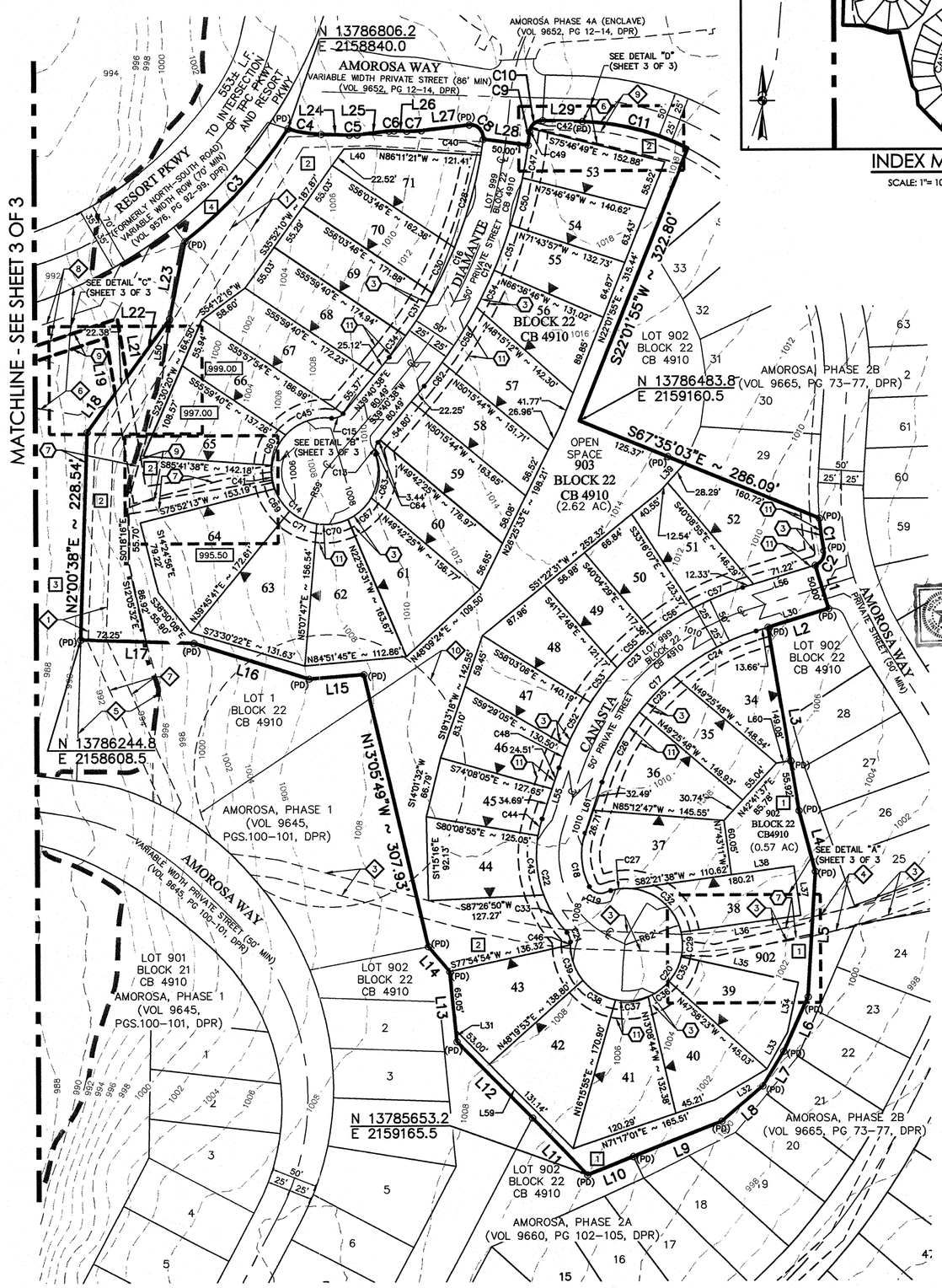
STATE OF TEXAS
CARA C. TACKETT
89491
LICENSED
PROFESSIONAL ENGINEER

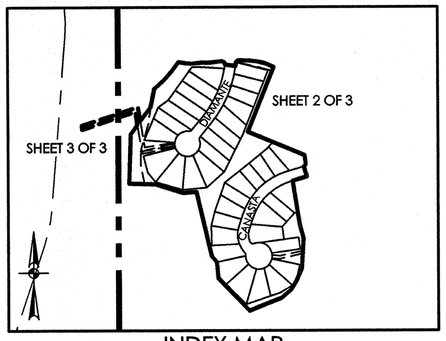
STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR





INDEX MAP

SCALE: 1"= 1000'

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JOHN K. PIERRET
EXECUTIVE VICE PRESIDENT
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26TH DAY OF MARCH, A.D. 2014

RICHARD OLIVAREZ
Notary Public, State of Texas
My Commission Expires
October 22, 2017

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF AMOROSA, PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

SHEET 2 OF 3

AMOROSA, PHASE 3 (ENCLAVE)

Civil Job No. 7838-24; Survey Job No. 6203-00SPS

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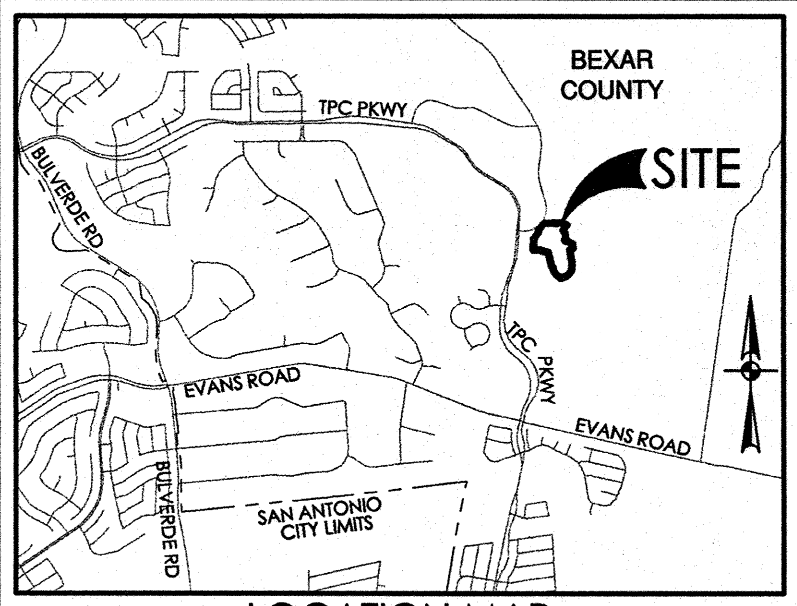

LOCATION MAP

MAPSCO MAP GRID: 484 E3
NOT-TO-SCALE

LEGEND

BLK	BLOCK
CB	COUNTY BLOCK
FFE	FINISHED FLOOR ELEVATION
VOL	VOLUME
PG	PAGE(S)
ROW	RIGHT-OF-WAY
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
▶	ZERO LOT LINE
1234.56	FINISHED FLOOR ELEVATION
-1140-	EXISTING CONTOURS
1140	PROPOSED CONTOURS
— — —	EFFECTIVE (EXISTING) FEMA 1% ANNUAL CHANCE (100-YR) FLOODPLAIN

⟨3⟩	10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
⟨6⟩	VARIABLE WIDTH CLEAR VISION EASEMENT
⟨7⟩	VARIABLE WIDTH DRAINAGE EASEMENT AND TREE SAVE AREA
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SURVEYOR'S NOTES:

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EDU NOTE:

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IMPACT FEE PAYMENT NOTE:

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C.P.S. ENERGY NOTES:

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IF YOU HAVE RESIDENTIAL UNIT, ADD THE FOLLOWING NOTES:

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STATE OF TEXAS
COUNTY OF BEXAR

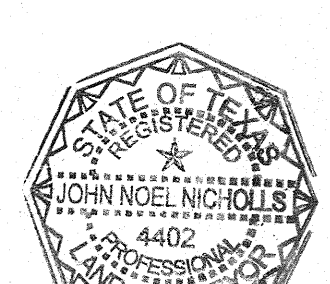
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

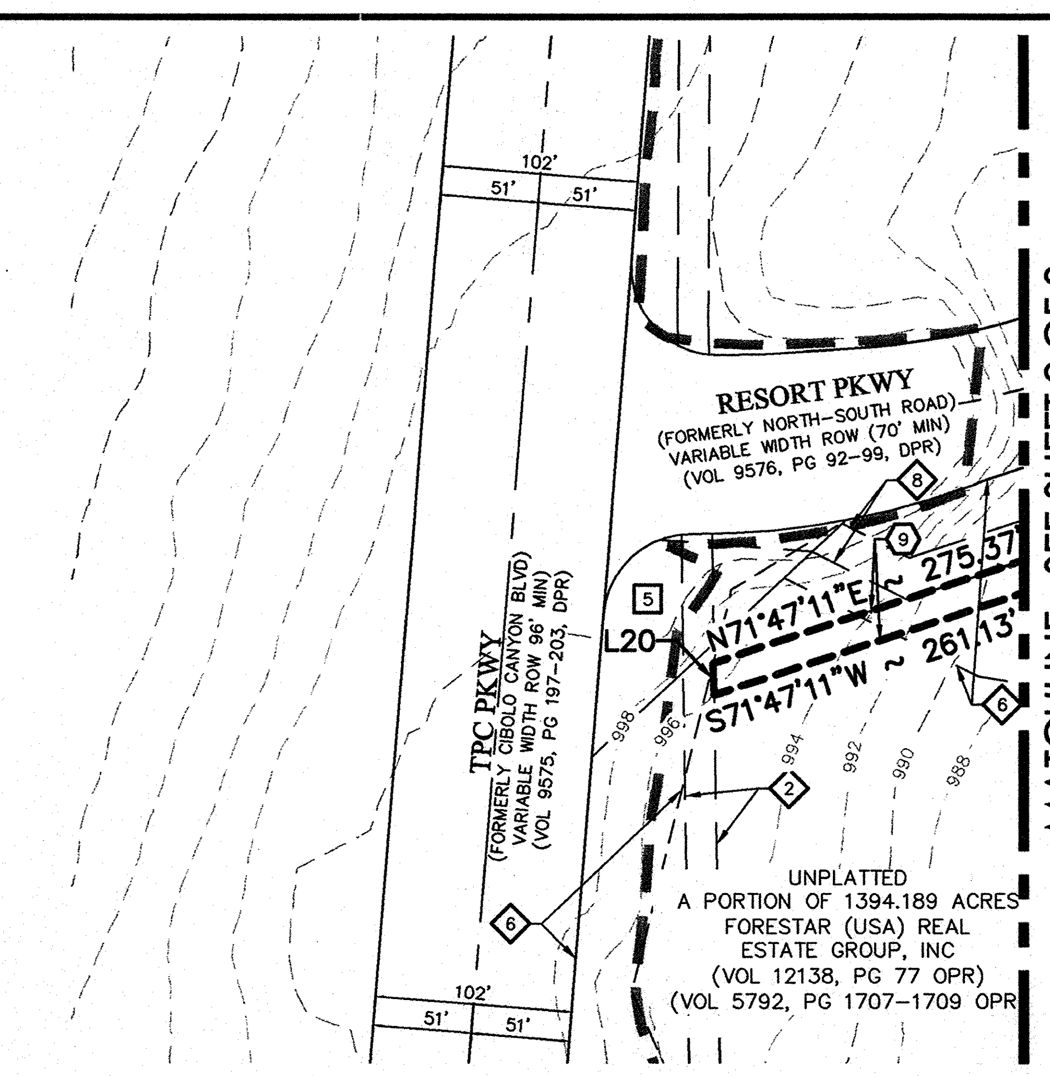
Cara C. Tackett (signature)
LICENSED PROFESSIONAL ENGINEER

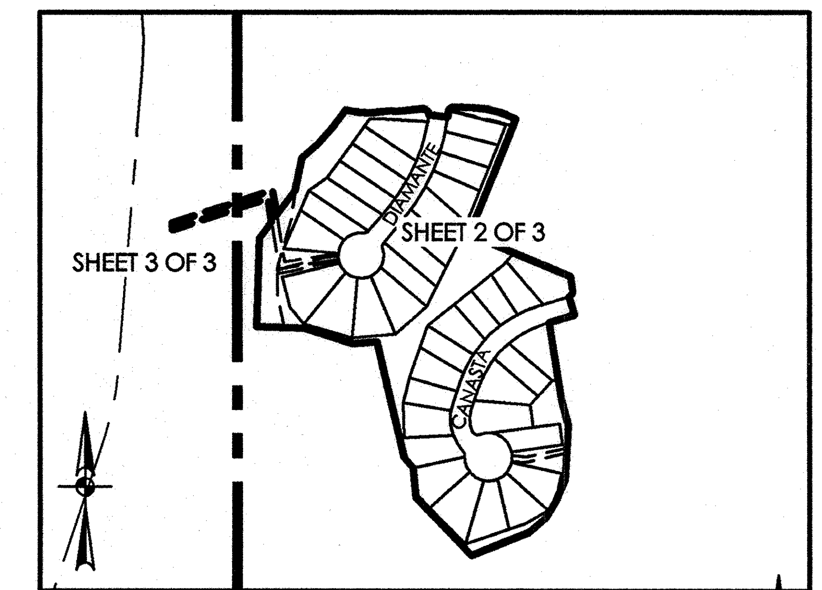
STATE OF TEXAS
COUNTY OF BEXAR

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







INDEX MAP

SCALE: 1"= 500'

PLAT NUMBER 130387

SUBDIVISION PLAT ESTABLISHING

AMOROSA, PHASE 3 (ENCLAVE)

BEING A 13.17 ACRE TRACT OF LAND ESTABLISHING LOTS 34 THROUGH 71 AND LOT 902 BLOCK 22, OUT OF A 1394.189 ACRE TRACT OF LAND CONVEYED TO LUMBERMENS INVESTMENT CORPORATION AKA FORESTAR (USA) REAL ESTATE GROUP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 5792, PAGES 1701-1709 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ADOLPHUS HARNDEN SURVEY NUMBER 478 1/3, ABSTRACT 350, COUNTY BLOCK 4911.

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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: March 21, 2014

STATE OF TEXAS
COUNTY OF BEXAR

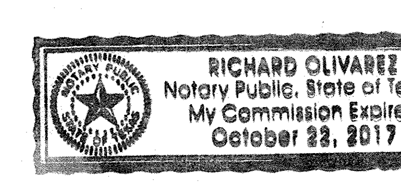
THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN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

John K. Pierret (signature)

OWNER/DEVELOPER: JOHN K. PIERRET
EXECUTIVE VICE PRESIDENT
FORESTAR (USA) REAL ESTATE GROUP
14755 PRESTON ROAD, SUITE 710
DALLAS, TEXAS 78254
(972) 702-8699

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOHN K. PIERRET KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED. GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 26th DAY OF MARCH, A.D. 20 14.



(signature)
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 APPEARED THAT SAID PLAT IS IN CONFORMITY WITH THE STATUTES, RULES AND REGULATIONS GOVERNING SAME, AND THIS PLAT WAS APPROVED BY THE SAID COMMISSIONERS COURT.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

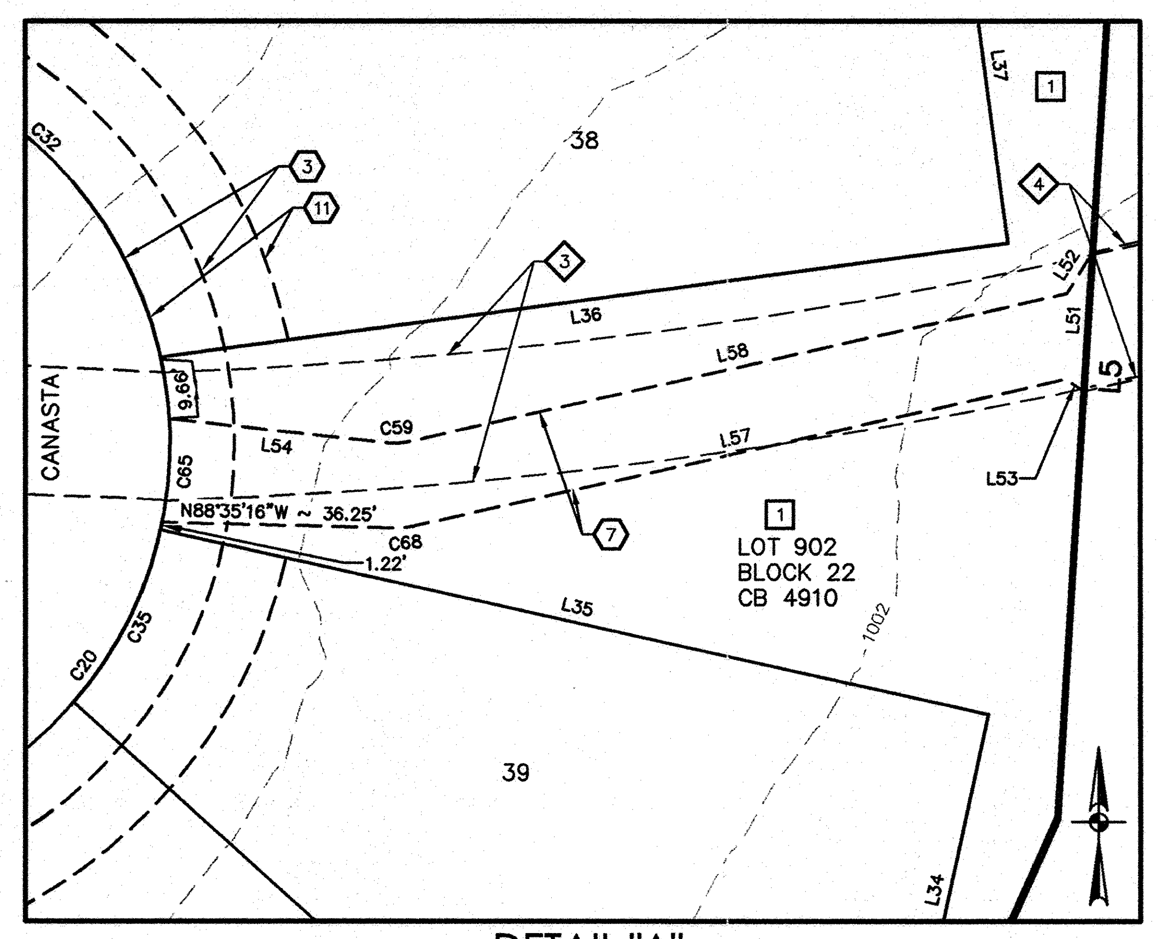
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF AMOROSA, PHASE 3 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: ______________________
CHAIRMAN

BY: ______________________
SECRETARY



DETAIL "A"

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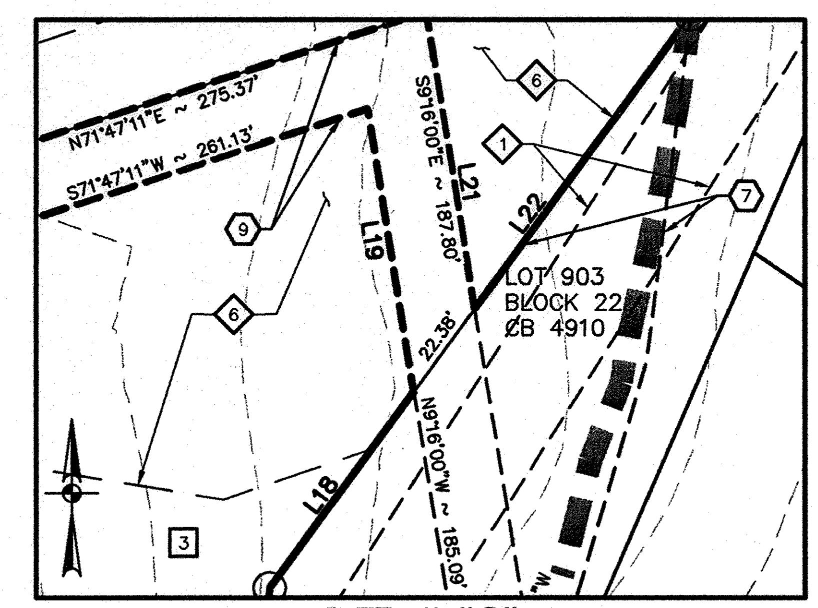

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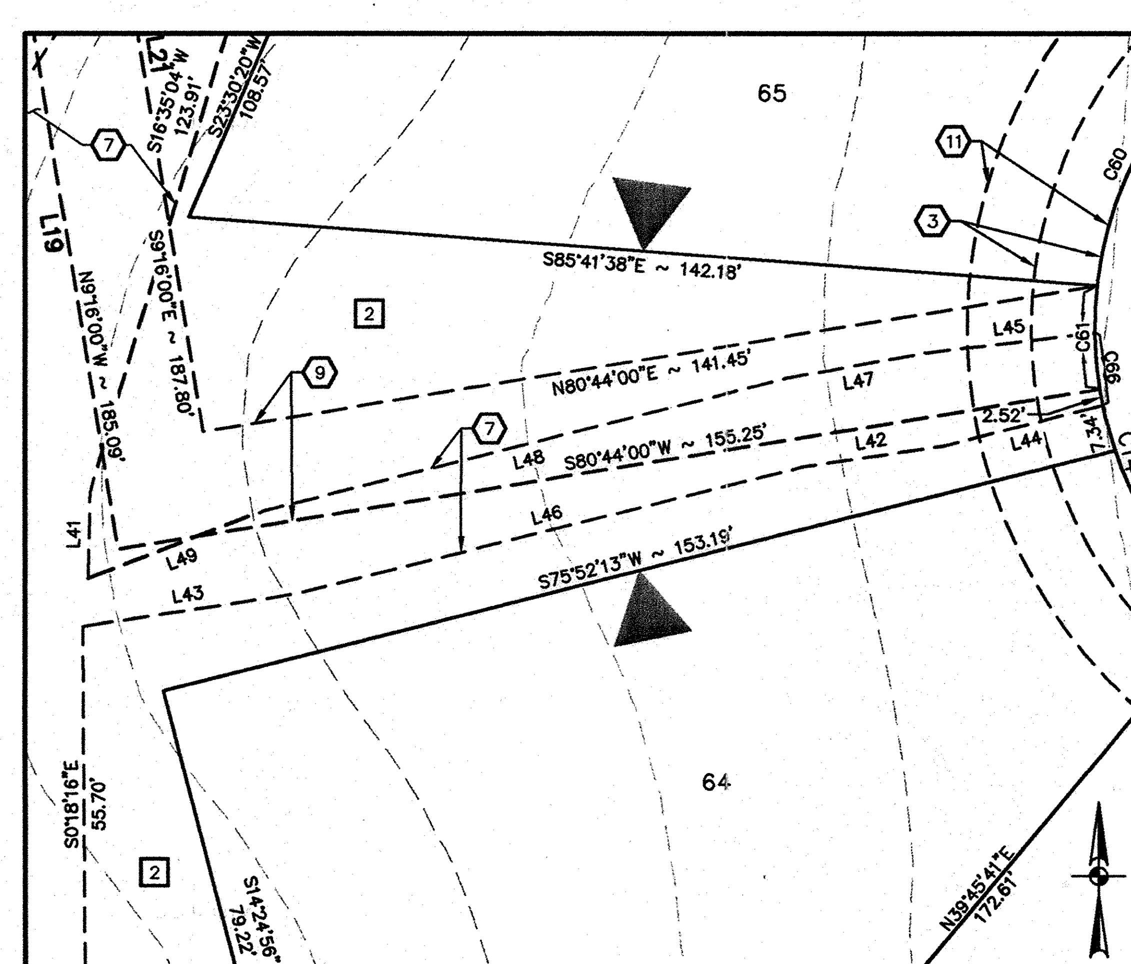

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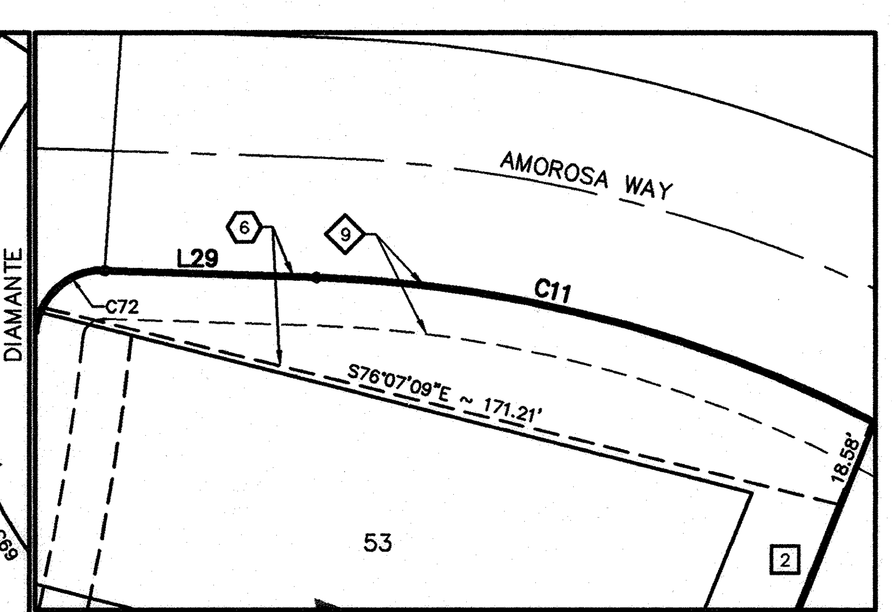
NOT-TO-SCALE



DETAIL "D"

NOT-TO-SCALE

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

Civil Job No. 7838-24; Survey Job No. 6203-00SPS
Date: Mar 21, 2014, 2:02pm User ID: EPosey
File: P:\78\38\24\Design\Civil\Plat\PL783824 PH3.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 11**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130428

Project Name:
Dominion Crossing, Unit 2

Applicant:
Gurvinder P. Singh

Representative:
Pape-Dawson Engineers, Inc.
c/o Shauna L. Weaver, P.E.

Owner:
Karta Real Estate, LP.

Staff Coordinator:
Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:
Generally located southeast of the intersection of Stonewall Parkway and Stonewall Hill

Tract Size:
6.962-acres

Council District:
8

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to replat and subdivide a 6.962-acre tract of land to establish **Dominion Crossing, Unit 2** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 2, 2014

CASE HISTORY

The area being replatted are a portion of Lot 2 and Lot 902, Block 13, NCB 18335; out of the Dominion Crossing, Unit 1 Subdivision plat, recorded in Volume 9664, Pages 203-204, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use
The proposed plat will consist of five (**5**) non-single family lots.

B. Zoning
"C-3 GC-1 MSAO-1 MLOD" General Commercial Military Sound Attenuation Overlay Military Overlay Lighting District
"C-2 GC-1 MSAO-1 MLOD" Commercial Military Sound Attenuation Overlay District Military Overlay Lighting District

C. Major Thoroughfares
Interstate Highway 10 is a freeway

D. Services Available
SAWS Water and Sewer

E. Inter-jurisdictional Review
Letters of Certification (LOCs) were issued from all reviewing agencies on March 31, 2014.

This plat lies within the Camp Bullis 5-Mile Awareness Zone, the tract is less than ten (10) acres, and does not immediately abut the Camp Bullis or Camp Stanley installations. Therefore, the Military Installation's review was not applicable in accordance with the executed Memorandum of Understanding (MOU).

However, it is noted that the applicant will need to comply with the Military Lighting Overlay District (MLOD) regulations.

F. Interdepartmental Review
LOCs were issued from all reviewing agencies on March 31, 2014.

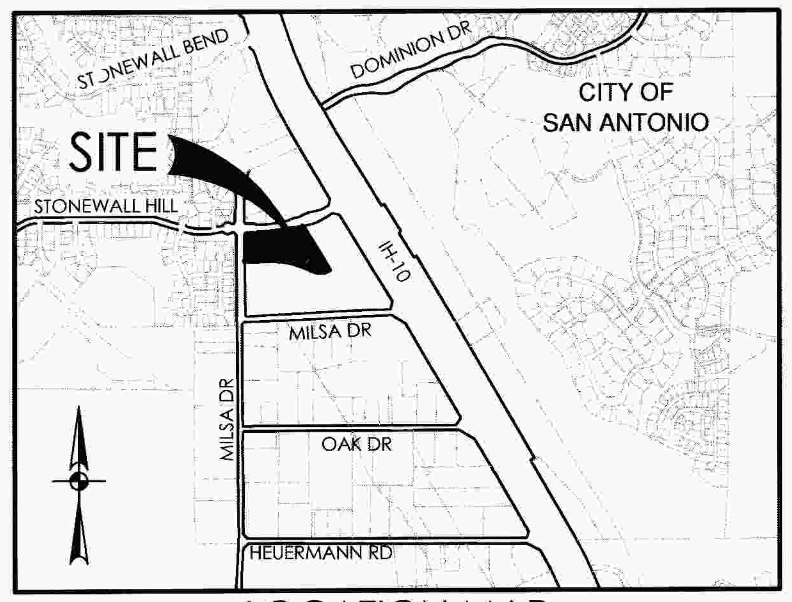
II. SUPPLEMENTAL INFORMATION

A. Associated Application
MDP 821A, Stonewall Estates, accepted on December 9, 2009

III. RECOMMENDATION
Approval of the proposed **Dominion Crossing, Unit 2** Subdivision Plat

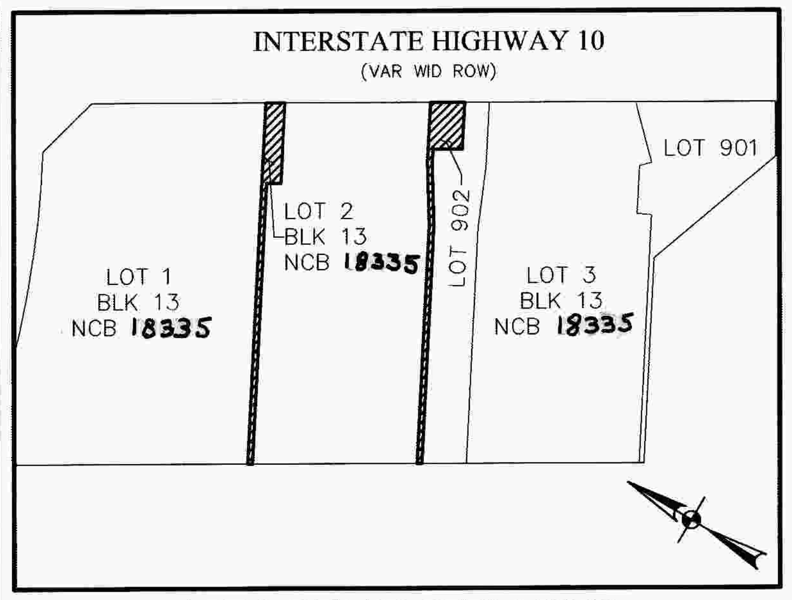
IV. ATTACHMENT
1. Proposed plat

Attachment 1



LOCATION MAP

MAPSCO MAP GRID: 480A5
NOT-TO-SCALE



AREA BEING REPLATTED THROUGH PUBLIC HEARING

SCALE: 1"= 200'

THE 0.149 OF AN ACRE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS A PORTION OF LOT 2 & AS A PORTION OF LOT 902, BLOCK 13, NEW CITY BLOCK 18335 OF THE DOMINION CROSSING, UNIT 1 RECORDED IN VOLUME 9664, PAGES 203-204 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT NUMBER 130078, DOMINION CROSSING, UNIT 1 WHICH IS RECORDED IN VOLUME 9664, PAGE(S) 203-204, COUNTY PLAT AND DEED RECORDS.

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

OWNER/DEVELOPER: KARTA REAL ESTATE, LP
BY: GUR PARSAAD MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER
BY: G.P. SINGH (PRESIDENT)
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257
(210) 582-3000

STATE OF TEXAS
COUNTY OF BEXAR

SWORN AND SUBSCRIBED BEFORE ME THIS THE 4th DAY OF April, A.D. 20 14.

Joni L. Warren
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JONI L. WARREN
Notary Public, State of Texas
My Commission Expires
February 24, 2017

MY COMMISSION EXPIRES: 2/24/17

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
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

Shauna L. Weaver
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.

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.

EDU NOTE:

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

DRAINAGE EASEMENT NOTE:

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

SHARED CROSS ACCESS NOTE:

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

FIRE DEPARTMENT ACCESS EASEMENT NOTE:

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

SAWS DEDICATION NOTE:

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

WATER QUALITY BASIN NOTE:

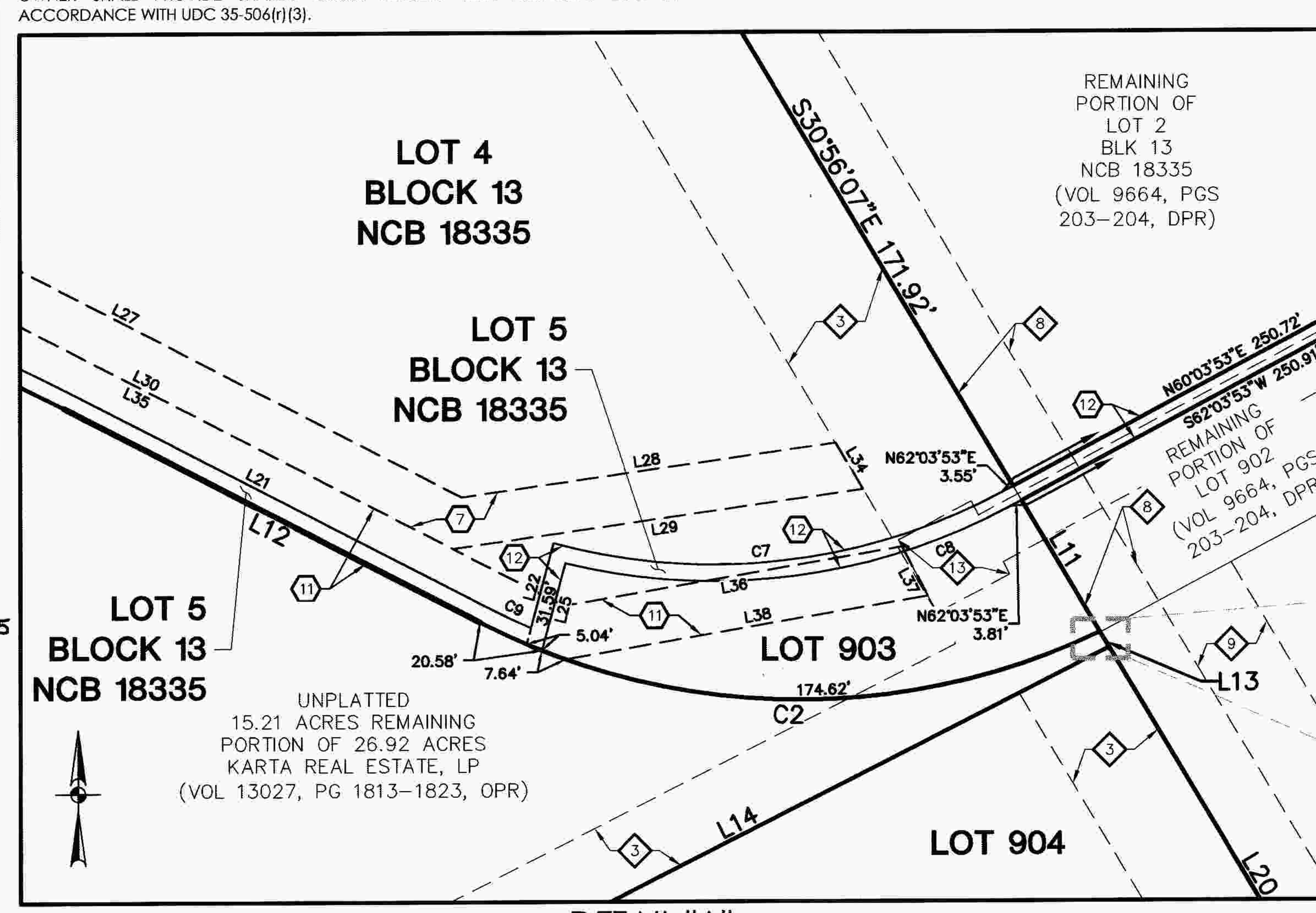
THE MAINTENANCE OF A DETENTION POND AND/OR WATER QUALITY BASIN AND OUTLET STRUCTURE SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAIN, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACE, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNEES SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.



DETAIL "A"

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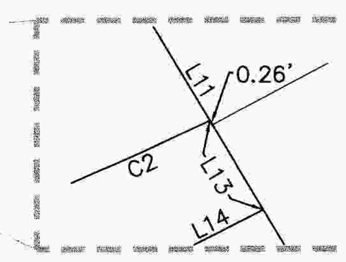

INSET "A"

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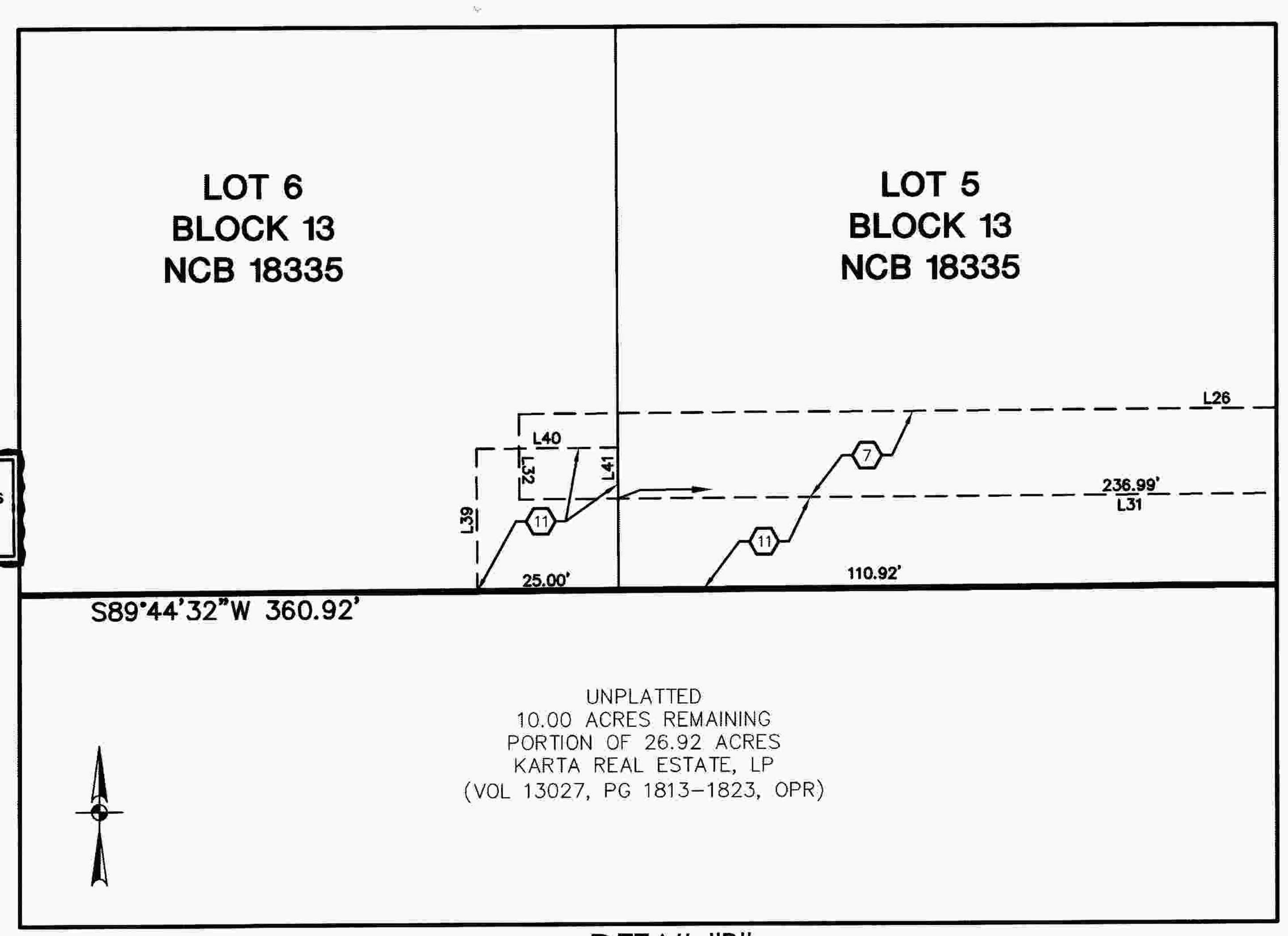


DETAIL "B"

NOT-TO-SCALE

FINISHED FLOOR NOTE:

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

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. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG IH-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 55.83'.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

LINE TABLE

LINE #	BEARING	LENGTH
L1	S30°56'07"E	20.03'
L2	S62°03'53"W	83.72'
L3	N30°56'07"W	15.02'
L4	N57°43'34"E	66.10'
L5	N62°03'53"E	62.27'
L6	S30°56'07"E	35.80'
L7	S62°03'53"W	48.67'
L8	N30°56'07"W	30.79'
L9	S62°03'53"W	13.67'
L10	S57°43'34"W	66.10'
L11	S30°56'07"E	46.31'
L12	N62°47'59"W	142.27'
L13	S30°56'07"E	5.41'
L14	N63°15'09"E	233.32'
L15	N27°56'07"W	99.82'
L16	N51°50'06"W	76.18'
L17	N90°00'00"W	67.43'
L18	S02°46'41"E	88.91'
L19	S87°11'51"W	133.72'
L20	S30°56'07"E	175.35'

LINE TABLE

LINE #	BEARING	LENGTH
L21	N62°47'59"W	142.27'
L22	S15°08'33"W	26.54'
L25	S15°08'33"W	27.27'
L26	N89°45'13"E	258.16'
L27	S62°47'59"E	249.61'
L28	N81°58'38"E	114.94'
L29	S81°58'38"W	126.04'
L30	N62°47'59"W	250.71'
L31	S89°45'13"W	254.49'
L32	S00°15'28"E	15.00'
L33	S24°00'05"E	4.44'
L34	S30°56'07"E	16.28'
L35	S62°47'59"E	288.64'
L36	N80°17'47"E	104.35'
L37	S27°56'07"E	16.85'
L38	S80°17'47"W	111.86'
L39	N00°15'28"W	25.00'
L40	N89°44'32"E	25.00'
L41	S00°15'28"E	8.96'

PLAT NUMBER 130428

REPLAT & SUBDIVISION PLAT ESTABLISHING

DOMINION CROSSING, UNIT 2

A 6.962 ACRE TRACT OF LAND ESTABLISHING LOTS 4-6, 903, & 904, BLOCK 13 0.072 OF AN ACRE OUT OF LOT 2, BLOCK 13, AND 0.077 OF AN ACRE OUT OF LOT 902, BLOCK 13, BOTH OF DOMINION CROSSING, UNIT 1 RECORDED IN VOLUME 9664, PAGES 203-204 AND 6.813 OUT OF A 26.92 ACRE TRACT OF LAND CONVEYED TO KARTA REAL ESTATE, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13027, PAGES 1813-1823 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, NOW IN NEW CITY BLOCK 18338, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 3, 2014

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	1035.00'	9°56'32"	N84°46'16"E	179.37'	179.60'
C2	213.75'	52°19'20"	N88°57'39"W	188.48'	195.20'
C3	500.00'	27°27'28"	N76°31'44"W	237.33'	239.62'
C4	25.00'	90°00'00"	S44°44'32"W	35.36'	39.27'
C5	7.00'	91°11'16"	N17°39'31"E	10.00'	11.14'
C6	505.00'	11°28'18"	N68°32'08"W	100.94'	101.11'
C7	186.25'	43°18'31"	S83°43'08"W	137.45'	140.78'
C8	191.25'	41°48'17"	S82°58'01"W	136.47'	139.54'
C9	208.75'	3°58'25"	N64°47'12"W	14.47'	14.48'

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: KARTA REAL ESTATE, LP
BY: GUR PARSAAD MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER
BY: G.P. SINGH (PRESIDENT)
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257
(210) 582-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GURVINDER P. SINGH 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 April, A.D. 2014.

JONI L. WARREN
Notary Public, State of Texas
My Commission Expires
February 24, 2017

Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOMINION CROSSING, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

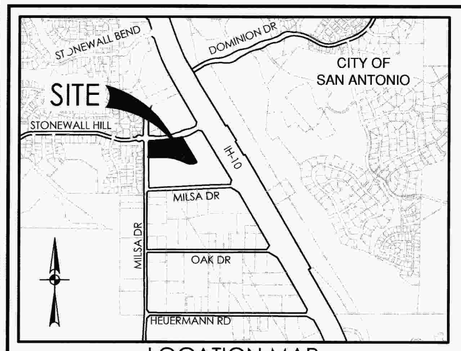
Date: Apr 03, 2014, 2:21pm User ID: JQuintanilla
File: P:\68\82\16\Design\Civil\Plat\PL688216.dwg

PLAT NUMBER 130428

REPLAT & SUBDIVISION PLAT OF DOMINION CROSSING, UNIT 2

A 6.962 ACRE TRACT OF LAND ESTABLISHING LOTS 4-6, 903, & 904, BLOCK 13 0.072 OF AN ACRE OUT OF LOT 2, BLOCK 13, AND 0.077 OF AN ACRE OUT OF LOT 902, BLOCK 13, BOTH OF DOMINION CROSSING, UNIT 1 RECORDED IN VOLUME 9664, PAGES 203-204 AND 6.813 OUT OF A 26.92 ACRE TRACT OF LAND CONVEYED TO KARTA REAL ESTATE, LP IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13027, PAGES 1813-1823 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE LUDOVIC COLQUHOUN SURVEY NUMBER 24, ABSTRACT 133, COUNTY BLOCK 4034, NOW IN NEW CITY BLOCK 18338, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

DOMINION CROSSING, UNIT 2



LOCATION MAP

MAPSCO MAP GRID: 480A5
NOT-TO-SCALE

LEGEND

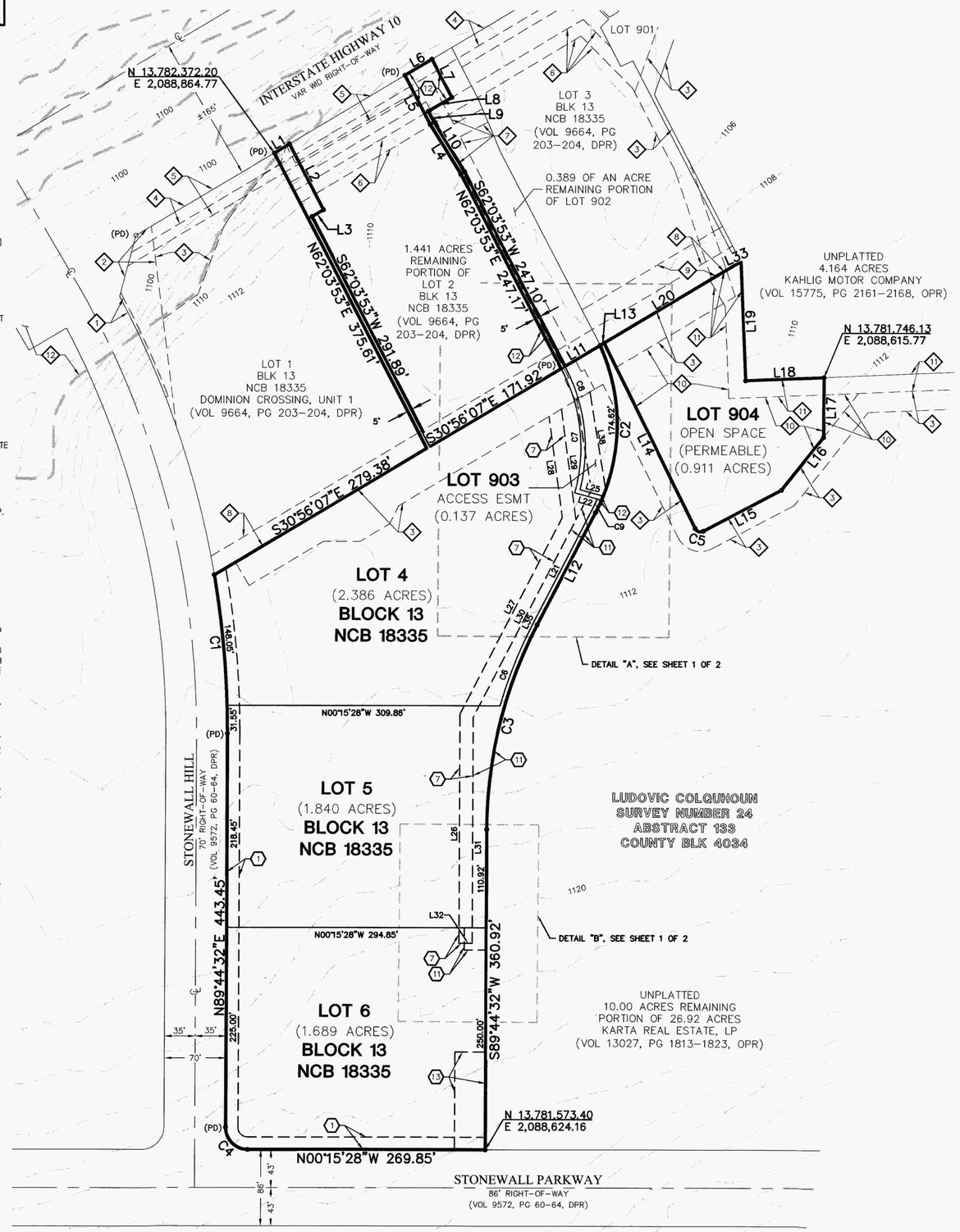
AC	ACRE(S)
BLK	BLOCK
CATV	CABLE TELEVISION
CB	COUNTY BLOCK
DED	DEDICATION
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
ELEC	ELECTRIC
ESMT	EASEMENT
GETCTV	GAS, ELECTRIC, TELEPHONE AND CABLE TELEVISION
INT	INTERSECTION
NCB	NEW CITY BLOCK
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL	VOLUME
PG	PAGE(S)
PR	PRIVATE
ROW	RIGHT-OF-WAY
TELE	TELEPHONE
VAR WID	VARIABLE WIDTH
○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
●	SET 1/2" IRON ROD (PD)
SD	STORM DRAINAGE
SS	SANITARY SEWER

1140 — EXISTING CONTOURS

1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
7	VARIABLE WIDTH DRAINAGE EASEMENT
11	VARIABLE WIDTH SEWER EASEMENT - SEE DETAILS A & B
12	VARIABLE WIDTH ACCESS EASEMENT
13	110'x35' ACCESS EASEMENT
1	1' VEHICULAR NON-ACCESS EASEMENT (VOL 9664, PG 203-204, DPR)
2	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9572, PG 60-64, DPR)
3	VARIABLE WIDTH DRAINAGE EASEMENT (VOL 9664, PG 203-204, DPR)
4	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9664, PG 203-204, DPR)
5	25' LANDSCAPE EASEMENT (VOL 9664, PG 203-204, DPR)
6	15' PRIVATE DRAINAGE EASEMENT (VOL 9664, PG 203-204, DPR)
7	16' SANITARY SEWER EASEMENT (VOL 9664, PG 203-204, DPR)
8	20' WATER EASEMENT (VOL 9664, PG 203-204, DPR)
9	45' ACCESS EASEMENT (VOL 9664, PG 203-204, DPR)
10	VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (VOL 9664, PG 203-204, DPR)
11	VARIABLE WIDTH WATER & PRIVATE DRAINAGE ACCESS EASEMENT (VOL 9664, PG 203-204, DPR)
12	100-YEAR FLOODPLAIN AS DEPICTED ON FEMA FLOOD INSURANCE RATE MAP NUMBER 48029C0115F DATE SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS
13	VARIABLE WIDTH SANITARY SEWER EASEMENT (VOL 9664, PG 203-204, DPR)

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. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF ZERO (0) ACCESS POINTS ALONG IH-10, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 55.83'.



SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 3, 2014

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
SHAUNA L. WEAVER
89512
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
REGISTERED
JOHN NOEL NICHOLLS
4402
PROFESSIONAL
LAND SURVEYOR

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: KARTA REAL ESTATE, LP
BY: KGUR PARSAAD MANAGEMENT, LLC
A TEXAS LIMITED LIABILITY COMPANY, IT'S GENERAL PARTNER
BY: G.P. SINGH (PRESIDENT)
6002 CAMP BULLIS ROAD
SAN ANTONIO, TEXAS 78257
(210) 582-3000

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED GURVINDER P. SINGH 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 April, A.D. 2014.

JONI L. WARREN
Notary Public, State of Texas
My Commission Expires
February 24, 2017

Joni L. Warren
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF DOMINION CROSSING, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

Civil Job No. 6882-16; Survey Job No. 9156-07 & 9259-13

Date: Apr 03, 2014, 2:21pm User ID: JQuintanilla
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 12**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130448

Project Name:
Tuscan Oaks, Unit-3B

Applicant:
James H. Japhet

Representative:
MBC Engineers, Inc.
c/o Robert A. Liesman, P.E.

Owner:
Trinity Oaks SA, Ltd.

Staff Coordinator:
Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:
Generally located south of the intersection of Rustic Brook and Tuscan Canyon

Tract Size:
10.5118-acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to replat and subdivide a 10.5118-acre tract of land to establish **Tuscan Oaks, Unit-3B PUD** Subdivision

APPLICATION TYPE

Replat and Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 26, 2014

CASE HISTORY

The area being replatted is a 14-foot drainage easement; out of the Trinity Oaks, Unit-3A.1 PUD Subdivision plat, recorded in Volume 9636, Page 81, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of twenty-eight (**28**) single-family residential lots, two (**2**) non-single family lots and approximately one thousand one hundred thirty (**1,130**) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 19, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation was notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of the Bexar County as of Court Order on July 22, 2008.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 27, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 847A, Tuscan Oaks, accepted on October 30, 2012
PUD 05-006A, Tuscan Oaks PUD, approved on January 9, 2013

III. RECOMMENDATION

Approval of the proposed **Tuscan Oaks, Unit-3B PUD** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat
2. SAWS Request for Review Letter

Attachment 1

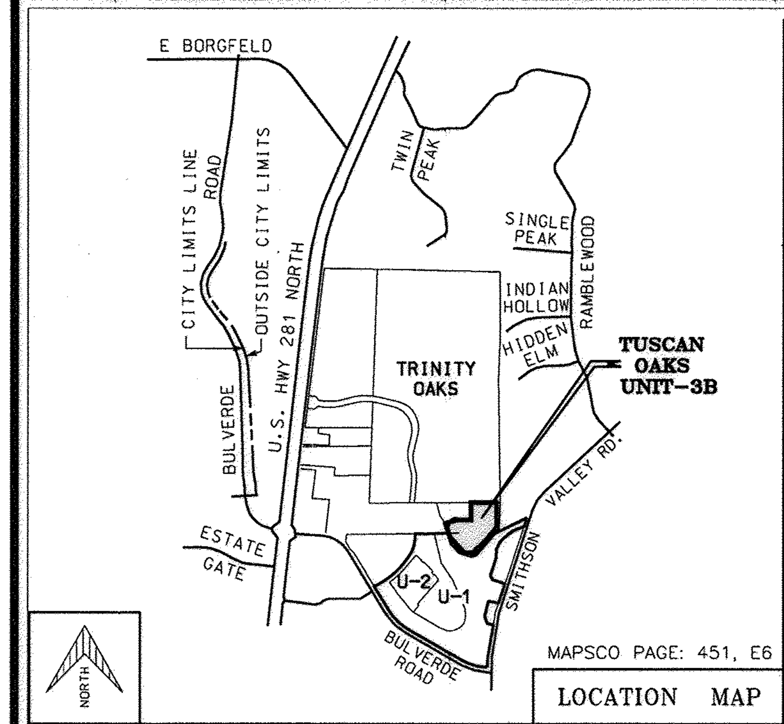
PLAT NO. 130448

REPLAT & SUBDIVISION ESTABLISHING

TUSCAN OAKS, UNIT-3B

PLANNED UNIT DEVELOPMENT

BEING 10.5118 ACRES, OUT OF A CALLED 12.876 ACRE TRACT AS RECORDED IN VOLUME 10884, PAGES 1283-1287 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND OUT OF A CALLED 101.5566 ACRE TRACT AS RECORDED IN VOLUME 10531, PAGES 1109-1116 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A PORTION SITUATED IN THE WM. ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK 4866 AND A PORTION OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK 4864, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

LEGEND:

ELEC.	------	ELECTRIC
TEL.	------	TELEPHONE
CATV	------	CABLE TELEVISION
SAN. SWR.	------	SANITARY SEWER
ESM'T.	------	EASEMENT
R.O.W.	------	RIGHT-OF-WAY
C.B.	------	COUNTY BLOCK
VOL.	------	VOLUME
PG.	------	PAGE
B.S.	------	BUILDING SETBACK

CPS NOTES:

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

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 WASTE WATER SERVICE CONNECTION AS PER SAWS REGULATION (15.4.5.3).

WASTE WATER 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.

DRAINAGE EASEMENT NOTES:

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

MINIMUM FINISHED FLOOR NOTE:

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

NORTH

SCALE: 1" = 200'

0' 100' 200' 400' 600'

GENERAL NOTES:

1. LOT 999, BLOCK 8, C.B. 4864, UNIT-3B (PRIVATE STREETS – 0.9687 ACRES), LOT 904, BLOCK 6 (DRAINAGE EASEMENT – 0.1096 ACRES) AND LOT 905, BLOCK 6 (DRAINAGE EASEMENT – 2.9828 AC.).
2. PRIVATE STREETS ARE DESIGNATED AS AN ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, SANITARY SEWER, WATERLINE, AND DRAINAGE EASEMENT.
3. THE DEVELOPER DEDICATES THE SANITARY SEWER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER MAINS WHICH ARE LOCATED WITH THIS PARTICULAR SUBDIVISION PLAT.
4. IRON ROD WITH "MBC" CAP SET AT ALL CORNERS FOR THE PERIMETER BOUNDARY, UNLESS OTHERWISE NOTED.
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. 28 SINGLE FAMILY RESIDENTIAL LOTS ESTABLISHED.
7. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE (WATER/WASTEWATER) EASEMENT(S) SHOWN ON THIS PLAT.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

MAINTENANCE NOTE:

THE MAINTENANCE OF DRAINAGE EASEMENTS, PRIVATE STREETS, ACCESS EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE OWNER OR HOMEOWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

EDWARDS RECHARGE NOTE:

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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.
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 S213.5 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.

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED OR FLOOD PROOFED TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029C0130G, DATED NOV. 29,2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

BEARINGS ARE BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 24, 2003

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: **TRINITY OAKS SA, LTD.**
3602 PAESANOS PKWY., SUITE 106
SAN ANTONIO, TEXAS 78231
TEL. No. (210) 448-0800

OWNER JAMES H. JAPHET, GENERAL PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF MARCH, 2014.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires
08 - 18 - 2016

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 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.

ON THIS________DAY OF________________________A.D. 2014.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT TRINITY OAKS, UNIT-3A.1 P.U.D. SUBDIVISION (I.D. NO 120004), RECORDED IN VOLUME 9636, PAGE 81, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF ________ HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING OF THIS PROPERTY.

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

OWNER

OWNER'S DULY AUTHORIZED AGENT

SWORN TO AND SUBSCRIBED BEFORE ME THIS THE 20th DAY OF MARCH A.D. 2014.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires
08 - 18 - 2016

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 No. 4788

STATE OF TEXAS
REGISTERED
JOE EDWARD HIGLE
4788
PROFESSIONAL LAND SURVEYOR

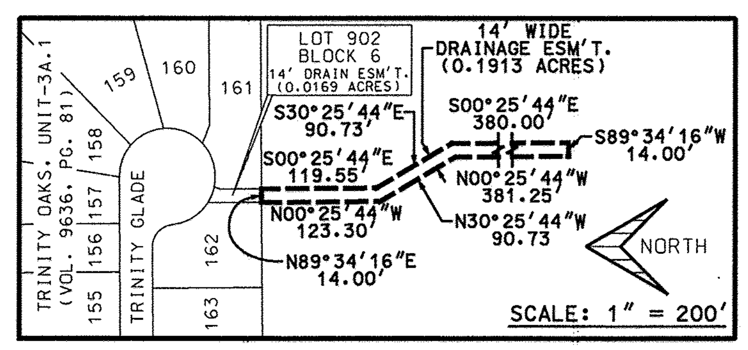
STATE OF TEXAS
COUNTY OF BEXAR

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

LICENSED PROFESSIONAL ENGINEER No. 44131

STATE OF TEXAS
ROBERT A. LIESMAN
44131
LICENSED PROFESSIONAL ENGINEER

1:25:01 PM 3/19/2014 rtamez
P:*1480*30775-TuscanOaks3B*design*Plats*01-30775_plat.dgn



AREA BEING REPLATTED THROUGH A PUBLIC HEARING WITH WRITTEN NOTIFICATION

BEING A 14' WIDE DRAINAGE EASEMENT (0.1913), TRINITY OAKS, UNIT-3A.1, PUD SUBDIVISION, (I.D. NO. 120004) RECORDED IN VOLUME 9636, PAGE 81. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 09/21/2012 JOB NO.: 30775/1480

THIS PLAT OF TUSCAN OAKS, UNIT-3B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS________ DAY OF__________________________ , A.D., 2014.

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., 2014 AT___________ M, AND DULY RECORDED THE______ DAY OF___________ , A.D., 2014 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., 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY:______________________ , DEPUTY

SHEET 1 OF 2

CPS NOTES:

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

LOT #	MIN. HOME FIN. FLOOR ELEV.
*190	1151.0
*191	1152.0
*192	1152.5

NOTE: THESE MIN. F.F. ELEVATIONS ARE UNREALISTICALLY LOW.

BEARINGS ARE BASED ON GPS PROVIDED BY GEODETIX, INC. (NAD 83) JANUARY 24, 2003

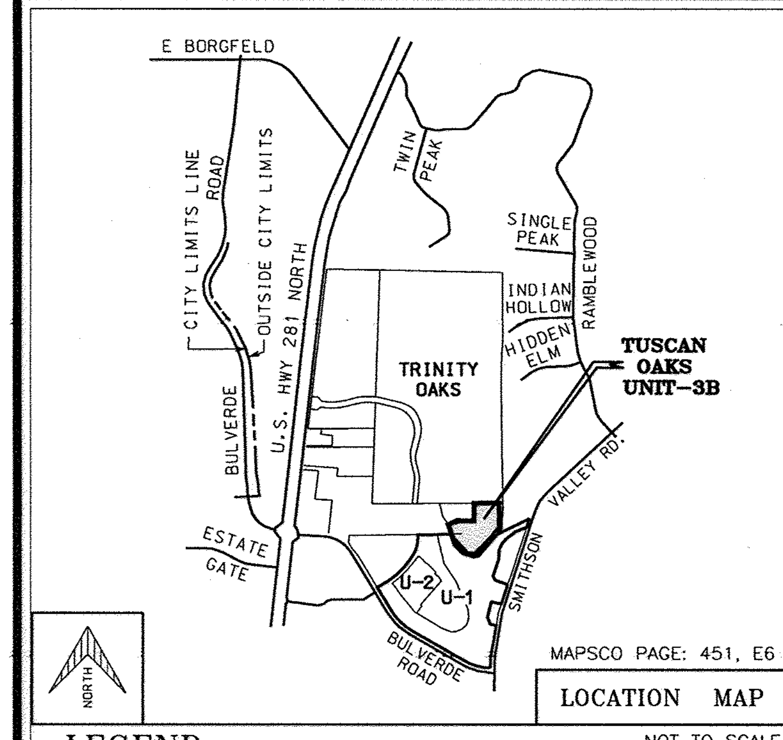
PLAT NO. 130448

REPLAT & SUBDIVISION ESTABLISHING

TUSCAN OAKS, UNIT-3B

PLANNED UNIT DEVELOPMENT

BEING 10.5118 ACRES, OUT OF A CALLED 12.876 ACRE TRACT AS RECORDED IN VOLUME 10884, PAGES 1283-1287 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS AND OUT OF A CALLED 101.5566 ACRE TRACT AS RECORDED IN VOLUME 10531, PAGES 1109-1116 OF THE OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS, A PORTION SITUATED IN THE WM. ALLEN SURVEY NO. 353, ABSTRACT NO. 34, COUNTY BLOCK 4866 AND A PORTION OUT OF THE GUADALUPE COLLEGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK 4864, BEXAR COUNTY, TEXAS.



LOCATION MAP

NOT TO SCALE

LEGEND:

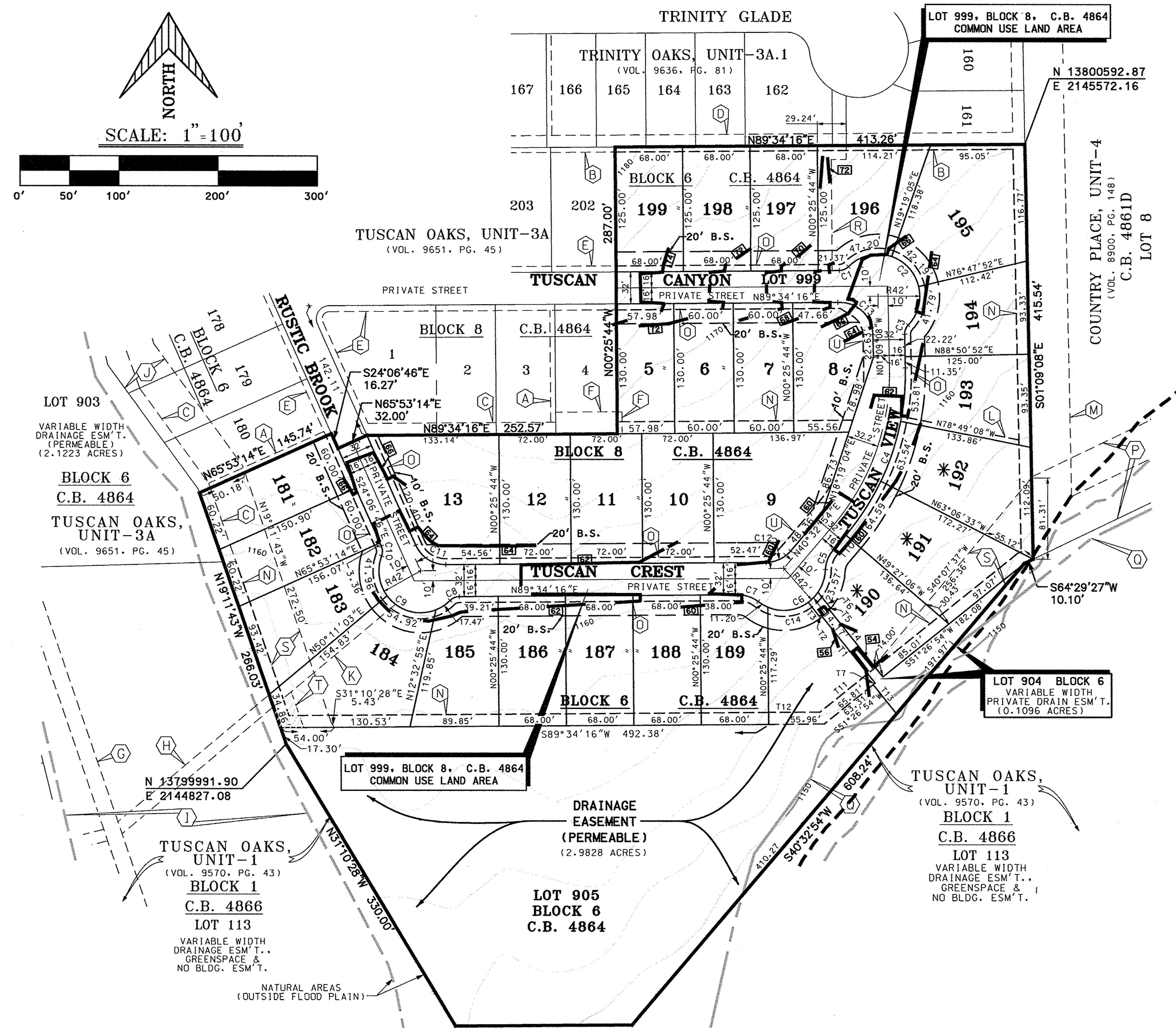
ELEC.	ELECTRIC
TEL.	TELEPHONE
CATV	CABLE TELEVISION
SAN. SWR.	SANITARY SEWER
ESM'T.	EASEMENT
R.O.W.	RIGHT-OF-WAY
C.B.	COUNTY BLOCK
VOL.	VOLUME
PG.	PAGE
B.S.	BUILDING SETBACK
66	PROPOSED FINISH CONTOUR

LINE TABLE

NUMBER	DIRECTION	DISTANCE
T1	N 38°49'24" W	87.46'
T2	N 51°10'36" E	2.00'
T3	S 38°49'24" E	17.80'
T4	N 38°49'24" W	87.50'
T5	N 51°10'36" E	2.00'
T6	N 38°49'24" W	19.50'
T7	N 51°26'54" E	2.50'
T8	S 51°26'54" W	2.50'
T9	S 51°26'54" W	2.50'
T10	N 40°32'54" E	19.84'
T11	S 51°26'54" W	61.61'
T12	S 89°34'16" W	51.81'
T13	S 39°49'24"E	37.44'

CURVE DATA

NO.	RADIUS	DELTA	TANGENT	LENGTH	CHORD BRG.	CHD. DIST.
C1	13.00'	44°50'20"	5.36'	10.17'	S67°09'06"W	9.92'
C2	42.00'	178°57'16"		131.18'	N45°47'26"W	84.00'
C3	13.00'	44°50'20"	5.36'	10.17'	S21°16'02"W	9.92'
C4	250.00'	41°42'03"	95.22'	181.95'	S19°41'53"W	177.96'
C5	33.00'	38°07'30"	11.40'	21.96'	N21°29'09"E	21.56'
C6	42.00'	125°16'21"	81.15'	91.83'	S65°03'35"W	74.60'
C7	33.00'	38°07'30"	11.40'	21.96'	N71°21'59"W	21.56'
C8	13.00'	44°50'20"	5.36'	10.17'	N67°09'06"E	9.92'
C9	42.00'	155°59'39"	197.54'	114.35'	S57°16'15"E	82.16'
C10	13.00'	44°50'20"	5.36'	10.17'	N01°41'36"W	9.92'
C11	33.00'	66°18'58"	21.56'	38.20'	S57°16'15"E	36.10'
C12	33.00'	49°01'22"	15.05'	28.24'	S65°03'35"W	27.38'
C13	33.00'	89°16'35"	32.59'	51.42'	S45°47'26"E	46.37'
C14	42.00'	58°30'23"	23.52'	42.89'	N83°09'33"E	41.05'



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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: TRINITY OAKS SA, LTD.
3602 PAESANOS PKWY., SUITE 106
SAN ANTONIO, TEXAS 78231
TEL. No. (210) 448-0800

OWNER JAMES H. JAPHET, GENERAL PARTNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF MARCH, 2014.

NOTARY PUBLIC
BEXAR COUNTY, TEXAS

JESSE H. VALDEZ, JR.
Notary Public
State of Texas
My Commission Expires
08 - 18 - 2016

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 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.

ON THIS ________ DAY OF ________________ A.D. 2014.

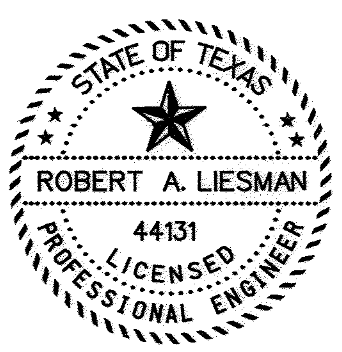
COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, 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 No. 4788



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. 44131

1:25:34 PM 3/19/2014 rtamez
P:*1480*30775-TuscanOaks3B*design*Plats*02-30775_plat.dgn

(A)	5' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 9651, PG. 45)
(B)	5' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 9636, PG. 81)
(C)	12' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 9651, PG. 45)
(D)	12' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 9636, PG. 81)
(E)	6' SIDEWALK/PEDESTRIAN, ELEC., GAS, WATERLINE, SAN. SWR., & DRAINAGE ESM'T. (VOL. 9651, PG. 45)
(F)	22' ELEC., GAS, TEL. & CATV ESM'T. (VOL. 9651, PG. 45)
(G)	16' SAN. SWR. ESM'T. (VOL. 10982, PGS. 1364-1374)
(H)	16' SAN. SWR. ESM'T. (VOL. 15491, PGS. 157)
(I)	APPROXIMATE LIMITS OF AREA OUTSIDE FEMA ZONE AE, BUT INUNDATED BY A LOCAL 100-YR. FLOOD BASED ON CALCULATIONS BY MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (DRAINAGE AREA INSUFFICIENT TO WARRANT FEMA "SPECIAL FLOOD HAZARD" DESIGNATION)
(J)	DRAINAGE BUFFER ESM'T. ((VOL. 9651, PG. 45)
(K)	16' SAN. SWR. ESM'T. (VOL. 9651, PG. 45)
(L)	5' ELEC., GAS, TEL. & CATV ESM'T.
(M)	40' WIDE BRIDLE PATH ESM'T. (VOL. 8900, PG. 148)
(N)	12' ELEC., GAS, TEL. & CATV ESM'T.
(O)	6' SIDEWALK/PEDESTRIAN, ELEC., GAS, TEL., CATV, WATERLINE, SAN. SWR., & DRAINAGE ESM'T.
(P)	SEPTIC SYSTEM SETBACK (VOL. 8900, PG. 148)
(Q)	CURRENT D-FIRM REPRESENTATION OF 100-YR FLOOD LIMITS.
(R)	14' PRIVATE DRAIN EASEMENT
(S)	VARIABLE WIDTH DRAINAGE BUFFER ESM'T.
(T)	22' WIDE PRIVATE SEWER LINE ESM'T. FOR BENEFIT OF UNPLATTED TUSCAN OAKS, INC. PROPERTY.
(U)	10' B.S., ELEC., GAS, TEL. & CATV ESM'T.

MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
1035 Central Parkway North, San Antonio, Texas 78232
(210) 545-1122 Fax (210) 545-9302 www.mbcengineers.com
TEXAS REGISTERED ENGINEERING FIRM F-784

DATE: 09/21/2012 JOB NO.: 30775/1480

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DATED THIS ________ DAY OF ________________, A.D., 2014.

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., 2014 AT ________ M, AND DULY RECORDED THE ______ DAY OF ________, A.D., 2014 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., 2014.

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: ________________, DEPUTY

Attachment 2

San Antonio Water System

RECEIVED
14 MAR 24 PM 2:22
LAND DEVELOPMENT SERVICES DIVISION

RECEIVED
AUG 09 2013
MBC ENGINEERS

August 6, 2013

Mr. Robert A. Liesman, P.E.
MBC Engineers, Inc.
1035 Central Parkway North
San Antonio, Texas 78232

RE: File No. 1307011 - Request for review of **Tuscan Oaks Unit 3B, Plat No. 130448** located northeast of Trinity Park and Tuscan Canyon.

Dear Mr. Liesman:

On July 26, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 7.445 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within a 100-year floodplain area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491–File No. 2015. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated July 19, 2013-File No. 221.

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter August 16, 2010.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Tuscan Oaks Unit 3B, Plat No. 130448.

RECEIVED
14 MAR 24 PM 2:23
LAND DEVELOPMENT
SERVICES DIVISION

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 13**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130544

Project Name:
Leon Creek Estates

Applicant:
James Dorney

Representative:
M.W. Cude Engineers, L.L.C.,
c/o Christopher R. Dice, P.E.

Owner:
BLD Scenic Loop, L.L.C

Staff Coordinator:
Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:
Generally located south of the intersection of Boerne Stage Road and Boerne Forest

Tract Size:
27.188-acres

Council District(s):
ETJ

Notification:
Internet Agenda Posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 27.188-acre tract of land to establish the **Leon Creek Estates** Subdivision.

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 1, 2014

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of thirty-five (**35**) single-family residential lots, and approximately two thousand four hundred seventy-five (**2,475**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Onsite sewage Facility

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 07 2013.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008 or the Military Lighting Overlay District (MLOD-1) Regulations, whichever is applicable for the project area.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on December 16, 2013.

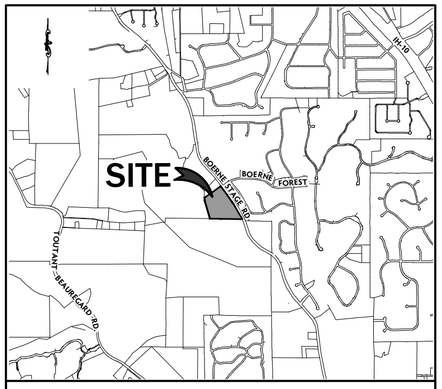
III. RECOMMENDATION

Approval of the proposed **Leon Creek Estates** Subdivision Plat.

IV. ATTACHMENT

1. Proposed Subdivision Plat

Attachment 1

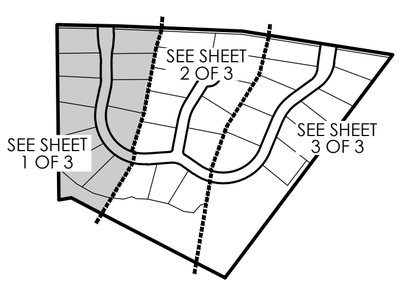


LOCATION MAP

MAPSCO MAP GRID 446 D5 NOT TO SCALE

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
C1	= CURVE NUMBER
C.B.	= COUNTY BLOCK
CPS	= CITY PUBLIC SERVICE
C.V.E.	= CLEAR VISION EASEMENT
D.R.	= DEED RECORDS OF BEXAR COUNTY, TEXAS
DRN.	= DRAINAGE
E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEV.	= ELEVATION
ESM'T.	= EASEMENT
FF.	= FINISHED FLOOR
FIR	= FOUND IRON ROD
G.P.M.	= GALLONS PER MINUTE
L1	= LINE NUMBER
L.F.	= LINEAR FEET
MIN.	= MINIMUM
NAD	= NORTH AMERICAN DATUM
N.T.S.	= NOT TO SCALE
O.P.R.	= OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
PG.	= PAGE
PGS.	= PAGES
P.S.I.	= POUNDS PER SQUARE INCH
R.O.W.	= RIGHT-OF-WAY
V.N.A.E.	= VEHICULAR NON-ACCESS EASEMENT
VAR.	= VARIABLE
VOL.	= VOLUME
WAT.	= WATER
WID.	= WIDTH
— · —	= STREET CENTERLINE
— ELEV. —	= EXISTING GROUND CONTOUR
	= EXISTING PROPERTY LINE
—ELEV—	= PROPOSED GROUND CONTOUR



INDEX MAP

NOT TO SCALE

STATE OF TEXAS
COUNTY OF BEXAR

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M.W. CUDE ENGINEERS L.L.C.
CHRISTOPHER R. DICE, P.E.

_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
KEITH C. KEPPLER, R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES

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

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

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

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

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

DRAINAGE NOTES:

1. 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.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS.

5. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029 C0080F, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS NOTES:

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

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

3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS, THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

5. BLOCK 1, LOTS 7 – 12 CONTAIN A 70' WIDE FLOODPLAIN BUFFER ZONE. NO ON-SITE SEWAGE FACILITIES SHALL BE CONSTRUCTED WITHIN THE SAID 70' FLOODPLAIN BUFFER ZONE.

MISCELLANEOUS NOTES:

1. 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.

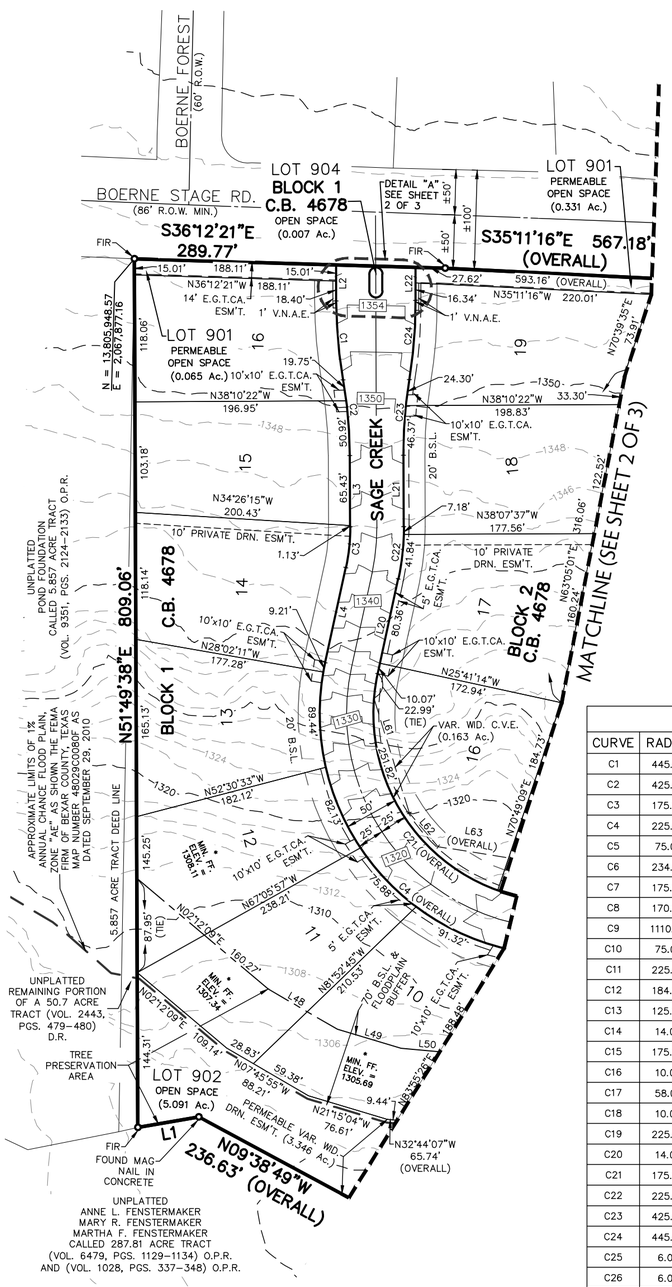
2. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE LEON CREEK ESTATES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

4. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

5. BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

6. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.



LINE TABLE			LINE TABLE		
LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	57.70'	N47°41'39"W	L34	24.24'	S29°23'30"W
L2	33.41'	N51°49'38"E	L35	82.18'	N80°46'32"W
L3	66.56'	N51°49'38"E	L36	85.99'	S60°34'10"W
L4	90.43'	N64°18'33"E	L37	19.75'	S23°11'53"W
L5	112.19'	N41°26'18"W	L38	69.90'	S59°12'12"E
L6	68.95'	N02°27'38"W	L39	30.61'	S72°46'10"E
L7	158.15'	S75°07'11"W	L40	138.15'	S79°58'20"E
L8	136.25'	N73°47'30"W	L41	21.95'	N20°21'57"E
L9	80.72'	S61°30'00"W	L42	35.32'	N24°41'20"W
L10	51.98'	N61°30'00"E	L43	222.59'	N03°52'37"E
L12	123.53'	S73°47'30"E	L47	54.09'	N32°40'01"E
L13	158.15'	N75°07'11"E	L48	74.44'	N07°45'55"W
L14	68.95'	S02°27'38"E	L49	61.95'	N21°15'01"W
L15	147.09'	S63°10'50"W	L50	46.95'	N32°44'07"W
L16	106.00'	S84°34'39"W	L51	54.16'	N53°07'48"W
L17	106.00'	N84°34'39"E	L52	31.81'	N11°18'36"W
L18	147.03'	N63°10'50"E	L53	46.18'	N36°01'38"W
L19	108.14'	S41°26'18"E	L54	77.53'	N11°18'39"W
L20	90.43'	S64°18'33"W	L55	10.97'	N30°57'47"W
L21	66.56'	S51°49'38"W	L56	76.06'	N21°25'54"W
L22	30.87'	S51°49'38"W	L57	38.00'	S61°30'00"W
L23	26.53'	N51°20'25"W	L58	38.00'	N61°30'00"E
L24	47.55'	N85°14'11"W	L59	15.61'	N51°49'38"E
L25	44.60'	N30°57'47"W	L60	15.61'	S51°49'38"W
L26	20.89'	N11°18'36"W	L61	111.95'	S34°57'20"W
L27	40.61'	N53°07'48"W	L62	41.29'	S11°26'07"W
L28	47.67'	S13°00'34"E	L63	246.69'	S28°58'52"E
L29	46.80'	S01°00'41"W	L64	40.20'	N21°56'58"W
L30	80.91'	N73°11'00"E	L65	191.68'	S15°02'42"E
L31	32.70'	S47°52'58"E	L66	111.50'	S56°25'46"E
L32	21.75'	S13°37'46"E	L67	73.19'	S83°21'40"E
L33	23.62'	S12°39'40"W	L68	83.88'	N84°03'04"E

CURVE TABLE						
CURVE	RADIUS	DELTA	TANGENT	LENGTH	CHORD	CHORD BEARING
C1	445.00'	09°31'38"	37.08'	74.00'	73.91'	N47°03'49"E
C2	425.00'	09°31'38"	35.42'	70.67'	70.59'	N47°03'49"E
C3	175.00'	12°28'55"	19.14'	38.12'	38.05'	N58°04'06"E
C4	225.00'	105°44'52"	297.22'	415.27'	358.79'	N11°26'07"E
C5	75.00'	38°58'41"	26.54'	51.02'	50.04'	N21°56'58"W
C6	234.00'	102°25'11"	291.14'	418.29'	364.78'	N53°40'14"W
C7	175.00'	31°05'19"	48.68'	94.95'	93.79'	N89°20'10"W
C8	170.00'	44°42'30"	69.91'	135.65'	129.31'	S83°51'15"W
C9	1110.00'	03°21'25"	32.53'	65.03'	65.03'	N59°49'17"E
C10	75.00'	48°03'55"	33.44'	62.92'	61.09'	N82°10'32"E
C11	225.00'	31°05'19"	62.59'	122.08'	120.59'	S89°20'10"E
C12	184.00'	102°25'11"	228.93'	328.91'	286.84'	S53°40'14"E
C13	125.00'	08°03'52"	8.81'	17.59'	17.58'	S06°29'34"E
C14	14.00'	73°42'20"	10.49'	18.01'	16.79'	S26°19'40"W
C15	175.00'	21°23'50"	33.06'	65.35'	64.97'	S73°52'45"W
C16	10.00'	59°01'20"	5.66'	10.30'	9.85'	N65°54'41"W
C17	58.00'	298°02'40"	34.82'	301.71'	59.71'	S05°25'21"E
C18	10.00'	59°01'20"	5.66'	10.30'	9.85'	N55°03'59"E
C19	225.00'	21°23'50"	42.51'	84.03'	83.54'	N73°52'45"E
C20	14.00'	75°22'52"	10.82'	18.42'	17.12'	S79°07'44"E
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C24	445.00'	09°31'38"	37.08'	74.00'	73.91'	S56°35'27"W
C25	6.00'	180°00'00"	----	18.85'	12.00'	S28°30'00"E
C26	6.00'	180°00'00"	----	18.85'	12.00'	N28°30'00"W
C27	6.00'	180°00'00"	----	18.85'	12.00'	N38°10'22"W
C28	6.00'	180°00'00"	----	18.85'	12.00'	S38°10'22"E

PLAT NUMBER: 130544

SUBDIVISION PLAT

ESTABLISHING

LEON CREEK ESTATES

BEING 27.188 ACRE OF LAND OUT OF THE J. KNIGHT SURVEY NO. 35, ABSTRACT NO. 409, COUNTY BLOCK 4683, BEXAR COUNTY, TEXAS AND DESCRIBED BY DEED RECORDED IN VOLUME 16064, PAGES 1844-1850, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'
100 50 0 100

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, STE. 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951
FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 02809.000

STATE OF TEXAS
COUNTY OF TRAVIS

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BLD SCENIC LOOP, L.L.C.
8601 RANCH ROAD 2222,
BLDG. 1, SUITE 150
AUSTIN, TEXAS 78730
PHONE: (512) 579-4800
CONTACT PERSON: JAMES DORNEY

_____
OWNER

_____
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

A.D. _____ .

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LEON CREEK ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

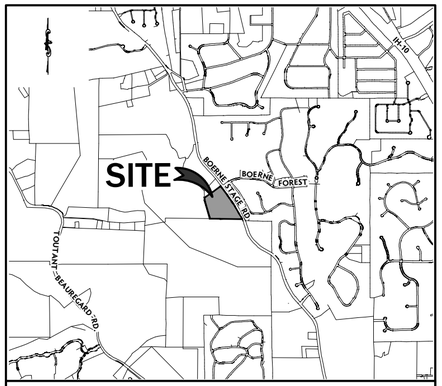
STATE OF TEXAS
COUNTY OF BEXAR

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

MARCH 2014 SHEET 1 OF 3



LOCATION MAP

MAPSCO MAP GRID 446 D5 NOT TO SCALE

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5. BLOCK 1, LOTS 7 – 12 CONTAIN A 70' WIDE FLOODPLAIN BUFFER ZONE. NO ON-SITE SEWAGE FACILITIES SHALL BE CONSTRUCTED WITHIN THE SAID 70' FLOODPLAIN BUFFER ZONE.

MISCELLANEOUS NOTES:

1. 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.

2. THE MAINTENANCE OF ALL EASEMENTS OF ANY NATURE, AS WELL AS THE MAINTENANCE OF OPEN SPACE WITHIN THE LEON CREEK ESTATES SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION, THEIR SUCCESSORS OR ASSIGNS, AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

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

4. THE COORDINATES SHOWN ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

5. BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

6. 1/2" IRON RODS WITH RED PLASTIC CAP STAMPED M.W. CUDE SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED.

PLAT NUMBER: 130544

SUBDIVISION PLAT

ESTABLISHING

LEON CREEK ESTATES

BEING 27.188 ACRE OF LAND OUT OF THE J. KNIGHT SURVEY NO. 35, ABSTRACT NO. 409, COUNTY BLOCK 4683, BEXAR COUNTY, TEXAS AND DESCRIBED BY DEED RECORDED IN VOLUME 16064, PAGES 1844-1850, OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

100 50 0 100

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, STE. 101
SAN ANTONIO, TEXAS 78231
TEL 210.681.2951
FAX 210.523.7112
WWW.CUDEENGINEERS.COM
TBPE FIRM #455
CHRISTOPHER R. DICE, P.E.
PRJ. NO.: 02809.000

LEGEND

Ac.	= ACRES
B.S.L.	= BUILDING SETBACK LINE
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C.B.	= COUNTY BLOCK
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E.G.T.CA.	= ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION
ELEV.	= ELEVATION
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WAT.	= WATER
WID.	= WIDTH
—·—·—	= STREET CENTERLINE
— ELEV. —	= EXISTING GROUND CONTOUR
	= EXISTING PROPERTY LINE
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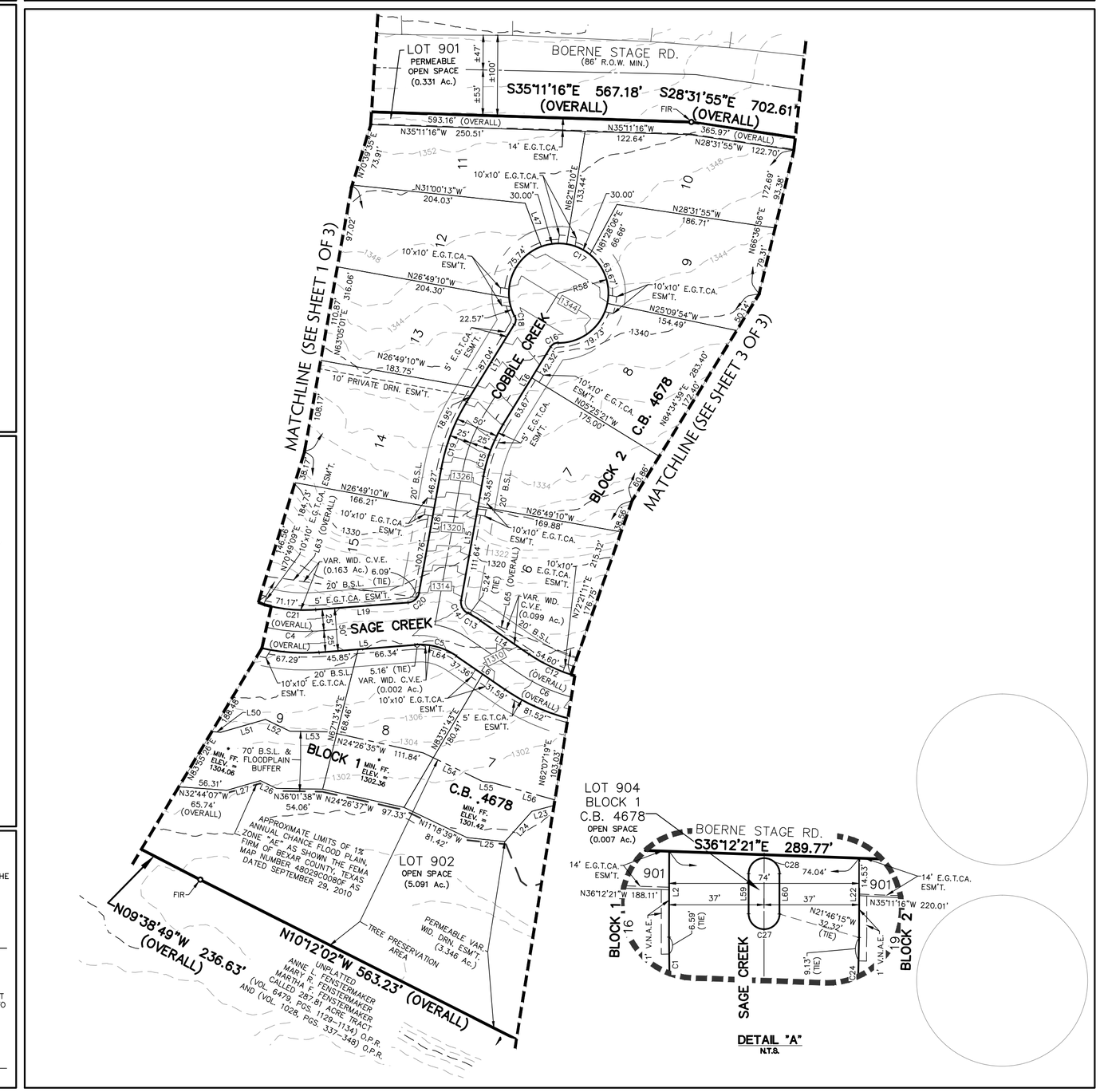
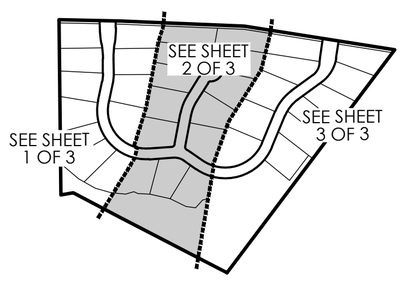




INDEX MAP

NOT TO SCALE

DETAIL "A"
N.T.S.

STATE OF TEXAS
COUNTY OF TRAVIS

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

BLD SCENIC LOOP, L.L.C.
8601 RANCH ROAD 2222,
BLDG. 1, SUITE 150
AUSTIN, TEXAS 78730
PHONE: (512) 579-4800
CONTACT PERSON: JAMES DORNEY

_____ OWNER

_____ DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

A.D. _____ .

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LEON CREEK ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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.
CHRISTOPHER R. DICE, P.E.

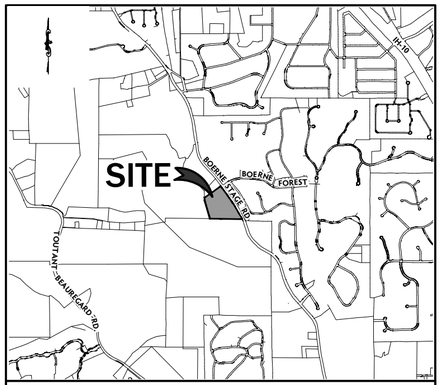
_____
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:
M.W. CUDE ENGINEERS L.L.C.

M.W. CUDE ENGINEERS L.L.C.
KEITH C. KEPPLER, R.P.L.S.

_____
REGISTERED PROFESSIONAL LAND SURVEYOR



LOCATION MAP

MAPSCO MAP GRID 446 D5 NOT TO SCALE

LEGEND

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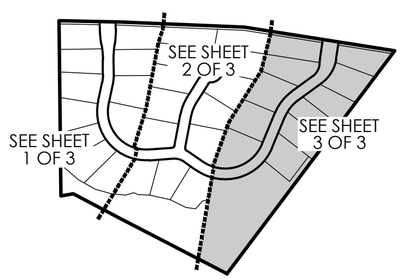

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COUNTY OF BEXAR

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.
CHRISTOPHER R. DICE, P.E.

LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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

M.W. CUDE ENGINEERS L.L.C.
KEITH C. KEPPLER, R.P.L.S.

REGISTERED PROFESSIONAL LAND SURVEYOR

C.P.S. NOTES

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

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

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

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

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

DRAINAGE NOTES:

1. 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.

2. MINIMUM FINISHED FLOOR ELEVATIONS FOR RESIDENTIAL AND COMMERCIAL LOTS ADJACENT TO THE FLOODPLAIN SHALL BE ELEVATED AT LEAST 1 FOOT HIGHER THAN THE COMPUTED WATER SURFACE ELEVATION FOR THE 1% ANNUAL CHANCE (100-YR) STORM EVENT FOR THE ULTIMATE DEVELOPMENT CONDITION.

3. * FINISHED FLOOR ELEVATIONS ARE BASED ON THE ULTIMATE 1% ANNUAL CHANCE WATER SURFACE ELEVATIONS.

4. STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNS.

5. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANEL 48029 C0080F, DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.

SAWS NOTES:

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

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

3. A PORTION OF THIS TRACT IS BELOW THE GROUND ELEVATION OF 1635 FEET WHERE THE STATIC PRESSURE WILL NORMALLY EXCEED 80 P.S.I. AT ALL SUCH LOCATIONS. THE DEVELOPER OR BUILDER IS REQUIRED TO INSTALL ON EACH LOT, ON THE CUSTOMERS SIDE OF THE WATER METER, AN APPROVED TYPE PRESSURE REGULATOR IN CONFORMANCE WITH THE PLUMBING CODE OF THE CITY OF SAN ANTONIO.

4. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1750 G.P.M. AT 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE MARSHAL.

5. BLOCK 1, LOTS 7 – 12 CONTAIN A 70' WIDE FLOODPLAIN BUFFER ZONE. NO ON-SITE SEWAGE FACILITIES SHALL BE CONSTRUCTED WITHIN THE SAID 70' FLOODPLAIN BUFFER ZONE.

MISCELLANEOUS NOTES:

1. 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.

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5. BEARINGS ON THIS PLAT ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD83 (93).

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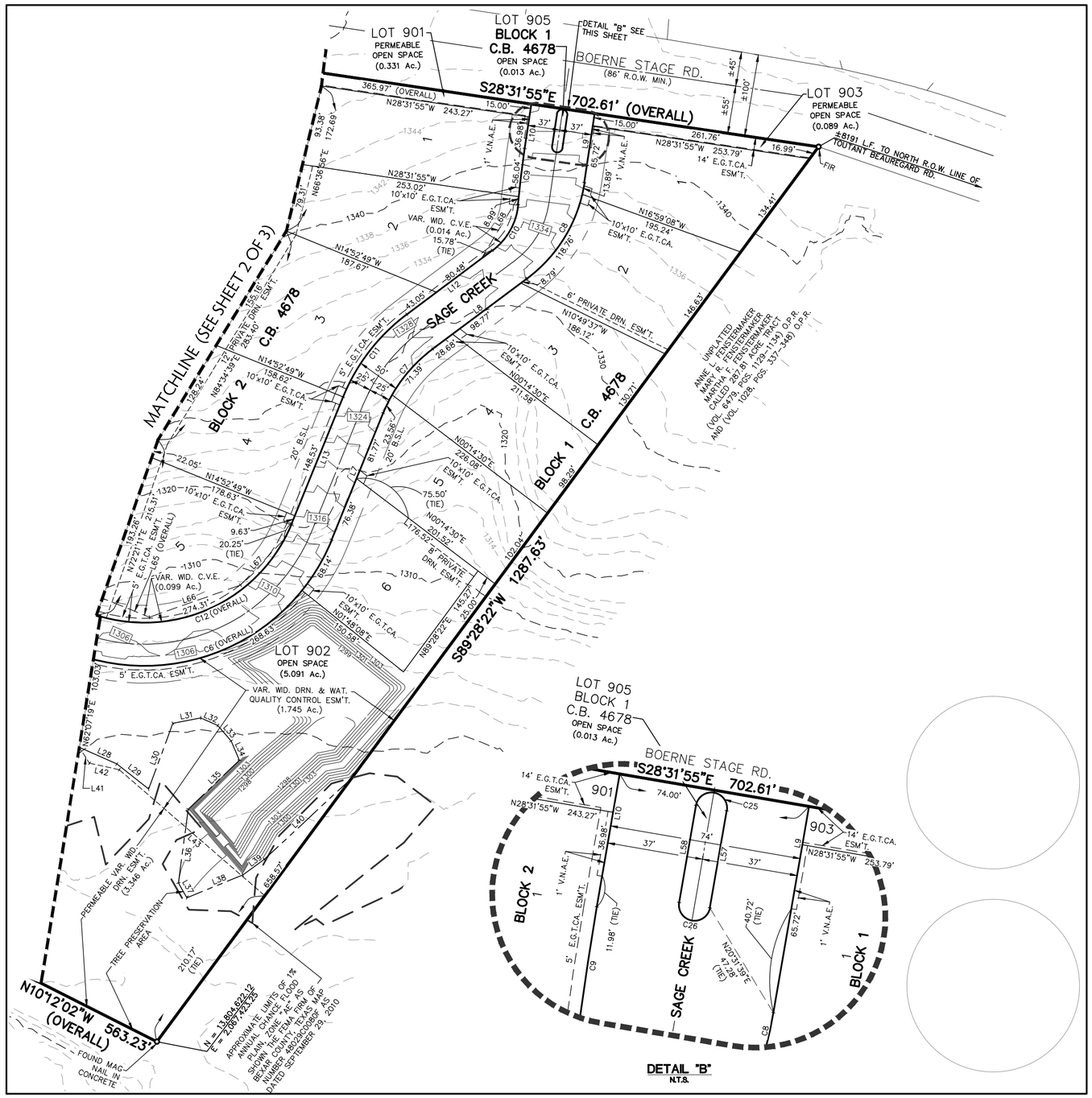

DETAIL "B"
N.T.S.

PLAT NUMBER: 130544

SUBDIVISION PLAT

ESTABLISHING

LEON CREEK ESTATES

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SCALE: 1"=100'
100 50 0 100

CUDE ENGINEERS
M.W. CUDE ENGINEERS, L.L.C.
4122 POND HILL ROAD, STE. 101
SAN ANTONIO, TEXAS 78231
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STATE OF TEXAS
COUNTY OF TRAVIS

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BLD SCENIC LOOP, L.L.C.
8601 RANCH ROAD 2222,
BLDG. 1, SUITE 150
AUSTIN, TEXAS 78730
PHONE: (512) 579-4800
CONTACT PERSON: JAMES DORNEY

OWNER

DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

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

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

A.D. _____.

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF LEON CREEK ESTATES HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, AND IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTIONS(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

MARCH 2014 SHEET 3 OF 3

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 14**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130621

Project Name:
Balcones Creek Ranch, Unit 5, Enclave

Applicant:
Jay Hanna

Representative:
Pape-Dawson Engineers, Inc.,
c/o Shauna L. Weaver, P.E.

Owner:
H.M. Leonard, LP

Staff Coordinator:
Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Property Address/Location:
Generally located west of the intersection of Jon Boat Way and Bettina

Tract Size:
18.34-acres

Council District:
ETJ

Notification:
Internet Agenda Posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 18.341-acre tract of land to establish the **Balcones Creek Ranch Unit 5, Enclave** Subdivision

APPLICATION TYPE

Subdivision Plat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 15, 2014

I. ANALYSIS

A. Proposed Uses

The proposed plat will consist of sixty-four (**64**) single-family residential lots, three (**3**) non-single family residential lot and approximately two thousand two hundred and forty-seven (**2,247**) linear feet of private streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

C. Services Available

SAWS Water and Sewer

D. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 15, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of Court Order on July 22, 2008.

E. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 14, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Applications

MDP 003-12, Balcones Creek Ranch, accepted on January 22, 2013

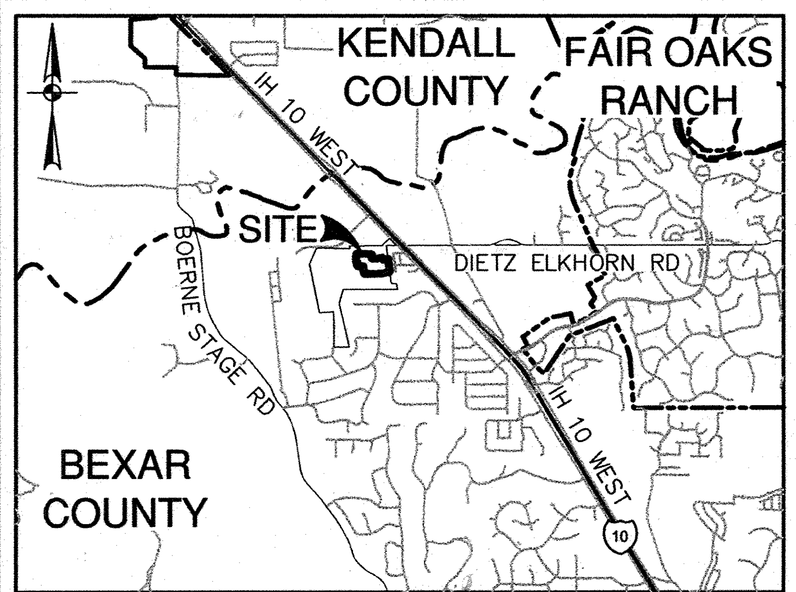
III. RECOMMENDATION

Approval of the proposed **Balcones Creek Ranch, Unit 5, Enclave** Subdivision Plat

IV. ATTACHMENT

1. Proposed Plat

Attachment 1



LOCATION MAP

MAPSCO MAP GRID: 446D1
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
ESMT	EASEMENT	VAR WID	VARIABLE WIDTH
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
		●	SET 1/2" IRON ROD (PD)

-1140- EXISTING CONTOURS
—1140— PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 ACRE)
- (11) 10' BUILDING SETBACK
- (12) 20' BUILDING SETBACK
- (13) 23' WATER ACCESS AND DRAINAGE EASEMENT
- (14) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (2.343 ACRES)
- (15) ENTIRE 50'x20' DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT")
- (16) ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.266 OF AN ACRE - "OFF-LOT")
- (17) VARIABLE WIDTH ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (1.423 OF AN ACRE - "OFF-LOT")
- ◇1 28' ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013 OPR)
- ◇2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 15-16 DPR)
- ◇3 10' BUILDING SETBACK (VOL 9659, PG 15-16 DPR)
- ◇4 20' BUILDING SETBACK (VOL 9659, PG 15-16 DPR)
- ◇5 15' DRAINAGE EASEMENT (VOL 9659, PG 15-16 DPR)
- ◇6 ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL 9659, PG 15-16 DPR)
- ◇7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
- □1 LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (VOL 9659, PG 19-23 DPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.
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.

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS — SHAUNA L. WEAVER — 89512 — 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 — DAVID A. CASANOVA — 4251 — PROFESSIONAL LAND SURVEYOR

SETBACK NOTE:

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.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 5, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 3, LOT 904, BLOCK 7, LOT 901, BLOCK 9 AND LOT 901, BLOCK 10

FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE:

LOT 904, BLOCK 7, LOT 901, BLOCK 9 AND LOT 901, BLOCK 10, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND DRAINAGE EASEMENTS

STORM WATER DETENTION NOTE:

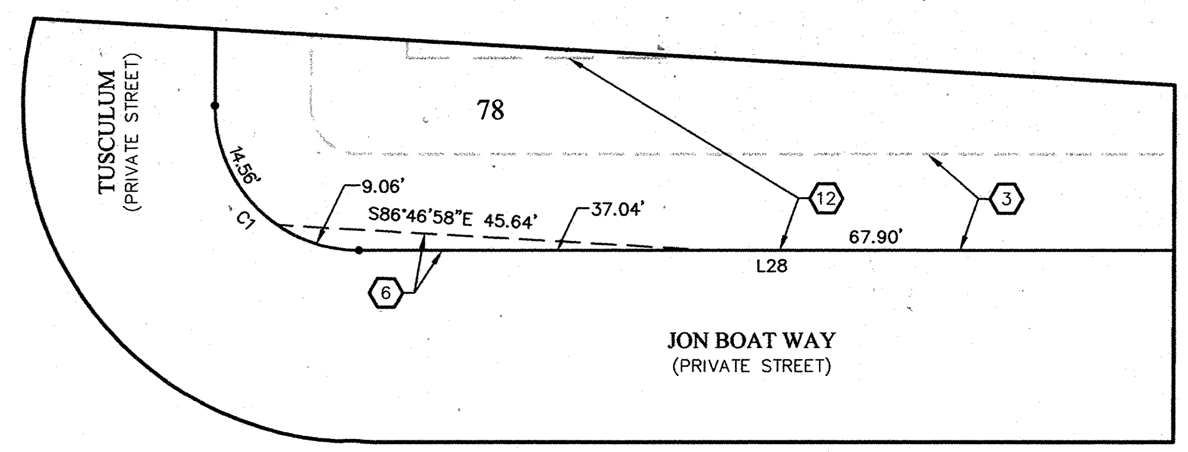
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

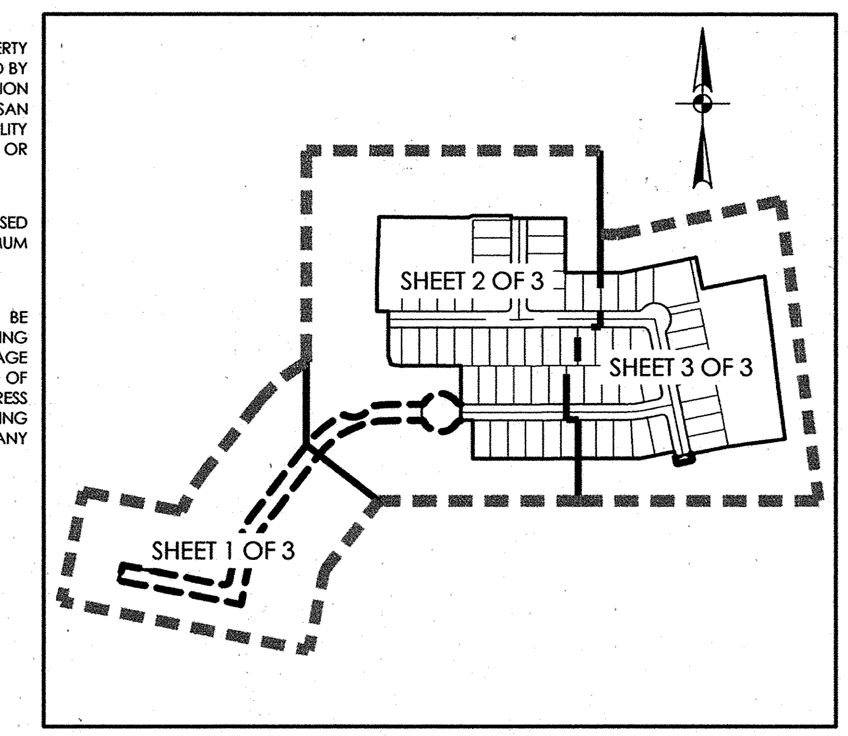
DRAINAGE EASEMENT NOTE:

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



DETAIL "A"

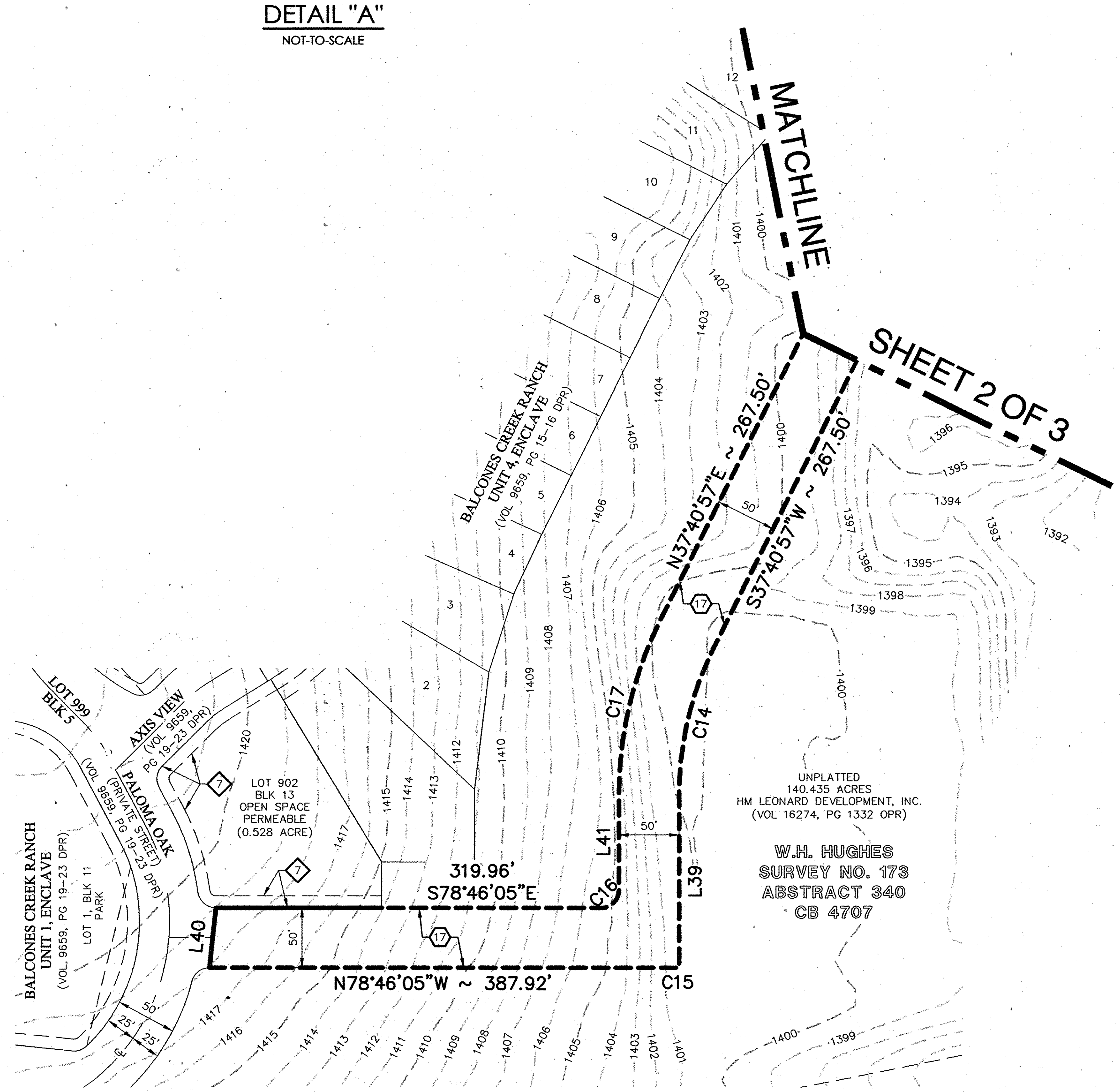
NOT-TO-SCALE



INDEX MAP

SCALE: 1"= 400'

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



SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES

PLAT NUMBER 130621

SUBDIVISION PLAT OF

BALCONES CREEK RANCH UNIT 5, ENCLAVE

A 18.341 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 11, 2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY HANNA
HM LEONARD DEVELOPMENT, LP
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD DEVELOPMENT, INC. 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 14th DAY OF April, A.D. 20 14.

RHONDA YERKEY
NOTARY PUBLIC STATE OF TEXAS
My Commission Expires April 14, 2016

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 5, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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 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. 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

BALCONES CREEK RANCH UNIT 5, ENCLAVE

Civil Job No. 7785-16; Survey Job No. 9228-11

Date: Mar 5, 2014 10:44 AM User ID:SLucio
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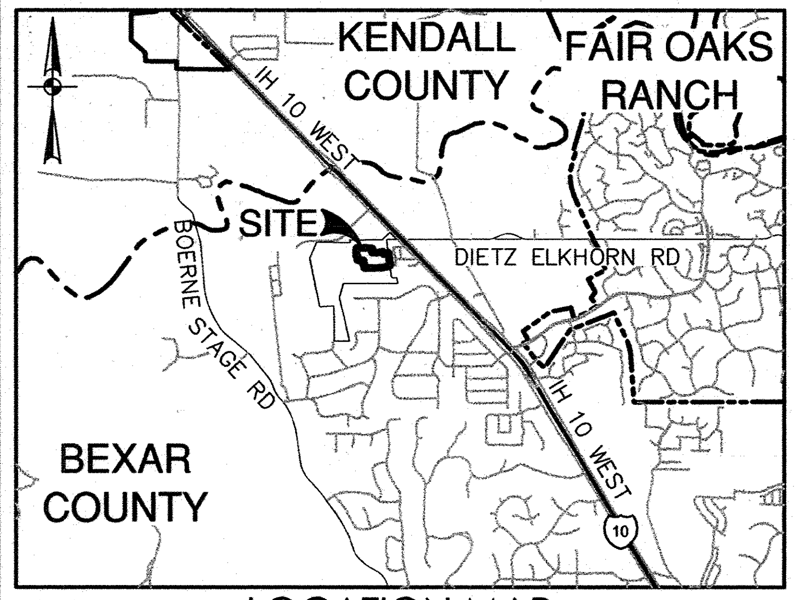

LOCATION MAP

MAPSCO MAP GRID: 446D1
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	SET 1/2" IRON ROD (PD)

-1140- EXISTING CONTOURS
—1140— PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
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SETBACK NOTE:

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SAWS DEDICATION NOTE:

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BEXAR COUNTY MAINTENANCE NOTE:

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

PLAT NUMBER 130621

SUBDIVISION PLAT OF
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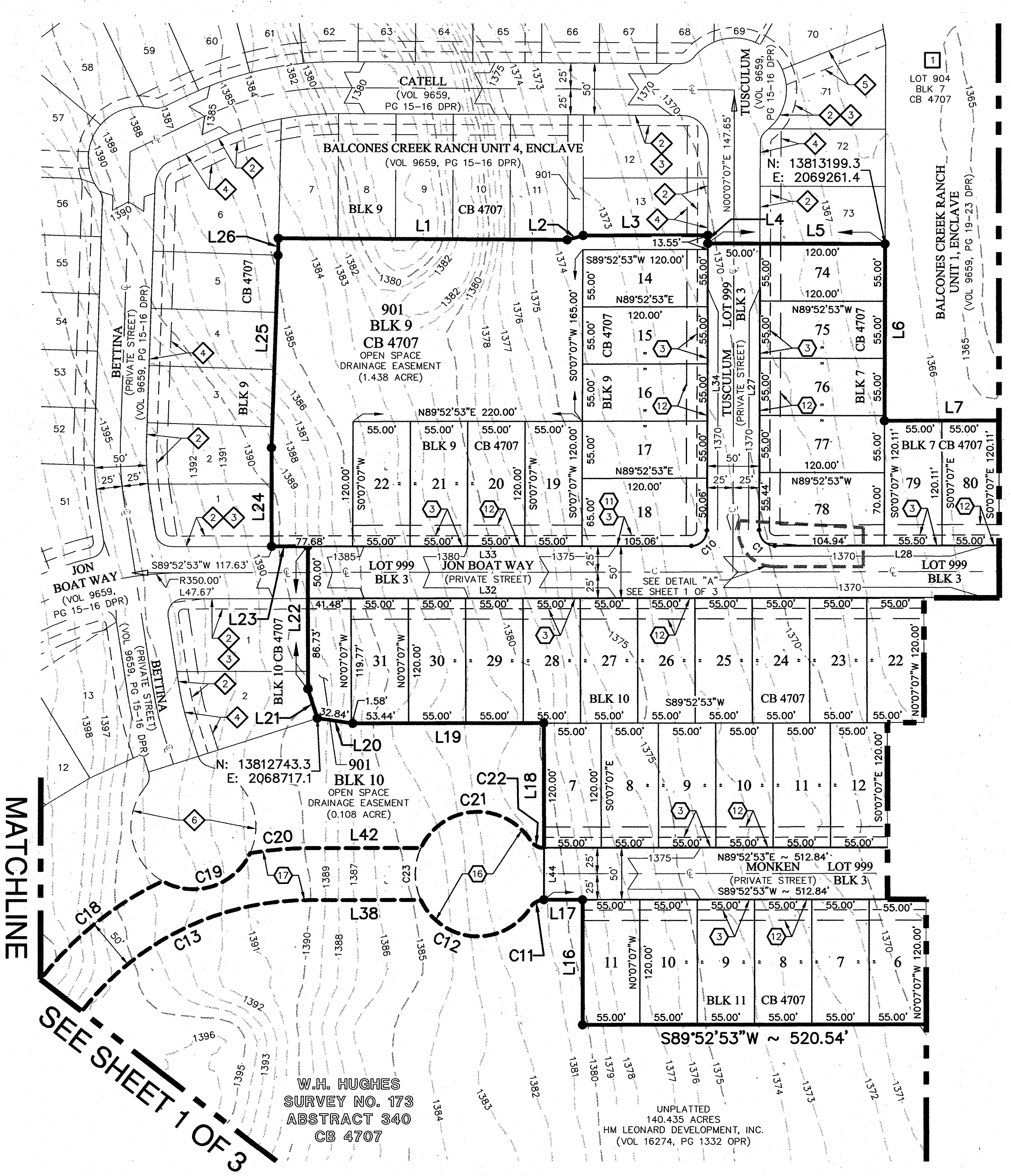
PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 11, 2014



SEE SHEET 3 OF 3 FOR LINE & CURVE TABLES

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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.

Shauna L. Weaver (signature)
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS · SHAUNA L. WEAVER · 89512 · 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 · DAVID A. CASANOVA · 4251 · 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

(signature)
OWNER/DEVELOPER: JAY HANNA
HM LEONARD DEVELOPMENT, LP
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD DEVELOPMENT, INC. 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 14th DAY OF April, A.D. 20 14.

NOTARY PUBLIC · STATE OF TEXAS · RHONDA YERKEY · My Commission Expires April 14, 2016

Rhonda Yerkey (signature)
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 5, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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 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. 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

BALCONES CREEK RANCH UNIT 5, ENCLAVE
Civil Job No. 7785-16; Survey Job No. 9228-11

Date: Mar 5, 2014 10:44 AM User ID: SLucio
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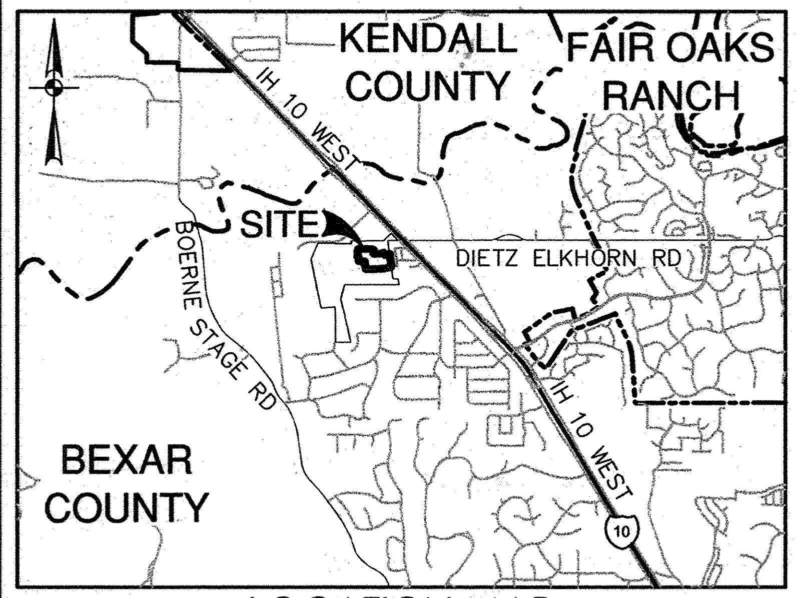


LOCATION MAP

MAPSCO MAP GRID: 446D1
NOT-TO-SCALE

LEGEND

BLK	BLOCK	VOL	VOLUME
CB	COUNTY BLOCK	PG	PAGE(S)
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
		VAR WID	VARIABLE WIDTH
ESMT	EASEMENT	○ (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS	●	SET 1/2" IRON ROD (PD)

-1140- EXISTING CONTOURS
—1140— PROPOSED CONTOURS

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (4) 5' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (6) VARIABLE WIDTH CLEAR VISION EASEMENT (0.001 ACRE)
- (11) 10' BUILDING SETBACK
- (12) 20' BUILDING SETBACK
- (13) 23' WATER ACCESS AND DRAINAGE EASEMENT
- (14) VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER, SANITARY SEWER AND DRAINAGE EASEMENT (2.343 ACRES)
- (15) ENTIRE 50'x20' DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.023 OF AN ACRE - "OFF-LOT")
- (16) ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (0.266 OF AN ACRE - "OFF-LOT")
- (17) VARIABLE WIDTH ACCESS EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (1.423 OF AN ACRE - "OFF-LOT")
- ◇1 28' ELECTRIC AND GAS EASEMENT (VOL 16355, PG 2013 OPR)
- ◇2 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 15-16 DPR)
- ◇3 10' BUILDING SETBACK (VOL 9659, PG 15-16 DPR)
- ◇4 20' BUILDING SETBACK (VOL 9659, PG 15-16 DPR)
- ◇5 15' DRAINAGE EASEMENT (VOL 9659, PG 15-16 DPR)
- ◇6 ENTIRE VARIABLE WIDTH DRAINAGE, WATER, SEWER, ACCESS, ELECTRIC, TELEPHONE, GAS & CABLE TV EASEMENT TO EXPIRE UPON INCORPORATION INTO FUTURE PLATTED STREET (VOL 9659, PG 15-16 DPR)
- ◇7 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9659, PG 19-23 DPR)
- □1 LOT 904 BLOCK 7 VARIABLE WIDTH GAS, ELECTRIC, TELEPHONE, CABLE T.V., SANITARY SEWER AND DRAINAGE EASEMENT (VOL 9659, PG 19-23 DPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

WASTEWATER EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.
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.

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.

Shauna L. Weaver
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS · SHAUNA L. WEAVER · 89512 · 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 · DAVID A. CASANOVA · 4251 · PROFESSIONAL LAND SURVEYOR

SETBACK NOTE:

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.

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BALCONES CREEK RANCH UNIT 5, ENCLAVE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE BALCONES CREEK RANCH HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOT 999, BLOCK 3, LOT 904, BLOCK 7, LOT 901, BLOCK 9 AND LOT 901, BLOCK 10

FINISHED FLOOR NOTE:

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

OPEN SPACE NOTE:

LOT 904, BLOCK 7, LOT 901, BLOCK 9 AND LOT 901, BLOCK 10, CB 4707 SHALL BE CONSIDERED AS OPEN SPACE AND DRAINAGE EASEMENTS

STORM WATER DETENTION NOTE:

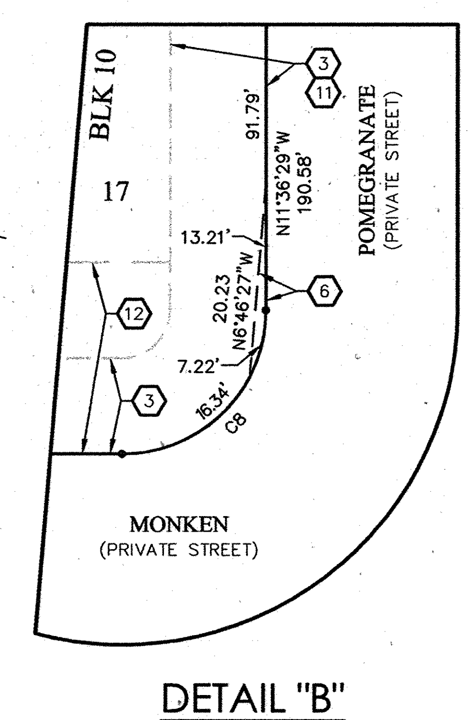
STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. BUILDING PERMITS FOR THIS PROPERTY SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (FILO) IF OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE LOT OWNERS AND/OR PROPERTY OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES.

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,500 GPM AT 25 PSI RESIDUAL PRESSURE.

DRAINAGE EASEMENT NOTE:

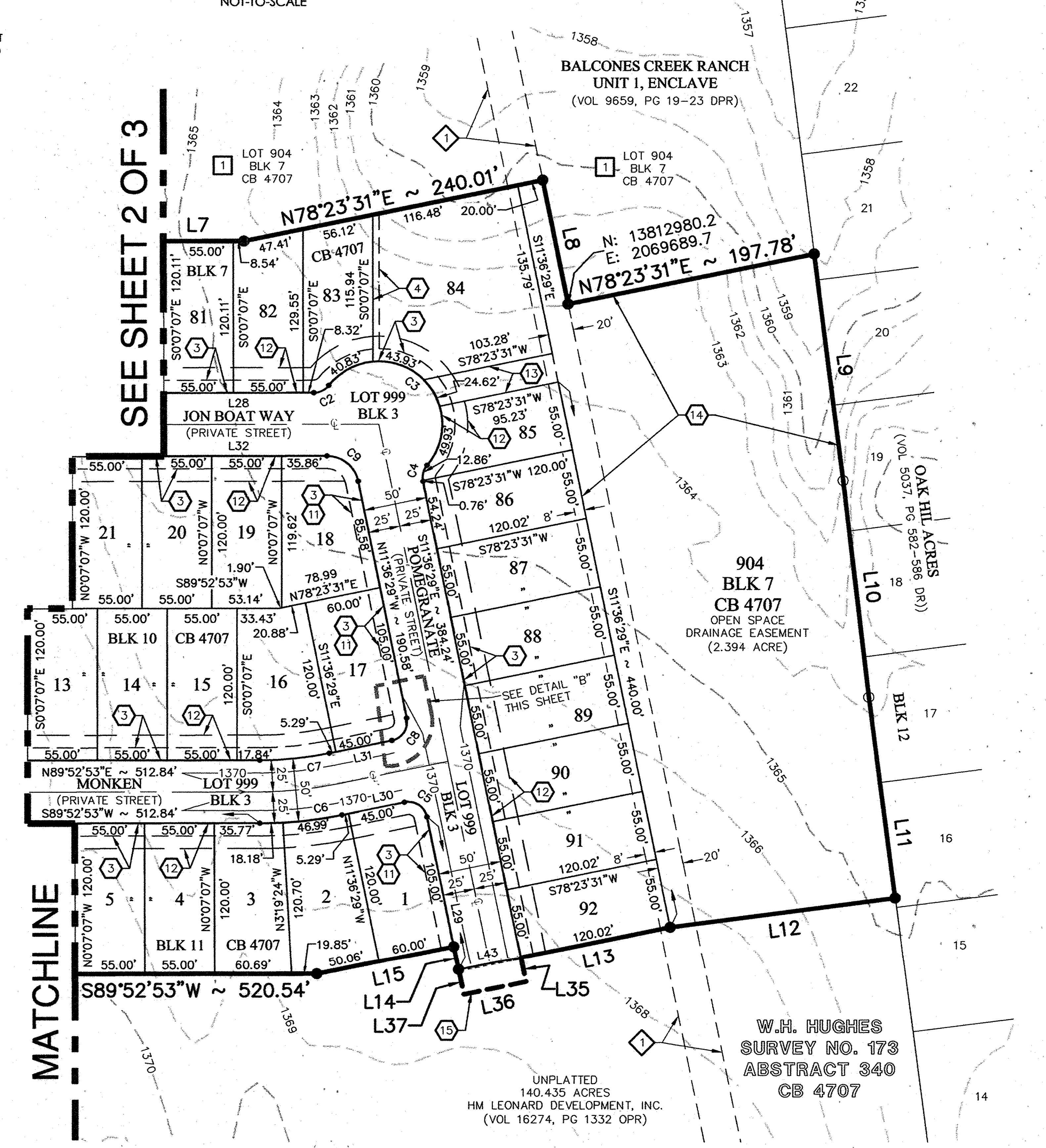
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL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



DETAIL "B"

NOT-TO-SCALE

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



CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	15.00'	90°14'14"	S45°00'00"E	21.26'	23.62'
C2	15.00'	52°01'12"	N63°52'17"E	13.16'	13.62'
C3	50.00'	182°33'03"	S50°51'48"E	99.98'	159.31'
C4	15.00'	52°01'12"	S14°24'08"W	13.16'	13.62'
C5	15.00'	90°00'00"	N56°36'29"W	21.21'	23.56'
C6	325.00'	11°29'22"	S84°08'12"W	65.06'	65.17'
C7	275.00'	11°29'22"	N84°08'12"E	55.05'	55.14'
C8	15.00'	90°00'00"	N33°23'31"E	21.21'	23.56'
C9	25.00'	78°30'38"	N50°51'48"W	31.64'	34.26'
C10	15.00'	89°45'46"	N45°00'00"E	21.17'	23.50'
C11	15.00'	57°46'09"	S60°59'49"W	14.49'	15.12'
C12	60.00'	123°08'41"	N86°18'55"W	105.53'	128.96'
C13	275.00'	52°11'56"	S63°46'55"W	241.96'	250.54'
C14	275.00'	26°27'01"	S24°27'26"W	125.83'	126.95'
C15	325.00'	0°25'06"	N78°58'38"W	2.37'	2.37'
C16	15.00'	90°00'00"	N56°13'55"E	21.21'	23.56'
C17	325.00'	26°27'01"	N24°27'26"E	148.71'	150.03'
C18	325.00'	26°45'16"	N51°03'35"E	150.39'	151.76'
C19	60.00'	94°40'29"	N72°14'22"E	88.24'	99.14'
C20	325.00'	9°50'22"	N84°57'42"E	55.74'	55.81'
C21	60.00'	123°08'41"	N86°04'41"E	105.53'	128.96'
C22	15.00'	57°46'09"	S61°14'03"E	14.49'	15.12'
C23	60.00'	49°14'55"	N00°07'07"W	50.00'	51.57'

CURVE TABLE

LINE #	BEARING	LENGTH
L1	S89°44'25"E	277.13'
L2	N74°23'31"E	15.88'
L3	N89°52'53"E	119.77'
L4	S00°07'07"W	7.85'
L5	S89°52'53"E	170.00'
L6	S00°07'07"W	169.89'
L7	N89°52'53"E	173.54'
L8	S11°36'29"E	100.00'
L9	S07°16'26"E	180.86'
L10	S06°46'56"E	171.92'
L11	S07°30'56"E	160.30'
L12	S82°29'04"W	178.67'
L13	S78°23'31"W	120.02'
L14	N11°36'29"W	19.03'
L15	S78°23'31"W	110.06'
L16	N00°07'07"W	120.00'
L17	S89°52'53"W	37.07'
L18	N00°07'07"W	120.00'
L19	S89°52'53"W	183.15'
L20	N81°45'58"W	34.42'
L21	N17°45'38"W	29.66'
L22	N00°07'07"W	136.73'
L23	S89°52'53"W	34.54'
L24	N00°07'07"W	94.72'
L25	N01°50'12"E	185.26'
L26	N01°19'16"E	16.26'
L27	S00°07'07"W	275.44'
L28	N89°52'53"E	333.76'
L29	N11°36'29"W	124.03'
L30	S78°23'31"W	50.29'
L31	N78°23'31"E	50.29'
L32	S89°52'53"W	792.34'
L33	N89°52'53"E	368.20'
L34	N00°07'07"E	275.77'
L35	S11°36'29"E	20.00'
L36	S78°23'31"W	50.00'
L37	N11°36'29"W	20.00'
L38	S89°52'53"W	108.26'
L39	S11°13'34"W	144.69'
L40	N17°18'03"E	50.28'
L41	N11°13'55"E	79.70'
L42	N89°52'53"E	108.26'
L43	S78°23'31"W	50.00'
L44	N00°07'07"W	50.00'

LINE TABLE

PLAT NUMBER 130621

SUBDIVISION PLAT OF
BALCONES CREEK RANCH UNIT 5, ENCLAVE

A 18.341 ACRE TRACT OF LAND OUT OF A 140.435 ACRE TRACT OF LAND CONVEYED TO HM LEONARD DEVELOPMENT, INC. AND DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 16274, PAGES 1332-1340 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE W. H. HUGHES SURVEY NUMBER 173, ABSTRACT 340, COUNTY BLOCK 4707, OF BEXAR COUNTY, TEXAS.

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE OF PRINT: April 11, 2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Jay Hanna

OWNER/DEVELOPER: JAY HANNA
HM LEONARD DEVELOPMENT, LP
1101 N. LAMAR
AUSTIN, TEXAS 78703
(512) 477-2400

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED HM LEONARD DEVELOPMENT, INC. 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 14th DAY OF April, A.D. 20 14.

NOTARY PUBLIC · STATE OF TEXAS · RHONDA YERKEY · My Commission Expires April 14, 2016

Rhonda Yerkey
NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF BALCONES CREEK RANCH UNIT 5, ENCLAVE HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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 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. 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: Mar 5, 2014 10:44 AM User ID: SLucio
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CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 15**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
130684

Project Name:
The Canyons at Scenic Loop Unit 5B P.U.D.

Applicant:
Jay Patterson

Representative:
Jones & Carter, Inc.
c/o Jack Steve Brown, P.E.

Owner:
Southerland Canyons, LLC

Staff Coordinator:
Ian Benavidez, Planner
(210) 207-8268
Ian.benavidez@sanantonio.gov

Property Address/Location:
Generally located west of the intersection of Scenic Loop Road and Cross Mountain Trail

Tract Size:
49.446 acres

Council District:
OCL

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 49.446 acre tract of land to establish **The Canyons at Scenic Loop Unit 5B P.U.D.** Subdivision

APPLICATION TYPE

Sudivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 9, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of sixty two (**62**) single family lots, three (**3**) non single family lots, and four thousand one hundred and seventy eight (**4,178**) linear feet of private streets.

B. Zoning

C. The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

D. Services Available

SAWS Water / Onsite sewage facility

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 9, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs was notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as court order on July 22, 2008.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on March 11, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 014A-07, Rising Moon Ranch, accepted on January 9, 2009
PUD 09-005, The Palmira PUD, accepted on July 8, 2009

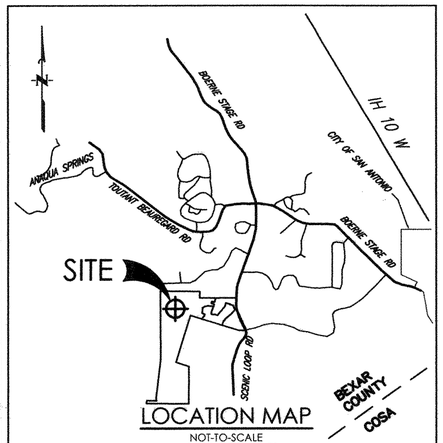
III. RECOMMENDATION

Approval of the proposed **The Canyons at Scenic Loop P.U.D. Unit 5B** Subdivision Plat

IV. ATTACHMENT

1. Proposed plat

Attachment 1



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

THE NUMBER OF 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.

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C.P.S. ENERGY 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 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 HEREON.
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.

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.

Jack Steven Brown 4/7/2014
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 JONES & CARTER, INC.

John G. Mosier 4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN. APPROVED ON JULY 8, 2008. CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA L.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

DRAINAGE NOTES:

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

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

SHEET 1 OF 9

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 5B

P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 150 300 600 900
SCALE: 1" = 300'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046105
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April, A.D. 20 14.

NOTARY PUBLIC STATE OF TEXAS
DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

Denise Spain
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 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.

ON THIS_____ DAY OF _____ A.D. 20_____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:48am User ID: JGM
File: P:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 U5B Plat.dwg

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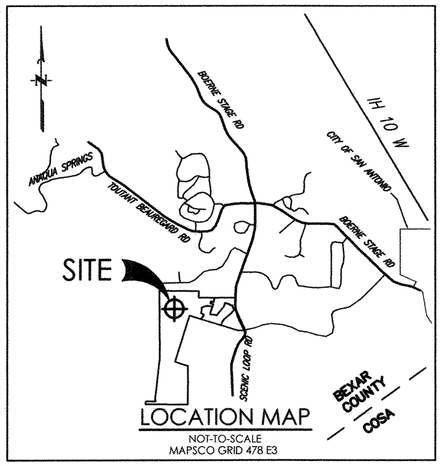

LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

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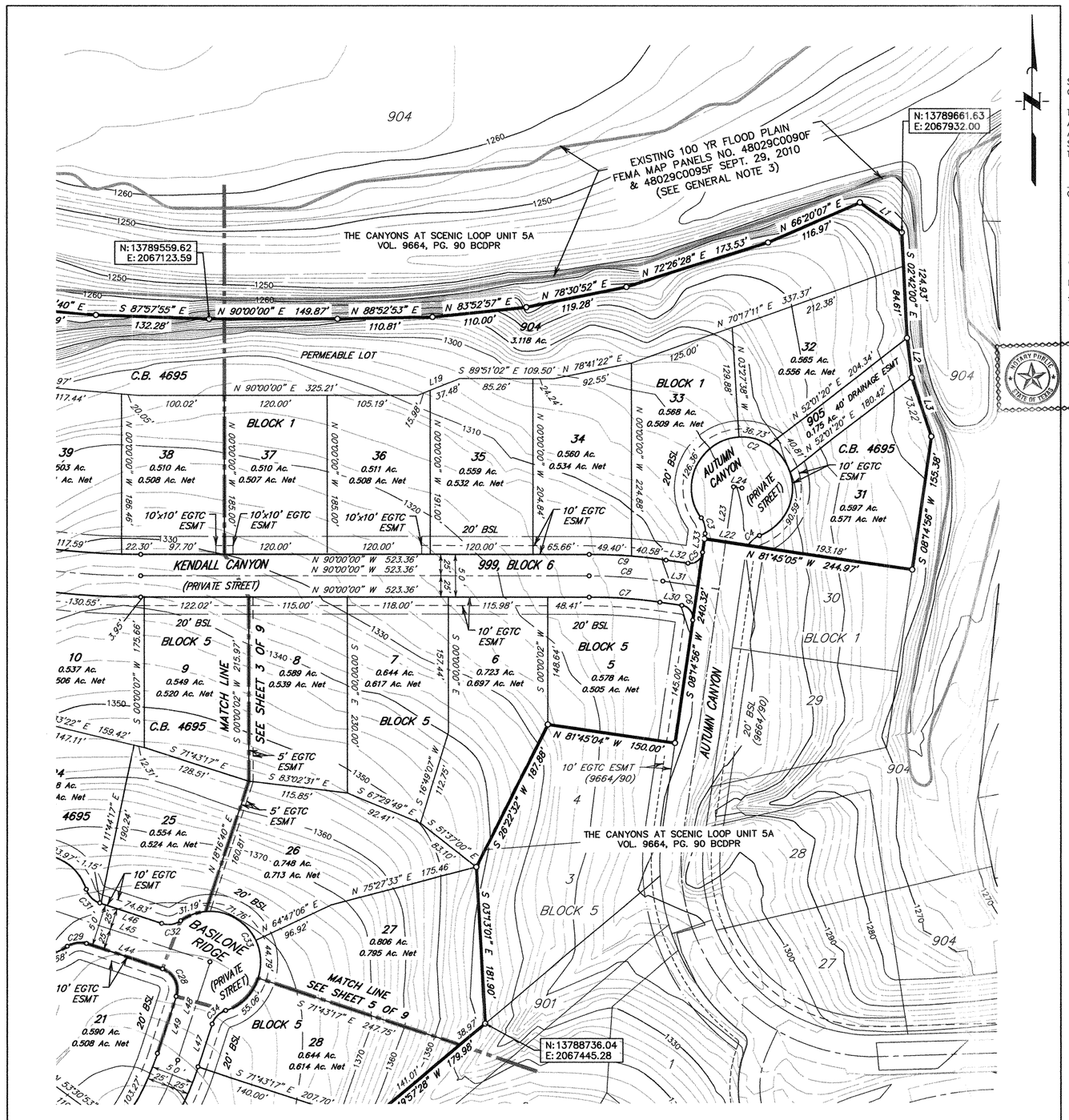

SEE SHEET 6 OF 9 FOR LINE AND CURVE TABLES SEE SHEETS 7–9 FOR FINISHED CONTOURS

SHEET 2 OF 9

SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
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DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

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ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

LEGEND

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BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
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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 ELEVATON 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 HEREON.
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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.

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
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

4/7/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:48am User ID: JGM
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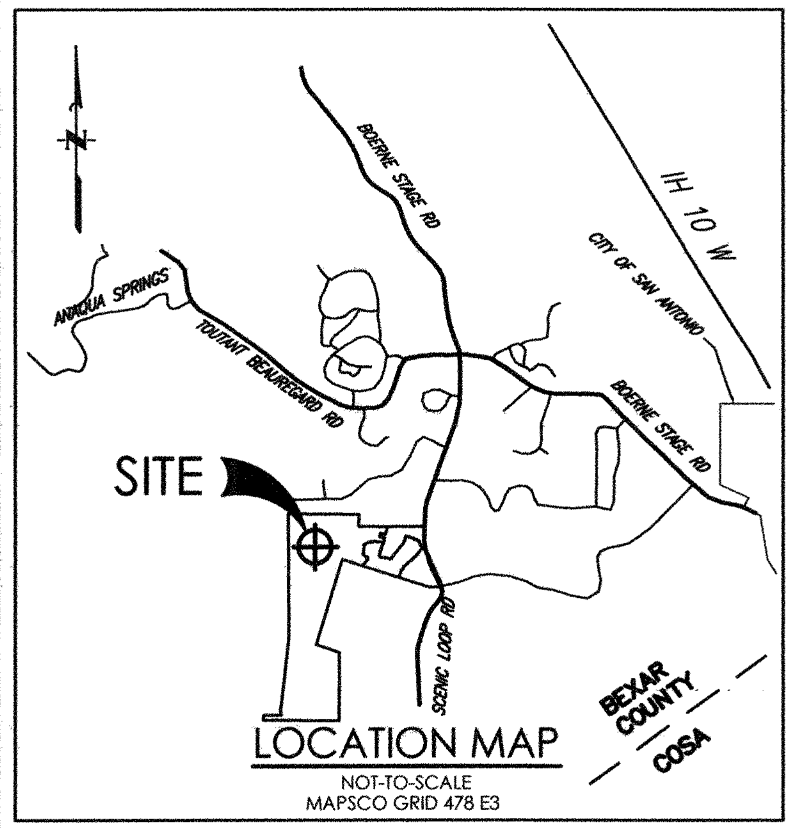

LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

GENERAL NOTE
1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA L.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

DRAINAGE NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP UNIT 5B
P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300
SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046105
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

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

C.P.S. ENERGY NOTES:
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STATE OF TEXAS
COUNTY OF BEXAR

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Jack Steven Brown 4/7/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS ★ JACK STEVEN BROWN 83086 LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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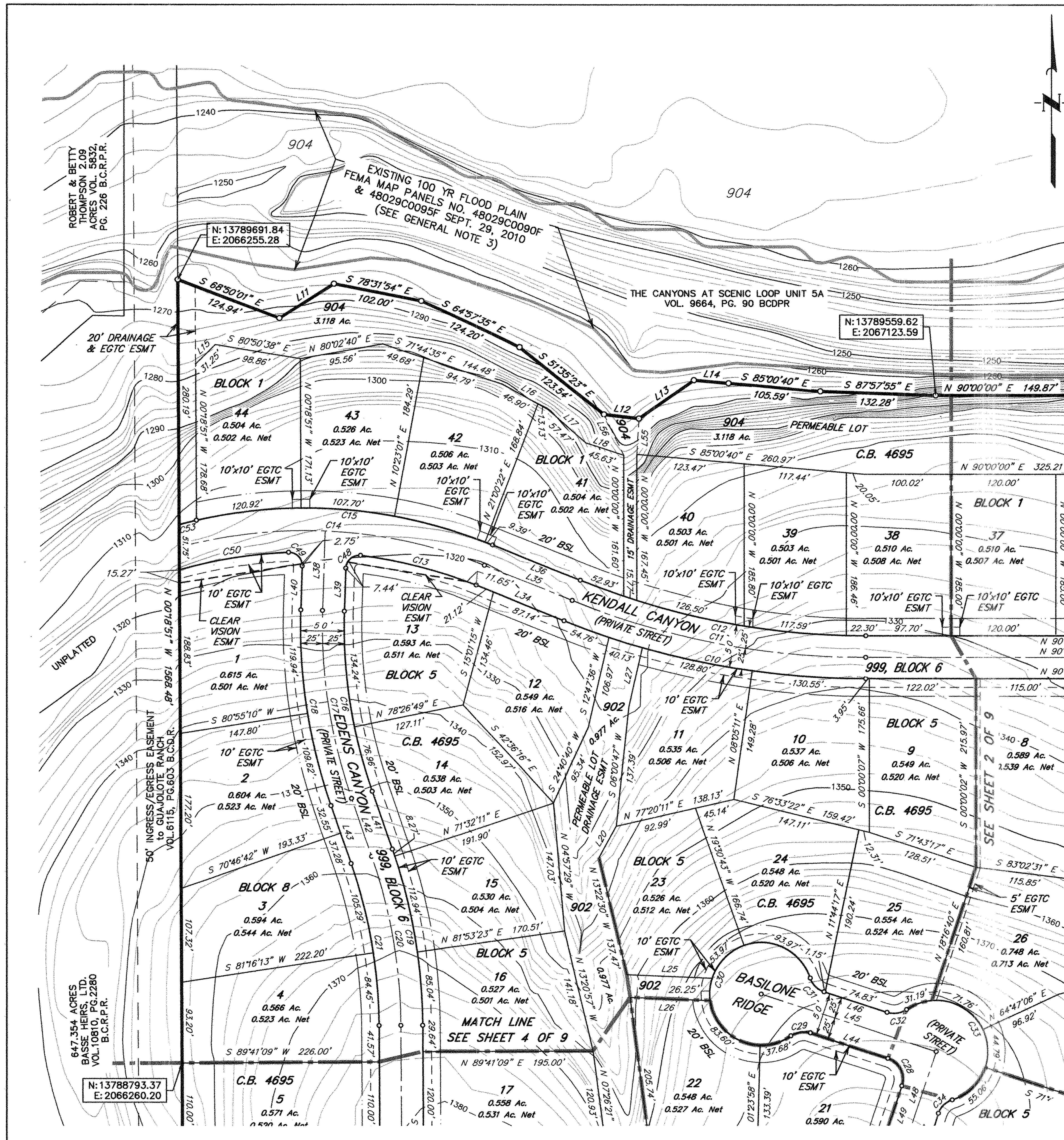
John G. Mosier 4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS REGISTERED ★ JOHN G. MOSIER 6330 PROFESSIONAL LAND SURVEYOR



SEE SHEET 6 OF 9 FOR LINE AND CURVE TABLES
SEE SHEETS 7–9 FOR FINISHED CONTOURS

SHEET 3 OF 9

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

Denise Spain
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 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.

ON THIS_______ DAY OF _________________ A.D. 20_________.

____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS_________ DAY OF ____________________, A.D. 20_______.

BY: _______________________________
CHAIRMAN

BY: _______________________________
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

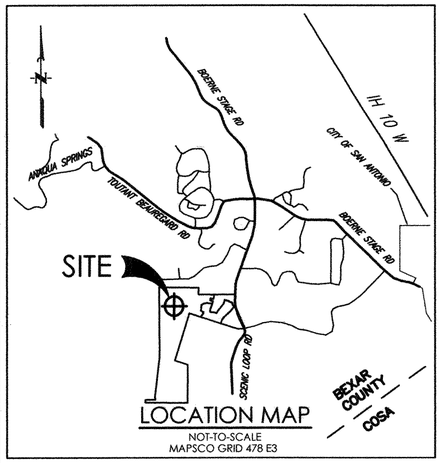
I, ______________________, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _______ DAY OF ______________________, A.D. 20_____ AT _______M. AND DULY RECORDED THE _______ DAY OF ____________________, A.D. 20_____ AT ___________M. IN THE DEED AND 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

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:49am User ID: JGM
File: P:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 U5B Plat.dwg



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	BUILDING SETBACK LINE
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STATE OF TEXAS
COUNTY OF BEXAR

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Jack Steven Brown 4/1/2014
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
COUNTY OF BEXAR

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STATE OF TEXAS
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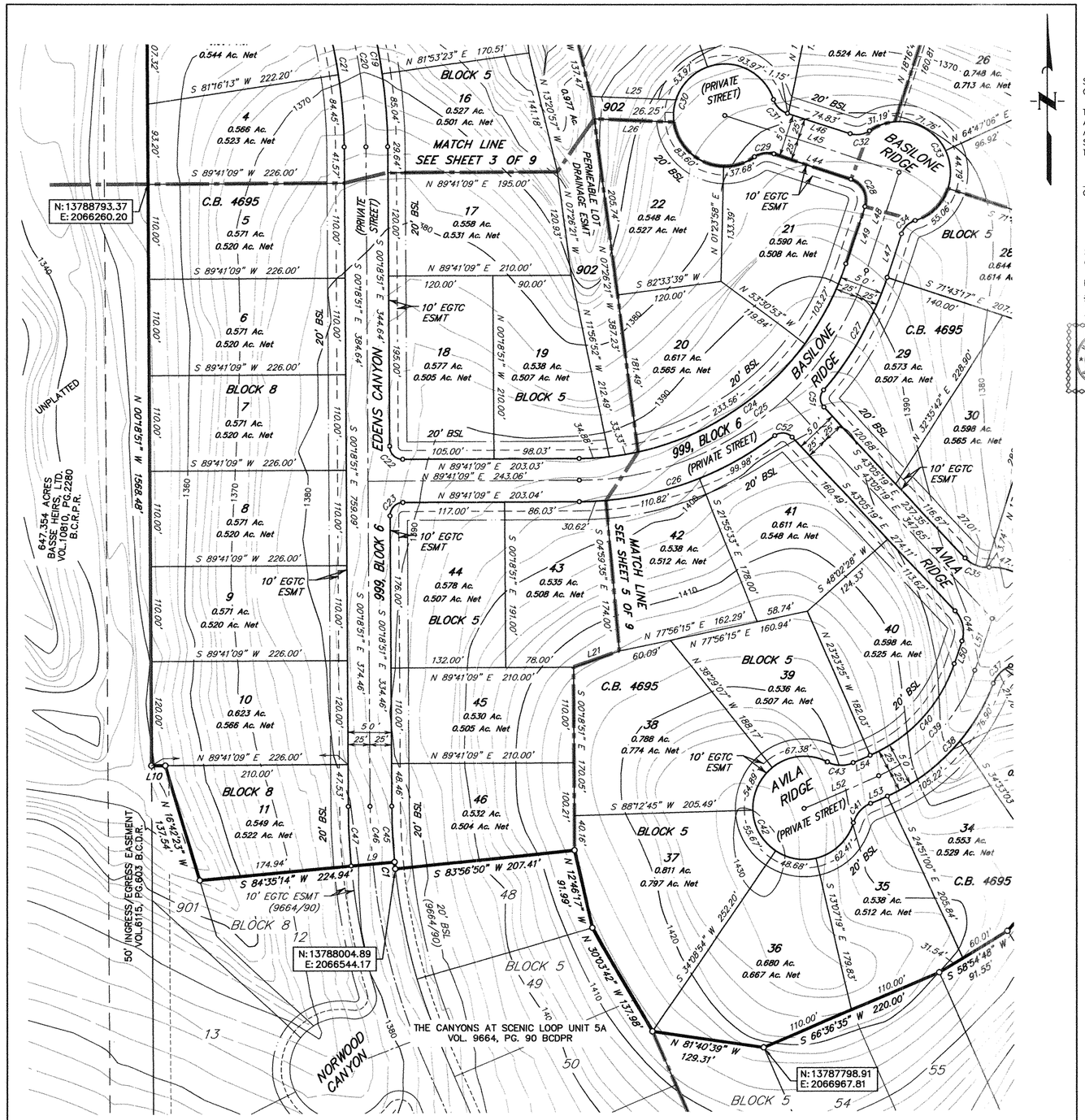
14. THE DEVELOPER DEDICATES THE WATER MAINS UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID WATER MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

DRAINAGE NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



SEE SHEET 6 OF 9 FOR LINE AND CURVE TABLES
SEE SHEETS 7–9 FOR FINISHED CONTOURS

SHEET 4 OF 9

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP UNIT 5B
P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300
SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046105
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 APRIL, A.D. 20 14.

Notary Public
State of Texas
My Commission Expires
August 20, 2014
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 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.

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:48am User ID: JGM
File: F:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 USB Plat.dwg

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 5B

P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

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SCALE: 1" = 100'

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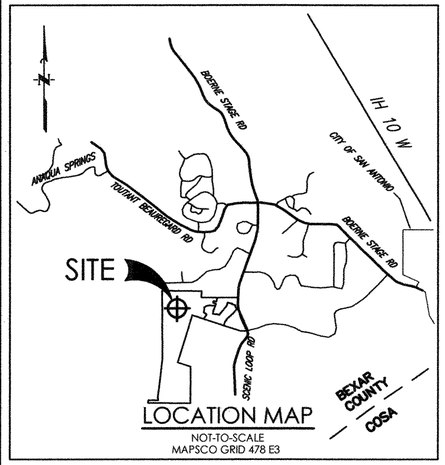


LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA L.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

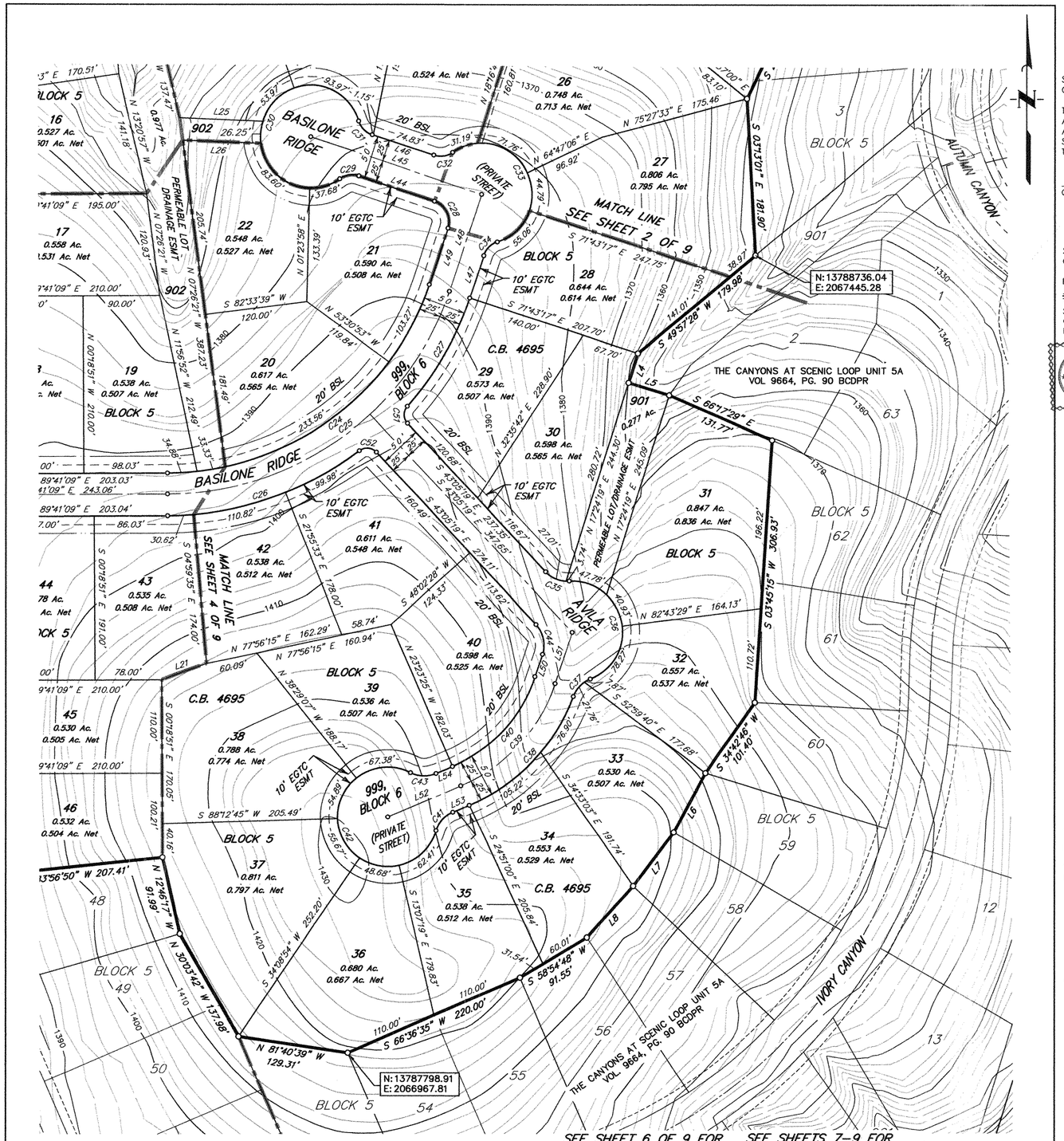
DRAINAGE NOTES:

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

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



SHEET 5 OF 9

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April, A.D. 2014.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

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 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.

ON THIS_____ DAY OF _____ A.D. 2 0_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

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

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

C.P.S. ENERGY 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 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 HEREON.
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.

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
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

4/7/2014
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 JONES & CARTER, INC.

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL LAND SURVEYOR

4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:49am User ID: JGM
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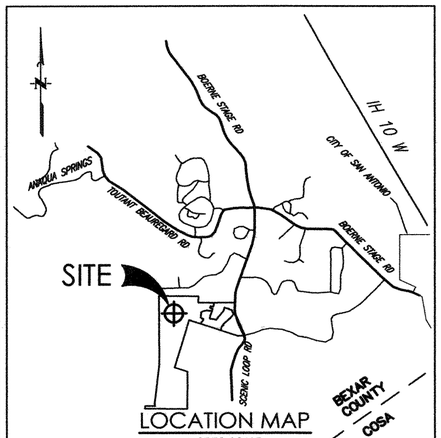

LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	_ _ _ _ _ BUILDING SETBACK LINE
BCRPR	_ _ _ _ _ BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	_ _ _ _ _ BEXAR COUNTY DEED & PLAT RECORDS
EGTC	_ _ _ _ _ ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	_ _ _ _ _ EASEMENT

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

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

C.P.S. ENERGY 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 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 THEREO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREA.
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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.

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.

Jack Steven Brown 4/7/2014
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 JONES & CARTER, INC.

John G. Mosier 4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTE
1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN. APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA L.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

DRAINAGE NOTES:
NO STRUCTURES, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT.
NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS.

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.

LINE	BEARING	DISTANCE
L1	S 54°27'58" E	60.11'
L2	S 07°05'48" E	46.61'
L3	S 17°56'12" E	73.22'
L4	S 17°24'19" W	36.42'
L5	S 72°35'41" E	50.00'
L6	S 27°41'52" W	79.94'
L7	S 36°52'01" W	79.13'
L8	S 42°01'04" W	81.20'
L9	S 84°35'14" W	50.00'
L10	S 89°41'09" W	16.00'
L11	N 57°10'25" E	74.46'
L12	S 83°20'52" E	40.22'
L13	N 54°57'36" E	76.87'
L14	S 85°00'40" E	39.83'
L15	N 45°42'38" E	31.25'
L16	N 60°41'19" W	60.03'
L17	S 49°10'34" E	57.47'
L18	S 71°52'36" E	45.63'
L19	N 67°57'33" E	53.46'
L20	N 28°35'47" E	41.39'
L21	N 70°03'52" E	56.07'
L22	N 81°45'05" W	51.79'
L23	N 08°14'56" E	64.57'
L24	S 81°45'04" E	10.00'
L25	N 87°39'31" W	98.13'
L26	N 87°39'31" W	91.90'
L27	S 12°47'36" W	70.11'
L30	N 81°45'04" W	25.91'
L31	N 81°45'04" W	40.91'
L32	N 81°45'04" W	25.91'
L33	N 08°14'56" E	21.10'
L34	N 68°03'29" W	108.26'
L35	N 68°03'29" W	108.26'
L36	N 68°03'29" W	108.26'
L38	S 01°49'22" W	91.57'
L39	S 01°49'22" W	49.56'
L40	S 01°49'22" W	50.42'
L41	S 19°13'18" E	69.83'
L42	S 19°13'18" E	69.83'
L43	S 19°13'18" E	69.83'
L44	N 71°43'17" W	93.48'
L45	N 71°43'17" W	210.98'
L46	N 71°43'17" W	75.98'
L47	N 18°16'43" E	52.50'
L48	N 18°16'43" E	120.00'
L49	N 18°16'43" E	70.00'
L50	S 18°16'43" W	28.02'
L51	S 18°16'43" W	63.62'
L52	S 66°36'35" W	93.44'
L53	S 66°36'35" W	21.08'
L54	S 66°36'35" W	21.08'
L55	N 03°14'27" E	40.58'
L56	N 26°08'35" W	51.42'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
C1	725.00'	0°38'24"	8.10'	N 05°43'58" W	8.10'
C2	59.00'	285°58'42"	294.48'	S 73°10'38" E	71.03'
C3	25.00'	44°24'55"	19.38'	N 13°57'32" W	18.90'
C4	25.00'	39°44'11"	17.34'	S 49°56'37" W	16.99'
C5	15.00'	90°00'00"	23.56'	S 53°14'56" W	21.21'
C6	15.00'	90°00'00"	23.56'	N 36°45'04" W	21.21'
C7	575.00'	8°14'56"	82.78'	N 85°52'32" W	82.71'
C8	600.00'	8°14'56"	86.38'	N 85°52'32" W	86.31'
C9	625.00'	8°14'56"	89.98'	N 85°52'32" W	89.90'
C10	925.00'	21°56'31"	354.24'	N 79°01'44" W	352.08'
C11	900.00'	21°56'31"	344.66'	N 79°01'44" W	342.56'
C12	875.00'	21°56'31"	335.09'	N 79°01'44" W	333.05'
C13	525.00'	15°00'18"	137.49'	N 75°33'38" W	137.10'
C14	550.00'	37°09'48"	356.74'	N 86°38'23" W	350.52'
C15	575.00'	34°27'14"	345.77'	N 85°17'06" W	340.58'
C16	575.00'	21°02'39"	211.19'	S 08°41'58" E	210.01'
C17	600.00'	21°02'39"	220.38'	S 08°41'58" E	219.14'
C18	625.00'	21°02'39"	229.56'	S 08°41'58" E	228.27'
C19	625.00'	18°54'27"	206.25'	S 09°46'04" E	205.31'
C20	600.00'	18°54'27"	198.00'	S 09°46'04" E	197.10'
C21	575.00'	18°54'27"	189.75'	S 09°46'04" E	188.89'
C22	15.00'	90°00'00"	23.56'	S 45°18'51" E	21.21'
C23	15.00'	89°59'52"	23.56'	S 44°41'05" W	21.21'
C24	325.00'	71°24'26"	405.04'	N 53°58'56" E	379.34'
C25	350.00'	71°24'08"	436.17'	N 53°58'47" E	408.49'
C26	375.00'	36°53'15"	241.43'	N 71°14'31" E	237.28'
C27	375.00'	22°44'46"	148.87'	N 29°39'06" E	147.90'
C28	25.00'	90°00'00"	39.27'	N 26°43'17" W	35.36'
C29	25.00'	53°28'13"	23.33'	S 81°32'36" W	22.49'
C30	59.00'	286°56'27"	295.48'	N 18°16'43" E	70.24'
C31	25.00'	53°28'13"	23.33'	S 44°59'11" E	22.49'
C32	25.00'	53°28'13"	23.33'	N 81°32'36" E	22.49'
C33	59.00'	196°56'27"	202.80'	S 26°43'17" E	116.71'
C34	25.00'	53°28'13"	23.33'	S 45°00'49" W	22.49'
C35	35.00'	50°20'06"	30.75'	S 68°15'22" E	29.77'
C36	59.00'	162°09'24"	166.98'	S 12°20'43" E	116.57'
C37	35.00'	48°30'01"	29.63'	S 44°28'59" W	28.75'
C38	225.00'	46°22'36"	182.12'	S 43°25'16" W	177.19'
C39	200.00'	48°19'52"	168.71'	S 42°26'39" W	163.75'
C40	175.00'	48°19'52"	147.62'	S 42°26'39" W	143.28'
C41	35.00'	50°20'06"	30.75'	S 41°26'32" W	29.77'
C42	59.00'	280°40'12"	289.02'	N 23°23'25" W	75.32'
C43	35.00'	50°20'06"	30.75'	S 88°13'22" E	29.77'
C44	35.00'	61°22'01"	37.49'	N 12°24'18" W	35.72'
C45	725.00'	5°05'55"	64.52'	S 02°51'49" E	64.49'
C46	750.00'	5°05'55"	66.74'	N 02°51'49" W	66.72'
C47	775.00'	5°05'55"	68.97'	N 02°51'49" W	68.94'
C48	15.00'	95°06'51"	24.90'	S 49°22'47" W	22.14'
C49	15.00'	93°52'59"	24.58'	N 45°07'08" W	21.92'
C50	525.00'	13°53'19"	127.26'	S 80°59'43" W	126.95'
C51	15.00'	84°06'47"	22.02'	S 01°01'55" E	20.10'
C52	15.00'	84°06'47"	22.02'	S 85°08'42" E	20.10'
C53	575.00'	2°02'50"	20.55'	N 76°27'52" E	20.54'

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING
THE CANYONS AT SCENIC LOOP UNIT 5B
P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046105
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April, A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

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 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.

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS_____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

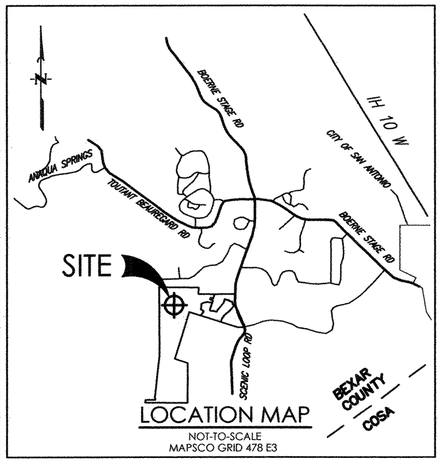
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE _____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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:50am User ID: JGM
File: P:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 USB Plat.dwg



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

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

C.P.S. ENERGY 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 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 HEREON.
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.

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.

Jack Steven Brown 4/7/2014
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 JONES & CARTER, INC.

John G. Mosier 4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO, AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHA L.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

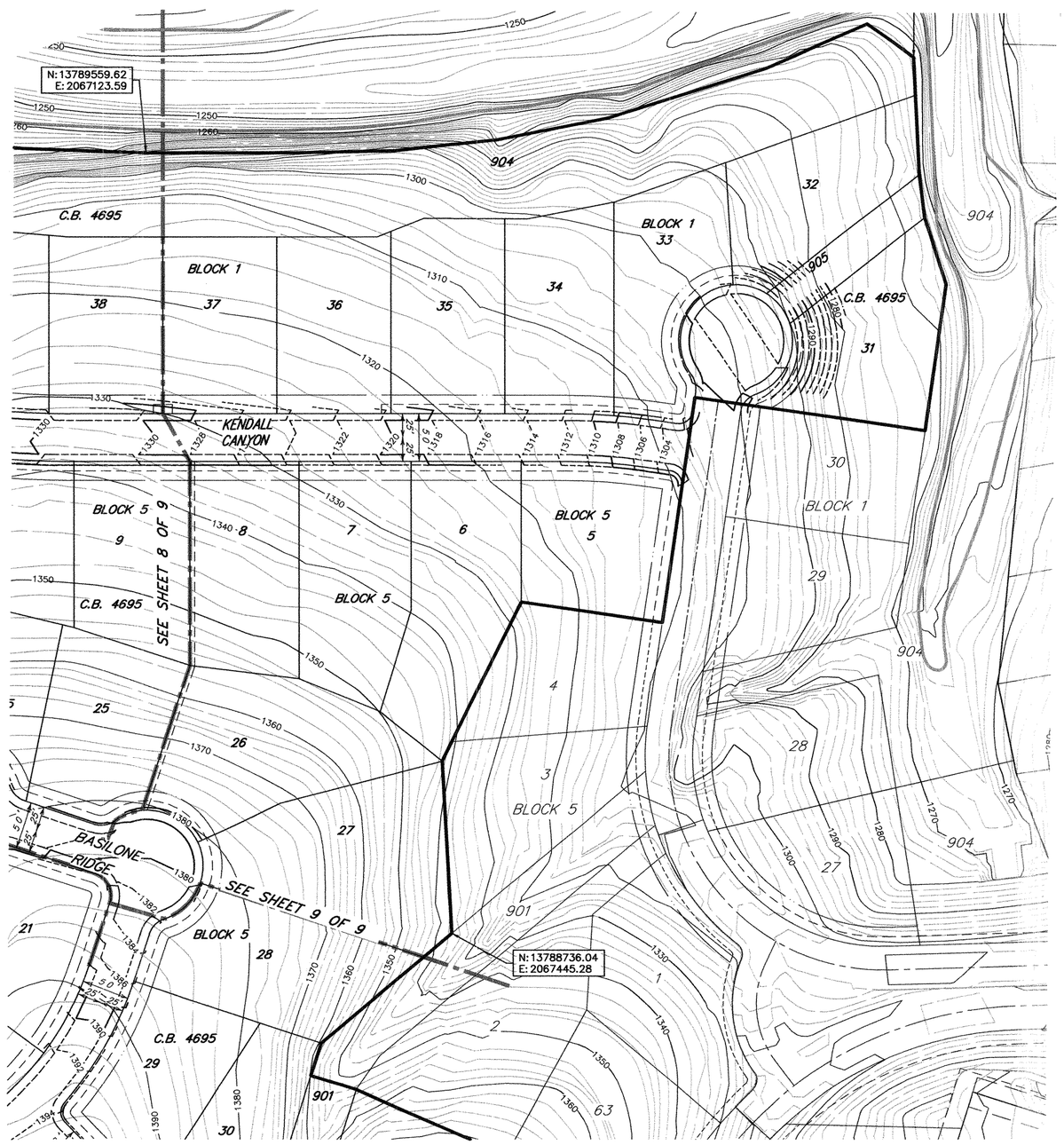
DRAINAGE NOTES:

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

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



SHEET 7 OF 9

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 5B

P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300
SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
Texas Board of Professional Land Surveying Registration No. 10046105
1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April A.D. 20 14.

NOTARY PUBLIC STATE OF TEXAS
DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

Denise Spain
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 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.

ON THIS_____ DAY OF _____ A.D. 2 0_____.

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
DATED THIS_____ DAY OF _____, A.D. 20_____.

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

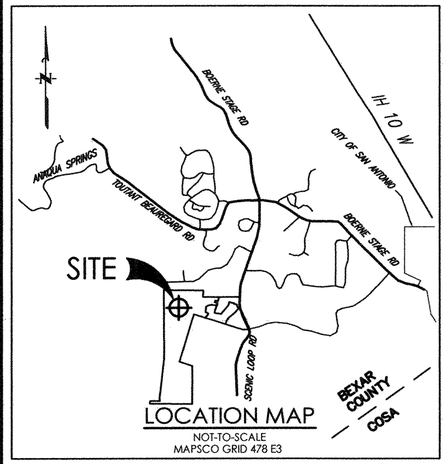
I, _____, COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE _____ DAY OF _____, A.D. 20_____ AT _____M. AND DULY RECORDED THE _____ DAY OF _____, A.D. 20_____ AT _____M. IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY, IN BOOK/ VOLUME _____ ON PAGE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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:50am User ID: JGM
File: P:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 USB Plat.dwg



LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

EDU NOTE:

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

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

C.P.S. ENERGY 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 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 HEREON.
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.

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.

Jack Steven Brown 4/7/2014
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 JONES & CARTER, INC.

John G. Mosier 4-7-2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
PROFESSIONAL
LAND SURVEYOR

GENERAL NOTE

1. ALL EXTERIOR BOUNDARY LINES OF THIS SUBDIVISION WHICH ARE COMMON WITH THE ORIGINAL SURVEY BOUNDARY ARE MONUMENTED ON THE GROUND WITH 1/2"-DIAMETER IRON RODS (UNLESS OTHERWISE NOTED).
2. THE OWNER(S) HEREBY CERTIFY THAT ALL BOUNDARY CORNERS OF THE LOTS LOCATED WITHIN THIS SUBDIVISION WILL BE MONUMENTED ON THE GROUND WITH 1/2" IRON RODS (OR OTHER STABLE MATERIAL) AFTER ROAD AND UTILITY CONSTRUCTION IS COMPLETED AND PRIOR TO LOT SALES.
3. THE VARIABLE WIDTH DRAINAGE RIGHT-OF-WAYS AND EASEMENTS WERE DELINEATED TO CONTAIN THE BOUNDARIES OF THE 1% ANNUAL CHANCE (100-YEAR) FLOOD ZONE ESTABLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) IN ACCORDANCE WITH DFIRM PANELS NO. 48029C0090F & 48029C0095F DATED SEPTEMBER 29, 2010 AND THE LOWER OF THE 4% ANNUAL CHANCE (25-YEAR) ULTIMATE PLUS FREEBOARD OR THE 1% ANNUAL CHANCE (100-YEAR) ULTIMATE DEVELOPMENT CONDITION WATER SURFACE ELEVATION. CONSTRUCTION WITHIN THESE EASEMENTS IS PROHIBITED WITHOUT THE PRIOR WRITTEN APPROVAL OF THE BEXAR COUNTY OR CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. BEXAR COUNTY OR CITY OF SAN ANTONIO PUBLIC WORKS SHALL HAVE ACCESS TO THESE DRAINAGE EASEMENTS AS NECESSARY.
4. THE BEARINGS, DISTANCES AND COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM GRID, SOUTH CENTRAL ZONE (4204), AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM. THE GRID TO SURFACE SCALE FACTOR FOR ALL DISTANCES IS 1.000178.
5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
6. NORTH AND EAST COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE, SOUTH CENTRAL ZONE AS ESTABLISHED BY GLOBAL POSITIONING SYSTEM.
7. OWNER MUST COMPLY WITH THE STREETSCAPE REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE (SECTION 35-512) DURING ANY CONSTRUCTION PHASE.
8. TREE PRESERVE AREAS SHALL BE IN ACCORDANCE WITH THE TREE STAND DELINEATION PLAN (A/P 1473824) FOR THIS MASTER DEVELOPMENT PLAN, APPROVED ON JULY 8, 2008, CURRENTLY ON FILE WITH THE CITY OF SAN ANTONIO DEPARTMENT OF DEVELOPMENT SERVICES.
9. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN THE CANYONS AT SCENIC LOOP SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS' ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO. AND BEXAR COUNTY TO INCLUDE BUT NOT LIMITED TO: LOT 904, BLOCK 1, LOTS 901 & 902, BLOCK 5, AND LOT 905, BLOCK 1.
10. IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 2000 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVISED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES DEPARTMENT AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.
11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
14. THE DEVELOPER DEDICATES THE WATER 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 MANS WHICH ARE LOCATED WITHIN THIS PARTICULAR SUBDIVISION PLAT.

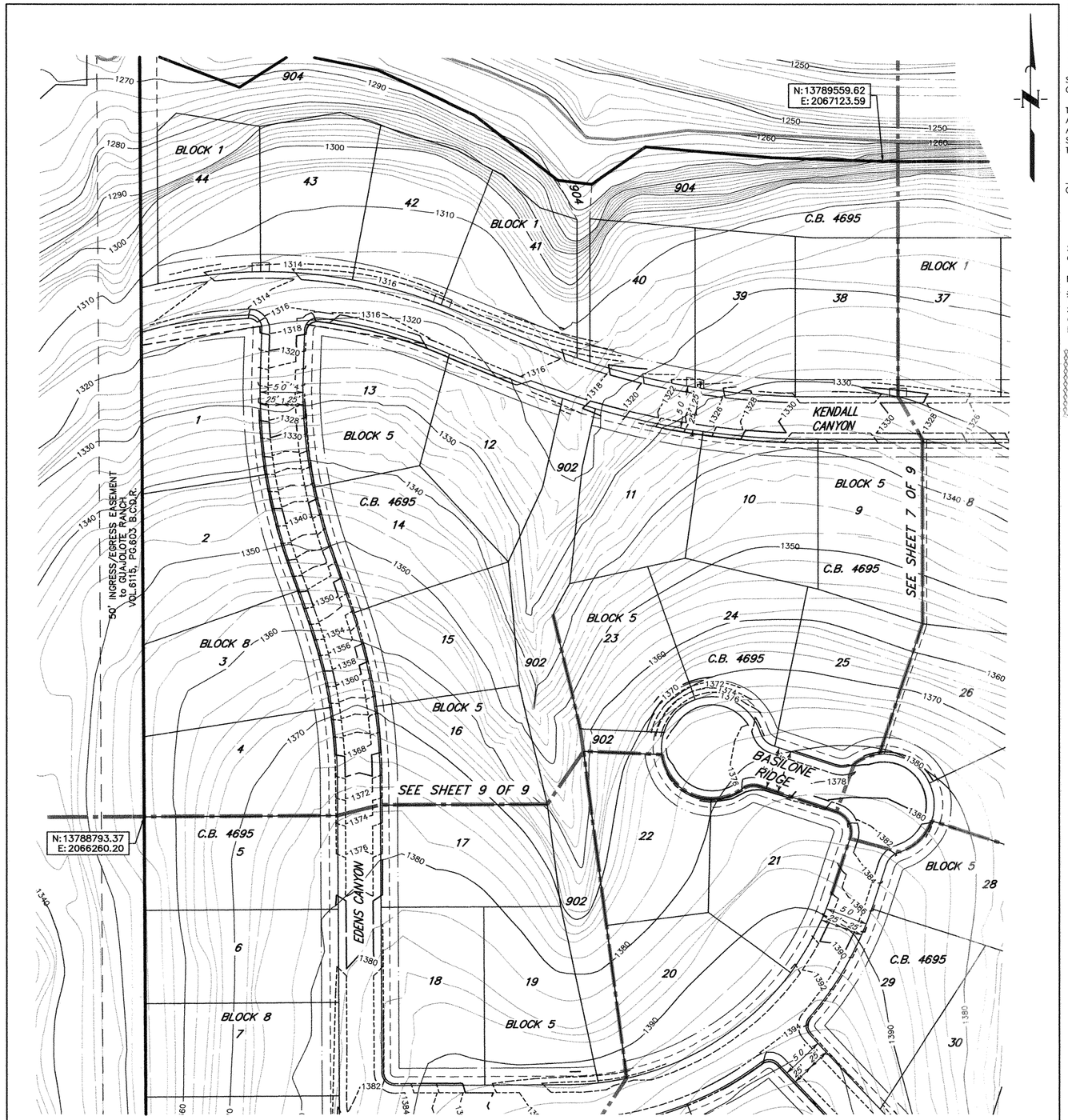
DRAINAGE NOTES:

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

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

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

ALL FILL SHALL BE IN ACCORDANCE WITH THE PLANS ON FILE AT THE CITY OF SAN ANTONIO DEVELOPMENT SERVICES.



SHEET 8 OF 9

PLAT NUMBER 130684

SUBDIVISION PLAT ESTABLISHING THE CANYONS AT SCENIC LOOP UNIT 5B

P.U.D.

49.446 ACRES OF LAND SITUATED WITHIN THE J.V. TREVINO SURVEY 910, ABSTRACT NO. 916, C.B.4697, BEXAR COUNTY, TEXAS; BEING A PORTION OF 247.347 ACRES DESCRIBED IN INSTRUMENT TO MCALLISTER OPPORTUNITY FUND 2012, LP, IN VOLUME 15860, PAGE 709 OF THE BEXAR COUNTY DEED AND PLAT RECORDS

0 50 100 200 300
SCALE: 1" = 100'

JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS
Texas Board of Professional Engineers Registration No. F-439
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1000 Central Parkway N., Ste. 100
San Antonio, Texas 78232 (210) 494-5511
DATE OF PRINT: 4/7/2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April, A.D. 20 14

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
April 20, 2014
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 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.

ON THIS_____ DAY OF _____ A.D. 2 0_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:50am User ID: JGM
File: F:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 USB Plat.dwg

PLAT NUMBER 130684

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THE CANYONS AT SCENIC LOOP UNIT 5B
P.U.D.

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0 50 100 200 300

SCALE: 1" = 100'

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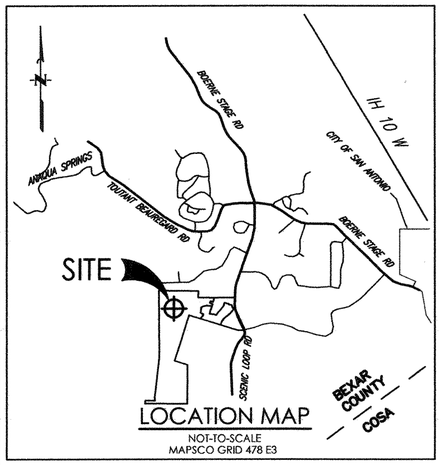

LOCATION MAP
NOT-TO-SCALE
MAPSCO GRID 478 E3

GENERAL NOTE

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5. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD'88).
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11. ALL 900 SERIES LOTS ARE ELECTRIC, GAS, TELEPHONE, CABLE TV AND DRAINAGE EASEMENTS. LOT 999, BLOCK 6 IS A WATER EASEMENT.
12. 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.
13. THE SAN ANTONIO WATER SYSTEM IS HEREBY GRANTED THE RIGHT OF INGRESS AND EGRESS ACROSS GRANTOR'S ADJACENT PROPERTY TO ACCESS THE WATER EASEMENT(S) SHOWN ON THIS PLAT.
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DRAINAGE NOTES:

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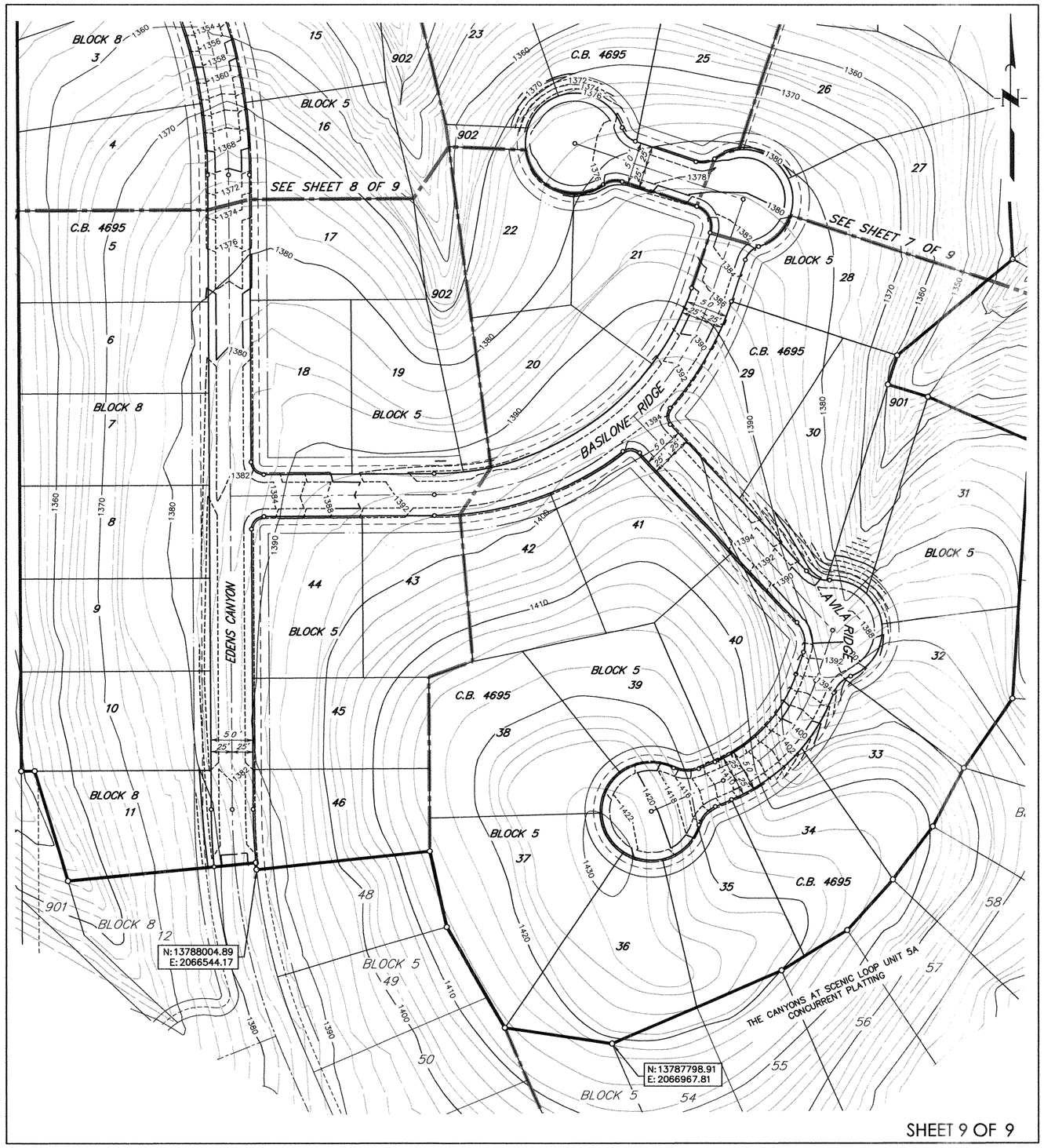

SHEET 9 OF 9

LEGEND

BSL	BUILDING SETBACK LINE
BCRPR	BEXAR COUNTY REAL PROPERTY RECORDS
BCDPR	BEXAR COUNTY DEED & PLAT RECORDS
EGTC	ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION
ESMT	EASEMENT

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

C.P.S. ENERGY 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 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 HEREON.
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.

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.

4/7/2014
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 JONES & CARTER, INC.

4/7/2014
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
JACK STEVEN BROWN
83086
LICENSED
PROFESSIONAL ENGINEER

STATE OF TEXAS
REGISTERED
JOHN G. MOSIER
6330
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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: JAY PATTERSON, PRESIDENT
SOUTHERLAND CANYONS, LLC
A DELAWARE LIMITED LIABILITY COMPANY
110 RIVER CROSSING BLVD., STE. 1 SPRING BRANCH, TEXAS 78070
TELEPHONE (830)228-5263

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JAY PATTERSON 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 April, A.D. 20 14.

DENISE SPAIN
Notary Public
State of Texas
My Commission Expires
August 20, 2014

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 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.

ON THIS_____ DAY OF _____ A.D. 20_____.

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF THE CANYONS AT SCENIC LOOP UNIT 5B P.U.D. HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.
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. 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

Civil Job No. S0406-0011-00

Date: Apr 07, 2014, 9:50am User ID: JGM
File: P:\PROJECTS\S0406 Southerland\011 The Canyon Unit 5B\Civil\Const Dwgs\Plat\S0406-0011 U5B Plat.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 16**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
140016

Project Name:
Boulders at Canyon Springs, Unit-2 (Enclave)

Applicant:
Tom McSpadden

Representative:
Pape-Dawson Engineers, Inc.
c/o Cara C. Tackett, P.E.

Owner:
Texas Community Bank

Staff Coordinator:
Ian Benavidez, Planner
(210) 207-8268
Ian.benavidez@sanantonio.gov

Property Address/Location:
Generally located south west of the intersection of Quiet Rapids and Canyon Golf Road

Tract Size:
10.725-acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 10.725 acre tract of land to establish **Boulders at Canyon Springs, Unit-2 (Enclave)** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 10, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of thirty six (**36**) single family lots and one thousand ninety one (**1,091**) linear feet of private streets.

B. Zoning

C. The proposed plat is located outside the city limits of San Antonio, therefore zoning is not applicable.

D. Services Available

SAWS Water and sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on April 10, 2014.

Furthermore, the subject property lies within the Camp Bullis 5-Mile Awareness Zone. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Camp Bullis Military Installation were notified.

However, it is noted that the applicant will need to comply with the dark sky lighting measures of Bexar County as of court order on July 11, 2008.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on January 22, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 662E, Oliver Ranch, accepted on August 16, 2004

III. RECOMMENDATION

Approval of the proposed **Boulder at Canyon Springs, Unit-2 (Enclave)** Subdivision Plat

IV. ATTACHMENT

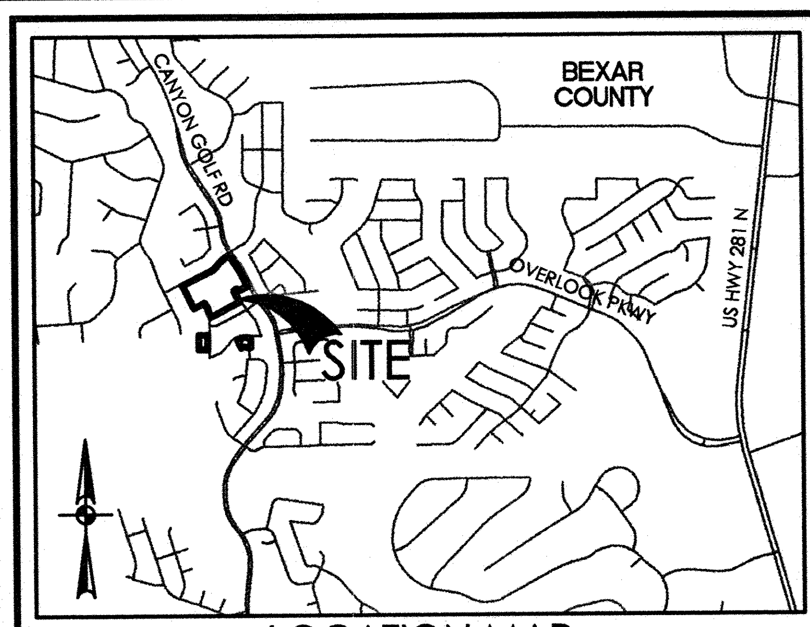
1. Proposed plat

PLAT NUMBER 140016

SUBDIVISION PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE)

A 10.725 ACRE TRACT OF LAND, BEING OUT OF A REMAINING PORTION OF A 27.60 ACRE TRACT CONVEYED TO TEXAS COMMUNITY BANK, N.A. IN VOLUME 14181, PAGES 2122-2128 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 OF BEXAR COUNTY TEXAS.

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



LOCATION MAP

MAPSCO MAP GRID: 451A7
NOT-TO-SCALE

LEGEND

BLK BLOCK
CB COUNTY BLOCK
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
NCB NEW CITY BLOCK
1234.56 FINISHED FLOOR ELEVATION
OPR OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
VOL VOLUME
PG PAGE(S)
ROW RIGHT-OF-WAY
● FOUND 1/2" IRON ROD (SURVEYOR) (UNLESS NOTED OTHERWISE)
○ SET 1/2" IRON ROD (PD)
— 1140 — EXISTING CONTOURS
——1140—— PROPOSED CONTOURS
— — — 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

(3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(12) 20' BUILDING SETBACK LINE
(13) 15' BUILDING SETBACK LINE
(14) 10' BUILDING SETBACK LINE
(15) 5' BUILDING SETBACK LINE
(16) 5' UTILITY AND PEDESTRIAN EASEMENT
(17) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.11 ACRES PERMEABLE)
(18) 25' BUILDING SETBACK LINE
(19) 50' OFF-SET ENVIRONMENTAL BUFFER
◇1 12' ELECTRIC EASEMENT (VOL 9609, PG 2340-2352 OPR)
◇2 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9576, PG 40 DPR)
◇3 14' DRAINAGE RIGHT-OF-WAY (VOL 9576, PG 40 DPR)
◇4 10' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9576, PG 40 DPR)
◇5 DRAINAGE EASEMENT (VOL 9571, PG 166 DPR)
◇6 5' GAS AND SIDEWALK EASEMENT (VOL 9576, PG 40 DPR)
◇7 10' BUILDING SETBACK LINE (VOL 9576, PG 40 DPR)
◇8 25' BUILDING SETBACK LINE (VOL 9576, PG 40 DPR)
◇9 17' DRAINAGE EASEMENT (VOL 9576, PG 40 DPR)
[1] UNPLATTED REMAINING PORTION OF THE 516.475 ACRE TRACT OWNER: STEVE MARCEAU (VOL 5474, PG 955-960 OPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

EDU NOTE:

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

IMPACT FEE PAYMENT NOTE:

WATER AND/OR 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.

C.P.S. ENERGY NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.
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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.

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 CARA C. TACKETT 89491 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 PAUL T. ROSS 5189 PROFESSIONAL LAND SURVEYOR

SAWS DEDICATION NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM.

SETBACK NOTE:

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.

FINISHED FLOOR NOTE:

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

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY NATURE WITHIN BOULDERS AT CANYON SPRINGS, UNIT 2 SHALL BE THE RESPONSIBILITY OF THE HOMEOWNER'S ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY. TO INCLUDE BUT NOT LIMITED TO: LOTS 901-904, BLOCK 22, AND LOT 901, BLOCK 12 AND STREETS LOT 999 BLOCK 22 AND LOT 999 BLOCK 12.

DRAINAGE EASEMENT NOTE:

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

FIRE FLOW NOTE:

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1,750 GPM AT 25 PSI RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

COMMON AREAS MAINTAINED BY AN ASSOCIATION:

ALL PARKS, LANDSCAPE BUFFERS, OPEN SPACES, GREENBELTS AND DRAINAGE EASEMENTS (LOTS 901, 902, 903, AND 904, BLOCK 22, LOT 901, BLOCK 12) ARE IDENTIFIED AS FOR PRIVATE USE AND THE HOMEOWNERS ASSOCIATION WILL MAINTAIN SUCH AREAS.

AQUIFER NOTE:

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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	657.00'	9°57'03"	S31°31'48"E	113.96'	114.10'
C2	5.00'	89°39'33"	S18°13'47"W	7.05'	7.82'
C3	5.00'	90°18'26"	S71°46'13"E	7.09'	7.88'
C4	1243.00'	3°16'43"	S28°12'31"E	71.12'	71.13'
C5	250.00'	17°24'08"	N18°44'40"W	75.64'	75.93'
C6	5.00'	89°58'58"	N18°03'51"E	7.07'	7.85'
C7	5.00'	89°58'58"	N71°57'53"W	7.07'	7.85'
C8	330.00'	22°46'50"	N51°41'18"E	130.34'	131.21'
C9	270.00'	18°33'06"	N49°34'27"E	87.04'	87.42'
C10	25.00'	84°38'41"	S78°49'40"E	33.67'	36.93'
C11	225.00'	24°54'29"	N77°31'47"E	97.05'	97.81'
C12	5.00'	89°58'58"	S45°00'47"E	7.07'	7.85'
C13	26.00'	47°51'06"	S39°28'13"W	21.09'	21.71'
C14	50.00'	275°42'12"	N26°36'14"W	67.11'	240.60'
C15	26.00'	47°51'06"	N87°19'19"E	21.09'	21.71'
C16	25.00'	90°00'02"	N71°36'15"W	35.36'	39.27'
C17	26.00'	47°51'06"	S39°28'13"W	21.09'	21.71'
C18	50.00'	275°42'12"	N26°36'14"W	67.11'	240.60'
C19	26.00'	47°51'06"	N87°19'19"E	21.09'	21.71'
C20	17.00'	54°40'05"	N36°03'44"E	15.61'	16.22'
C21	55.00'	198°58'41"	S71°46'59"E	108.49'	191.01'
C22	17.00'	54°18'36"	S0°33'04"W	15.52'	16.11'
C23	26.00'	47°51'06"	N50°54'49"W	21.09'	21.71'
C24	50.00'	275°42'12"	N63°00'44"E	67.11'	240.60'
C25	26.00'	47°51'06"	S3°03'44"E	21.09'	21.71'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C26	26.00'	24°51'58"	N50°57'47"E	11.20'	11.28'
C27	26.00'	22°59'07"	N27°02'14"E	10.36'	10.43'
C28	50.00'	64°48'41"	N47°57'01"E	53.59'	56.56'
C29	50.00'	31°52'00"	S83°42'38"E	27.45'	27.81'
C30	50.00'	45°35'42"	S44°58'47"E	38.75'	39.79'
C31	50.00'	38°40'23"	S2°50'45"E	33.11'	33.75'
C32	50.00'	29°56'37"	S31°27'45"W	25.83'	26.13'
C33	50.00'	64°48'49"	S78°50'28"W	53.59'	56.56'
C34	26.00'	22°59'06"	N80°14'41"W	10.36'	10.43'
C35	26.00'	24°52'00"	S75°49'46"W	11.20'	11.28'
C36	50.00'	42°21'22"	S53°39'42"E	36.13'	36.96'
C37	50.00'	76°13'40"	S5°37'49"W	61.72'	66.52'
C38	50.00'	114°03'24"	N79°13'39"W	83.89'	99.53'
C39	50.00'	43°03'46"	N0°40'04"W	36.70'	37.58'
C40	50.00'	30°45'06"	N30°55'13"E	26.51'	26.84'
C41	50.00'	49°01'07"	N70°48'20"E	41.48'	42.78'
C42	50.00'	42°14'47"	S63°33'43"E	36.04'	36.87'
C43	50.00'	43°41'33"	S20°35'33"E	37.21'	38.13'
C44	50.00'	55°07'04"	S28°48'45"W	46.27'	48.10'
C45	50.00'	54°52'34"	S83°48'35"W	46.08'	47.89'
C46	55.00'	18°28'24"	S17°57'53"W	17.66'	17.73'
C47	55.00'	54°07'47"	S54°15'59"W	50.05'	51.96'
C48	55.00'	32°14'43"	N82°32'46"W	30.55'	30.95'
C49	55.00'	44°21'48"	N44°14'30"W	41.53'	42.59'
C50	55.00'	49°45'58"	N2°49'23"E	46.28'	47.77'

CURVE TABLE

CURVE #	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C51	345.00'	4°48'59"	N60°40'14"E	28.99'	29.00'
C52	345.00'	16°51'36"	N49°49'56"E	101.15'	101.52'
C53	345.00'	1°06'15"	N40°51'01"E	6.65'	6.65'
C54	255.00'	17°40'01"	N49°07'54"E	78.32'	78.63'
C55	255.00'	0°53'05"	N58°24'27"E	3.94'	3.94'
C56	10.00'	84°38'41"	S78°49'40"E	13.47'	14.77'
C57	642.00'	6°40'28"	S33°10'05"E	74.75'	74.79'
C58	642.00'	3°16'34"	S28°11'34"E	36.71'	36.71'
C59	225.00'	20°54'29"	S75°31'47"W	81.65'	82.11'
C60	225.00'	4°00'00"	S87°59'01"W	15.70'	15.71'
C61	50.00'	25°02'47"	S31°13'16"W	21.68'	21.86'

LINE TABLE

LINE #	BEARING	LENGTH
L1	S36°30'19"E	137.36'
L2	S62°01'06"W	149.82'
L3	N26°36'17"W	38.38'
L4	S63°23'43"W	50.00'
L5	S26°36'16"E	9.94'
L6	S26°32'17"E	50.00'
L7	S26°36'16"E	43.87'
L8	N26°56'09"W	40.13'
L9	N27°00'28"W	50.00'
L10	N26°59'36"W	45.03'
L11	S63°00'44"W	170.28'
L12	N24°20'36"W	85.77'
L13	N40°17'53"E	84.67'
L14	N58°51'00"E	44.94'
L15	S00°00'47"E	119.13'
L16	N89°23'27"W	137.73'
L17	S43°26'49"W	13.34'
L18	N24°55'08"W	122.80'
L19	N89°59'13"E	48.85'
L20	N89°59'13"E	50.00'
L21	S89°52'27"E	106.00'

LINE TABLE

LINE #	BEARING	LENGTH
L22	N89°52'27"W	106.00'
L23	N46°15'21"W	58.46'
L24	S88°32'07"E	42.51'
L25	N67°26'50"W	65.12'
L26	N31°48'33"W	54.92'
L27	S47°33'40"W	39.24'
L28	S63°23'46"W	129.04'
L29	N63°23'46"E	129.10'
L30	N26°59'16"W	99.37'
L31	S26°59'16"E	99.37'
L32	S63°23'46"W	78.35'
L33	N63°23'46"E	69.61'
L34	S26°56'09"E	39.68'
L35	S42°34'59"E	114.69'
L36	S26°55'16"E	102.01'
L37	N71°18'07"W	6.14'
L38	N60°43'51"W	11.63'
L39	N40°38'12"W	52.59'
L40	N26°55'16"W	43.52'
L41	N02°16'55"E	21.00'
L42	N31°29'06"E	79.46'

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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF [redacted] WEBB

DATE OF PRINT: March 31, 2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/[redacted] TEXAS COMMUNITY BANK
TOM McSPADDEN
6721 McPHERSON RD
LAREDO, TX 78041
(956)728-2709

STATE OF TEXAS
COUNTY OF [redacted] WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM McSPADDEN 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 2ND DAY OF APRIL, A.D. 2014.

LOURDES RODRIGUEZ
My Commission Expires
September 30, 2017

NOTARY PUBLIC, [redacted] COUNTY, TEXAS WEBB

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

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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. 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

BOULDERS AT CANYON SPRINGS, UNIT 2

Civil Job No. 8360-00; Survey Job No. 8360-00

Date: Mar 31, 2014, 9:12am User ID: mwright
File: P:\83\60\00\Design\Civil\Plat\PLB36000.dwg

PLAT NUMBER 140016

SUBDIVISION PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 (ENCLAVE)

A TOTAL OF 10.725 ACRE TRACT OF LAND , BEING OUT OF A REMAINING PORTION OF A 27.60 ACRE TRACT CONVEYED TO TEXAS COMMUNITY BANK, N.A. IN VOLUME 14181, PAGES 2122-2128 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEALE & FORWOOD SURVEY NUMBER 417 3/8, ABSTRACT 109, COUNTY BLOCK 4848 OF BEXAR COUNTY TEXAS.

SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

STATE OF TEXAS
COUNTY OF [redacted] WEBB

DATE OF PRINT: March 31, 2014

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/[redacted]: TEXAS COMMUNITY BANK
TOM McSPADDEN
6721 McPHERSON RD
LAREDO, TX 78041
(956)728-2709

STATE OF TEXAS
COUNTY OF [redacted] WEBB

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TOM McSPADDEN KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE [redacted] THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS [redacted] DAY OF APRIL, A.D. 20 14.

[redacted] My Commission Expires September 30, 2017

NOTARY PUBLIC, [redacted] COUNTY, TEXAS
WEBB

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

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

_____
COUNTY JUDGE, BEXAR COUNTY, TEXAS

_____
COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF BOULDERS AT CANYON SPRINGS, UNIT 2 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

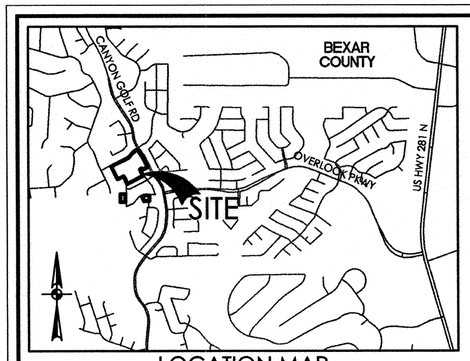
BY: _____
SECRETARY

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. 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



LOCATION MAP

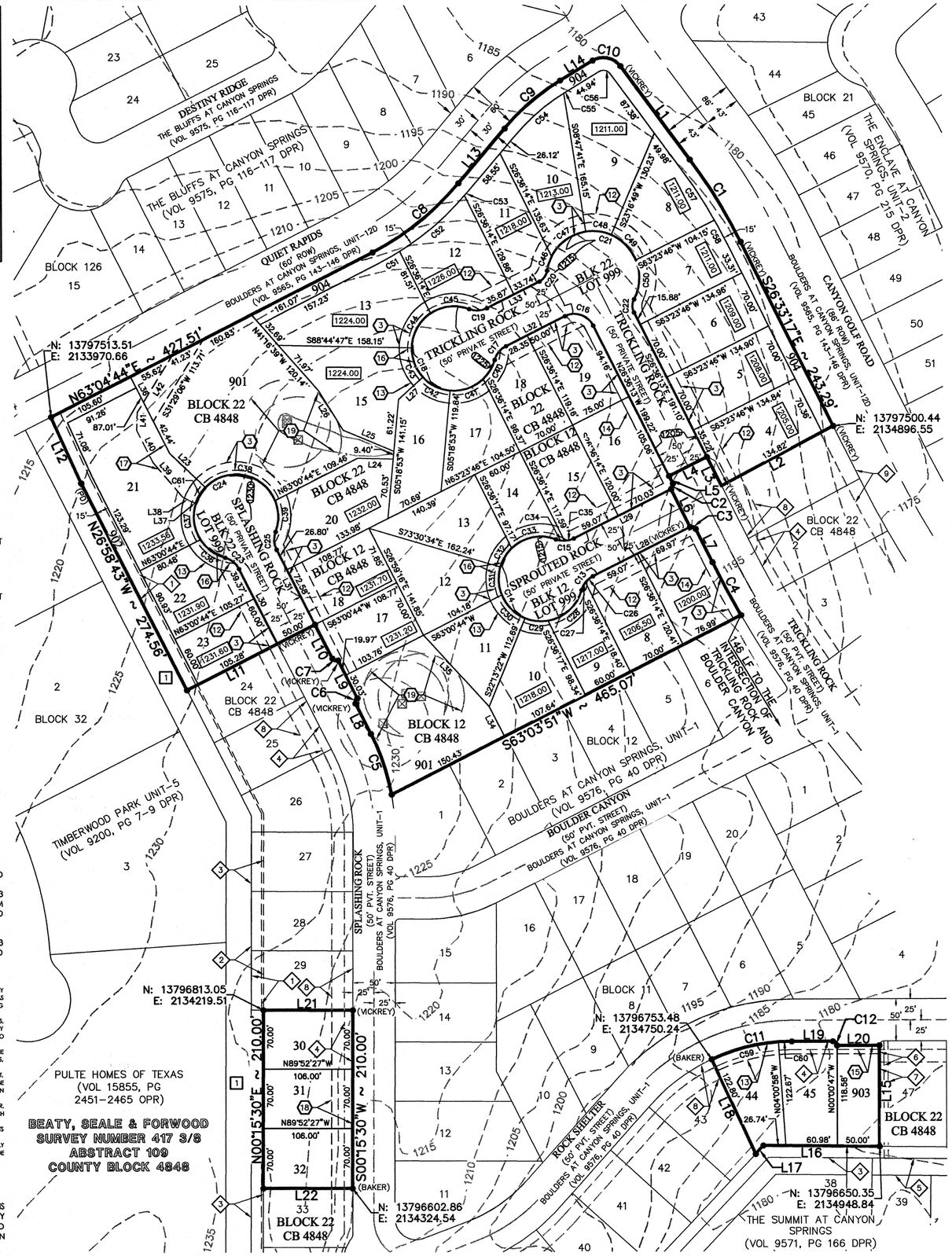
MAPSCO MAP GRID: 451A7
NOT-TO-SCALE

LEGEND

BLK	BLOCK	OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
CB	COUNTY BLOCK		
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS	VOL	VOLUME
		PG	PAGE(S)
DR	DEED RECORDS OF BEXAR COUNTY, TEXAS	ROW	RIGHT-OF-WAY
NCB	NEW CITY BLOCK	● (SURVEYOR)	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
1234.56	FINISHED FLOOR ELEVATION	○	SET 1/2" IRON ROD (PD)

- 1140 — EXISTING CONTOURS
- 1140 — PROPOSED CONTOURS
- 1% ANNUAL CHANCE (100-YR) FUTURE CONDITIONS (REGULATORY) FLOODPLAIN

- (3) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- (12) 20' BUILDING SETBACK LINE
- (13) 15' BUILDING SETBACK LINE
- (14) 10' BUILDING SETBACK LINE
- (15) 5' BUILDING SETBACK LINE
- (16) 5' UTILITY AND PEDESTRIAN EASEMENT
- (17) VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT (0.11 ACRES PERMEABLE)
- (18) 25' BUILDING SETBACK LINE
- (19) 50' OFF-SET ENVIRONMENTAL BUFFER
- (1) 12' ELECTRIC EASEMENT (VOL 9609, PG 2340-2352 OPR)
- (2) 14' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9576, PG 40 DPR)
- (3) 14' DRAINAGE ROW (VOL 9576, PG 40 DPR)
- (4) 10' ELECTRIC, GAS, TELEPHONE AND CABLE TELEVISION EASEMENT (VOL 9576, PG 40 DPR)
- (5) DRAINAGE EASEMENT (VOL 9571, PG 166 DPR)
- (6) 5' GAS AND SIDEWALK EASEMENT (VOL 9576, PG 40 DPR)
- (7) 10' BUILDING SETBACK LINE (VOL 9576, PG 40 DPR)
- (8) 25' BUILDING SETBACK LINE (VOL 9576, PG 40 DPR)
- [1] UNPLATTED REMAINING PORTION OF THE 516.475 ACRE TRACT OWNER: STEVE MARCEAU (VOL 5474, PG 955-960 OPR)



SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00 FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 NAD83 (NA2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

C.P.S. ENERGY NOTES:

1.THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC, GAS, SYSTEMS — CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED 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," "TRANSFORMER EASEMENT," FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND. THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT-OF-WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2. ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY EQUIPMENT, LOCATED WITHIN SAID EASEMENTS, 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 HEREON.
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.

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
CARA C. TACKETT
89491
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
PAUL T. ROSS
6168
PROFESSIONAL
LAND SURVEYOR

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT

CURVE AND LINE TABLE SHEET 1 OF 2

SHEET 2 OF 2

BOULDERS AT CANYON SPRINGS, UNIT 2

Civil Job No. 8360-00; Survey Job No. 8360-00

Date: Mar 31, 2014, 9:30am User ID: mwright
File: P:\83\60\00\Design\Civil\Plat\PL836000.dwg

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 17**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
140099

Project Name:
Fox Grove, Unit 9B

Applicant:
Joseph C. Hernandez

Representative:
Vickrey & Associates, Inc.
c/o Stephen Horvath P.E.

Owner:
KB Home Lone Star, Inc.

Staff Coordinator:
Larry Odis, Planner
(210) 207-0210
larry.odis@sanantonio.gov

Property Address/Location:
Generally located southeast of the intersection of Evans Road and Dusty Canyon

Tract Size:
2.254

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

Approval of a major plat to subdivide a 2.254-acre tract of land to establish **Fox Grove, Unit 9B** Subdivision

APPLICATION TYPE

Subdivision

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

April 1, 2014

I. ANALYSIS

A. Proposed Use

The proposed plat will consist of six (**6**) single-family residential lots, two (**2**) non-single family lots and approximately four hundred eighty-five (**485**) linear feet of public streets.

B. Zoning

The proposed plat is located outside the city limits of San Antonio; therefore, zoning is not applicable.

C. Major Thoroughfares

Evans Road, Primary Arterial Type A, 120-minimum right-of-way (ROW)
Dusty Canyon, Secondary Arterial Type B, 86-minimum right-of-way (ROW

D. Services Available

SAWS Water and Sewer

E. Inter-jurisdictional Review

Letters of Certification (LOCs) were issued from all reviewing agencies on March 24, 2014.

The subject property is located within the Edwards Recharge Zone. The Aquifer Protection and Evaluation Section of the San Antonio Water Systems (SAWS) reviewed the proposed project as indicated in the attached report (**ATTACHMENT #2**). No significant recharge features were observed on this site. The request meets all of the requirements for development over the recharge zone.

F. Interdepartmental Review

LOCs were issued from all reviewing agencies on February 27, 2014.

II. SUPPLEMENTAL INFORMATION

A. Associated Application

MDP 705A, Fox Grove, accepted on November 13, 2012.

III. RECOMMENDATION

Approval of the proposed **Fox Grove, Unit 9B** Subdivision Plat

IV. ATTACHMENTS

1. Proposed plat
2. SAWS Request for Review Letter

Attachment 1

PLAT NO. 140099

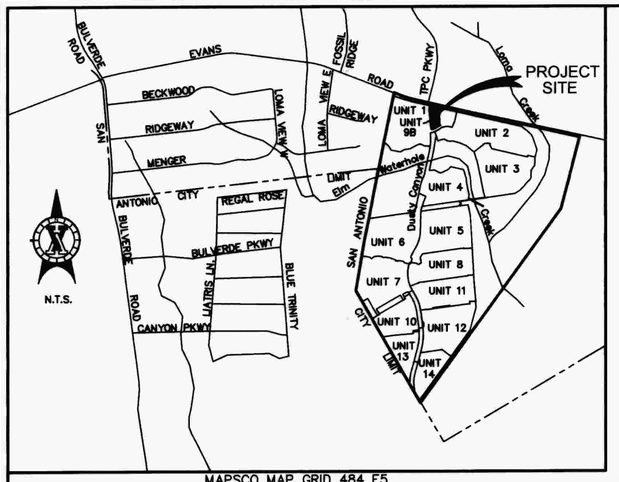
SUBDIVISION PLAT ESTABLISHING
FOX GROVE SUBDIVISION, UNIT 9B

ESTABLISHING LOTS 1–6, 901 & 902, BLOCK 4, C.B. 4918, BEING A 2.254 ACRE TRACT OF LAND OUT OF A 398.3 ACRE TRACT DESCRIBED IN VOLUME 9306, PAGE 2192 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, BEING OUT OF A 403.226 ACRE TRACT DESCRIBED IN VOLUME 7253, PAGE 477–479 AND AN 8.742 ACRE TRACT DESCRIBED IN VOLUME 7453, PAGE 792–794 ALL IN THE DEED RECORDS OF BEXAR COUNTY, TEXAS, AND OUT OF THE E. ARNOLD SURVEY NO. 98, ABSTRACT 1197, COUNTY BLOCK 4918 IN BEXAR COUNTY, TEXAS.

SCALE: 1"=100'

0 50 100 150

VICKREY & ASSOCIATES, INC.
CONSULTING ENGINEERS
12940 Country Parkway San Antonio, Texas 78216–2004
Telephone: (210) 349–3271
Firm Registration No.: F–159



MAPSCO MAP GRID 484 E5

LOCATION MAP

NOT TO SCALE

LEGEND

○	SET 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
●	FOUND 1/2" IRON ROD WITH CAP STAMPED "VICKREY PROP. COR."
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
O.P.R.	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS
D.P.R.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
— —740— —	EXISTING CONTOURS
—740—	PROPOSED CONTOURS
G,E,T,CA	GAS, ELECTRIC, TELEPHONE AND CABLE TV
BSL	BUILDING SETBACK LINE
ESMT	EASEMENT
R.O.W.	RIGHT OF WAY
EX	EXISTING
VOL.	VOLUME
PG.	PAGE
C.V.E.	CLEAR VISION ESMT
BLK	BLOCK
CB	COUNTY BLOCK
AC.	ACRES
PED.	PEDESTRIAN
V–N.A.E.	VEHICULAR NON–ACCESS ESMT

ADDITIONAL NOTES:

A. THE FINISHED FLOOR ELEVATION FOR EACH LOT SHALL BE A MINIMUM OF 8 INCHES ABOVE THE FINISHED ADJACENT GRADE.

B. 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.

C. THE MAINTENANCE OF DRAINAGE EASEMENTS, ACCESS EASEMENTS, GREENBELTS AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOME OWNERS ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

D. LOT 901 AND 902, BLOCK 4 ARE PERMEABLE, OPEN SPACE LOTS.

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.

1/2" IRON ROD WITH VICKREY & ASSOCIATES CAP SET AT ALL EXTERNAL BOUNDARY CORNERS UNLESS OTHERWISE NOTED.

THE VALUE OF THE TWO COORDINATES SHOWN HEREON ARE NAD 83 US SURVEY FEET, STATE PLANE COORDINATES FOR THE TEXAS SOUTH CENTRAL ZONE.

SOURCE OF BEARINGS ARE REFERENCED FROM FOX GROVE UNIT 1, DESCRIBED IN VOLUME 9555, PAGES 199–202 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

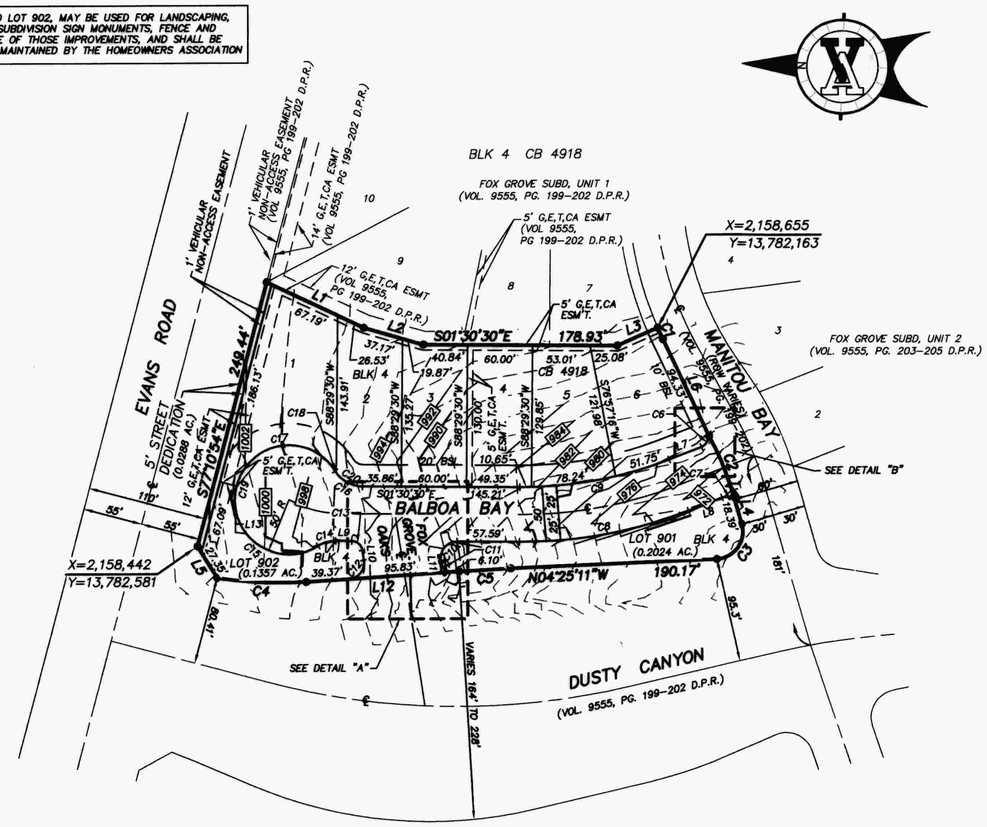
CPS NOTES:

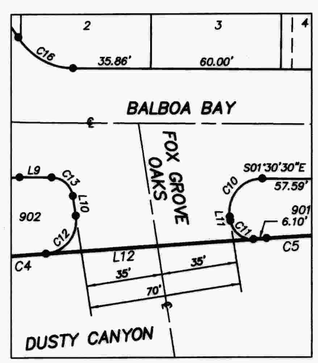
1. THE CITY OF SAN ANTONIO AS A PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS–OF–WAY FOR ELECTRIC AND GAS DISTRIBUTION AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "GAS EASEMENT", "ANCHOR EASEMENT",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

LOT 901 AND LOT 902, MAY BE USED FOR LANDSCAPING, IRRIGATION, SUBDIVISION SIGN MONUMENTS, FENCE AND MAINTENANCE OF THOSE IMPROVEMENTS, AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION

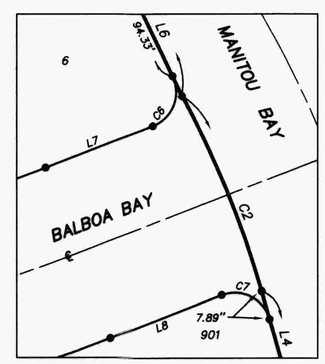
CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	2°02'21"	325.00'	11.57'	5.78'	S83°22'47"W	11.57'
C2	12°43'19"	270.00'	59.95'	30.10'	N65°31'36"E	59.83'
C3	103°41'34"	25.00'	45.24'	31.82'	S56°15'58"E	39.32'
C4	12°33'03"	376.00'	82.36'	41.35'	S0°43'52"W	82.20'
C5	1°21'03"	2024.00'	47.72'	23.86'	N5°05'42"W	47.72'
C6	94°37'42"	10.00'	16.52'	10.84'	S70°18'38"E	14.70'
C7	94°53'03"	10.00'	16.56'	10.89'	N24°26'44"E	14.73'
C8	21°29'17"	425.00'	159.39'	80.64'	S12°15'09"E	158.46'
C9	21°29'17"	375.00'	140.64'	71.16'	S12°15'09"E	139.82'
C10	99°22'55"	15.00'	26.02'	17.68'	N51°11'58"W	22.88'
C11	84°52'49"	10.00'	14.81'	9.14'	S36°40'10"W	13.50'
C12	95°07'11"	15.00'	24.90'	16.40'	S53°19'50"E	22.14'
C13	80°37'05"	10.00'	14.07'	8.48'	N38°48'02"E	12.94'
C14	32°49'13"	30.00'	17.18'	8.84'	N17°55'07"W	16.95'
C15	137°08'49"	50.00'	119.68'	127.41'	S34°14'41"W	93.09'
C16	57°40'53"	30.00'	30.20'	16.52'	S27°19'56"W	28.94'
C17	133°21'17"	50.00'	116.37'	115.97'	N10°30'16"W	91.83'
C18	4°06'58"	30.00'	2.16'	1.08'	S54°06'54"W	2.15'
C19	270°30'06"	50.00'	236.06'	49.56'	N79°04'40"W	70.40'
C20	53°33'55"	30.00'	28.05'	15.14'	S25°16'27"W	27.04'

LINE TABLE		
LINE	BEARING	LENGTH
L1	S22°53'54"W	98.80'
L2	S13°52'13"W	57.04'
L3	S25°36'03"E	40.60'
L4	S71°53'16"W	26.29'
L5	N55°48'57"E	34.18'
L6	S62°22'31"W	98.33'
L7	N22°59'47"W	31.76'
L8	N22°59'47"W	32.96'
L9	S01°30'30"E	14.76'
L10	S79°06'35"W	9.14'
L11	S79°06'35"W	1.91'
L12	S05°46'14"E	141.30'
L13	N12°49'06"E	15.81'





DETAIL "A"
NTS



DETAIL "B"
NTS

NOTE: 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. ANY REGULATED ACTIVITY MUST COMPLY WITH ALL FEDERAL, STATE AND LOCAL REGULATIONS RELATING TO DEVELOPMENT WITHIN THE EDWARDS AQUIFER RECHARGE ZONE.

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

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

IN AN EFFORT TO MEET THE CITY OF SAN ANTONIO'S FIRE FLOW REQUIREMENTS FOR THE PROPOSED RESIDENTIAL DEVELOPMENT, THE PUBLIC WATER MAIN SYSTEM HAS BEEN DESIGNED FOR A MINIMUM FIRE FLOW DEMAND OF 1000 GPM @ 25 P.S.I. RESIDUAL PRESSURE. THE FIRE FLOW REQUIREMENTS FOR INDIVIDUAL STRUCTURES WILL BE REVIEWED DURING THE BUILDING PERMIT PROCESS IN ACCORDANCE WITH THE PROCEDURES SET FORTH BY THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

STATE OF TEXAS
COUNTY OF BEXAR

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

VICKREY & ASSOCIATES, INC.
BY: STEPHEN HORVATH, R.P.L.S 3/18/14
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.

VICKREY & ASSOCIATES, INC.
BY: KARA J. HEASLEY, P.E. 3/18/14
LICENSED PROFESSIONAL ENGINEER

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, OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER
KB Home Lone Star, Inc.,
By: Joseph C. Hernandez
Title: Director of Land Development
4800 Fredericksburg Road
San Antonio, Texas 78229
(210) 349–1111

OWNER

DULY AUTHORIZED AGENT
VERONICA A. BOSQUEZ
Notary Public, State of Texas
My Commission Expires
December 09, 2017

STATE OF TEXAS
COUNTY OF BEXAR

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

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 19th DAY OF MARCH, A.D. 20 14

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 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.

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

COUNTY JUDGE, BEXAR COUNTY, TEXAS

COUNTY CLERK, BEXAR COUNTY, TEXAS

THIS PLAT OF FOX GROVE SUBDIVISION, UNIT 9B HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATION; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____ A.D. _____

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

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

COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: _____, DEPUTY

STATE OF TEXAS REGISTERED STEPHEN HORVATH 2811 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS KARA J. HEASLEY 92590 LICENSED PROFESSIONAL ENGINEER

JOB No. 1816–035–051 DATE OF PREPARATION: 3–17–2014 N:\1816–035\Engineering\dwg\Sh_plat09.dwg

Attachment 2

San Antonio Water System

RECEIVED
14 MAR 24 PM 2:22
LAND DEVELOPMENT SERVICES DIVISION

RECEIVED
AUG 09 2013
MBC ENGINEERS

August 6, 2013

Mr. Robert A. Liesman, P.E.
MBC Engineers, Inc.
1035 Central Parkway North
San Antonio, Texas 78232

RE: File No. 1307011 - Request for review of **Tuscan Oaks Unit 3B, Plat No. 130448** located northeast of Trinity Park and Tuscan Canyon.

Dear Mr. Liesman:

On July 26, 2013, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System (SAWS) received a request to review a plat for the property referenced above. Staff reviewed the documentation submitted and conducted field observations of the referenced plat to ensure compliance with applicable requirements for development over the Edwards Aquifer Recharge Zone (EARZ). The land use of the subject plat is for single family residential and consists of approximately 7.445 acres located entirely within the EARZ. No sensitive geological features were observed. The property is not within a 100-year floodplain area.

The proposed development is a **Category 3** property under the provisions of Aquifer Protection Ordinance No. 81491–File No. 2015. In accordance with Ordinance No. 81491, an Aquifer Protection Plan for all Category 2 and 3 properties is required to be submitted to and approved by the Aquifer Protection & Evaluation Section of the San Antonio Water System. An Aquifer Protection Plan was submitted to SAWS and approved in a letter dated July 19, 2013-File No. 221.

Certain changes to the project may create a substantial alteration the provision of the Water Quality Ordinance and altar its category.

A Water Pollution Abatement Plan (WPAP) has been submitted to the Texas Commission on Environmental Quality (TCEQ) and approved in their letter August 16, 2010.

After careful review of the project and the documentation submitted by the applicant, the Aquifer Protection & Evaluation Section of the Edwards Aquifer and Watershed Protection Division of the San Antonio Water System, recommends the **approval** of Tuscan Oaks Unit 3B, Plat No. 130448.

RECEIVED
14 MAR 24 PM 2:23
LAND DEVELOPMENT
SERVICES DIVISION

If you have any questions regarding this matter, please contact the Aquifer Protection & Evaluation Section at (210) 233-3516.

Sincerely,

Andrew Wiatrek, Manager
Edwards Aquifer & Watershed Protection Division

AW: lrd

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 18**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
140201

Project Name:
Lackland City Subdivision Unit 236

Applicant:
Albert S. Encinia

Representative:
GE Reaves Engineering, Inc.
c/o Anthony T. Recine III, P.E.

Owner:
A E Secure Investments Corp.

Staff Coordinator:
Ian Benavidez, Planner
(210) 207-8268
Ian.benavidez@sanantonio.gov

Property Address/Location:
Generally located south of the intersection of Marina Bay Drive and Silver Bow Drive.

Tract Size:
0.1637 acres

Council District:
4

Notification:
Published in Daily Commercial Recorder April 2, 2014
Notices mailed April 2, 2014
- Sixteen (16) to property owners within 200 feet

Internet Agenda posting April 18, 2014

REQUEST

Approval of a minor plat to replat a 0.1637-acre tract of land to remove a 20 foot building setback line on Lot 43, Block 61, NCB 17541 out of the **Lackland City Subdivision Unit 236 BSL** Subdivision

APPLICATION TYPE

BSL Replat

RECOMMENDED ACTION

Approval

DATE FILED WITH PLANNING COMMISSION

March 31, 2014

CASE HISTORY

The area being replatted is Lot 43, Block 61, NCB 17541; out of the Lackland City Subdivion Unit 236 plat, recorded in Volume 8900, Page 149, of the Deed and Plat records of Bexar County, Texas.

I. ANALYSIS

A. Proposed Use
The proposed plat will consist of one (**1**) single family lot.

B. Zoning
"R-6" Residential Single-Family District

C. Services Available
SAWS Water and Sewer

D. Inter-jurisdictional Review
Letters of Certification (LOCs) were issued from all reviewing agencies on March 21, 2014.

Furthermore, the subject property lies within the JBSA- Lackland Military Influence Area. In accordance with the executed Memorandum of Understanding (MOU), the City's Office of Military Affairs and the Military Installation was notified.

E. Interdepartmental Review
LOCs were issued from all reviewing agencies on February 26, 2014.

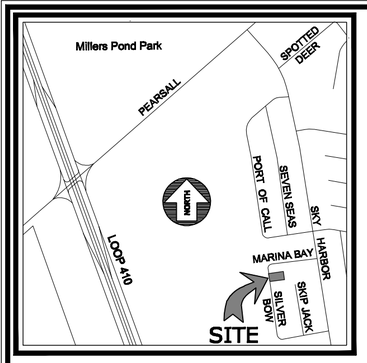
II. SUPPLEMENTAL INFORMATION

A. Notices
To the present, staff has not received any written responses in opposition from the surrounding property owners.

III. RECOMMENDATION
Approval of the proposed **Lackland City Subdivision Unit 236** Subdivision Plat

IV. ATTACHMENT
1. Proposed plat

Attachment 1



LOCATION MAP

NOT TO SCALE / MASCO 2012 / PAGE: 680 / GRID: A2

C.P.S. NOTES:

1.) THE CITY OF SAN ANTONIO AS A PART OF ITS ENERGY, GAS, SYSTEMS – CITY PUBLIC SERVICE ENERGY IS HEREBY DEDICATED THE EASEMENTS AND RIGHT–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 EASMENT" AND "TRANSFORMER EASEMENT", FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING, AND ERECTING POLES, HANGING OR BURYING WIRES, CABLES, CONDUITS, PIPELINES OR TRANSFORMERS, EACH WITH ITS NECESSARY APPURTENANCES; TOGETHER WITH THE RIGHT OF INGRESS AND EGRESS OVER GRANTOR'S ADJACENT LAND, THE RIGHT TO RELOCATE SAID FACILITIES WITHIN SAID EASEMENT AND RIGHT–OF–WAY AREAS, AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF SAID LINES OR APPURTENANCES THERETO. IT IS AGREED AND UNDERSTOOD THAT NO BUILDINGS, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN SAID EASEMENT AREAS.
2.) ANY CPS ENERGY MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY 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 HEREON.
4.) CONCRETE DRIVEWAY APPROACHES ARE ALLOWED WITHIN THE FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN LOTS ARE SERVED ONLY BY REAR LOT UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES.
5.) ROOF OVERHANGS ARE ALLOWED WITHIN FIVE (5) FOOT WIDE G.E.T.TV. EASEMENTS WHEN ONLY UNDERGROUND ELECTRIC, GAS, TELEPHONE OR CABLE TELEVISION FACILITIES ARE PROPOSED OR EXISTING WITHIN THOSE FIVE (5) FOOT WIDE EASEMENTS.

LEGEND

690 EXISTING CONTOURS

691 PROPOSED CONTOURS

NOTES:

1.) SET 1/2" IRON RODS AT ALL CORNERS UNLESS OTHERWISE NOTED.
2.) BEARING SHOWN HEREON ARE REFERENCED TO PREVIOUS SUBDIVISION PLATS OF THIS OR ADJACENT PROPERTIES.
3.) DISTANCES SHOWN ON THE PLAT ARE ACTUAL GROUND DISTANCES.
4.) DISTANCE SHOWN ARE SURFACE. BEARINGS ARE BASED ON THE WEST R.O.W. LINE OF BLANCO ROAD BEING S08°55'36"W.
5.) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATES – EAST CENTRAL ZONE. COORDINATES EXPRESSED IN U.S. SURVEY FEET (NAD83).
6.)
● FIR = FOUND 1/2" IRON ROD
○ SIR = SET 1/2" IRON ROD
ESM'T. = EASEMENT
ELEC. = ELECTRIC
TELE. = TELEPHONE
CATV = CABLE TELEVISION
D.&P. = DEED AND PLAT RECORDS
N.T.S. = NOT TO SCALE
7.) OWNER SHALL PROVIDE SHARED CROSS ACCESS IN ACCORDANCE WITH UDC 35–506 (r) (3).

PLAT NUMBER 140201

BUILDING SETBACK LINE PLAT OF

LACKLAND CITY SUBDIVISION UNIT 236

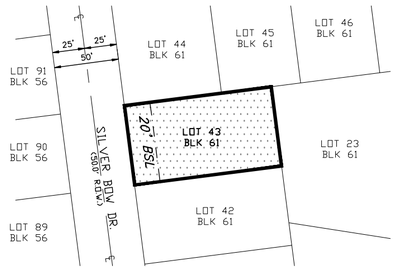
BEING A TOTAL OF 0.1637 ACRES, THIS REPLAT IS FOR THE PURPOSE OF REMOVING THE 20' FRONT BUILDING SETBACK LINE ON LOT 43, BLOCK 61, N.C.B. 17541, LACKLAND CITY SUBDIVISION UNIT 236, AS RECORDED IN VOLUME 8900, PAGE 149, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

SCALE : 1" = 50'

GE Reaves Engineering, Inc.
P.O. Box 791793
San Antonio, TX 78279–1793
(210) 490–4506 Fax 490–4812
Texas Registration F–1808

DATE: 02/18/14

GRE JOB NO.: 14–0052



N.T.S.

AREA TO BE REPLATTED THROUGH PUBLIC HEARING WITH WRITTEN NOTIFICATION

LOT 43, BLOCK 61, N.C.B. 17541, LACKLAND CITY SUBDIVISION UNIT 236, AS RECORDED IN VOLUME 8900, PAGE 149, OF THE DEED AND PLAT RECORDS OF 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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER(S): A E SECURE INVESTMENTS CORP.

STATE OF TEXAS
COUNTY OF BEXAR

THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED ON PLAT LACKLAND CITY SUBDIVISION UNIT 236 WHICH IS RECORDED IN VOLUME 8900, PAGE 149, BEXAR COUNTY PLAT AND DEED RECORDS. THE SAN ANTONIO PLANNING COMMISSION AT ITS MEETING OF_____HELD A PUBLIC HEARING WHICH INVOLVED NOTIFICATION ON THE PROPOSED REPLATTING ON THIS PROPERTY.

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

OWNER(S): A E SECURE INVESTMENTS CORP.
231 WALTON AVENUE,
SAN ANTONIO, TX 78225–1453
(210) 454–8756

SWORN AND SUBCRIBED BEFORE ME THIS THE____DAY OF_____, 2014.

NOTARY PUBLIC IN AND
FOR THE STATE OF TEXAS

MY COMMISSION EXPIRES:_____

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_____, 2014.

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

THIS PLAT OF LACKLAND CITY SUBDIVISION UNIT 236 BSL HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION N ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

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

BY: _____
CHAIRMAN

BY: _____
SECRETARY

STATE OF TEXAS
COUNTY OF BEXAR

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

ANTHONY T. RECINE III
LICENSED PROFESSIONAL ENGINEER No. 94575

STATE OF TEXAS
COUNTY OF BEXAR

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

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

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: GAYLORD E. REAVES

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3501

REPLAT

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 19**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
090217

Project Name:
Traders Village Park

Applicant:
Harold D. Wyatt

Representative:
Pape-Dawson Engineers, Inc.
c/o Vance Houy, P.E.

Owner:
J.C. Pace, LTD.

Staff Coordinator:
Richard Carrizales, Planner
(210) 207-8050
Richard.Carrizales@sanantonio.gov

Location:
Generally located southeast of Old Pearsall Road, southwest of Loop 410

Tract Size:
31.180-acres

Council District:
ETJ

Notification:
Internet Agenda Posting April 18, 2014

REQUEST

A request for a three (3) year site improvement time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code ("UDC") for the **Traders Village Park** Subdivision.

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, the economic downturn has resulted in project delays. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalk 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

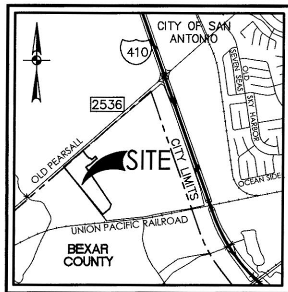
The Planning Commission approved this plat on May 11, 2011. This plat has not been recorded.

ATTACHMENTS

1. Proposed Plat
2. Applicant's Letter of Request

Attachment 1

PLAT NUMBER 090217



LOCATION MAP

MAPSCO MAP GRID: 679F2
NOT-TO-SCALE

LEGEND

OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
BSL	BUILDING SETBACK LINE
CB	COUNTY BLOCK
NCB	NEW CITY BLOCK
VOL	VOLUME
PG	PAGE(S)
AC	ACRE(S)
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
⊠	FOUND TxDOT MONUMENTATION (TYPE I)
1140	EXISTING CONTOURS
	CITY OF SAN ANTONIO LIMITS
(1)	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(5)	1' VEHICULAR NON-ACCESS EASEMENT (NOT-TO-SCALE)
(10)	TURNAROUND EASEMENT TO EXPIRE UPON INCORPORATION INTO PLATTED ROW
(11)	10' TxDOT RESERVATION
(12)	50' X 50' STORM DRAIN EASEMENT
(13)	VAR WID INGRESS/EGRESS EASEMENT (0.653 OF AN ACRE)
◇1	14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (VOL 9612, PGS 179-183 DPR)
◇2	16' WATER EASEMENT (VOL 9612, PGS 179-183 DPR)
◇3	16' SANITARY SEWER EASEMENT (VOL 9612, PGS 179-183 DPR)
◇4	25' X 25' SANITARY SEWER TURN AROUND EASEMENT (VOL 9612, PGS 179-183 DPR)
◇5	VAR WID STORM DRAIN EASEMENT (VOL 9612, PGS 179-183 DPR)
◇6	16' X 14', WATER, GAS, ELECTRIC, TELEPHONE & CABLE TV EASEMENT (VOL 9612, PGS 179-183 DPR)
◇7	10' TXDOT RESERVATION (VOL 9612, PGS 179-183 DPR)

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

TxDOT NOTES:

1. FOR RESIDENTIAL/COMMERCIAL 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. 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 FM 2536, BASED ON OVERALL PLATTED HIGHWAY FRONTAGE OF 912.95'.

DRAINAGE EASEMENT NOTE:

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

C.P.S. NOTES:

1. THE CITY OF SAN ANTONIO AS PART OF ITS ELECTRIC AND GAS SYSTEM (CITY PUBLIC SERVICE BOARD) IS HEREBY DEDICATED THE EASEMENTS AND RIGHTS-OF-WAY FOR ELECTRIC 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 HEREON.

STATE OF TEXAS
COUNTY OF ______________

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: TIM ANDERSON
TRADERS VILLAGE, LTD.
2602 MAYFIELD ROAD
GRAND PRAIRIE, TEXAS 75052
(972) 647-2331

STATE OF TEXAS
COUNTY OF *Tarrant*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED TIM ANDERSON 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 *25 APRIL*, A.D. 20*11*.

NOTARY PUBLIC *Tarrant* COUNTY, TEXAS

CAROL D. JEFFERY
Notary Public
STATE OF TEXAS
My Commission Expires 11/10/2012

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.

4/19/11
LICENSED PROFESSIONAL ENGINEER

STATE OF TEXAS
MATT JOHNSON
64827
LICENSED PROFESSIONAL ENGINEER

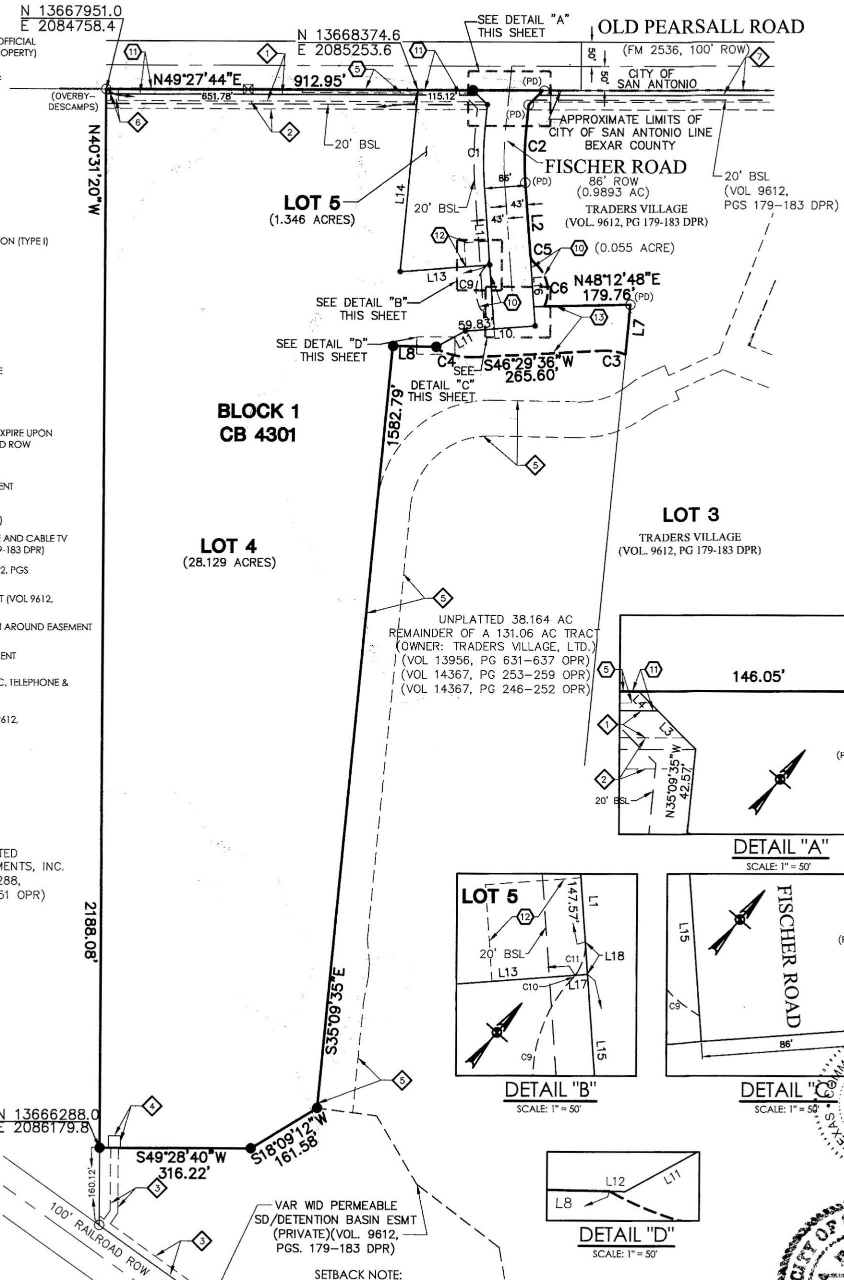
STATE OF TEXAS

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
DAVID A. CASANOVA
4251
PROFESSIONAL LAND SURVEYOR



LINE TABLE		
LINE	BEARING	LENGTH
L1	S 44°48'38" E	164.37'
L2	S 44°48'38" E	148.33'
L3	N 85°32'16" W	28.05'
L4	N 85°32'16" W	14.14'
L5	S 04°27'44" W	14.14'
L6	S 04°27'44" W	28.05'
L7	S 35°09'35" E	102.50'
L8	S 50°30'51" W	83.13'
L9	S 44°48'38" E	39.72'
L10	N 45°11'22" E	145.83'
L11	N 20°58'02" E	69.04'
L12	N 50°30'51" E	8.13'
L13	N 45°11'22" E	181.36'
L14	S 35°09'35" E	376.78'
L15	N 44°48'38" W	131.90'
L16	S 44°48'38" E	108.22'
L17	N 45°11'22" E	6.49'
L18	N 44°48'38" W	16.80'

CURVE TABLE					
CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	743.00'	9°39'03"	S39°59'07"E	125.00'	125.15'
C2	657.00'	9°39'03"	S39°59'07"E	110.53'	110.66'
C3	123.00'	22°50'56"	S57°55'04"W	48.73'	49.05'
C4	167.00'	32°09'31"	S62°34'21"W	92.51'	93.73'
C5	25.00'	46°50'03"	S68°13'40"E	19.87'	20.44'
C6	75.00'	75°54'47"	S53°41'18"E	92.26'	99.37'
C7	75.00'	25°33'13"	N02°57'18"W	33.17'	33.45'
C8	75.00'	35°37'56"	N27°38'17"E	45.89'	46.64'
C9	75.00'	137°12'44"	S65°56'23"E	139.66'	179.61'
C10	25.00'	5°15'02"	N00°02'28"E	2.29'	2.29'
C11	25.00'	42°13'35"	N23°41'51"W	18.01'	18.42'

SETBACK NOTE:

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.

BUILDING PERMIT NOTE:

NO BUILDING PERMIT SHALL BE ISSUED FOR THIS PLATTED PROPERTY UNTIL A STORM WATER DETENTION SYSTEM DESIGN HAS BEEN APPROVED BY THE CITY OF SAN ANTONIO OR BEXAR COUNTY FOR COMMERCIAL PROPERTIES WITHIN THE ETJ.

DETENTION NOTE:

STORM WATER DETENTION IS REQUIRED FOR THIS PROPERTY. NO BUILDING PERMITS WILL BE ISSUED FOR THE PROPERTY UNTIL A COMPLETE DETENTION BASIN DESIGN IS APPROVED BY THE CITY OF SAN ANTONIO. THE ENGINEER OF RECORD FOR THIS SUBDIVISION PLAT HAS ESTIMATED THAT AN AREA APPROXIMATELY 1.15 ACRES AND A VOLUME OF APPROXIMATELY 3.54 ACRE-FEET WILL BE REQUIRED. THIS IS AN ESTIMATE ONLY AND DETAILED ANALYSIS MAY REVEAL DIFFERENT REQUIREMENTS.

BEXAR COUNTY MAINTENANCE NOTE:

BEXAR COUNTY WILL NOT MAINTAIN PRIVATE STREETS, DRAINS, PARKS, LANDSCAPE BUFFERS, EASEMENTS OF ANY KIND, GREENBELTS, OPEN SPACES, TRAFFIC ISLANDS, ETC. LOT OWNER, THEIR SUCCESSORS OR ASSIGNS SHALL BE RESPONSIBLE FOR MAINTAINING THESE AREAS.

MAINTENANCE NOTE:

THE MAINTENANCE OF ALL DRAINAGE EASEMENTS, GREENBELTS, AND OPEN PERMEABLE SPACES SHOWN HEREON SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNER OR HOMEOWNERS' ASSOCIATION AND THEIR SUCCESSORS OR ASSIGNEES AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO AND/OR BEXAR COUNTY.

TRADERS VILLAGE PARK

A 31.180 ACRE TRACT OF LAND OUT OF A 159.54 ACRE TRACT OF LAND CONVEYED TO J.C. PACE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13596, PAGES 493-500 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, AND AND A 131.06 ACRE TRACT OF LAND CONVEYED TO TRADERS VILLAGE, LTD. IN SPECIAL WARRANTY DEED RECORDED IN VOLUME 13956, PAGES 493 - 500 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE FRANCISCO RICARDO HERNANDEZ SURVEY NO. 6, ABSTRACT 6, COUNTY BLOCK 4301, BEXAR COUNTY, TEXAS, NOW IN NEW CITY BLOCK 14493 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

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

PAPE-DAWSON ENGINEERS
TBPE, FIRM REGISTRATION # 470
555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000 FAX: 210.375.9010

DATE: April 19, 2011

EDU NOTE:

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

IMPACT FEE PAYMENT DUE:

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

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 OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Clay Humphries
OWNER/DEVELOPER: CLAY HUMPHRIES
J.C. PACE, LTD.
420 THROCKMORTON, SUITE 710
FORTWORTH, TEXAS 76102
(817) 332-1219

STATE OF TEXAS
COUNTY OF *Tarrant*

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED CLAY HUMPHRIES 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 *April*, A.D. 20*11*.

ANGELA ROPER
Notary Public
STATE OF TEXAS
My Comm. Exp. 12/12/2013

NOTARY PUBLIC, *Tarrant* 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 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.

COMMISSIONERS COURT BEXAR COUNTY TEXAS

DATED THIS *24th* DAY OF *MAY* A.D. 20*11*.

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

THIS PLAT OF TRADERS VILLAGE PARK HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS, IS HEREBY APPROVED BY SUCH COMMISSION IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS; AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) AND/OR VARIANCE(S) HAVE BEEN GRANTED.

CITY OF SAN ANTONIO

DATED THIS *11th* DAY OF *MAY*, A.D. 20*11*.

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. 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

SHEET 1 OF 1   BY: ______________, DEPUTY

TRADERS VILLAGE PARK

Civil Job No.7325-06 ; Survey Job No. 9039-08, 9030-09

Date: Apr 19, 2011, 3:27pm User ID: KSiragusa
File: P:\73\25\06\Design\Civil\Plat PARK\PL732506-park.dwg

Attachment 2

420 Throckmorton St., Suite 710
Fort Worth, Texas 76102-3724
817-332-1219
FAX 817-332-3296

J. C. PACE, LTD.

March 25, 2014

Mr. Roderick Sanchez, Director
City of San Antonio
Development Services Department
1901 South Alamo
San Antonio, TX 78204

Re: Subdivision Plat of Traders Village Park
Plat No. 090217

Dear Mr. Sanchez:

The undersigned owner/developer of the Traders Village Park, Plat No. 090217, requests a three-year Performance Agreement and Site Improvement Time Extension per Section 35-430(f)2 of the Unified Development Code. The Planning Commission previously approved the subdivision plat on May 11, 2011.

Traders Village Park will be developed into a RV park that will complement the adjacent Traders Village Flea Market. At the time of the Traders Village Park approval, it was not economically feasible to construct the required site improvements. The developer for this project has recently completed an expansion of the flea market to attract additional vendors thus making the Traders Village Park development more attractive to potential occupants and to generate additional revenue. The additional revenue will help facilitate the future development of Traders Village Park.

Enclosed is the $300 filing fee required to process this request, an application for time extension and a reduced copy of the approved plat. If additional information is required, please do not hesitate to contact our office.

Sincerely,

J.C. Pace, Ltd.
By: JCP Holding, L.P., its general partner
By: JCP Holding Genpar, LLC, a Texas limited liability company, its general partner
By:

Harold D. Wyatt
Assistant Secretary/Treasurer

DEVELOPMENT SERVICES
RECEIVED
2014 MAR 27 PM 2:29

Attachments

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT

LAND ENTITLEMENTS SECTION

STAFF REPORT **AGENDA ITEM NO. 20**

Public Hearing:
Planning Commission
April 23, 2014

Application/Case Number:
090285

Project Name:
Stonewall Estates Unit 4B (PUD)

Applicant:
Shauna Weaver

Owner:
HM Stonewall Estates, Ltd.

Staff Coordinator:
Ian Benavidez, Planner
(210) 207-8268
Ian.benavidez@sanantonio.gov

Location:
Generally located northeast of the intersection of Pax Hill and Vanity Hill

Tract Size:
23.398 acres

Council District:
ETJ

Notification:
Internet Agenda posting April 18, 2014

REQUEST

A request for a three (3) year time extension in accordance with Section 35-430(f)(2) of the City of San Antonio's Unified Development Code (UDC) for the **Stonewall Estates Unit 4B (PUD)** Subdivision

APPLICATION TYPE

Site Improvement Time Extension

RECOMMENDED ACTION

Approval

DISCUSSION

According to the applicant, unfortunate situation and the economic downturn resulted in project delays and require adherence to current standards. The percentages of improvements completed are as follows:

- Drainage 0%
- Streets 0%
- Sidewalks 0%
- Water infrastructure 0%
- Sanitary sewer 0%

CASE HISTORY

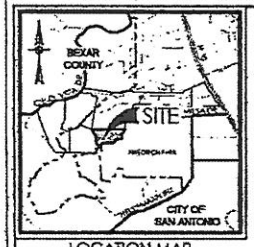
The Planning Commission approved this plat on June 8, 2011. This plat has not been recorded.

ATTACHMENTS

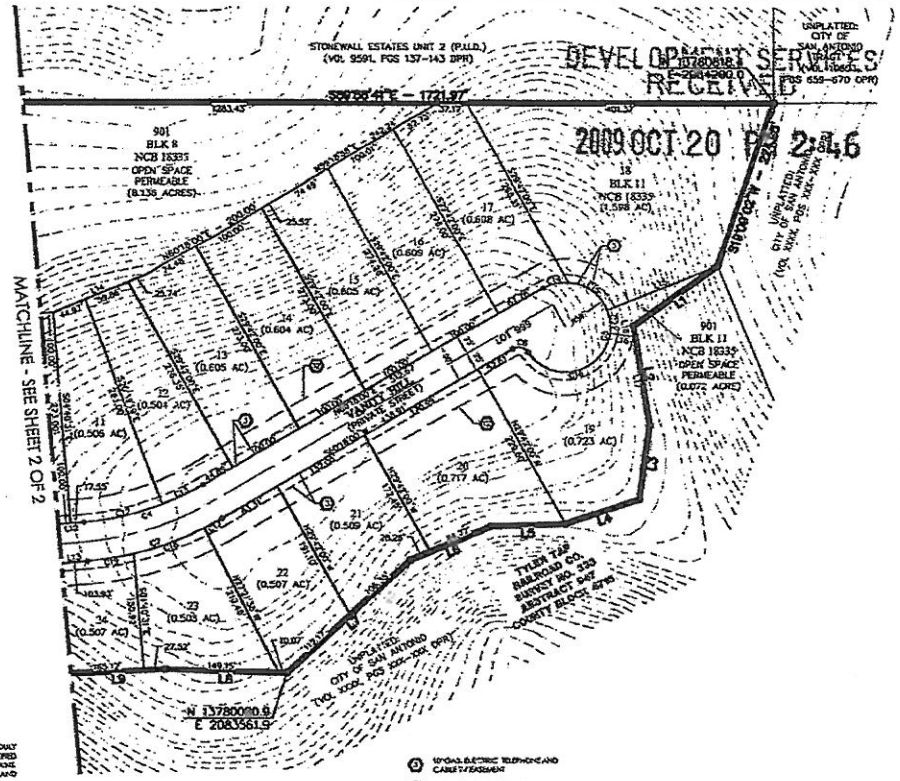
1. Proposed Plat
2. Applicant's Letter of Request

Attachment 1

PLAT NUMBER 090285



LOCATION MAP



SCALE: 1"= 100'

0' 100' 200' 300'

PAPE-DAWSON ENGINEERS

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

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

SUBDIVISION PLAT OF STONEWALL ESTATES UNIT 4B (P.U.D.)

A 23.398 ACRE TRACT OF LAND OUT OF A 190.7 ACRE TRACT OF LAND CONVEYED TO NM STONEWALL ESTATES, LTD., DESCRIBED IN SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN VOLUME 13519, PAGES 1698-1706 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE S.P. & M.G. RAILROAD CO. SURVEY NUMBER 326, ABSTRACT 717, COUNTY BLOCK 4726, THE TYLER TAP RAILROAD CO. SURVEY NUMBER 320, ABSTRACT 947, COUNTY BLOCK 4716, ALL IN NEW CITY BLOCK 18335, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

LEGEND

DR	DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR	OFFICIAL PUBLIC RECORDS (OFFICIAL PUBLIC RECORDS OF REAL PROPERTY) OF BEXAR COUNTY, TEXAS
DPR	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
ROW	RIGHT-OF-WAY
CB	COUNTY BLOCK
NCB	NEW CITY BLOCK
BLK	BLOCK
VOL	VOLUME
PG	PAGE(S)
○	FOUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
(SET/PROVIDE) ○	FOUND 1/2" IRON ROD WITH CAP
●	PROPERTY LINE ANGLE POINT OR POINT OF CURVATURE
— — 1140 — —	EXISTING CONTOURS
——1140——	PROPOSED CONTOURS
— - - —	CITY OF SAN ANTONIO LIMITS

SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE

STATE OF TEXAS

COUNTY OF BEXAR

THE OWNERS 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 STREET, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

ATTENTION-DEVELOPER: JAY HANNA
NM STONEWALL ESTATES, LTD.
1011 N. LAMAR
AUSTIN, TEXAS 78703

STATE OF TEXAS

COUNTY OF BEXAR

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

NOTARY PUBLIC, BEXAR COUNTY, TEXAS

STATE OF TEXAS

COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO INCLUDE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THE 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 THIS SURVEY 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

OPEN SPACE DESIGNATION NOTE:

ALL OPEN SPACES SHALL BE DESIGNATED AS A DRAINAGE EASEMENT. ALL OPEN SPACES SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

IMPACT FEE PAYMENT NOTE:

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

WATER/WASTEWATER EDU NOTE:

THE NUMBER OF 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 PLANNING AND DEVELOPMENT SERVICES DEPARTMENT.

SAWS NOTE:

THE DEVELOPER DEDICATES THE SANITARY SEWER AND/OR WATER MAINS TO THE SAN ANTONIO WATER SYSTEM UPON COMPLETION BY THE DEVELOPER AND AT ACCEPTANCE BY THE SAN ANTONIO WATER SYSTEM. THE SAN ANTONIO WATER SYSTEM WILL OWN AND MAINTAIN SAID SANITARY SEWER AND/OR WATER MAINS WHICH ARE LOCATED WITHIN THE PARTICULAR PLAT.

PRIVATE STREET NOTE:

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 THIS SUBDIVISION FOR ANY PURPOSE AT ANY TIME. VEHICLE LIMITS: THE CITY OF SAN ANTONIO AND BEXAR COUNTY PUBLIC WORKS 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.

PRIVATE STREET DESIGNATION NOTE:

LOT 901 IS A PRIVATE STREET AND IS DESIGNATED AS AN UNDERGROUND ELECTRIC, GAS, TELEPHONE, CABLE TELEVISION, DRAINAGE, WATER, PEDESTRIAN AND SANITARY SEWER EASEMENT.

(1) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
(2) 20' BUILDING SETBACK LINE
(3) 20' BUILDING SETBACK LINE
(4) 10' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT (PLAT # 090284)
(5) 20' BUILDING SETBACK LINE (PLAT # 090284)

EDWARDS AQUIFER CONTRIBUTING ZONE NOTE:

1. THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER CONTRIBUTING ZONE. TO THE EXTENT APPLICABLE, DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, DIVISION 8 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATERSHED PROTECTION", OR LATEST REVISION THEREOF.
2. NO PERSON SHALL COMMENCE THE CONSTRUCTION OF ANY REGULATED ACTIVITY UNDER AN EDWARDS AQUIFER PROTECTION PLAN ("CONTRIBUTING ZONE PLAN" OR "CZP") OR MODIFICATION TO AN APPROVED PLAN AS REQUIRED BY 30 TAC 213 OF THE TEXAS ADMINISTRATIVE CODE, OR LATEST REVISION THEREOF, HAS BEEN FILED WITH THE APPROPRIATE REGIONAL TCEQ OFFICE AND THE APPLICATION HAS BEEN APPROVED BY THE EXECUTIVE DIRECTOR OF THE REGIONAL TCEQ OFFICE.

DRAINAGE EASEMENT NOTE:

NO BUILDINGS, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPEDE DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THE PLAT. NO LANDSCAPING OR OTHER TYPE OF ANCHORS ALONG 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.

BEXAR COUNTY MAINTENANCE NOTE:

THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELTS, PARKS, DRAINAGE EASEMENTS, DRAINS, LANDSCAPE BERMS, TRAFFIC ISLANDS, AND EASEMENTS OF ANY NATURE SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION OR THEIR SUCCESSORS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

SURVEYOR'S NOTES:

1. PROPERTY CORNERS ARE MONUMENTED WITH CAP OR DISK MARKED "PAPE-DAWSON" UNLESS NOTED OTHERWISE.
2. COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 1983) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NGS COOPERATIVE CORS NETWORK.
3. DIMENSIONS SHOWN ARE SURFACE.
4. BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

SHEET 1 OF 2

THIS PLAT OF STONEWALL ESTATES UNIT 4B (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 THE 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

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

STONEWALL ESTATES, UNIT 4B (P.U.D.)

10-08

CM Job No. 6139-34; Survey Job:

Date: Oct 13, 2008, 2:15pm User: ©Dakins
File: P:\6139\34\Design\Civil\Plat\6139-34-03.dwg

Attachment 2

PAPE-DAWSON ENGINEERS

LAND DEVELOPMENT ENVIRONMENTAL TRANSPORTATION WATER RESOURCES SURVEYING

March 11, 2014

Ms. Elizabeth Carol
Senior Management Analyst
City of San Antonio
Development Services Department
1901 S. Alamo Street
San Antonio, TX 78204

Re: Stonewall Estates Unit 4B, P.U.D.
Plat # 090285

Dear Ms. Carol:

Kindly accept this letter as a formal request for a time extension for Stonewall Estates Unit 4B, P.U.D., Plat No. 090285, which was approved by the City of San Antonio Planning Commission on June 8, 2011.

In accordance with Section 35-430(f) of the Unified Development Code of the City of San Antonio, the owner would like to request a time extension in order to fulfill the improvements required by the approval of Stonewall Estates Unit 4B, P.U.D. Plat.

Completion of this phase was halted due to sales dropping in 2008. The owner is planning, with serious intent, to complete this unit.

The owner of this property is requesting an additional 3-year time extension of the plat in order to allow time for completion of the proposed improvements for Stonewall Estates Unit 4B, P.U.D.

We appreciate your time and consideration in this matter. Should additional information be required, please call.

Sincerely,
Pape-Dawson Engineers, Inc.
Texas Board of Professional Engineers, Firm Registration # 470

Shauna L. Weaver

Shauna Weaver, P.E.
Vice President

P:\61\39\34\WORD\LETTERS\TIME EXTENSION-STONEWALL ESTATES 4B.DOC

SAN ANTONIO / AUSTIN
HOUSTON / FORT WORTH

555 East Ramsey San Antonio, Texas 78216
P 210.375.9000 F 210.375.9010 www.pape-dawson.com

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 21**

Public Hearing:
Planning Commission
April 23, 2014

Case Number:
PA 14014

Applicant:
Kaufman & Killen, Inc.

Representative:
Kaufman & Killen, Inc.

Owner:
La Cantera Development Co.

Staff Coordinator:
Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:
Approximately 3.565 acres of land out NCB 14697 located at the Southeast corner of Huebner Road and Research Drive

Legal Description/Location:
3.565 acres out of NCB 14697

Tract Size:
3.565 acres

Council District(s):
District 8

Notification:
Published in Daily Commercial Recorder 4/4/2014
Notices Mailed 4/10/2014
- 8 to property owners within 200 feet
- 1 to registered neighborhood association within 200 feet
- 1 to Applicant
- 38 to planning team members

Internet Agenda Posting 4/18/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Mixed Use Center to Regional Center.

RECOMMENDED ACTION

Approval of the proposed amendment to the North Sector Plan to change the future land use classification of the subject property from Mixed Use Center to Regional Center.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the North Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested future land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	**Update History:** None
HOU-1.2 Encourage compatible growth patterns and transitions of higher density residential along principal arterials and transit corridors that fit in with the existing residential character of the North Sector. **ED-1.3 Continue to maintain and revitalize the North Sector to retain and expand vibrant retail and commercial uses within the IH-10, IH-35, Loop 410 and Loop 1604 corridors and/or centers.** **ED-2.1 Promote development activity inside Loop 1604 that is adjacent and proximate to existing medical and research employers in the western portion of North Sector for expansion as per the Sector Land Use Plan.**	
Comprehensive Land Use Categories	**Example Zoning Districts**
Mixed Use Center: RESIDENTIAL: Very High Density Generally: High density detached, mid-high rise condominium buildings, apartment complexes, and row houses NON-RESIDENTIAL: Community Commercial, Office, Mixed Use Generally: Detached or attached walkable retail services such as convenience stores, live/work units, cafes, pantry stores, hotels, and other businesses LOCATION: Mixed Use Centers serve Suburban, General Urban, and Rural Tiers outside of the Urban Core Tier. Although mixed use developments are encouraged, Community Commercial and Office uses are also appropriate. The higher intensity of the residential and commercial uses should be located on, or at the intersection of, arterials and collectors. Streets should accommodate high volumes of commercial traffic for cars while accommodating safe and inviting access for pedestrians and bicycles within and around the center. High capacity transit should be encouraged.	MF-40, MF-50, O-1, O-1.5, O-2, C-1, C-2, C-2P, UD, FBZD, TOD, MXD, MPCD
Regional Center: RESIDENTIAL: High Density Generally: Attached single family and multifamily housing; Mid-High rise condominium buildings, apartment complexes, and row houses **NON-RESIDENTIAL: Regional Commercial, Office** Generally: "Big box" or "power centers", shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged	MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Mixed Use Center	Vacant land
North	Mixed Use Center	Vacant land and Apartment Complex
East	Mixed Use Center	Vacant land
South	Mixed Use Center	Medical facility
West	Mixed Use Center	Right-of –way and Medical facility

Land Use:
Sector Plan Criteria for review:
The recommended land use pattern identified in the North Sector Land Use Plan inadequately provides appropriate optional sites for the land use change proposed in the amendment.
While the North Sector Plan provides other areas with the requested land use classification, the subject property's location along Huebner Road makes the area appropriate for more intense residential and commercial development. The subject property is located in an area that has seen rather extensive development, while the subject property has remained largely undeveloped. The proposed amendment is consistent with the North Sector Plan and its promotion of the preservation of natural resources, enhancement of the housing stock within the planning area, and contribution of employment opportunities to the area. The development of the subject property at the Regional Center would contribute toward the plan's vision of environmental preservation and compatibility by not significantly altering the existing development pattern. The purpose of this plan amendment request is to accommodate for a moderately higher density zoning district that is compatible with the already-existing surrounding area.

The amendment must constitute an overall improvement to the Sector Plan and will not solely benefit a particular landowner or owners at a particular point in time.
The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The proposed amendment would provide consistency in zoning with the area to the north and south of the subject property and increase employment opportunities for individuals living in the immediate area or in close proximity to the Huebner Road and Fredericksburg Road corridor. The subject property is an area that has extensive high density residential and community scale commercial development.

The amendment must uphold the vision for the future of the North Sector Plan.
The North Sector Plan Vision calls for the preservation of natural resources, enhancement and diversification of housing opportunities in the planning area, and development of a compatible land use pattern. The subject property's location in the vicinity of the USAA Main Campus, as well as it relative proximity to existing developed areas will serve to preserve natural resources found within the planning area. Additionally, the proposed land use classification accommodates an array of residential housing options that would diversify the housing mix in the area and provide for future commercial development that would be compatible with adjacent uses.

The amendment will not adversely impact a portion of, or the entire Planning Area by;
a. Significantly altering acceptable existing land use patterns, especially in established neighborhoods.
b. Affecting the existing character (i.e. visual, physical, and functional) of the immediate area.

c. Creating activities that are not compatible with adjacent neighboring uses, and, particularly, the mission of Camp Bullis.

d. Significantly alter recreational amenities such as open space, parks, and trails.

The subject property is located in an area that has experienced extensive development. The subject property's location along Huebner Road and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses. Additionally, the subject property is outside the boundaries of the Camp Bullis Influence Area and the proposed change is not anticipated to pose any negative impact on military operations or adversely affect any recreational amenities in the area.

Transportation: The City's Major Thoroughfare Plan identified Huebner Road and Research Drive as Primary Arterial Type A and Fredericksburg Road as Secondary Arterial Type A. The neighboring area includes sidewalks which allow for pedestrian access to and from adjacent residential and commercial areas. There is a VIA bus stop on Huebner Road along side the subject property. The existing transportation infrastructure could support any additional demand generated by the requested future land use change.

Community Facilities: Robert McDermott Elementary School and the Castle Hills First Baptist Church Northwest) are within walking distance. University Hospital, UT Health Science Center and the Medical Center Complex are in close proximity. The existing community facilities could support any additional demand generated by the requested future land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "MF-33" Multi-Family District
Proposed Zoning: "C-3" General Commercial District
Corresponding Zoning Case: Z2014051
Zoning Commission Public Hearing Date: May 6, 2014

III. RECOMMENDATION

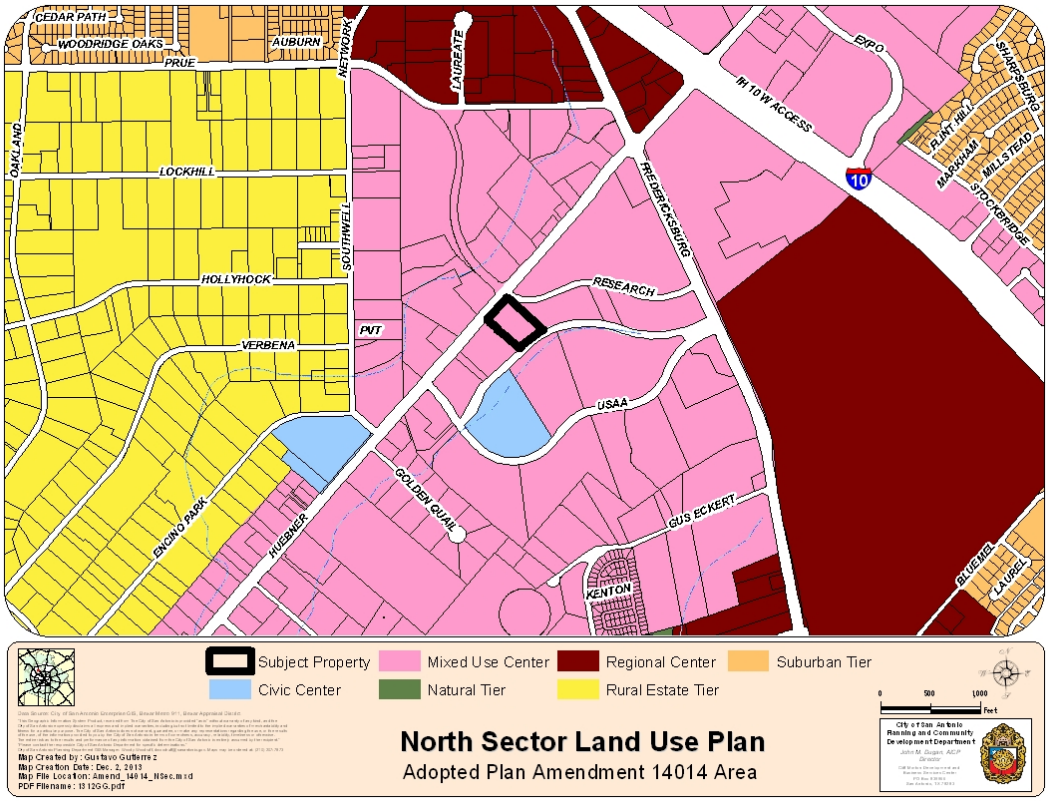
The subject property's location along Huebner Road and the general surrounding conditions, which include a mix of community scale residential and commercial developments that are consistent with a Regional Center land use, make it appropriate for the Regional Center classification. The change to Regional Center will not significantly alter the land use pattern or character of the immediate area as the existing Mixed Use Center classification allows for development that is compatible with the proposed Regional Center land use classification. The Regional Center land use classification would support the goals of the North Sector of protecting natural resources, the existing residential neighborhoods and discouraging developments of incompatible uses and provide opportunity for future commercial development that would be compatible with adjacent uses.

IV. ATTACHMENTS

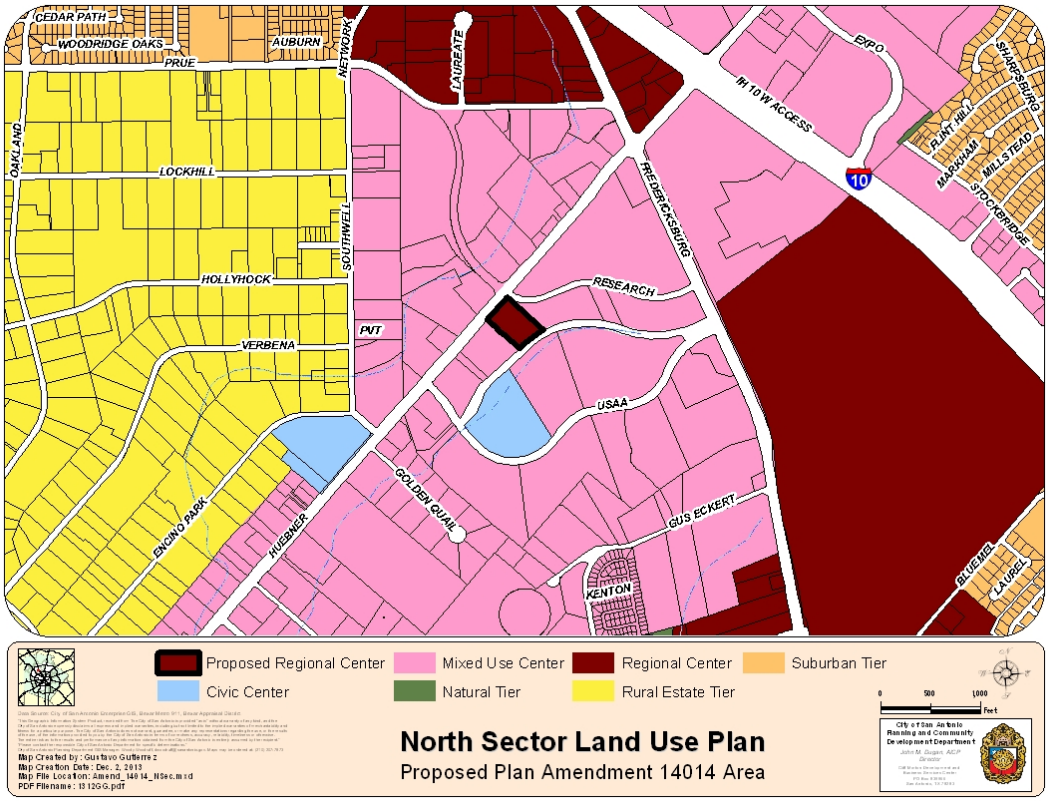
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM MIXED USE CENTER TO REGIONAL CENTER USE FOR AN AREA OF APPROXIMATELY 3.565 ACRES OF LAND OUT OF NCB 14697 LOCATED AT THE SOUTHEAST CORNER OF HUEBNER ROAD AND RESEARCH DRIVE.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 April 23, 2014 and **APPROVED** the amendment on April 23, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT 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 North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF APRIL 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 22**

Public Hearing:
Planning Commission
April 23, 2014

Case Number:
PA 14036

Applicant:
Ana Marie Garza

Representative:
Patricia Goodell

Owner:
AMG Realty Company, LLC

Staff Coordinator:
Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:
Approximately 0.35 acres of land out of NCB 8615 located at 108 Linda Lou Drive

Legal Description/ Location :
Lots A and B, Block 8, and Lots C, C-1 and 1, NCB 8615

Tract Size:
0.35 acres

Council District(s):
District 3

Notification:
Published in Daily Commercial Recorder 4/4/2014
Notices Mailed 4/10/2014
- 12 to property owners within 200 feet
- 1 to applicant
- No registered neighborhood association within 200 feet
- 16 to planning team members

Internet Agenda Posting 4/18/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the South Central San Antonio Community Plan future land use classification from Low Density Residential to Business Park.

RECOMMENDED ACTION

Approval of the proposed amendment to the South Central San Antonio Community Plan to change the future land use classification of the subject property from Low Density Residential to Business Park.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the South Central San Antonio Community Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANSIS

Land Use:

The recommended amendment will provide consistency with the adjacent Business Park land use classification to the west and south and will allow full utilization of the parking area in the operation of the proposed business.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: South Central San Antonio Community Plan	
Plan Adoption Date: August 19, 1999	**Update History:** November 10, 2005 and December 6, 2007
Goal 1 Objective 1.0: Improve the quality of commercial corridors including South Flores Street, South Presa Street and Roosevelt Avenue. **Objective 1, Strategy 1.2 -Economic Development: Attract investors for vacant land and building sites available for development.**	
Comprehensive Land Use Categories	**Example Zoning Districts**
Low Density Residential: Low density residential is composed of single-family houses on individual lots. Accessory dwelling units (carriage houses, granny flats, etc.) are allowed however, the roof pitch, siding and window proportions should be identical to the principal residence to maintain community character. Certain non-residential uses, such as schools, places of worship and parks, are appropriate within these areas and should be centrally located to provide easy accessibility.	R-3, R-4, R-5, R-6, R-20, NP-8, NP-10 and NP-15
Business Park: A Business Park provides employment or civic uses interspersed with open space areas and pedestrian walkways in campus settings. This section is designed for business uses which carry on their operation in enclosed facilities in such a manner that no negative impact is created outside of the boundaries of the business park. Business parks should be separated from residential areas with landscaping areas and should feature controls on lighting and signage. Business park uses include corporate offices, light manufacturing, and warehouse uses. Accessory uses may include on-site cafeterias, daycare facilities, incidental retail, other uses for the convenience and service of occupants of the business park.	C-1, C-2, C-3, O-1, O-1.5, O-2, BP

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Low Density Residential	Parking lot
North	Mixed Use and Low Density Residential	Single/Multi-Family Homes
East	Low Density Residential	Single/Multi-Family Homes
South	Business Park	Commercial Uses
West	Business Park	Vacant Building

Land Use: The subject property is located along the south side of Linda Lou Drive between South Presa and Boxelder Street, within the South Central San Antonio Community Plan. The subject property consists of a portion of the parking area to an existing vacant commercial building. The applicant requests this plan amendment and associated zoning change in order to complete their relocation into the existing vacant commercial facility. The recommended amendment will provide consistency with the adjacent Business Park land use classification to the west and south and will allow full utilization of the

parking area with the operation of the proposed business. The Business Park land use classification supports the South Central San Antonio Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

Transportation: The City's Major Thoroughfare Plan identified East Southcross Boulevard as a Secondary Arterial Type A. South Presa Street and Hackberry Street are classified as Secondary Arterial Type B. Linda Lou Drive and Boxelder Street are local streets. The area includes sidewalks which allow for pedestrian access to and from the adjacent residential areas. There is a VIA bus stop at the corner of Linda Lou Drive and South Presa Street. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities: The New Frontiers Charter School is within walking distance. San Antonio Fire Station No. 13 and Riverside Park Elementary are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "C-2 MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District, "C-2 AHOD" Commercial Airport Hazard Overlay District, "MF-33 MC-2 AHOD" Multi-Family South Presa Metropolitan Corridor Airport Hazard Overlay District and "MF-33 AHOD" Multi-Family Airport Hazard Overlay District
Proposed Zoning: C-2 CD MC-2 AHOD" Commercial South Presa Metropolitan Corridor Airport Hazard Overlay District with a Conditional Use for Food And Food Products – Processing and "C-2 CD AHOD" Commercial Airport Hazard Overlay District with a Conditional Use for Food And Food Products – Processing
Corresponding Zoning Case: Z2014086 CD
Zoning Commission Public Hearing Date: May 6, 2014

III. RECOMMENDATION

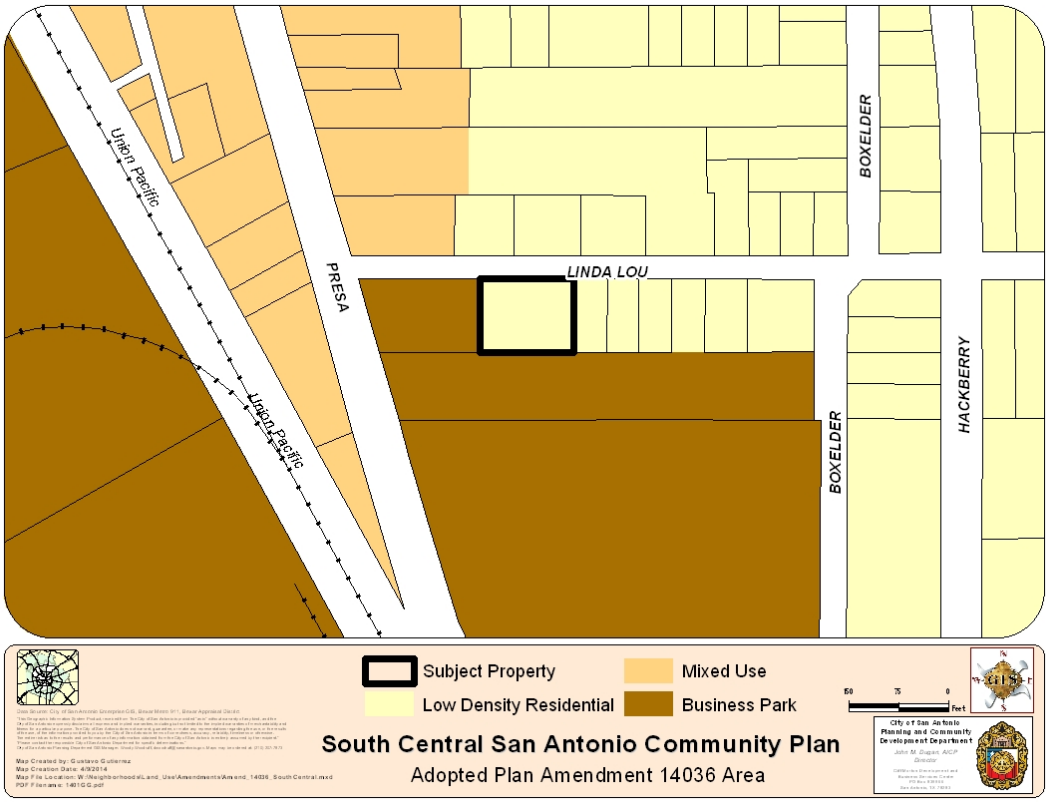
The recommended amendment will provide consistency with the adjacent Business Park land use classification to the west and south and will allow full utilization of the parking area in the operation of the proposed business. The Business Park land use classification supports the South Central San Antonio Community Plan objectives of promoting economic growth in the area along its corridors and in established commercial areas.

IV. ATTACHMENTS

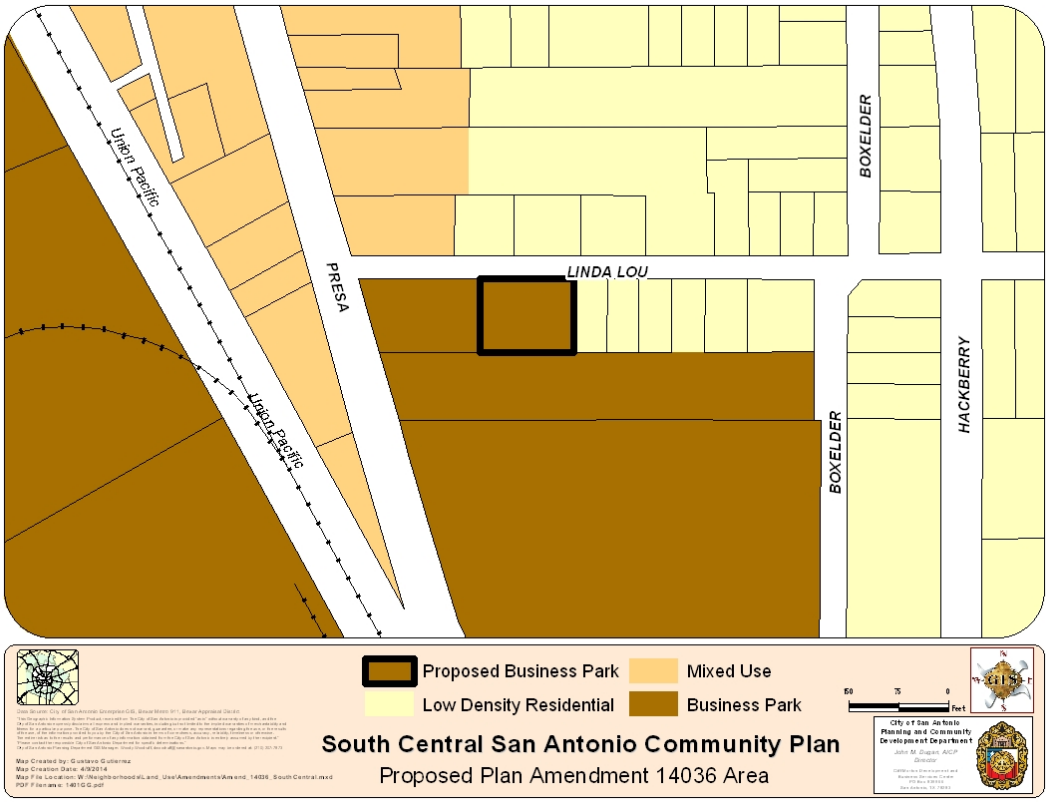
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE SOUTH CENTRAL SAN ANTONIO COMMUNITY PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM LOW DENSITY RESIDENTIAL LAND USE TO BUSINESS PARK LAND USE FOR AN AREA OF APPROXIMATELY 0.35 ACRES OF LAND OUT OF NCB 8615 LOCATED AT 108 LINDA LOU DRIVE.

WHEREAS, City Council approved the South Central San Antonio Community Plan as an addendum to the Comprehensive Master Plan on August 19, 1999 and updated on November 10, 2005 and December 6, 2007; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 April 23, 2014 and **APPROVED** the amendment on April 23, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420, therefore meeting all requirements; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the South Central San Antonio Community Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF APRIL 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Robert R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO

DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 23**

Public Hearing:
Planning Commission
April 23, 2014

Case Number:
PA 14037

Applicant:
David Pressman. OCI Solar

Representative:
David Pressman, OCI Solar

Owner:
San Antonio River Authority

Staff Coordinator:
Robert C. Acosta, Planner
(210) 207-0157
racosta@sanantonio.gov

Property Address/Location:
Approximately 138.73 acres of land out of NCB 16581 and CB 5081 located on the west side of Loop 1604, approximately 4,000 feet north of Interstate Highway 10.

Legal Description/Location:
Approximately 138.73 acres of land out of NCB 16581 and CB 5081 located on the west side of Loop 1604, approximately 4,000 feet north of Interstate Highway 10.

Tract Size:
138.73 acres

Council District(s):
District 2

Notification:
Published in Daily Commercial Recorder 4/4/2014
Notices Mailed 4/10/2014
- 7 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 29 to planning team members

Internet Agenda Posting 4/18/2014

REQUEST

The Applicant requests a Comprehensive Master Plan Amendment to change the IH-10 East Corridor Perimeter Plan future land use classification from Parks Open Space to Light Industrial.

RECOMMENDED ACTION

Approval of the proposed amendment to the IH-10 East Corridor Perimeter Plan to change the future land use classification of the subject property from Parks Open Space to Light Industrial.

ALTERNATIVE ACTIONS

1. Recommend denial of the proposed amendment to the IH-10 East Corridor Perimeter Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS

Land Use:

This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential neighborhoods and no adverse noise and visual impacts are anticipated.

Transportation:

The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities:

The existing community facilities could support any additional demand generated by the requested land use change.

CASE HISTORY

This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan	
Comprehensive Plan Component: IH-10 East Corridor Perimeter Plan	
Plan Adoption Date: February 22, 2001	**Update History:** March 20, 2008
PG. 13: IH 10 East Corridor Overlay Summary: The purpose is to promote attractive and cohesive developments along the IH 10 East Corridor in a manner that protects the City's cultural, natural, and economic fabric. As a management tool for new growth, the overlay can protect capital projects and other public investments to stabilize and strengthen property values within the corridors and promote a quality environment that would assist in strengthening the economy of the City. **Goal 3: Improve the quality of life and safety of residents of the IH 10 East Perimeter Planning area by addressing incompatible land uses.**	
Comprehensive Land Use Categories	**Example Zoning Districts**
Parks Open Space: Parks / Open Space include large, or linear, unimproved land where conservation is promoted and development is not encouraged due to presence of topographic constraints or institutional uses on the site. Parks /Open Space include flood plains, utility corridors; public and private land uses that encourage outdoor passive or active recreation. Examples include City pocket, regional, or linear parks, as well as private parks associated with subdivisions and neighborhood associations.	Varies
Light Industrial: Light Industrial areas include a mix of light manufacturing uses, office park and limited retail/service uses that serve the industrial uses. Industrial uses should be screened and buffered from adjoining uses. Any outside storage must be under a roof and screened from public view. Examples of light industrial uses include drug laboratories, furniture wholesalers, lumberyards, tamale factories and warehousing.	C-3, L

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Parks Open Space	Vacant Land
North	Parks Open Space	Vacant Land
East	Parks Open Space	Right-of-Way and Vacant Land
South	Low Density Residential	Vacant Land
West	Parks Open Space and Low Density Residential	Vacant Land and Single-Family Homes

Land Use: The subject property is located on the west side of Loop 1604, approximately 4,000 feet north of Interstate Highway 10 within the IH-10 East Corridor Perimeter Plan. The applicant requests this plan amendment and associate zoning change in order to construct a solar farm on the subject property. The subject property is occupied by flood plain and has limited potential for future development. This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential

neighborhoods and no adverse noise and visual impacts are anticipated. The requested land use classification could potentially increase opportunities for development in the planning area and would allow for the adaptive use of a large tract of unoccupied land. The Light Industrial classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

Transportation: The City's Major Thoroughfare Plan identified Loop 1604 as a freeway. The neighboring area has no sidewalks or mass transit service. The existing transportation infrastructure could support any additional demand generated by the requested land use change.

Community Facilities: Elolf Elementary School, Judson Middle School and Judson High School are in close proximity. The existing community facilities could support any additional demand generated by the requested land use change.

II. SUPPLEMENTAL INFORMATION

Current Zoning: "NP-10 AHOD" Neighborhood Preservation Airport Hazard Overlay District and "C-2 AHOD" Commercial Airport Hazard Overlay District
Proposed Zoning: "L AHOD" Light Industrial Airport Hazard Overlay District
Corresponding Zoning Case: Z2014131
Zoning Commission Public Hearing Date: May 6, 2014

III. RECOMMENDATION

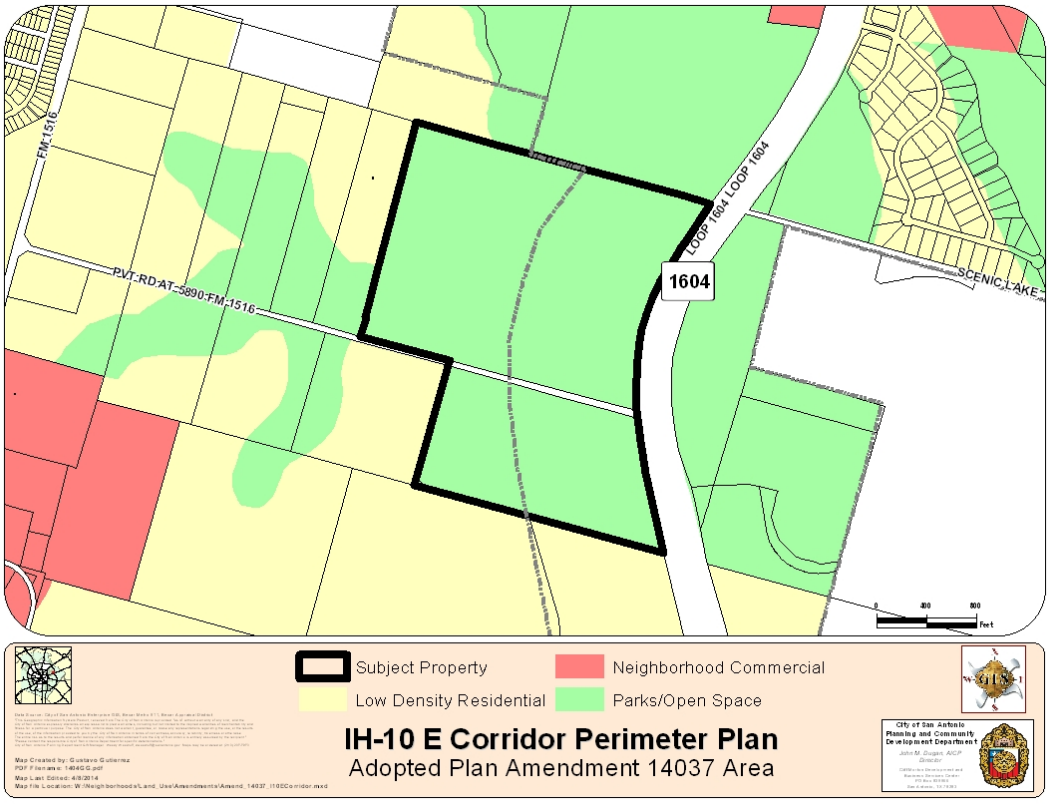
This location is suitable for the Light Industrial Land Use classification due to the lack of adjacent residential neighborhoods and no adverse noise and visual impacts are anticipated. The requested land use classification could potentially increase opportunities for development in the planning area and would allow for the adaptive use of a large tract of unoccupied land. The Light Industrial classification supports the IH-10 East Corridor Perimeter Plan goals of protecting the existing residential neighborhoods and discouraging developments of incompatible uses on vacant land.

IV. ATTACHMENTS

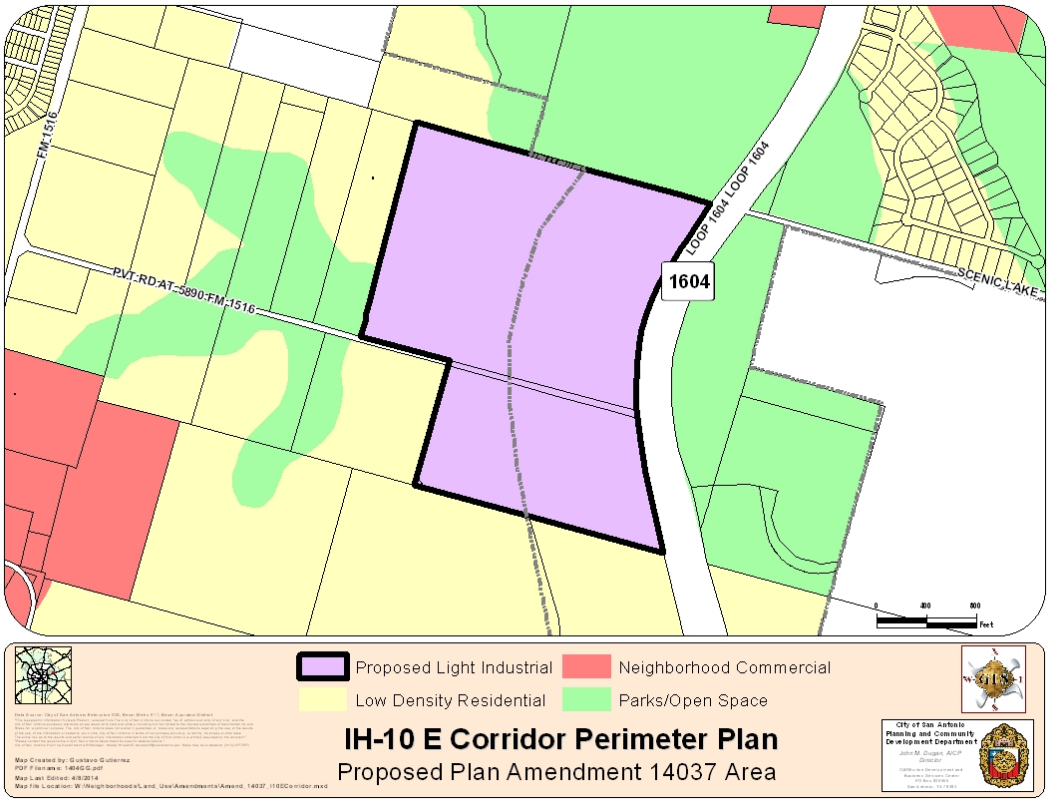
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

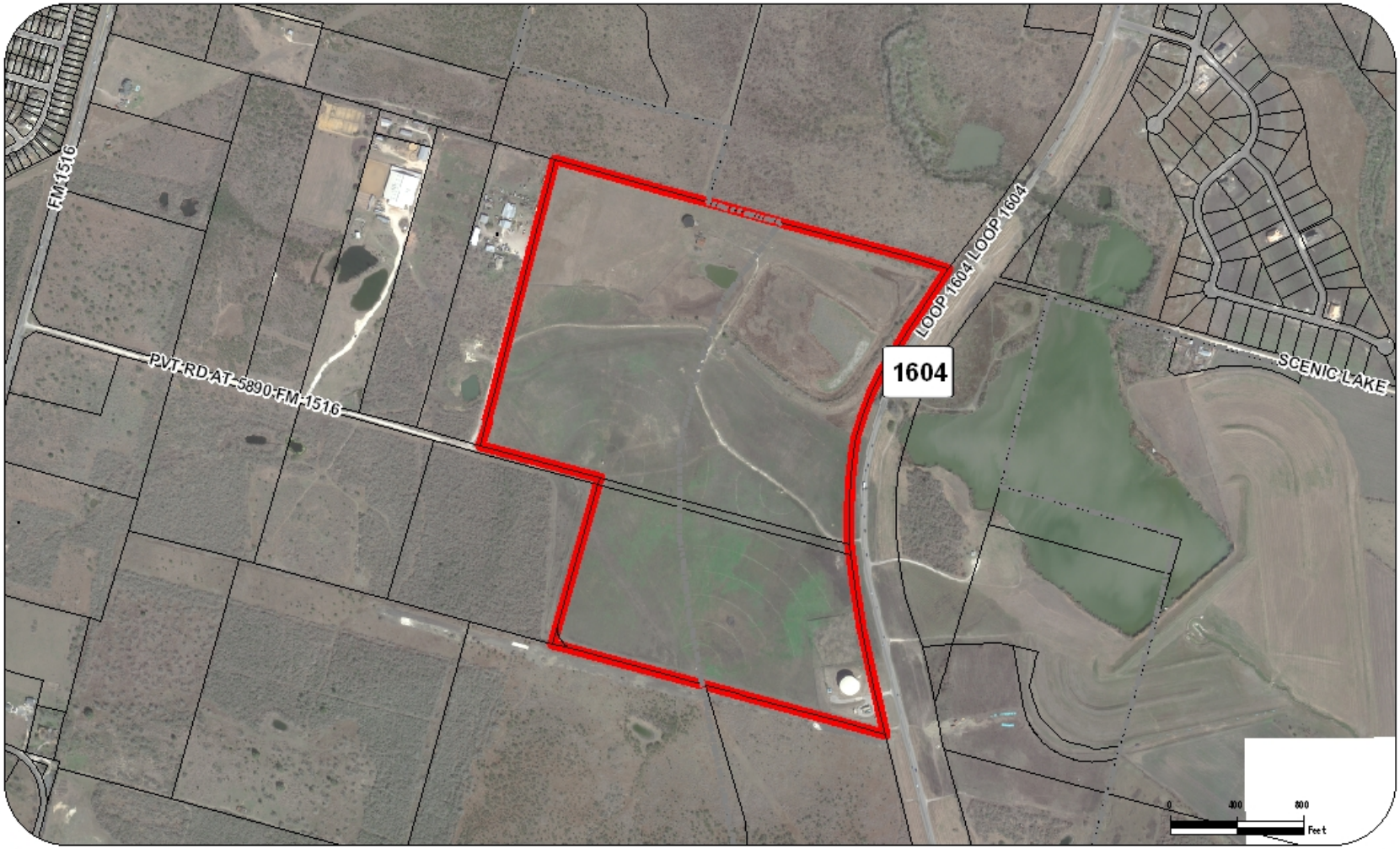
Land Use Plan as adopted:



Proposed Amendment:



Attachment 2



2013 Aerial

Subject Property

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

Map Created by: Gustavo Gutierrez
PDF Filename: 1404GG.pdf
Map Last Edited: 4/8/2014
Map File Location: W:\Neighborhoods\Land_Use\Amendments\Amend_14037_110ECorridor.mxd

IH-10 E Corridor Perimeter Plan

Proposed Plan Amendment 14037 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director

RESOLUTION NO.

RECOMMENDING TO APPROVE THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE IH-10 EAST CORRIDOR PERIMETER PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM PARKS OPEN SPACE LAND USE TO LIGHT INDUSTRIAL LAND USE FOR AN AREA OF APPROXIMATELY 138.73 ACRES OF LAND OUT OF NCB 16581 AND CB 5081 LOCATED ON THE WEST SIDE OF LOOP 1604, APPROXIMATELY 4,000 FEET NORTH OF INTERSTATE HIGHWAY 10.

WHEREAS, City Council approved the IH-10 East Corridor Perimeter Plan as an addendum to the Comprehensive Master Plan on February 22, 2001, and updated on March 20, 2008; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 April 23, 2014 and **APPROVED** the amendment on April 23, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **CONSISTENT** 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 IH-10 East Corridor Perimeter Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **APPROVAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23rd DAY OF APRIL 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Robert R. Rodriguez, Chair San Antonio Planning Commission

CITY OF SAN ANTONIO
DEVELOPMENT SERVICES DEPARTMENT
LAND DEVELOPMENT DIVISION

STAFF REPORT **AGENDA ITEM NO 24**

Public Hearing:
Planning Commission
April 23, 2014

Case Number:
PA 14038

Applicant:
City of San Antonio, Texas

Representative:
Development Services Department

Owner:
Hills Subdivision Partnership Ltd.

Staff Coordinator:
John Osten, Senior Planner
(210) 207-2187
john.osten@sanantonio.gov

Property Address/Location:
18952 Redland Road

Legal Description:
Lot 2 NCB 17866

Tract Size:
7.415 acres

Council District(s):
District 9

Notification:
Published in Daily Commercial Recorder 4/3/2014
Notices Mailed 4/10/2014
- 11 to property owners within 200 feet
- No registered neighborhood association within 200 feet
- 39 to planning team members

Internet Agenda Posting 4/18/2014

REQUEST
The Applicant requests a Comprehensive Master Plan Amendment to change the North Sector Plan future land use classification from Suburban Tier to Regional Center and Specialized Center.

RECOMMENDED ACTION
The Development Services Department is initiating this application to amend the plan to correct an administrative error that occurred regarding the zoning of this property prior to the adoption of the North Sector Plan. Staff recommends an alternative action to make the zoning consistent with existing land uses and avoid the need to amend the plan.

ALTERNATIVE ACTIONS
1. Recommend approval of the proposed amendment to the Sector Plan, as presented above.
2. Make an alternate recommendation.
3. Continue to a future date.

SYNOPSIS OF ANALYSIS
Land Use:
Location of the proposed land uses does not meet the location criteria of the North Sector Plan. The sector plan requires high intensity uses to be located at major intersections of arterials or close to Expressways. Proposed uses are too intense for this location.

Transportation:
Current capacity of Redland Road may not support high intensity land uses.

Community Facilities:
San Antonio Christian School is the only community facility in the close proximity. Traffic generated by this land use change may have an adverse impact on the school traffic.

CASE HISTORY
This is the first public hearing of this case.

I. ANALYSIS

Comprehensive Plan Analysis	
Comprehensive Plan Component: North Sector Plan	
Plan Adoption Date: August 5, 2010	**Update History:** N/A
Goal LU-1, Objective LU-1.1: Locate buffers between high density/intensity uses that are potentially incompatible.	
Goal LU-6, Objective LU-6.5: Encourage development that is visually and functionally compatible with its surrounding neighborhoods by maintaining a massing and density of development that is compatible with adjacent developed neighborhoods.	

Comprehensive Land Use Categories	Example Zoning Districts
SUBURBAN TIER **NON-RESIDENTIAL: Neighborhood and Community Commercial** Generally: Neighborhoods where detached retail services such as service stations, professional offices, bakeries, restaurants, bookstores, supermarkets, clinics, hotels, and other retail stores are appropriate. **LOCATION:** Commercial uses in Suburban areas serve both neighborhood and community scale markets. Neighborhood commercial is appropriate at the intersection of residential streets and collectors, and should not encroach into residential areas. Neighborhood uses should be accessible by pedestrians. Community commercial should be located at the intersections of arterials and/or collectors. The intensity of the commercial use should not interfere with the character and density of nearby residential uses and adequate buffers should be maintained. Community commercial uses should be accessible by car and bike, and the commercial areas should be pedestrian friendly.	NP-15, NP-10, NP-8, R-6, R-5, R-4, R-3, RM-6, RM-5, RM-4, MF-18, O-1, 0-1.5, NC, C-1, C-2, C-2P RD, UD
REGIONAL CENTER **NON-RESIDENTIAL: Regional Commercial, Office** Generally: “Big box” or “power centers”, shopping malls, movie theaters, hospitals, office complexes, laboratories, wholesalers, and light manufacturing. **LOCATION:** Regional Centers accommodate the most intense commercial uses and should be located at the intersection of Expressways and Major Arterials. Serving a regional market, streets need to accommodate large volumes of automobile traffic traveling to, and within, the development. Internal access and circulation is important. Pedestrians and Bicycles should be able to travel safely within the development. Transit is encouraged.	MF-25, MF-33, O-1, O-1.5, O-2, C-2, C-2P, C-3, UD
SPECIALIZED CENTER **NON-RESIDENTIAL: Heavy Industrial, Business / Office Park** Generally: Manufacturing, wholesaling, warehouses, office parks, laboratories, and regional retail/services. **LOCATION:** Heavy Industrial uses should be located near expressways, arterials, and railroad line. This use is not compatible with residential uses. Business/Office Park uses should take the form of a cohesive, campus setting with adequate open space and pedestrian walkways between or around buildings. Residential uses should be separated with landscape buffers.	0-1.5, 0-2, BP, I-1, I-2, MI-1, MI-2, SGD, QD

Land Use Overview		
	Future Land Use Classification	**Current Use**
Subject Property	Suburban Tier	Child Care, Office, Awning Installation, and Contractor Facility
North	Suburban Tier	Vacant land
East	Suburban Tier	Office and Contactor Facility
South	Suburban Tier	Vacant land
West	Suburban Tier	RV and Boat Storage

Land Use: In August 2006, property owners of the subject property obtained a Zoning Verification Letter from the Development Services Department of City of San Antonio stating that the subject property was zoned "C-3 NA ERZD" and "I-1 S ERZD". The letter was issued in error as a result of the rezoning of the adjacent property approved by City Council on April 13, 1994 (Ordinance #82050). The actual zoning for the subject property is "R-6 ERZD". In order to correct this administrative error, the Development Services Department is initiating a plan amendment and rezoning of this property consistent with the information provided to the property owners through the Zoning Verification process. The plan amendment and rezoning of the property would allow the existing uses on the property to become conforming to the zoning district designation. It should be noted that the North Sector Plan was adopted in 2010, 4 years after the zoning verification letter was issued in error to the property owners.

"C-3 NA ERZD" and "I-1 S ERZD", which will accommodate a Child Care Center and Office uses, and Contactor Facility respectively, are high intensity zoning districts that are not consistent with the current land use designation, Suburban Tier, of the subject property. Suburban Tier allows up to "C-2" Commercial District and it doesn't allow any industrial district.

The aforementioned existing uses can be achieved via the Conditional Use provision of the Unified Development Code (UDC) Section 35-422. This provision enables the rezoning of the subject property to "C-2 ERZD" and "C-2 CD ERZD" Conditional Use for a Contractor Facility. Child Care uses are permitted by right in "C-2" zoning district. This approach will not require a plan amendment. Therefore, staff recommends denial of the proposed plan amendment and proposes to proceed forward with "C-2 ERZD" and "C-2 CD ERZD" zoning change process without a plan amendment. This will allow the land use plan to stay intact and consistent for this area.

Transportation: Both Regional Center and Specialized Tier land use classifications of the North Sector Plan require that these uses to be located at or near Expressways or major intersections of arterials due to the nature of their high intensity uses. This section of Redland Road is a two-lane street that is designated as Secondary Arterial Type A in the Major Thoroughfare Plan of the City. The subject property is not located at an intersection that would support land uses with such intensity. In addition, current capacity of Redland Road, two-lane street, may not support the additional traffic generated by the land use change.

Community Facilities: San Antonio Christian School is the only community facility in the area and it is located 1400 feet west of the subject property, between the subject property and Highway US 281. Traffic generated by this land use change may have an adverse impact on the school traffic.

II. SUPPLEMENTAL INFORMATION

Current Zoning: R-6
Proposed Zoning: C-3 NA ERZD, I-1 S ERZD (Specific Use Authorization for a Contractor Facility)
Corresponding Zoning Case: Z2014138 S
Zoning Commission Public Hearing Date: May 6, 2014

III. RECOMMENDATION

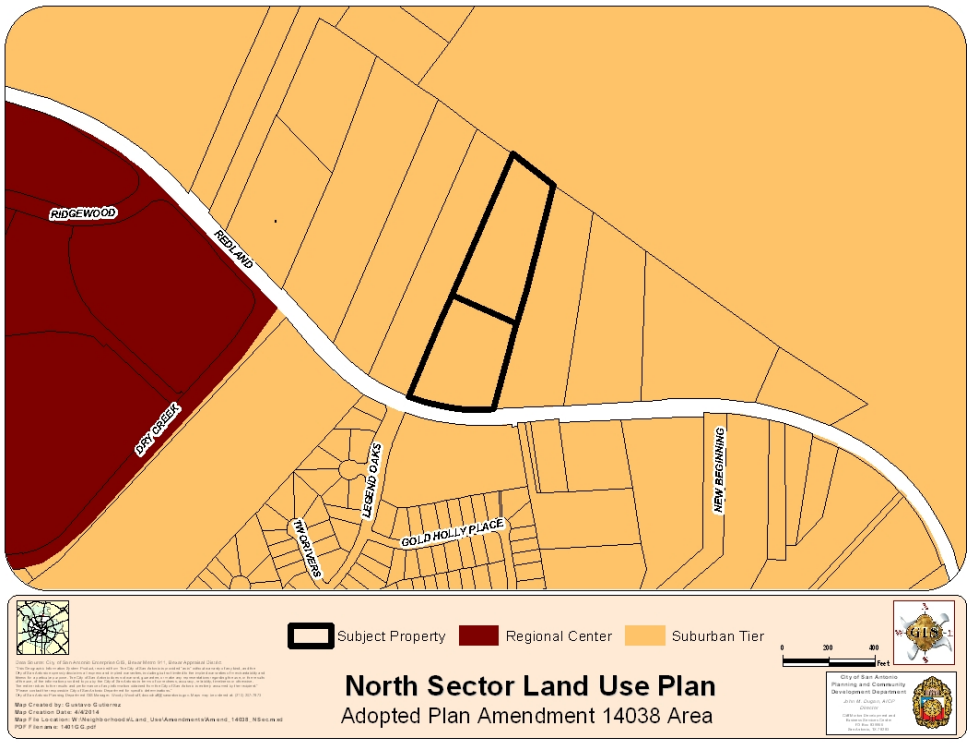
Regional Commercial and Specialized Tier is not appropriate for this location. The North Sector Plan requires high intensity uses to be located at major intersection of arterials or having an access to Expressways. The subject property does not meet location criteria of the plan.

IV. ATTACHMENTS

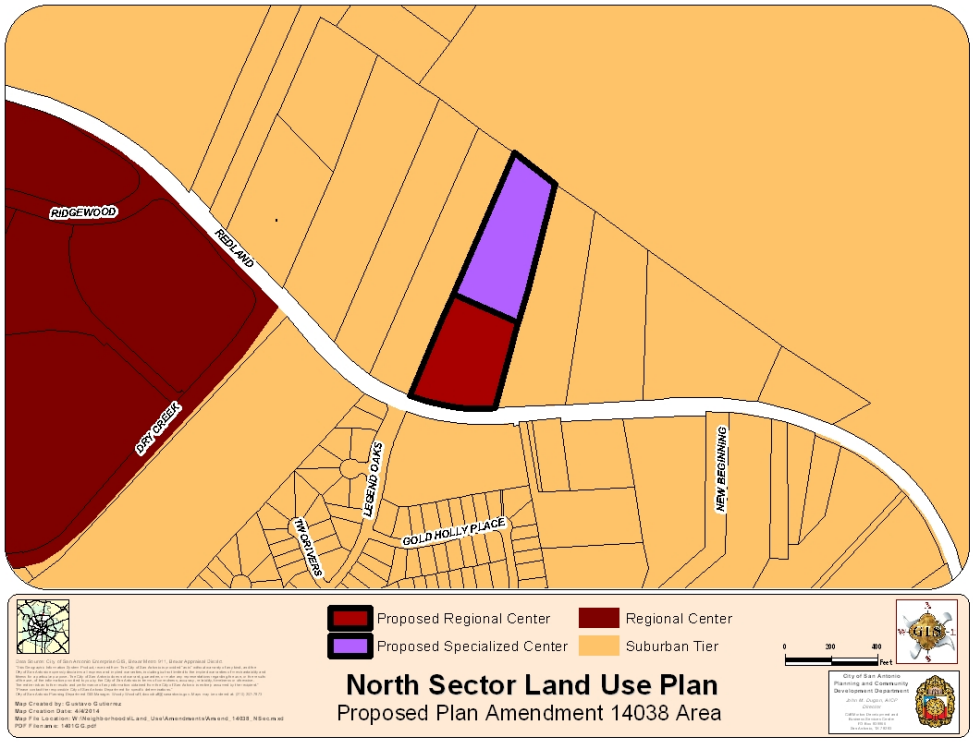
A. Plan Amendment Maps
B. Aerial Map

Attachment 1

Future Land Use Plan as adopted:



Proposed Amendment:



Attachment 2

2013 Aerial

Subject Property

0 200 400 Feet

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

Map Created by: Gustavo Gutierrez
Map Creation Date: 4/4/2014
Map File Location: W:\Neighborhoods\Land_Use\Amendments\Amend_14038_NSec.mxd
PDF Filename: 1401GG.pdf

North Sector Land Use Plan

Proposed Plan Amendment 14038 Area

City of San Antonio
Planning and Community Development Department
John M. Dugan, AICP
Director

RESOLUTION NO.

RECOMMENDING TO DENY THE AMENDMENT OF THE LAND USE PLAN CONTAINED IN THE NORTH SECTOR PLAN, A COMPONENT OF THE COMPREHENSIVE MASTER PLAN OF THE CITY, BY CHANGING THE USE FROM SUBURBAN TIER TO REGIONAL CENTER AND SPECIALIZED CENTER FOR AN AREA OF APPROXIMATELY 7.415 -ACRES LOCATED AT 18952 REDLAND ROAD.

WHEREAS, City Council approved the North Sector Plan as an addendum to the Comprehensive Master Plan on August 5, 2010; and

WHEREAS, the May 3, 2001 Unified Development Code requires consistency between zoning and the Comprehensive 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 Comprehensive 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 April 23, 2014 and **DENIED** the amendment on April 23, 2014; and

WHEREAS, the San Antonio Planning Commission has considered the effect of this amendment to the Comprehensive Master Plan as it pertains to land use intensity, compatibility, community facilities, and the transportation network and found the amended plan to be **INCONSISTENT** with City policies, plans and regulations and in conformance with the *Unified Development Code*, Section 35-420; and

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO:

SECTION 1: The amendment to the North Sector Plan attached hereto and incorporated herein by reference is recommended to the City Council with this Commission's recommendation for **DENIAL** as an amendment to the City's Comprehensive Master Plan.

PASSED AND APPROVED ON THIS 23th DAY OF APRIL 2014.

Attest:	Approved:
_____	_____
Executive Secretary San Antonio Planning Commission	Roberto R. Rodriguez, Chair San Antonio Planning Commission